



## **Structure Plan**

### **West Belconnen**

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



## 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*.

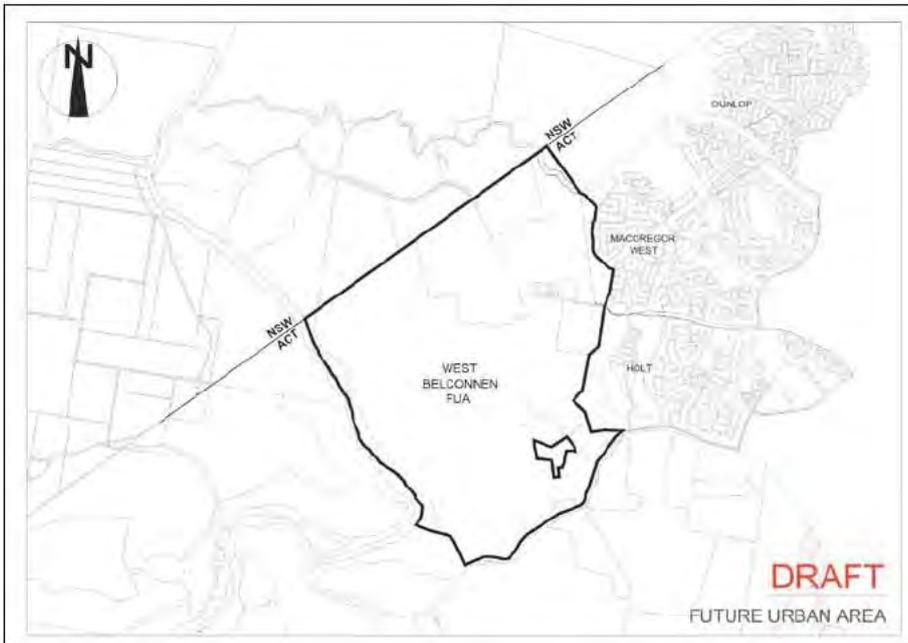
A concept plan for West Belconnen, which is deemed to be a precinct code under the *Planning and Development Act 2007*, has been prepared for the area subject to this structure plan.

## 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 and development.



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

Commented [SG1]: Dale provided the following comment – please review accordingly. Noting this is the standard terminology should this state that development of an “estate development plan” is not prohibited? There is a concern from the merit team that the subsequent Development Applications for the created blocks may be applied for before the FUA is uplifted and the zonings are set. This creates ambiguity when trying to determine what development code to apply and any ongoing provisions that may need to be included in a precinct code on uplift of the FUA.

Commented [SG2]: Amend figure by moving FUA from river to river corridor boundary and away from Macgregor West to the eastern edge of urban development in WB. Also include strathairn as FUA.

#### 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 primary school site and open space corridor;
5. the group centre 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 places and objects ~~Aboriginal and~~ 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.

11,13. 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**

1. 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.
2. 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**

3. 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**

4. 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.
5. 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.

6. Provision will be made for aged care and special needs housing.
7. 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.
8. Neighbourhoods will be planned to encourage walking and 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.
9. The location, design and siting of development will promote community vitality, safety and equity of access (for people with limited mobility).
10. Development outcomes are to adhere with Government affordable housing strategies and policies.

#### **6.4 Economic principles**

11. Infrastructure and services will be provided and managed in a cost effective manner taking into account whole-of-life and whole-of-system costs.
12. ~~A group centre~~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.
13. The commercial 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**

14. 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.
15. 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.
16. Best practice water sensitive urban design principles will be adopted at all levels of the development to minimise potable water usage, manage

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

17. Subdivision design will facilitate energy efficient housing in accordance with current best practice and evolving approaches.
18. Aboriginal and European heritage places will be recognised and significant sites conserved in a manner agreed by the ACT Heritage Council, and in consultation with Registered Aboriginal Organisations~~the ACT Heritage Unit and (where relevant) Registered Aboriginal Organisations.~~
19. Bushfire risk assessments and management plans will be prepared and implemented in accordance with relevant Government guidelines for bushfire mitigation.
20. 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.
21. Hills, Ridges and Buffer areas 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**

22. 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.
23. Buffer zones will be provided in areas adjacent to existing development and major roads.
24. 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.
25. 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.
26. 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.
27. 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.

28. Playing fields will be provided in central locations and typically colocated with schools to maximise access and usage, where required.
29. 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.
30. 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**

31. 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 ~~Group Centre and local~~ commercial centres, neighbourhood activity nodes, active and passive open spaces, riparian (creek and drainage) corridors and other open space corridors.
32. Subdivision and detailed planning will provide for quality design outcomes within residential areas, centres and activity nodes, along ~~principle-principal~~ approach routes and in the interface between public and private spaces (including shared spaces and spaces surrounding buildings).
33. Subdivision and detailed planning will maximise solar access, while being innovative in responding to topographic and planning constraints.
34. 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**

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

### **6.86.9 Transport planning principles**

~~34.37.~~ 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.

~~38.~~ The road network is to be designed to support the future expansion of the ~~inter town public transport network~~ rapid transport corridor.

~~35.39.~~ The transport network will encourage modal shift in support of Transport for Canberra.

### **6.10 Transport planning principles Belconnen Land Fill**

~~40.~~ 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

Commented [SG3]: How is this different to Section 6. There seems to be some duplication.

### General

~~36-41.~~ 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.

~~37-42.~~ 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.

~~38-43.~~ The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability.

~~39-44.~~ The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.

### Concept plans

~~40-45.~~ 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.

### Conservation Corridor

~~41-46.~~ 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).

~~42-47.~~ 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.

~~43-48.~~ The management plan will prescribe management arrangements and controls that may be applied to infrastructure to be installed in the corridor.

~~44-49.~~ The management plan shall be prepared in consultation with relevant agencies and stakeholder groups and will be updated as required.

~~45-50.~~ 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.

### Environment Protection

~~46-51.~~ The development is to be generally contained to the area north of Stockdill Drive, west-east of the Murrumbidgee River, east-south of Ginninderra Creek and extending to the ACT/NSW border.

~~47-52.~~ 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.

~~48-53.~~ 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.

~~49-54.~~ 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 ~~as seen from distant vantage points~~.

~~50-55.~~ 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.

~~51-56.~~ The Murrumbidgee River corridor and associated conservation area are to be managed to protect water quality, classified species and communities, bird habitats, ~~and~~ high value woodlands and grasslands, and cultural assets.

~~52-57.~~ 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.

~~53-58.~~ 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.

Appropriate buffer areas will be imposed as overlay controls that preclude sensitive land uses in areas situated in the vicinity of existing uses with odour and noise impacts. Where appropriate, buffers may apply temporarily, pending removal or appropriate amelioration of the noise or odour impact.

~~54-59.~~ 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.

### **Bushfire Management**

~~55-60.~~ Leading practice bushfire risk management is to be implemented in all stages of planning (including ~~concept plans and/or estate development plans~~ subdivision) in accordance with ~~the current~~ Strategic Bushfire Management Plan Version 3 (or its successor) and policies.

~~56-61.~~ The staging of development is to be undertaken in a manner that minimises bushfire risk to residents and accords with agreed bushfire mitigation measures.

~~57-62.~~ 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.

~~63.~~ Asset protection zones for bushfire protection and to manage urban edge effects are to be provided in the conservation corridor, adjacent to the western development edge. Agreed locations and widths of asset protection zones are to be clearly identified in the West Belconnen concept plan The inner asset protection zone is to be located outside the river corridor boundary, within the urban area.

### **Heritage**

~~58-64.~~ Conservation Management Plans are to be prepared for Aboriginal heritage places and objects.

## Residential

~~59-65.~~ Zones will be allocated in a variation 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) Small-scale community and commercial uses may be allowed within residential areas ~~outside of local centres~~, in order to meet local needs (eg. child care centres, health facility, community activity centre).
- (c) 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.
- (d) Residential mixed use (ie. residential and commercial or residential and community facilities) to be located near the group centre, and in areas with high amenity.

~~60-66.~~ Precinct codes will be assessed by the Authority against any relevant Government affordable housing policies or strategies.

Commented [SG4]: Which Authority – define?

~~64-67.~~ 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.

~~62-68.~~ ~~Small scale community, retail and commercial uses may be allowed within residential areas, outside of local centres, in order to meet local needs, provided that the proposed use is consistent with Territory Plan zone provisions and objectives.~~

~~63.~~ ~~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 high amenity.~~

~~65-70.~~ Opportunities for special dwellings and supportive housing are to be provided.

~~66-71.~~ Noise abatement measures will be incorporated into the design of residential buildings along major roads and adjacent to other substantial noise sources, where appropriate.

~~67-72.~~ An edge road, landscape buffer or other suitable interface treatment is to be provided along the eastern edge of the development area between

adjacent suburbs and the eastern boundary of the West Belconnen development.

~~68-73. A group centre~~ The main commercial centre is to be located adjacent to a major arterial road. The ~~group centre~~ will be a major focus for commercial and community activity, accommodating supermarkets, ~~discount department retailing~~ 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 group centre.

~~69-74.~~ The ~~group centre~~ main commercial centre may include employment generating uses such as offices or a health centre.

~~70-75.~~ Commercial uses, generally of a non-retail nature, may be located within the CZ5 zone to the north west and east of the group 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.

~~74-76.~~ Minor commercial and retail uses may be located throughout ~~West Belconnen~~ the development in response to market and community needs, provided that the proposed use is consistent with Territory Plan zone provisions and objectives.

### Sustainable Development

#### **Open space and recreation**

~~75-78.~~ The provision of open space for active recreation will generally accord with the relevant Territory guidelines.

~~76-79.~~ 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.

~~77-80.~~ 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.

~~78-81.~~ 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.

~~79-82.~~ Land with suitable topographic characteristics is to be reserved for the provision of district level playing fields.

~~80-83.~~ Opportunities are to be explored at the concept plan stage for restricted access recreation sites eg. enclosed ovals and special use sporting clubs.

~~81-84.~~ ~~Local parks will be located generally within 200m of all residents.~~ Local parks are to be provided that will incorporate remnant tree stands where possible, and will generally be edged by streets, not back or side fences.

~~82-85.~~ The Bicentennial National Trail will be provided through and around the development. ~~will be re-configured to generally align with the eastern edge of the conservation corridor, from the south to the Belconnen Farm precinct, and then north towards Ginninderra Creek.~~

### Community facilities

~~83-86.~~ Where appropriate, ~~group and local commercial~~ centres and activity nodes are to provide sites for community facilities.

~~84-87.~~ Sites will be allocated for ~~a combination of Government and non-Government~~ schools.

~~88.~~ Community facilities sites, including ~~sites for non-government schools,~~ community centres and the like may be allocated within or adjacent to residential land.

~~89.~~ ~~Special Fire Protection Developments are not permitted adjacent to the River Corridor boundary without the approval of the Emergency Services Agency.~~

~~90.~~ ~~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.~~

~~85-91.~~ The Belconnen Farm heritage site will be developed and managed in accord 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.

### Stormwater management

~~92.~~ 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.

## Traffic management

- ~~86-93.~~ Access to West Belconnen will be via existing roads Drake Brockman Drive, Southern Cross Drive and (subject to approval) Ginninderra Drive. Where required, these roads will be augmented to cater for the additional traffic volumes and align with current sustainable transport policy and objectives.
- ~~94.~~ 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.
- ~~87-95.~~ Major roads through the development are to be designed to also accommodate traffic generated by the ultimate development adjacent in NSW.
- ~~88-96.~~ 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.
- ~~97.~~ 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.
- ~~89-98.~~ 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.
- ~~90-99.~~ Implications for the wider road network should be given due through ongoing traffic management and planning.

## Transport

- ~~91-100.~~ Shared paths (bicycle/pedestrian) will provide access to key features within West Belconnen including the conservation corridor,

Murrumbidgee River and Molonglo River corridors, 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.

~~92-101.~~ The road layout is to be designed to enable expansion of the public transport system ~~and inter town bus network~~ 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.

### **Tourist and Recreation Facilities**

~~93-102.~~ 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.

### **Emergency Services Facilities**

~~94-103.~~ Facilities to be provided as required.

### **Infrastructure and Services**

~~104.~~ Provision will be made for the construction of infrastructure as required and to the satisfaction of the Territory.

~~95-105.~~ All infrastructure provision including weater syupply for fire fighting purposes shall comply with the Strategic Bushfire Management Plan Version 3 (or its successor).

~~96-106.~~ Easements around electrical infrastructure are to be provided to the satisfaction of Territory, within which development will be restricted in accordance with utility agency requirements, will be provided as follows:

~~330kV overhead powerlines — 60m  
132kV overhead powerlines — 40m~~

~~97-107.~~ A site will be allocated for the provision of a zone substation and associated infrastructure, to the satisfaction of the Territory.

~~98-108.~~ Appropriate interface treatments should be provided between substation sites and adjacent development areas, to the satisfaction of the ACT Planning and Land Authority and electrical infrastructure asset owners.



**ACT**  
Government  
Environment and Planning

# West Belconnen Concept Plan

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## **Purpose**

The purpose of this plan is to:

- a. guide the design and assessment of estate development plan (subdivision proposals) development applications in West Belconnen
- b. inform the delineation of Territory Plan land use zones at the time when a parcel of land ceases to be part of the future urban area following approval of an estate development plan
- c. guide the development of individual blocks in concert with other relevant codes under the Territory Plan
- d. guide the development and management of the public domain
- e. ensure that planning and development is consistent with commitments made under the West Belconnen Strategic Assessment.

## **Desired planning outcomes**

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

- a. provide diverse housing zones, types and densities to meet the changing needs of the community
- b. allow for zoning to accommodate increased residential densities and building heights generally close to public transport routes and retail/commercial centres (where provided)
- c. provide for community facilities and retail/commercial uses
- d. provide development types on the urban edge that minimise impacts on river and creek corridors and provide opportunity to connect with ecological values within the Murrumbidgee River corridor
- e. provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- f. encourage walking, cycling and the use of public transport
- g. provide a legible road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to adjacent areas
- h. retain significant elements of the site as part of the urban open space network that connects to adjacent suburbs and areas with public access and high levels of amenity and safety
- i. provide for effective buffers and relationships between residential development and nature reserves
- j. provide a river corridor conservation zone
- k. ensure protection of areas or items of heritage significance
- l. employ leading practice stormwater management measures and apply water sensitive urban design principles

- m. minimisation of all impacts to adjacent nature reserve areas
- n. Provide appropriate bushfire mitigation management
- o. Provide for clearance zones that limit the development of sensitive uses in areas affected by noise, odour and air quality issues, and to provide for the adjustment of clearance zones when appropriate
- p. Provide for clearance zones that limit development so as to protect the vulnerable little eagle and a poultry facility from zoonotic impacts, and to provide for the adjustment of clearance zones when appropriate – zoonosis is the process whereby disease is transferred from one species to another
- q. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability
- r. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.

### Code hierarchy

This concept plan is a **precinct code** under 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.

Rules	Criteria
<b>Part A – Land Use</b>	
Land Use Plan	
Residential zones shown on a land use plan lodged with an <i>Estate Development Plan</i> are consistent with the Territory Plan map.	Residential zones are consistent with the objectives of the zone and achieve all of the following: <ul style="list-style-type: none"> <li>• reasonable mix of zones to support diversity in housing type</li> <li>• provide for housing affordability</li> <li>• provide for changing demographic needs of the community</li> <li>• increased density and building heights near collector roads</li> </ul>

	<ul style="list-style-type: none"> <li>• increased density and building heights near commercial centres</li> <li>• increased density and building heights in close proximity to public transport</li> <li>• consistency with the desired planning outcomes.</li> </ul>
<p>No residential use is permitted within the clearance zones as shown in <b>Figure 1</b>.</p> <p>Clearance zones may be adjusted, subject to an appropriate audit process and approval of the Environment Protection Authority.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>Community facility zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.</p>	<p>Community facility zone is consistent with the objectives of the zone and achieve all of the following:</p> <ul style="list-style-type: none"> <li>• adjacent to the collector road</li> <li>• in close proximity to public transport</li> <li>• in close proximity to commercial zones, if provided</li> <li>• encourage co-location and/or clustering of facilities</li> <li>• suitable to accommodate relevant facilities in accord with the Community and Recreation Facilities Location Guidelines General Code</li> <li>• consistent with the recommendations of a community and social needs assessment, endorsed by Strategic Planning, Environment and Planning Directorate and the Department of Education and Training, as required</li> <li>• consistency with the desired planning outcomes.</li> </ul>
<p>Block 1332 Belconnen (the Strathnairn Arts Precinct) is to have a community facility zone shown on a land use plan lodged with an <i>Estate Development Plan</i> that is consistent with the Territory Plan map</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>No community use is permitted within the clearance zones as shown in <b>Figure 1</b>.</p> <p>Clearance zones may be adjusted, subject to an appropriate audit process and approval of the Environment Protection Authority.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>Parks and recreation (PRZ1 urban open space) zone shown on a land use plan lodged</p>	<p>Urban open space is consistent with the objectives of the zone and achieves all of the</p>

<p>with an Estate Development Plan is consistent with Territory Plan map.</p>	<p>following:</p> <ul style="list-style-type: none"> <li>• retention of cultural heritage items</li> <li>• retention of mature trees, consistent with an agreed tree and landscape strategy</li> <li>• opportunities for pedestrian and cycle paths to connect to activity nodes within the estate, and to the existing networks in adjoining suburbs</li> <li>• provides opportunities for local recreation</li> <li>• provision is to be consistent with the recommendations of a sporting and recreation needs assessment and the community needs assessment (as required), endorsed by Sport and Recreation and Strategic Planning</li> <li>• consistency with the desired planning outcomes.</li> </ul>
<p>Commercial zones shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.</p>	<p>Commercial zones are consistent with the objectives of the zone and achieves all of the following:</p> <ul style="list-style-type: none"> <li>• adjacent to a collector road with public transport capability</li> <li>• high accessibility for pedestrians, cyclists and vehicles</li> <li>• provides services and facilities for the local community</li> <li>• In close proximity to a community facility zone</li> <li>• consistent with a commercial and retail needs assessment</li> <li>• consistency with the desired planning outcomes.</li> </ul>
<p>Land use zones within the Belconnen land fill site (Block 1586 Belconnen) as indicated in <b>Figure 1</b> will be determined through a master plan for the site, subject to an appropriate audit process and approval of the Environment Protection Authority.</p> <p>Possible new zonings through a master planning process may include Industrial (I22 mixed use) and commercial zonings.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Non urban (NUZ4 - River corridor) zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with Territory Plan map.	This is a mandatory requirement. There is no applicable criterion.
Transport and Services (TSZ2 Services) zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.	The Services zone is consistent with the objectives of the zone.
<b>Part B - Subdivision</b>	
<b>Dwelling Yield</b>	
The maximum dwelling yield is 6500 dwellings.	The maximum number of dwellings is subject to review and may be altered at the discretion of the Authority ten years after the approval of this concept plan and thereafter at five year intervals.
<b>Belconnen Land Fill Site Master Plan</b>	
A master plan is to be prepared for the land fill site that will identify future uses and activities to the satisfaction and endorsement of the auditor, Territory and Municipal Services Directorate and the Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.
<b>Bushfire</b>	
<p>A bushfire risk assessment that also takes into consideration the risk from New South Wales and along the river corridors is to be undertaken.</p> <p>The assessment is to take into consideration topography, urban edge conditions, and proposed land management practices within the adjacent river corridor.</p> <p>The assessment and required mitigation measures are to be approved by the Emergency Services Agency.</p>	This is a mandatory requirement. There is no applicable criterion.
No development is permitted within 300m of the ACT / NSW border (Figure 1) 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 standards to the satisfaction of the Emergency Services Agency.	This is a mandatory requirement. There is no applicable criterion.
<b>Horse Trails</b>	
There is no applicable rule.	The provision of the Bicentennial National Trail and local horse trails are to be provided consistent with the recommendations of an equestrian master plan, endorsed by Territory and Municipal Services Directorate and Strategic Planning Division, Environment

	and Planning Directorate.  Trails should endeavour to avoid conflict with pedestrians and cyclists, where ever possible.
<b>Equestrian Facilities</b>	
There is no applicable rule.	Any recommendation following an ACT strategic horse paddock review undertaken by the Environment and Planning Directorate are to be implemented.
<b>Urban Edge</b>	
There is no applicable rule.	The urban edge achieves all of the following: <ul style="list-style-type: none"> <li>• a clear and manageable boundary between the Murrumbidgee River, Ginninderra Creek and the urban area</li> <li>• continuous edge streets (or equivalent treatments), bushfire protection zones, and controlled vehicular access points to Murrumbidgee River and Ginninderra Creek for bushfire management and general maintenance are provided</li> <li>• measures are provided to minimise the impact on Pink-Tailed Worm Lizard habitat and Box Gum Woodland from stormwater runoff, edge road earthworks, trunk infrastructure, fire protection, and pedestrian and cycle paths</li> <li>• continuous shared pedestrian and cycle path infrastructure is provided along the urban edge</li> <li>• trunk infrastructure services are integrated with paths and recreational networks, where possible.</li> </ul>
<b>Conservation Areas</b>	
Areas of conservation will be protected from development with the impact of urban development and infrastructure minimised, through suitable mechanisms to the satisfactions of the Conservator of Flora and Fauna.	This is a mandatory requirement. There is no applicable criterion.
<b><i>Environment Protection Biodiversity and Conservation Act requirements</i></b>	
Development is not inconsistent with the <i>Environment Protection Biodiversity and Conservation Act 1999</i> and the approved Strategic Assessment under Part 10 of the Act to protect Matters of National Environmental Significance.	This is a mandatory requirement. There is no applicable criterion.
<b>Interface with Woodhaven Green Residential Estate</b>	

<p>The interface between the estate and the adjacent Woodhaven Green residential estate is to provide for integration between the two estates with appropriate road and path connections.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p><b>Interface with Strathnairn Arts Precinct (Block 1332 Belconnen)</b></p>	
<p>The interface between the estate and the Strathnairn Arts Precinct will have regard for compatibility between adjacent land uses:</p> <p><b>BUFFER:</b> A buffer zone is required between Strathnairn and the estate to provide acoustic and visual separation from surrounding roads and other estate infrastructure. The buffer will enable continued passive artistic endeavour at the site and measures shall be external to the Strathnairn site boundary.</p> <p><b>ACCESS:</b> Provide one primary (public use) and one secondary (user and emergency egress) point of access to the Precinct consistent with outcomes of the Strathnairn 2015 Master Plan.</p> <p><b>INTERFACE:</b> Rear residential fences shall not adjoin Strathnairn without effective landscape screening (planting) provided external to the Strathnairn site boundary.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p><b>Interface with Billabong Aboriginal Development Corporation (Block 1420 Belconnen)</b></p>	
<p>The interface between the estate and the Billabong Aboriginal Development Corporation on Block 1420 Belconnen (see <b>Figure 2</b>) will have regard to compatibility between adjacent land uses and the activities that are undertaken on the block.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>Subdivision design for the (adjacent) estate is to be configured to provide the opportunity for possible future integration of Block 1420 Belconnen into the estate.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p><b>Delineation of the ACT and NSW Border</b></p>	
<p>The alignment of the ACT/NSW border through the estate will be a recognisable linear open space element in the estate design.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p><b>Street Network Hierarchy</b></p>	
<p>Connections to the arterial road connections are to be consistent with <b>Figure 3</b></p> <p>The extension of Ginninderra Drive requires the separate approval of the Commonwealth</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

under the <i>Environment Protection Biodiversity and Conservation Act 1999</i> .	
Main roads (arterial and collector) through the estate are to be designed to accommodate development from adjacent NSW.	This is a mandatory requirement. There is no applicable criterion.
Provision is to be made for at least two road connections into the adjoining NSW. These roads are to be connected into the main roads within the ACT.	The number of road connections can be reviewed consistent with a master plan and approved by Territory and Municipal Services Directorate.
<b>Electrical Infrastructure</b>	
Easements (or reservation) associated with electrical infrastructure, such as overhead power lines, are to be endorsed by the planning and land authority whilst taking advice from Transgrid and/or ActewAGL, as required, and by the ACT Government's Technical Regulator who will audit the infrastructure design concepts process.	This is a mandatory requirement. There is no applicable criterion.
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 including electromagnetic frequency (EMF) assessment, to the satisfaction of the planning and land authority taking advice from Transgrid and/or ActewAGL.  The endorsement of the ACT Government's Technical Regulator who will audit the infrastructure design concepts process will also be required.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	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.
<b>Belconnen Farm Heritage Precinct</b>	
The Belconnen Farm heritage precinct is to be protected consistent with a conservation management plan approved by the Heritage Council.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	An appropriate interface treatment is to be provided between the Farm and adjacent development, to the satisfaction of the ACT Planning and Land Authority and the Heritage Unit.

Clearance Zones	
Residential, community and other sensitive uses are not permitted within the clearance zones associated with Parkwood Egg Farm, the Belconnen Land Fill and the Green waste facility, as shown in <b>Figure 1</b> .	Clearance zones may be adjusted subject to an appropriate audit process and approval of the Environment Protection Authority.
Parkwood Egg Farm	
In addition to the above provision, whilst the Parkwood Egg Farm is operating, no new ponds, wetlands and the like are permitted within 800m from buildings housing poultry without the endorsement of the auditor and the Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.
Sewer Vents	
No recreation activity that will encourage people to congregate within 130m of the sewer vent within the river corridor is permitted.	A reduction in the dimension may be permitted with the endorsement of Actew Water / Icon Water.
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.	This is a mandatory requirement. There is no applicable criterion.
Lower Molonglo Water Quality Control Centre Clearance Zone	
Development is to be consistent with the additional rules and criteria that apply to the Lower Molonglo Water Quality Control Centre specified in the Belconnen District Precinct Map and Code.	This is a mandatory requirement. There is no applicable criterion.
Schools	
Government school sites are to be provided at locations and sizes shown on <b>Figure 3</b> .	The provision and number of schools may be adjusted through an assessment that is endorsed by the Department of Education and Training.
There is no applicable rule.	The provision of non-government school site(s) is to be provided to the satisfaction and endorsement of the Department of Education and Training.
Community Facility Sites	
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 Strategic Planning, Environment and Planning Directorate.	This is a mandatory requirement. There is no applicable criterion.
Provision is required to be made within the development to accommodate the identified community uses.	

Commercial Centres	
There is no applicable rule.	<p>A minimum of one commercial centre is to be located centrally within the development.</p> <p>Additional commercial centres are to be considered to meet the needs of convenient access to retail and services for local catchments.</p>
Little Eagle Clearance Zone	
No development including infrastructure and construction related activities will be permitted within 200m of the Little Eagle nesting tree and foraging area indicated in Figure 1.	Urban development is not permitted until such time as the Little Eagle nest located within the zone is not used by any pair of eagles to breed or to attempt to breed for any continuous period of two years after 1 January 2014.
Stormwater Management	
<p>The development is required to comply with the ACT Waterways: Water Sensitive Urban Design Code, including the following targets:</p> <ul style="list-style-type: none"> <li>• Regional and catchment wide water quality targets;</li> <li>• Mains water use reduction target;</li> <li>• On-site retention target;</li> <li>• On-site detention target.</li> </ul>	This is a mandatory requirement. There is no applicable criterion.
Stormwater management measures are required to be incorporated into the development to protect water quality of the Murrumbidgee River and Ginninderra Creek to the satisfaction and endorsement of the Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.
Stormwater management measures are required to protect Pink-Tailed Worm Lizard habitat and other environmentally sensitive habitats.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	<p>This development is within one of the six priority catchments for the ACT Basin Priority Project which is progressing options for water quality management to maintain and improve environment, economic and social outcomes with a water quality focus, in ACT and region and downstream waterways.</p> <p>Development is undertaken in a manner consistent with the objectives of the ACT Basin Priority project, in particular to maintain and improve water quality in ACT, and downstream, waterways.</p>
Flooding	
All leased land is required to be above the 1% Annual Exceedance Probability (AEP).	This is a mandatory requirement. There is no applicable criterion.

The 1% AEP was previously the 1:100 flood line.	
There is no applicable rule.	Land use for areas above the 1% AEP and within the floodplain (defined as the Probable Maximum Flood extent) should be assessed against the nature of the development and the flood risk.
<b>Recreation Facilities</b>	
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 Sport and Recreation Services within CMTEDD.	Subject to a sports fields review endorsed by Sport and Recreation Services within CMTEDD, the provision within the estate may be removed, if the facilities are being provided elsewhere in the district.
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 Sport and Recreation Services within CMTEDD and Strategic Planning, Environment and Planning Directorate.  Provision will be made within the development to accommodate the identified recreation needs / uses.	This is a mandatory requirement. There is no applicable criterion.
<b>Wood Heaters</b>	
A restriction on wood heaters applies in West Belconnen. A Development Application for the installation of a solid fuel heating system will be required to be submitted to the planning and land authority for assessment under the <i>Planning and Development Act 2007</i> .	This is a mandatory requirement. There is no applicable criterion.
<b>Cat Containment</b>	
The provisions of <i>Domestic Animals Act</i> relating to cat containment apply.	This is a mandatory requirement. There is no applicable criterion.

