ACT Government

# Part D
# District Policies

## D2 – Belconnen District Policy

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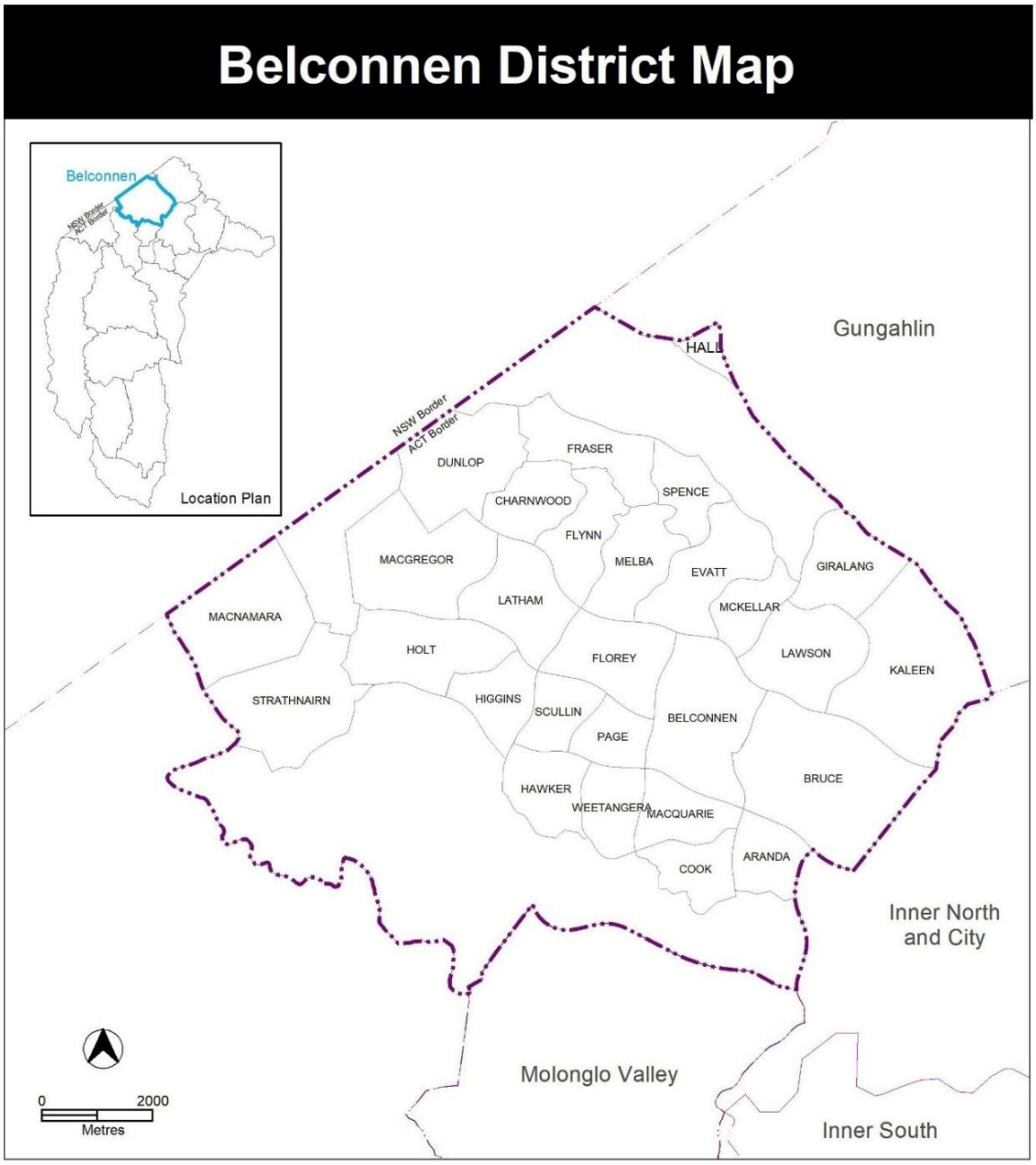


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# District Map

This policy applies to land within the area identified as the Belconnen District in the map below.

Maps detailing specific assessment outcomes and requirements are included at the end of this policy.







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# Land Use Table

The following table specifies additional types of development and land uses that are assessable in this district. These are additional to the development types and land uses specified as assessable within the applicable zone policy.

The uses listed require development approval unless they meet the 'exempt development' definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

The table also specifies additional types of development and land uses that are prohibited in this district. These are prohibited, notwithstanding whether they are listed as assessable under the applicable land use policy. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|---|---|---|---|---|
| Aranda | CFZ | Nil | retirement village, supportive housing | Block 2 Section 1 |
| Belconnen District | NUZ3<br>NUZ4 | Nil | outdoor recreation facility | Rural Block 1601 |
| Belconnen District | NUZ4 | treatment plant | Nil | Rural Block 1553<br>Rural Block 1602 |
| Belconnen District | NUZ3 | landfill site<br>recycling facility<br>recyclable materials collection | Nil | Rural Block 1329<br>Rural Block 1586 |
| Belconnen | CZ1 | Produce market | Nil | AD1 Figure 22 |
| Belconnen | CZ2 | Service Station | Nil | AD2 Figure 22 |
| Belconnen | CZ6 | Nil | caravan park / camping ground, drive in cinema, group or organised camp, overnight camping area | PD1 Figure 22 |
| Belconnen | CZ6 | office, residential use | caravan park / camping ground ,drive in cinema, group or organised camp, overnight camping area | AD4/PD1 Figure 22 |
| Belconnen | CZ3 | corrections facility | residential use | AD3/PD2 Figure 22 |
| Belconnen | CZ2 | light industry, store, veterinary hospital, warehouse | residential use | AD6 / PD3 Figure 22 |
| Belconnen | CZ2 | industrial trades, light industry, plant and equipment hire establishment, store, veterinary hospital, warehouse | | AD5 Figure 22 |



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| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|---|---|---|---|---|
| Bruce | CZ5 | defence installation; drink establishment; light industry; place of assembly; scientific research establishment; store; warehouse | hotel | AD1 /PD1 Figure 23 |
| Bruce | CZ5 | establishment; light industry; place of assembly; scientific research establishment; store; warehouse | | AD1 Figure 23 |
| Bruce | CZ5 | club | hotel | AD2 Figure 23 |
| Bruce | CZ4 | drink establishment | Nil | AD3 Figure 23 |
| Bruce | CFZ | car park, club, commercial accommodation use, motel, hotel, guest house, communications facility, craft workshop, drink establishment, financial establishment, hotel, indoor entertainment facility, light industry, motel, multi-unit housing, nature conservation area, place of assembly, playing field, pedestrian plaza, produce market, transport facility, restaurant, scientific research establishment, service station, serviced apartment, shop, store, supermarket, takeaway food shop, veterinary hospital. | Nil | AD4 Figure 23 |
| Charnwood | CFZ | Nil | retirement village; supportive housing | Block 1 Section 93 |
| Charnwood | CZ1 | industrial trades, municipal depot, store. | Nil | AD1 Figure 24 |
| Charnwood | CZ2 | funeral parlour, light industry, service station, veterinary hospital | Nil | AD2 Figure 24 |
| Evatt | CFZ | Nil | retirement village; supportive housing | Block 1 Section 11<br>Block 1 Section 82<br>Block 14 Section 52 |
| Fraser | CFZ | Nil | retirement village; supportive housing | PD1 Figure 24A |
| Giralang | CFZ | Nil | retirement village; supportive housing | Block 4 Section 80<br>Block 9 Section 80 |
| Hawker | CFZ | Nil | retirement village; supportive housing | Figure 25 |



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| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|---|---|---|---|---|
| Hawker | CZ1 | industrial trades, municipal depot, store. | Nil | Figure 25 |
| Hawker | CZ2 | funeral parlour, light industry, service station, veterinary hospital | Nil | Figure 25 |
| Hawker | PRZ2 | early childhood education and care | | Block 9 Section 3 |
| Holt | CFZ | | retirement village; supportive housing | Block 1 Section 48 |
| Holt | CZ2 | funeral parlour, light industry, service station, veterinary hospital | Nil | Blocks 18, 21, 25, 67, 69 Section 51 |
| Holt | CZ2 | service station | | Block 1 Section 53 |
| Kaleen | CFZ | Nil | retirement village; supportive housing | Block 1 Section 45<br>Block 1 Section 101<br>Block 1 Section 120<br>Block 58 Section 28 |
| Kaleen | CZ1 | industrial trades, municipal depot, store. | Nil | Blocks 2, 9-14 Section 88 |
| Kaleen | CZ5 | club | Nil | Block 4 Section 89 |
| Latham | CFZ | Nil | retirement village; supportive housing | Block 2 Section 30 |
| Macgregor | CFZ | Nil | retirement village; supportive housing | Block 3 Section 81<br>Block 9 Section 140 |
| Macquarie | CFZ | Nil | retirement village; supportive housing | Block 2 Section 18<br>Block 5 Section 52 |
| Macquarie | CZ1 | industrial trades, municipal depot, store. | Nil | Figure 26 |
| Macquarie | CZ2 | funeral parlour, light industry, service station, veterinary hospital | Nil | Figure 26 |
| McKellar | CFZ | Nil | retirement village; supportive housing | Block 4 Section 52 |
| Melba | CFZ | Nil | retirement village; supportive housing | Block 1 Section 27<br>Block 1 Section 44 |
| Scullin | CFZ | Nil | retirement village; supportive housing | Block 1 Section 13<br>Blocks 22, 24, 27, 28 Section 43 |
| Strathnairn | | business agency, craft workshop; place of assembly; produce market; restaurant; shop | Nil | Block 2 Section 35 |
| Weetangera | CFZ | | retirement village; supportive housing | Block 5 Section 20 |



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# Policy Outcomes

These policy outcomes describe the high-level objectives for the district. District policy outcomes are derived from the relevant district strategy, which sets the strategic planning vision and directions for the district.

Policy outcomes inform assessment outcomes and assessment requirements. Where a development is consistent with the assessment outcomes and assessment requirements, it is considered to be consistent with the policy outcomes.

**The desired policy outcomes to be achieved for Belconnen District includes:**

1. Protect and enhance grassland corridors between Dunlop Grasslands Nature Reserve and Kama, and around Lake Ginninderra and Lawson. Protect and enhance woodland values between Aranda Bushland and Woodstock nature reserves, Bruce Ridge and Lake Ginninderra, and to the north-east of Evatt and McKellar.
2. Protect and restore aquatic-riparian corridors and their catchments through the application of water sensitive urban design, including along the Molonglo River, Ginninderra Creek, Halls Creek and Gooromon Ponds. Increase naturalised storm water infrastructure in Kippax and Kaleen.
3. Strengthen the economic and employment role of the Belconnen town centre and Kippax group centre.
4. Develop an integrated Belconnen Education and Sports Innovation Precinct, building on quality institutions such as North Canberra and UC hospitals and the AIS.
5. Connect Belconnen town centre into the light rail network.
6. Enhance accessibility and reduce travel times by public transport to jobs and services for residents in north and west Belconnen.
7. Consider the role and function of existing group and local centres, including in north and west Belconnen, with a focus on local business and community life. Depending on the results of this consideration and whether further action is required, investigate planning and non-planning initiatives to support centres' viability and role as a meeting place.
8. Develop Belconnen town centre as a commercial and mixed-use hub integrated with development in surrounding suburbs.
9. Create sustainable urban development around rapid public transport corridors and potential future light rail.
10. Develop Ginninderry as an exemplar 21st century community based on sustainable neighbourhood objectives.



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# Assessment Outcomes

Consistent with the district policy outcomes, development proposals in Belconnen District must demonstrate that they are consistent with any area specific assessment outcomes that may apply, as well as the relevant zone assessment outcomes.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral will be required.

### Area specific assessment outcomes

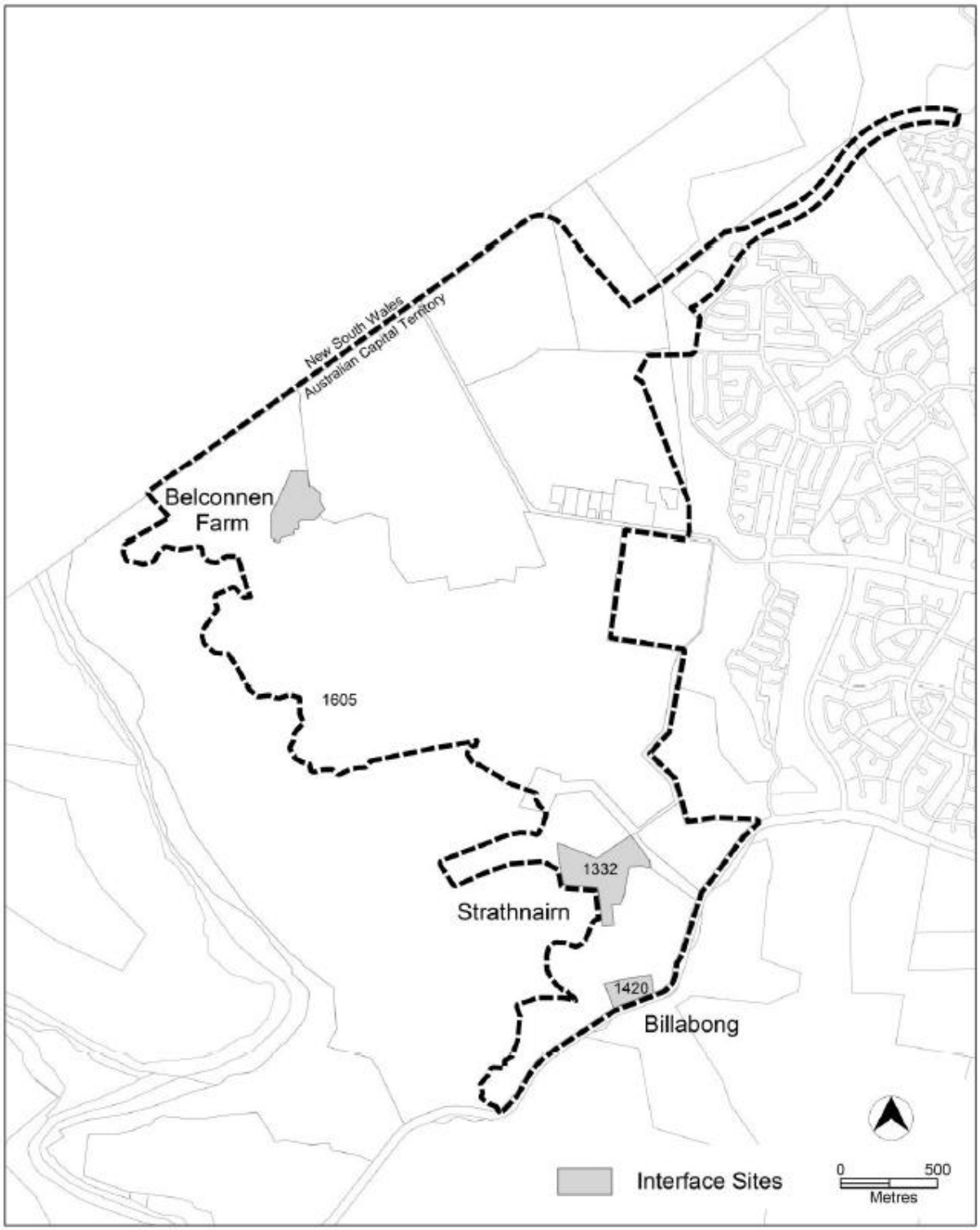
The assessment outcomes for proposed development in specific locations are listed below. Localities that are not listed do not have any area specific assessment outcomes to consider.

| Locality | Assessment outcome |
|---|---|
| **West Belconnen** | 1. As identified in, development appropriately considers adjacent development in NSW and the border interface is appropriately recognised and designed. |



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## Figure 1 West Belconnen - Interface Sites






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# Assessment Requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within the Belconnen District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

Development proposals in the Belconnen District must meet the following requirements. Localities that are not listed do not have assessment requirements.

| Control | Assessment requirement |
|---|---|
| **Belconnen (District)** | |
| **Land use** | 1. On Rural Blocks 1614, 1613, 1605, 1553 and 1602, ancillary residential uses are prohibited. |
| **Belconnen – Town Centre** | |
| **Belconnen Town Centre** | 2. Development within the Belconnen town centre is consistent with the following, where relevant:<br>a) Improved connections between the University of Canberra and town centre to integrate these areas.<br>b) Building heights are appropriate and development contributes to a safe and interesting streetscape.<br>c) Activity concentrated to create destination areas, including the north end of Lathlain Street as a 'main street' and lakeside buildings along Emu Bank as an outdoor dining precinct.<br>d) Protect the service trades area for noisy uses, including live music venues.<br>e) Retain and promote the existing high-quality recreation and cultural facilities of the town centre.<br>f) Provide opportunity for a variety of public transport.<br>g) Provide for a range of employment. |
| **Land use** | 3. Residential use is not permitted:<br>a) Sections 21 and 23 – on the ground and/or first level along Lathlain Street.<br>b) Within 100m of block 23 section 21, except with written endorsement from Environment Protection Agency. |
| **Subdivision** | 4. Sections 5 and 11 are to be subdivided prior to any development to preserve the PRZ1 zoned land as public open space.<br>5. On Section 21, development does not preclude the future provision of an access road connecting Walder Street to Lathlain Street. |
| **Public Open Space** | 6. Development on Section 22:<br>a) Provides a substantial area of landscaped publicly accessible open space along Rae Street front boundary.<br>b) Development within the open space is limited to:<br>i) Landscaping.<br>ii) Pedestrian paths.<br>iii) Awnings.<br>iv) Street furniture.<br>v) Utilities. |
| **Building Height** | 7. In areas identified in Figure 2 and Figure 3, the maximum height of building is:<br>a) Area 'a' – 96m (approx. 28 storeys). |



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| Control | Assessment requirement |
|---|---|

b) Area 'b' – 80m (approx. 25 storeys).
c) Area 'c' – 76m (approx. 23 storeys).
d) Area 'd' – 66m (approx. 20 storeys).
e) Area 'e' – 60m (approx. 18 storeys).
f) Area 'f' and f1 – 42m (approx. 12 storeys).
g) Area 'g' – 35m (approx. 10 storeys).
h) Area 'h' – 29m (approx. 8 storeys).
i) Area 'i' – 23m (approx. 6 storeys).
j) Area 'j' – 16m (approx. 4 storeys).
k) Area 'k' – 13m (approx. 3 storeys).
l) Area 'l' – 10m (approx. 2 storeys).
m) Area 'NCA' – RL 613.7m (approx. 6-9 storeys).

