



ACT
Government
Environment and Planning

Holt part section 99 (Belconnen Golf Course) Structure Plan

1. INTRODUCTION

This structure plan sets out the principles and policies that apply to development at the future urban area on section 99 Holt in accordance with section 91 of the *Planning and Development Act 2007*.

2. APPLICATION

This structure plan applies to the future urban area shown in Figure 1. Land that ceases to be part of the future urban area after the application of section 96 of the *Planning and Development Act 2007* ceases to be affected by this structure plan.

3. PROHIBITED DEVELOPMENT

For the purposes of section 136(2) of the *Planning and Development Act 2007*, development by an entity that is not the Territory or Territory entity is not prohibited.

4. PRINCIPLES FOR THE DEVELOPMENT OF FUTURE URBAN AREA

1. The development will accord with the principles contained in the Statement of Strategic Directions in the Territory Plan (see figure 1).

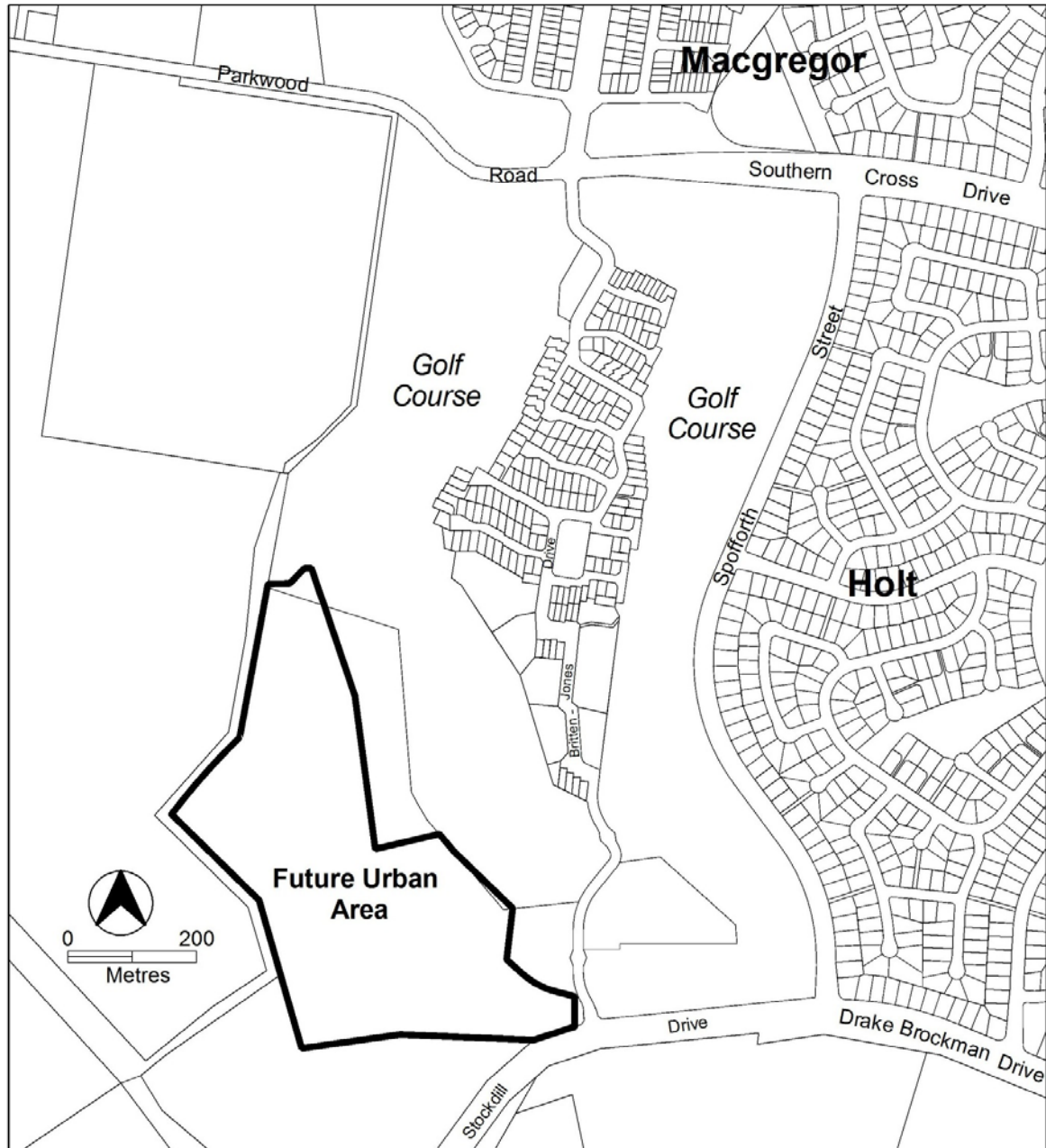


Figure 1: Future urban area at commencement of Holt section 99 Structure Plan

5. POLICIES FOR THE DEVELOPMENT OF FUTURE URBAN AREA

5.1 General

2. Residential development within the future urban area shown in Figure 1 will be in accordance with the residential RZ1 suburban zone in the Territory Plan.

Notes:

1. The future urban area will diminish as development proceeds. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007* ceases to be affected by this structure plan.
2. The nature and extent of the RZ1 zone under the Territory Plan will be confirmed after land ceases to be part of the future urban area.

5.2 Bushfire protection

3. Buffers for bushfire protection are to be provided to the satisfaction of the Emergency Services Agency (ESA) along the western and southern boundaries of the site.

5.3 Residential

4. Dwellings abutting the rural interface be constructed to satisfy the relevant Bushfire Attack Levels of Australian Standard of construction of buildings in bushfire-prone areas (AS 3959: 2009) or as agreed by the ESA.

5.4 Road and movement network

5. The estate is to be provided with an entrance from Stockdill Drive and not from Britten Jones Drive.
6. An access way for cycle use and pedestrians is to provide a connection between the main entry off Stockdill Drive to the nearest bus stop.
7. A secondary access point to the site for emergency access and egress is to be located and constructed to the satisfaction of ESA.

5.5 Open space and landscape

8. The provision for open space for active recreation will accord with the relevant Territory guidelines.
9. Landscape buffers will be provided to screen urban development from Stockdill Drive.