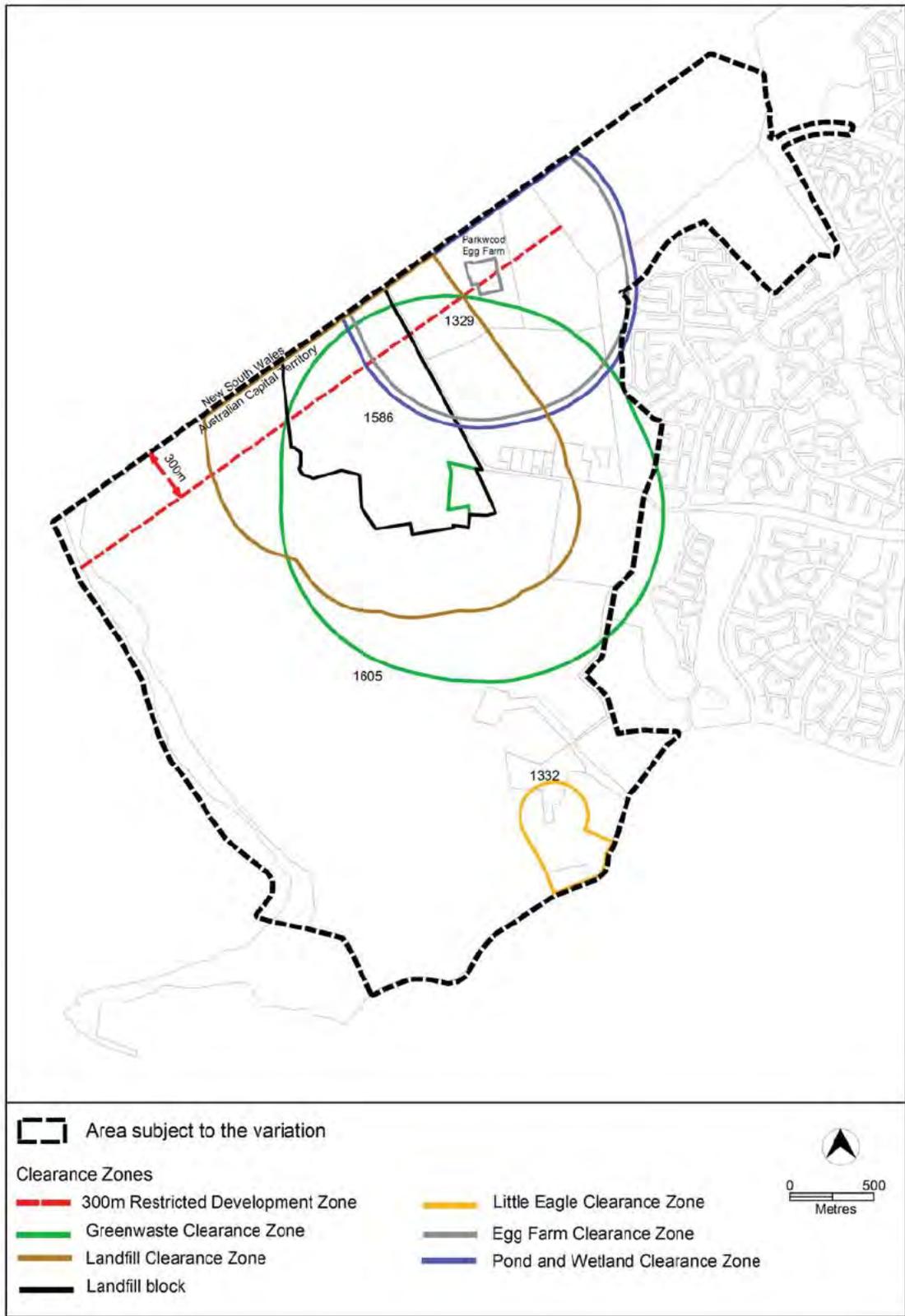


Figure 1

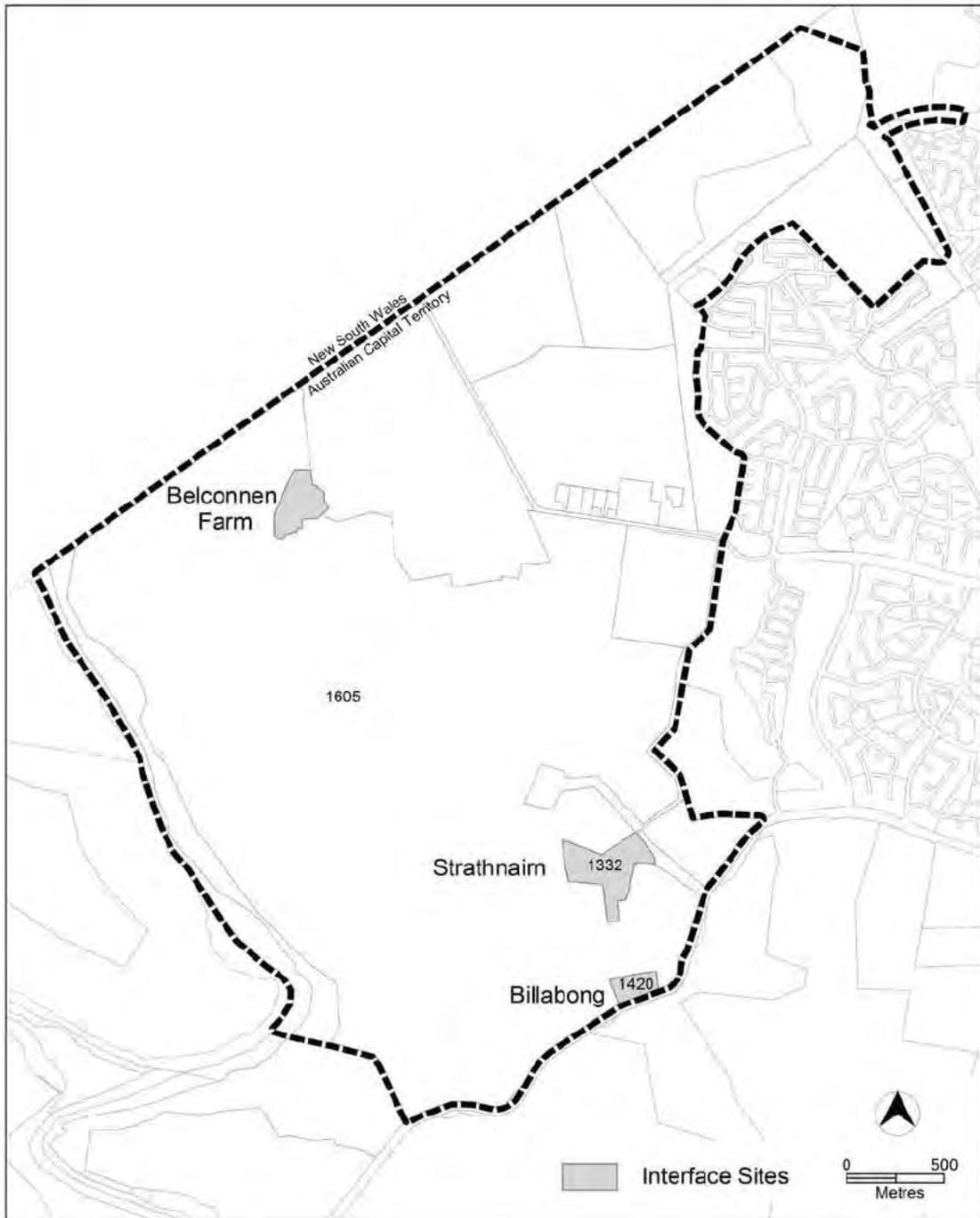


Figure 2

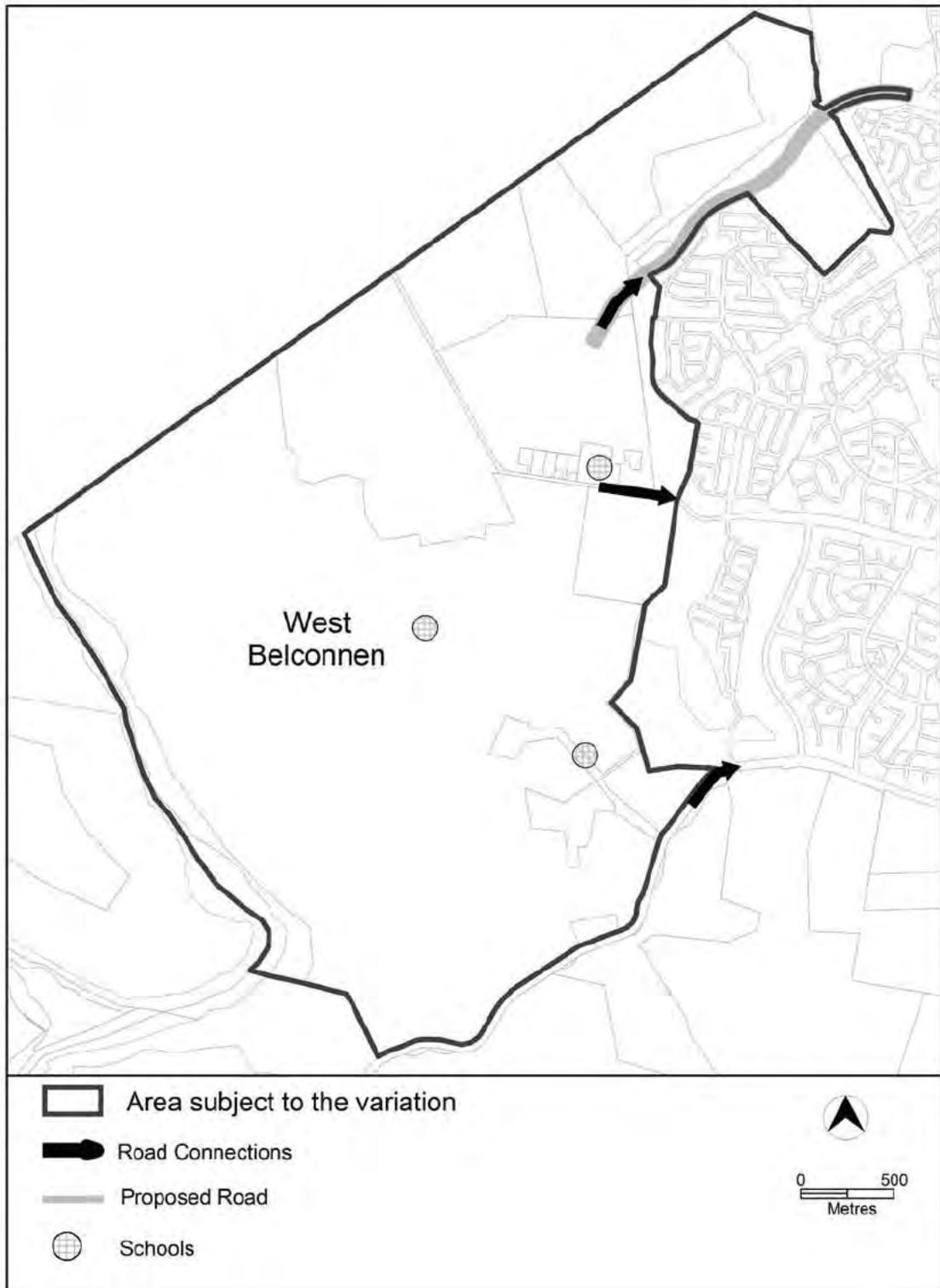


Figure 3

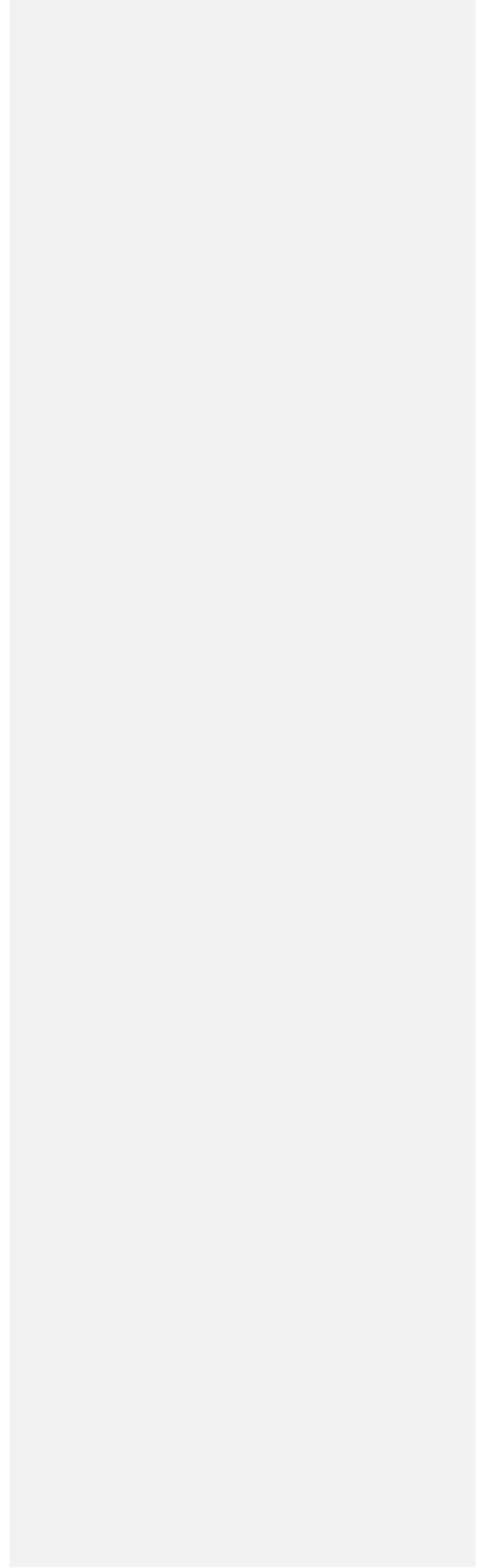


**ACT**  
Government  
Environment and Planning

## West Belconnen Concept Plan

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## Purpose

The purpose of this plan is to:

- a. guide the design and assessment of estate development plan (subdivision proposals) development applications in West Belconnen
- b. inform the delineation of Territory Plan land use zones at the time when a parcel of land ceases to be part of the future urban area following approval of an estate development plan
- c. guide the development of individual blocks in concert with other relevant codes under the Territory Plan
- d. guide the development and management of the public domain
- e. ensure that planning and development is consistent with commitments made under the West Belconnen Strategic Assessment.
- e.f. ensure that the development appropriately considers adjacent development in NSW and that the border interface is appropriately recognised and designed.

## Desired planning outcomes

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

- a. provide diverse housing zones, types and densities to meet the changing needs of the community
- b. allow for zoning to accommodate increased residential densities and building heights generally close to public transport routes and retail/commercial centres (where provided)
- c. provide for community facilities and retail/commercial uses
- d. provide development types on the urban edge that minimise impacts on river and creek corridors and provide opportunity to connect with ecological values within the Murrumbidgee River corridor
- e. provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- f. encourage walking, cycling and the use of public transport
- g. provide a legible road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to adjacent areas
- h. retain significant elements of the site as part of the urban open space network that connects to adjacent suburbs and areas with public access and high levels of amenity and safety
- i. provide for effective buffers and relationships between residential development and nature reserves
- j. provide a river corridor conservation zone
- k. ensure protection of areas or items of heritage significance

- l. employ leading practice stormwater management measures and apply water sensitive urban design principles
- m. minimisation of all impacts to adjacent nature reserve areas
- n. Provide appropriate bushfire mitigation management
- o. Provide for clearance zones that limit the development of sensitive uses in areas affected by noise, odour and air quality issues, and to provide for the adjustment of clearance zones when appropriate
- p. Provide for clearance zones that limit development so as to protect the vulnerable little eagle and a poultry facility from zoonotic impacts, and to provide for the adjustment of clearance zones when appropriate – zoonosis is the process whereby disease is transferred from one species to another
- q. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability
- r. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form
- s. Provide for the retention of higher quality existing trees whilst allowing for removal of poorer quality trees where retention is not feasible.
- t. Provide a development including subdivision, built form, materials, open space and green infrastructure that responds to climate change and reduces the city heat effect

### Code hierarchy

This concept plan is a **precinct code** under 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.

Rules	Criteria
<b>Part A – Land Use</b>	
Land Use Plan	
Residential zones shown on a land use plan lodged with an <i>Estate Development Plan</i> are consistent with the Territory Plan map.	Residential zones are consistent with the objectives of the zone and achieve all of the following:

	<ul style="list-style-type: none"> <li>• reasonable mix of zones to support diversity in housing type</li> <li>• provide for housing affordability</li> <li>• provide for changing demographic needs of the community</li> <li>• increased density and building heights near collector roads</li> <li>• increased density and building heights near commercial centres</li> <li>• increased density and building heights in close proximity to public transport</li> <li>• consistency with the desired planning outcomes.</li> </ul>
<p>No residential use is permitted within the clearance zones as shown in <b>Figure 1</b>.</p> <p>Clearance zones may be adjusted, subject to an appropriate audit process and approval of the Environment Protection Authority.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>Community facility zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.</p>	<p>Community facility zone is consistent with the objectives of the zone and achieve all of the following:</p> <ul style="list-style-type: none"> <li>• adjacent to the collector road</li> <li>• in close proximity to public transport</li> <li>• in close proximity to commercial zones, if provided</li> <li>• encourage co-location and/or clustering of facilities</li> <li>• suitable to accommodate relevant facilities in accord with the Community and Recreation Facilities Location Guidelines General Code</li> <li>• consistent with the recommendations of a community and social needs assessment, endorsed by Strategic Planning, Environment and Planning Directorate and the Department of Education and Training, as required</li> <li>• consistency with the desired planning outcomes.</li> </ul>
<p>Block 1332 Belconnen (the Strathnairn Arts Precinct) is to have a community facility zone shown on a land use plan lodged with an <i>Estate Development Plan</i> that is consistent</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Commented [SG1]: Should this be a criteria?

with the Territory Plan map	
No community use is permitted within the clearance zones as shown in <b>Figure 1</b> .  Clearance zones may be adjusted, subject to an appropriate audit process and approval of the Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.
Parks and recreation (PRZ1 urban open space) zone shown on a land use plan lodged with an Estate Development Plan is consistent with Territory Plan map.	Urban open space is consistent with the objectives of the zone and achieves all of the following: <ul style="list-style-type: none"> <li>• retention of cultural heritage items</li> <li>• retention of mature trees, consistent with an agreed tree and landscape strategy</li> <li>• opportunities for pedestrian and cycle paths to connect to activity nodes within the estate, and to the existing networks in adjoining suburbs</li> <li>• provides opportunities for local recreation</li> <li>• provision is to be consistent with the recommendations of a sporting and recreation needs assessment and the community needs assessment (as required), endorsed by Sport and Recreation and Strategic Planning</li> <li>• consistency with the desired planning outcomes.</li> </ul>
Commercial zones shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.	Commercial zones are consistent with the objectives of the zone and achieves all of the following: <ul style="list-style-type: none"> <li>• adjacent to a collector road with public transport capability</li> <li>• high accessibility for pedestrians, cyclists and vehicles</li> <li>• provides services and facilities for the local community</li> <li>• In close proximity to a community facility zone</li> <li>• consistent with a commercial and retail needs assessment</li> <li>• consistency with the desired planning outcomes.</li> </ul>
Land use zones within the Belconnen land fill	This is a mandatory requirement. There is

Commented [SG2]: Should this be a criteria?

<p>site (Block 1586 Belconnen) as indicated in <b>Figure 1</b> will be determined through a master plan for the site, subject to an appropriate audit process and approval of the Environment Protection Authority.</p> <p>Possible new zonings through a master planning process may include Industrial (IZ2 mixed use) and commercial zonings.</p>	no applicable criterion.
<p>Non urban (NUZ4 - River corridor) zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with Territory Plan map.</p>	This is a mandatory requirement. There is no applicable criterion.
<p>Transport and Services (TSZ2 Services) zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.</p>	The Services zone is consistent with the objectives of the zone.
<b>Part B - Subdivision</b>	
<b>Dwelling Yield</b>	
<p>The maximum dwelling yield is 6500 dwellings.</p>	The maximum number of dwellings is subject to review and may be altered at the discretion of the Authority ten years after the approval of this concept plan and thereafter at five year intervals.
<b>Belconnen Land Fill Site Master Plan</b>	
<p>A master plan is to be prepared for the land fill site that will identify future uses and activities to the satisfaction and endorsement of the auditor, Territory and Municipal Services Directorate and the Environment Protection Authority.</p>	This is a mandatory requirement. There is no applicable criterion.
<b>Bushfire</b>	
<p>A bushfire risk assessment that also takes into consideration the risk from New South Wales and along the river corridors is to be undertaken.</p> <p>The assessment is to take into consideration topography, urban edge conditions, and proposed land management practices within the adjacent river corridor.</p> <p>The assessment and required mitigation measures (<u>such as required construction standards under AS3959 Construction of Buildings in Bushfire-Prone Areas</u>) are to be approved by the Emergency Services Agency.</p>	This is a mandatory requirement. There is no applicable criterion.
<p>No development is permitted within 300m of the ACT / NSW border (<b>Figure 1</b>) until a formal agreement has been entered into with the adjacent NSW land owner(s), to</p>	This is a mandatory requirement. There is no applicable criterion.

ensure that bushfire and fuel management will be undertaken consistent with ACT standards to the satisfaction of the Emergency Services Agency.	
<b>Horse Trails</b>	
There is no applicable rule.	<p>The provision of the Bicentennial National Trail and local horse trails are to be <u>appropriately provided consistent with the recommendations of an equestrian master plan, and</u> endorsed by Territory and Municipal Services Directorate and Strategic Planning Division, Environment and Planning Directorate.</p> <p>Trails should endeavour to avoid conflict with pedestrians and cyclists, where ever possible.</p>
<b>Equestrian Facilities</b>	
There is no applicable rule.	Any recommendation following an ACT strategic horse paddock review undertaken by the Environment and Planning Directorate are to be implemented.
<b>Urban Edge</b>	
There is no applicable rule.	<p>The urban edge achieves all of the following:</p> <ul style="list-style-type: none"> <li>• a clear and manageable boundary between the Murrumbidgee River, Ginninderra Creek and the urban area</li> <li>• continuous edge streets (or equivalent treatments <u>approved by the Emergency Services Agency / ACT Rural Fire Service</u>), bushfire protection zones, and controlled vehicular access points to Murrumbidgee River and Ginninderra Creek for bushfire management and general maintenance are provided</li> <li>• measures are provided to minimise the impact on Pink-Tailed Worm Lizard habitat and Box Gum Woodland from stormwater runoff, edge road earthworks, trunk infrastructure, fire protection, and pedestrian and cycle paths</li> <li>• continuous shared pedestrian and cycle path infrastructure is provided along the urban edge</li> <li>• trunk infrastructure services are integrated with paths and recreational networks, where possible.</li> </ul>
<b>Conservation Areas</b>	

Areas of conservation will be protected from development with the impact of urban development and infrastructure minimised, through suitable mechanisms to the satisfactions of the Conservator of Flora and Fauna.	This is a mandatory requirement. There is no applicable criterion.
<b>Environment Protection Biodiversity and Conservation Act requirements</b>	
Development is not inconsistent with the <i>Environment Protection Biodiversity and Conservation Act 1999</i> and the approved Strategic Assessment under Part 10 of the Act to protect Matters of National Environmental Significance.	This is a mandatory requirement. There is no applicable criterion.
<b>Aboriginal Heritage Places and Objects</b>	
<u>Identified Aboriginal heritage places and objects are to be managed in accordance with Heritage Act 2004 provisions.</u>	
<b>Interface with Woodhaven Green Residential Estate</b>	
The interface between the estate and the adjacent Woodhaven Green residential estate is to provide for integration between the two estates with appropriate road and path connections.	This is a mandatory requirement. There is no applicable criterion.
<b>Interface with Strathnairn Arts Precinct (Block 1332 Belconnen)</b>	
<p>The interface <del>between the estate and with</del> the Strathnairn Arts Precinct will have regard for compatibility between adjacent land uses:</p> <p><b>BUFFER:</b> A buffer zone <u>or other appropriate treatment</u> is required between Strathnairn and <del>the estate adjacent development</del> to provide acoustic and visual separation from surrounding roads and other estate infrastructure. The buffer will enable continued passive artistic endeavour at the site and measures shall be external to the Strathnairn site boundary.</p> <p><b>ACCESS:</b> Provide one primary (public use) and one secondary (user and emergency egress) point of access to the Precinct consistent with outcomes of the Strathnairn 2015 Master Plan.</p> <p><del><b>INTERFACE:</b> Rear residential fences shall not adjoin Strathnairn without effective landscape screening (planting) provided external to the Strathnairn site boundary.</del></p>	This is a mandatory requirement. There is no applicable criterion.
<b>Interface with Billabong Aboriginal Development Corporation (Block 1420 Belconnen)</b>	
The interface between the estate and the	This is a mandatory requirement. There is

Billabong Aboriginal Development Corporation on Block 1420 Belconnen (see <b>Figure 2</b> ) will have regard to compatibility between adjacent land uses and the activities that are undertaken on the block.	no applicable criterion.
Subdivision design for the (adjacent) estate is to be configured to provide the opportunity for possible future integration of Block 1420 Belconnen into the estate.	This is a mandatory requirement. There is no applicable criterion.
<b>Delineation of the ACT and NSW Border</b>	
The alignment of the ACT/NSW border through the estate will be a recognisable linear open space element in the estate design.	This is a mandatory requirement. There is no applicable criterion.
<b>Street Network Hierarchy</b>	
Connections to the arterial road connections are to be consistent with <b>Figure 3</b>  The extension of Ginninderra Drive requires the separate approval of the Commonwealth under the <i>Environment Protection Biodiversity and Conservation Act 1999</i> .	This is a mandatory requirement. There is no applicable criterion.
Main roads (arterial and collector) through the estate are to be designed to accommodate development from adjacent NSW.	This is a mandatory requirement. There is no applicable criterion.
Provision is to be made for at least two road connections into the adjoining NSW. These roads are to be connected into the main roads within the ACT.	The number of road connections can be reviewed consistent with a master plan and approved by Territory and Municipal Services Directorate.
<b>Electrical Infrastructure</b>	
Easements (or reservation) associated with electrical infrastructure, such as overhead power lines, are to be endorsed by the Planning and Land Authority whilst taking advice from the operators of the TransGrid and/or ActewAGL networks, as required, and by the ACT Government's Technical Regulator who will audit the infrastructure design concepts process.	This is a mandatory requirement. There is no applicable criterion.
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 including electromagnetic frequency (EMF) assessment, to the satisfaction of the planning and land authority taking advice from the operators of the TransGrid and/or ActewAGL networks.	This is a mandatory requirement. There is no applicable criterion.

The endorsement of the ACT Government's Technical Regulator who will audit the infrastructure design concepts process will also be required.	
There is no applicable rule.	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.
<b>Belconnen Farm Heritage Precinct</b>	
The Belconnen Farm heritage precinct is to be protected consistent with a conservation management plan approved by the Heritage Council.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	An appropriate interface treatment is to be provided between the Farm and adjacent development, to the satisfaction of the ACT Planning and Land Authority and the ACT Heritage Unit.
<b>Clearance Zones</b>	
Residential, community and other sensitive uses are not permitted within the clearance zones associated with Parkwood Egg Farm, the Belconnen Land Fill and the Green waste facility, as shown in Figure 1.	Clearance zones may be adjusted subject to an appropriate audit process and approval of the Environment Protection Authority.
<b>Parkwood Egg Farm</b>	
In addition to the above provision, whilst the Parkwood Egg Farm is operating, no new ponds, wetlands and the like are permitted within 800m from buildings housing poultry without the endorsement of the auditor and the Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.
<b>Sewer Vents</b>	
No recreation activity that will encourage people to congregate within 130m of the sewer vent within the river corridor is permitted.	A reduction in the dimension may be permitted with the endorsement of Actew Water / Icon Water.
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.	This is a mandatory requirement. There is no applicable criterion.
<b>Lower Molonglo Water Quality Control Centre Clearance Zone</b>	
Development is to be consistent with the additional rules and criteria that apply to the Lower Molonglo Water Quality Control Centre specified in the Belconnen District Precinct Map and Code.	This is a mandatory requirement. There is no applicable criterion.
<b>Schools</b>	

Commented [SG3]: Check title?

Commented [SG4]: Part A requirement is located as a mandatory rule. Part is a criteria. Do we need to be consistent?

Commented [SG5]: Confirm that this is reference is OK - see ED's comments.

<del>Government</del> School sites are to be provided at locations and sizes shown on <b>Figure 3</b> .	The provision and number of schools may be adjusted through an assessment that is endorsed by the Department of Education and Training.
<del>There is no applicable rule.</del>	<del>The provision of non-government school site(s) is to be provided to the satisfaction and endorsement of the Department of Education and Training.</del>
<b>Community Facility Sites</b>	
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 Strategic Planning, Environment and Planning Directorate.  Provision is required to be made within the development to accommodate the identified community uses.	This is a mandatory requirement. There is no applicable criterion.
<b>Commercial Centres</b>	
There is no applicable rule.	A minimum of one commercial centre is to be located centrally within the development.  Additional commercial centres are to be considered to meet the needs of convenient access to retail and services for local catchments.
<b>Little Eagle Clearance Zone</b>	
No development including infrastructure and construction related activities will be permitted within 200m of the Little Eagle nesting tree and foraging area indicated in <b>Figure 1</b> .	<del>Urban development is not permitted until such time as the Little Eagle nest located within the zone is not used by any pair of eagles to breed or to attempt to breed for any continuous period of two years after 1 January 2014. Urban development is not permitted until such time as research on the Little Eagle has been completed and confirms that the site is suitable for development.</del>
<b>Stormwater Management</b>	
The development is required to comply with the ACT Waterways: Water Sensitive Urban Design Code, including the following targets: <ul style="list-style-type: none"> <li>• Regional and catchment wide water quality targets;</li> <li>• Mains water use reduction target;</li> <li>• On-site retention target;</li> <li>• On-site detention target.</li> </ul>	This is a mandatory requirement. There is no applicable criterion.
Stormwater management measures are required to be incorporated into the	This is a mandatory requirement. There is no applicable criterion.

development to protect water quality of the Murrumbidgee River and Ginninderra Creek to the satisfaction and endorsement of the Environment Protection Authority.	
Stormwater management measures are required to protect Pink-Tailed Worm Lizard habitat and other environmentally sensitive habitats.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	This development is within one of the six priority catchments for the ACT Basin Priority Project which is progressing options for water quality management to maintain and improve environment, economic and social outcomes with a water quality focus, in ACT and region and downstream waterways.  Development is undertaken in a manner consistent with the objectives of the ACT Basin Priority project, in particular to maintain and improve water quality in ACT, and downstream, waterways.
<b>Flooding</b>	
All leased land is required to be above the 1% Annual Exceedance Probability (AEP).  The 1% AEP was previously the 1:100 flood line.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	Land use for areas above the 1% AEP and within the floodplain (defined as the Probable Maximum Flood extent) should be assessed against the nature of the development and the flood risk.
<b>Climate Change:</b>	
<u>There is no applicable rule</u>	<u>Development is to be subject to a system of rating that measures the sustainability aspects of the development to the satisfaction of the Authority</u>
<b>Recreation Facilities</b>	
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 Sport and Recreation Services within CMTEDD.	Subject to a sports fields review endorsed by Sport and Recreation Services within CMTEDD, the provision within the estate may be removed, if the facilities are being provided elsewhere in the district.
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	This is a mandatory requirement. There is no applicable criterion.

Commented [SG6]: James Cox to check dam break modelling.

Commented [SG7]: Check title.

<p>sporting recreation model including community recreation irrigated park. The assessment will be endorsed by Sport and Recreation Services within CMTEDD and Strategic Planning, Environment and Planning Directorate.</p> <p>Provision will be made within the development to accommodate the identified recreation needs / uses.</p>	
<p><b>Wood Heaters</b></p>	
<p>A restriction on wood heaters applies in West Belconnen. A Development Application for the installation of a solid fuel heating system will be required to be submitted to the planning and land authority for assessment under the <i>Planning and Development Act 2007</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p><b>Cat Containment</b></p>	
<p>The provisions of <i>Domestic Animals Act</i> relating to cat containment apply.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

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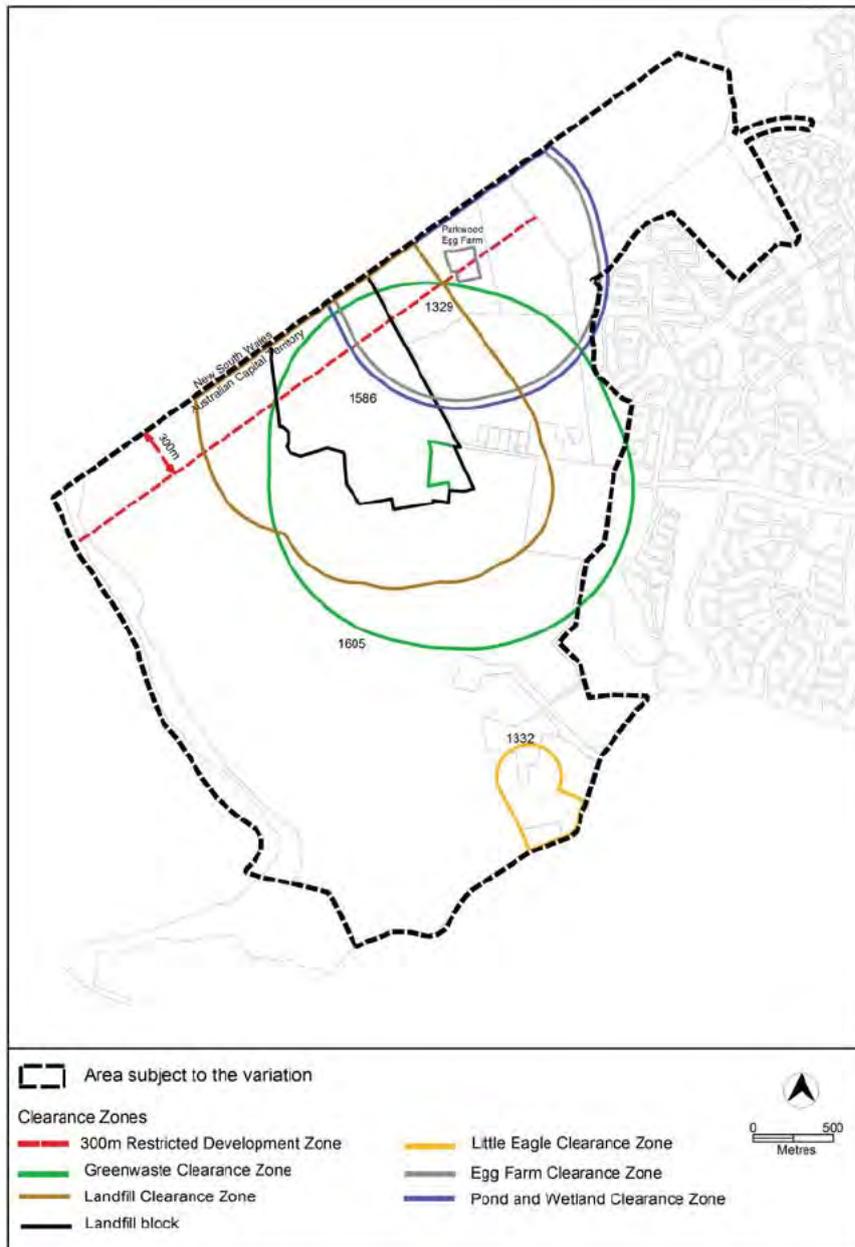


Figure 1

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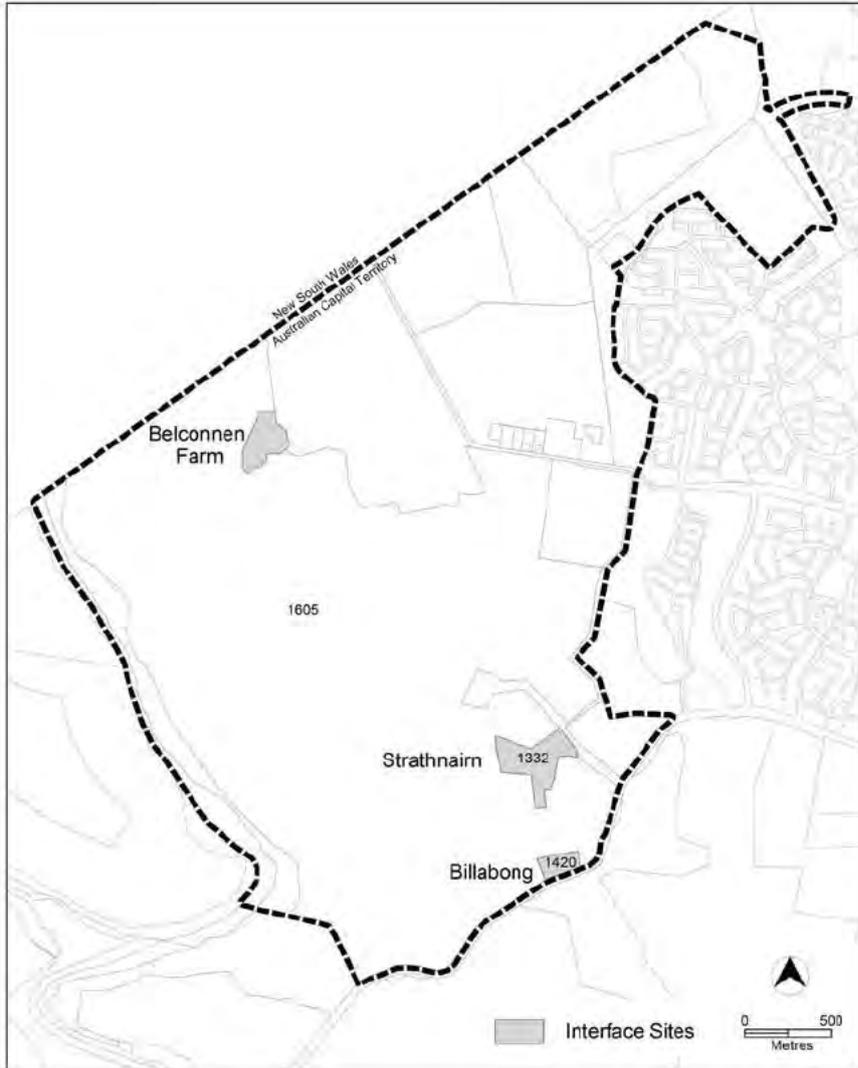


Figure 2

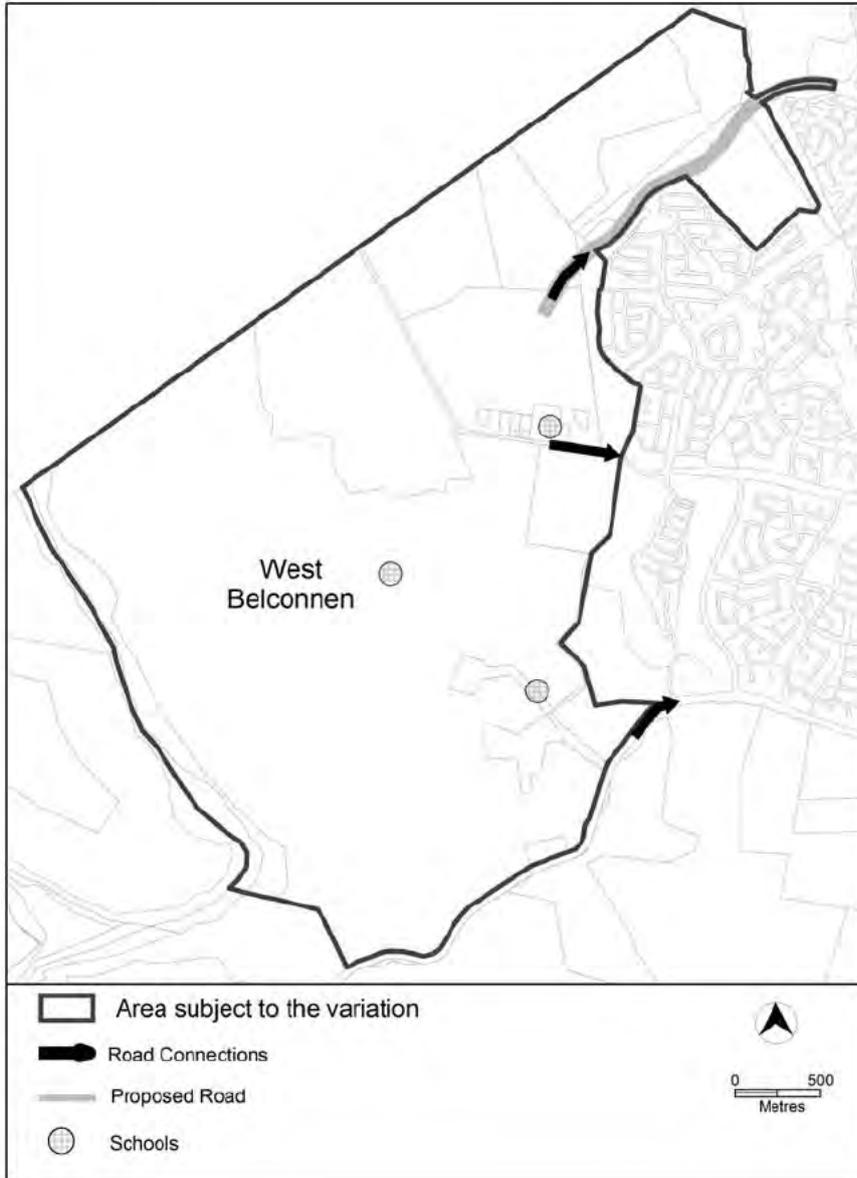


Figure 3



**ACT**  
Government

Environment and Planning

*Planning and Development Act 2007*

**Draft  
Variation to the  
Territory Plan  
No 351**

Remove draft watermark prior to releasing for public consultation

**West Belconnen Urban Development  
Belconnen District**

**March 2015**

Draft variation for public consultation prepared  
under s60 of the *Planning and Development Act 2007*

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# 1. INTRODUCTION

## 1.1 Summary of the Proposal

The draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes indicating potential future urban development patterns and guiding future development and assessment of the area include:

- rezone part of the site to a range of urban zones
- apply a future urban area (FUA) overlay to part of the site
- introduce a site-specific structure plan and concept plan into the Territory Plan

## 1.2 Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the Act) establishes the planning and land authority as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment and Planning Directorate (EPD).