The maximum height of building in areas 'c' and 'd' may be increased by the lesser of an additional 4 storeys or 12 m, where development achieves:

i) A clear height difference between taller elements where a block contains more than one taller building element
ii) Is close to public transport stops and/or stations.

Taller tower buildings can be considered for area f1 to a maximum height of building of 28 storeys and 90 m, where development proposals above 42m:

i) Provide an assessment of the visual impact of the development, and how it responds to the town centre skyline and streetscape.
ii) Minimises impacts including overshadowing of adjacent development and any existing and approved on-site taller tower buildings.
iii) Creates architectural interest and is designed to minimise the visual bulk and scale of taller tower buildings when viewed from surrounding areas and neighbouring developments, including by utilising narrow building silhouettes and allowing appropriate separation distances between taller buildings.
iv) Makes a positive contribution to the town centre and amenity of building occupants and visitors to the site by public realm improvements such as a landscaped public park.
v) Enhances pedestrian linkages through the site and encourages active travel.

Taller buildings can be considered for area 'j' shown on Figure 3 to a maximum height of building of 12 storeys or 42m, measured from the Emu Bank frontage, where development achieves:

i) Improvements to the public realm along Luxton Street to enhance pedestrian movement.
ii) Opportunities for lower levels of the development to be used for a structured carpark.
iii) Vehicle access is only provided from Joynton Smith Drive or Emu Bank
iv) Joynton Smith Drive, the bikeway and pedestrian path connections are to be maintained and included as a part of the site development and development may extend over Joynton Smith Drive.
v) Podium levels along Lathlain Street are limited to a maximum height of two storeys.

8. In areas identified in Figure 4, the maximum height of building is:

a) Area 'a' – the lesser of 2 storeys and 10 metres.
b) Area 'b' – the lesser of 4 storeys and 16 metres.

9. In areas identified in Figure 5, the maximum height of building is:

a) Area 'a' – the lesser of 4 storeys and 16 metres
b) Area 'b' – the lesser of 6 storeys and 23 metres.



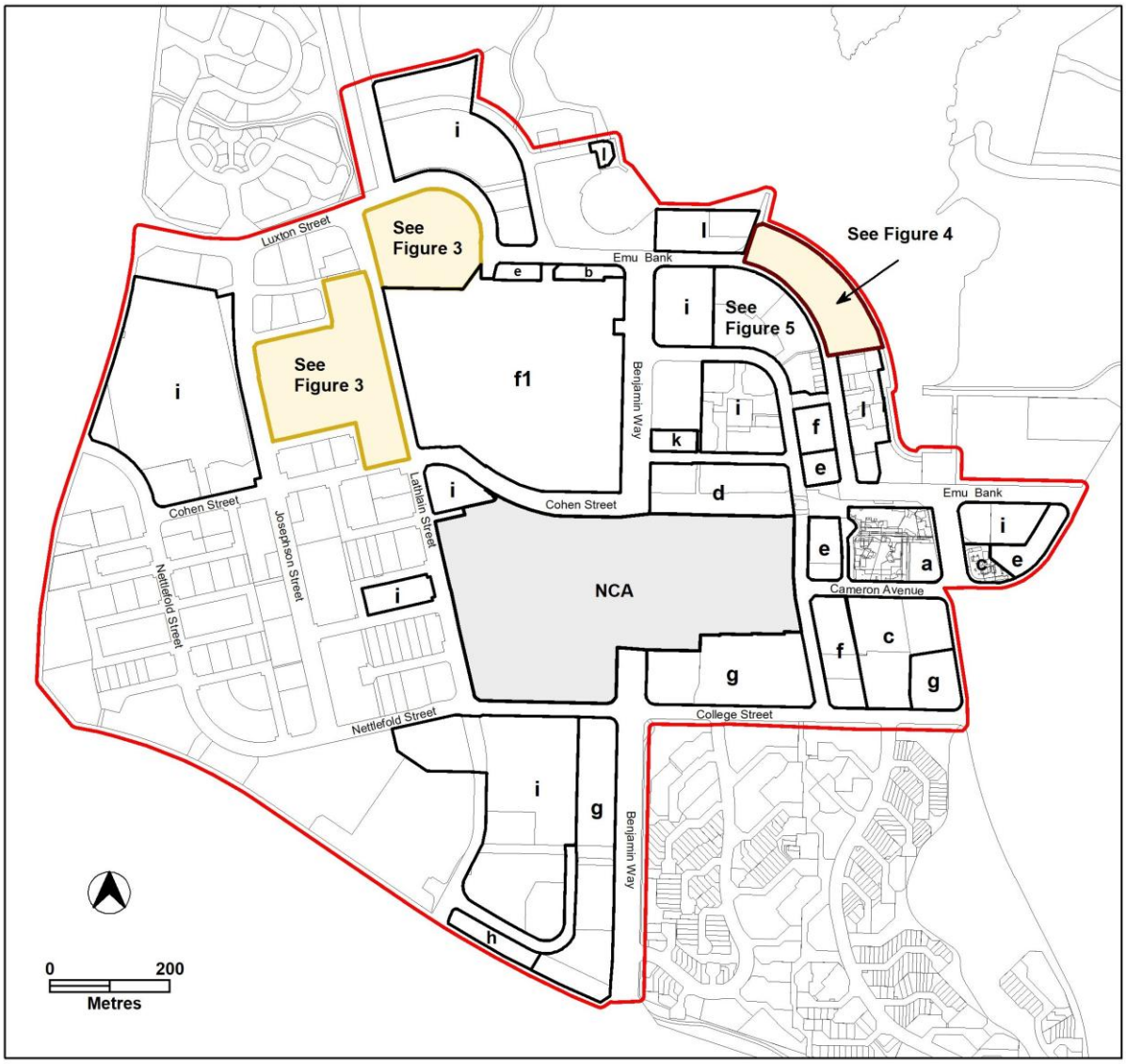
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| Control | Assessment requirement |
|---|---|
| | 10. Large blocks supporting more than one building above 12 storeys are required to provide a clear variety in building heights and avoid having several buildings all at or near the maximum height limit.<br>11. In Sections 185 and 186, development above 2 storeys demonstrates that adjoining blocks within the section are capable of developing up to the maximum building height.<br>12. Within areas shown in Figure 2, Figure 3, Figure 4 and Figure 5, building height excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. Excluded items that are setback 3 metres from the building façade or floor immediately below are not included in the number of storeys. |
| **Active frontages** | 13. Development complies with Figure 6 for active frontages. |
| **Setbacks** | 14. On Section 65:<br>a) For the subject area shown in Figure 4, the minimum setback between buildings and the boundary to Lake Ginninderra is 10m to facilitate outdoor dining.<br>b) A 6m wide public pedestrian easement is provided as identified in the subject area in Figure 4 as containing a proposed new shared-use path or pedestrian link linking Emu Bank to Lake Ginninderra.<br>c) Office and residential use are not permitted at ground level in CZ6.<br>15. In accordance with Figure 2, blocks fronting Lathlain Street are to be reconfigured to ensure a minimum 6m wide verge prior to sale. |
| **Supermarket GFA** | 16. The maximum gross floor area in CZ2 for a shop is 200m$^2$. Supermarket is permitted in hatched areas on Figure 6 and the maximum gross floor area of supermarket is 1,500m$^2$ per section. |
| **Vehicle parking** | 17. Development of public car parking areas in the grey shaded areas on Figure 6 provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for the town centre as endorsed by the Territory.<br>18. Development of a service station is only permitted in association with a structured car park. Refer to areas shaded grey in Figure 6. |



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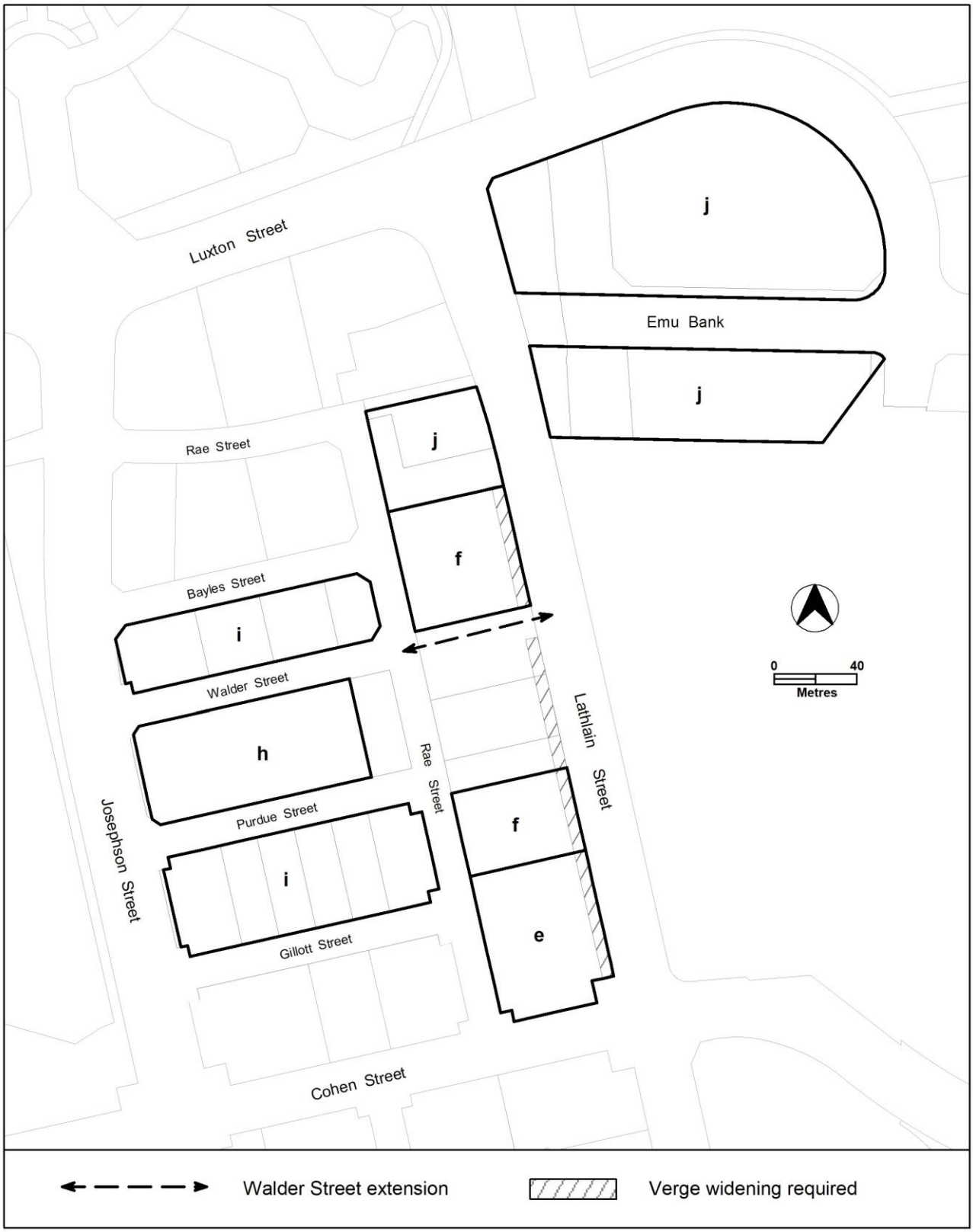
## Figure 2 Belconnen – Maximum building heights






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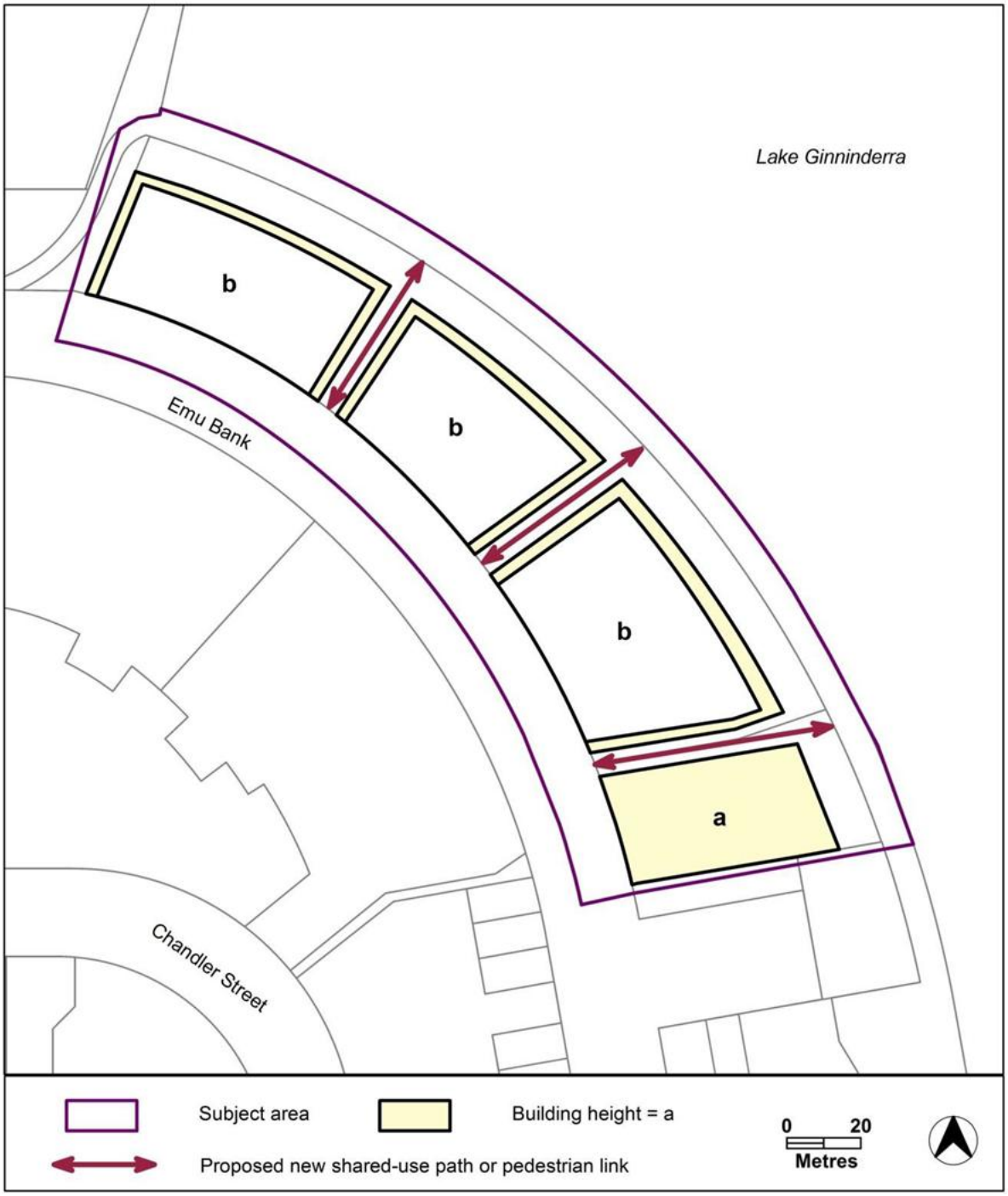
## Figure 3 Belconnen – Building Heights and other requirements to Lathlain Street






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## Figure 4 Belconnen – Building Heights and other requirements to Emu Bank






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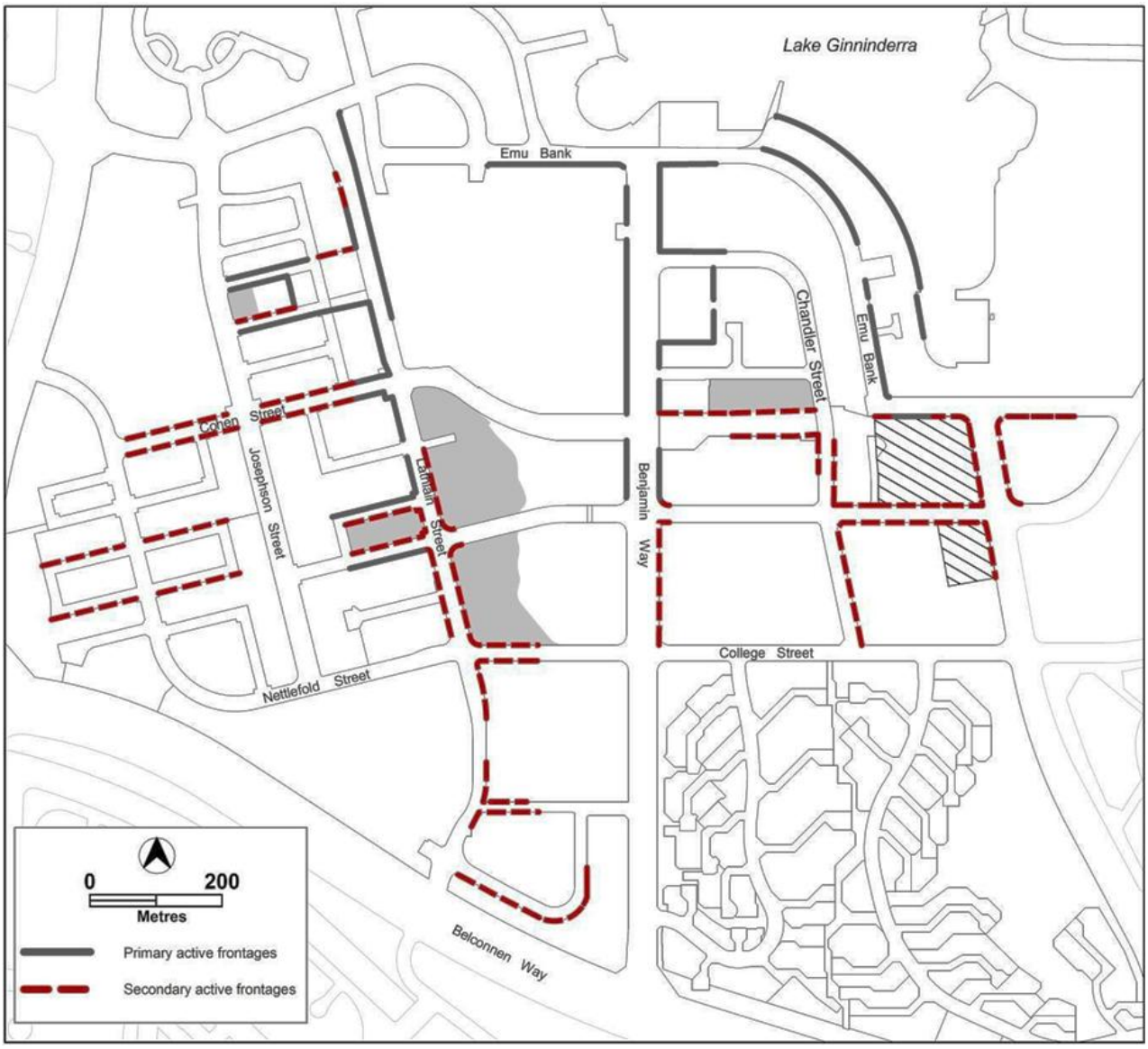
## Figure 5 Belconnen – Building Heights






