



Holt section 99 block 11 (Belconnen Golf Course) Concept Plan

Contents

INTRODUCTION.....	1
PART A – LAND USE	4
Element 1. Land use plan	4
Element 2. Community precinct	4
PART B – SUBDIVISION	6
Element 3. Dwelling yield.....	6
Element 4. Bushfire protection.....	6
Element 5. Road network.....	6
Element 6. Infrastructure.....	7
Element 7. Open space and landscaping	7
PART C – BUILDINGS AND STRUCTURES.....	8
Element 8. Community precinct	8

Introduction

Application

This plan applies to land at **Holt section 99 block 11 (part)** in the district of Belconnen, as shown on **Figure 1**.

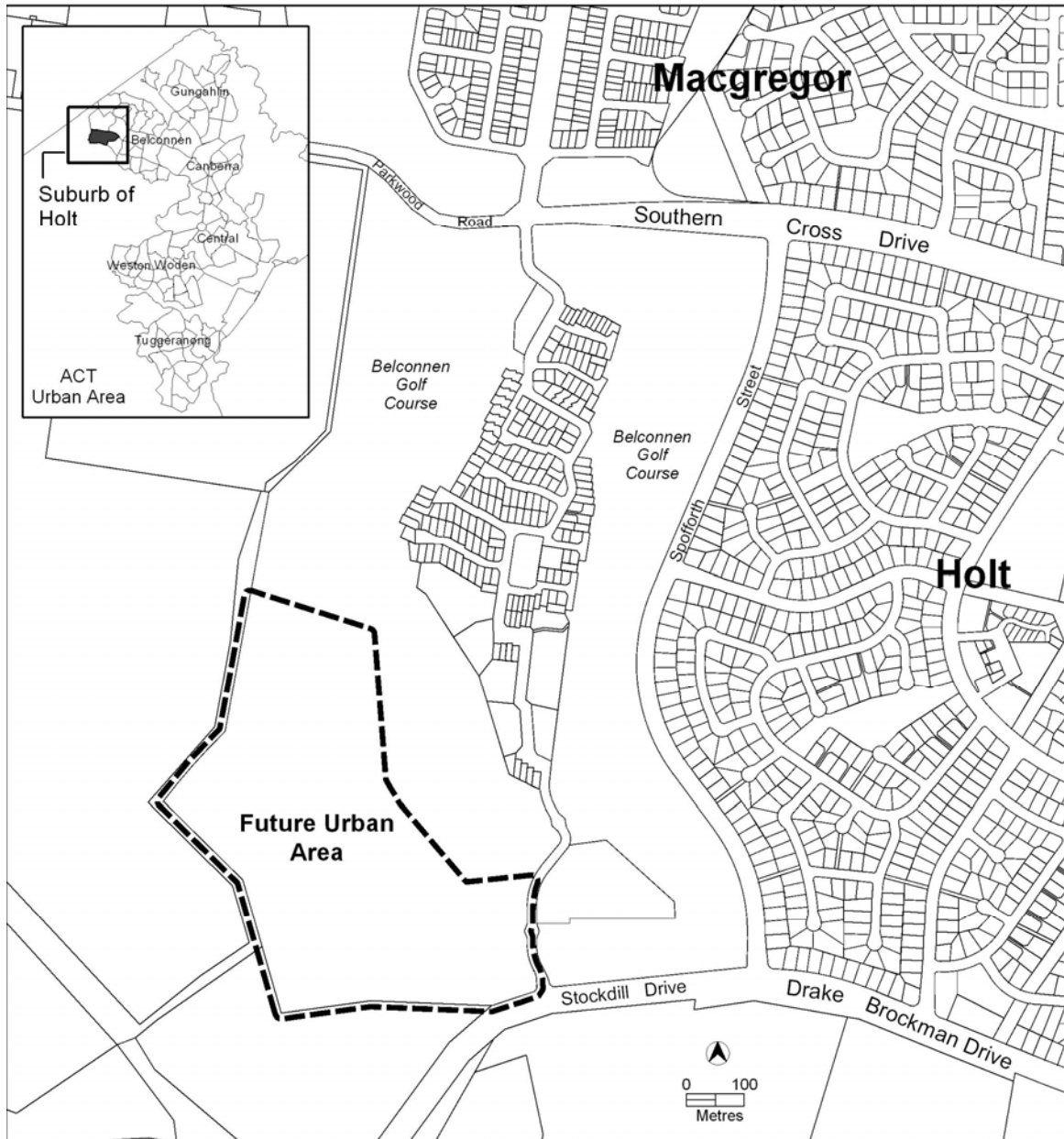


Figure 1: Location of Holt section 99 in district of Belconnen

Part A Land Use and Part B Subdivision of this plan apply only to the future urban area (FUA) within Holt section 99 block 11 (part). The FUA will be removed following the approval of the estate development plans and finalisation of the zone boundary under section 96 of the *Planning and Development Act 2007*.