The Territory Plan is comprised of a written statement and a map. The written statement contains a number of parts, namely governance; strategic directions; zones (including objectives and development tables and zone or centre development codes); precinct codes; general codes; overlays; definitions; structure plans, concept plans and development codes for future urban areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, urban parks and recreation, transport and services and non urban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the volumes of the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the Act. Following the release of the draft variation under section 63 of the Act, submissions from the public are invited. At the conclusion of the consultation period the EPD submits a report on consultation and a recommended final variation to the Minister responsible for planning for approval. The Minister has the discretion to determine if referral to the Legislative Assembly standing committee responsible for planning is warranted prior to approval, depending on the nature and significance of the proposal. If the draft variation is referred to the committee by the Minister or otherwise, the Minister must consider the findings of the committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

DRAFT

### 1.3 This document

This document contains the background information in relation to the proposed variation. It comprises the following parts

Part 1 This Introduction

Part 2 An Explanatory Statement, which gives reasons for the proposed variation and describes its effect

Part 3 The Draft Variation, which details the precise changes to the Territory Plan that are proposed

### 1.4 Public Consultation

Written comments about the draft variation are invited from the public by **day March 2015**.

Comments should include reference to the draft variation, your name and contact details, and be addressed to the Territory Plan Section.

Comments can be:

- emailed to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)
- mailed to Territory Plan Section, GPO Box 158, Canberra, ACT 2601
- delivered to EPD's Customer Service Centre at 16 Challis Street, Dickson

Copies of written comments will be made available (unless excluded) for public inspection for no less than 15 working days starting 10 working days after the closing date for comment. The comments will be available at EPD's customer service centre in Dickson and may be published on EPD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the *Planning and Development Act 2007*. A request for exclusion under these sections must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

#### *Further Information*

The draft variation, **(fact sheet(s) if applicable and background documents)** is/are available online at **[www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations)** until the closing date for written comments.

Printed copies of the draft variation (this document) and background documents are available for inspection and purchase at the Environment and Planning Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

## **2. EXPLANATORY STATEMENT**

### **2.1 Background**

The development potential of West Belconnen was previously recognized in the Canberra Spatial Plan. In 2012, the Canberra Spatial Plan was replaced by the ACT Planning Strategy. The Planning Strategy is the current long-term planning policy that 'provides long-term planning policy and goals to promote orderly and sustainable development, consistent with the social, environmental and economic aspirations of the people' in the ACT. In the planning strategy, the site is marked as a 'future urban investigation area' for future possible settlement. This draft variation is to put the intent of the planning strategy into effect.

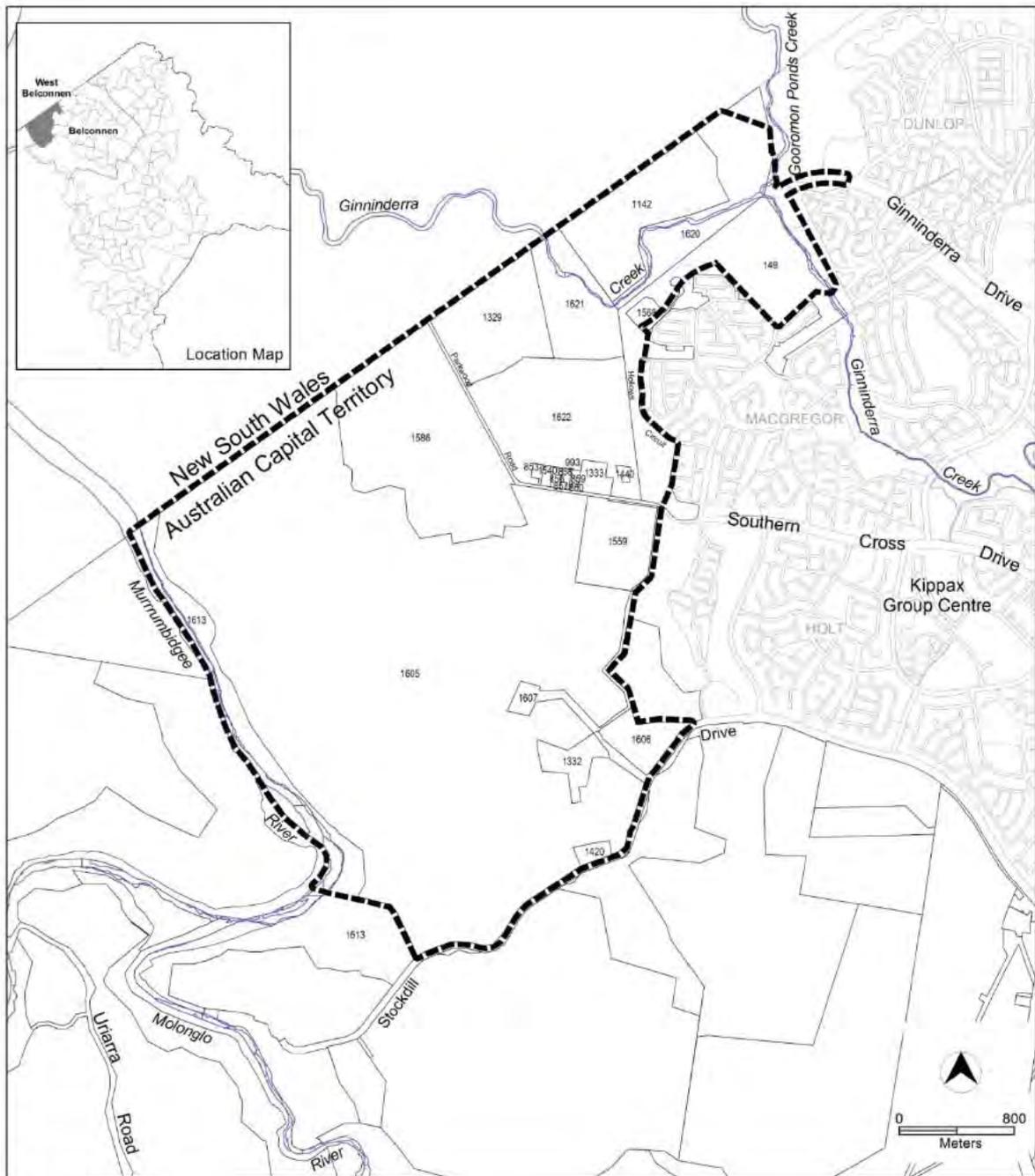
The proposed development is expected to accommodate approximately 6500 dwellings and associated retail and community infrastructure. It proposes a 360ha conservation corridor along the Murrumbidgee River. The proposed development also extends into NSW, where there will be potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor.

As such, the proposal is subject to a rezoning of the Yass Valley Local Environment Plan, a variation to the Territory Plan, an amendment to the National Capital Plan and environmental approvals from the Commonwealth and ACT Government. This document is the explanatory document for a draft variation to the Territory Plan, which only applies to land in the ACT.

### **2.2 Site Description**

The area subject to the proposed variation is at West Belconnen, immediately beyond the existing suburbs of Holt and Macgregor. The Murrumbidgee River provides the south western and western boundary and Ginninderra Creek is the northern boundary for the NSW land. Woodstock nature reserve is located along the southern bank of the Murrumbidgee River immediately opposite the site in the ACT.

The area includes the following rural blocks in the district of Belconnen blocks 853; 856; 857; 858; 859; 860; 993; 1329; 1332; 1333; 1420; 1440; 1442; 1540; 1559; 1560; 1586; 1605; 1606; 1607; 1613; 1621; 1622; and parts of block 1620 Belconnen, block 7 section 149 Macgregor and block 2 section 186 Dunlop.



**Figure 1 Site Plan**

This draft variation also includes the potential extension of Ginninderra Drive to the proposed development area. Because parts of the Jarramlee and West Macgregor offset areas are likely to be impacted by the proposed Ginninderra Drive extension, these areas will be subject to the Commonwealth EPBC Act approval.

There are various existing uses/activities within the site. It includes Transgrid Canberra Substation, Strathnairn Arts Centre, Billabong Aboriginal Development Corp facility, Belconnen Farm, Belconnen landfill site, Green Waste and Parkwood Egg Farm.

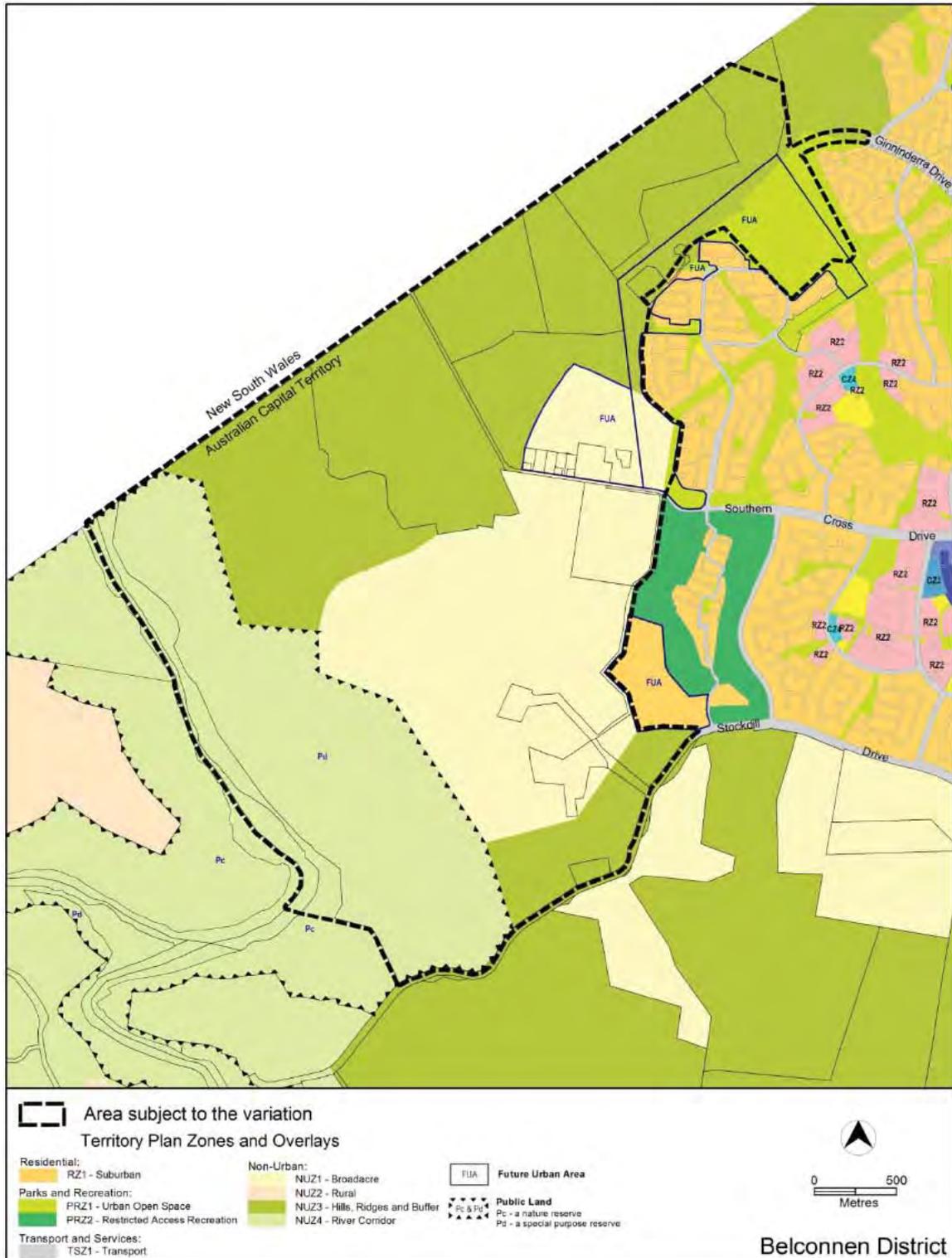
Due to the nature of the uses, Belconnen landfill site, Green Waste and Parkwood Egg Farm are considered incompatible with residential development. As such, a clearance zone at these localities is introduced while the rest of the site is to be developed. A clearance zone is also applied to an area near Strathnairn Arts Centre and within the Lower Molonglo area so to protect a breeding pair of Little Eagles nesting in the area.

A site for a switching station within the study area is identified to the south of the existing Transgrid Canberra Substation to provide secure electricity supply to Canberra. Both areas will be rezoned from hills, ridges and buffer to services zone so to reflect their current/intended uses.

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## 2.3 Current Territory Plan Provisions

The Territory Plan map zones for the area subject to this variation are shown in **Figure 2**.



**Figure 2 Territory Plan Zones Map**

## 2.4 Proposed Changes

### 2.4.1 Proposed Changes to the Territory Plan Map

The proposed changes to the Territory Plan map are indicated in Figure 3 at Part 3 of this document and are detailed as follows:

- Remove current land use zones of Broadacre; Hills, Ridges and Buffer from part of the site
- Insert various urban zones including TSZ2 services to part of the site
- Apply a future urban area overlay to part of the site
- Apply a Pc nature reserve overlay to part of the site
- Indicating Ginninderra Drive extension

The draft variation map indicates the proposed zone boundaries as accurately as possible but may be subject to adjustments following detailed surveys. Final road alignment of Ginninderra Drive extension is subject to the outcome of the Commonwealth EPBC process.

### 2.4.2 Proposed Changes to Territory Plan

It is proposed to amend the Territory Plan in the following manner:

1. At Belconnen District Precinct Map and Code of 10.2 District Precinct Maps and Codes, substitute

Belconnen District Precinct Map

(see **Appendix A**)

2. At Part 14 Structure Plans, substitute

West Belconnen Structure Plan

(see **Appendix B**)

3. At Part 15 Concept Plans – Precinct Codes for Section 93 of the *Planning and Development Act 2007*, insert

West Belconnen Concept Plan

(see **Appendix C**)

## 2.5 Reasons for the Proposed Draft Variation

The reason for the draft variation is as follows:

- West Belconnen is recognised suitable for future possible settlement in the ACT Planning Strategy, which states that West Belconnen is an 'area(s) for future possible settlement within the ACT ...will be considered in a regional context and in terms of their interrelationships with immediately adjoining areas of NSW'. This draft variation is to put this intent into effect.
- As such, West Belconnen is identified in the Land Development Agency Indicative Land Release Program for 2015/2016 financial year.

## 2.6 Planning Context

### 2.6.1 National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The *Planning and Land Management Act 1988* also required that the Territory Plan is not inconsistent with the NCP.

### 2.6.2 Territory Plan

Statement of Strategic Directions

The proposal is consistent with the Territory Plan's statement of strategic directions in terms of environmental, economic and social sustainability and spatial planning and urban design principles.

#### **1. Principles for Sustainable Development**

##### **General Principles**

*1.2 Matters of broader National Capital, metropolitan and regional significance will be carefully considered when formulating Territory Plan policies and when making decisions about development proposals and sequencing.*

##### **Social Sustainability**

*1.20 Planning policies for community facilities and open space will encourage multiple use and flexible design to allow for changing needs.*

*1.24 New suburban areas will be planned with a legible and permeable hierarchy of roads; conveniently located commercial and community facilities; a network of open spaces; an off-road system for pedestrians and cyclists; and provision for accessible public transport.*

## **2. Spatial Planning and Urban Design Principles**

### **Non-urban Areas**

*2.11 Planning policies will protect the landscape and environmental qualities of the hills and ridges surrounding urban areas, the Murrumbidgee and other river corridors, the mountains and forests west of the Murrumbidgee River, and productive rural landscapes.*

*2.13 Clearance zones will be established where necessary around major facilities to protect the operational efficiency of those facilities and to minimise adverse environmental impacts.*

West Belconnen is a greenfield development that will create 360ha conservation corridor along the Murrumbidgee River. West Belconnen locates run over land in ACT and NSW, it poses its regional significance

The proposed development is expected to accommodate approximately 6500 dwellings and associated retail and community infrastructure. It proposes a 360ha conservation corridor along the Murrumbidgee River. The proposed development also extends into NSW, where there will be potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor.

## **2.7 Interim Effect**

Section 65 of the Planning and Development Act 2007 does not apply in relation to the draft variation so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

## **2.8 Consultation with Government Agencies**

The EPD is required to, in preparing a draft variation under section 61(b) consult with each of the following in relation to the proposed draft variation:

- the national capital authority
- the conservator of flora and fauna
- the environment protection authority

- the heritage council
- if the draft variation would, if made, be likely to affect unleased land or leased public land – each custodian for the land likely to be affected

### **National Capital Authority**

The National Capital Authority provided the following comments on **DATE**  
[insert NCA comments please remember to direct quote and italicise]

Response

### **Conservator of Flora and Fauna**

The Conservator of Flora and Fauna made the following comments on **DATE**  
[insert Conservator's comment please remember to direct quote and italicise]

Response

### **Environment Protection Authority**

The Environment Protection Authority provided the following comments on **DATE**  
[copy EPA comment please remember to direct quote and italicise]

Response

### **Heritage Council**

The Heritage Council provided the following comments on **DATE**  
[copy heritage comment please remember to direct quote and italicise]

Response

### **Land Custodian [where applicable]**

The land custodian provided the following comments on **DATE**

[copy land custodian comment please remember to direct quote and italicise]

Response

DRAFT

### 3. DRAFT VARIATION

#### 3.1 Variation to the Territory Plan

The Territory Plan map is varied in all of the following ways:

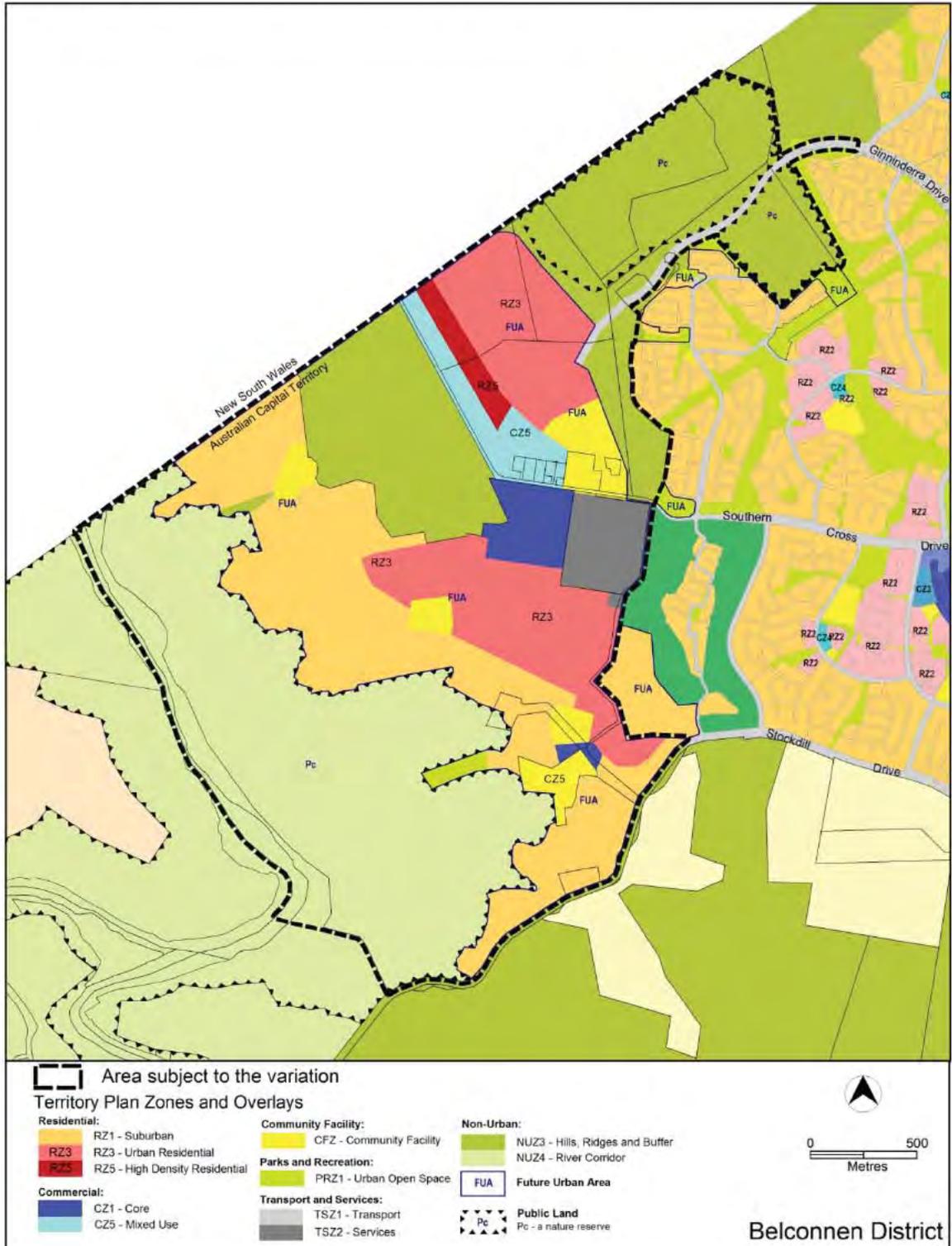


Figure 3 Territory Plan Zones Map changes

The Territory Plan is varied in all of the following ways:

**1. At 10 Precinct Maps and Codes, Belconnen District Map and Code**

*Substitute* Belconnen District Map

*With* **Appendix A**

**2. At 14 Structure Plans**

*Substitute* '14.1 Structure Plan West Belconnen'

*With* **Appendix B**

**3. At 15 Concept Plans – Precinct Codes for Section 93 of the Planning and Development Act 2007**

*Insert* West Belconnen Concept Plan, **Appendix C**

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

### TRANSLATING AND INTERPRETING SERVICE

**131 450**

Canberra and District - 24 hours a day, seven days a week



**ACT**  
Government

Environment and Planning

*Planning and Development Act 2007*

**Draft  
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No 351**

Remove draft watermark prior to releasing for public consultation

West Belconnen Urban Development  
Belconnen District

March 2015

Draft variation for public consultation prepared  
under s60 of the *Planning and Development Act 2007*

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DRAFT

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## 1.1 Summary of the Proposal

The draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes indicating potential future urban development patterns and guiding future development and assessment of the area include:

- rezone part of the site to a range of urban zones
- introduce a nature reserve overall to the river corridor
- rezone the TransGrid Canberra Substation to a Transport and Services zoning
- rezone the Strathnairn Art Precinct to community facility
- apply a future urban area (FUA) overlay to part of the site
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The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the Act) establishes the planning and land authority as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment and Planning Directorate (EPD).

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Commented [SG1]: Include text about concurrent Amendment to the national capital plan.

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### 1.4 Public Consultation

Written comments about the draft variation are invited from the public by **day March 2015.**

Comments should include reference to the draft variation, your name and contact details, and be addressed to the Territory Plan Section.

Comments can be:

- emailed to [terplan@act.gov.au](mailto:terplan@act.gov.au)
- mailed to Territory Plan Section, GPO Box 158, Canberra, ACT 2601
- delivered to EPD's Customer Service Centre at 16 Challis Street, Dickson

Copies of written comments will be made available (unless excluded) for public inspection for no less than 15 working days starting 10 working days after the closing date for comment. The comments will be available at EPD's customer service centre in Dickson and may be published on EPD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the *Planning and Development Act 2007*. A request for exclusion under these sections must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

#### *Further Information*

The draft variation, **(fact sheet(s) if applicable and background documents) is/are** available online at [www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations) until the closing date for written comments.

Printed copies of the draft variation (this document) and background documents are available for inspection and purchase at the Environment and Planning Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

## 2. EXPLANATORY STATEMENT

### 2.1 Background

The development potential of West Belconnen was previously recognized in the Canberra Spatial Plan. In 2012, the Canberra Spatial Plan was replaced by the ACT Planning Strategy. The Planning Strategy is the current long-term planning policy that 'provides long-term planning policy and goals to promote orderly and sustainable development, consistent with the social, environmental and economic aspirations of the people' in the ACT. In the planning strategy, the site is marked as a 'future urban investigation area' for future possible settlement. This draft variation is to put the intent of the planning strategy into effect.

The proposed development is expected to accommodate approximately 6500 dwellings and associated retail and community infrastructure. It proposes a 360ha conservation corridor along the Murrumbidgee River. The proposed development also extends into NSW, where there will be potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor.

As such, the proposal is subject to a rezoning of the Yass Valley Local Environment Plan, a variation to the Territory Plan, an amendment to the National Capital Plan and environmental approvals from the Commonwealth and ACT Government. This document is the explanatory document for a draft variation to the Territory Plan, which only applies to land in the ACT.

Commented [SG2]: Add text about concurrent amendment to the national capital plan process.

### 2.2 Site Description

The area subject to the proposed variation is at West Belconnen, immediately beyond the existing suburbs of Holt and Macgregor. The Murrumbidgee River provides the south western and western boundary and Ginninderra Creek is the northern boundary for the NSW land. Woodstock nature reserve is located along the southern bank of the Murrumbidgee River immediately opposite the site in the ACT.

The area includes the following rural blocks in the district of Belconnen blocks 853; 856; 857; 858; 859; 860; 993; 1329; 1332; 1333; 1420; 1440; 1442; 1540; 1559; 1560; 1586; 1605; 1606; 1607; 1613; 1621; 1622; and parts of block 1620 Belconnen, block 7 section 149 Macgregor and block 2 section 186 Dunlop.

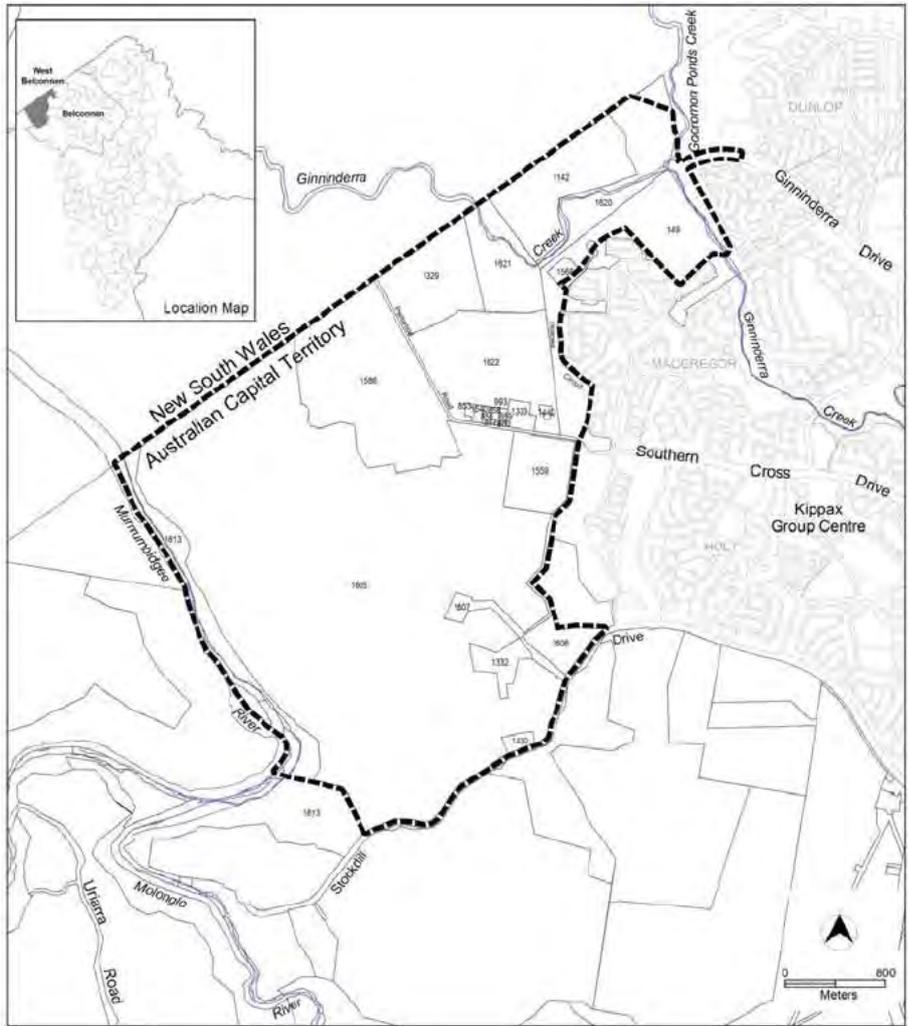


Figure 1 Site Plan

This draft variation also includes the potential extension of Ginninderra Drive to the proposed development area. The road's alignment is likely to impact on the existing ~~Because parts of the~~ Jarramlee and West Macgregor environmental offset areas. As a consequence, the road's extension will be subject to a separate approval under the Commonwealth's Environment Protection Biodiversity and Conservation Act 1999 (EPBC Act). For the purposes of this draft variation, the preferred alignment for the road is indicative. It should be noted that the final Variation will reflect the actual road alignment, if approved by the Commonwealth. ~~are likely to be impacted by the proposed Ginninderra Drive extension, these areas will be subject to the Commonwealth EPBC Act approval.~~

Commented [SG3]: Check wording.

There are various existing uses/activities within the site. It includes Transgrid Canberra Substation, Strathnairn Arts Centre, Billabong Aboriginal Development Corp facility, Belconnen Farm, Belconnen landfill site, horse paddocks, Green Waste and Parkwood Egg Farm.

Due to the nature of the uses, Belconnen landfill site, Green Waste and Parkwood Egg Farm are considered incompatible with residential development. As such, a clearance zones around these uses are retained until such time as they cease operation. Clearance zones may be adjusted subject to an appropriate audit process and approval of the Environment Protection Authority at these localities is introduced while the rest of the site is to be developed.

~~A clearance zone is also applied to an area near Strathnairn Arts Centre and within the Lower Molonglo area so to protect a breeding pair of Little Eagles nesting in the area.~~

A research project is currently underway to determine where the pair of Little Eagles is mainly foraging, while an exclusion area has been established around the nest tree. As such, urban development is not permitted until such time as the research on the Little Eagle has been completed and confirms that the site is suitable for development.

A new ActewAGL zone substation is required to service the development. A site for ~~at the ActewAGL zone substaion switching station within the study area~~ has been ~~is~~ identified to the south of the existing Transgrid Canberra Substation, ~~to provide secure electricity supply to Canberra. Both areas will be rezoned from hills, ridges and buffer to services zone so to reflect their current/intended uses.~~

### 2.3 Current Territory Plan Provisions

The Territory Plan map zones for the area subject to this variation are shown in Figure 2.

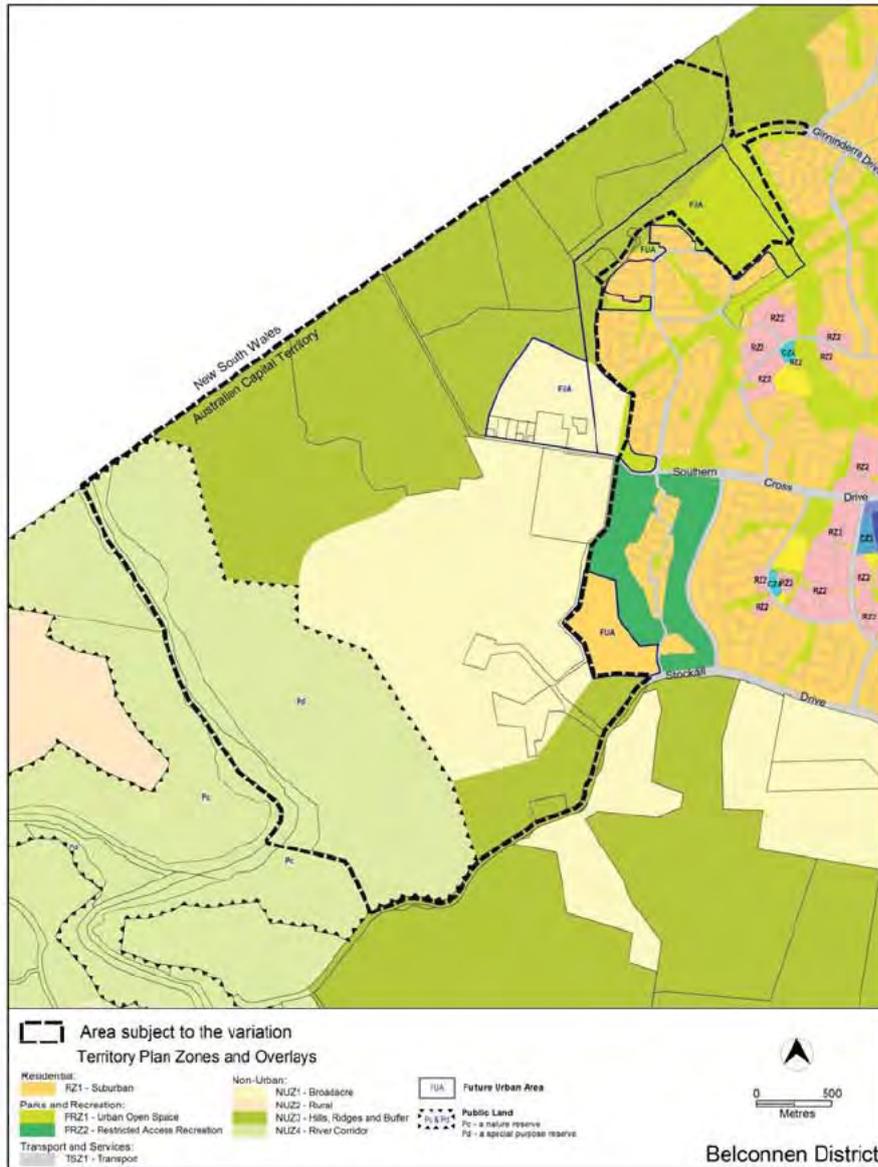


Figure 2 Territory Plan Zones Map

## 2.4 Proposed Changes

### 2.4.1 Proposed Changes to the Territory Plan Map

The proposed changes to the Territory Plan map are indicated in Figure 3 at Part 3 of this document and are detailed as follows:

- Remove current land use zones of Broadacre; Hills, Ridges and Buffer from part of the site
- Insert various urban zones including TSZ2 services to part of the site
- rezone the Strathnaim Art Precinct and Belconnen Farm Heritage Precinct to community facilities
- Apply a future urban area overlay to part of the site
- Adjust the River Corridor boundary
- Apply a Pc nature reserve overlay to part of the site
- Indicating Ginninderra Drive extension

The draft variation map indicates the proposed zone boundaries as accurately as possible but may be subject to adjustments following detailed surveys.

It should be noted that the Final road alignment of Ginninderra Drive extension indicated in this draft variation is indicative and subject to a separate approval under the EPBC Act because the road may impact the existing Jarramlee and West Macgregor environmental offset areas. If the road is approved under the EPBC Act, it will be reflected in the final variation is subject to the outcome of the Commonwealth EPBC process.

Commented [SG4]: Check wording.

The rezoning of the Strathnaim Arts Facility on Block 1332 Belconnen from Broadacre to Community Facility is proposed to more accurately reflect the use of the land as an artist facility by the Strathnaim Arts Association under licence from the ACT Government (Arts ACT). The Facility provides working spaces and facilities for a range of artists, crafts people and community groups. In addition, painters, sculptors, ~~ceramists~~, textile artists, printmakers, wood workers and installation artists all produce works from the site. To support the development of West Belconnen and to provide flexibility for the Facility into the future, it is proposed to add the following limited uses to the Community Facility zoning, as an area specific policy:

Commented [SG5]: Check wording

- craft workshop;
- place of assembly;
- produce market;
- restaurant (limited to a maximum of 250m<sup>2</sup> for the entire block);

- shop (limited to a maximum of 100m<sup>2</sup> for the entire block but excluding uses that are ancillary to the main use of the land for arts and craft); and
- business agency (limited to a maximum 500m<sup>2</sup> for the entire block).

The Future Urban Area provision applies to the land that accommodates the Facility only to permit some minor rationalising of the block's boundaries with the adjacent area.

The rezoning of the Belconnen Farm Heritage Precinct on part Block 1605 Belconnen from Hills Ridges and Buffer to Community Facility is proposed to more accurately reflect the use as heritage precinct. To support the development of West Belconnen and subject to being consistent with the heritage registration, it is proposed to add the following limited uses to the Community Facility zoning, as an area specific policy:

Commented [SG6]: Check wording

- craft workshop;
- place of assembly;
- produce market;
- restaurant (limited to a maximum of 250m<sup>2</sup> for the entire block);
- shop (limited to a maximum of 100m<sup>2</sup> for the entire block but excluding uses that are ancillary to the main use of the land for arts and craft); and
- business agency (limited to a maximum 500m<sup>2</sup> for the entire block).

The Future Urban Area provision applies to the land that accommodates the Heritage Precinct only to permit the future creation of a block for the Heritage Precinct.