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## Figure 6 Belconnen – Active frontages, car parking areas and permitted supermarket area





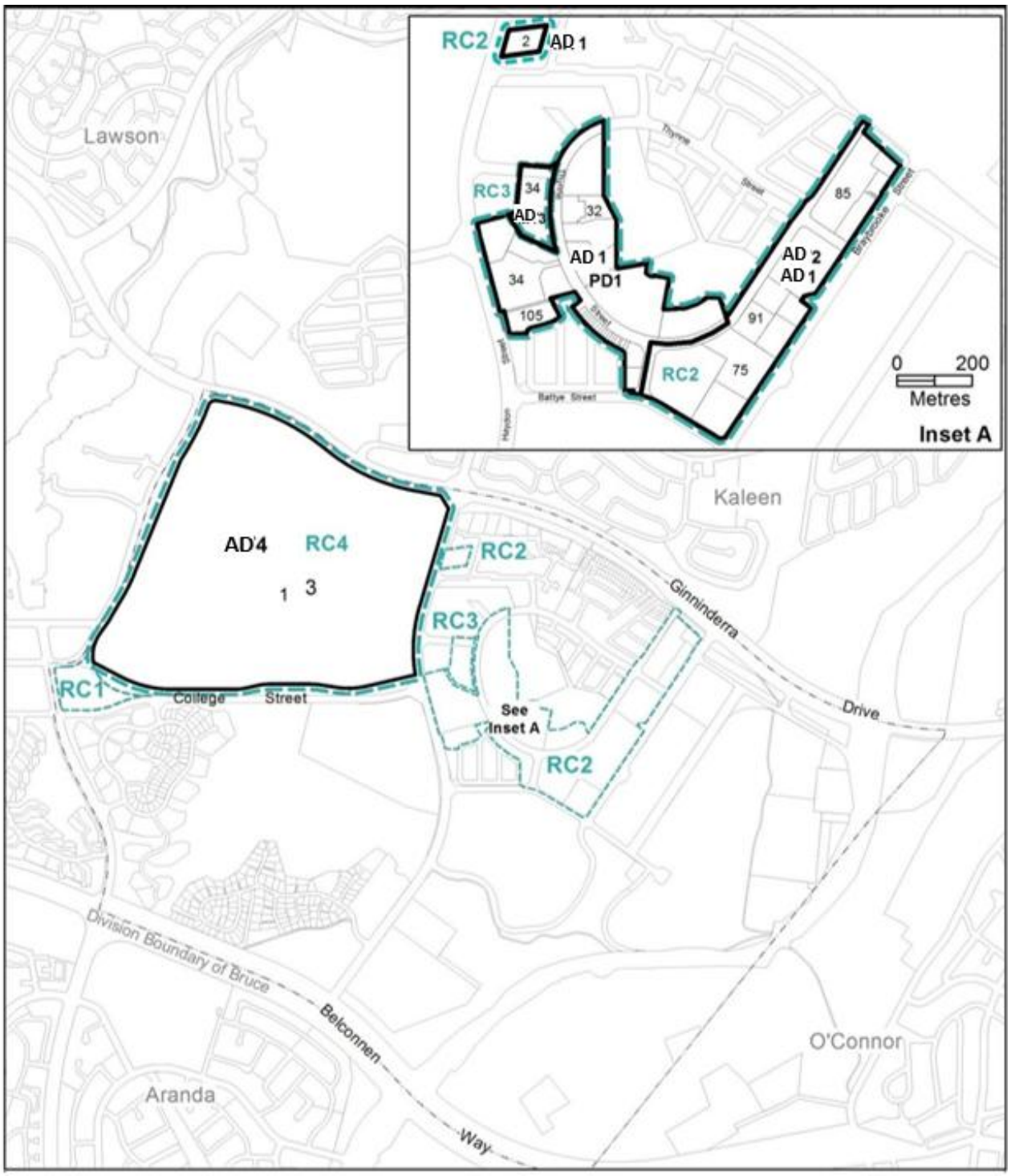

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| Control | Assessment requirement |
|---|---|
| **Bruce – Commercial Mixed Area** | |
| **Land Use** | 19. In accordance with the area 'RC2' on Figure 7:<br>a) Club and Hotel uses are only permitted to Battye, Braybrooke and Watkin Street frontages.<br>b) Light Industry is restricted to manufacture or development of goods for scientific or technological use. |
| **GFA and site coverage** | 20. In accordance with the area 'RC2' on Figure 7, the maximum GFA for a shop is 500m$^2$. |
| **Building Height** | 21. In accordance with the area 'RC2' on Figure 7:<br>a) Maximum building height – 3 storeys.<br>b) At 'landmark' locations – 5 storeys. |
| **Setbacks** | 22. In accordance with the area 'RC2' on Figure 7:<br>a) Minimum front setbacks to:<br>ii) Battye Street, Braybrooke Street or Haydon Drive - 10m.<br>iii) Thynne Street and Watkin Streets - 6m. |
| **Bruce – University of Canberra** | |
| **Land use** | 23. In accordance with the area 'RC4' on Figure 7:<br>Total maximum number of dwellings is 3,300, excluding residential care, retirement village, supportive housing or student accommodation. |
| **GFA** | 24. In accordance with the area 'RC4' on Figure 7:<br>Office use is limited to 5000m² per office with a maximum combined gross floor area of 30,000m².<br>25. In accordance with the area 'RC4' on Figure 7:<br>The maximum gross floor area per supermarket is 1,000m², per retail tenancy is 200m², with a combined max. total floor area of 4,000m². |
| **Building Heights** | 26. In accordance with the area 'RC4' on Figure 7:<br>Buildings in the area noted as AD4 (University of Canberra) shown on Figure 7 are generally a maximum of 15m high. Where it is demonstrated that overshadowing and scale is minimised, the maximum height is 28m. Where appropriate, higher buildings up to 40m may be permitted in lower areas of the site. |
| **Street frontage** | 27. In accordance with the area 'RC4' on Figure 7:<br>Buildings provide a strong form to street frontages and provide space for substantial landscaping. |
| **Signage** | 28. In accordance with the area 'RC4' on Figure 7:<br>Development on University land adjacent Aikman Drive provides road access to the University with UC entrance signage to match signage at other entrances. |



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## Figure 7 Bruce






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| Control | Assessment Requirement |
|---|---|
| **Charnwood** | |
| **Land use** | 29. Development in the Charnwood group centre that provides on-going, on-site employment is encouraged. |
| **Vehicle parking** | 30. Development of public car parking areas in Charnwood Place provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for the group centre as endorsed by the Territory. |
| **Hawker** | |
| **Land use** | 31. On Block 26 Section 33 industrial trades, municipal depot and storage facility are only permitted in association with a structured carpark. |
| **Pedestrian movement** | 32. Development in CZ1 and CZ2 zones fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space. |
| **Holt – Kippax Group Centre** | |
| **Land use** | 33. The ground floor levels of buildings throughout the group centre are adaptable for commercial uses.<br>34. Development in the Kippax group centre that provides on-going, on-site employment is encouraged. |
| **Building height** | 35. In accordance with Figure 8:<br>a) Maximum building heights are 2 storeys, except for:<br>iv) Area 'a' – 22m.<br>v) Area 'b' – 13m.<br>vi) Area 'c' – 19m.<br>b) Building heights above 10m are setback 3m and blocks on Section 52 fronting Hardwick Crescent have a minimum 6m rear setback. New loading docks are acoustically sealable and allow entry and exit in a forward direction.<br>c) Building height areas maintain a maximum podium height of 2 storeys and 9 metres. Development above the podium is setback a minimum of 3 metres excluding balconies.<br>d) For Section 52 in area 'a', the minimum setback to the western most block boundary is 6m.<br>Within areas shown in Figure 8, building height excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. |
| **Active frontages** | 36. In accordance with Figure 9:<br>a) Active frontages are provided.<br>b) In the group centre expansion site, residential uses are permitted at the ground floor level to a maximum depth of 20 metres measured from the frontage addressing urban open space towards Moyes Crescent.<br>37. Active frontages provide ground floor uses that generate activity, such as retail, restaurants or community uses. |
| **Fencing** | 38. On Section 119, any blocks remaining to be developed must have rear fencing to match adjoining blocks. |
| **Future development** | 39. In accordance with Figure 10, the following work is undertaken:<br>a) Upgrade the open space subject to a flood investigation report which demonstrates development does not increase flood risk and details flood mitigation measures and water sensitive urban design works to be implemented as off-site works.<br>b) Demolish the existing and construct a new community building. |



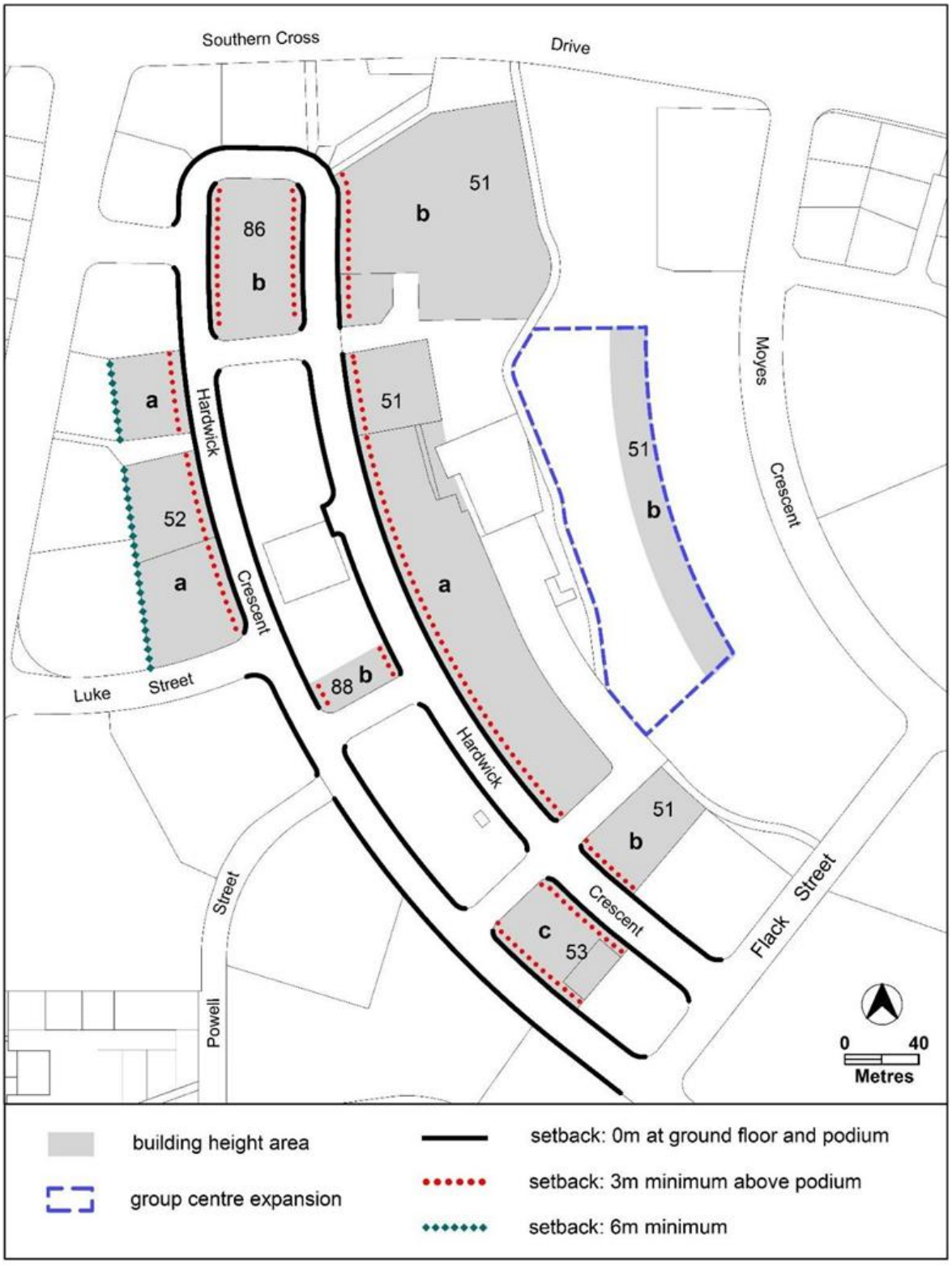
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| Control | Assessment Requirement |
|---|---|
| | c) Construct new road A so it can connect to road B to form a through road and can provide basement access to development in the group centre expansion area.<br>d) Construct new pedestrian path A to connect to path B.<br>e) Construct a new skate park in a central location within the urban open space area that is outside the drainage line and has good passive surveillance from surrounding streets and residential areas.<br>f) Construct a new public plaza that includes street furniture including tables and seating, and large canopy trees. |
| **Car parking** | 40. On Sections 86, 88 and 89 (Hardwick Place), development of public car parking areas provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for the group centre as endorsed by the Territory. |



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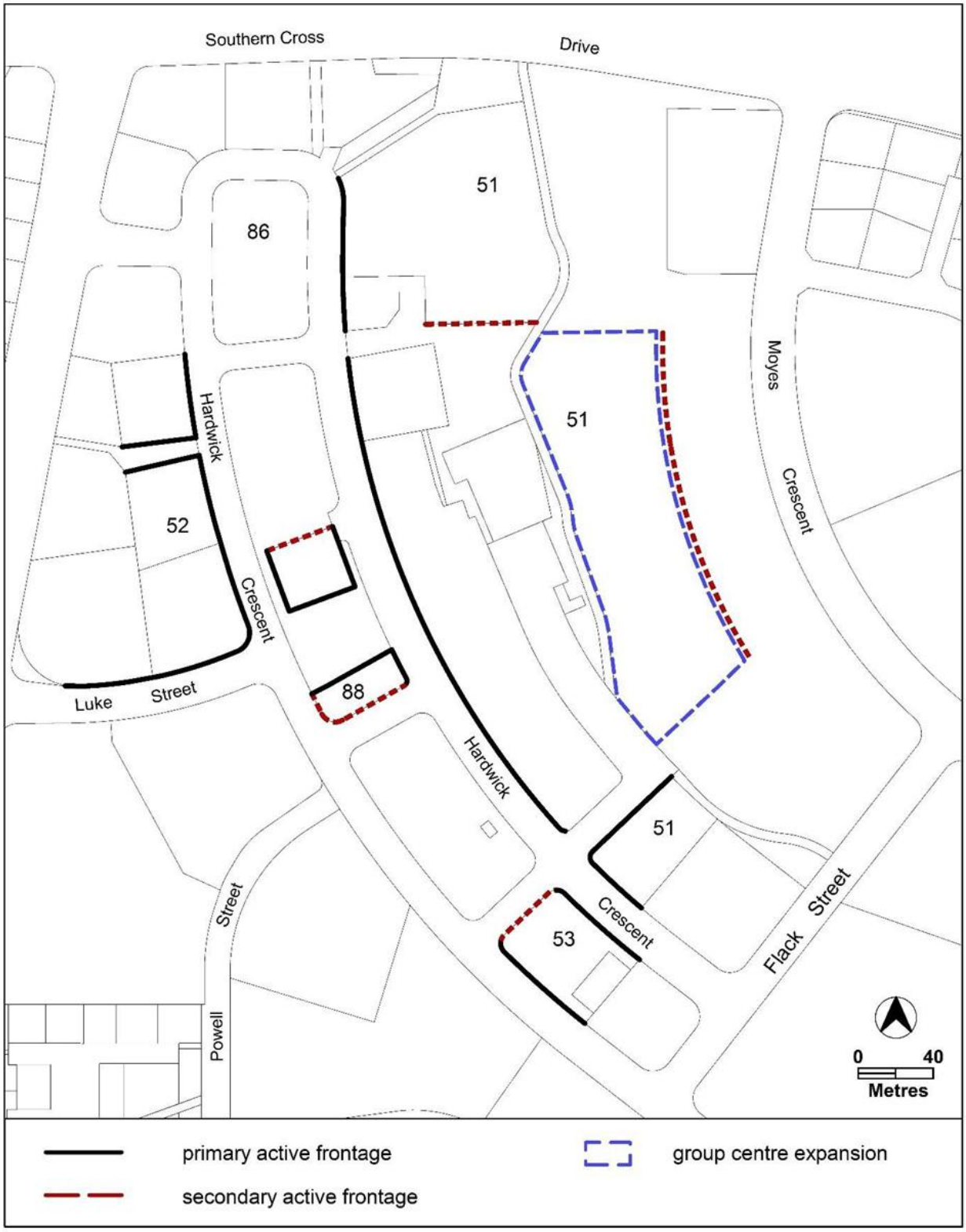
## Figure 8 Holt - Building heights and setbacks






