

Structure Plan

West Belconnen

Land located West of
Macgregor and Holt in the district of
Belconnen

Effective: 22 July 2016

NI2008-27

1. INTRODUCTION

This structure plan sets out the principles and policies that apply to the West Belconnen future urban area in accordance with section 91 of the *Planning and Development Act 2007*.

A concept plan for West Belconnen, which is deemed to be a precinct code under the *Planning and Development Act 2007*, has been prepared for the area subject to this structure plan.

2. APPLICATION

This structure plan applies to the future urban area in **Figure 1**. 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.

3. PROHIBITED DEVELOPMENT

For the purposes of s136(2) of the *Planning and Development Act 2007*, development by an entity is not prohibited, provided that the land on which the development is proposed was transferred to the entity by a Territory authority for the purpose of land development.

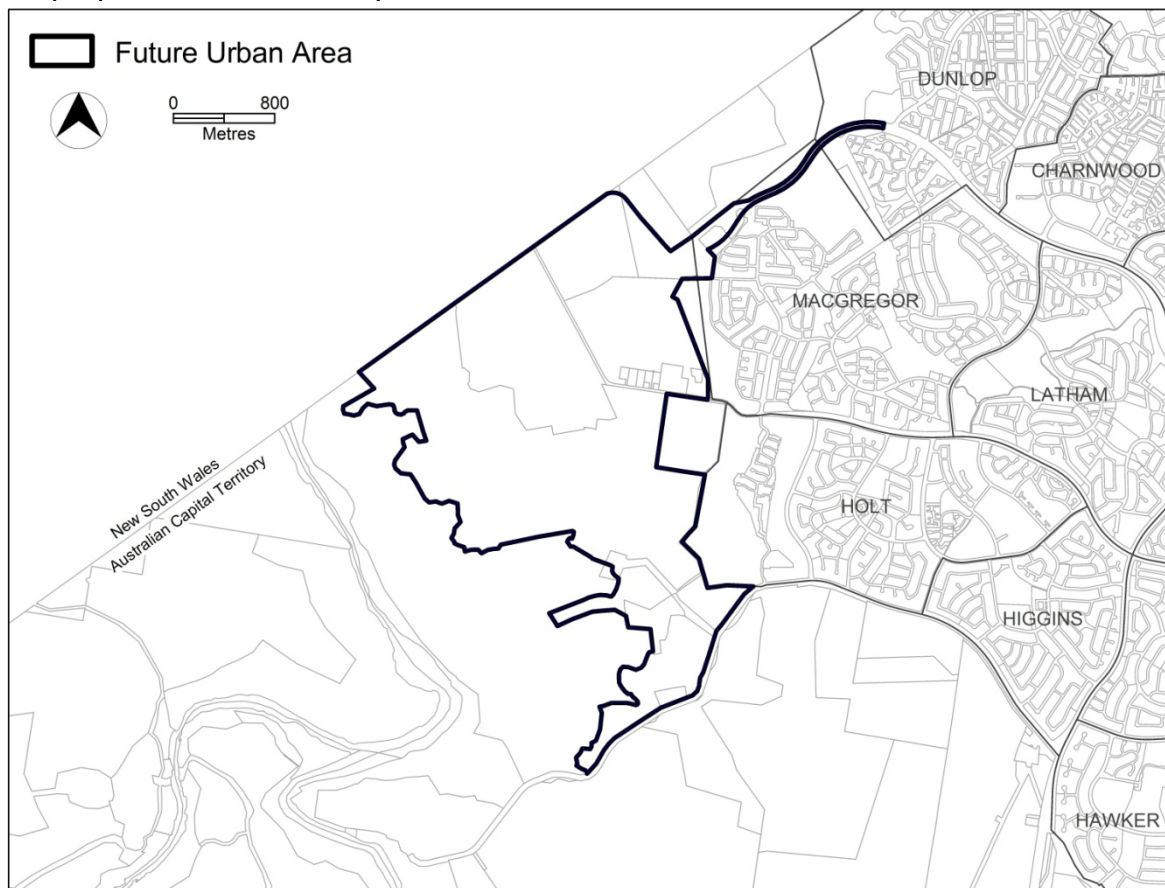


Figure 1: Future urban area at commencement of the West Belconnen Structure Plan

4. GENERAL PRINCIPLES AND POLICIES

The planning principles and policies for the broad structure are that:

1. development should encourage an environment that facilitates sustainability in terms of ecological, cultural, heritage, social and economic considerations;
2. the landscape setting and values of the site should be recognised and enhanced. Existing significant landscape features will be retained and protected;
3. local neighbourhoods should be designed to encourage non-car based trips and focussed on an activity node of an appropriate type and scale, such as a commercial centre, park or community facility;
4. 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;
5. the development's main commercial centre should be well located on a major road in order to serve multiple suburbs to ensure the long term viability of the centre;
6. the provision of community and recreation facilities should be provided in a manner that is accessible, flexible, co-located, clustered, adaptable, visible and sustainable;
7. an integrated cycling route network should be created within and between communities consistent with ACT and national standards;
8. 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;
9. the road hierarchy should be clearly legible and provide good and safe access to all users and encourage high levels of active and public transport usage;
10. the links between sustainable urban water management and potential impacts on flora, fauna, heritage and the conservation corridor should be recognised. Furthermore, appropriate sustainable urban water management measures will be implemented to manage runoff and reduce the number of run-off days to replicate, as closely as possible, pre-development peak flows protect the river corridor, water quality and downstream ecology.
11. Aboriginal and historic heritage place and objects will be recognised and significant sites conserved in public open space where appropriate.

12. Development shall provide for and be integrated with adjacent urban development in the ACT and the proposed future development, immediately adjacent in New South Wales.
13. Sustainable development and climate change adaptation is to be taken into consideration with the application of no regrets and inter-generational equity principles.

5. PRINCIPLES FOR THE DEVELOPMENT OF WEST BELCONNEN FUTURE URBAN AREA

The development will accord with the principles contained in the Statement of Strategic Directions.

6. POLICIES FOR THE DEVELOPMENT OF WEST BELCONNEN FUTURE URBAN AREA

6.1 General

14. Urban development will be generally in accordance with the zones applying to the future urban area, as shown on the Territory Plan map.

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 zones under the Territory Plan are confirmed after land ceases to be part of the future urban area.
15. The local neighbourhood is to be generally based on a walkable radius of around 400 metres from an activity node such as a park, bus stop, mixed use development or community facility.

6.2 Concept plan

16. A concept plan(s), which is deemed to be a precinct code under the *Planning and Development Act 2007*, will be prepared.

6.3 Social principles

17. Provision will be made for a range of housing types, densities and affordability, to meet changes in household and community needs and encourage the formation of a diverse community.
18. Higher density development will be encouraged within and near the main commercial centre and in other suitable locations well served by public transport and maximising accessibility to services, facilities and employment.

19. Provision will be made for aged care and special needs housing.
20. 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.
21. Neighbourhoods will be planned to encourage walking and cycling to reduce vehicle dependence, with a legible and permeable hierarchy of roads, conveniently located commercial and community facilities, a network of open spaces, an on and off road system for pedestrians and cyclists where appropriate and provision for accessible public transport.
22. The location, design and siting of development will promote community vitality, safety and equity of access (for people with limited mobility).
23. Development outcomes are to adhere with Government affordable housing strategies and policies.

6.4 Economic principles

24. Infrastructure and services will be provided and managed in a cost effective manner taking into account whole-of-life and whole-of-system costs.
25. 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. The centre will be well serviced by public transport and link effectively with the wider pedestrian and cycling network.
26. 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.

6.5 Environment protection

27. The landscape setting and values of West Belconnen will be recognised and sensitively incorporated into the urban design of the area. This includes the visual connection to the range of hills immediately west of the Murrumbidgee River, the distant Brindabella Ranges and the group of hills to the north of Ginninderra Creek.
28. Exceptional trees, significant trees and tree stands will be retained and integrated into the urban fabric through inclusion in open space, parks, streets and other areas wherever possible.
29. Best practice water sensitive urban design principles will be adopted at all levels of the development to minimise potable water usage, manage

overland flows, protect water quality and aquatic habitat in the Murrumbidgee River and Ginninderra Creek.

30. Subdivision design will facilitate energy efficient housing in accordance with current best practice and evolving approaches.
31. Aboriginal and European heritage places will be recognised and significant sites conserved in a manner agreed by the ACT Heritage Unit and in consultation with Registered Aboriginal Organisations.
32. Bushfire risk assessments and management plans will be prepared and implemented in accordance with relevant Government guidelines for bushfire mitigation.
33. Areas of high conservation value will be protected from development, and the impact of adjacent urban development minimised, through suitable mechanisms including the provision of buffers where required.
34. Hills, Ridges and Buffer areas (excluding the Belconnen land fill) are to be generally excluded from development except those uses permitted under the Territory Plan for the zoning.