#### 2.4.2 Proposed Changes to Territory Plan

It is proposed to amend the Territory Plan in the following manner:

1. At Belconnen District Precinct Map and Code of 10.2 District Precinct Maps and Codes, substitute

Belconnen District Precinct Map

(see **Appendix A**)

2. At Part 14 Structure Plans, substitute

West Belconnen Structure Plan

(see **Appendix B**)

3. At Part 15 Concept Plans – Precinct Codes for Section 93 of the *Planning and Development Act 2007*, insert

West Belconnen Concept Plan  
(see *Appendix C*)

## 2.5 Reasons for the Proposed Draft Variation

The reason for the draft variation is as follows:

- West Belconnen is recognised suitable for future possible settlement in the ACT Planning Strategy, which states that West Belconnen is an 'area(s) for future possible settlement within the ACT ...will be considered in a regional context and in terms of their interrelationships with immediately adjoining areas of NSW'. This draft variation is to put this intent into effect.
- As such, West Belconnen is identified in the [Land Development Agency ACT Government's Indicative Land Release Program 2014/15 to 2017/18 \(published June 2014\)](#) for [land release commencing in the 2015/2016 financial year](#).

## 2.6 Planning Context

### 2.6.1 National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The *Planning and Land Management Act 1988* also required that the Territory Plan is not inconsistent with the NCP.

### 2.6.2 Territory Plan

Statement of Strategic Directions

The proposal is consistent with the Territory Plan's statement of strategic directions in terms of environmental, economic and social sustainability and spatial planning and urban design principles.

## **1. Principles for Sustainable Development**

### **General Principles**

*1.2 Matters of broader National Capital, metropolitan and regional significance will be carefully considered when formulating Territory Plan policies and when making decisions about development proposals and sequencing.*

### **Social Sustainability**

*1.20 Planning policies for community facilities and open space will encourage multiple use and flexible design to allow for changing needs.*

Commented [SG7]: Check numbering??

*1.24 New suburban areas will be planned with a legible and permeable hierarchy of roads; conveniently located commercial and community facilities; a network of open spaces; an off-road system for pedestrians and cyclists; and provision for accessible public transport.*

## **2. Spatial Planning and Urban Design Principles**

### **Non-urban Areas**

Commented [SG8]: Check subheading title? Is there a subheading number missing below?

*2.11 Planning policies will protect the landscape and environmental qualities of the hills and ridges surrounding urban areas, the Murrumbidgee and other river corridors, the mountains and forests west of the Murrumbidgee River, and productive rural landscapes.*

*2.13 Clearance zones will be established where necessary around major facilities to protect the operational efficiency of those facilities and to minimise adverse environmental impacts.*

*West Belconnen is a greenfield development that will create 360ha conservation corridor along the Murrumbidgee River. West Belconnen locates run-over land in ACT and NSW, it poses its regional significance*

The proposed development is expected to accommodate approximately 6500 dwellings and associated retail and community infrastructure. It proposes a 360ha conservation corridor along the Murrumbidgee River. The proposed development also extends into NSW, where there will be potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor.

## 2.7 Interim Effect

Section 65 of the Planning and Development Act 2007 does not apply in relation to the draft variation so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

## 2.8 Consultation with Government Agencies

The EPD is required to, in preparing a draft variation under section 61(b) consult with each of the following in relation to the proposed draft variation:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- if the draft variation would, if made, be likely to affect unleased land or leased public land – each custodian for the land likely to be affected

### National Capital Authority

The National Capital Authority provided the following comments on DATE 10 April 2015.

~~[insert NCA comments - please remember to direct quote and italicise]~~

*As you are aware, the National Capital Authority (NCA) has commenced preparation of a Draft Amendment to the National Capital Plan (the Plan) to run concurrently with DV351. It is noted that the DV351 documentation only briefly refers to the Draft Amendment process. It is suggested that the NCA and EPD liaise to determine the level of information available in both DV351 and the NCA's Draft Amendment to ensure that readers are adequately informed of the respective processes.*

*It is noted that the Belconnen landfill site is proposed to be zoned as Hills, Ridges and Buffers in DV351. The Planning Study Report outlines retention of the existing recycling estate followed by evolution to other non-residential uses currently under investigation. While the recycling estate is within existing use rights, a number of potential uses may be incompatible with those permitted for Hills, Ridges and Buffers in the Plan.*

*It is the NCA's preference to zone the landfill site as Urban Land Use in the General Policy Plan – Metropolitan Canberra of the Plan (GPP). The proposed land use of Hills, Ridges and Buffers in the Territory Plan is considered not inconsistent with the proposed urban land use of the GPP. With this approach an*

additional amendment to the Plan will not be required should the master planning propose land uses inconsistent with Hills, Ridges and Buffers.

Response

### Conservator of Flora and Fauna

The Conservator of Flora and Fauna made the following comments on DATE-10 April 2015.

In accordance with Section 61(b) of the Planning and Development Act 2007, I advise that I have examined Draft Variation to the Territory Plan No 351, West Belconnen. The variation proposes to change the land use zoning immediately adjacent to the suburbs of Holt and Macgregor to facilitate future urban development of the area.

The proposed changes to the River Corridor – public land (nature reserve) boundaries are as previously agreed and can be supported.

The Variation also proposes changes to include a new Transport (TSZ1) zoning for a future extension to Ginninderra Drive. The construction of a road in this location will impact on an area set aside as an environmental offset for impacts on Golden Sun Moth from previous developments. This cannot be supported at this time as the road extension has not been approved; a route alignment has not been agreed upon; and the road would require offsetting of established offsets. The planning study report states that the Ginninderra drive completion "... is not an essential pre-requisite for the rezoning of the project area". Until the issues regarding impacts of this road on the offset area have been addressed, and a final alignment has been agreed, the land use zoning should remain the current mixture of Hills Ridges and Buffer and Urban Open Space.

A minor matter of correction is how current research and the agreed approach to uncertainty regarding the use of the area surrounding the Little Eagle nest is described. The position is correctly described in the table on P151 of the Planning Study as:

"A research project is currently underway to determine where the pair of little eagles is mainly foraging, while an exclusion area has been established around the nest tree, and southern development area awaiting the findings of this research."

This wording should be consistently used throughout the planning documents.

Changes need to be made to the documentation:

- Page 6 of the Draft Variation, where the position is not fully stated and gives the impression that an exclusion zone is permanently in place "A clearance zone is

also applied to an area near Strathnairn Arts Centre and within the Lower Molonglo area so to protect a breeding pair of Little Eagles nesting in the area". This should be changed to reflect the wording in the table on P151 in the Planning Study.

- Pages 127 and 132 of the Planning Study where it is stated that "Following identification of a little eagle presence on the site in late December 2013 and following subsequent consultation with ACT Conservation a report was prepared by ACT Conservation specifying measures to ensure the protection of the eagle nest site, including protection of the foraging area and a 200m clearance zone around the nest site itself". The document would benefit from the addition of the wording as found in the table on P151 in the Planning Study.
- The Table within the Concept Plan needs to be amended to state:

<u>Little Eagle Clearance Zone</u>	
<u>No development including infrastructure and construction related activities will be permitted within 200m of the Little Eagle nesting tree and foraging area indicated in Figure 1.</u>	<u>Urban development is not permitted until such time as research on the Little Eagle has been completed and confirms that the site is suitable for development.</u>

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#### Water Quality

Protection of the Murrumbidgee River needs to be strengthened in the Structure Plan. It is recommended that the words as underlined are included.

- 4. General principles and policies (10) – 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 to protect river corridor, water quality and downstream ecology.
- 6.5 Environment Protection (16) – Best practice WSUD principles will be adopted at all levels of the development to minimise potable water usage, manage overland flows and protect water quality and aquatic habitat in the Murrumbidgee River and Ginninderra Creek.
- 6.6 Landscape and Open Space Principles (27) – Open space will be..... contributes to the legibility and character of urban development and assists in the effective management of stormwater including encouraging onsite infiltration.
- Stormwater management (84) – A WSUD strategy will be adopted to..... 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

The issue of a warming climate and climate change adaptation has not been addressed in the Variation. The development area of West Belconnen is significant in area and future population, with the intention for a much higher density than the established areas of Belconnen. This could significantly contribute to a number of climate related issues particularly the city heat island effect.

The Structure Plan would benefit from the inclusion of an additional policy headed Sustainable Development where the principles of adapting to a changing climate could be addressed. These principles could then be brought forward into the Concept Plan with rules that include relevant targets that need to be met in future estate developments e.g. a 50% summer shade target to all streets; deep root zones on all blocks (including multi unit sites) to enable the successful growth of shade trees, maximising permeable areas to allow water penetration; re-use of stormwater to irrigate playing fields and other high use public parks.

[insert Conservator's comment please remember to direct quote and italicise]

#### Response

The comments are noted and the documentation has been updated accordingly.

In relation to the extension of Ginninderra Drive, whilst the Conservator's non-support of the road is noted, it is important that the road is included in the draft variation so that the full development is clearly documented, transparent and understood. In response, the draft variation has been updated to clearly identify that the road is subject to a separate approval under the Commonwealth's Environment Protection Biodiversity and Conservation Act 1999 and that the alignment indicated is indicative. The final Variation will reflect the road alignment, if approved by the Commonwealth. If the extension is not approved, it will be removed from the final Variation.

In relation to sustainability, general principles have been included in the structure plan and a criterion added to the concept plan pending the adoption of policy and legislative requirements by Government. As policy and legislation is implemented in the future, subdivision and development will need to apply.

#### Environment Protection Authority

The Environment Protection Authority provided the following comments on DATE

[copy EPA comment please remember to direct quote and italicise]

#### Response

## Heritage Council

The Heritage Council provided the following comments on **DATE**

~~copy heritage comment please remember to direct quote and italicise~~

We understand that the draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes proposed include: removal of current land use zones of Broadacre, Hills, Ridges and Buffer from part of the site; rezoning part of the site to a range of urban zones; applying a future urban area (FUA) overlay to part of the site; applying a Parks and Recreation overlay to part of the site; and introducing a site-specific structure plan and concept plan into the Territory Plan.

ACT Heritage comment on the proposed TPV is informed by the documents provided; and also by the ongoing heritage assessment of the West Belconnen Riverview Project, which has to date identified over 100 Aboriginal heritage sites in addition to the historic Belconnen Farm complex. While a Conservation Management Plan for Belconnen Farm has been prepared, the Project's Cultural Heritage Assessment for Aboriginal heritage sites is currently being revised prior to final submission to the Council, and the Council has not yet received the Project's Stage 1 Statement of Heritage Effect (SHE) or the Project's Conservation Management Plan for Aboriginal heritage places.

In this context, ACT Heritage does not object to the proposed rezoning of lands within the West Belconnen Urban Development Area, as Heritage Act 2004 provisions will continue to guide the management of heritage places and objects within this area.

However, ACT Heritage notes that the continued Aboriginal heritage assessment process may identify sites of high conservation value within the future urban zones of the proposed TPV. Appropriate management of such sites may include in situ conservation outcomes not anticipated at this time, but which may be identified through future liaison with the ACT Heritage Council, Representative Aboriginal Organisations and heritage practitioners.

ACT Heritage also has the following comments on documents provided as part of the proposed TPV:

- The Structure Plan provided should be amended in the following ways:
  - Section 4, Points 1 and 10 should include reference to heritage values, when discussing sustainable development principles and sustainable urban water management;
  - Section 4, Point 11, should be revised to refer to "Aboriginal and historic heritage places and objects" instead of "Aboriginal and historic heritage place";

- Section 6.5, Point 18, currently states that heritage sites will be "conserved in a manner agreed by the ACT Heritage Unit and (where relevant) Registered Aboriginal Organisations". This should be revised to refer to "the ACT Heritage Council, and in consultation with Registered Aboriginal Organisations";
  - Section 7, Points 43 and 51, should include reference to heritage values, when describing the conservation corridor and the plan of management to be prepared for this area;
  - Section 7 should reflect the ACT Heritage Council requirement for a 'Conservation Management Plan' to be prepared for Aboriginal heritage places and objects within the West Belconnen Development Area;
  - Throughout, references to the Murrumbidgee River as a natural asset should be revised to a 'natural and cultural asset'; given the understanding of high cultural significance of the river emerging from the heritage assessment process; and
- The Concept Plan provided should be amended to include identification of known Aboriginal heritage places and objects within the West Belconnen Urban Development Area; and their management in accordance with Heritage Act 2004 provisions. It is anticipated this will include either the further investigation and salvage of heritage sites in accordance with an approved 'Statement of Heritage Effect', or the long term protection of heritage sites in accordance with an approved 'Conservation Management Plan'.

Response

The Heritage Councils' comments are noted and the structure and concept plans updated accordingly.

**Land Custodian** [~~where applicable~~ Territory and Municipal Services Directorate]

The land custodian provided the following comments on DATE

[copy land custodian comment please remember to direct quote and italicise]

Response

**Land Custodian** [ArtsACT]

The land custodian provided the following comments on DATE

[copy land custodian comment please remember to direct quote and italicise]

The ACT Government through ArtsACT licences the Strathnairn Arts Facility to the Strathnairn Arts Association. A range of art related activities are undertaken on the land. ArtsACT as the land custodian for Block 1352 balconman has no objection to the Draft Variation including Strathnairn together with some limited additional uses that provide opportunities for the arts precinct to grow and develop in the future and to support the adjacent residential development.

#### Response

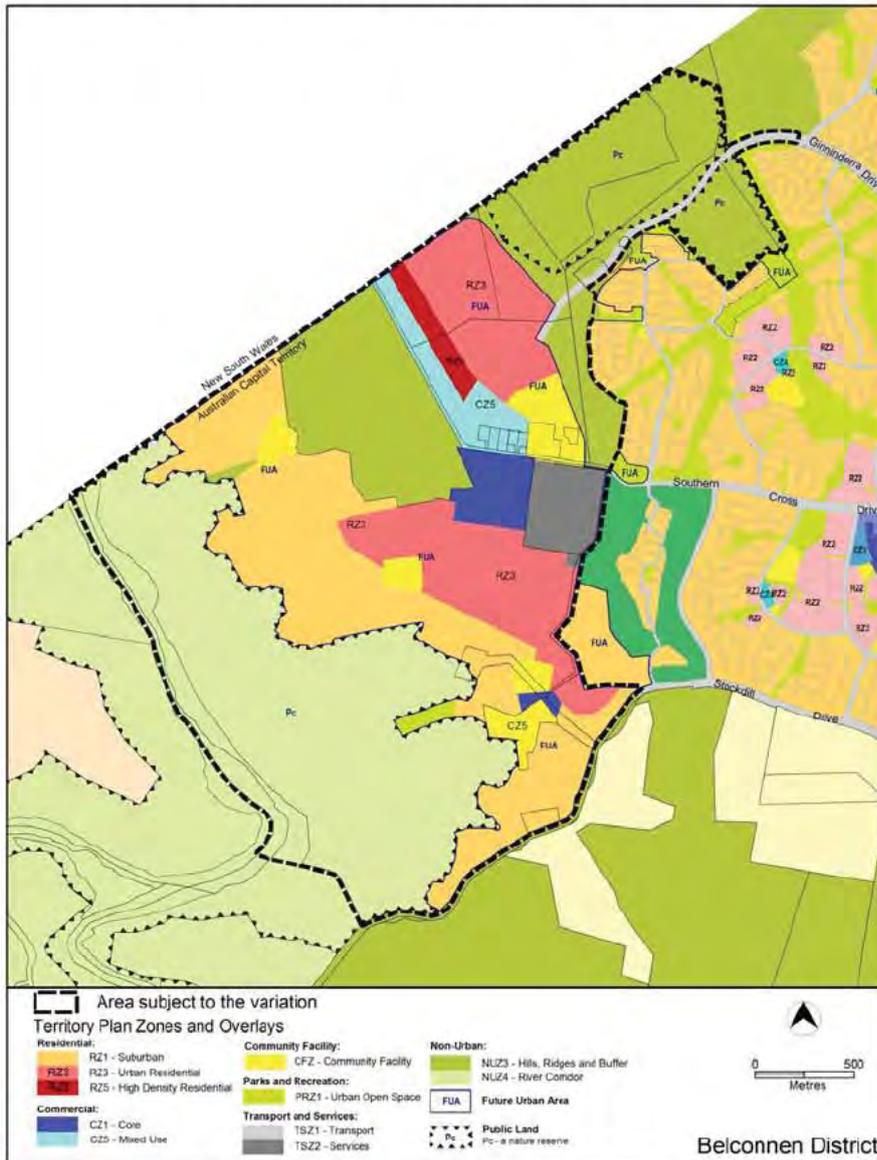
None.

DRAFT

### 3. DRAFT VARIATION

#### 3.1 Variation to the Territory Plan

The Territory Plan map is varied in all of the following ways:



**Figure 3 Territory Plan Zones Map changes**

Commented [SG9]: Change the CZ1-core zoning of the land north of Strathairn to CZ5.

The Territory Plan is varied in all of the following ways:

**1. At 10 Precinct Maps and Codes, Belconnen District Map and Code**

*Substitute* Belconnen District Map  
*With Appendix A*

**2. At 14 Structure Plans**

*Substitute* '14.1 Structure Plan West Belconnen'  
*With Appendix B*

**3. At 15 Concept Plans – Precinct Codes for Section 93 of the Planning and Development Act 2007**

*Insert* West Belconnen Concept Plan, **Appendix C**

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνεία τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

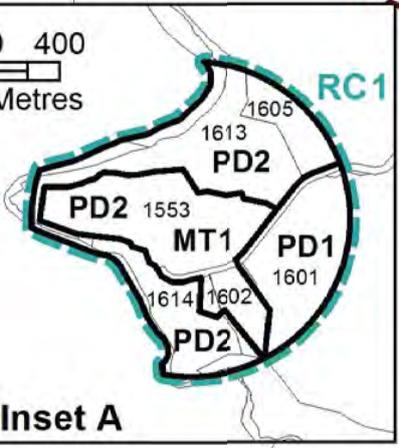
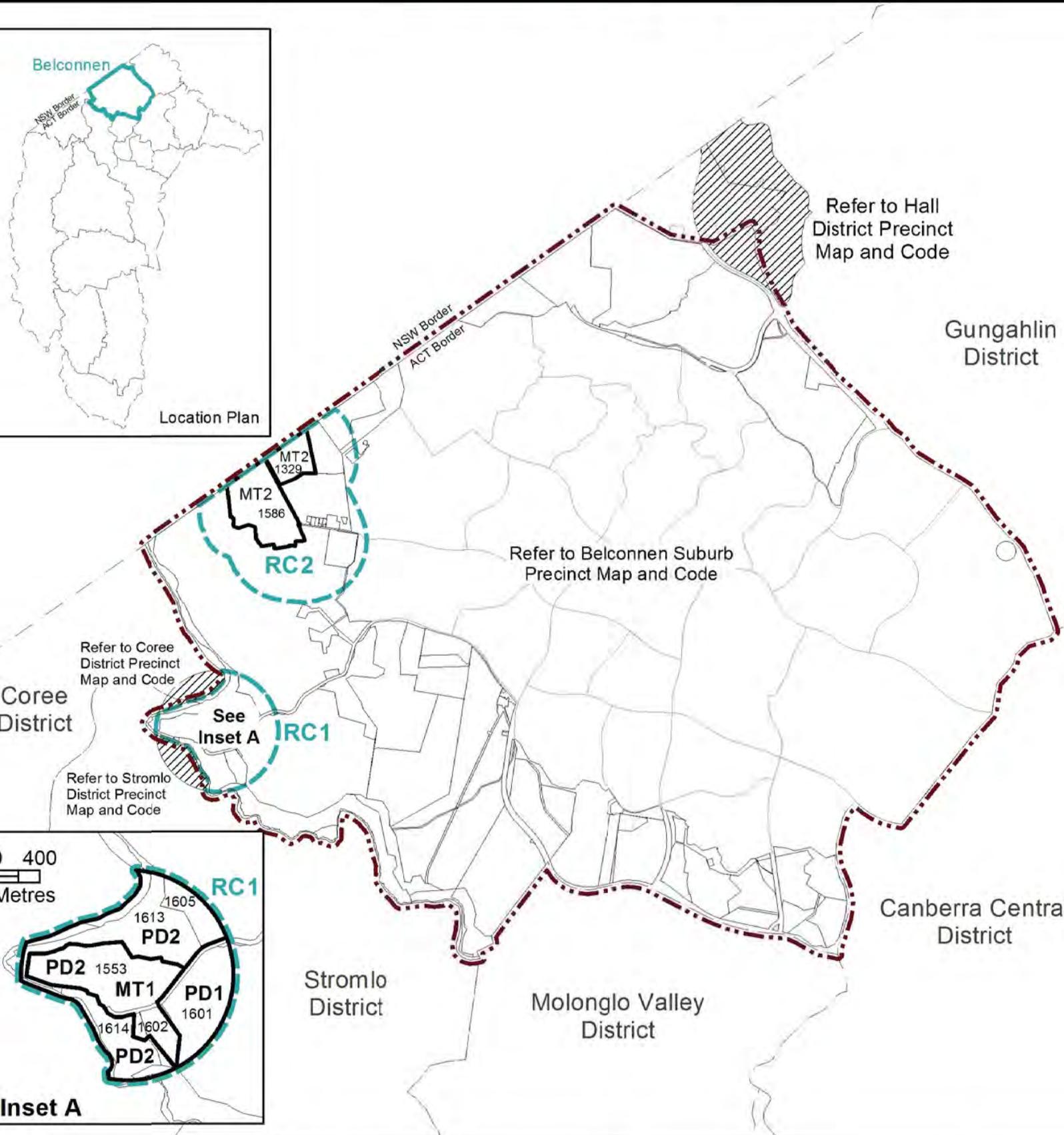
### TRANSLATING AND INTERPRETING SERVICE

**131 450**

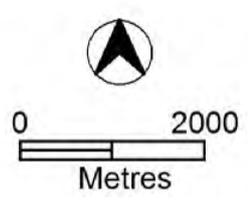
Canberra and District - 24 hours a day, seven days a week

DRAFT

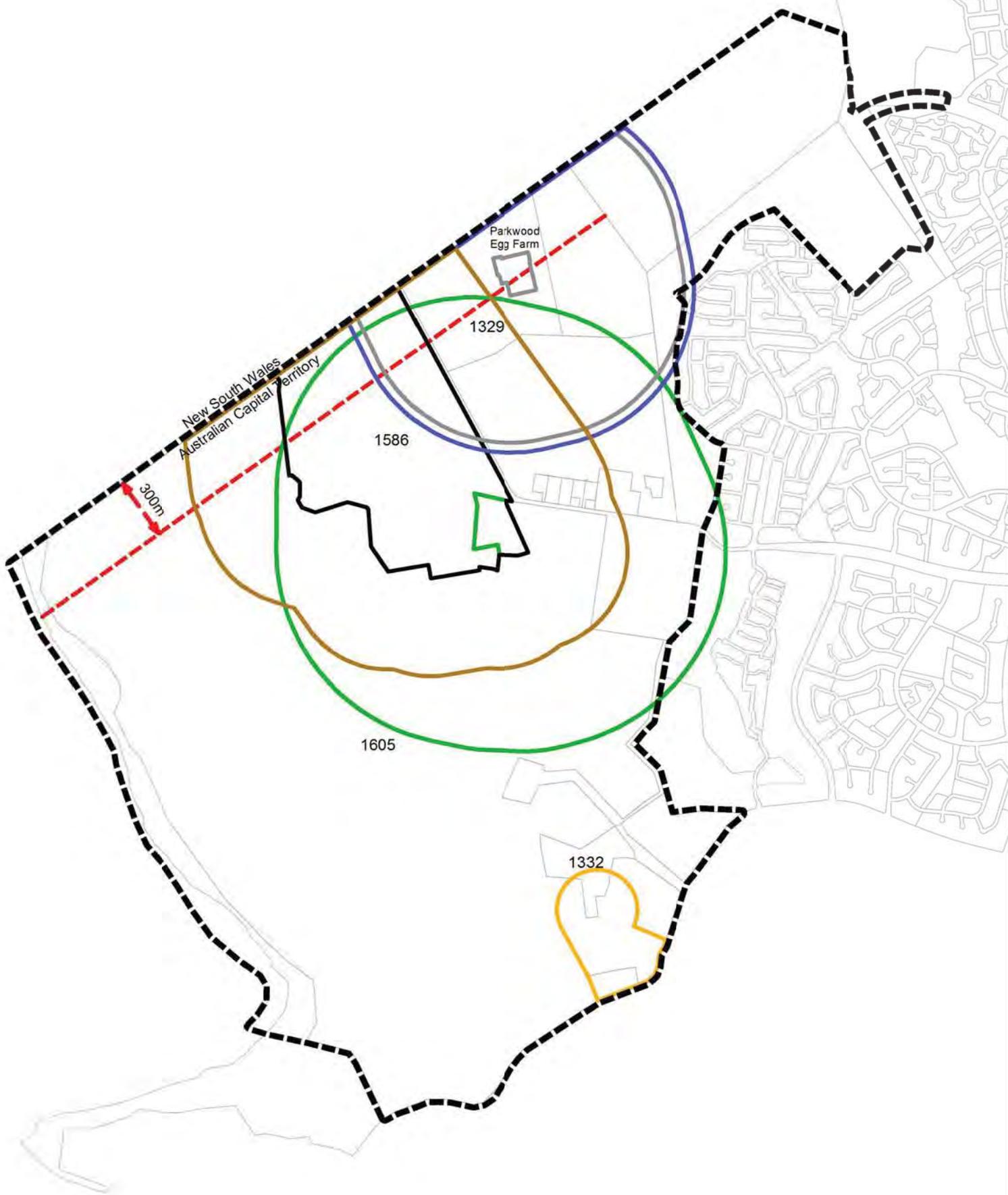
# Belconnen District Precinct Map



- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Belconnen District Precinct Code



Note: Rural block boundaries and numbers are for information only and may change overtime.



 Area subject to the variation

Clearance Zones

 300m Restricted Development Zone

 Greenwaste Clearance Zone

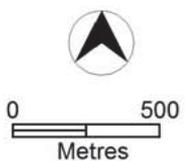
 Landfill Clearance Zone

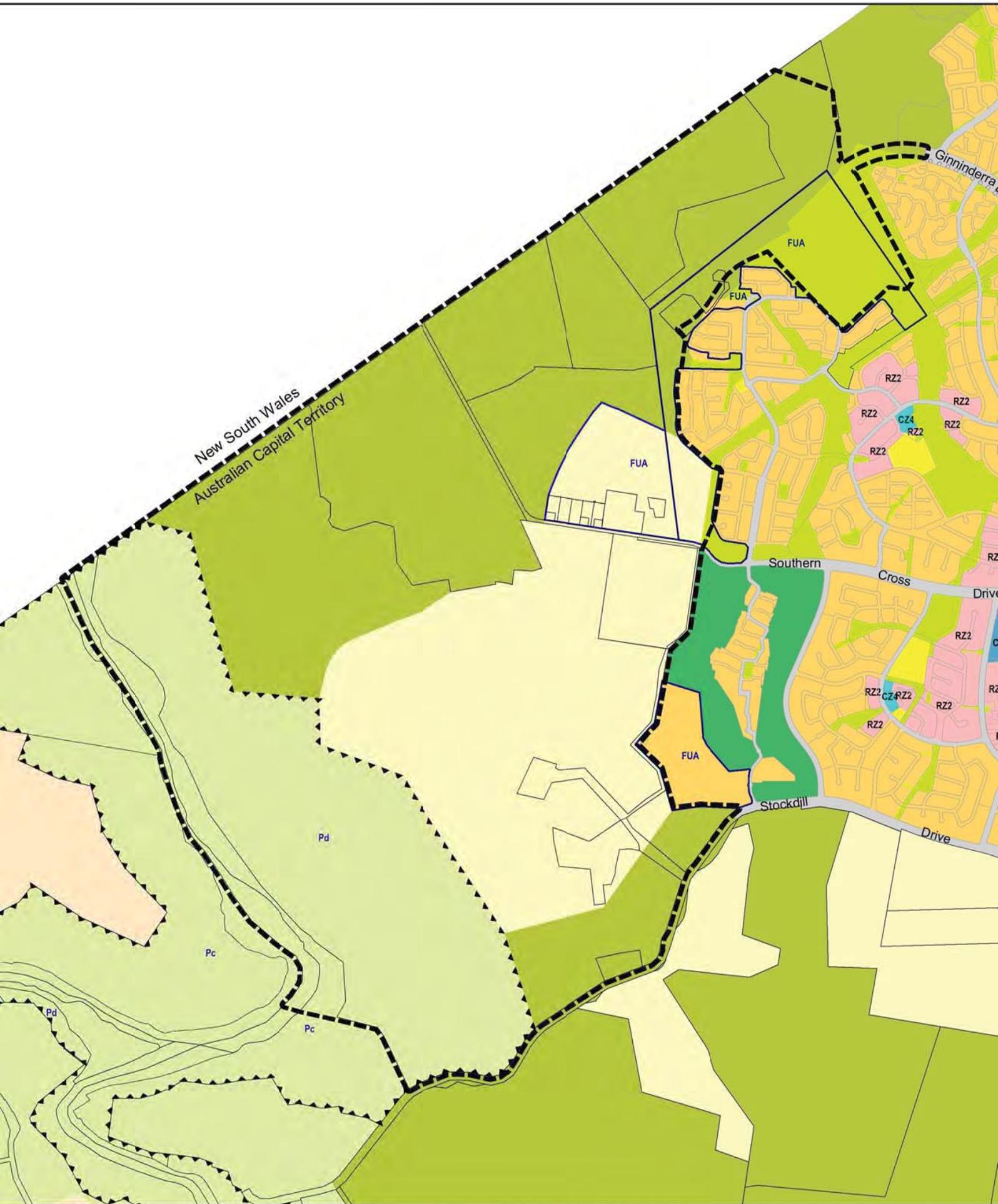
 Landfill block

 Little Eagle Clearance Zone

 Egg Farm Clearance Zone

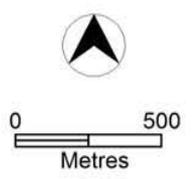
 Pond and Wetland Clearance Zone

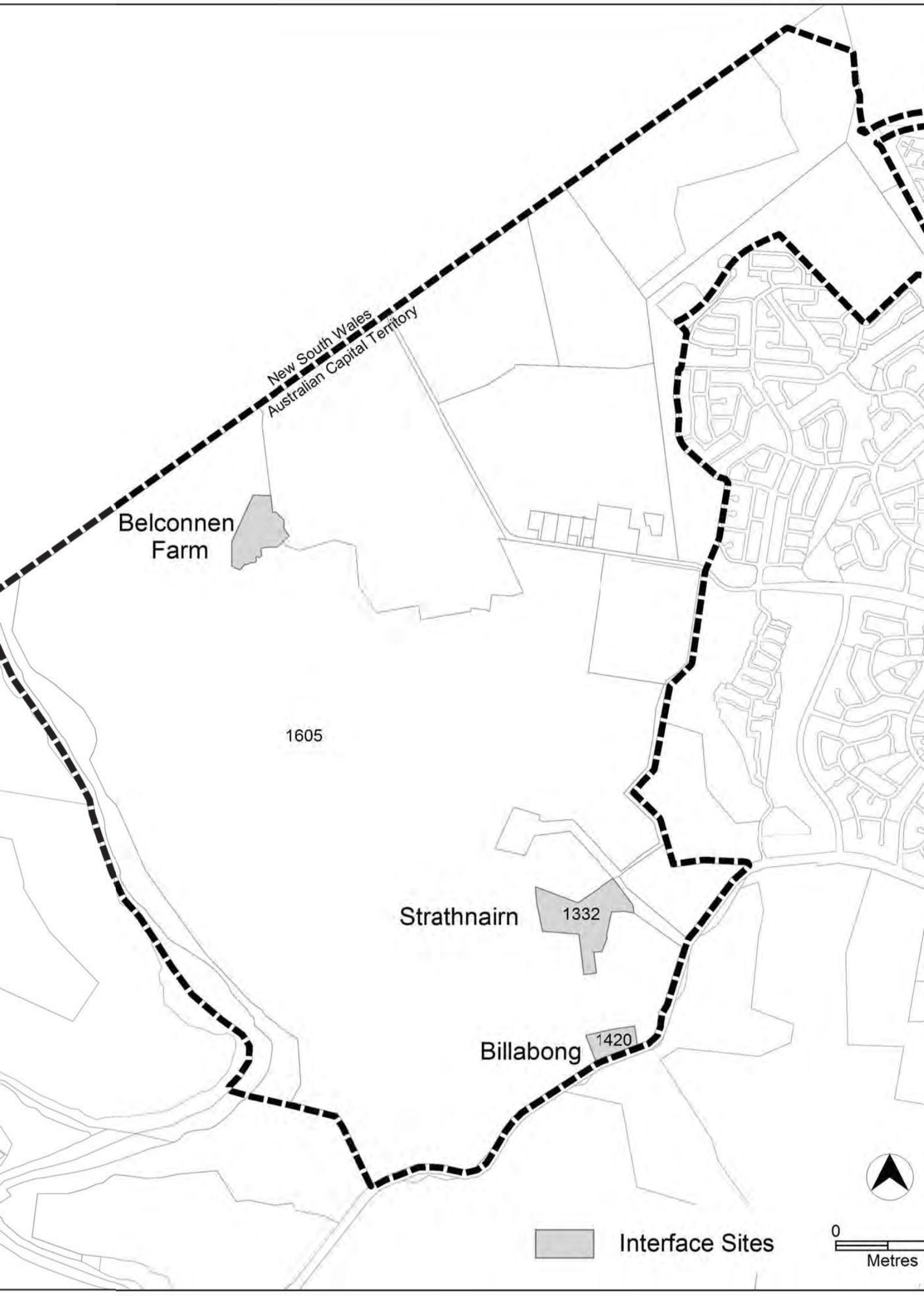




**Area subject to the variation**  
**Territory Plan Zones and Overlays**

- |                                     |                                 |                                |
|-------------------------------------|---------------------------------|--------------------------------|
| <b>Residential:</b>                 | <b>Non-Urban:</b>               | <b>Public Land</b>             |
| RZ1 - Suburban                      | NUZ1 - Broadacre                | <b>Future Urban Area</b>       |
| PRZ1 - Urban Open Space             | NUZ2 - Rural                    | <b>Pc &amp; Pd</b>             |
| PRZ2 - Restricted Access Recreation | NUZ3 - Hills, Ridges and Buffer | Pc - a nature reserve          |
| TSZ1 - Transport                    | NUZ4 - River Corridor           | Pd - a special purpose reserve |





New South Wales  
Australian Capital Territory

Belconnen  
Farm

1605

Strathnairn

1332

Billabong

1420

Interface Sites



0  
Metres



## Woolfenden, Mitchell

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**From:** Hai, Helen  
**Sent:** Tuesday, 31 March 2015 4:27 PM  
**To:** Darke, Rachel  
**Cc:** Gianakis, Steven  
**Subject:** FW: TRIM: RE: West Belconnen - Timing for TPV and Updated Spatial Data  
**Attachments:** Proposed.jpg

Hi Rachel

I've just had discussion about the area that Richard from NCA marked 'Urban open space?'. Steven has confirmed that the area should be urban open space, not hills, ridges and buffer. The area Richard marked 'Future use?' (the landfill site) will remain as hills, ridges and buffer and could be changed to other uses pending on future master plan recommendations.

Thanks & regards

Helen

---

**From:** Richard Nash [mailto:richard.nash@natcap.gov.au]  
**Sent:** Monday, 30 March 2015 10:56 AM  
**To:** Hai, Helen  
**Subject:** FW: TRIM: RE: West Belconnen - Timing for TPV and Updated Spatial Data

Hi helen,

Thanks for chatting this morning, can you get back to me on the below?

Cheers  
Richard

---

**From:** Richard Nash  
**Sent:** Friday, 13 March 2015 1:40 PM  
**To:** 'Hai, Helen'  
**Cc:** Gianakis, Steven <[Steven.Gianakis@act.gov.au](mailto:Steven.Gianakis@act.gov.au)> ([Steven.Gianakis@act.gov.au](mailto:Steven.Gianakis@act.gov.au)); Darke, Rachel ([Rachel.Darke@act.gov.au](mailto:Rachel.Darke@act.gov.au))  
**Subject:** TRIM: RE: West Belconnen - Timing for TPV and Updated Spatial Data

Hi Helen,

A big thank you to Rachel for providing the GIS data, it's made mapping out the General Policy Plan (GPP) changes much simpler.