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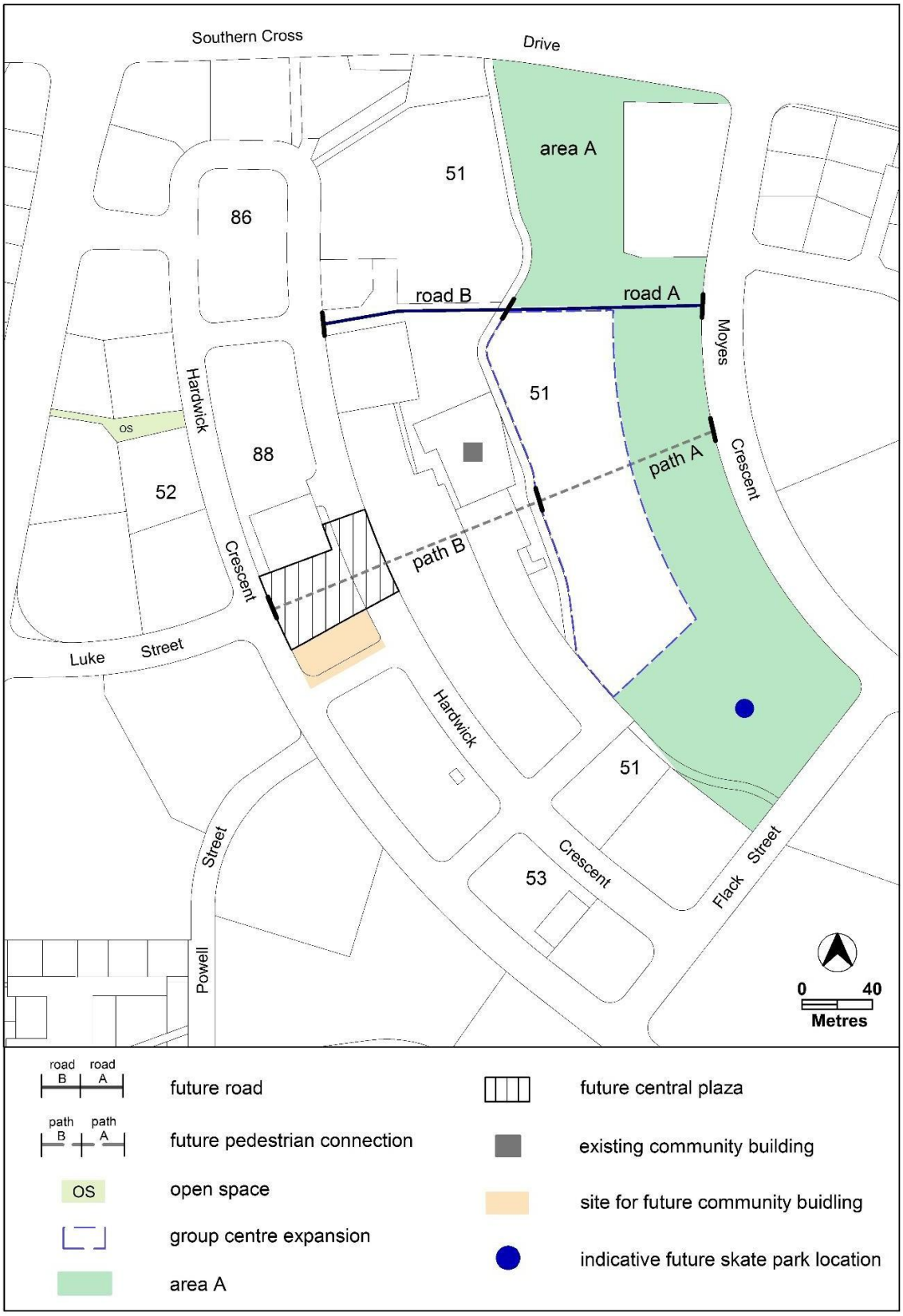
## Figure 9 Holt - Active frontage






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## Figure 10 Holt - Future Roads, pedestrian paths, public spaces and community buildings





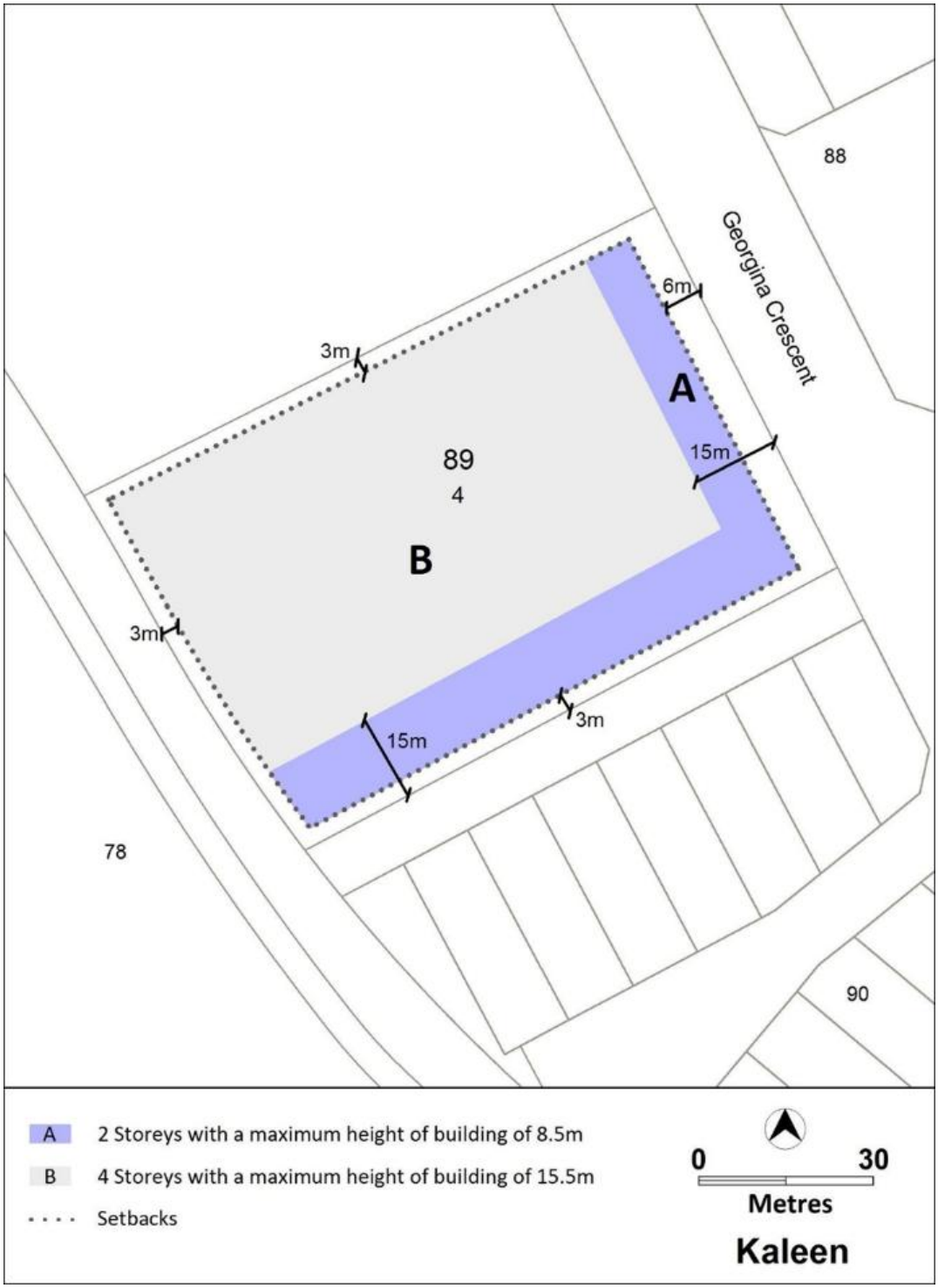

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| Control | Assessment requirement |
|---|---|
| **Kaleen** | |
| **Land use** | 41. In accordance with Figure 11, Block 4 Section 89, must provide an indoor recreation facility for public use with a minimum 1,400m² gross floor area, not including any area used as a gym or fitness centre.<br>42. Development in the Kaleen group centre that provides on-going, on-site employment is encouraged. |
| **Active frontage** | 43. On section 88 buildings fronting main pedestrian area and routes incorporate uses on the ground floor that generate activity in the public space. |
| **Public space and amenity** | 44. In accordance with Figure 11, Block 4 Section 89 open space on the site achieves the following:<br>a) Adequate useable space for a range of recreational activities for residents to support active living.<br>b) A contribution to on-site infiltration of stormwater run-off.<br>c) Reasonable accessibility that is designed to be inclusive for all residents.<br>d) Reasonable connectivity for pedestrians and cyclists to key local destinations and community uses.<br>e) If the minimum required planting area cannot be provided on site, an equivalent area is achieved by planting on structures.<br>One or more of the following matters may be considered when determining compliance:<br>i) Whether the total area of upper floor level private open space contributes to the function of other open space on the site; and/or<br>ii) Whether any adjoining or adjacent public open space is readily available for the use of residents. |
| **Building Height** | 45. In accordance with Figure 11, on Block 4 Section 89:<br>a) Maximum building heights are:<br>i) Area 'a' – 8.5m.<br>ii) Area 'b' – 15.5m.<br>46. In accordance with Figure 12, maximum building heights are:<br>a) Area 'a' – 22m.<br>b) Area 'b' – 16m.<br>c) Area 'c' – 13m.<br>Within areas shown in Figure 11 and Figure 12, building height excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. |
| **Setbacks** | 47. In accordance with Figure 11, on Block 4 Section 89, building setbacks as indicated. |
| **Vehicle parking** | 48. Development of the public car parking areas provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for the group centre as endorsed by the Territory. |



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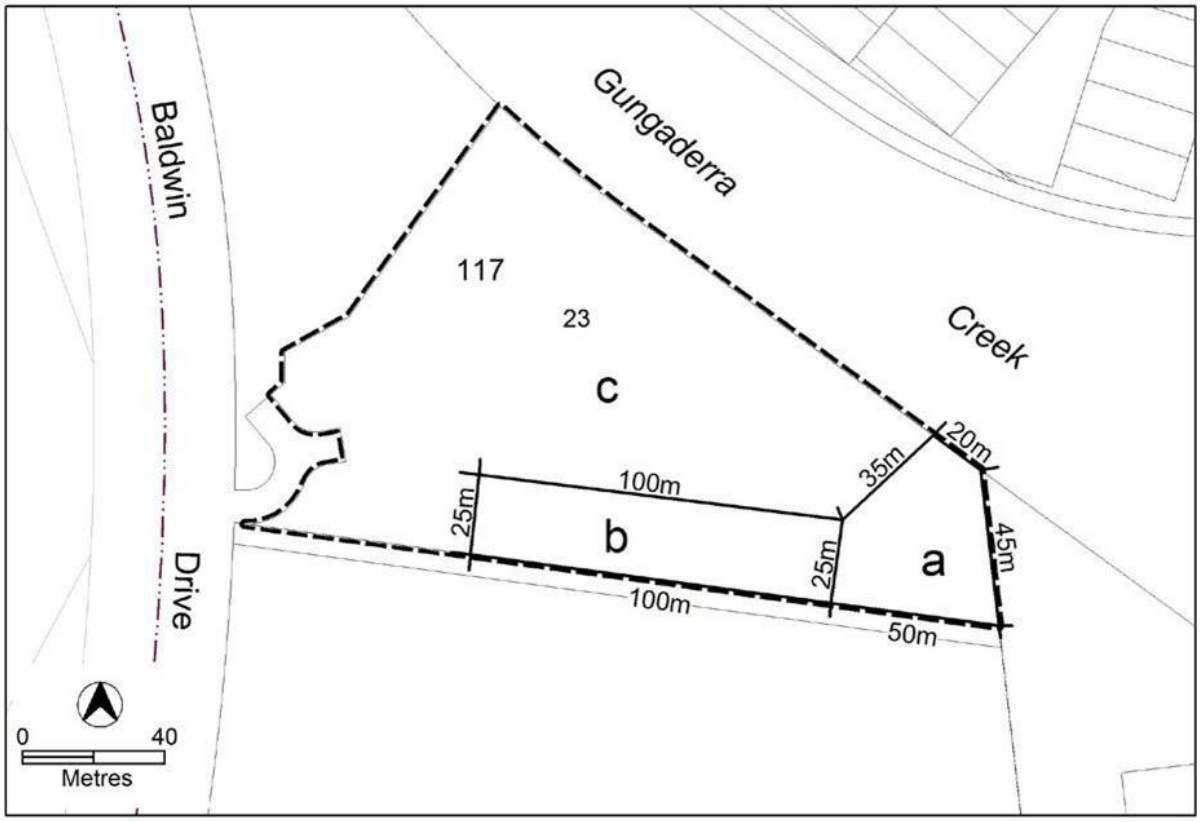
## Figure 11 Kaleen - Minimum setbacks and maximum building heights






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## Figure 12 Kaleen - Maximum building heights to blocks 28 and 29, Section 117






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| Control | Assessment requirement |
|---|---|
| **Lawson** | |
| **Land use** | 49. In CZ5 Commercial Mixed Use zone:<br>a) The total gross floor area for shop, restaurant and office is 1500m$^2$, of which a maximum of 700m$^2$ can be used for supermarket.<br>b) Buildings are a minimum height of 3 storeys.<br>c) The maximum dwelling yield is 1850. Greater dwelling yield may be considered by the Territory Planning Authority. |
| **Building height** | 50. In a residential zone, no part of any building is to extend above RL620 except in the area between east of the historic windbreak and south east of Reservoir Hill where no part of the dwelling may extend beyond RL625 in accordance with Figure 13A.<br>51. In accordance with Figure 13:<br>a) Area A – minimum number of storeys is 2.<br>b) Area B – minimum number of storeys is 4 and maximum number of storeys is 6.<br>c) Additional earthing requirements to the satisfaction of Evoenergy. |
| **Bushfire Attack Level** | 51A. In accordance with Figure 13, all buildings are constructed in accordance with the relevant section of AS3959 or NASH Standard Steel Framed Construction in Bushfire Areas |
| **Communal Open Space** | 51B. The following applies to the Communal Open Space land identified in Figure 13:<br>a) The existing trees within the parcel are to be protected and maintained in accordance with the approved Tree Management Plan, unless approved otherwise in writing by the CED and the ACT Heritage Council.<br>b) The parcel can be used by block 7 and 9 section 50 as Communal Open Space.<br>c) Landscaping, lighting, permeable paving, fencing and associated gates, street furniture and other open space equipment are permitted, subject to compliance with a) above.<br>d) A maximum of one internal driveway access and associated services may traverse the parcel, subject to compliance with a) above.<br>e) Any other works proposed within the parcel (other than c) and d) above) require approval in writing from the CED and the ACT Heritage Council. |
| **Pedestrian movement** | 52. The shared path network provides links around public open space, to University of Canberra, throughout the suburb and with existing shared paths in adjacent suburbs. |
| **Landscape and noise** | 53. Ginninderra Drive edge treatment has a minimum 10 metre wide landscape buffer, considers and incorporates noise mitigation measures into the land scape buffer and includes any transmission line easement, if required. |
| **Vehicle movement** | 54. No direct vehicular access including driveways is permitted to residential blocks fronting the collector road between Ginninderra Drive and College Creek. |
| **Screening infrastructure** | 55. Screening of the existing electrical zone substation is required through landscaping and/or built form and is to be endorsed by ActewAGL. |
| **Future urban area** | 56. In the development of the future urban area:<br>a) Land above the RL620 contour is to be designated as parks and recreation PRZ1 urban open space zone.<br>b) Minimum of 1 hectare of CFZ: Community Facilities zone is provided for community use.<br>c) A grassland buffer of 30 metres is to extend along the entire length of the boundary with Lawson North (Commonwealth Land). Road edge and footpaths are to be outside |