6.6 Landscape and Open Space Principles

35. Development will be planned to respond to the topography of the area by minimising cut and fill, responding to key features (i.e. vistas, drainage lines and topography) and minimising visual impacts of the development.
36. Buffer zones will be provided in areas adjacent to existing development and major roads, if required.
37. The Murrumbidgee River corridor is recognised as an important natural and cultural asset to the ACT and wider region. It will be planned as an integral part of the National Capital Open Space System by providing for continuity of recreation use with surrounding open space and the river corridor.
38. The environmental quality, landscape setting and natural and cultural attributes of the Murrumbidgee River corridor will be reinforced by the provision of a conservation area on the eastern side of the river.
39. Provision will be made in the conservation corridor to create a balance between spaces allocated for recreational activities and protecting the area's natural and cultural values in a sensitive manner.
40. Open space will be incorporated as an integrated hierarchical system which provides for diversity of sport and recreational activities, offers opportunities for flexible and shared use of space, contributes to the

legibility and character of urban development and assists in the effective management of stormwater including encouraging onsite infiltration.

41. Playing fields will be provided in central locations and typically colocated with schools to maximise access and usage, where required.
42. Provision will be made for open space links between the Murrumbidgee River Corridor, Ginninderra Creek and Strathnairn Village suitable for cycling, pedestrian and equestrian use.
43. Provision will be made for open space links to the Molonglo River Corridor and to the existing off road path network in Belconnen for the purposes of pedestrian, equestrian and cycle use.

6.7 Urban design principles

44. 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.
45. Subdivision and detailed planning will provide for quality design outcomes within residential areas, centres and activity nodes, along principal approach routes and in the interface between public and private spaces (including shared spaces and spaces surrounding buildings).
46. Subdivision and detailed planning will maximise solar access, while being innovative in responding to topographic and planning constraints.
47. Road and other transport links will provide for high levels of accessibility to areas within West Belconnen and in surrounding areas. This will be partially achieved through links to the existing arterial road network surrounding the West Belconnen development.

6.8 Housing

48. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability.
49. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.

6.9 Transport planning principles

50. 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.
51. The road network is to be designed to support the future expansion of the rapid transport corridor.
52. The transport network will encourage modal shift in support of Transport for Canberra.

6.10 Belconnen land fill

53. A master plan is to be prepared for the land fill site that will determine uses and activities within the site, which will be subject to an appropriate audit process and approval of the Environment Planning Authority. The master plan will inform future Territory Plan zonings for the land.

7. POLICIES FOR THE DEVELOPMENT OF THE WEST BELCONNEN DEVELOPMENT AREA

7.1 General

54. Urban development will be generally in accordance with the zones applying to the future urban area shown on the Territory Plan map.

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 zones under the Territory Plan are confirmed after land ceases to be part of the future urban area.
55. The local neighbourhood is to be generally based on a walkable radius of around 400 metres from an activity node such as a park, bus stop, shops, community facility or school.
56. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability.
57. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.

7.2 Concept plans

58. Concept plans (which are deemed to be precinct codes under the *Planning and Development Act 2007*) may be prepared where departures from the relevant development codes are proposed. Such matters as higher development densities, response to slope and orientation, increased building heights, and contemporary best practice for energy efficiency, water efficiency and solar access, could be included.

7.3 Conservation Corridor

59. A conservation corridor will be created and managed in accordance with the commitments agreed under the approved West Belconnen Strategic Assessment and the Strategic Bushfire Management Plan Version 3 (or its successor).
60. A plan that prescribes management conditions for the conservation corridor shall be prepared by the entity responsible for its management. The management plan will include comprehensive provisions giving weight to each of conservation of threatened species and ecological communities; water quality monitoring and management; bushfire protection; heritage values; and recreation use.

61. The management plan will prescribe management arrangements and controls that may be applied to infrastructure to be installed in the corridor.
62. The management plan shall be prepared in consultation with relevant agencies and stakeholder groups and will be updated as required.
63. The conservation corridor is recognised as an important natural and cultural asset to the ACT and region. It will be planned as an integral part of the National Capital Open Space System by providing for continuity of recreation use with surrounding open space and the Murrumbidgee River corridor.