I've just got two areas highlighted on the attached which I'd like clarification on.

The first is the small area of HRB. Given the size of this area, I'm wondering if it should be made urban open space in the TP?? This would mean this area would be included as Urban Area in the GPP.

The second area (landfill site), is shown as having a number of potential uses such as district playing fields, urban agriculture, fresh food market, sustainable technologies and recycling facilities in the West Belconnen planning study report. A number of these are not compatible with the permitted range of uses for HRB. I would just like to get some clarity on what the plans are for the landfill site, as this will obviously influence the Plan amendment. If, for example, sustainable technologies are mooted the land use in the GPP would likely need to be Urban Area.

Regards  
Richard

---

**From:** Hai, Helen [<mailto:Helen.Hai@act.gov.au>]  
**Sent:** Thursday, 12 March 2015 10:08 AM  
**To:** Richard Nash  
**Cc:** Gianakis, Steven; Darke, Rachel; Noack, Bronwyn; Kaucz, Alix  
**Subject:** RE: West Belconnen - Timing for TPV and Updated Spatial Data

Hi Richard

Our mapping officer, Rachel will forward you the mapping information sometime today. If you have any further question, please contact us.

Regards

Helen

---

**From:** Gianakis, Steven  
**Sent:** Wednesday, 11 March 2015 4:53 PM  
**To:** Hai, Helen  
**Subject:** FW: West Belconnen - Timing for TPV and Updated Spatial Data

Hi Helen  
As discussed.  
Steven

---

**From:** Richard Nash [<mailto:richard.nash@natcap.gov.au>]  
**Sent:** Wednesday, 11 March 2015 12:15 PM  
**To:** Noack, Bronwyn; Gianakis, Steven  
**Subject:** West Belconnen - Timing for TPV and Updated Spatial Data

Hi Bronwyn and Steven,

Further to our meeting in February.

I've put together a Draft Amendment to the National Capital Plan which Rebecca and Andrew will go through this week.

Just wondering if you can give us an update on your timing for the TPV.

Also in February's meeting, we discussed EPD sending through revised data for the subject site including revision of land boundaries, river corridors and road corridors for the NCA to use to inform the Draft Amendment. Could you forward that through at your earliest so that we can incorporate the up-to-date information into the Draft Amendment?

Thanks

**Richard Nash** | Senior Planner & Urban Designer  
National Capital Authority

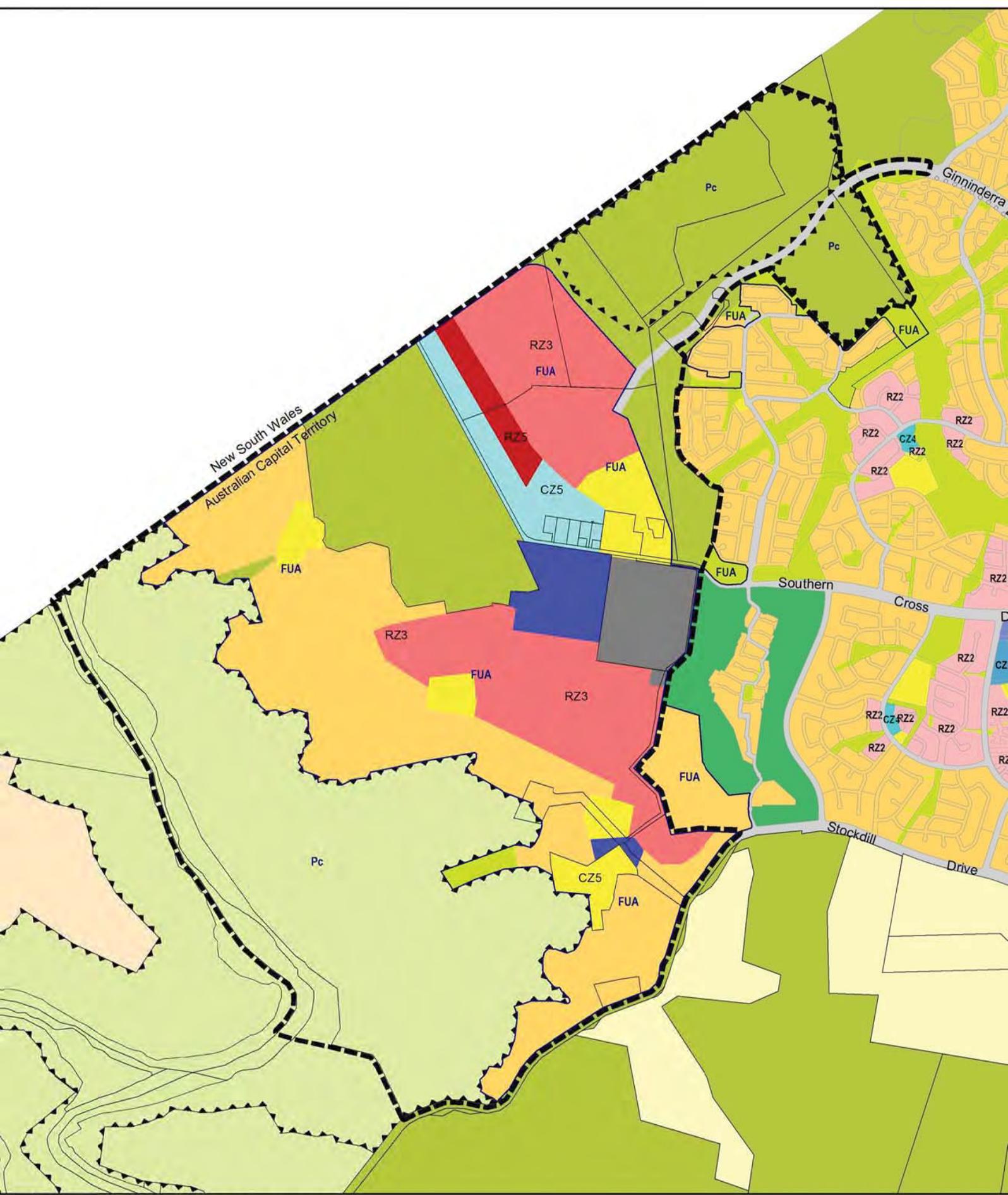
 (02) 6271 2818 |  6273 4427

**National Capital Authority** | Treasury Building, King Edward Terrace, PARKES ACT 2600  
GPO Box 373, CANBERRA ACT 2601 |  [www.nationalcapital.gov.au](http://www.nationalcapital.gov.au) | Twitter: @NCA\_Media

LoveLBG is a strategy developed by the NCA to encourage social media users to share tips on protecting Canberra's waterways using the hashtag #LoveLBG.

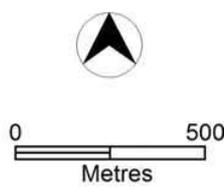


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 Area subject to the variation  
Territory Plan Zones and Overlays

- |  |  |   |
|--|--|---|
| <b>Residential:</b>  | <b>Community Facility:</b>   | <b>Non-Urban:</b>   |
|  RZ1 - Suburban                 |  CFZ - Community Facility |  NUZ3 - Hills, Ridges and Buffer           |
|  RZ3 - Urban Residential        | <b>Parks and Recreation:</b>   |  NUZ4 - River Corridor                     |
|  RZ5 - High Density Residential |  PRZ1 - Urban Open Space  |  FUA - Future Urban Area                   |
| <b>Commercial:</b>   | <b>Transport and Services:</b>   |  Pc - Public Land<br>Pc - a nature reserve |
|  CZ1 - Core                     |  TSZ1 - Transport         |   |
|  CZ5 - Mixed Use                |  TSZ2 - Services          |   |



## Woolfenden, Mitchell

---

**From:** Darke, Rachel  
**Sent:** Wednesday, 11 March 2015 3:49 PM  
**To:** Hai, Helen  
**Subject:** RE: West Belco Maps  
**Attachments:** Location.jpg; Clearance Zones.jpg

Hi Helen,

Hope these are ok. Let me know if you need any changes!

---

**From:** Hai, Helen  
**Sent:** Wednesday, 11 March 2015 11:50 AM  
**To:** Darke, Rachel  
**Subject:** RE: West Belco Maps

Hi Rachel

Looks good! Thanks a lot

Regards

Helen

---

**From:** Darke, Rachel  
**Sent:** Wednesday, 11 March 2015 11:45 AM  
**To:** Hai, Helen  
**Subject:** West Belco Maps

Hi Helen,

Here are the updated maps and the new Road/School map. Please have a look and let me know if I need to change anything.

Kind Regards  
Rachel

Rachel Darke | GIS and Mapping Officer

Phone 02 6207 0125 | Email [rachel.darke@act.gov.au](mailto:rachel.darke@act.gov.au)

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[www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

---

**From:** Darke, Rachel  
**Sent:** Friday, 6 March 2015 11:37 AM  
**To:** Hai, Helen  
**Subject:** RE: West Belconnen Maps  
**Attachments:** Current.jpg; Interface.jpg; Location.jpg; Proposed.jpg; Clearance Zones.jpg

Hi Helen,

Here are the updated maps. Please have a look at let me know if there are any further changes or you think I've missed something.

Kind Regards  
Rachel

---

**From:** Hai, Helen  
**Sent:** Thursday, 5 March 2015 4:43 PM  
**To:** Darke, Rachel  
**Subject:** RE: West Belconnen Maps

Hi Rachel

Thank you so much for the hard work.

Regards

Helen

---

**From:** Darke, Rachel  
**Sent:** Thursday, 5 March 2015 4:41 PM  
**To:** Hai, Helen  
**Subject:** West Belconnen Maps

Hi Helen,

Please see attached for maps for West Belconnen. Please have a look and let me know if there are any changes required.

Kind Regards

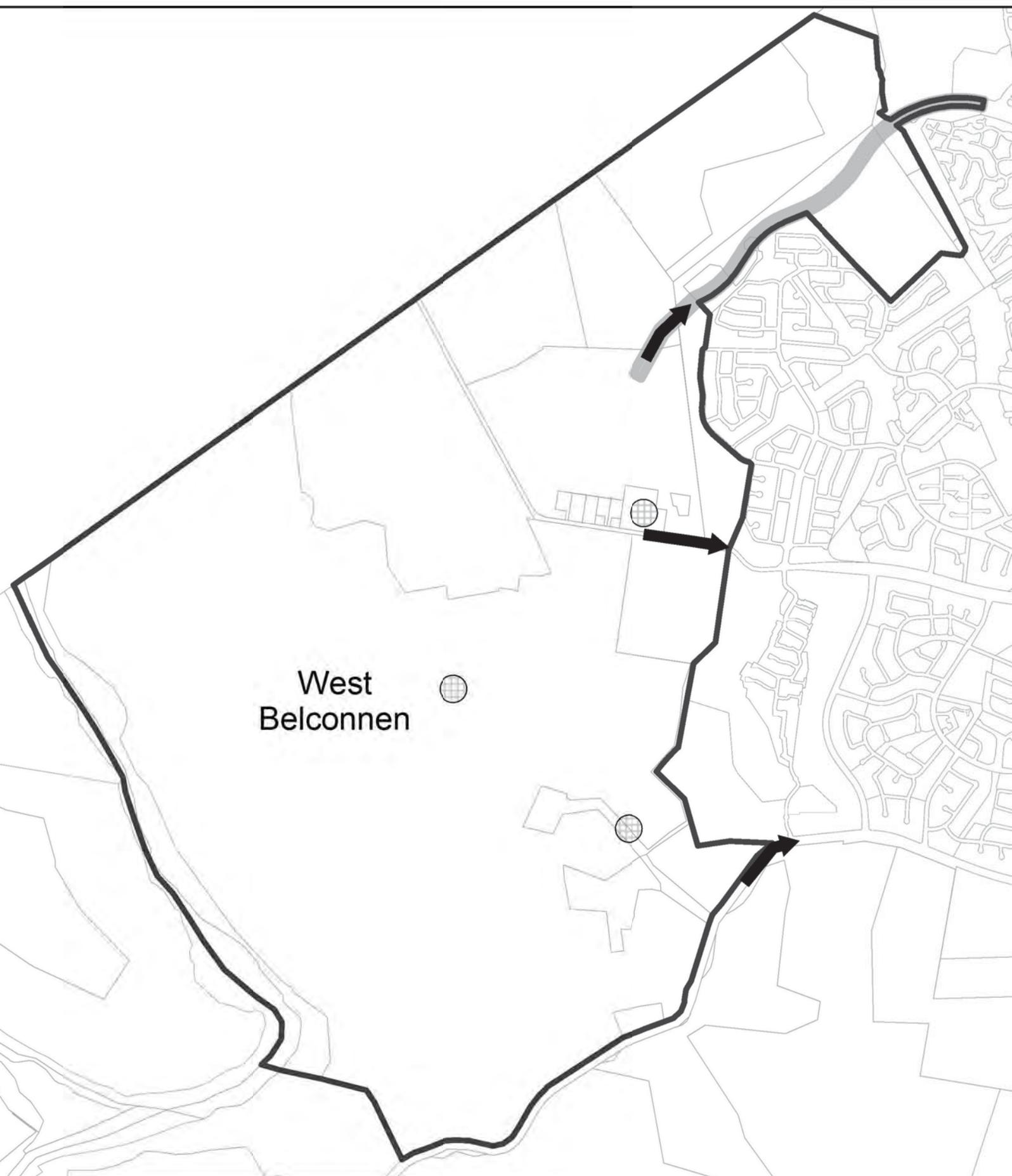
Rachel Darke | GIS and Mapping Officer

**Phone** 02 6207 0125 | **Email** [rachel.darke@act.gov.au](mailto:rachel.darke@act.gov.au)

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West  
Belconnen

 Area subject to the variation

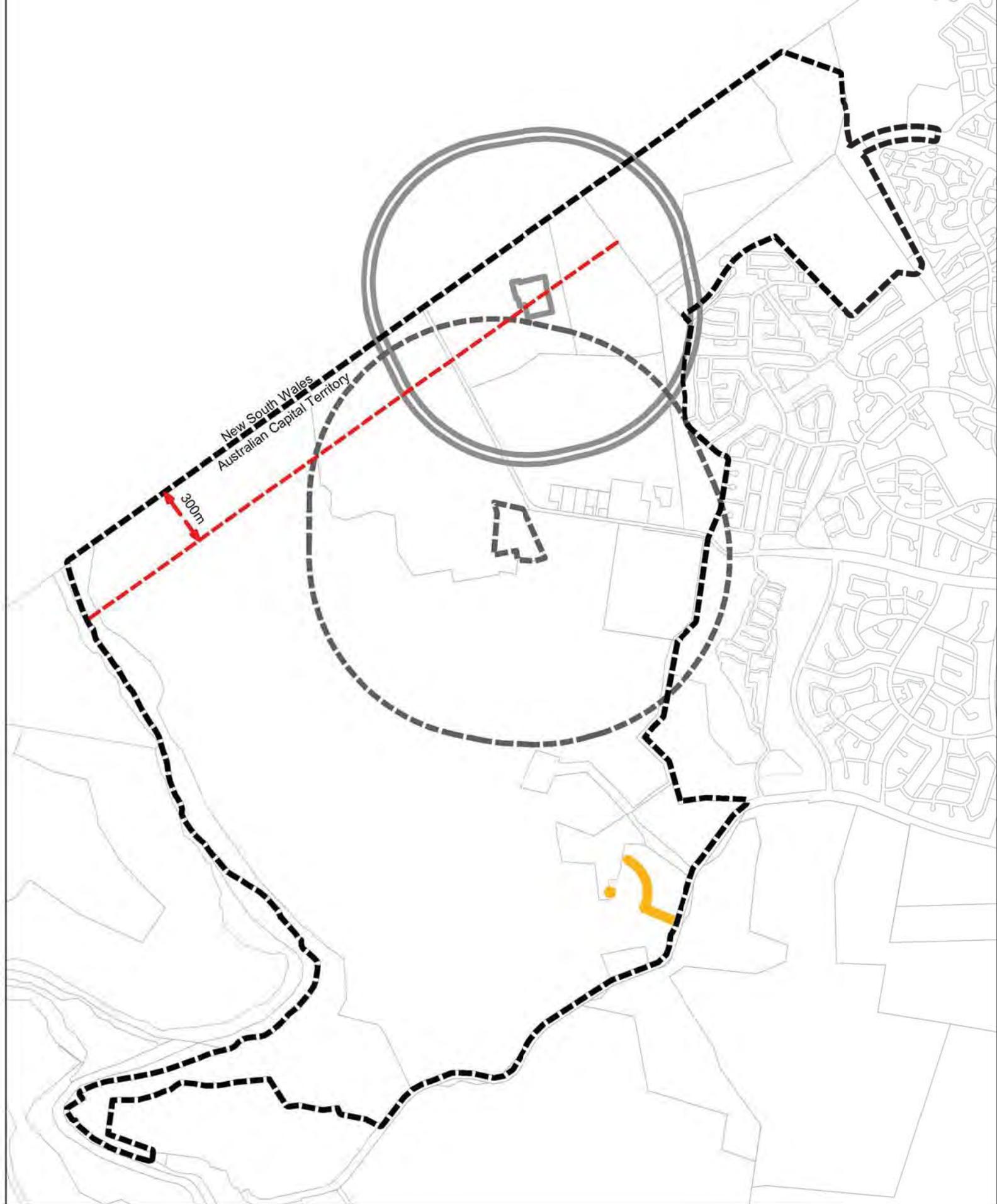
 Road Connections

 Proposed Road

 Schools



0 500  
Metres



 Area subject to the variation

Clearance Zones

 300m restricted development zone

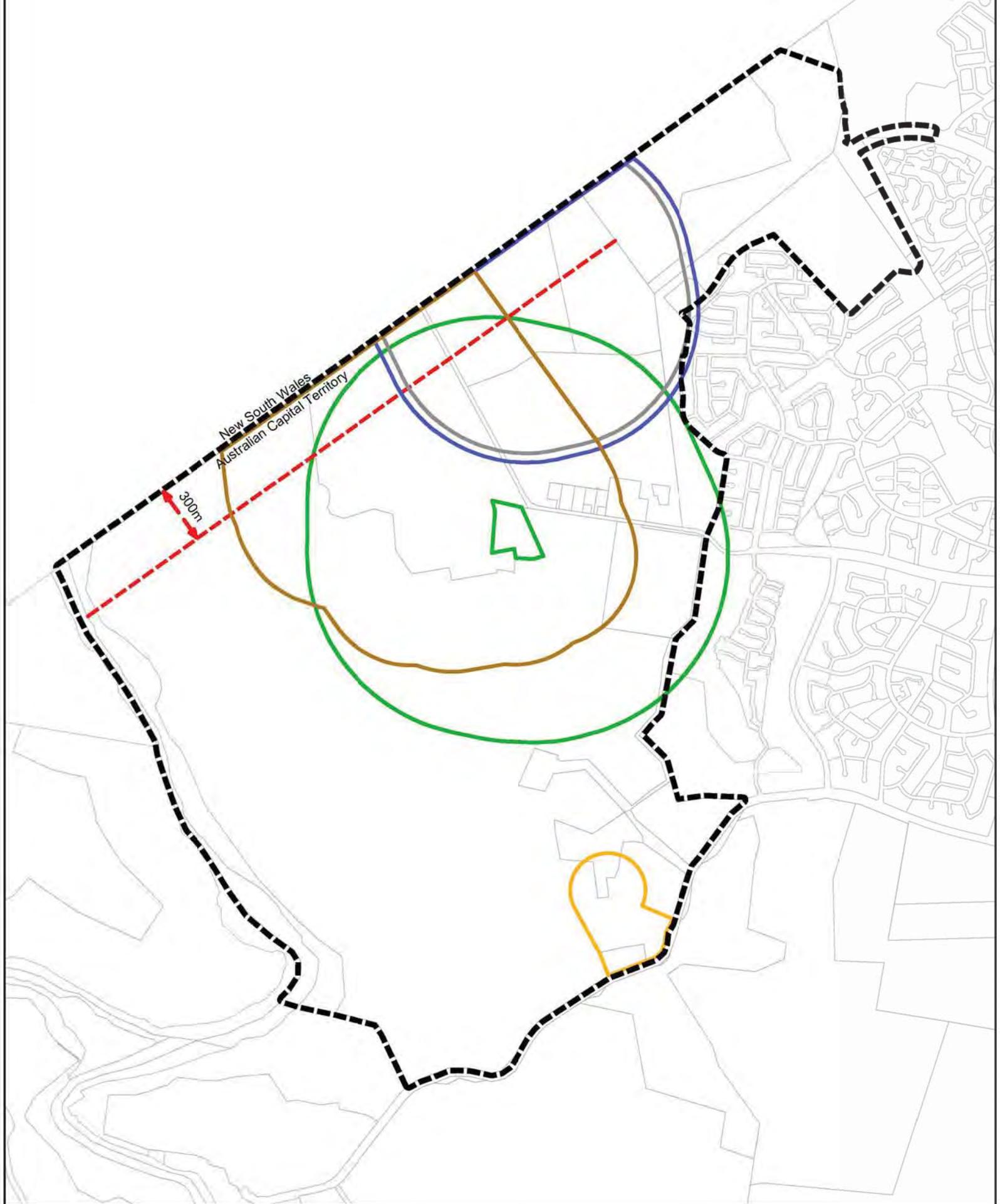
 Greenwaste Clearance Zone

 Little Eagle Clearance Zone

 Poultry Farm Clearance Zone



0 500  
Metres

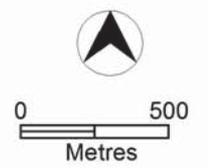


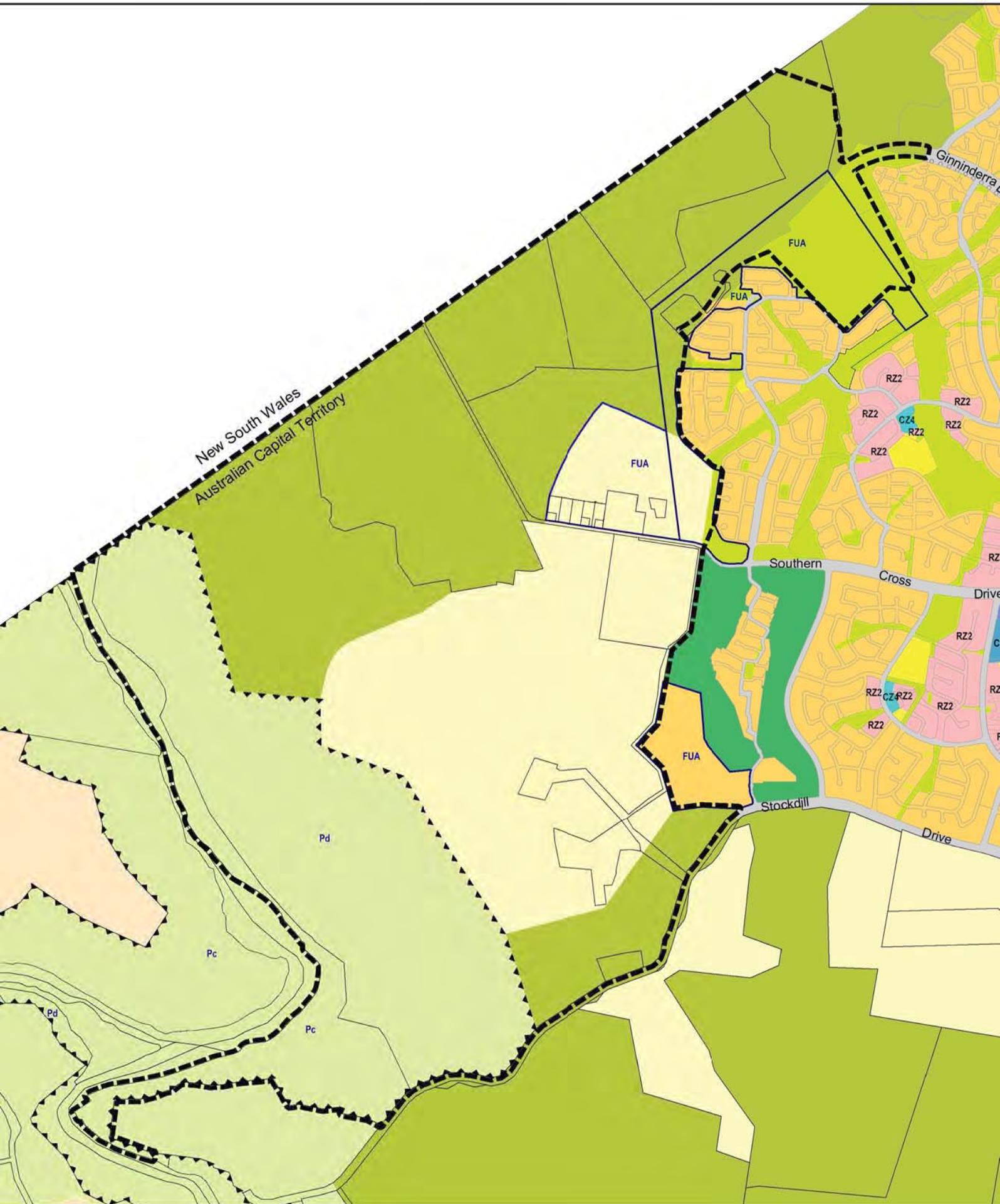
 Area subject to the variation

Clearance Zones

-  300m Restricted Development Zone
-  Greenwaste Clearance Zone
-  Landfill Clearance Zone

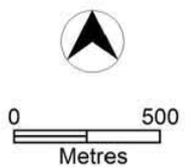
-  Little Eagle Clearance Zone
-  Poultry Farm Clearance Zone
-  Pond and Wetland Clearance Zone

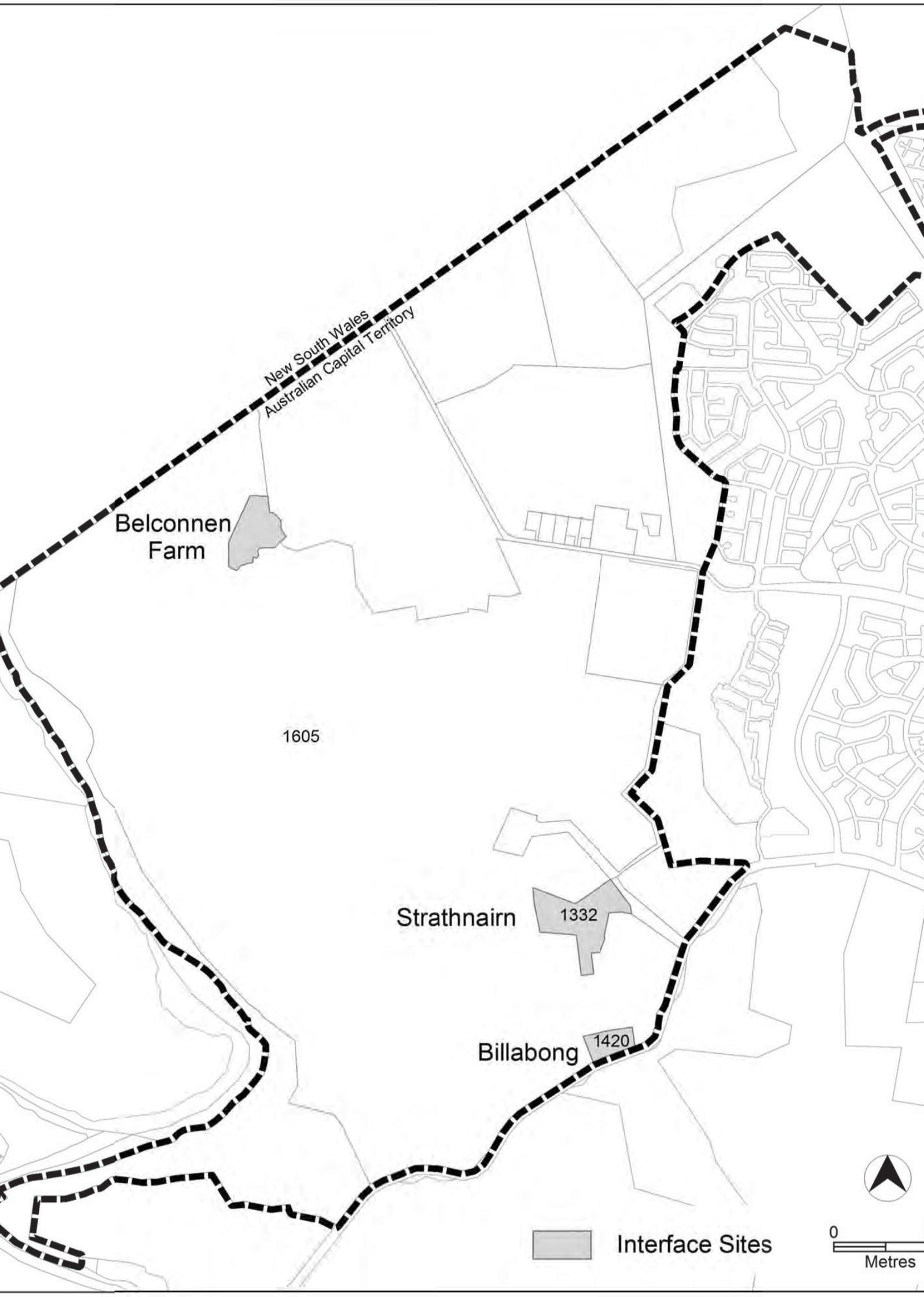




**Area subject to the variation**  
**Territory Plan Zones and Overlays**

- |                                     |                                 |                                       |
|-------------------------------------|---------------------------------|---------------------------------------|
| <b>Residential:</b>                 | <b>Non-Urban:</b>               | <b>Public Land</b>                    |
| RZ1 - Suburban                      | NUZ1 - Broadacre                | <b>FUA</b> <b>Future Urban Area</b>   |
| PRZ1 - Urban Open Space             | NUZ2 - Rural                    | <b>Pc &amp; Pd</b>                    |
| PRZ2 - Restricted Access Recreation | NUZ3 - Hills, Ridges and Buffer | <b>Pc</b> - a nature reserve          |
| <b>Transport and Services:</b>      | NUZ4 - River Corridor           | <b>Pd</b> - a special purpose reserve |
| TSZ1 - Transport                    |                                 |                                       |