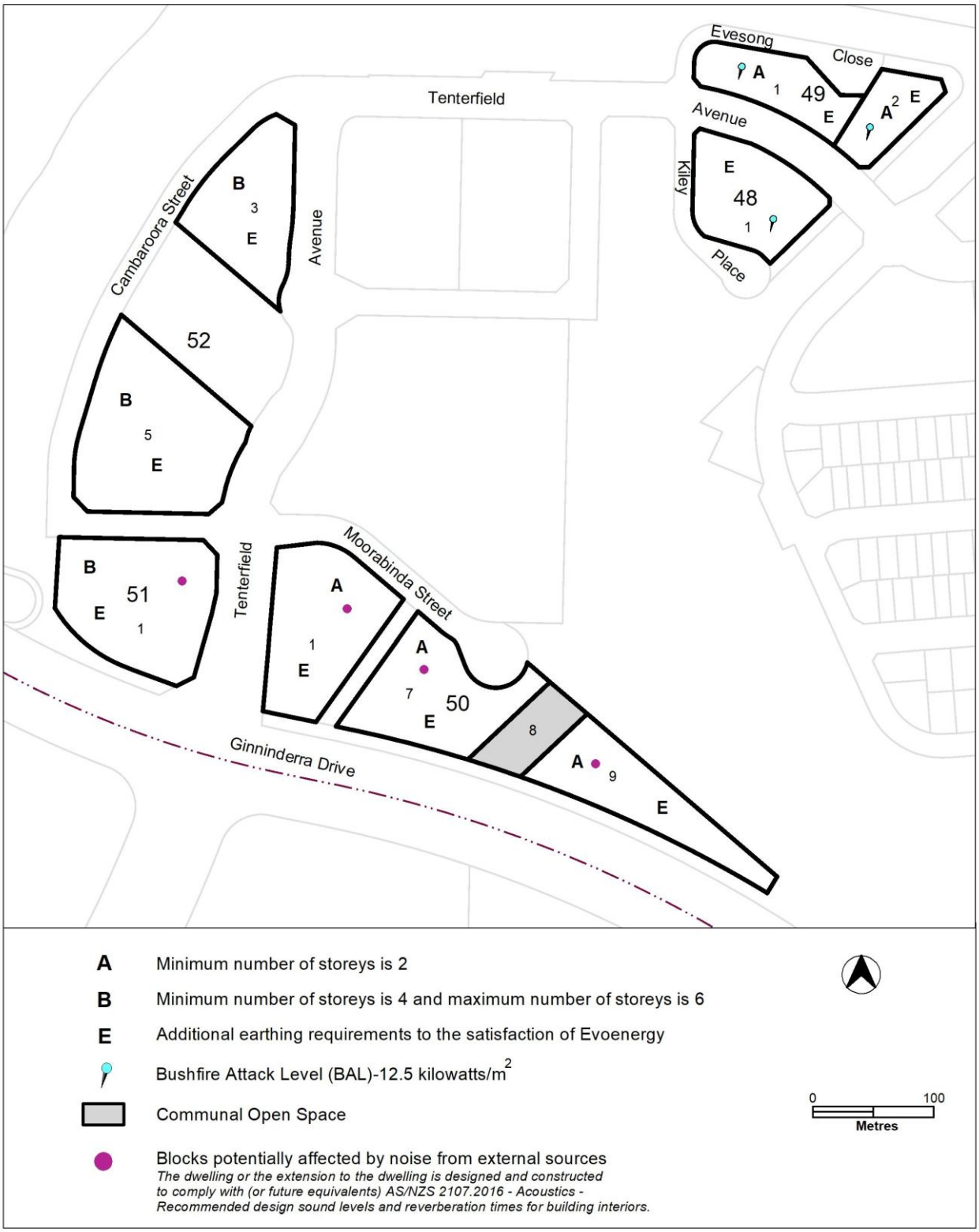
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| Control | Assessment requirement |
|---|---|
| **Lawson** | |
| | this buffer and a fence is to be located between Lawson South and Lawson North (Commonwealth Land) and endorsed by Transport Canberra and City Services (TCCS).<br>d) No residential block is permitted within 50 metres of the electrical zone substation unless it can be demonstrated that public health requirements are met and the alternative width is endorsed by ActewAGL.<br>e) No part of a residential dwelling is to extend beyond RL620<br>f) A minimum of four view and public access corridors between developments provide connection to Lake Ginninderra and maintain views between Lake Ginninderra and Reservoir Hill. Pedestrian access and vehicular access to adjacent development and to the foreshore of Lake Ginninderra is provided.<br>g) The design of open space and community facilities will retain opportunities for community gardens. |



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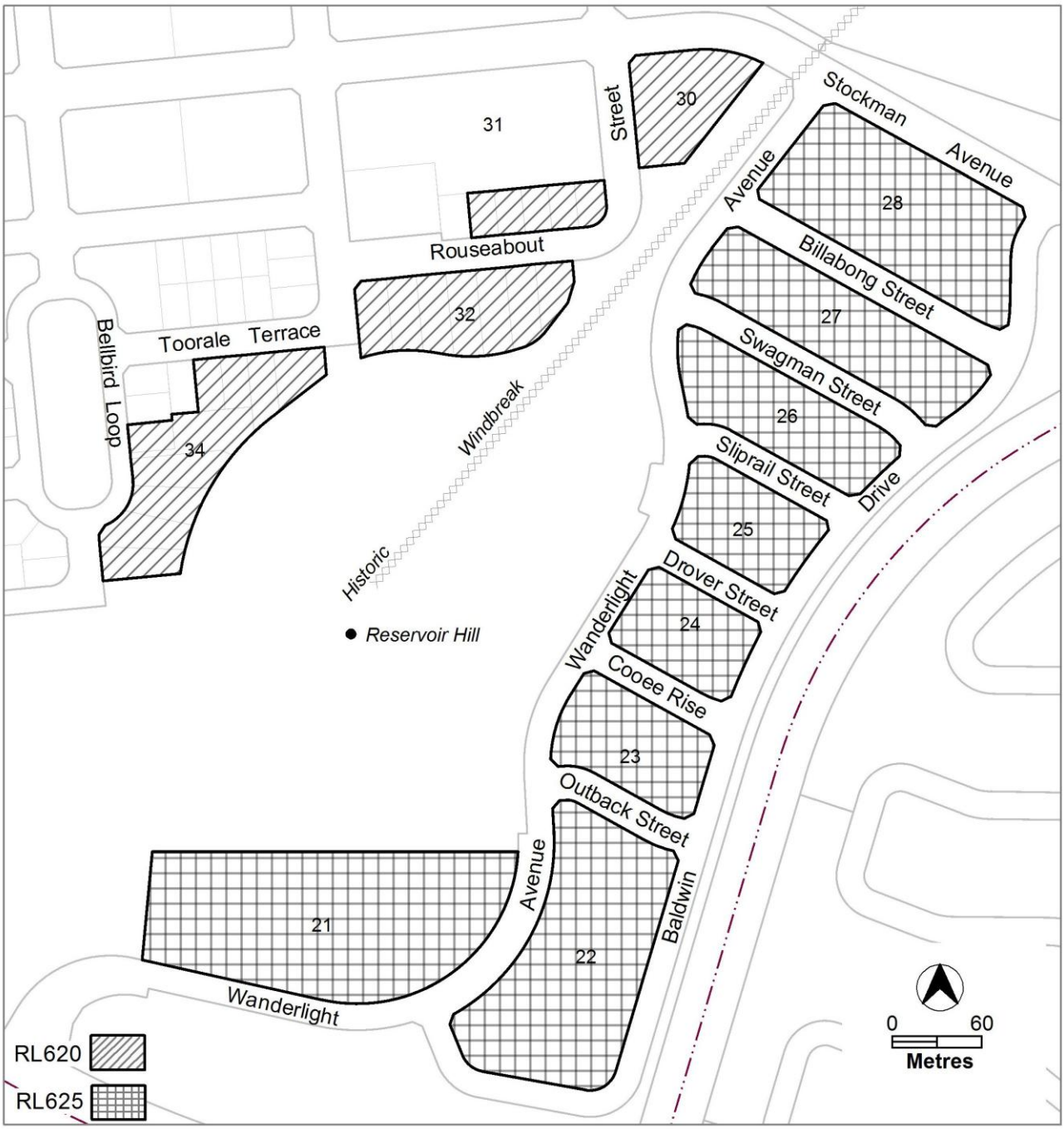
## Figure 13 - Building Heights and other requirements






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## Figure 13A Lawson - Building Heights



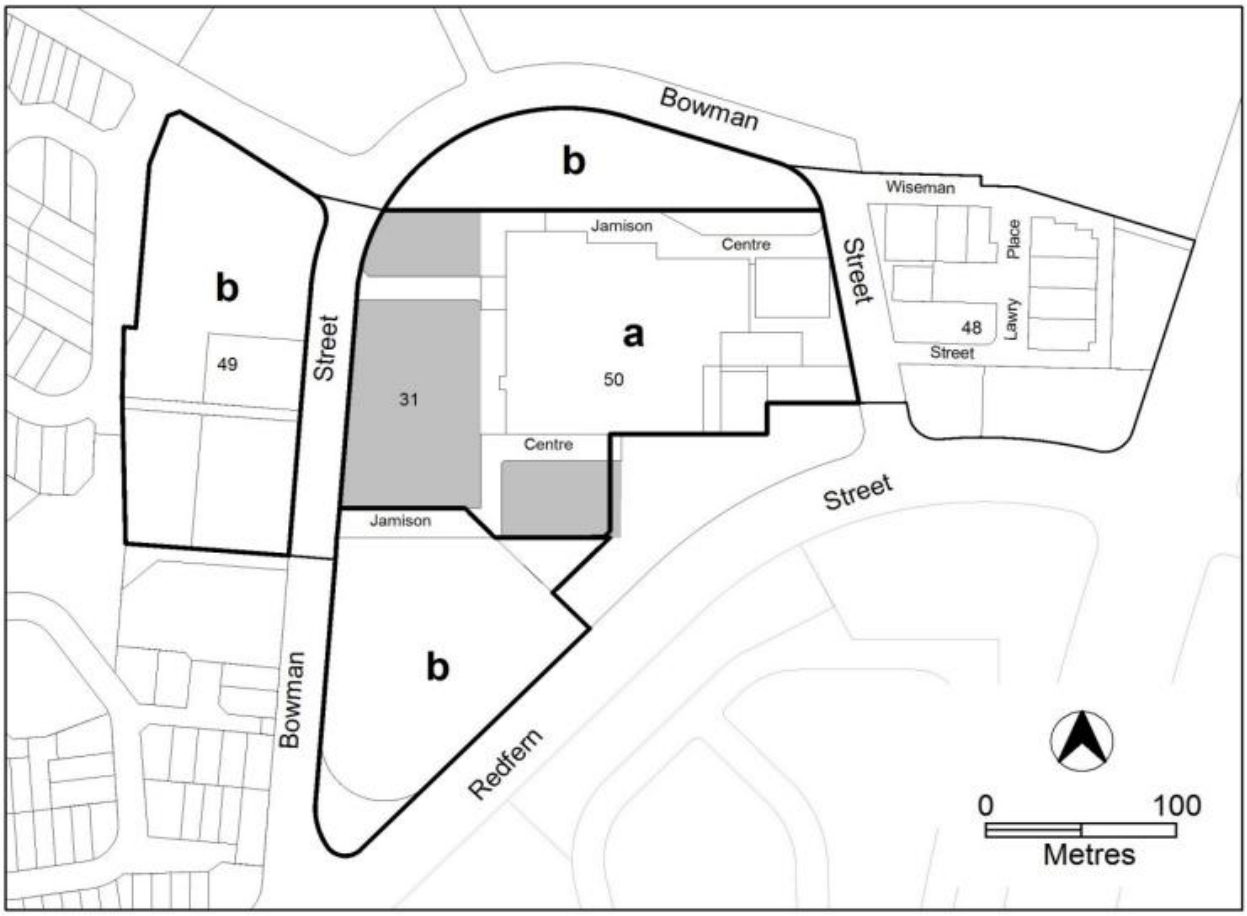




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| Control | Assessment requirement | |
|---|---|---|
| **Macquarie – Jamison Centre** | | |
| **Site coverage** | 57. | On Section 49, buildings have a maximum plot ratio of 150% provided it is demonstrated that the development is appropriate to the scale and function of use and minimise detrimental impacts, including overshadowing, overlooking and excessive scale. |
| **Building height** | 58. | In accordance with Figure 14, maximum building height of 16m is permitted to areas a and b, provided it is demonstrated reasonable solar access and privacy is maintained to adjacent dwellings and associated private open space. |
| **Car parking** | 59. | On Section 50, development of the public car parking areas provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for the group centre as endorsed by the Territory. |

## Figure 14 Macquarie – Building height





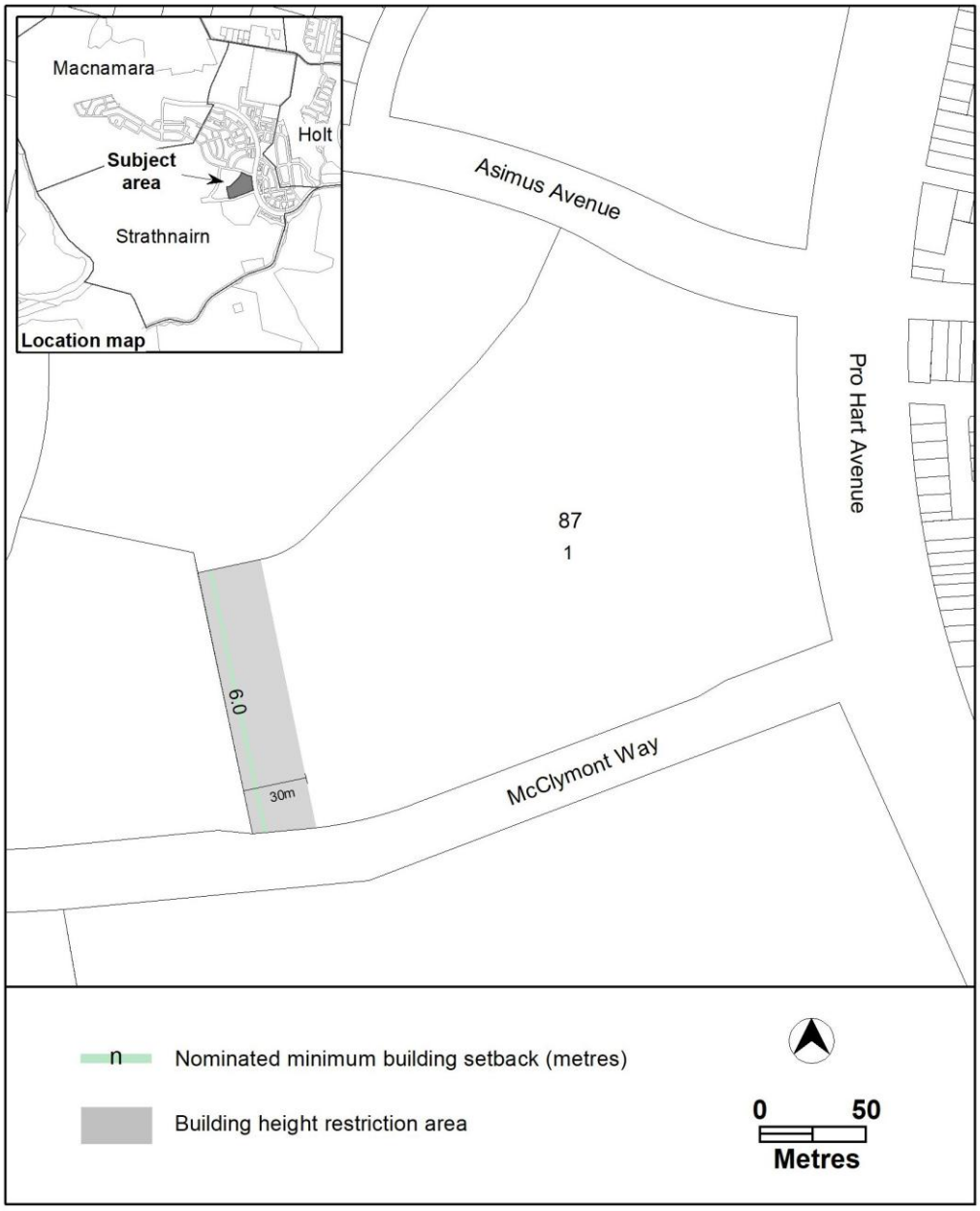

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| Control | Assessment requirement |
|---|---|
| **Strathnairn** | |
| **Building height** | 60. In accordance with Figure 15, buildings within 30m of the western boundary of block 1 section 87 must not exceed two storeys in height. |
| **Setbacks** | 61. In accordance with Figure 15, buildings must have a minimum setback of 6m from the western boundary of block 1 section 87. |
| **Use specific provisions – Strathnairn Arts Precinct** | 61A. For the Strathnairn Arts Precinct, there is an appropriate buffer zone or interface treatment between the and surrounding development including roads, which takes all of the following into consideration:<br>a) Operations of Strathnairn.<br>b) Visual separation.<br>c) Compatibility of adjacent land uses.<br>d) Two vehicular access locations are to be provided to service the Strathnairn Arts Precinct.<br>The buffer zone is to be located outside the Strathnairn Arts Precinct's block boundary, whereas the treatment may be located on the Strathnairn block boundary.<br>61B. For the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct, the following uses are permitted:<br>a) Craft workshop.<br>b) Place of assembly.<br>c) Produce market.<br>d) Restaurant (limited to a maximum of 250m² for the entire block).<br>e) Shop (limited to a maximum of 100m² for the entire block but excluding uses that are ancillary to the main use of the land for arts and craft).<br>f) Business agency (limited to a maximum 500m² for the entire block). |



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## Figure 15 Strathnairn – Section 87 block 1




| Control | Assessment requirement |
|---|---|
| **West Belconnen** | |
| **Urban Structure and Natural Systems** | 62. In accordance with Figure 16, the future urban area is designed and developed with consideration given to the following:<br>a) Ensure that planning and development is consistent with commitments made under the West Belconnen Strategic Assessment and the Statement of Strategic Directions.<br>b) The urban edge achieves all of the following:<br>i) A clear and manageable boundary between the Murrumbidgee River, Ginninderra Creek and the urban area. |



