



Holt section 99 block 11 (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).

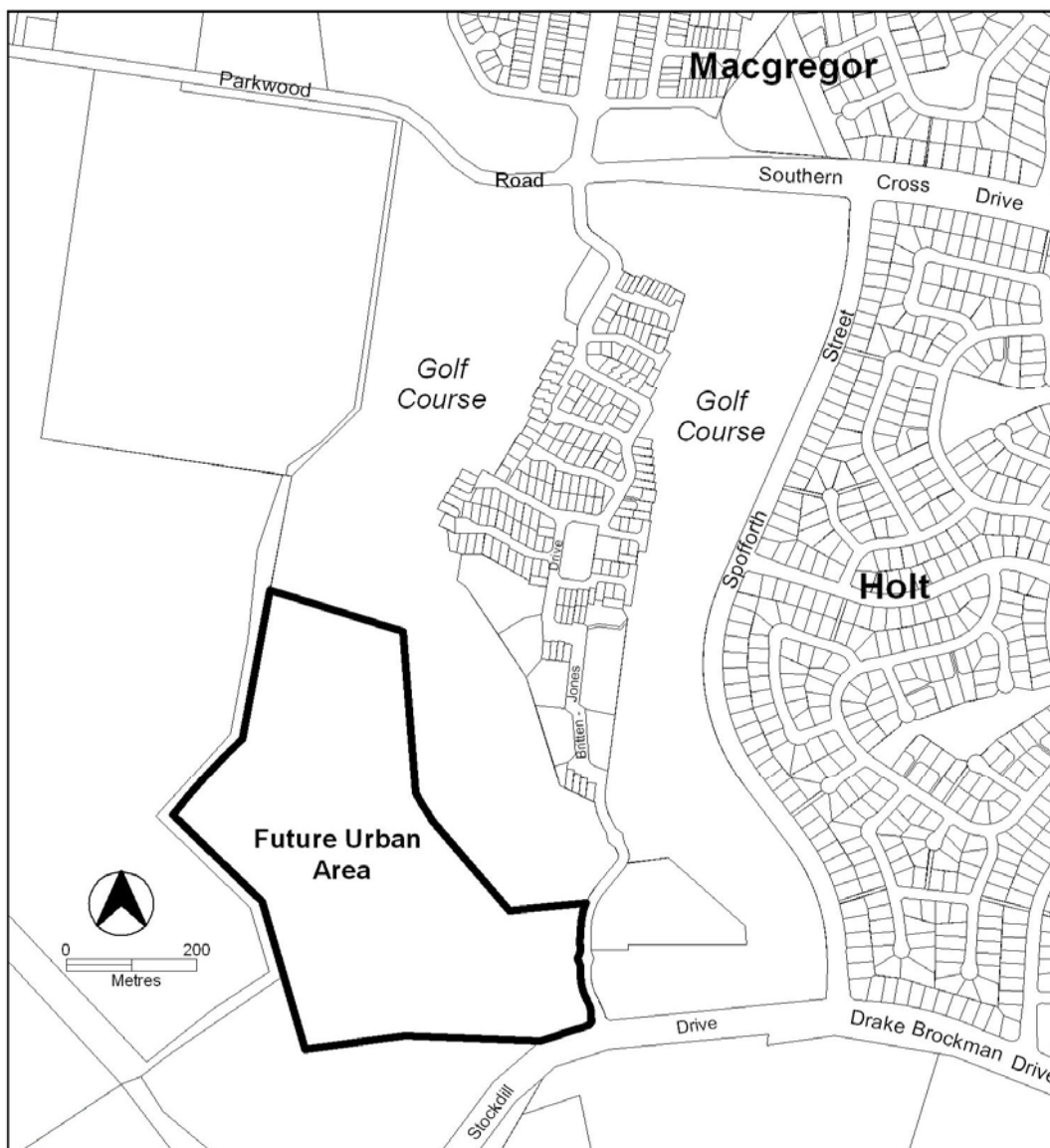


Figure 1: Future urban area at commencement of Holt section 99 block (11 part) Structure Plan

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 1997* 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 Bushfire Attack Level 19 of Australian Standard of construction of buildings in bushfire-prone areas (AS 3959: 2009) and that other dwellings at the estate be constructed to satisfy Bushfire Attack Level 12.5 (AS 3959:2009) as noted in the corrigendum to the Planning Report November 2009—Bushfire protection requirements based on AS3595:2009 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 Infrastructure

8. Provision will be made for the relocation and undergrounding of the overhead 132 kilovolt transmission lines to enable contiguous residential development.

5.6 Community activity centre

9. Provision for a community activity centre with ancillary uses of shop, health facility, office and store is to be located close to the intersection of Stockdill Drive and Britten Jones Drive. Shop of no more than 200 m² gross floor area may be included within the community activity centre.

5.7 Open space and landscape

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