New South Wales  
Australian Capital Territory

Belconnen  
Farm

1605

Strathnairn

1332

Billabong

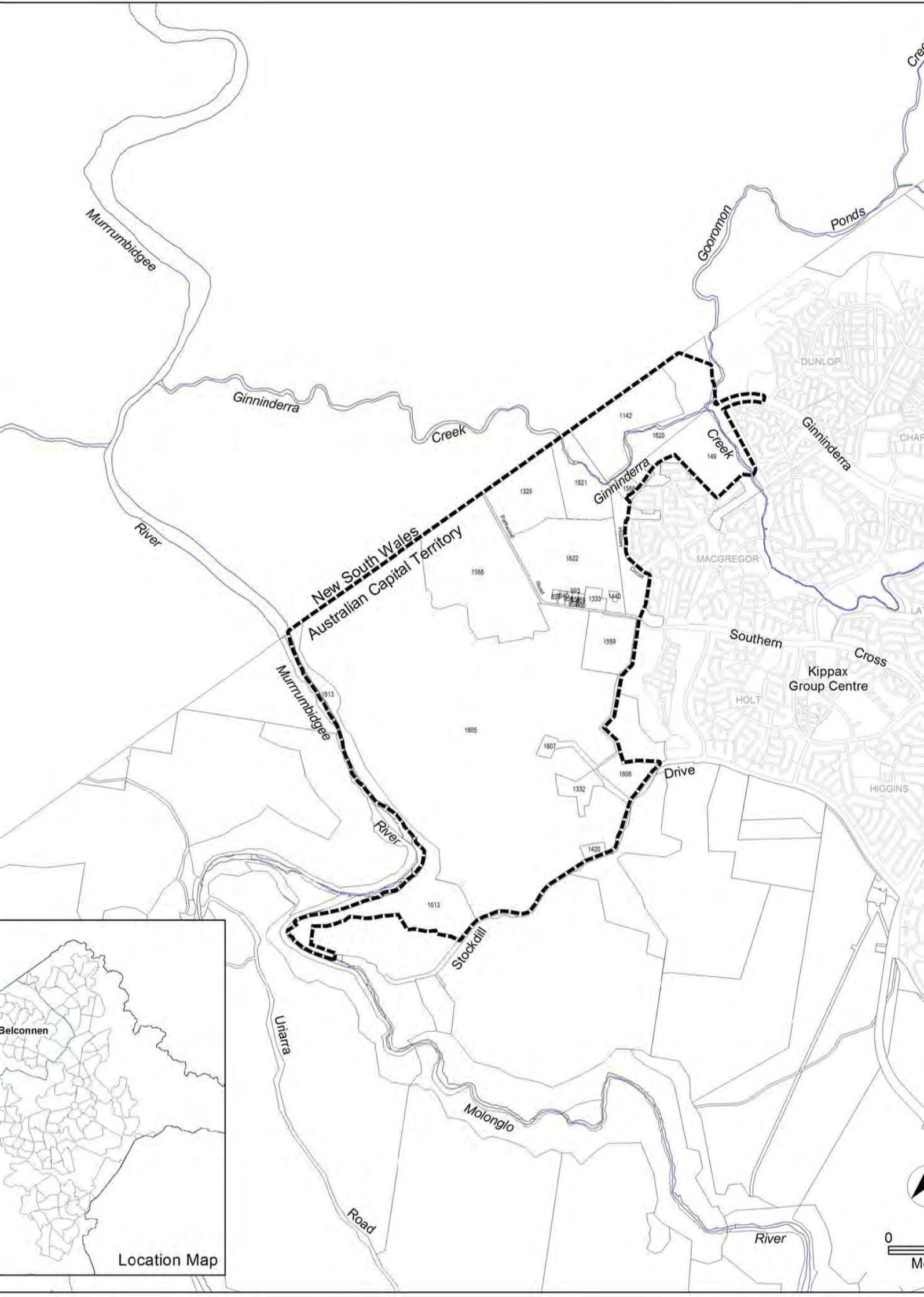
1420



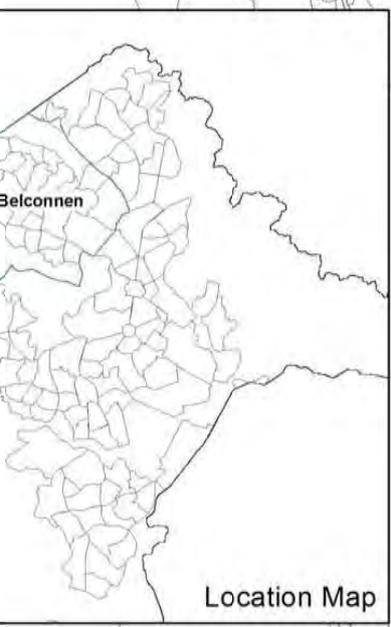
Interface Sites



0  
Metres

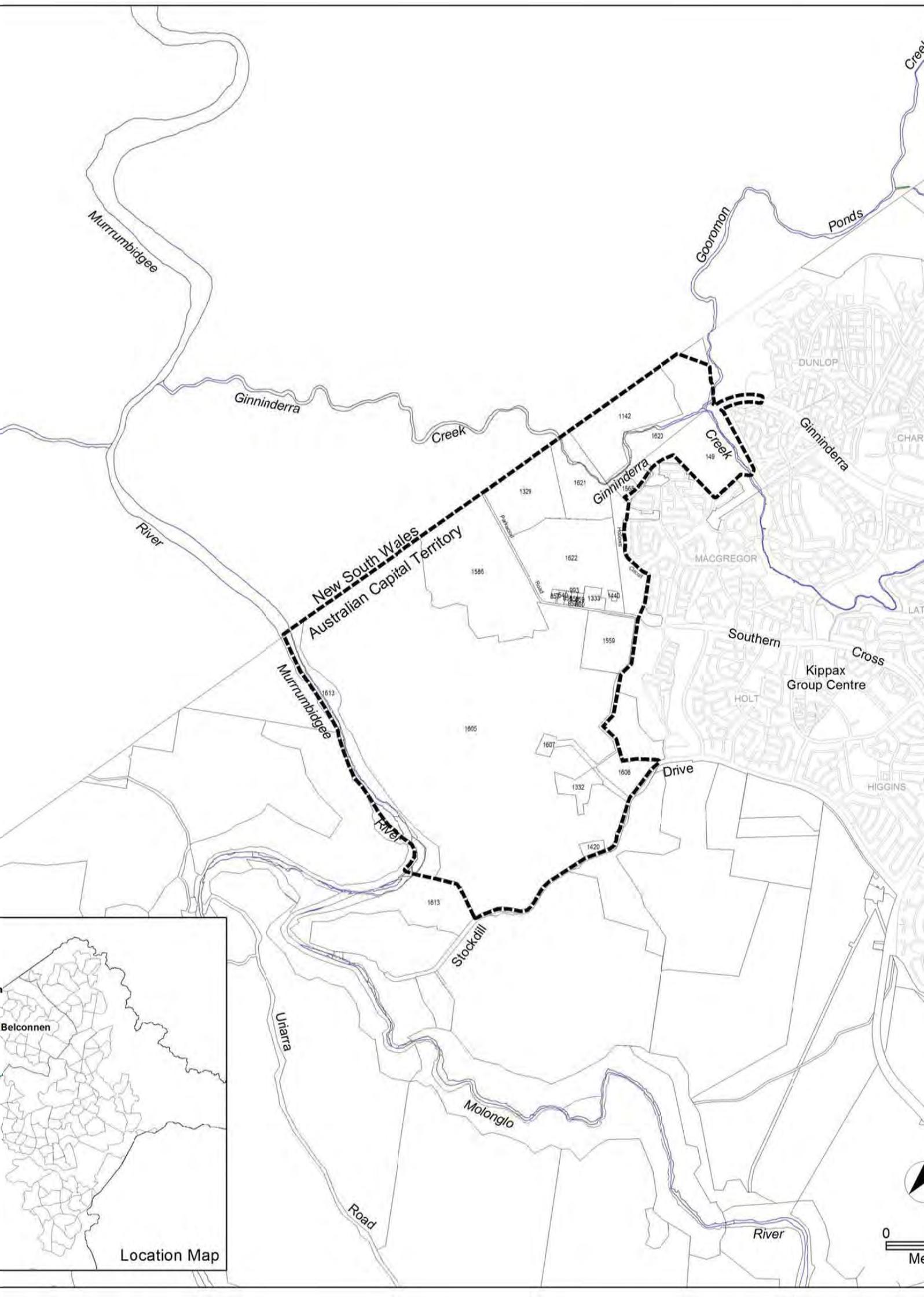


New South Wales  
Australian Capital Territory



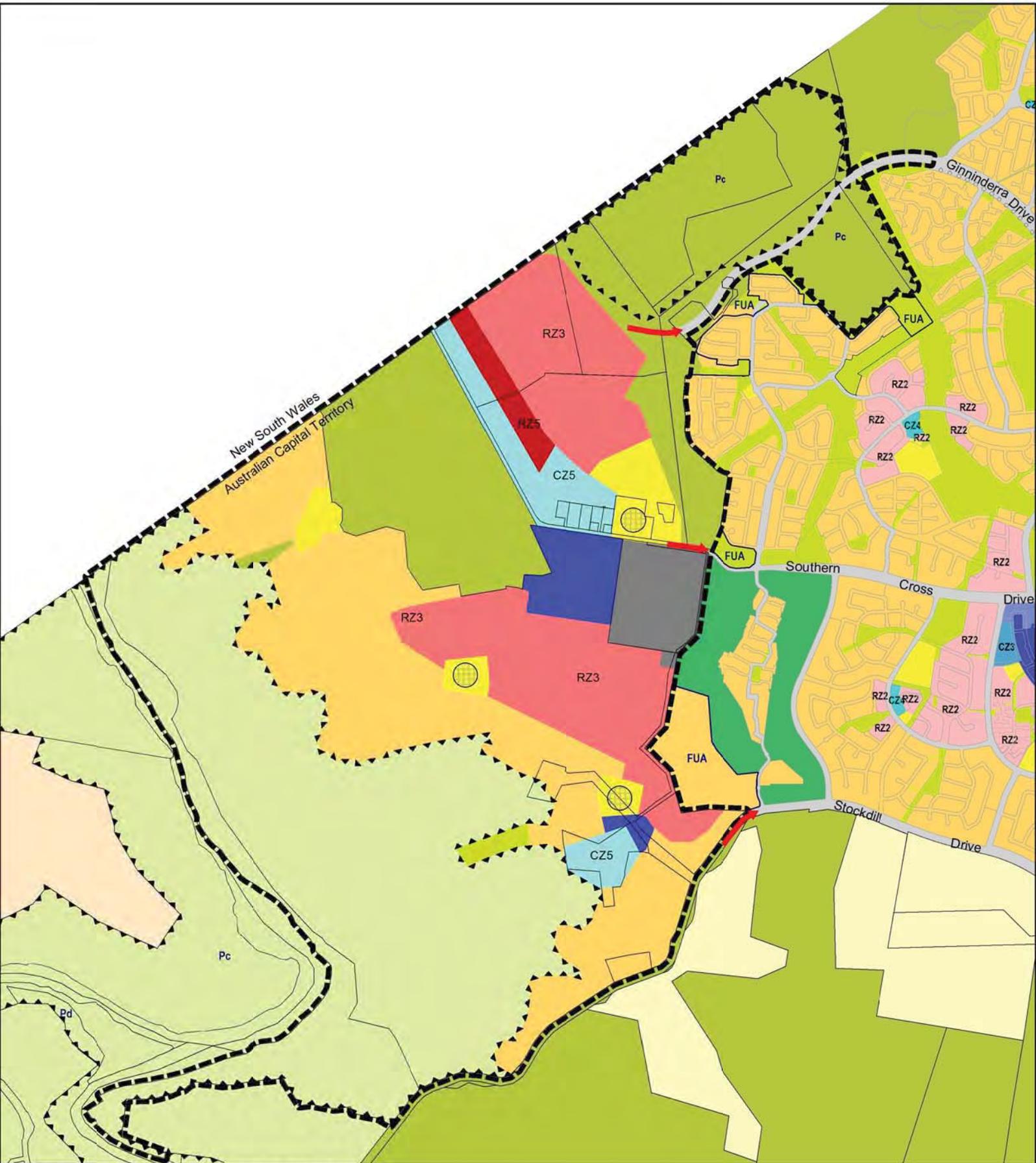
Location Map





New South Wales  
Australian Capital Territory





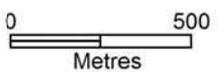
 Area subject to the variation

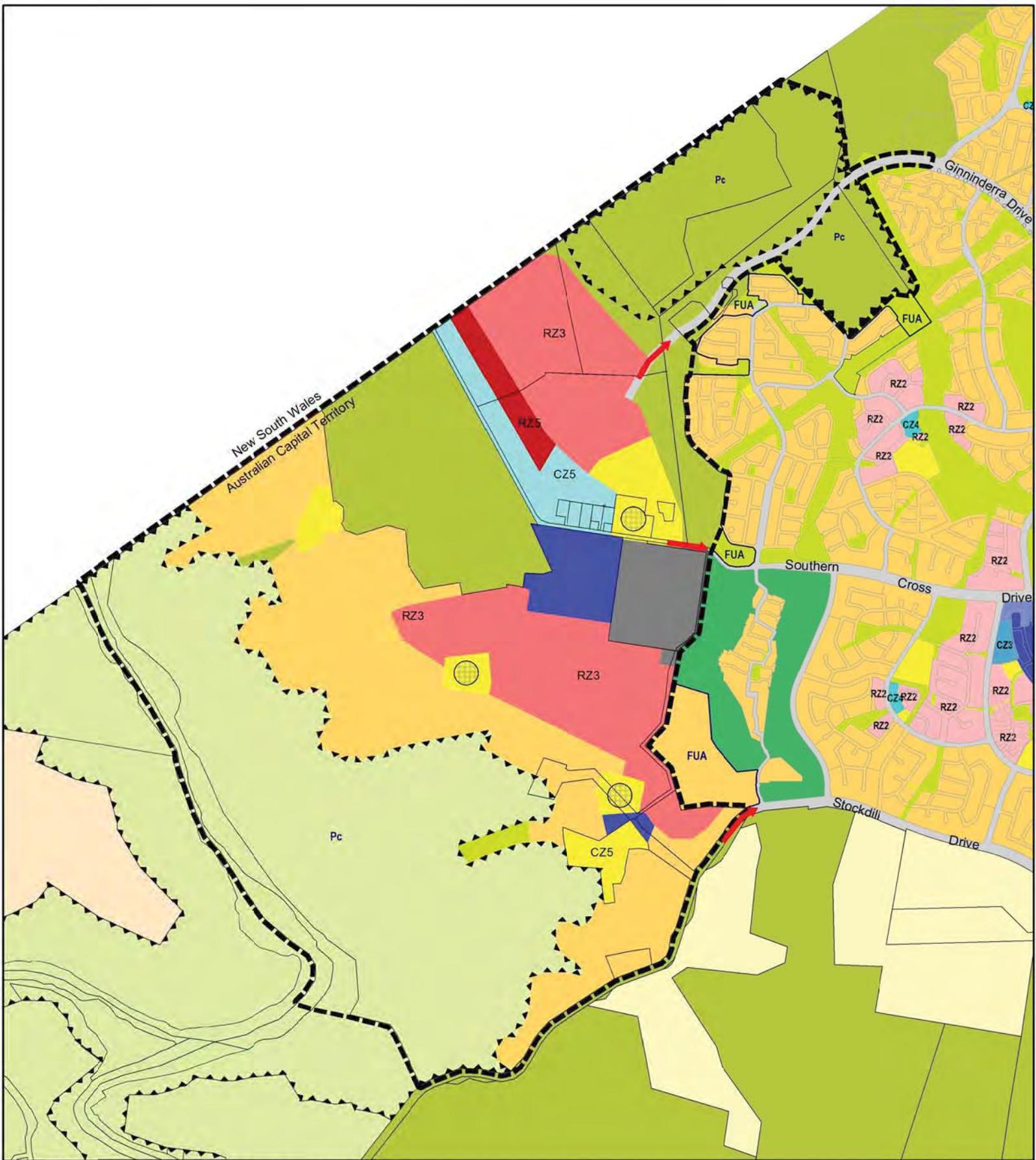
**Territory Plan Zones and Overlays**

- |   |   |
|---|---|
| <b>Residential:</b>   | <b>Transport and Services:</b>  |
|  RZ1 - Suburban                 |  TSZ1 - Transport                |
|  RZ3 - Urban Residential        |  TSZ2 - Services                 |
|  RZ5 - High Density Residential | <b>Non-Urban:</b>   |
| <b>Commercial:</b>  |  NUZ3 - Hills, Ridges and Buffer |
|  CZ1 - Core                     |  NUZ4 - River Corridor           |
|  CZ5 - Mixed Use                |  FUA - Future Urban Area         |
| <b>Community Facility:</b>  |  <b>Public Land</b>              |
|  CFZ - Community Facility       |  Pc - a nature reserve           |
| <b>Parks and Recreation:</b>  |  Pd - a special purpose reserve  |
|  PR1 - Urban Open Space         |   |

 Road Connections

 Schools





 Area subject to the variation

**Territory Plan Zones and Overlays**

**Residential:**

-  RZ1 - Suburban
-  RZ3 - Urban Residential
-  RZ5 - High Density Residential

**Commercial:**

-  CZ1 - Core
-  CZ5 - Mixed Use

**Community Facility:**

-  CFZ - Community Facility

**Parks and Recreation:**

-  PRZ1 - Urban Open Space

**Transport and Services:**

-  TSZ1 - Transport
-  TSZ2 - Services

**Non-Urban:**

-  NUZ3 - Hills, Ridges and Buffer
-  NUZ4 - River Corridor

 FUA

Future Urban Area

 Pc & Pd

**Public Land**  
Pc - a nature reserve  
Pd - a special purpose reserve

 Road Connections

 Schools



0 500  
Metres

## Woolfenden, Mitchell

---

**From:** Darke, Rachel  
**Sent:** Wednesday, 11 March 2015 11:45 AM  
**To:** Hai, Helen  
**Subject:** West Belco Maps  
**Attachments:** Belconnen District PC\_DV351.jpg; Proposed.jpg; Roads and Schools.jpg

Hi Helen,

Here are the updated maps and the new Road/School map. Please have a look and let me know if I need to change anything.

Kind Regards  
Rachel

Rachel Darke | GIS and Mapping Officer

**Phone** 02 6207 0125 | **Email** rachel.darke@act.gov.au

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**ACT**  
Government

Environment and Planning

Objective Reference:  
A10463209

**BRIEF**

## **SUBJECT Release Draft Variation 351 West Belconnen for agency consultation**

EXECUTIVE DIRECTOR – PLANNING DELIVERY

### **PURPOSE**

To seek your agreement to release Draft Variation 351 (DV351) West Belconnen for agency consultation

### **BACKGROUND**

The West Belconnen development proposal is for a new residential subdivision in an area immediately adjacent to the suburbs of Holt and Macgregor West. It also extends into an area of contiguous freehold land in NSW. The proposal will require a Territory Plan Variation, an Amendment to the National Capital Plan, Amendment to the Yass Valley Local Environment Plan 2013 and approvals under Commonwealth and ACT environmental legislations. DV351 will introduce a structure plan and concept plan for the ACT area, change the current zoning and provide a future urban area overlay.

### **ISSUES**

Territory Plan variation approval normally takes 6 to 12 months, not including referral to the standing committee. The Land Development Agency (LDA) has indicated in their land release program that land in West Belconnen will start to be released in the 2015/2016 financial year.

Your consideration of this brief as soon as possible would allow agency consultation to start on Friday 27 March for two weeks.

### **POTENTIAL MEDIA IMPLICATIONS**

There are no media implications related directly to this brief on DV351 West Belconnen.

### **BUDGET IMPLICATIONS**

There are no budget implications as administration of the Territory Plan is covered by base directorate funding.

National Capital Authority has expressed interest in having a combined information session for this draft variation. Since base directorate funding for draft variations normally does not cover external information sessions, it is suggested that the information session with NCA's involvement can be held at EPD office. Further discussion is needed on this matter with NCA.

**CONSULTATION STRATEGY**

The draft variation will be publicised as per requirements of the *Planning and Development Act 2007*.

**CRITICAL DATE**

Friday 27 March 2015

**RECOMMENDATIONS**

That you agree to release DV351 West Belconnen for agency consultation.

Alix Kaucz  
Territory Plan Section

Date: 25 March 2015

**AGREED/NOT AGREED/NOTED/PLEASE DISCUSS**

**EXECUTIVE DIRECTOR**

Date: 25.3.15

Contact Officer: Helen Hai  
Position: Planning Officer  
Team: Territory Plan Section  
Phone: 6205 3989

Date: 25 March 2015



**ACT**  
Government

Environment and Planning

*Planning and Development Act 2007*

**Draft  
Variation to the  
Territory Plan  
No 351**

West Belconnen Urban Development

March 2015

Draft variation for public consultation prepared  
under s60 of the *Planning and Development Act 2007*

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DRAFT

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DRAFT

# 1. INTRODUCTION

## 1.1 Summary of the Proposal

The draft variation proposes to change some of the existing non-urban zones in the district of Belconnen to a range of urban zones to enable higher density urban development. The draft variation proposes to include a future urban area overlay at the site and to insert a site-specific structure plan and concept plan into the Territory Plan to guide the development and assessment of the area. The concept plan is deemed to be a precinct code under section 93 of the *Planning and Development Act 2007*.

## 1.2 Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the Act) establishes the planning and land authority as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment and Planning Directorate (EPD).

The Territory Plan is comprised of a written statement and a map. The written statement contains a number of parts, namely governance; strategic directions; zones (including objectives and development tables and zone or centre development codes); precinct codes; general codes; overlays; definitions; structure plans, concept plans and development codes for future urban areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, urban parks and recreation, transport and services and non urban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the volumes of the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the Act. Following the release of the draft variation under section 63 of the Act, submissions from the public are invited. At the conclusion of the consultation period the EPD submits a report on consultation and a recommended final variation to the Minister responsible for planning for approval. The Minister has the discretion to determine if referral to the Legislative Assembly standing committee responsible for planning is warranted prior to approval, depending on the nature and significance of the proposal. If the draft variation is referred to the committee by the Minister or otherwise, the Minister must consider the findings of the committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

### **1.3 This document**

This document contains the background information in relation to the proposed variation. It comprises the following parts

Part 1 This Introduction

Part 2 An Explanatory Statement, which gives reasons for the proposed variation and describes its effect

Part 3 The Draft Variation, which details the precise changes to the Territory Plan that are proposed

### **1.4 Public Consultation**

Written comments about the draft variation are invited from the public by **day March 2015.**

Comments should include reference to the draft variation, your name and contact details, and be addressed to the Territory Plan Section.

Comments can be:

- emailed to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)
- mailed to Territory Plan Section, GPO Box 158, Canberra, ACT 2601
- delivered to EPD's Customer Service Centre at 16 Challis Street, Dickson

Copies of written comments will be made available (unless excluded) for public inspection for no less than 15 working days starting 10 working days after the closing date for comment. The comments will be available at EPD's customer service centre in Dickson and may be published on EPD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the *Planning and Development Act 2007*. A request for exclusion under these sections must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

*Further Information*

The draft variation, (fact sheet(s) if applicable) and background documents are available online at [www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations) until the closing date for written comments.

Printed copies of the draft variation (this document) and background documents are available for inspection and purchase at the Environment and Planning Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

DRAFT

## **2. EXPLANATORY STATEMENT**

### **2.1 Background**

The amendment, if approved, will result in the rezoning of land at West Belconnen to facilitate urban development. It will add a future urban area overlay at the site and insert a site-specific structure plan and concept plan into the Territory Plan. The proposed development has the potential to accommodate approximately 6500 dwellings and associated retail and community infrastructure. It will also create a 360ha conservation corridor along the Murrumbidgee River. The Territory Plan is required, under Commonwealth legislation, to be “not inconsistent” with the National Capital Plan and an amendment to the National Capital Plan will be a pre-requisite to the Territory Plan rezoning. A proposal to amend the National Capital Plan has also been lodged with the National Capital Authority.

The development potential of the site has been confirmed in the Canberra Planning Strategy, published in September of 2012. In the Strategy the land is identified as being a “future urban investigation area”; this proposal is putting the intent of the planning strategy into effect.

The proposed development also extends into NSW, where there will be potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor. The NSW development will be subject to a rezoning of the Yass Valley Local Environment Plan, which is progressing in parallel with the Draft Territory Plan Amendment.

The site contains species and ecological communities that are listed under Commonwealth, State and Territory legislation. A “strategic assessment” under part 10 of the Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act will be prepared to assess impacts on endangered species and ecological communities. This will be overseen by the Commonwealth Department of the Environment.

The Strategic Assessment will run in parallel with the three rezoning processes: The National Capital Plan, The Territory Plan, and Yass Valley Local Environment Plan.

## 2.2 Site Description

The area subject to the proposed variation is at West Belconnen, immediately beyond the existing suburbs of Holt and Macgregor. The Murrumbidgee River provides the south western and western boundary and Ginninderra Creek is the northern boundary for the NSW land. Woodstock nature reserve is located along the southern bank of the Murrumbidgee River immediately opposite the site in the ACT.

The area includes the following rural blocks in the district of Belconnen:

853; 856; 857; 858; 859; 860; 993; 1329; 1332; 1333; 1420; 1440; 1540; 1586; 1605; 1606; 1607; 1613; 1621; 1622

and part block 7 section 149 Macgregor.

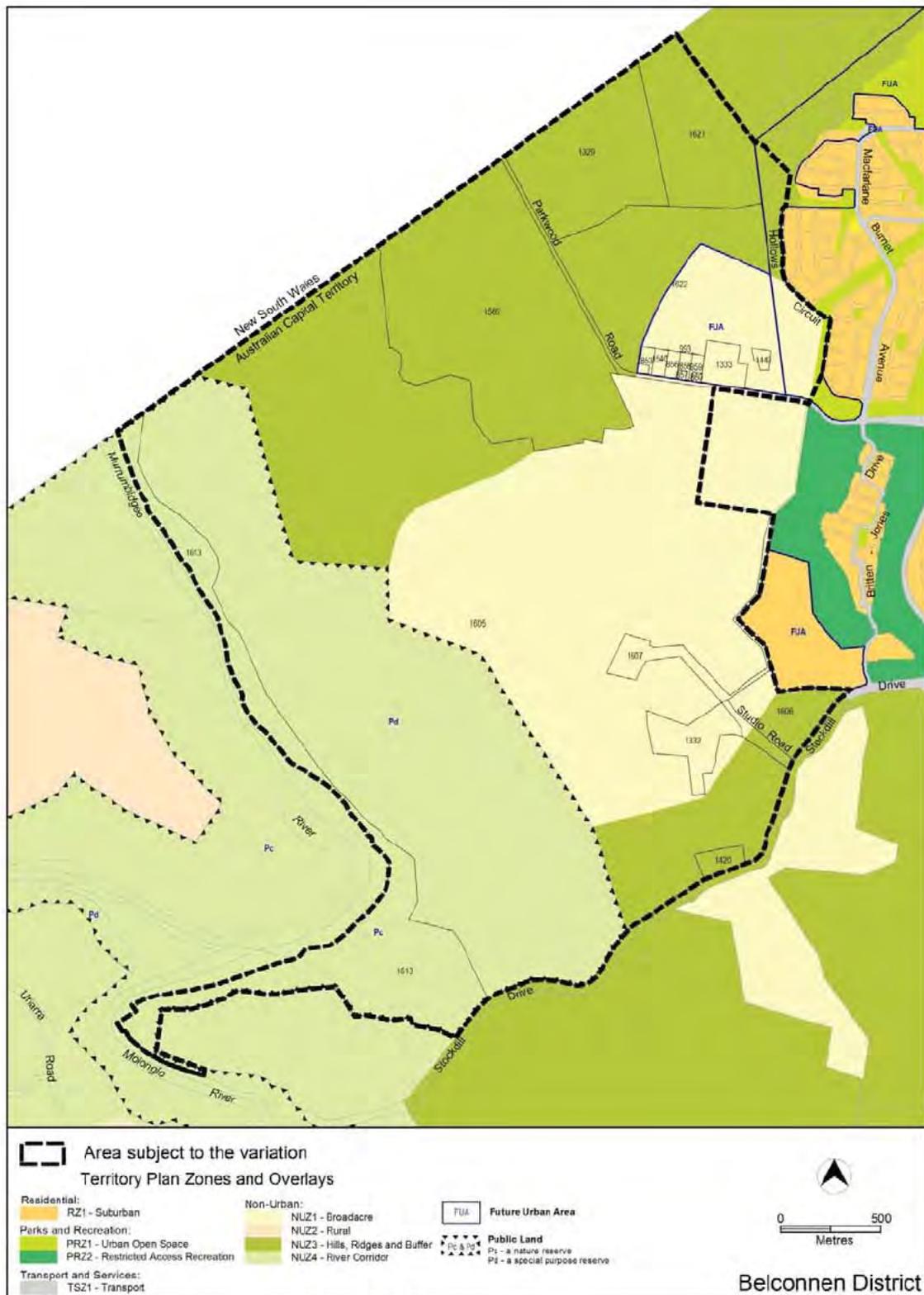
DRAFT



**Figure 1 Site Plan**

## 2.3 Current Territory Plan Provisions

The Territory Plan map zones for the area subject to this variation are shown in **Figure 2**.



**Figure 2 Territory Plan Zones Map**

## 2.4 Proposed Changes

### 2.4.1 Proposed Changes to the Territory Plan Map

The changes to the Territory Plan map are shown at **Figure 3** in Part 3 of this document and involve the following:

- insert a future urban area overlay for the subject site
- remove the current broadacre zone and parts of the hills, ridges and buffers zone from the site
- insert various urban zones, including residential RZ1 suburban, CZ1 commercial, CZ5 mixed Use

The draft variation map indicates the proposed zone boundaries as accurately as possible but may be subject to adjustments following detailed surveys.

### 2.4.2 Proposed Changes to Territory Plan

It is also proposed to amend the Territory Plan in the following manner:

1. At Part 14 Structure Plans, substitute  
West Belconnen Structure Plan  
(see **Appendix A**)
2. After Part 15 Concept Plans—Precinct codes for the purposes of section 93 of the *Planning and Development Act 2007*, insert a new part  
West Belconnen Concept Plan  
(see **Appendix B**)

## 2.5 Reasons for the Proposed Draft Variation

The reasons for the draft variation are as follows:

- The proposal to rezone land at West Belconnen for urban development is in line with the strategic planning intentions for the growth and development of Canberra. A portion of the West Belconnen site was identified for future residential development in the Canberra Spatial Plan, published in 2004 and the development potential has been confirmed in the Canberra Planning Strategy, published in September of 2012. In the Strategy the land is identified as being a “future urban investigation area”.
- The west Belconnen proposal is based on AC T Government population projections and is in accord with the land release strategy.

- The need for a variety of housing, including in greenfields areas, and within affordable price ranges is recognised as an important aspect of triple bottom line sustainability. This has been given effect by the adoption by the Government, following on from the ACT Planning Strategy, of a 50/50 policy whereby 50% of new development is proposed to be in greenfield areas and 50% as infill.

## 2.6 Planning Context

### 2.6.1 National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The *Planning and Land Management Act 1988* also required that the Territory Plan is not inconsistent with the NCP.

### 2.6.2 Territory Plan

Statement of Strategic Directions

The proposal is consistent with the Territory Plan's statement of strategic directions in terms of environmental, economic and social sustainability and spatial planning and urban design principles in the following ways:

Statement of Strategic Directions

Table x below provides a discussion of this proposal in the context of relevant provisions in the Strategic Directions.

1. Principles for sustainable development	
General Principles	Discussion
1.1 Planning processes and decisions will be focused on the combined achievement of economic vitality, community wellbeing, and environmental quality. Broad community	The project objective is to create a sustainable development of international significance in the nations' capital. A range of mechanisms are proposed to achieve this including meeting a

<p>involvement will be a key element in the pursuit of sustainable development, as will complementary regional strategies and agreements.</p>	<p>six star community sustainability rating in accord with Green Building Council of Australia Guidelines. The project will, due to its proximity to existing community and services infrastructure in Belconnen enable maximum efficiencies to be achieved with regards to Infrastructure provision. For example the Lower Molonglo Water Quality Control Centre has substantial capacity and the Kingsford Smith K-10 school which, whilst at capacity now, will have significant spare capacity during the life of this project. Infrastructure costs will be less than at Gungahlin and significantly less than at east Molonglo. The scale of the project, the design approach that has been adopted, the terrain and the low infrastructure costs will enable to provide significant opportunities for the delivery of affordable housing. The project has evolved and continues to be managed in a context of pro-active engagement with the local and broader community.</p>
<p>1.2 Matters of broader National Capital, metropolitan and regional significance will be carefully considered when formulating Territory Plan policies and when making decisions about development proposals and sequencing</p>	<p>The proposal has been referred to the National Capital Authority, a variation to the National Capital plan to facilitate the proposal has been proposed.</p> <p>Extensive and positive discussions have also been held with NSW Government and Yass Valley Council on the concept of a cross border project.</p>
<p>1.3 Economic, social and environmental objectives will be pursued in a balanced and integrated way, having regard to both short-term and long-term factors, such that present needs can be met without prejudicing the welfare of future generations, and without serious or irreversible loss of life-supporting natural resources or damage to the environment.</p>	<p>The proposal will facilitate the achievement of a more sustainable urban form by providing increased opportunities for greenfield residential development in a range of price ranges including a substantial affordable component. The need for a variety of housing, including in greenfields areas, and within affordable price ranges is recognised as an important aspect of triple bottom line sustainability. This has been given effect by the adoption by the Government, following on from the ACT Planning Strategy, of a 50/50 policy whereby 50% of new development is proposed to be in greenfield areas and 50% as infill. Environmental impacts have been fully considered and the project will not impose any unacceptable impacts on natural resources or the environment.</p>
<p>1.4 Wherever appropriate, the broader global and regional context and potential cumulative impacts of decisions will be taken into account. Where there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for failing to prevent environmental degradation.</p>	<p>The proposal is consistent with this objective. In particular the proposed establishment of a conservation corridor that will be managed with a principal objective of protecting and enhancing the habitats of endangered species and ecological communities.</p>
<p><b>Environmental sustainability</b></p>	<p><b>Discussion</b></p>
<p>1.5 Planning policies will seek to ensure the</p>	<p>The proposal will ensure that efficient use of</p>

<p>efficient use of all resources and to reduce consumption of non- renewable resources. Waste minimisation, reuse and recycling will be encouraged, whilst energy-rating and conservation measures will be applied wherever appropriate, particularly in transport, subdivision planning, and building design and construction.</p>	<p>land is promoted which leads to energy conservation in transport planning and subdivision planning.</p> <p>Additionally, West Belconnen is, unlike many greenfield areas, very well positioned to optimize the use of existing infrastructure and extend the life of other resources such as schools and community facilities. The project has already been the catalyst for a planning review of the Kippax centre which will lead to the upgrade of the facilities, amenity and retail services available at the centre.</p>
<p>1.6 The pattern of development is to reflect land capability constraints resulting from topography, soils, geotechnical factors, drainage, natural hazards, microclimate and the sensitivity of ecosystems. Particular attention will be given to the need to conserve soil, water and vegetation; maintain biological diversity; safeguard important ecosystems and ecological processes; and provide and protect wildlife corridors.</p>	<p>The proposal is consistent with this objective.</p>
<p>1.7 Land and water resources will be planned in accordance with the principles of integrated catchment management and water sensitive urban design. Policies will seek to protect identified environmental values, whilst focusing on opportunities for multi-purpose use of resources. Special attention is to be given to protecting sources of the Territory's water supply and to maintaining environmental flows in rivers and streams.</p>	<p>The proposal is consistent with this objective. The Territory Plan includes stringent requirements for water sensitive urban design which will be adhered to and exceeded.</p>
<p>1.8 Planning policies will provide for the sustainable management of rural areas, ensuring that rural lands nominated for future urban development or other purposes can be retained in productive use and properly managed for the time being. Appropriate activities to reduce net greenhouse gas emissions will be encouraged.</p>	<p>The proposal involves the conversion of rural lands to urban use. The proposal includes an "urban agriculture" component which is likely to result in at least replacement and possibly exceedance of current agricultural productivity.</p>
<p>1.9 Urban expansion will be contained in order to minimise impacts on valuable natural and rural areas.</p>	<p>The proposal is within the area nominated for urban investigation in the Canberra Planning Strategy.</p>
<p>1.10 Integrated land use and transport planning will seek to maximise accessibility and transport efficiency, reduce energy consumption, support the preferred pattern of development, promote safety, safeguard environmental quality, and minimise greenhouse gas emissions.</p>	<p>The proposal is consistent with this objective, multi modal transport planning has been an integral element in the development of the structure plan.</p>
<p>1.11 Policies for environmental planning and management will ensure amenity, minimise pollution, and protect public health and safety.</p>	<p>The proposal is consistent with this objective. These matters are rigorously controlled by the Territory Plan.</p>