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| Control | Assessment requirement |
|---|---|
| | ii) Continuous edge streets (or equivalent treatments approved by the Emergency Services Agency / ACT Rural Fire Service), bushfire protection zones, and controlled vehicular access points to Murrumbidgee River and Ginninderra Creek for bushfire management and general maintenance are provided.<br>iii) Continuous shared pedestrian and cycle path infrastructure is provided along the urban edge, conservation corridor.<br>iv) Trunk infrastructure services are integrated with paths and recreational networks, where possible.<br>63. In accordance with Figure 17, development near the NSW border:<br>a) No development is permitted within 300m of the ACT/NSW border until a formal agreement has been entered into with the adjacent NSW land owner(s), to ensure that bushfire and fuel management will be undertaken consistent with ACT standard to the satisfaction of the Emergency Services Agency.<br>b) The alignment of the ACT/NSW border through the estate will be a recognisable linear open space element in the estate design.<br>64. Subdivision design and layout will maximise access to 'special places' to enhance character of West Belconnen and contribute to a sense of place. Special places include the Murrumbidgee River Corridor, Strathnairn Village, the commercial centres, neighbourhood activity nodes, active and passive open spaces, riparian (creek and drainage) corridors and other open space corridors. |
| **Urban Structure** | 65. Residential areas should be based on a series of inter-connected suburbs (each generally containing 3 or 4 neighbourhoods) typically adjoining a school and open space corridor. Local neighbourhoods should be designed to encourage non-car based trips and focused on an activity node of an appropriate type and scale, such as a commercial centre, park or community facility. |
| **Site and Land Use** | 66. A minimum of one commercial group centre is to be located centrally within the development. Additional commercial local centres can be considered to meet the needs of the local community.<br>a) The main commercial centre will be located near a major road and provide the main concentration of employment, commercial and community activities in the area.<br>b) The centre will be well serviced by public transport and link effectively with the wider pedestrian and cycling network.<br>c) The group centre is to be designed as a mixed-use facility and supported by residential development with flexibility to evolve and meet changing community needs over time.<br>67. No development application for a full-line supermarket (minimum 3000m² gross floor area) will be approved within eight years from the commencement of Variation to the Territory Plan No 351. |
| **Distribution of uses** | 68. A community and social needs (including community garden, urban agriculture and recreation needs) assessment report is to be prepared to determine and prescribe the future needs within the development and adjacent. The assessment is to be endorsed by the relevant authority. Provision is required to be made within the development to accommodate the identified community uses.<br>69. The provision of community and recreation facilities should be provided in a manner that is accessible, flexible, co-located, clustered, adaptable, visible and sustainable.<br>70. Community facility sites will be located close to public transport and generally in places where, for reasons of convenience and safety, people have cause to congregate, particularly shopping centres and schools.<br>71. Provision will be made for aged care and special needs housing. |



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| Control | Assessment requirement |
|---|---|
| | 72. School sites are to be provided at locations shown on Figure 18. The provision and number of schools may be adjusted through an assessment that is endorsed by the Department of Education and Training.<br>73. On Block 1420, the interface between the estate and the Billabong Aboriginal Development Corporation will have regard to:<br>a) Compatibility between adjacent land uses and the activities that are undertaken on the block.<br>74. Subdivision design for the (adjacent) estate is to be configured to provide the opportunity for possible future integration of Block 1420 into the estate. |
| **Road design and vehicle movement** | 75. Current and projected traffic flows on adjacent arterial roads and the wider road network in surrounding areas will be considered in the design of the road network for the West Belconnen development. The road network is to be designed to support the future expansion of the rapid transport corridor and the transport network will encourage modal shift in support of Transport for Canberra.<br>76. Access to West Belconnen will be via existing roads Drake Brockman Drive, Southern Cross Drive and (subject to approval) Ginninderra Drive (see 109 in section 7.12). Where required, these roads will be augmented to cater for the additional traffic volumes and align with current sustainable transport policy and objectives. The extension of Ginninderra Drive and its alignment is subject to approval under the EPBC Act, as it impacts on the Jarramlee and West Macgregor environmental offset areas.<br>77. Main roads (arterial and collector) through the estate are to be designed to accommodate development from adjacent NSW. Provisions are to be made for at least two road connections in the adjoining NSW. These roads are to be connected into the main roads within the ACT. This may be varied if consistent with a Master Plan and approved by Transport Canberra and City Service.<br>78. Connections to the arterial road are to be consistent with Figure 18. The extension of Ginninderra Drive requires the separate approval of the Commonwealth under the *Environment Protection Biodiversity and Conservation Act 1999*. |
| **Public Space and Amenity** | 79. The open space system should form a continuous network of spaces that contains a hierarchy and sequence of destinations eg. Centres, schools, parks, community facilities, ovals and ponds.<br>80. Local parks are to be provided that incorporate remnant tree stands where possible, ad will generally be edged by streets, not back or side fences.<br>81. One district level sporting field complex and associated facilities of a minimum 15 hectares is to be provided in a central location with good access to the road network to the satisfaction of the relevant authority.<br>82. Playing fields will be provided in central locations and typically collocated with schools to maximise access and usage, where required.<br>83. An active and passive recreation needs assessment is to be undertaken to determine the future needs within the estate and in adjacent areas. The assessment is to take into account the sporting fields review and any alternative sporting recreation model including community recreation irrigated park. The assessment will be endorsed by the relevant authority. Provision will be made within the development to accommodate the identified recreation needs / uses.<br>84. The Bicentennial National Trail will be provided through and/or around the development.<br>85. The provision of the Bicentennial National Trail and local horse trails are to be appropriately provided and should endeavour to avoid conflict with pedestrians and cyclists, wherever possible. |



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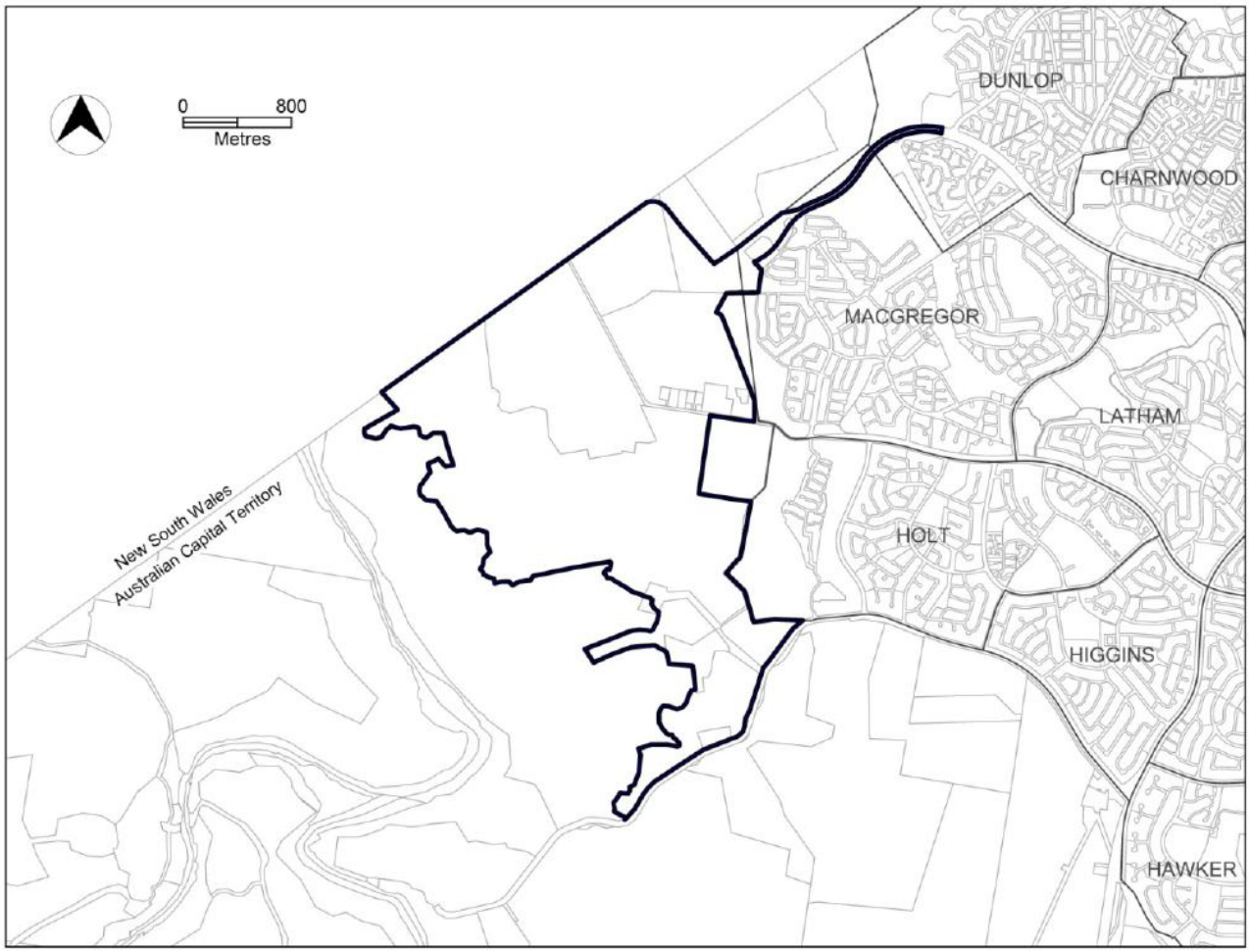
| Control | Assessment requirement |
|---|---|
| **Access and movement-cyclists** | 88. An integrated cycling route network should be created within and between communities consistent with ACT and national standards.<br>89. Shared paths (bicycle/pedestrian) will provide access to key features within West Belconnen including the conservation corridor, Murrumbidgee River and Ginninderra Creek corridors, the group centre, schools and Strathnairn. The paths will also connect to existing shared paths that link West Belconnen with the wider Belconnen district, Canberra City and beyond. |
| **Clearance Zones** | 90. In accordance with Figure 17, Figure 19 and Figure 21, no residential leases may be granted, and no community or sensitive uses are permitted within the clearance zones. Clearance Zones may be adjusted, subject to an appropriate audit process and approval from the Environmental Protection Authority.<br>91. In accordance with Figure 19, new uses are not permitted within the clearance zone from the Lower Molonglo Water Quality Control Centre, other than development which is compatible with, and does not have an adverse impact on the treatment plant, as determined by Icon Water. The size of the clearance zone may be adjusted subject to an appropriate independent audit process and approval of the Environment Protection Authority and Icon Water.<br>92. In accordance with Figure 20, no residential leases may be granted within the clearance zones as per the following:<br>a) Clearance Zone A when green waste composting operations are occurring in area 1.<br>b) Clearance Zone B when green waste composting operations are occurring in area 2.<br>c) Clearance Zone C when waste delivery, handling, processing or stockpiling operations are occurring in area 1. Clearance zones may be adjusted or removed subject to an appropriate audit process and approval from the Environment Protection Authority.<br>d) Subject to EPA approval, Clearance Zone D when green waste delivery, handling, processing or stockpiling operations are occurring in area 3.<br>Clearance zones may be adjusted or removed subject to an appropriate audit process and approval from the Environment Protection Authority.<br>Note 1: Clearance Zone A (for area 1) will cease or become redundant once green waste composting operations have been relocated to area 2.<br>Note 2: Clearance Zone C (for area 1) will cease or become redundant once green waste delivery, handling, processing or stockpiling operations have been relocated to area 3.<br>93. No recreation activity that will encourage people to congregate within 130m of the sewer vent within the river corridor is permitted and an odour assessment will be undertaken to identify any required clearance zones or mitigation measures associated with the existing sewer vents within the development area to the satisfaction of Icon Water. |
| **Land use specific provisions and clearances** | 94. In accordance with Figure 21, on Block 1586 land use zones within the Belconnen land fill site will be determined through a master plan for the site, subject to an appropriate audit process and approval from the Environment Protection Authority. Possible new zonings through a master planning process may include Industrial (IZ2 mixed use) and commercial zonings. A masterplan is to be prepared for the land fill site that will identify future uses and activities to the satisfaction and endorsement of the relevant agencies.<br>95. Residential and other sensitive uses in the vicinity of Transgrid Canberra Substation and the (proposed) new ActewAGL zone substation will have regard to recommendations of a noise assessment, community safety and public health requirements to the satisfaction of the Planning and Land Authority taking advice from the operators of the TransGrid and/or ActewAGL networks. The endorsement of the ACT Government's Technical Regulator who will audit the infrastructure design concepts process will also |



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| Control | Assessment requirement |
|---|---|
| | be required.<br>96. Whilst the Parkwood Egg Farm is operating, no new ponds, wetland and the like are permitted within 800m from buildings housing poultry without the endorsement of the Environment Protection Authority.<br>97. Appropriate interface treatments are to be provided between electrical substation sites and adjacent development areas, to the satisfaction of the Planning and Land Authority taking advice from electrical infrastructure asset owners. |

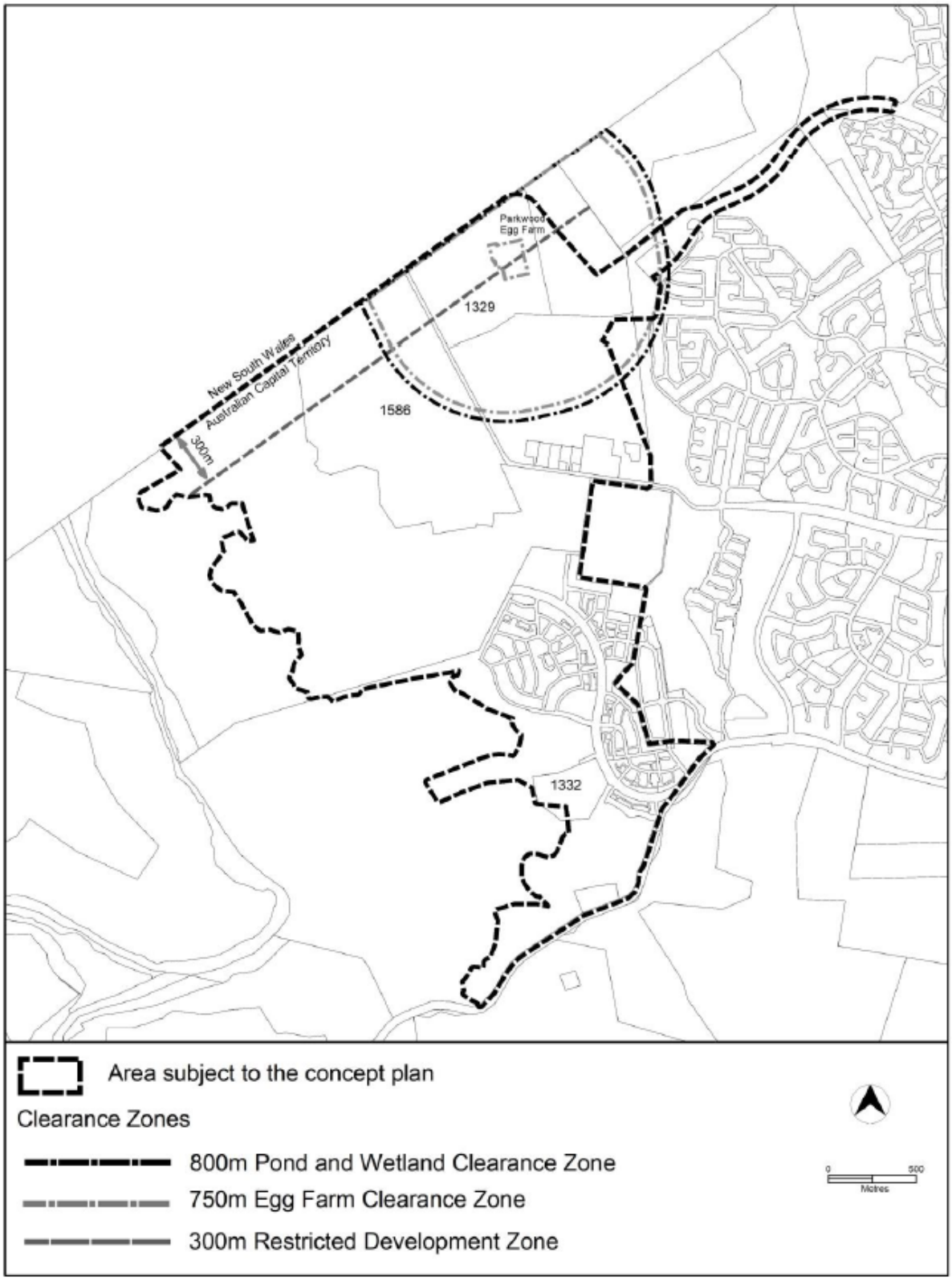
## Figure 16 West Belconnen - Location map






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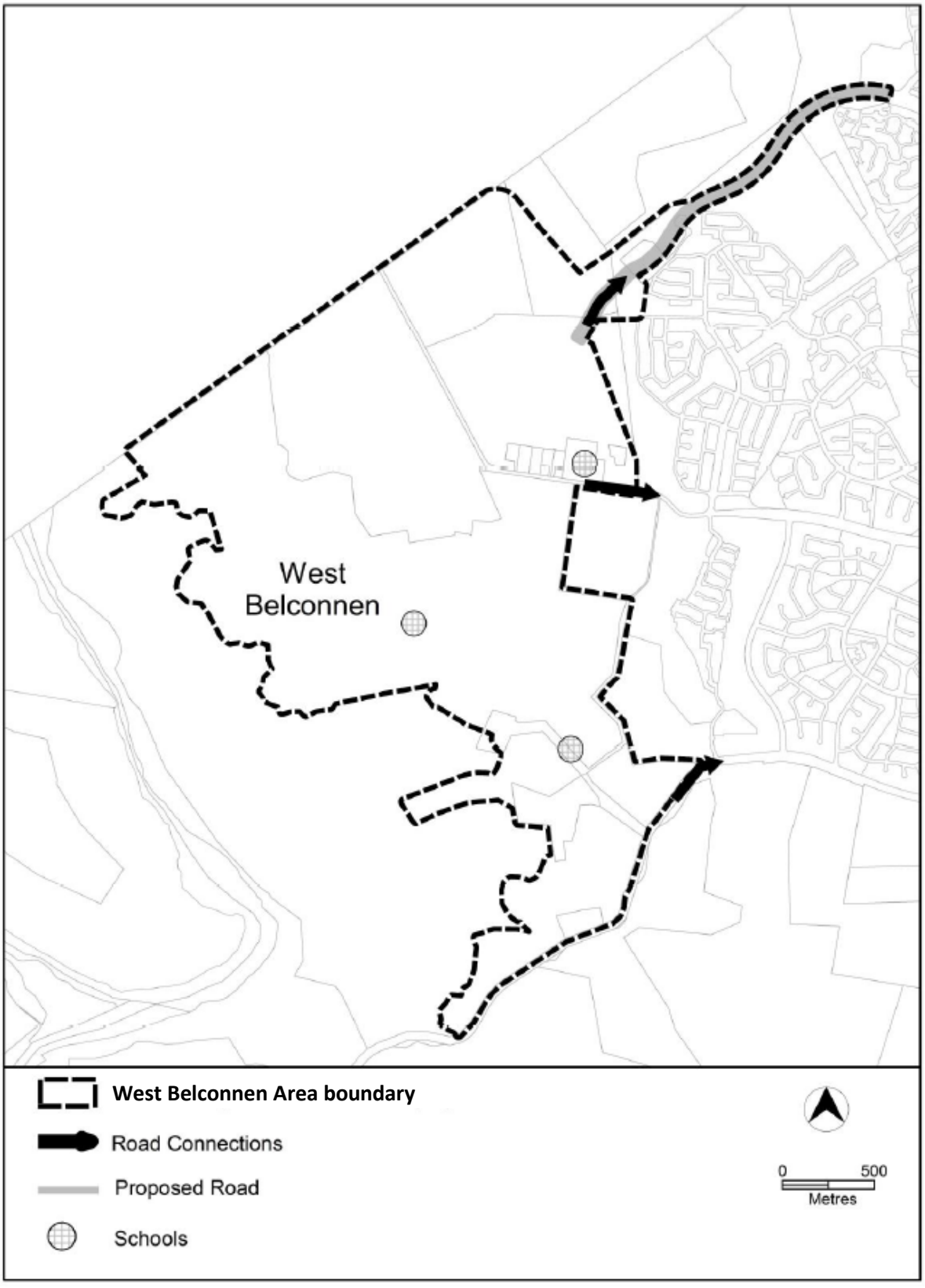
## Figure 17 West Belconnen - Clearance Zone Map B