7.4 Environment Protection

64. The development is to be generally contained to the area north of Stockdill Drive, east of the Murrumbidgee River, south of Ginninderra Creek and extending to the ACT/NSW border.
65. Clearance zones will be imposed as overlay controls that preclude sensitive uses in areas situated in the vicinity of existing uses with odour, air quality or noise impacts. Clearance zones will remain in place, pending removal or amelioration of the environmental impact, subject to an appropriate audit process and to the satisfaction of the Environmental Protection Authority.
66. The visual connection to important hills is to be maintained. These include the range of hills immediately west of the Murrumbidgee River and group of hills to the north of Ginninderra Creek.
67. Where appropriate, the width of the road reservation is to allow for the retention or establishment of large trees to visually reinforce the major route.
68. Areas with high conservation value and heritage value will be protected from development where possible, and the impact of adjacent urban development minimised through suitable mechanisms, including the provision of appropriate buffers.
69. The Murrumbidgee River corridor and associated conservation area are to be managed to protect water quality, classified species and communities, bird habitats, high value woodlands and grasslands, and natural and cultural assets.
70. In subdivision design, larger lots will generally be situated on steeper/constrained land to appropriately respond to topography, minimise cut and fill and maximise tree retention.

71. Land use zones within the Belconnen land fill site (Block 1586 Belconnen) will be determined through a master plan for the site, subject to an appropriate audit process and approval of the Environment Protection Authority.
72. Where appropriate, noise abatement measures will be implemented to address impacts on residents of adjacent suburbs where new roads or upgrades to existing roads result in unacceptable impacts to existing levels of amenity.

7.5 Bushfire Management

73. Leading practice bushfire risk management is to be implemented in all stages of planning (including subdivision) in accordance with the Strategic Bushfire Management Plan Version 3 (or its successor) and policies.
74. The staging of development is to be undertaken in a manner that minimises bushfire risk to residents and accords with agreed bushfire mitigation measures.
75. Provision will be made in the conservation corridor for recreational activities appropriate to the characteristics of the river and adjacent land, and in a manner that provides bushfire protection and reinforces and protects the natural and cultural values of the river corridor.
76. The inner asset protection zone is to be located outside the river corridor boundary, within the urban area.

7.6 Heritage

77. Conservation Management Plans are to be prepared for Aboriginal heritage places and objects.

7.7 Residential

78. Zones will be allocated by a technical amendment to the Territory Plan under s96 of the *Planning and Development Act 2007* in accordance with the following principles:
 - (a) Suburban scale housing is to be the dominant housing type.
 - (b) Medium density housing, which may include a higher built form is to be located on land near major transport routes, commercial centres, at activity nodes, and in locations with higher amenity.

- (c) Residential mixed use (ie. residential and commercial or residential and community facilities) to be located near the main commercial centre, and in areas with high amenity.
79. Precinct codes will be assessed by the relevant Authority against any relevant Government affordable housing policies or strategies.
80. Subdivision design will facilitate energy efficient housing consistent with current best practice and in a manner sensitive to West Belconnen site conditions, amenity and cost.
81. Opportunities for special dwellings and supportive housing are to be provided.
82. Noise abatement measures will be incorporated into the design of residential buildings along major roads and adjacent to other substantial noise sources, where appropriate.
83. An edge road, landscape buffer or other suitable interface treatment are to be provided along the eastern edge of the development area between adjacent suburbs and the eastern boundary of the West Belconnen development.
84. The main commercial centre is to be located adjacent to a major arterial road. The centre will be a major focus for commercial and community activity, accommodating supermarkets and a range of other retail, commercial, business services and community facilities. Opportunities for higher density housing will be provided within, and adjacent to, the main commercial centre.
85. Commercial uses, generally of a non-retail nature, may be located within the CZ5 zone to the north west and south west of the main commercial centre, along Parkwood Road and in the Belconnen Land Fill site. These uses may be associated with residential development. Any changes to existing land uses within the Belconnen Land Fill site will be determined through a master plan for the site, subject to an appropriate audit process and approval of the Environment Protection Authority.
86. Minor commercial and retail uses may be located throughout the development in response to market and community needs, provided that the proposed use is consistent with Territory Plan zone provisions and objectives.