Economic Sustainability	Discussion
<p>1.12 Planning policies will facilitate the widest possible range of commercial, retail, industrial, rural, tourism, and other forms of economic activity in order to promote new investment and a more diversified economy, to underpin employment growth, and to respond to changing economic opportunities.</p>	<p>The proposal is consistent with the objectives to facilitate economic activity and investment opportunities in Canberra. In particular it will facilitate the retention of first home buyers within the ACT market, currently being lost to competing NSW developments. This is significant because these home buyers tend to be in the “key worker” category – nurses, firemen, teachers and the like – who are essential to the maintenance of a viable economy and society.</p> <p>Economic benefits will also flow from the fact that the residents in the NSW component of the West Belconnen project will be located much closer to the facilities and services that they will utilise in the ACT than residents in the majority of existing NSW developments in the ACT region.</p>
<p>1.14 An adequate and diverse supply of industrial land will be maintained to facilitate both conventional and new forms of industry.</p>	<p>Current industrial activity (the Parkwood recycling estate) at the Belconnen Landfill site is proposed to be retained, where compatible with nearby residential development, with upgraded infrastructure to ensure that environmental impacts and uses are compatible with the surrounding residential use.</p>
<p>1.15 Tourism will be fostered by permitting a variety of entertainment, leisure and accommodation facilities, including opportunities for ecotourism, in appropriate locations throughout the Territory.</p>	<p>The proposal will open up substantial ecotourism opportunities along the Murrumbidgee and Ginninderra Creek corridors that are not currently publicly accessible. This corridor is likely to include the Ginninderra falls, a spectacular natural feature, and reaches of the Murrumbidgee river extending over approximately 6 kilometres.</p>
<p>1.16 Sufficient land will be set aside for major communications, educational, scientific, or other activities requiring broadacre sites in appropriate locations outside urban areas.</p>	<p>The proposal involves the conversion of an area of broadacre land to urban use. This land was identified as “peri-urban” when it was rezoned in 2008, following its earlier identification as residential land in the ACT Spatial Plan in 2004. Its use for urban, principally residential, use is considered to be appropriate. The West Belconnen proposal includes substantial areas of employment land, particularly within the Belconnen Landfill site and in areas to be zoned for mixed use. Taken together these will serve to largely replace the employment potential currently presented by the broadacre land.</p>
<p>1.17 In planning future development and redevelopment, particular emphasis will be placed on cost-effective provision and management of existing and new infrastructure and services, taking into account whole-of-life and whole-of-system costs, including the ecological footprint of proposed developments</p>	<p>The proposed development is substantially more efficient in terms of infrastructure costs than the previously proposed alternative development at Kowen, and is more efficient than currently developing areas at Gungahlin and East Molonglo.</p>

and activities.	
<b>Social sustainability</b>	<b>Discussion</b>
1.18 Provision will be made for a comprehensive range of readily accessible community, cultural, sporting and recreational facilities, distributed according to the varying needs of different localities and population groups. In major centres and developing areas, sites will be safeguarded where necessary for particular community needs.	The proposed new residents at West Belconnen will utilize existing facilities and services in Belconnen, maximizing their efficiency over the long term; additionally, a substantial range of facilities and services will be provided within the project to meet the needs of residents.
1.19 A variety of open space types will be provided in each district or local area to meet the diverse recreational needs of residents and visitors, and to contribute to community health.	A network of open space corridors and spaces, including access to the river corridor, is an integral element of the proposed structure plan.
1.21 Provision of affordable, adaptable and special-needs housing will be promoted throughout the city, as well as modification or redevelopment of existing stock to meet emerging social needs.	A broad range of housing types are proposed to be provided including affordable, adaptable and special needs housing.
1.24 New suburban areas will be planned with a legible and permeable hierarchy of roads; conveniently located commercial and community facilities; a network of open spaces; an off-road system for pedestrians and cyclists; and provision for accessible public transport.	The structure plan has been prepared to reflect these principles.
1.25 Heritage and cultural values will be safeguarded, including in particular those of the Territory's Aboriginal peoples and those derived from both its rural history and urban development as the National Capital. The distinctive qualities of residential areas and other places, as well as elements of community heritage, will also be recognised and their conservation promoted.	The Belconnen farm heritage precinct has been recorded and listed on the heritage register as a precursor to the project; comprehensive investigations regarding both European and indigenous heritage have been conducted and taken into account in the preparation of the structure plan.
1.26 Identified places of heritage significance will be protected in accordance with requirements for their conservation contained in the Heritage Register and any relevant heritage guidelines under the Heritage Act 2004. Special provisions are included in the Heritage Act for the recognition, registration and conservation of Aboriginal heritage.	The Belconnen Farm site has been listed as a precursor to the project, other heritage matters identified as part of the indigenous and European heritage studies have been taken into account in the preparation of the structure plan and will be treated appropriately as the project proceeds.
<b>2. Spatial Planning And Urban Design Principles</b>	
<b>Urban Areas</b>	<b>Discussion</b>
2.1 Canberra will continue to develop as a series of discrete urban areas within a landscape setting of hills, ridges and other open spaces. Each town will offer a diversity of housing types; the broadest possible range of employment opportunities; and convenient, linked access to retail centres, community facilities and open space.	The West Belconnen project is an additional component of, and closely integrated with, the town of Belconnen.
2.3 Commercial and retail activity will be concentrated in centres and other planned nodes of intensive activity that are well served by public transport to ensure an	The West Belconnen project will focus on the existing Kippax centre as the group centre for the West Belconnen area. The role of Kippax will be strengthened by the additional

efficient pattern of development. Primary emphasis will be placed on strengthening and enhancing existing and new centres and nodes, including improved urban design and encouragement of more mixed-use development	population. A smaller centre will be established within the project area, in accordance with the structure plan.
2.5 A wide range of housing types will be permitted in identified residential areas close to commercial centres and some major transport routes to increase choice; maximise opportunities for affordable housing; and secure some intensification of development consistent with maintaining residential amenity. Outside of these areas, planning policies will protect the typically low density, garden city character of Canberra's suburban areas.	Housing densities are proposed to be varied across the site with increased densities close to the proposed retail centre and along transit routes.
2.6 Higher density development will be encouraged within and near major centres, and in other suitable locations that are well served by public transport.	The proposal is not in or near an existing major centre. The project master plan provides for higher density housing adjacent to the proposed retail centre and along transit routes.
2.7 Development will be planned to encourage use of public transport, walking and cycling, including commuter cycling. Routes will be reserved for an enhanced inter-town public transport system. Requirements for vehicle parking will be related to commercial needs and transport policy objectives.	Multi modal transport planning has been an integral element in the development of the structure plan, an inter town rapid transit alignment has been incorporated into the structure plan along Parkwood Road.
2.9 A planned hierarchy of roads will be maintained in order to promote road safety, protect the amenity of residential and commercial areas, and facilitate the efficient movement of major traffic flows and heavy vehicles.	A detailed road hierarchy is proposed.
2.10 Adequate provision of open space throughout the Territory will remain a high priority. Open space will be planned and carefully maintained as an integrated, hierarchical system that provides for a diversity of sport and recreation activities, contributes to the legibility and character of urban development, is cost-effective to maintain, and assists in the effective management of stormwater.	The proposal includes substantial provision for open space, additionally it proposes the use of approximately 100ha of land under power line easements for active open space use, the creation of an urban park on the land fill site and the creation of a river and woodland conservation park totalling 576ha. .
<b>Non-Urban Areas</b>	<b>Discussion</b>
2.11 Planning policies will protect the landscape and environmental qualities of the hills and ridges surrounding urban areas, the Murrumbidgee and other river corridors, the mountains and forests west of the Murrumbidgee River, and productive rural landscapes.	The proposal includes the creation of a river and woodland corridor reserve extending into NSW and with a total area of 576ha. The proposed development area is contained by the river corridor and a ridge of hills.
2.12 Planning for non-urban and natural areas will also recognise the values of land	The proposed river and woodland reserve will provide extensive opportunities for ongoing

for research, education, recreation and tourism purposes.	scientific research, education and recreation.
2.13 Clearance zones will be established where necessary around major facilities to protect the operational efficiency of those facilities and to minimise adverse environmental impacts	<p>The current clearance zone around the Lower Molonglo Water Quality Control Centre (1km radius) will not be affected by the proposed development as all proposed urban uses are outside this buffer.</p> <p>Buffers around the Parkwood egg facility and the Belconnen land fill have been re-assessed and are now proposed to meet current circumstances and activities on these two sites.</p>
<b>Urban Design</b>	<b>Discussion</b>
2.14 Policies and procedures to promote high quality, creative design of development, urban spaces and landscape settings will be applied throughout the Territory, and innovation encouraged, in keeping with the spirit of the National Capital as an exemplar of best practice. Particular care will be taken to ensure high- amenity, quality design outcomes within residential areas, heritage areas, major centres and activity nodes, and along principal approach routes. The relationship between the public and private realms will also be emphasised in terms of the design quality of precincts and shared spaces, including spaces around buildings, as well as that of individual developments.	<p>The proposal includes a proposed revision of the relevant planning codes which have been reconfigured to specifically respond to the characteristics of the site and the need to provide for a broad range of housing typologies to meet a range of needs, specifically including affordability.</p> <p>A range of road and street typologies have been developed to specifically address issues of design quality related to the public realm and the relationship between public and private spaces; the concept of “people streets” has been a central focus.</p>
2.15 Policies will acknowledge Canberra as the national capital and the symbolic heart of Australia and will seek to preserve the landscape features that give the national capital its character and setting; respect and reinforce the key elements of Walter Burley Griffin’s formally adopted plan for Canberra within the proposed urban settlement pattern; enhance and strengthen approaches and backdrops to the city and its national institutions; conserve open space between urban areas as visual separation buffers consistent with the landscape setting; retain areas that are identified as the rural setting surrounding the city; and retain key vistas created by the landscape network within new settlement areas.	<p>The proposal is consistent with this objective. The objective of the project is to create “ a sustainable community of international significance in the nations’ capital”. It is consistent with and strengthens the landscape setting of Belconnen. The Structure plan is based on a series of key vistas along axes that link the development to central Canberra, Belconnen and the mountain backdrop to the west.</p>
2.16 Retention of Canberra’s unique landscape setting, including the integration of natural and cultural elements that create its ‘garden city’ and ‘bush capital’ qualities, will be accorded the highest priority. Special attention will be given to safeguarding visual amenity, protecting vegetation and other important features within the established urban landscape, and ensuring the high quality of environmental design in new developments or redevelopment.	<p>The proposal is consistent with this objective; the design approach has focused on the retention of the river corridor as a natural buffer providing an edge to the development and will also utilise the opportunity presented by the land fill site to create a more formal central park as a feature of the development. Particular attention has been paid to urban landscaping and discussions are continuing with TAMS regarding appropriate street typologies with</p>

	<p>particular focus on the need for adequate street tree plantings. Special attention is also being given to the remnant “paddock” trees located within the urban development area and on ways to maximise the utility of these trees for both amenity and conservation purposes and on the continuing role of such trees as habitat refuges within the urban landscape.</p> <p>Experts in this field from the Fenner School of Nature and the Environment at the ANU have been retained to advise the project team. The design process that has been followed leading to the preparation of the structure plan has been a best practice urban master planning approach, ensuring that the outcomes achieve a high standard of urban design.</p>
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## 2.7 Interim Effect

Choose either OPTION 1 [If interim effect does not apply, use the following text]

Section 65 of the Planning and Development Act 2007 does not apply in relation to the draft variation so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

Or OPTION 2 [If interim effect applies, use the following text]

User Tip: When only a part of a draft variation has interim effect, see DV306 for example of how to complete template

Section 65 of the *Planning and Development Act 2007* applies to the draft variation. This means that, in addition to the Territory Plan, the provisions of Draft Variation No XXX apply to development applications lodged on or after **dd Month Year**.

The effect of section 65 during the defined period means that the ACT Government must not do or approve anything that would be inconsistent with the Territory Plan. Put simply, the provisions of the draft variation are part of the Territory Plan for a period of up to one year from the date of this notice, unless the draft variation commences, is withdrawn or rejected by the ACT Legislative Assembly. [See the fact sheet on the website regarding interim effect] [if applicable]

## 2.8 Consultation with Government Agencies

The EPD is required to, in preparing a draft variation under section 61(b) consult with each of the following in relation to the proposed draft variation:

- the national capital authority
- the conservator of flora and fauna
- the environment protection authority
- the heritage council
- if the draft variation would, if made, be likely to affect unleased land or leased public land – each custodian for the land likely to be affected

### National Capital Authority

The National Capital Authority provided the following comments on **DATE**  
[insert NCA comments please remember to direct quote and italicise]

Response

### Conservator of Flora and Fauna

The Conservator of Flora and Fauna made the following comments on **DATE**  
[insert Conservator's comment please remember to direct quote and italicise]

Response

### Environment Protection Authority

The Environment Protection Authority provided the following comments on **DATE**  
[copy EPA comment please remember to direct quote and italicise]

Response

### Heritage Council

The Heritage Council provided the following comments on **DATE**  
[copy heritage comment please remember to direct quote and italicise]

Response

**Land Custodian [where applicable]**

The land custodian provided the following comments on **DATE**  
[copy land custodian comment please remember to direct quote and italicise]

Response

DRAFT

### 3. DRAFT VARIATION

#### 3.1 Variation to the Territory Plan Map

The Territory Plan map is varied as indicated in Figure 3. This map indicates the land use zone boundaries as accurately as possible, but may be subject to adjustment following detailed design.

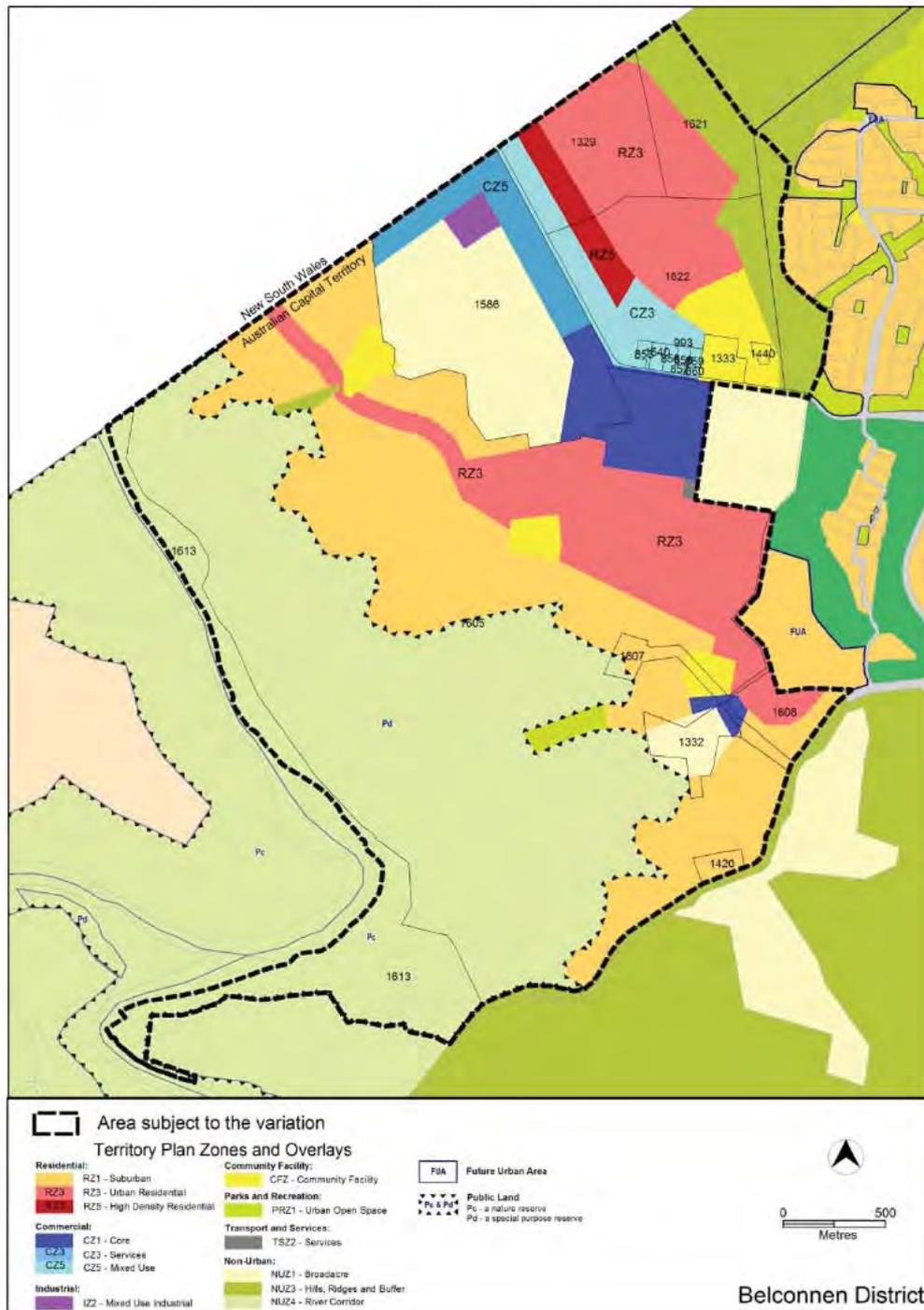


Figure 3

### 3.2 Variation to the Territory Plan Written Statement

The Territory Plan is varied:

1. **At 10 Precinct Maps and Codes, 10.2 District precinct Maps and Codes, Belconnen District Precinct map and Code**

*Substitute*

[insert the revised map for inclusion in the code]

2. **At 14 Structure Plans**

*Substitute West Belconnen Structure Plan with structure plan at Appendix A*

3. **At 15 Concept Plans, after 15.14 Throsby**

*Insert West Belconnen Concept Plan, at Appendix B*

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية، إتصل برقم الهاتف:
CHINESE	如果你需要传译员的帮助，请打电话:
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

**TRANSLATING AND INTERPRETING SERVICE**  
**131 450**  
Canberra and District - 24 hours a day, seven days a week

DRAFT

## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Wednesday, 25 March 2015 3:50 PM  
**To:** Lane, Annie  
**Cc:** McKeown, Helen  
**Subject:** Formal referral letter of DV351 West Belconnen  
**Attachments:** Letter to the conservator of flora and fauna signed (A10512827).pdf

Dear All

Please see the referral letter of DV351 West Belconnen. Please send your comment by COB **Friday 10 April 2015**.

Regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

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**From:** Hai, Helen  
**Sent:** Wednesday, 25 March 2015 3:53 PM  
**To:** Collier, Christopher  
**Cc:** Brown, Robin  
**Subject:** Formal referral letter of DV351 West Belconnen  
**Attachments:** letter to EPA signed (A10512823).pdf

Dear All

Please see the referral letter of DV351 West Belconnen. Please send your comment by COB **Friday 10 April 2015**.

Regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Wednesday, 25 March 2015 3:52 PM  
**To:** 'jennifer.o'connell@act.gov.au'  
**Cc:** Hubert, Pamela  
**Subject:** Formal referral letter of DV351 West Belconnen  
**Attachments:** Letter to Heritage Council pdf (A10512820).pdf

Dear All

Please see the referral letter of DV351 West Belconnen. Please send your comment by COB **Friday 10 April 2015**.

Regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Wednesday, 25 March 2015 3:54 PM  
**To:** 'malcolm.snow@natcap.gov.au'  
**Cc:** 'rebecca.sorensen@natcap.gov.au'  
**Subject:** Formal referral letter of DV351 West Belconnen  
**Attachments:** Letter to National Capital Authority signed (A10512835).pdf

Dear All

Please see the referral letter of DV351 West Belconnen. Please send your comment by COB **Friday 10 April 2015**.

Regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Wednesday, 25 March 2015 3:55 PM  
**To:** Joseph, Gabriel  
**Cc:** Uddin, Kamal  
**Subject:** Formal referral letter of DV351 West Belconnen  
**Attachments:** Letter to TAMS signed (A10512832).pdf

Dear All

Please see the referral letter of DV351 West Belconnen. Please send your comment by COB **Friday 10 April 2015**.

Regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)



**ACT**  
Government

Environment and Planning

Our ref: A10434942

Mr Christopher Collier  
(Director, Environment Protection and Water Regulation)  
Environment Protection Authority  
GPO Box 158  
CANBERRA CITY  
ACT 2601

Attention: Mr Robin Brown – EPA Planning Liaison Officer

Dear Mr Collier

**Formal consultation with mandatory agencies on Draft Variation 351 West Belconnen**

Draft Variation to the Territory Plan 351 (DV351) West Belconnen is being referred to the Environment Protection Authority under section 61 of the *Planning and Development Act 2007* (the Act) for consideration before it is released for public consultation. Written comments from mandatory agencies will be included in the public consultation version of DV351.

The draft variation proposes to rezone an area immediately adjacent to the suburbs of Holt and Macgregor for future urban development, include:

- rezone the site to a range of urban zones to enable future urban development
- apply a future urban area (FUA) overlay over the site indicating potential urban settlement patterns
- introduce a site-specific structure plan and concept plan into the Territory Plan to guide future development and assessment of the area.

Draft variation 351 together with the background documents can be accessed at <http://www.actpla.act.gov.au/e-circulations>.

Please enter the following case-sensitive details to view the draft variation

Username:

Password:

(Please note that if the password details are entered incorrectly three times, then the site will become locked and unable to be accessed. If this occurs, please contact Chris Thompson on 6207 8720 to resolve.)

Your comments, including nil comment, can be forwarded by email to the Territory Plan Section at [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au). It would be appreciated if your comments were received by **COB Friday 10 April 2015**.

If you have any questions about the draft variation or questions about the circulation, please contact Helen Hai on 6205 3989.

Yours sincerely

Alix Kaucz  
Manager, Territory Plan Section  
Planning Delivery  
Environment and Planning Directorate

25 March 2015



**ACT**  
Government

Environment and Planning

Our ref: A10512231

Ms Jennifer O'Connell  
Manager ACT Heritage Council  
GPO Box 158  
CANBERRA ACT 2601

Attention: Ms Pamela Hubert

Dear Ms O'Connell

**Formal consultation with mandatory agencies on Draft Variation 351 West Belconnen**

Draft Variation to the Territory Plan 351 (DV351) West Belconnen is being referred to the Heritage Council under section 61 of the *Planning and Development Act 2007* (the Act) for consideration before it is released for public consultation. Written comments from mandatory agencies will be included in the public consultation version of DV351.

The draft variation proposes to rezone an area immediately adjacent to the suburbs of Holt and Macgregor for future urban development, include:

- rezone the site to a range of urban zones to enable future urban development
- apply a future urban area (FUA) overlay over the site indicating potential urban settlement patterns
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Please enter the following case-sensitive details to view the draft variation

Username:

Password:

(Please note that if the password details are entered incorrectly three times, then the site will become locked and unable to be accessed. If this occurs, please contact Chris Thompson on 6207 8720 to resolve.)

Your comments, including nil comment, can be forwarded by email to the Territory Plan Section at [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au). It would be appreciated if your comments were received by **COB Friday 10 April 2015**.

If you have any questions about the draft variation or questions about the circulation, please contact Helen Hai on 6205 3989.

Yours sincerely

Alix Kaucz  
Manager, Territory Plan Section  
Planning Delivery  
Environment and Planning Directorate

25 March 2015



Mr Malcolm Snow  
Chief Executive  
National Capital Authority  
GPO Box 373  
CANBERRA ACT 2601

Dear Mr Snow

**Formal consultation with mandatory agencies on Draft Variation 351 West Belconnen**

Draft Variation to the Territory Plan 351 (DV351) West Belconnen is being referred to the National Capital Authority under section 61 of the *Planning and Development Act 2007* (the Act) for consideration before it is released for public consultation. Written comments from mandatory agencies will be included in the public consultation version of DV351.

The draft variation proposes to rezone an area immediately adjacent to the suburbs of Holt and Macgregor for future urban development, include:

- rezone the site to a range of urban zones to enable future urban development
- apply a future urban area (FUA) overlay over the site indicating potential urban settlement patterns
- introduce a site-specific structure plan and concept plan into the Territory Plan to guide future development and assessment of the area.

Draft variation 351 together with the background documents can be accessed at <http://www.actpla.act.gov.au/e-circulations>.

Please enter the following case-sensitive details to view the draft variation

Username:

Password:

(Please note that if the password details are entered incorrectly three times, then the site will become locked and unable to be accessed. If this occurs, please contact Chris Thompson on 6207 8720 to resolve.)

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If you have any questions about the draft variation or questions about the circulation, please contact Helen Hai on 6205 3989.

Yours sincerely

Alix Kaucz  
Manager, Territory Plan Section  
Planning Delivery  
Environment and Planning Directorate

25 March 2015



**ACT**  
Government

Environment and Planning

Our ref: A10512419

Mr Gabriel Joseph  
Senior Manager Asset Acceptance  
Territory and Municipal Services Directorate  
GPO Box 158  
CANBERRA ACT 2601

Attention: Kamal Uddin, Planner

Dear Mr Joseph

**Formal consultation with mandatory agencies on Draft Variation 351 West Belconnen**

Draft Variation to the Territory Plan 351 (DV351) West Belconnen is being referred to the Territory and Municipal Services Directorate, the land custodian under section 61 of the *Planning and Development Act 2007* (the Act) for consideration before it is released for public consultation. Written comments from mandatory agencies will be included in the public consultation version of DV351.

The draft variation proposes to rezone an area immediately adjacent to the suburbs of Holt and Macgregor for future urban development, include:

- rezone the site to a range of urban zones to enable future urban development
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If you have any questions about the draft variation or questions about the circulation, please contact Helen Hai on 6205 3989.

Yours sincerely

Alix Kaucz  
Manager, Territory Plan Section  
Planning Delivery  
Environment and Planning Directorate

25 March 2015



**ACT**  
Government

Environment and Planning

Our ref: A10512280

Ms Annie Lane  
Conservator of Flora and Fauna  
GPO Box 158  
CANBERRA ACT 2601

Attention: Ms Helen McKeown, Conservator Liaison Officer

Dear Ms Lane

**Formal consultation with mandatory agencies on Draft Variation 351 West Belconnen**

Draft Variation to the Territory Plan 351 (DV351) West Belconnen is being referred to the Conservator of Flora and Fauna under section 61 of the *Planning and Development Act 2007* (the Act) for consideration before it is released for public consultation. Written comments from mandatory agencies will be included in the public consultation version of DV351.

The draft variation proposes to rezone an area immediately adjacent to the suburbs of Holt and Macgregor for future urban development, include:

- rezone the site to a range of urban zones to enable future urban development
- apply a future urban area (FUA) overlay over the site indicating potential urban settlement patterns
- introduce a site-specific structure plan and concept plan into the Territory Plan to guide future development and assessment of the area.

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Yours sincerely

Alix Kaucz  
Manager, Territory Plan Section  
Planning Delivery  
Environment and Planning Directorate

25 March 2015

## Woolfenden, Mitchell

---

**From:** Hai, Helen on behalf of Terrplan  
**Sent:** Wednesday, 1 April 2015 9:26 AM  
**To:**  
**Subject:** RE: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

Hi

The disc containing the (Brown 2014) C13080 Sewer & Water Masterplan Report\_Rev2-v.2 document was posted to you yesterday via our customer services. You should be able to receive it by today or tomorrow. Please let me know if you experience any problem.

Regards

Helen

---

**From:**  
**Sent:** Tuesday, 31 March 2015 12:10 PM  
**To:** Terrplan  
**Subject:** RE: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

Good Afternoon,

As discussed on the phone, please post the doc to the following address:

ACTEW Water  
12 Hoskins Street  
Mitchell ACT 2911

Regards,

---

**From:**  
**Sent:** Tuesday, 31 March 2015 9:21 AM  
**To:** 'Terrplan'  
**Subject:** RE: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

Good Morning Helen,

Can you please send me the (Brown 2014) C13080 Sewer & Water Masterplan Report\_Rev2-v.2 document.

Regards,

[www.actew.com.au](http://www.actew.com.au)

Please consider our environment before printing this email.

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\*\*\*\*\*

\*PLEASE NOTE\* This email and any attachments may be confidential. If received in error, please delete all copies and advise the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the sender.

WARNING RE VIRUSES: Our computer systems sweep outgoing email to guard against viruses, but no warranty is given that this email or its attachments are virus free. Before opening or using attachments, please check for viruses. Our liability is limited to the re-supply of any affected attachments.

Any views expressed in this message are those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the organisation.

\*\*\*\*\*

## Woolfenden, Mitchell

---

**From:** Hai, Helen on behalf of Terrplan  
**Sent:** Wednesday, 25 March 2015 3:28 PM  
**To:** luke.mccann@afp.gov.au; Carey-Ide, Grant (Health); Douglas, Ken; Kennedy, Floyd; MACC; Land Development; DET School Planning; Kennedy, Matthew; Samuelson, Adam; EmergencyManagement; Joseph, Gabriel; Ware, Chris; malcolm.snow@natcap.gov.au; enworks@actewagl.com.au; Cilliers, George; EPD Impact; ESDD Estates; Chapman, Maggie; Carmichael, Tony; ESDD Strategic Planning Referrals; OConnell, Jennifer; Traves, Alan; antonio.mozqueria@act.gov.au; Lane, Annie; EPAPlanningLiaison; Moysey, Sean; Dunstan, David; Cilliers, George; McKeown, Helen  
**Cc:** Uddin, Kamal; rebecca.sorensen@natcap.gov.au; Corrigan, Jim; Kaucz, Alix; Noack, Bronwyn; Readshaw, Sally; Stewart, Tracy (DET); Jones, David; Schofield, Karen; andrew.smith@natcap.gov.au; Ekelund, Dorte; Jamaly, Rumana; Brown, Ray; Teasdale, Jonathan; Billing, Dale; Saad, Monica; Donaldson, Nyah; Gianakis, Steven; Blume, Kristin; Moore, AlisonM (ACTPLA); Hubert, Pamela; Keirnan, Catherine; Brown, Robin; Collier, Christopher  
**Subject:** Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

**Draft Variation 351 (DV351) West Belconnen**  
**10 April 2015**

**Agency consultation due by COB Friday**

Dear All

DV351 proposes to rezone an area (West Belconnen) immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include:

- Rezone part of the site to a range of urban zones
- Apply a future urban area (FUA) overlay to part of the site
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Please contact Helen Hai on 6205 3989 if you have any queries.

Regards

 *Please consider the environment before printing this e-mail*

## Woolfenden, Mitchell

---

**From:** Hai, Helen on behalf of Terrplan  
**Sent:** Wednesday, 25 March 2015 3:28 PM  
**To:** 'luke.mccann@afp.gov.au'; 'Grant.Carey-Ide@act.gov.au'; Douglas, Ken; Kennedy, Floyd; MACC; 'Land Development'; DET School Planning; Kennedy, Matthew; Samuelson, Adam; EmergencyManagement; Joseph, Gabriel; Ware, Chris; 'malcolm.snow@natcap.gov.au'; 'enworks@actewagl.com.au';  
Cilliers, George;  
'ESDDImpact@act.gov.au'; ESDD Estates; Chapman, Maggie; Carmichael, Tony; ESDD Strategic Planning Referrals; 'jennifer.o'connell@act.gov.au'; 'alan.traves@act.gov.au'; 'antonio.mozqueria@act.gov.au'; Lane, Annie; EPAPanningLiaison; Moysey, Sean; Dunstan, David; Cilliers, George; McKeown, Helen  
**Cc:** Uddin, Kamal; 'rebecca.sorensen@natcap.gov.au';  
Corrigan, Jim; Kaucz, Alix; Noack, Bronwyn; Readshaw, Sally; Stewart, Tracy (DET); Jones, David; Schofield, Karen; 'andrew.smith@natcap.gov.au';  
Ekelund, Dorte; Jamaly, Rumana; Brown, Ray; Teasdale, Jonathan; Billing, Dale; Saad, Monica; Donaldson, Nyah; Gianakis, Steven; Blume, Kristin; Moore, AlisonM (ACTPLA); Hubert, Pamela; Keirnan, Catherine; Brown, Robin; Collier, Christopher  
**Subject:** Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

**Draft Variation 351 (DV351) West Belconnen**  
**10 April 2015**

**Agency consultation due by COB Friday**

Dear All

DV351 proposes to rezone an area (West Belconnen) immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include:

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Please contact Helen Hai on 6205 3989 if you have any queries.

Regards

 *Please consider the environment before printing this e-mail*

## Woolfenden, Mitchell

---

**From:** Harmer, Sharon  
**Sent:** Wednesday, 25 March 2015 4:04 PM  
**To:** Hai, Helen  
**Cc:** Kaucz, Alix  
**Subject:** RE: Emailing: bl1605 map.pdf  
**Attachments:** bl1605 map.pdf

Hi Helen

The block is subject to a 99 year rural lease, including a portion of public land.

There is no custodian as the block is privately leased.

Regards

Sharon Harmer | Assistant Manager | Lease Administration Phone 02 6207 1790 | Fax 02 6207 8265 Planning Delivery Division | ACTPLA | Environment and Planning | ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

-----Original Message-----

**From:** Hai, Helen  
**Sent:** Wednesday, 25 March 2015 3:27 PM  
**To:** Harmer, Sharon  
**Cc:** Kaucz, Alix  
**Subject:** FW: Emailing: bl1605 map.pdf

Good afternoon Sharon

I am in the process to identify the land custodian for the questioned area in the attached map. Our Actmapi land custodianship map shows it as 'leased territory land - private lease - public land'. Does it mean TAMS is still the land custodian.

Could you help on this matter?

Thanks & regards

Helen Hai | Planning Officer Territory Plan Section Phone 02 6205 3989 Planning Delivery Branch | Environment and Planning | ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

-----Original Message-----

**From:** Hawke, Simon  
**Sent:** Wednesday, 25 March 2015 3:19 PM  
**To:** Hai, Helen  
**Subject:** Emailing: bl1605 map.pdf

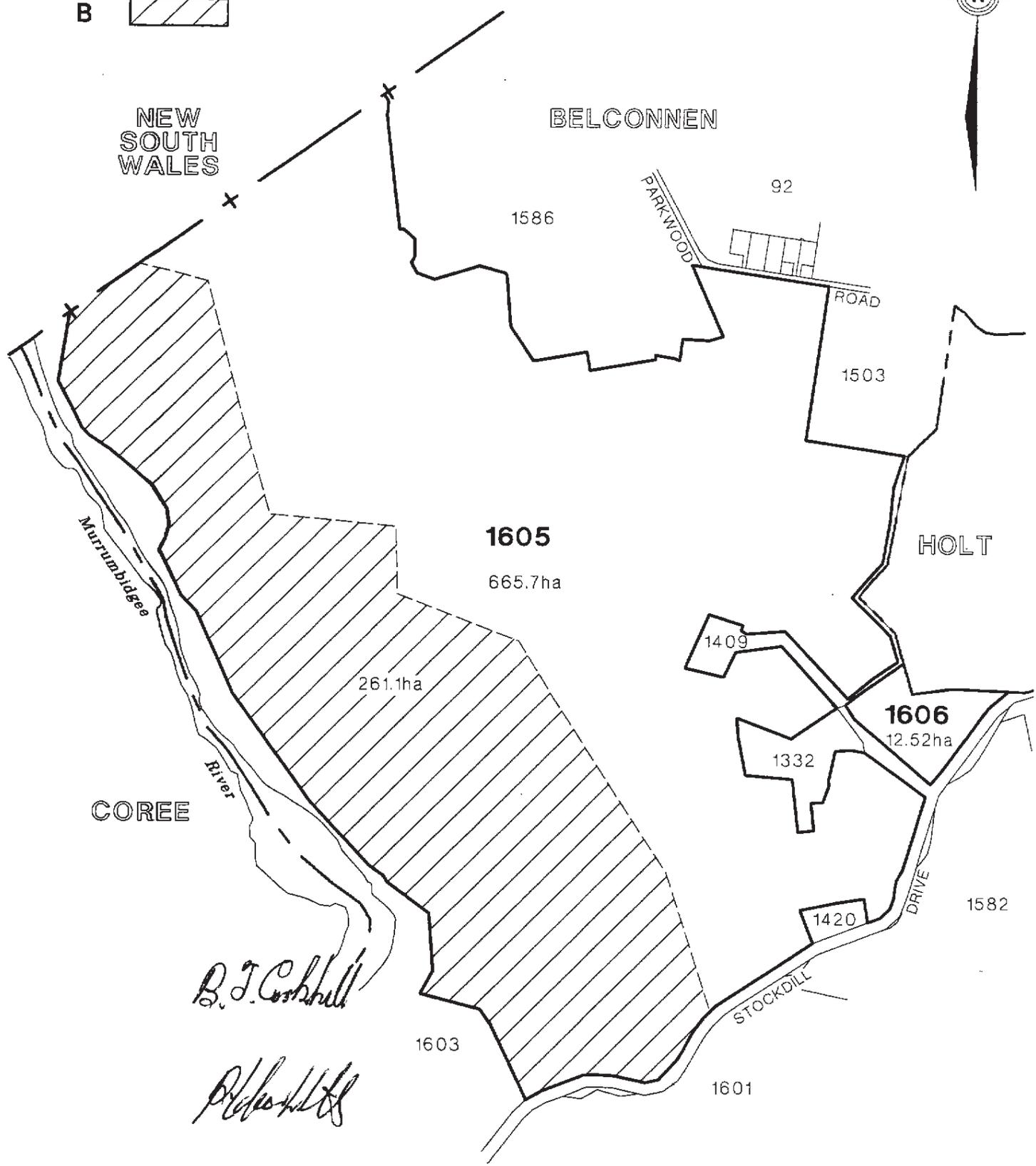
Your message is ready to be sent with the following file or link attachments:

bl1605 map.pdf

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**LEGEND**

- A ———
- B 



Scale 1:20000

This is the plan referred to in the lease of  
Blocks 1605 & 1606 District of Belconnen  
granted on the *twenty ninth* day of March 2004  
as being annexed thereto.

## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Wednesday, 8 April 2015 11:00 AM  
**To:** Brown, Robin  
**Subject:** Noise study in relation to West Belconnen\_DV351

Hi Robin

Following our phone conversation, I've found a couple of noise reports for West Belconnen development in the discs we provided to you, see the names below:

(SLR 2014c) 670.10602 M8 Ginninderra Drive Options Noise assessment 20140925

(SLR 2014a) -670.10602 R1R2 Existing Industrial Uses Noise Impact Assessment-SLR-140613-v1

(SLR 2014b) 670.10602-R2R1 Off-Site Roads - Noise Impact Assessment-v1

And section 11.1.7 of the planning report also discussed about the noise issue including the Canberra substation and the landfill site and LMWQCC.

Regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

---

**From:** Hai, Helen on behalf of Terrplan  
**Sent:** Thursday, 26 March 2015 1:37 PM  
**To:** Terrplan; luke.mccann@afp.gov.au; Carey-Ide, Grant (Health); Douglas, Ken; Kennedy, Floyd; MACC; Land Development; DET School Planning; Kennedy, Matthew; Samuelson, Adam; EmergencyManagement; Joseph, Gabriel; Ware, Chris; malcolm.snow@natcap.gov.au; enworks@actewagl.com.au;  
Cilliers, George;  
EPD Impact; ESDD Estates; Chapman, Maggie; Carmichael, Tony; ESDD Strategic Planning Referrals; OConnell, Jennifer; Traves, Alan; antonio.mozqueria@act.gov.au; Lane, Annie; EPAPanningLiaison; Moysey, Sean; Dunstan, David; Cilliers, George; McKeown, Helen  
**Cc:** Uddin, Kamal; rebecca.sorensen@natcap.gov.au; Corrigan, Jim; Kaucz, Alix; Noack, Bronwyn; Readshaw, Sally; Stewart, Tracy (DET); Jones, David; Schofield, Karen; andrew.smith@natcap.gov.au;  
Ekelund, Dorte; Jamaly, Rumana; Brown, Ray; Teasdale, Jonathan; Billing, Dale; Saad, Monica; Donaldson, Nyah; Gianakis, Steven; Blume, Kristin; Moore, AlisonM (ACTPLA); Hubert, Pamela; Keirnan, Catherine; Brown, Robin; Collier, Christopher  
**Subject:** RE: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015  
**Attachments:** Schedule of documents\_planning report (A10517151).xlsx

Dear All

Due to the amount of documents related to DV351 West Belconnen, only few of the supporting documents was accessible on the web link provided in my previous email. To assist you further, I have enclosed a schedule of documents that have been provided to Territory Plan by the proponent. If you need any of the listed documents, please feel free to contact me on 6205 3989 or email [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au)

Regards

Helen Hai | Planning Officer Territory Plan Section

Phone 02 6205 3989

Planning Delivery Branch | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

---

**From:** Hai, Helen **On Behalf Of** Terrplan  
**Sent:** Wednesday, 25 March 2015 3:28 PM  
**To:** 'luke.mccann@afp.gov.au'; 'Grant.Carey-Ide@act.gov.au'; Douglas, Ken; Kennedy, Floyd; MACC; 'Land Development'; DET School Planning; Kennedy, Matthew; Samuelson, Adam; EmergencyManagement; Joseph, Gabriel; Ware, Chris; 'malcolm.snow@natcap.gov.au'; 'enworks@actewagl.com.au';  
Cilliers, George; 'ESDDImpact@act.gov.au';  
ESDD Estates; Chapman, Maggie; Carmichael, Tony; ESDD Strategic Planning Referrals; 'jennifer.o'connell@act.gov.au'; 'alan.traves@act.gov.au'; 'antonio.mozqueria@act.gov.au'; Lane, Annie; EPAPanningLiaison; Moysey, Sean; Dunstan, David; Cilliers, George; McKeown, Helen  
**Cc:** Uddin, Kamal; 'rebecca.sorensen@natcap.gov.au'; Corrigan, Jim; Kaucz, Alix; Noack, Bronwyn; Readshaw, Sally; Stewart, Tracy (DET); Jones, David; Schofield, Karen; 'andrew.smith@natcap.gov.au';  
Ekelund, Dorte; Jamaly, Rumana; Brown, Ray; Teasdale, Jonathan; Billing, Dale; Saad, Monica; Donaldson, Nyah; Gianakis, Steven; Blume, Kristin; Moore, AlisonM (ACTPLA); Hubert, Pamela; Keirnan, Catherine; Brown, Robin; Collier, Christopher  
**Subject:** Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

Dear All

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Please contact Helen Hai on 6205 3989 if you have any queries.

