



Structure Plan

North Watson

March 2008

INTRODUCTION

The following principles and policies were originally included in the repealed Territory Plan through Variation No 5 as the principles and policies for the development of North Watson Sections 61, 62, 63,64, 72, 74, 76, 79, 80 and 83, identified as 'defined land' in accordance with Subdivision 2.3.4 of the repealed *Land (Planning and Environment) Act 1991*.

To assist in understanding the original application of the principles and policies for the “defined land”, the area identified in this structure plan is the original “defined land” area. Over time, part of the former defined land areas was undefined through statutory processes. The remaining areas to which these principles and policies apply is now identified in the current Territory Plan map as a future urban area, pursuant to section 50(2)(a) of the *Planning and Development Act 2007* (the Act). This structure plan sets out the principles and policies that apply to the area in accordance with section 91 of the Act. Concept plans may be prepared for all or part of the area subject to the structure plan.

Further information on the area subject to this structure plan can be found in the original Territory Plan Variation, available on the ACTPLA website

PRINCIPLES AND POLICIES (Refer to Figure 1)

1. Land Use

The land use policies to apply to the land are shown in Figure 1. However within the defined land area minor adjustments to the boundaries between different land use policy areas may be made and additional areas of the urban open space land use policy may be added following approval of the subdivision of the land. Existing uses may continue in accordance with their existing lease purpose clauses and the existing communication facilities on Section 64 may be permitted to expand subject to Territory approval.

2. Adjustment to Main Road Network.

Aspinall Street will be extended to Antill Street and that section of road gazetted. Stirling Avenue is to be degazetted between Aspinall Street and Antill Street.

3. Maximum Number of Dwellings

The maximum number of new dwellings within the total area to which this Variation applies excluding accommodation specifically for tourist uses shall not exceed 1300 dwellings.

4. Subdivision Design

The streets, off road movement systems, open spaces and utility services are to achieve a high level of design and amenity. Subdivision design shall seek to maximise housing diversity and energy efficiency.

5. Building Height

Building height shall be two storeys. Where existing approved development exceeds a building height of two storeys, development compatible with the authorised height may be approved.

Figure 1