This plan contains **rules**, which provide definitive controls for development, and **criteria**, which provide provisional controls for development. In some instances rules are mandatory. Mandatory rules are marked by the words “This is a mandatory requirement. There is no applicable criterion” in the criteria column. Non-compliance with a mandatory rule will result in the refusal of a development application. In other instances the words “There is no applicable rule”. In this case the proposal is assessed against the relevant criterion. Where both rule and criterion apply, compliance with the rule is deemed to satisfy the particular requirement.

Purpose

The purpose of this plan is to:

- guide the design and assessment of estate development plans (subdivision proposals) at Holt section 99 block 11
- guide the development of individual blocks in concert with other relevant codes under the *Territory Plan*

Desired planning outcomes

The purpose of the development controls (i.e. rules and criteria) is to:

- provide diverse housing types, densities and affordability to meet the changing needs of households and to encourage the formation of a diverse community
- ensure the appropriate protection of existing high value trees
- incorporate principles of contemporary best practice for energy efficiency, water conservation, solar access and ecological sustainability
- provide a legible road network that integrates safe and adequate pedestrian and cycle access throughout the site and connectivity to adjacent areas
- employ stormwater management measures
- encourage efficient use of water through water sensitive urban design
- adopt bushfire protection measures appropriate to the site
- relocate 132 kilovolt transmission line to enable contiguous development
- if developed as a community title scheme, capacity to provide for community facilities that incorporates small scale commercial uses

Code hierarchy

This concept plan is deemed to be a **precinct code** under section 93 of the *Planning and Development Act 2007*.

More than one type of code may apply to a particular development proposal. Occasionally inconsistencies between the provisions arise, particularly where a precinct code seeks to apply special provisions in response to particular local circumstances or planning issues. Where this occurs, a **precinct code** prevails over a **development code** and a **general code**, but only to the extent of the inconsistency.

Part A – Land use

Note: The land referred to in this part is shown on **Figure 2**.

Rules	Criteria
1. Land use plan	
<p>R1</p> <p>The land use plan submitted with an estate development plan (EDP) is to show an easement for the 132kV transmission line within a transport and services TSZ2 services zone or parks and recreation PRZ2 restricted access recreation zone and the remaining land within the future urban area overlay as RZ1 suburban zone.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2. Community precinct	
<p>R2</p> <p>If a community activity centre is proposed for the site then the estate is to be developed as a community title scheme and the centre is to be located in the community precinct (as identified by 'area proposed for community activity centre' in Figure 2).</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C3</p> <p>The community precinct may include a community activity centre and a range of ancillary uses including both indoor and outdoor recreation facility and limited commercial uses (shop, health facility, office and store) to serve the community title scheme.</p>