7.8 Sustainable Development

87. In considering how to respond to climate change, implement a green infrastructure approach to the planning of unleased territory land.

7.9 Open space and recreation

88. The provision of open space for active recreation will generally accord with the relevant Territory guidelines.
89. Strong recreational links are to be facilitated within West Belconnen and surrounding suburbs to allow safe, appropriate and convenient access to the Murrumbidgee River and conservation corridor.
90. Playing fields, ovals and district parks will, where possible, be located on flatter land, accessible to movement systems, and possibly co-located with schools. They will be edged by a local street and provide parking where practicable on edge streets to avoid large surface car parks.
91. Land with suitable topographic characteristics, adjacent to nominated school sites is to be reserved for school ovals, except where district playing fields are already identified adjacent to the school sites.
92. Land with suitable topographic characteristics is to be reserved for the provision of district level playing fields.
93. Local parks are to be provided that incorporate remnant tree stands where possible, and will generally be edged by streets, not back or side fences.
94. The Bicentennial National Trail will be provided through and/or around the development.

7.10 Community facilities

95. Where appropriate, commercial centres and activity nodes are to provide sites for community facilities.
96. Sites will be allocated for schools.
97. Community facilities sites, including community centres and the like may be allocated within or adjacent to residential land consistent with Territory Plan zone provisions and objectives.
98. Special Fire Protection Developments are not permitted adjacent to the River Corridor boundary without the approval of the Emergency Services Agency.

99. The Strathnairn Arts Facility is to be retained with an appropriate interface with adjacent development. Limited additional commercial and community uses are to be provided to permit the Facility to expand in the future as well as to service the adjacent development, providing that arts remains as the pre-eminent use on the land.
100. The Belconnen Farm heritage site will be developed and managed in accordance with a conservation management plan to be approved for the site and in addition but without compromising the intent of the conservation management plan will provide for limited commercial and community related activities associated with the adjacent development.

7.11 Stormwater management

101. A water sensitive urban design (WSUD) strategy will be adopted to control stormwater runoff from the West Belconnen development. The strategy will comply with current ACT WSUD policy documents and will comprehensively address issues relating to the management of water quality control and minimise adverse impacts on flow regimes into the Murrumbidgee River and Ginninderra Creek. Flow regimes should reduce the number of run-off days to replicate, as closely as possible, pre-development peak flows.

7.12 Traffic management

102. 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.
103. Major roads within the development are to be generally designed as urban boulevards, with service streets and address frontages. Regular cross-streets are to be provided, consistent with traffic safety and efficiency, to minimise the effect of the arterials as a barriers between neighbourhoods.
104. Major roads through the development are to be designed to also accommodate traffic generated by the ultimate development adjacent in NSW.
105. An interconnected street system is to be provided that facilitates a choice of routes and legible way-finding, and is appropriately landscaped in accordance with its function and character.

106. Traffic volumes and congestion on the wider road network in existing areas of Belconnen will continue to be monitored and upgraded, as necessary, in order to maintain acceptable levels of capacity (in accordance with national standards) and align with relevant sustainable transport policy and objectives.
107. 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.
108. Implications for the wider road network should be given due consideration through ongoing traffic management and planning.

7.13 Transport

109. 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.
110. The road layout is to be designed to enable expansion of the public transport system by creating a system which uses the new West Belconnen arterial as part of a public transport spine to link West Belconnen with the surrounding Belconnen district, Kippax Group Centre and beyond.

7.14 Tourist and Recreation Facilities

111. The proposed conservation corridor and Murrumbidgee River offer opportunities for research, education, recreation and ecotourism. The potential of these places will be further explored as part of a separate master planning exercise.

7.15 Emergency Services Facilities

112. Facilities to be provided as required.

7.16 Infrastructure and Services

113. Provision will be made for the construction of infrastructure to service the development as required and to the satisfaction of the Territory.

114. All infrastructure provision including water supply for fire fighting purposes shall comply with the Strategic Bushfire Management Plan Version 3 (or its successor).
115. Easements around electrical infrastructure are to be provided to the satisfaction of the Territory and the electrical infrastructure asset owners.
116. A site will be allocated for the provision of a zone substation and associated infrastructure, to the satisfaction of the Territory.
117. Appropriate interface treatments should be provided between electrical substation sites and adjacent development areas, to the satisfaction of the ACT Planning and Land Authority and electrical infrastructure asset owners.