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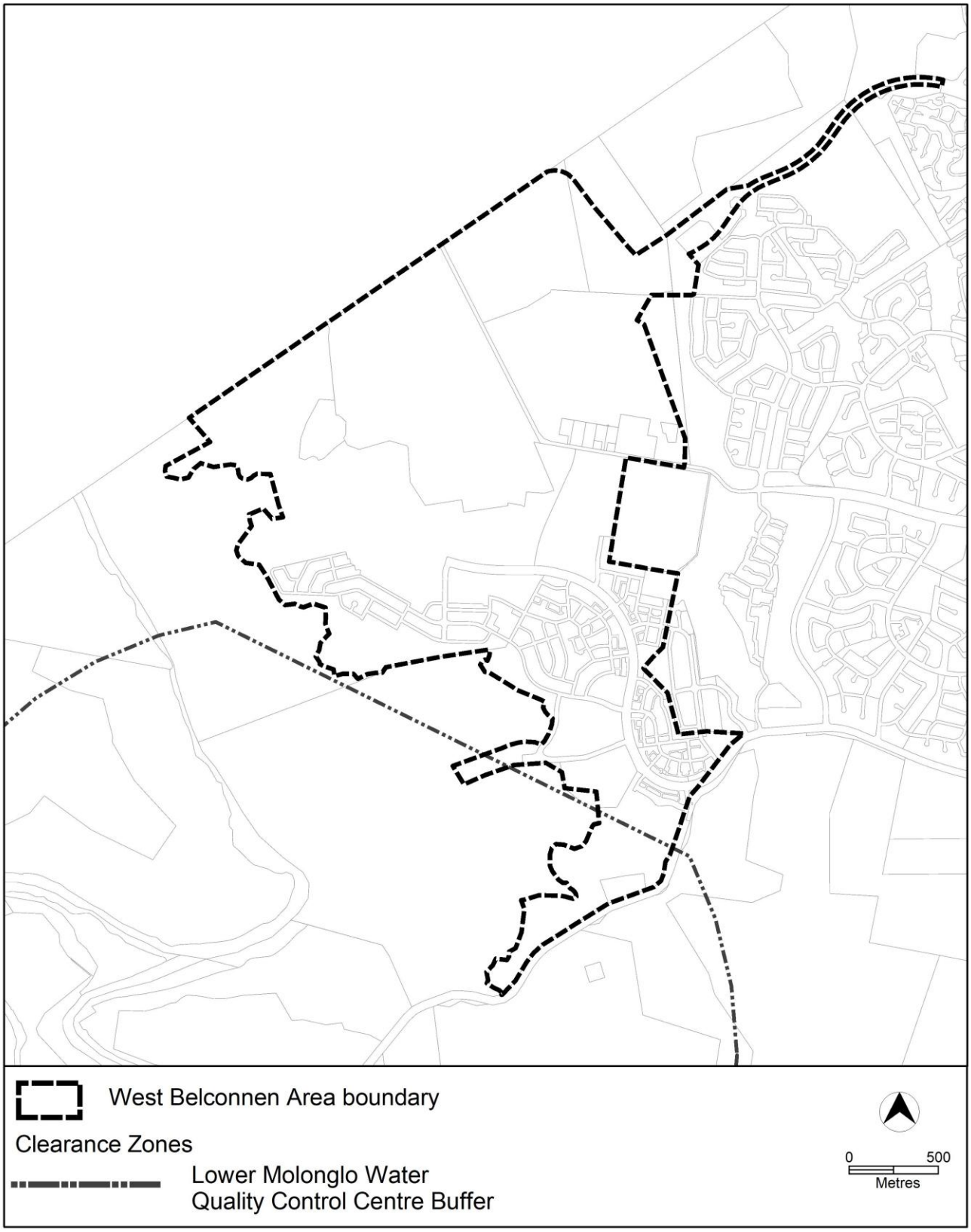
## Figure 18 West Belconnen - School and Road Connections






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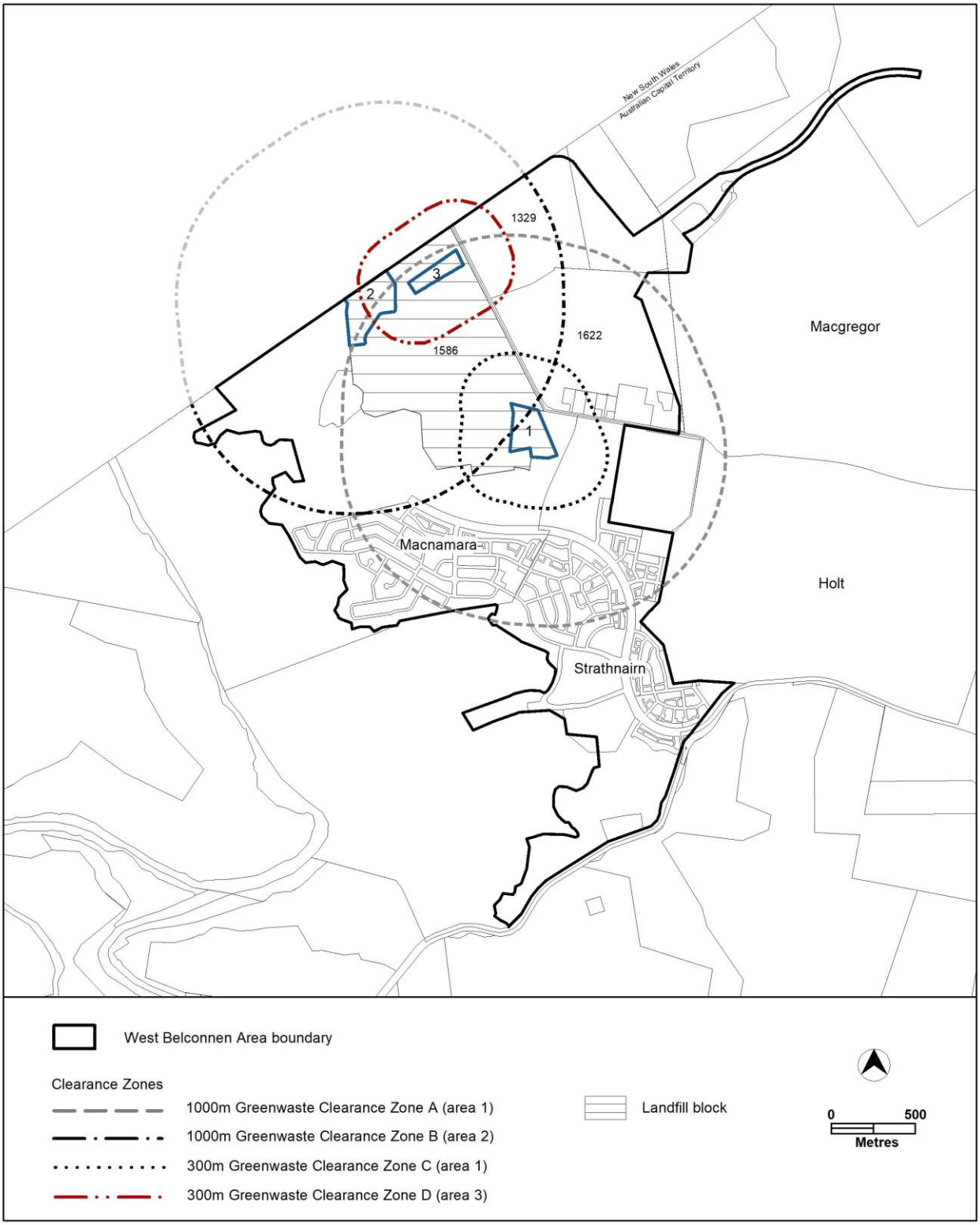
## Figure 19 West Belconnen - Clearance Zone Map C






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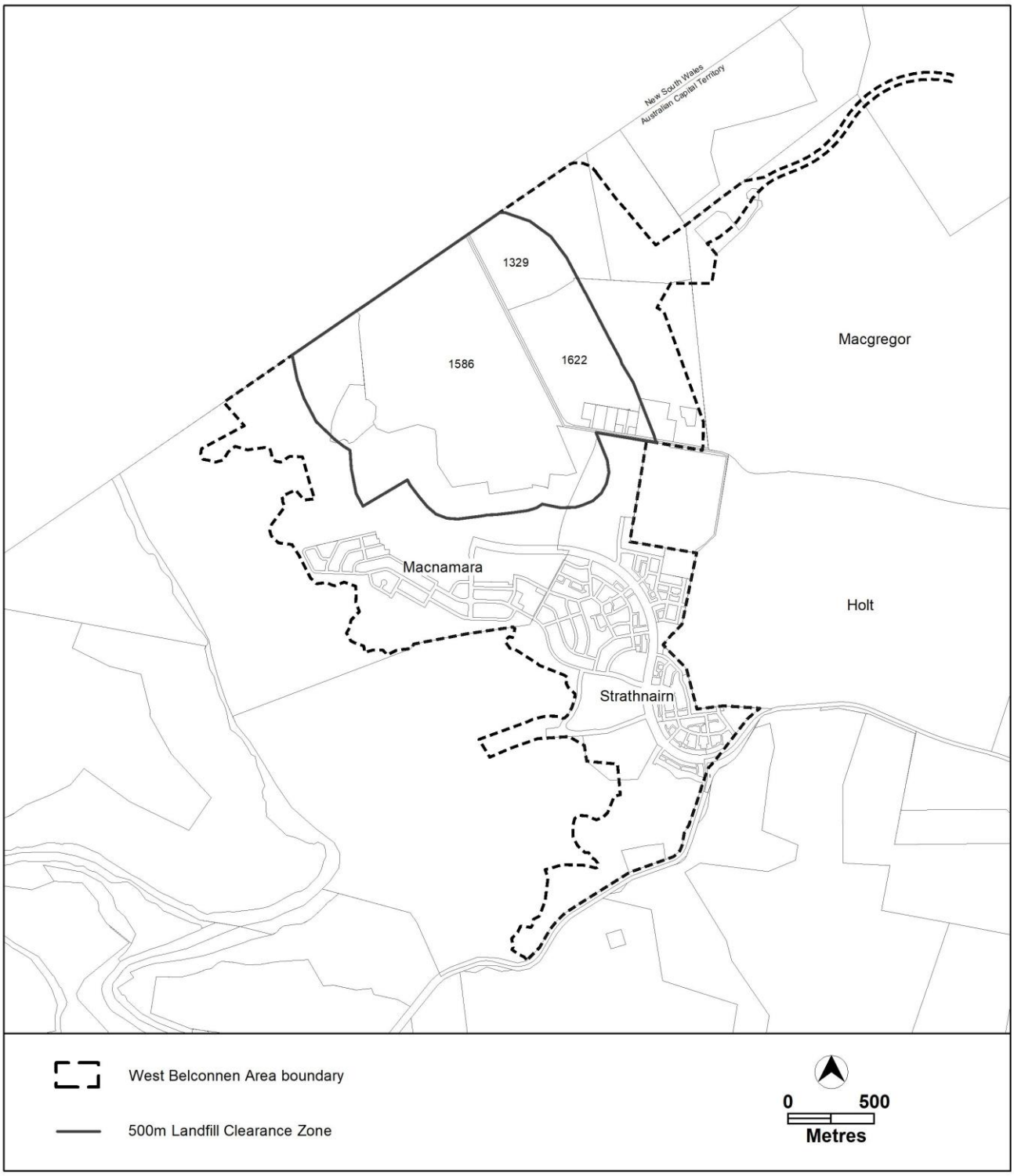
## Figure 20 West Belconnen - Clearance Map D






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## Figure 21 West Belconnen - Clearance Zone Map A



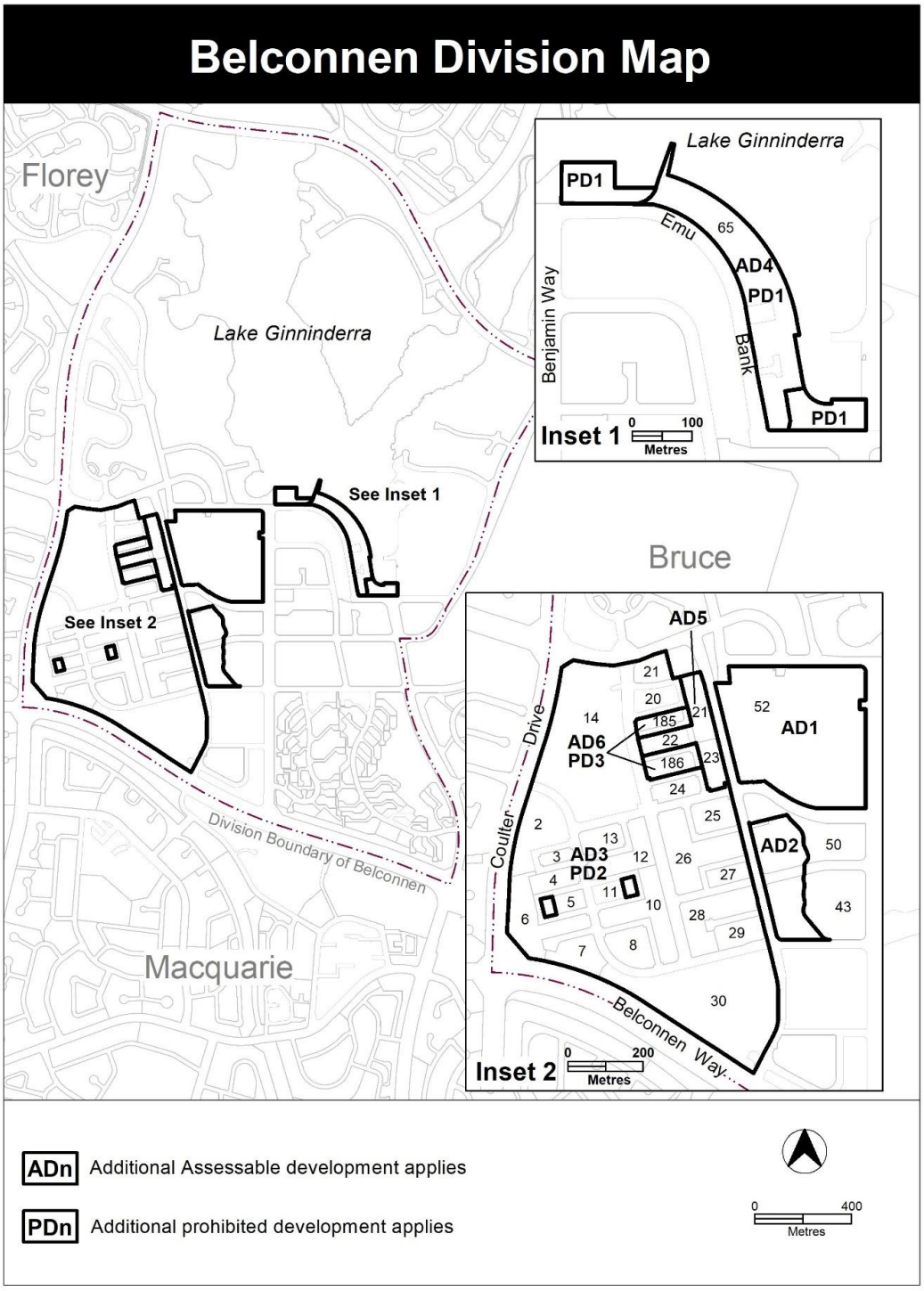



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# Figures – Assessable and Prohibited Development