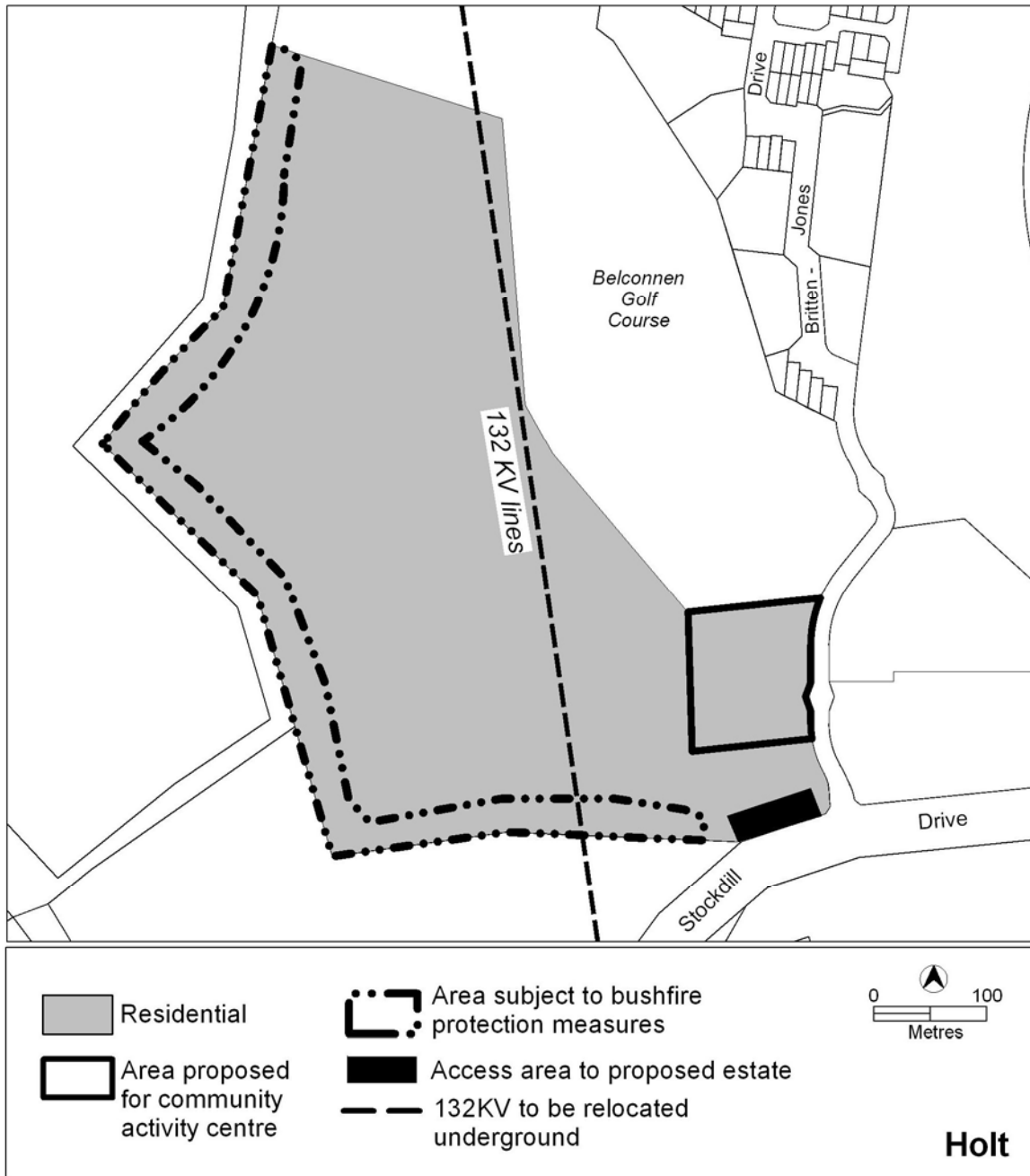


Figure 2: Concept Plan for Holt section 99

Part B – Subdivision

Note: This part should be read in conjunction with:

Residential Subdivision Development Code

Guidelines for the Preparation of Estate Development Plans

Water Ways: Water Sensitive Urban Design General Code.

Rules	Criteria
3. Dwelling yield	
<p>R4</p> <p>The estate provides a range of dwelling types, densities and block sizes which results in the construction of between 300 and 350 dwellings.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
4. Bushfire protection	
<p>R5</p> <p>EDP identifies the bushfire protection measures, including higher construction standards required of buildings in bushfire prone areas as endorsed by the ACT Emergency Services Agency.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
5. Road network	
<p>R6</p> <p>The entrance to the estate is to be located off Stockdill Drive within the area shown in Figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C7</p> <p>The development is to incorporate a continuous pathway, which provides a slope which allows access for persons with a disability, between the estate and the location of the closest bus stop.</p>
<p>R8</p> <p>A second vehicular access point to the estate for emergency use is to be provided and endorsed by the ACT Emergency Services Agency.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

6. Infrastructure	
R9 The 132 kilovolt transmission line, as shown in Figure 2, is to be relocated and under grounded in accordance with ActewAGL requirements.	This is a mandatory requirement. There is no applicable criterion.
7. Open space and landscaping	
There is no applicable rule.	C10 A buffer area is provided between Stockdill Drive and residential blocks which contains landscape treatment of a similar scale and width as the existing treatment for the perimeter of the golf course.

Part C – Buildings and structures

8. Community precinct

Rules	Criteria
<p>R11</p> <p>If a community activity centre is included in the estate then the ancillary uses of shop, health facility, office and store may be integrated into the centre provided all of the following are met:</p> <ul style="list-style-type: none">a) total combined gross floor area of shop, health facility and office is to be no greater than 300m² and within this area, total gross floor area of shop is to be no greater than 200m²b) total gross floor area of store is to be no greater than 500m².	<p>This is a mandatory requirement. There is no applicable criterion.</p>