## Figure 22 Belconnen

Link back to Land Use Table



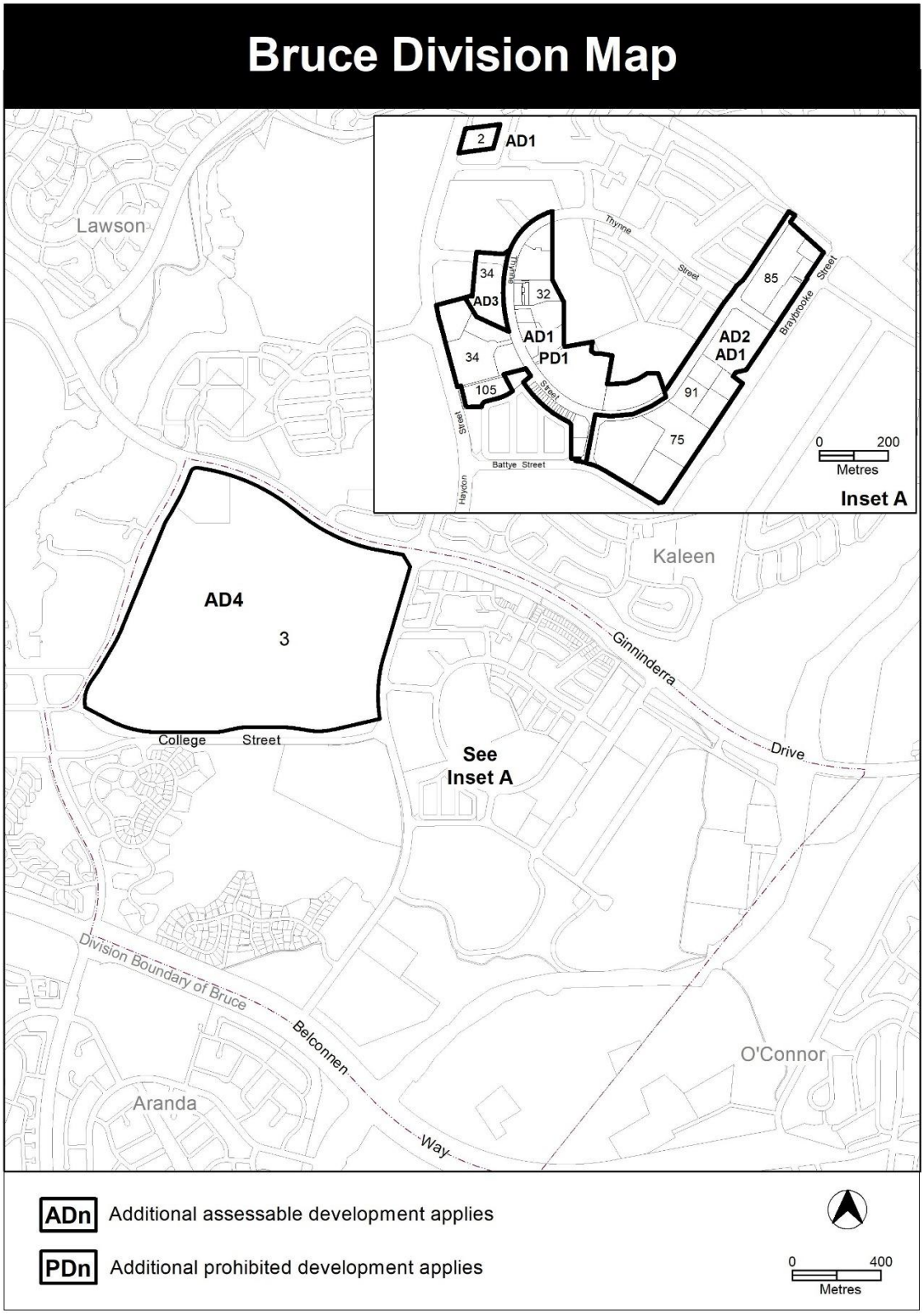




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## Figure 23 Bruce

Link back to Land Use Table



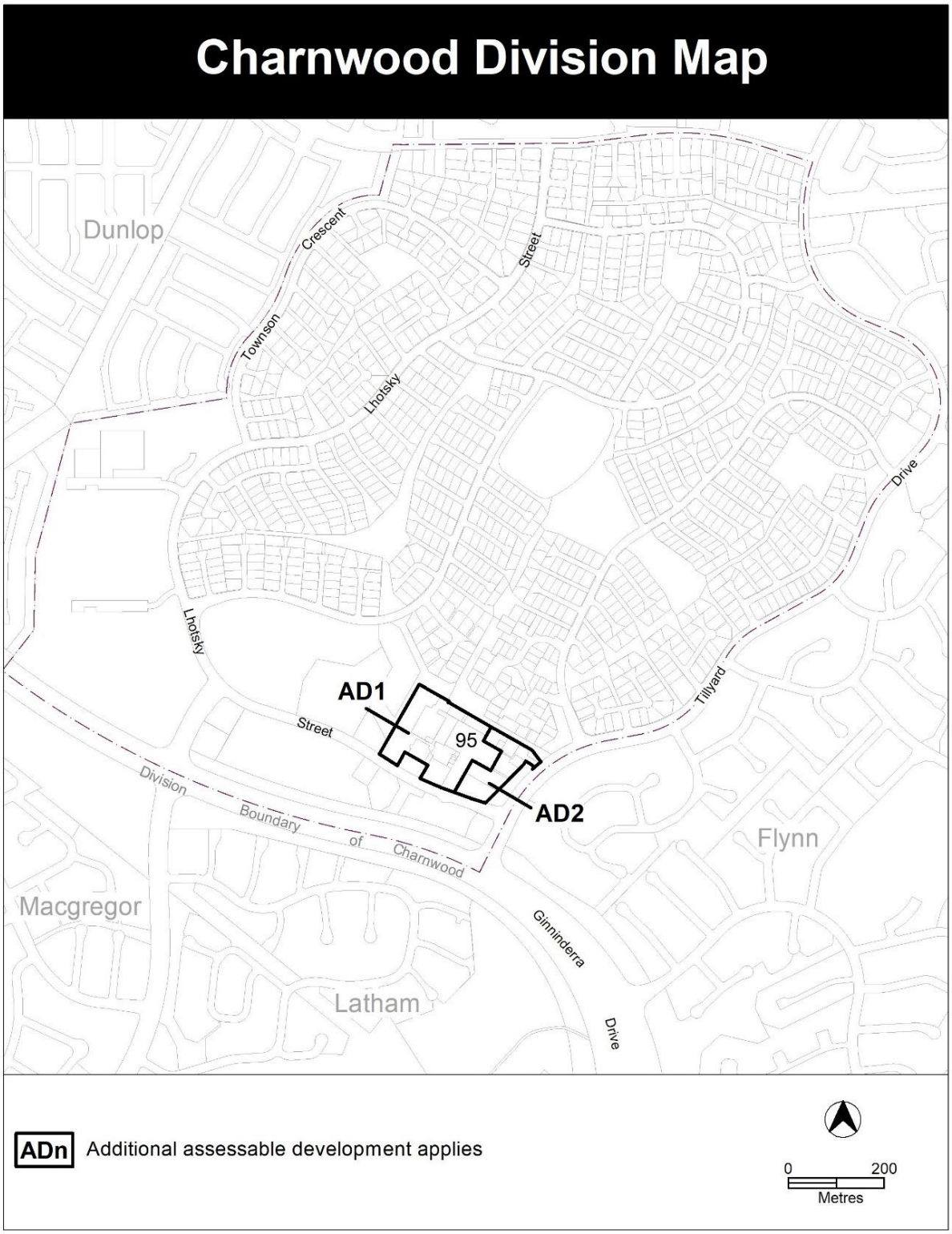




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## Figure 24 Charnwood

Link back to Land Use Table

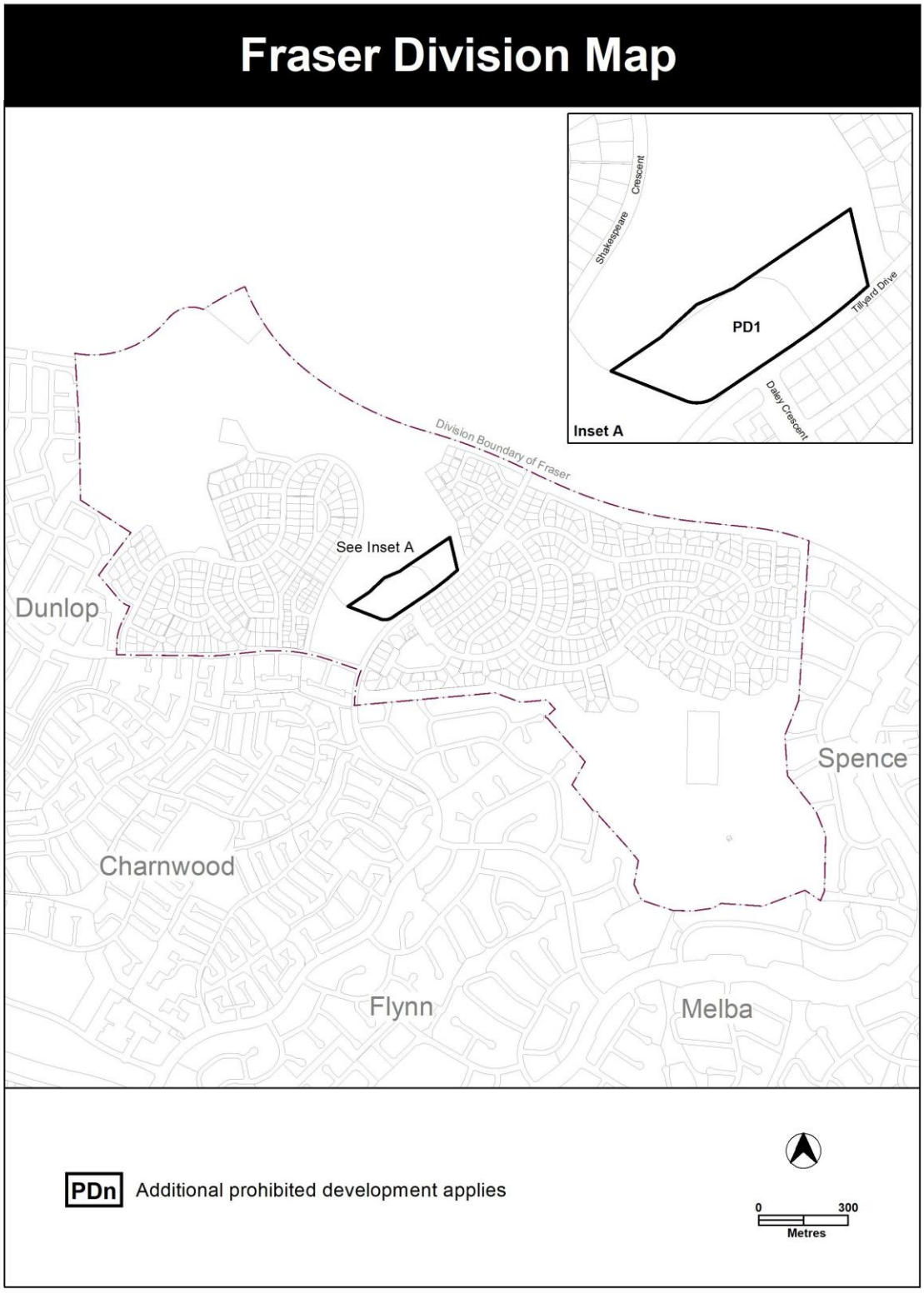





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## Figure 24A Fraser

Link back to Land Use Table

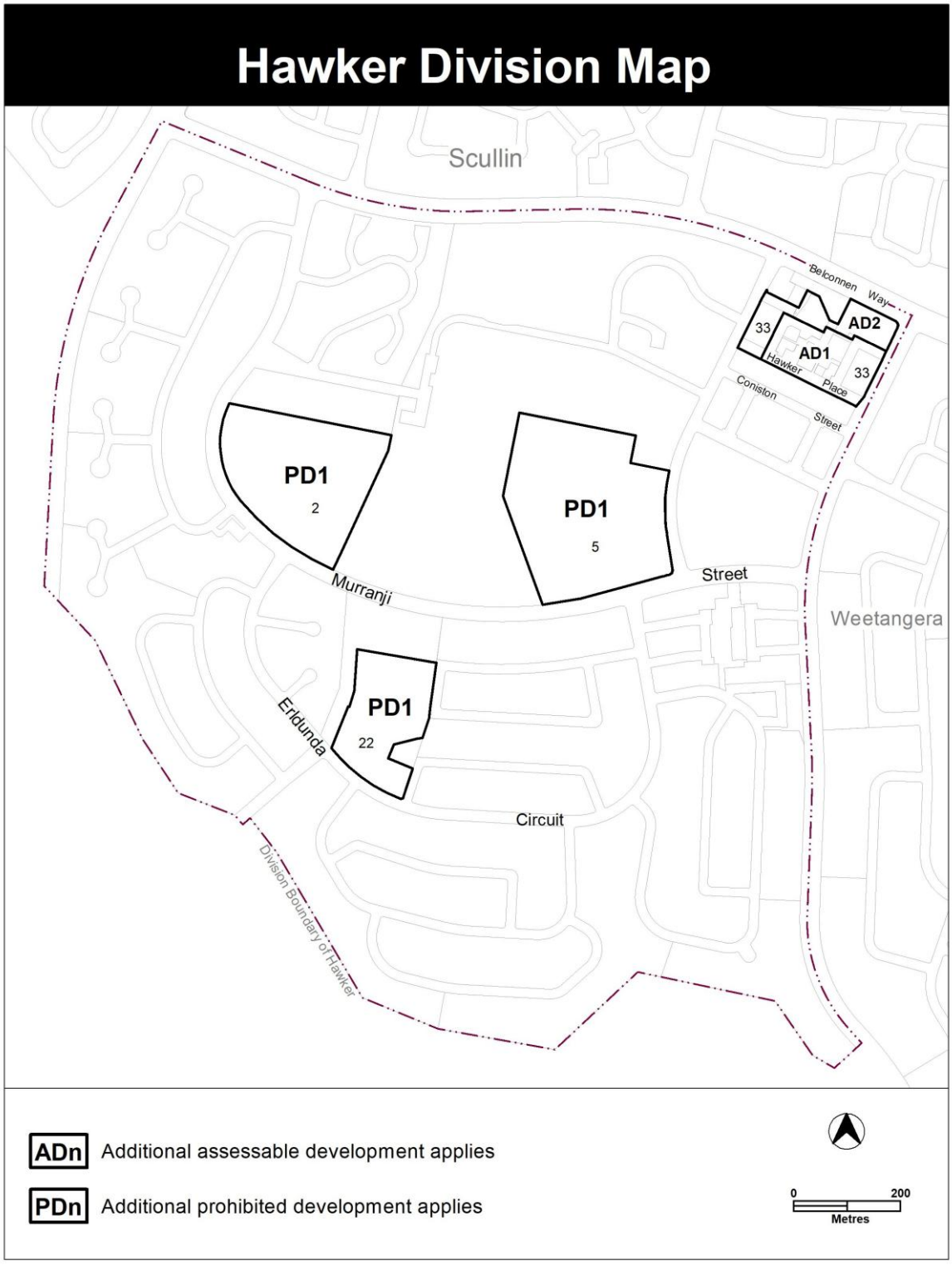





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## Figure 25 Hawker

Link back to Land Use Table

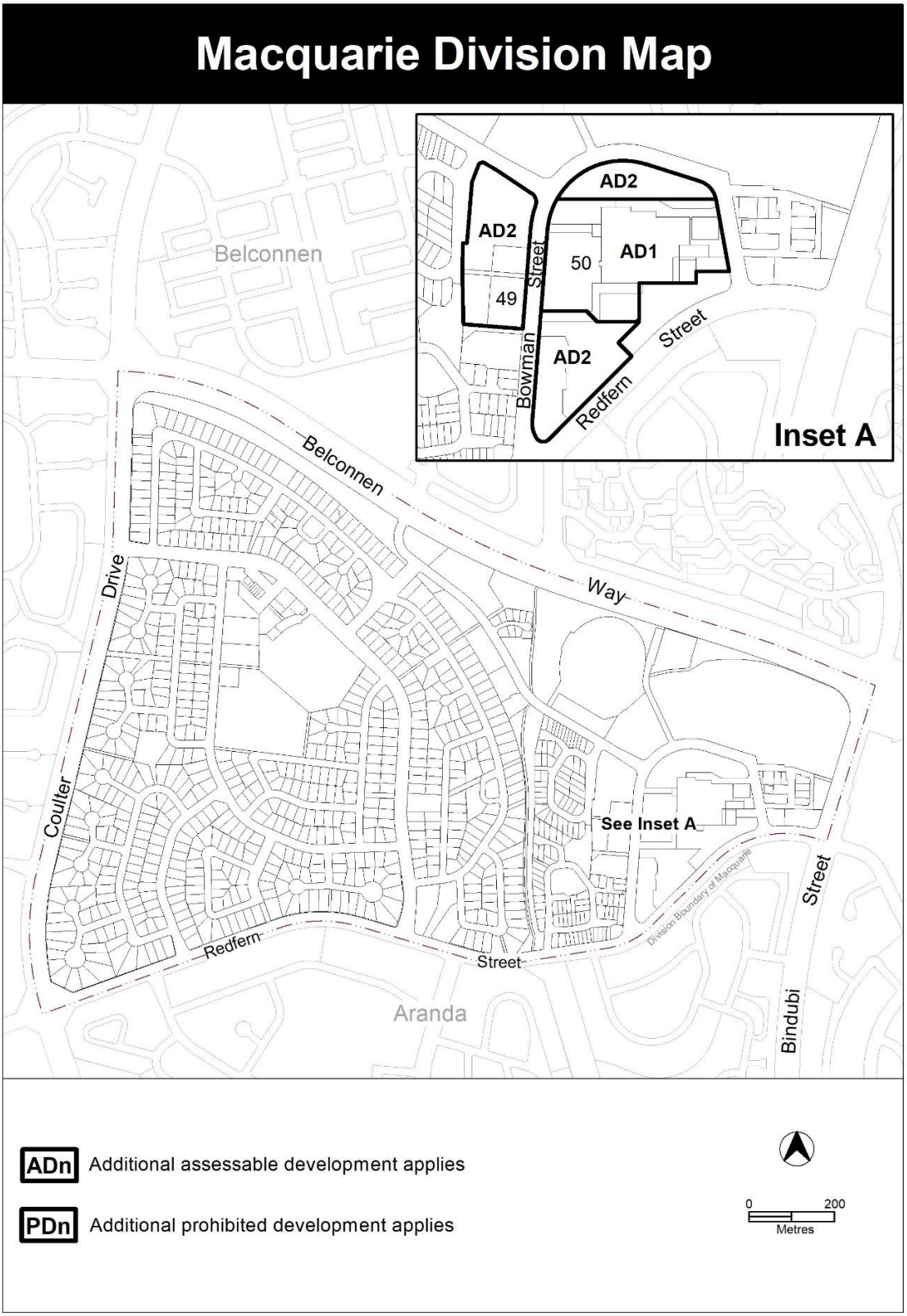





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## Figure 26 Macquarie

Link back to Land Use Table







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