Regards

**TerrPlan** | General Enquiries Inbox | **Territory Plan Unit** | [✉ terrplan@act.gov.au](mailto:terrplan@act.gov.au)

**Planning Delivery** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | **GPO Box 158 Canberra ACT 2601** | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Wednesday, 8 April 2015 4:19 PM  
**To:** 'Richard Nash'  
**Cc:** Gianakis, Steven; Noack, Bronwyn  
**Subject:** RE: DV351

Hi Richard

The larger area in your map should be the current Belconnen land fill site. While the site will still be operated for land fill and recycling purposes, a master plan process will be undertaken to reconfigure the mix and location of land fill site activities to ensure that they are compatible with residential development on nearby and adjacent land. It is also stated in the proposed West Belconnen Concept Plan that the land use zone for this site will be determined through a master plan process, subject to an appropriate audit process and approval of the Environment Protection Authority. Possibly new uses for this site through the master plan could include recreation and open space, industrial and commercial zonings according to the draft concept plan and the planning report.

Please feel free to contact me if you need further information on this matter.

Regards

Helen

---

**From:** Richard Nash [mailto:richard.nash@natcap.gov.au]  
**Sent:** Tuesday, 7 April 2015 2:39 PM  
**To:** Hai, Helen  
**Subject:** DV351

Hi Helen,

Just working through DV351. In terms of the proposed TP zoning, just wondering if there has been any resolution on the large area of HRB over the Belconnen land fill site. We discussed the smaller area late last week, but you were going to get back to me on the larger area.

The planning report expresses retention of the existing recycling estate (which will fall under existing use rights) followed by evolution to other non-residential uses currently under investigation. In terms of the possible uses there are a number which may be incompatible with those permitted for Hills, Ridges & Buffers (HRB) in the National Capital Plan (the Plan); light industry, green waste recycling and resource recovery for example.

I'd just like to make sure that the likely uses are compatible with the proposed changes to the TP and the Plan.

Regards

**Richard Nash** | Senior Planner/Urban Designer  
National Capital Authority

 (02) 6271 2818 |  6273 4427

**National Capital Authority** | Treasury Building, King Edward Terrace, PARKES ACT 2600  
GPO Box 373, CANBERRA ACT 2601 |  [www.nationalcapital.gov.au](http://www.nationalcapital.gov.au) | Twitter: @NCA\_Media

## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Friday, 27 March 2015 2:11 PM  
**To:** McKeown, Helen  
**Cc:** Lane, Annie  
**Subject:** Supporting documents for DV351 West Belconnen\_CDs delivered

Dear Helen

To facilitate the agency consultation for DV351 West Belconnen, two CDs containing all supporting documents will be delivered to you by the Territory Plan Section today.

Kind regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Friday, 27 March 2015 2:09 PM  
**To:** Brown, Robin  
**Cc:** Collier, Christopher  
**Subject:** Supporting documents for DV351 West Belconnen\_CDs delivered

Dear Robin

To facilitate the agency consultation for DV351 West Belconnen, two CDs containing all supporting documents will be delivered to you by the Territory Plan Section today.

Kind regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

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## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Friday, 27 March 2015 2:10 PM  
**To:** Hubert, Pamela  
**Cc:** 'jennifer.o'connell@act.gov.au'  
**Subject:** Supporting documents for DV351 West Belconnen\_CDs delivered

Dear Pamela

To facilitate the agency consultation for DV351 West Belconnen, two CDs containing all supporting documents will be delivered to you by the Territory Plan Section today.

Kind regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Friday, 27 March 2015 2:04 PM  
**To:** 'rebecca.sorensen@natcap.gov.au'  
**Cc:** 'andrew.smith@natcap.gov.au'; 'malcolm.snow@natcap.gov.au'  
**Subject:** Supporting documents for DV351 West Belconnen\_CDs sent

Dear Rebecca

To facilitate the agency consultation for DV351 West Belconnen, two CDs containing all supporting documents have been posted to you by the Territory Plan Section today.

Kind regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

---

**From:** Hai, Helen  
**Sent:** Friday, 27 March 2015 2:01 PM  
**To:** Joseph, Gabriel  
**Cc:** Uddin, Kamal  
**Subject:** Supporting documents for DV351 West Belconnen\_CDs sent

Dear Gabriel

To facilitate the agency consultation for DV351 West Belconnen, two CDs containing all supporting documents have been posted to you by the Territory Plan Section today.

Kind regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

---

**From:** Microsoft Outlook  
**To:** Land Development; antonio.mozqueria@act.gov.au; Grant.Carey-Ide@act.gov.au; alan.traves@act.gov.au  
**Sent:** Wednesday, 25 March 2015 3:28 PM  
**Subject:** Undeliverable: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

### Delivery has failed to these recipients or groups:

#### [Land Development](#)

The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

#### [antonio.mozqueria@act.gov.au \(antonio.mozqueria@act.gov.au\)](#)

The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

#### [Grant.Carey-Ide@act.gov.au \(Grant.Carey-Ide@act.gov.au\)](#)

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IMCEAEX-

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=Land+20Developmentd20@act.gov.au  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

antonio.mozqueria@act.gov.au

#550 5.1.1 RESOLVER.ADR.RecipNotFound; not found ##

Grant.Carey-Ide@act.gov.au

#550 5.2.3 RESOLVER.RST.RecipSizeLimit; message too large for this recipient ##

alan.traves@act.gov.au

#550 5.2.3 RESOLVER.RST.RecipSizeLimit; message too large for this recipient ##

Original message headers:

Received: from PRDEXM202.act.gov.au ([fe80::4168:d5f8:189a:52e5]) by PRDEXC101.act.gov.au ([fe80::94e2:b701:a8c2:1f43%14]) with mapi id 14.03.0210.002; Wed, 25 Mar 2015 15:28:18 +1100

Content-Type: application/ms-tnef; name="winmail.dat"  
Content-Transfer-Encoding: binary  
From: Terrplan <Terrplan@act.gov.au>  
To: "luke.mccann@afp.gov.au" <luke.mccann@afp.gov.au>, "Carey-Ide, Grant (Health)" <Grant.Carey-Ide@act.gov.au>, "Douglas, Ken" <Ken.Douglas@act.gov.au>, "Kennedy, Floyd" <Floyd.Kennedy@act.gov.au>, MACC <MACC@act.gov.au>, Land Development <IMCEAEX-  
\_O=ACTGOV\_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29\_CN=RECIPIENTS\_CN=Land+20Developmentd20@act.gov.au>,  
DET School Planning <DETSchoolPlanning@act.gov.au>, "Kennedy, Matthew" <Matthew.Kennedy@act.gov.au>, "Samuelson, Adam" <Adam.Samuelson@act.gov.au>, EmergencyManagement <EmergencyManagement@act.gov.au>, "Joseph, Gabriel" <Gabriel.Joseph@act.gov.au>, "Ware, Chris" <Chris.Ware@act.gov.au>, "malcolm.snow@natcap.gov.au" <malcolm.snow@natcap.gov.au>, "enworks@actewagl.com.au" <enworks@actewagl.com.au>, "michael.wansink@actew.com.au" <michael.wansink@actew.com.au>, "stephen.donnelly@jemena.com.au" <stephen.donnelly@jemena.com.au>, "Cilliers, George" <George.Cilliers@act.gov.au>, EPD Impact <ESDDImpact@act.gov.au>, ESDD Estates <ESDDEstates@act.gov.au>, "Chapman, Maggie" <Maggie.Chapman@act.gov.au>, "Carmichael, Tony" <Tony.Carmichael@act.gov.au>, ESDD Strategic Planning Referrals <ESDDStrategicPlanningReferrals@act.gov.au>, "OConnell, Jennifer" <jennifer.o'connell@act.gov.au>, "Traves, Alan" <alan.traves@act.gov.au>, "antonio.mozqueria@act.gov.au" <antonio.mozqueria@act.gov.au>, "Lane, Annie" <Annie.Lane@act.gov.au>, EPAPLanningLiaison <EPAPLanningLiaison@act.gov.au>, "Moysey, Sean" <Sean.Moysey@act.gov.au>, "Dunstan, David" <David.Dunstan@act.gov.au>, "Cilliers, George" <George.Cilliers@act.gov.au>, "McKeown, Helen" <Helen.McKeown@act.gov.au>  
CC: "Uddin, Kamal" <Kamal.Uddin@act.gov.au>, "rebecca.sorensen@natcap.gov.au" <rebecca.sorensen@natcap.gov.au>, "kawser.jamil@actew.com.au" <kawser.jamil@actew.com.au>, "Corrigan, Jim" <Jim.Corrigan@act.gov.au>, "Kaucz, Alix" <Alix.Kaucz@act.gov.au>, "Noack, Bronwyn" <Bronwyn.Noack@act.gov.au>, "Readshaw, Sally" <Sally.Readshaw@act.gov.au>, "Stewart, Tracy (DET)" <Tracy.Stewart@act.gov.au>, "Jones, David" <David.Jones@act.gov.au>, "Schofield, Karen" <Karen.Schofield@act.gov.au>, "andrew.smith@natcap.gov.au" <andrew.smith@natcap.gov.au>, "brett.parsons@actew.com.au" <brett.parsons@actew.com.au>, "Nabin.Dahal@actew.com.au" <Nabin.Dahal@actew.com.au>, "kawser.jamil@actew.com.au" <kawser.jamil@actew.com.au>, "bruce.reid@actew.com.au" <bruce.reid@actew.com.au>, "Ekelund, Dorte" <Dorte.Ekelund@act.gov.au>, "Jamaly, Rumana" <Rumana.Jamaly@act.gov.au>, "Brown, Ray" <Ray.Brown@act.gov.au>, "Teasdale, Jonathan" <Jonathan.Teasdale@act.gov.au>, "Billing, Dale" <Dale.Billing@act.gov.au>, "Saad, Monica" <Monica.Saad@act.gov.au>, "Donaldson, Nyah" <Nyah.Donaldson@act.gov.au>, "Gianakis, Steven" <Steven.Gianakis@act.gov.au>, "Blume, Kristin" <Kristin.Blume@act.gov.au>, "Moore, Alison (ACTPLA)" <AlisonM.Moore@act.gov.au>, "Hubert, Pamela" <Pamela.Hubert@act.gov.au>, "Keirnan, Catherine" <Catherine.Keirnan@act.gov.au>, "Brown, Robin" <Robin.Brown@act.gov.au>, "Collier, Christopher" <Christopher.Collier@act.gov.au>  
Subject: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015  
Thread-Topic: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015  
Thread-Index: AdBmtB06309jxIK9TuGrdx10Y5U+7g==  
Sender: "Hai, Helen" <Helen.Hai@act.gov.au>  
Date: Wed, 25 Mar 2015 15:28:17 +1100  
Message-ID: <E52665B8ECA05E4B9211244B716A026F61CBD5BE@PRDEXM202.act.gov.au>  
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MIME-Version: 1.0  
X-Originating-IP: [10.242.0.133]

## Woolfenden, Mitchell

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**From:**  
**Sent:** Friday, 10 April 2015 3:48 PM  
**To:** Terrplan  
**Cc:**  
**Subject:** RE: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

ACTEW has reviewed the planning report for the proposed West Belconnen development and confirms the following comments:

### **LMWQCC odour emissions**

It is recognised in undertaking this development the existence of a major wastewater treatment facility; the LMWQCC, lies in close proximity to the proposed West Belconnen area. Under some conditions this facility may produce odour emissions which have the potential to impact residents in the proposed development. To satisfy the requirements of the environmental regulator the potential odour impact is being investigated, quantified and suitable mitigation systems implemented prior to the release of impacted land for residential development.

The proposed future urban development is in close proximity to the Lower Molonglo Water Quality Control Centre. The clearance zone plan attached to the Draft West Belconnen Structure Plan identifies the current LMWQCC clearance zone under the Belconnen District Precinct Code. The draft planning report acknowledges that this zone was determined some time ago and that operational characteristics of the plant may have evolved since that time.

It is noted that a statement is made on page 90 of the Planning Report;

*“ A preliminary modelling assessment of odour dispersion around LMWQCC shows that the plant should be able to operate under normal circumstances without causing odour nuisance outside the 1 km buffer” .*

ACTEW cannot accept a vague statement by a third party that the plant *“should be able to operate..... without causing impact”* . Such assessment must be based on data that reflects current plant operation and capability. Any capital or even operational changes are required to achieve this , these may take some years to implement. ACTEW cannot take the risk that proposed community in the West Belconnen Area will be impacted, prior to such measures being fully implemented.

The report noted as CEE2014b appeared to be not included in the documents available on the website. This is to be supplied formally to ACTEW. ACTEW seeks supporting studies, that include models that demonstrate of the fact that under current operation no impact is likely. ACTEW will seek for these documents to be Peer Reviewed by an industry expert. ACTEW expects the land will not be released for denser residential development in areas where potential odour impact from LMWQCC exceeds limits specified by the Environment Regulator’s Interim Odour Control Guidelines. If modifications to the plant are required ACTEW is expects that the associated costs with such changes are accounted for and sufficient time will be provided to achieve these within the decision making process surrounding the feasibility and timing of the proposed West Belconnen land release.

### **Water services**

ACTEW has confirmed that there is adequate capacity in the bulk water network to meet the long term requirements for both the ACT land and NSW land nominated within the development area. An additional service reservoir is likely to be required to service the NSW land which due to the topography, will need to be located in the vicinity of the landfill site. See our comments below in relation to other relevant considerations for servicing the NSW land.

There is a section of elevated land fronting Stockdill Road that is currently zoned as ‘Hills, Ridges and Buffer’ under the National Capital Plan. This area is approximately the same as the area shown as ‘little eagle clearance zone’ on

the clearance zone plan in the Draft West Belconnen Structure Plan. Due to its elevation, this section will need to be “intermediate Zone” pressure that would require additional servicing via a dedicated supply system. This will potentially require extensive capital expenditure and additional long term operational costs for ACTEW Water to service this relatively small area. These additional servicing costs should be taken into account in deciding whether this area is appropriate for future urban development.

### **Sewer services**

ACTEW has reviewed the West Belconnen Sewer and Water Concept Plan prepared by Browns and is generally happy with the options looked at and presented - it seems like they’ve identified most of the main issues. However, there are a few things that we believe need to be looked at and considered in the final decision making process:

- Triple Bottom Line analysis of options? We are under the impression that there was a requirement from the ACT government for TBL analysis to be done for all options?
- Longsections? We would like longsection drawings of all of the options so we can have a look at the proposals.
- Minimum grades? We still need to have a closer look at the loading points to see if these are acceptable.

With regards to the individual options:

#### Ginninderra Catchment

- ACTEW believes there is still an option for the tunnel option to cross the creek line to save building such a long tunnel? This may involve a tunnel shaft in the potential Golden Sun Moth territory but we are not sure if it was fully looked at? If possible, it could result in a cost saving.
- Ventilation costs? The vortex drop in option G1 and the pump station option G2 (at the pump station) will require some ventilation. Has this been looked at and costed?
- Connection to the GST. This is a very deep structure, the connection will need to be looked at closely in design.

#### Murrumbidgee Catchment

- There is potential for a number of sub options to be included in the servicing of this catchment. There is potential for construction of pipe bridges and tunnels across creek lines and/or ridges. We could then service some of these areas by local sewers draining to the tunnels. The extra cost of these sub options would need to be weighed against savings from a lower total length of trunk sewer and less of the catchment needing to be pumped. We are not sure if that was looked at in the options.
- Ventilation costs at the pump stations? Same as above.

Looking at the preliminary costings and the issues facing all options, ACTEW’s preferred servicing strategy would be options G1 for the Ginninderra catchment and M2 (perhaps slightly modified) for the Murrumbidgee catchment.

### **Cross-border considerations**

Before ACTEW is able to supply water or sewerage services to the NSW section of the development, arrangements will need to be put in place between the governments, Yass Valley Council and ACTEW to ensure that ACTEW is able to meet all necessary regulatory requirements and identifies cost apportionment for:

- capital infrastructure - both the capital infrastructure physically located in NSW and part of the ACT infrastructure (to take into account the larger capacity of this infrastructure to service both the ACT and NSW portions); and

- ongoing operational expenditure; and
- asset renewals.

[www.actew.com.au](http://www.actew.com.au)

---

**From:** Hai, Helen [mailto:Helen.Hai@act.gov.au] **On Behalf Of** Terrplan

**Sent:** Thursday, 26 March 2015 1:37 PM

**To:** Terrplan; luke.mccann@afp.gov.au; Carey-Ide, Grant (Health); Douglas, Ken; Kennedy, Floyd; MACC; Land Development; DET School Planning; Kennedy, Matthew; Samuelson, Adam; EmergencyManagement; Joseph, Gabriel; Ware, Chris; malcolm.snow@natcap.gov.au; enworks; Wansink, Michael; Cilliers, George; EPD Impact; ESDD Estates; Chapman, Maggie; Carmichael, Tony; ESDD Strategic Planning Referrals; OConnell, Jennifer; Traves, Alan; antonio.mozqueria@act.gov.au; Lane, Annie; EPAPanningLiaison; Moysey, Sean; Dunstan, David; Cilliers, George; McKeown, Helen

**Cc:** Uddin, Kamal; rebecca.sorensen@natcap.gov.au; Jamil, Kawser; Corrigan, Jim; Kaucz, Alix; Noack, Bronwyn; Readshaw, Sally; Stewart, Tracy (DET); Jones, David; Schofield, Karen; andrew.smith@natcap.gov.au; Ekelund, Dorte; Jamaly, Rumana; Brown, Ray; Teasdale, Jonathan; Billing, Dale; Saad, Monica; Donaldson, Nyah; Gianakis, Steven; Blume, Kristin; Moore, AlisonM (ACTPLA); Hubert, Pamela; Keirnan, Catherine; Brown, Robin; Collier, Christopher (ACT Gov)

**Subject:** RE: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

Dear All

Due to the amount of documents related to DV351 West Belconnen, only few of the supporting documents was accessible on the web link provided in my previous email. To assist you further, I have enclosed a schedule of documents that have been provided to Territory Plan by the proponent. If you need any of the listed documents, please feel free to contact me on 6205 3989 or email [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au)

Regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

**Planning Delivery Branch** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

---

**From:** Hai, Helen **On Behalf Of** Terrplan

**Sent:** Wednesday, 25 March 2015 3:28 PM

**To:** 'luke.mccann@afp.gov.au'; 'Grant.Carey-Ide@act.gov.au'; Douglas, Ken; Kennedy, Floyd; MACC; 'Land Development'; DET School Planning; Kennedy, Matthew; Samuelson, Adam; EmergencyManagement; Joseph, Gabriel; Ware, Chris; 'malcolm.snow@natcap.gov.au'; 'enworks@actewagl.com.au';

Cilliers, George; 'ESDDImpact@act.gov.au'; ESDD Estates; Chapman, Maggie; Carmichael, Tony; ESDD Strategic Planning Referrals; 'jennifer.o'connell@act.gov.au'; 'alan.traves@act.gov.au'; 'antonio.mozqueria@act.gov.au'; Lane, Annie; EPAPanningLiaison; Moysey, Sean; Dunstan, David; Cilliers, George; McKeown, Helen

**Cc:** Uddin, Kamal; 'rebecca.sorensen@natcap.gov.au'; Corrigan, Jim; Kaucz, Alix; Noack, Bronwyn; Readshaw, Sally; Stewart, Tracy (DET); Jones, David; Schofield, Karen; 'andrew.smith@natcap.gov.au';

Ekelund, Dorte; Jamaly, Rumana; Brown, Ray; Teasdale, Jonathan; Billing, Dale; Saad, Monica; Donaldson, Nyah; Gianakis, Steven; Blume, Kristin; Moore, AlisonM (ACTPLA); Hubert, Pamela; Keirnan, Catherine; Brown, Robin; Collier, Christopher

**Subject:** Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

**Draft Variation 351 (DV351) West Belconnen**  
**10 April 2015**

**Agency consultation due by COB Friday**

Dear All

DV351 proposes to rezone an area (West Belconnen) immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include:

- Rezone part of the site to a range of urban zones
- Apply a future urban area (FUA) overlay to part of the site
- Introduce a site-specific structure plan and concept plan into the Territory Plan.

Please refer to the DV351 documents for details.

Draft variation 351 together with background information can be accessed at <http://www.actpla.act.gov.au/e-circulations>

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**Reminder: The username and password are case sensitive.**

Your comments including nil comments can be forwarded by email to the Territory Plan section at [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au) It would be appreciated if your comments can be received by **COB Friday 10 April 2015**.

Please contact Helen Hai on 6205 3989 if you have any queries.

Regards

**TerrPlan** | General Enquiries Inbox | **Territory Plan Unit** | [✉terrplan@act.gov.au](mailto:terrplan@act.gov.au)

**Planning Delivery** | Environment and Planning | **ACT Government**

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\*\*\*\*\*

## Woolfenden, Mitchell

---

**From:** Peters, Melissa on behalf of EmergencyManagement  
**Sent:** Tuesday, 14 April 2015 8:13 AM  
**To:** Terrplan  
**Cc:** Barr, Conrad  
**Subject:** Draft Variation 351 - West Belconnen - ACT Fire & Rescue Response  
**Attachments:** ACTF&R Letter - Signed.pdf

**Importance:** High

Good Morning,

Please find attached a signed letter from A/g Chief Officer Conrad Barr, ACT Fire & Rescue in relation to the Draft Variation 351 for West Belconnen.

Kind regards

**Mel Peters | Finance, Administration & Support**

Phone: 02-620 52770 | Mobile: 0433 724 858

**Emergency Management, Risk, Spatial & Digital Services | Emergency Services Agency | ACT Government**

9 Amberley Avenue Fairbairn | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)





TO: Terrplan@act.gov.au

ACTF&R has no special considerations or objections at this time to the following points of the draft variation 351 West Belconnen;

- Rezone part of the site to a range of urban zones
- Apply a future urban area (FUA) overlay to part of the site

ACTF&R notes the following point;

- Introduce a site-specific structure plan and concept plan into the Territory Plan

ACTF&R makes the following comments in regard to the Bushfire Management Strategy by Eco Logical, *The West Belconnen Project*, (Riverview) 29 September 2014;

**Note:** This document covers both the ACT and the NSW parts of the proposed Riverview development

- This report references the SBMP v2 and should be updated SBMP v3 2014, also note that the NSW RFS PBP 2006 will be updated this year
- There is a presumption that ACT Fire Services will provide *bushfire and other emergency services* into the NSW part of Riverview. Any such arrangement would need intergovernmental agreement between the ACT and NSW. It is not clear whether the respective Governments will agree to such an arrangement. The Riverview development was not covered within the proposed urban development planning that was used to underpin the locations of current and future emergency services facilities within the ACT. ESA suggests specialist mapping be undertaken to determine response profile of closest ACTF&R and ACTAS station to ACT and NSW properties within the proposed development. Should this identify that additional emergency response facilities will be required the proponent would need to identify this and potential locations as part of the development proposal. Likewise if extended emergency response travel times are predicted, particularly into the extremities of the development in NSW, alternate risk mitigation measures such as installed residential sprinkler systems would need to be mandated as part of the development approval process.
- Any temporary access roads from Charnwood Fire Station into the development during construction will need to be suitable in all weather conditions for an Urban Fire Appliances (section 3.2 & 3.4)



- How is the *Environmental Trust* going to manage the APZs? More detail required.
- 3.1.3 *Vegetation Management Requirements* should be consistent across all of the development
- It is noted that in the ACT part, the IAPZ of 40m was agreed to by ACT ESA Commissioner Dominic Lane 11 June 2014
- It is noted that no APZ will be steeper 18 degrees
- 60m IAPZ with no OAPZ are now an option in the SBMPv3 2015

Conrad Barr  
A/g Chief Officer  
13 April 2015

## Woolfenden, Mitchell

---

**From:** MACC  
**Sent:** Tuesday, 14 April 2015 2:13 PM  
**To:** Terrplan  
**Cc:** Bogiatzis, Patti  
**Subject:** RE: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015  
**Attachments:** 20150414150620264.pdf

Good afternoon Helen

Apologies for the delay in responding to your request for comments on Draft Variation 351 West Belconnen Urban Development. Please find attached comments from Economic Development.

Kind Regards

**Narelle Cross**

Ministerial Liaison Officer

Economic Development | Arts, Business, Events, Sport and Tourism

**Chief Minister, Treasury and Economic Development Directorate** | ACT Government

Phone 02 6205 5527

Level 7, TransACT House, 470 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601

---

**From:** Hai, Helen **On Behalf Of** Terrplan  
**Sent:** Thursday, 26 March 2015 1:37 PM  
**To:** Terrplan; luke.mccann@afp.gov.au; Carey-Ide, Grant (Health); Douglas, Ken; Kennedy, Floyd; MACC; Land Development; DET School Planning; Kennedy, Matthew; Samuelson, Adam; EmergencyManagement; Joseph, Gabriel; Ware, Chris; malcolm.snow@natcap.gov.au; enworks@actewagl.com.au;  
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Regards

Helen Hai | Planning Officer Territory Plan Section

**Phone 02 6205 3989**

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Regards

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**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Our ref: BM15/963

Your ref:

Ms Dorte Ekelund  
Director-General  
Environment and Sustainable Development Directorate

By email [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au)

  
Dear Ms Ekelund

### **Draft Variation 351 West Belconnen Urban Development**

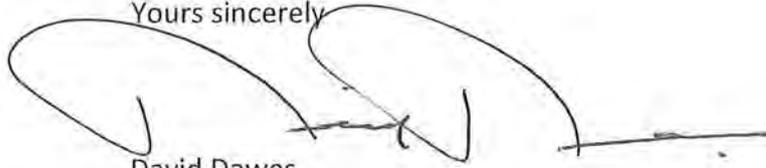
Thank you for the opportunity to comment on the draft Territory Plan Variation 351 for the West Belconnen Urban Development.

The Economic Development portfolio (ED) fully supports the proposal as it will make an important contribution to the medium to long term supply of Greenfield land for the Territory. I note the ACT Government's Indicative Land Release Program anticipates the release of 250 dwelling sites from the West Belconnen project commencing 2015-16.

As you are aware, in May 2013 the Government entered into a heads of agreement with Corkhill Bros Pty Ltd (represented by Riverview Projects (ACT) Pty Ltd) relating to the West Belconnen project. I therefore welcome the release of the draft Structure Plan, draft Concept Plan and draft Variation for the West Belconnen Urban Development for ACT Government agency consultation as it signifies another key milestone for the project has been reached. ED's comments on the draft versions of the documents are set out in Attachment A.

The ED contact officer for this matter is Ms Louise Gilding, Executive Director, Policy, Projects and Legislation, who can be reached at ext: 50740.

Yours sincerely

  
David Dawes  
Director-General  
14 April 2015



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

Attachment A

**Draft Variation 351 West Belconnen Urban Development**  
**Chief Minister, Treasury Economic Development Directorate – comments**

**DRAFT STRUCTURE PLAN**

Clause 32	Third line "principle" should be "principal".
Clause 47	"west of the Murrumbidgee River" should be "east...." "east of Ginninderra Creek" should be "south of..."
Clause 50	The intent of this clause is unclear. The site is not generally visible from distant vantage points.
Clause 59	It has been agreed with ESA that the bushfire asset protection zone will be within the urban area, not within the conservation corridor. Suggest deleting the text "in the conservation corridor"
Clause 60(a)	"Suburban scale housing is to be the dominant housing type" – question the use of terminology and the requirement as the proposed zoning indicates the nature of the dwellings, why should it be mandatory? Also, aside from the title of the RZ1 Suburban Zone Code, the term 'suburban' does not appear to be terminology commonly used in the Territory Plan.
Clause 62	Change "consistent current" to "consistent with current".
Clause 71	The last sentence appears to be repeated from clause 54.
Interface and Integration – general comment	The structure plan should reference the need for integration with development in adjacent areas of NSW as well as adjacent areas of future urban development, such as the future residential development of the Belconnen golf course. In relation to this adjoining residential development, proposed changes to the structure plan and concept plan for the Belconnen Golf Course residential development (blocks 15 & 16 Section 99) must include reciprocal requirements for integration between the two estates in relation to road and footpath connections.

## CONCEPT PLAN

Under the heading "interface with Strathnairn..."

Suggest that the text:

"BUFFER: A buffer zone is required between Strathnairn and the estate to provide acoustic and visual separation from surrounding roads and other estate infrastructure. The buffer will enable continued passive artistic endeavour at the site and measures shall be external to the Strathnairn site boundary."

Be altered to read:

"BUFFER: A buffer zone or other appropriate treatment is required between Strathnairn and adjacent development to provide acoustic protection and visual separation from surrounding roads and other estate infrastructure. The buffer will enable continued passive artistic endeavour at the site and measures shall be external to the Strathnairn site boundary. "

Reference to "...rear residential fences..." amend to read " ...rear single house residential fences..."

The thinking here is that a simple buffer zone will most likely deteriorate to a wasteland strip over time, aesthetically unpleasant, not performing its intended function as the vegetation will be untended, and wasteful of valuable land. Other potential solutions could be a masonry wall or the rear wall of a multi unit development. In this regard, including some Criteria may be useful to deliver an acceptable response to the Mandatory buffer/interface requirements.

<p>Under the heading “Belconnen Farm heritage precinct”  Under the heading: “Lower Molonglo.....Clearance Zone”</p>	<p>The second criteria seems to be redundant, the conservation management plan required by the first rule should cover all requirements.  This mandatory rule calls up the Belconnen District Precinct Map and Code and consequently serves to negate the earlier references in this Code which give effect to the clearance zones in Figure 1, with the intention they may be adjusted with approval of the EPA (without the need for a plan variation). Suggest this clause relating to the LMWQC clearance zone is not needed in this (West Belconnen) precinct code.  Alternatively, consider consolidating the existing Belconnen District Precinct Map &amp; Code requirements and the West Belconnen Urban Development into a single district Code.</p>
<p>Clearance zones – general comment</p>	<p>It questioned how the statement “Clearance zones may be adjusted, subject to ... approval of the EPA” will operate as a mandatory rule. The intention to enable adjustment of the clearance zone requirements suggests the need for Criteria for each clearance zone/ buffer distance rather than just the mandatory Rule – some clearance zone requirements are drafted in this way, but they are treated inconsistently throughout the concept plan.   All clearance zones and distances need to be prescribed and detailed on the relevant Figure 1.</p>
<p>Clearance zones noted in Planning Study</p>	<p>The Planning Study (page 93-94) refers to a separation from the adjoining suburb of Macgregor of 100 meters with an area zoned urban open space. The separation appears to exist with the Hills Ridges &amp; Buffers zoned land – query whether this buffer will be reflected in the structure plan/ concept plan.   Pages 95 of the Planning Study refers to EPS guidelines on “Draft Separation Distance Guidelines for Air Emissions” which proposed a separation distance of 1,000 metres for green waste facilities – query whether this separation distance will be prescribed in the concept plan.</p>

## DRAFT VARIATION

<p>Page 10, 4<sup>th</sup> para beginning: "West Belconnen is a greenfield development...."</p>	<p>There seems to be some text missing from this paragraph? Or perhaps it should be deleted as the following para seems to cover the same ground.</p>
<p>Page 10 dot points under section 2.8</p>	<p>Should the authority names have capital letters?</p>
<p>Figure 3 Territory Plan Zones Map changes</p>	<p>A corridor of RZ3 zone was intended to extend from the western tip of the RZ3 below the landfill site west to the ACT/NSW border, passing immediately south of the Belconnen farm community facility site. This follows the public transit arterial and is intended to facilitate denser development along the transit corridor. It has been omitted from the plan and should be reinstated.</p>

## Woolfenden, Mitchell

---

**From:** Chadwick, Graham on behalf of DET School Planning  
**Sent:** Wednesday, 15 April 2015 10:00 AM  
**To:** Terrplan  
**Cc:** Jones, David; Jones, CraigW  
**Subject:** RE: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

Good morning

Please see below for ETD response to Draft Variation 351 West Belconnen:

### ETD RESPONSE TO WEST BELCONNEN DRAFT VARIATION DV351

With regards to the provision of government school infrastructure, ETD has requested that a site be reserved for the directorate to develop a future P-10 school to accommodate enrolments generated by Riverview. Until the P-10 school is developed, enrolments generated by Riverview are expected to be accommodated within existing schools in the West Belconnen region.

ETD is happy to meet to discuss these comments next week if EPD has any questions regarding our comments.

Regards

Graham Chadwick | Assistant Manager  
Phone: 6205 4865 | |Email: [graham.chadwick@act.gov.au](mailto:graham.chadwick@act.gov.au)  
Planning & Reporting Section | Education and Training | ACT Government  
Level 1, 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 | [www.det.act.gov.au](http://www.det.act.gov.au)

---

**From:** Hai, Helen **On Behalf Of** Terrplan  
**Sent:** Wednesday, 25 March 2015 3:28 PM  
**To:** luke.mccann@afp.gov.au; Carey-Ide, Grant (Health); Douglas, Ken; Kennedy, Floyd; MACC; Land Development; DET School Planning; Kennedy, Matthew; Samuelson, Adam; EmergencyManagement; Joseph, Gabriel; Ware, Chris; malcolm.snow@natcap.gov.au; enworks@actewagl.com.au;  
Cilliers, George; EPD Impact; ESDD Estates; Chapman, Maggie; Carmichael, Tony; ESDD Strategic Planning Referrals; OConnell, Jennifer; Traves, Alan; antonio.mozqueria@act.gov.au; Lane, Annie; EPAPanningLiaison; Moysey, Sean; Dunstan, David; Cilliers, George; McKeown, Helen  
**Cc:** Uddin, Kamal; rebecca.sorensen@natcap.gov.au; Corrigan, Jim; Kaucz, Alix; Noack, Bronwyn; Readshaw, Sally; Stewart, Tracy (DET); Jones, David; Schofield, Karen; andrew.smith@natcap.gov.au;  
Ekelund, Dorte; Jamaly, Rumana; Brown, Ray; Teasdale, Jonathan; Billing, Dale; Saad, Monica; Donaldson, Nyah; Gianakis, Steven; Blume, Kristin; Moore, AlisonM (ACTPLA); Hubert, Pamela; Keirnan, Catherine; Brown, Robin; Collier, Christopher  
**Subject:** Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

**Draft Variation 351 (DV351) West Belconnen** - **Agency consultation due by COB Friday 10 April 2015**

Dear All

DV351 proposes to rezone an area (West Belconnen) immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include:

- Rezone part of the site to a range of urban zones
- Apply a future urban area (FUA) overlay to part of the site
- Introduce a site-specific structure plan and concept plan into the Territory Plan.

Please refer to the DV351 documents for details.

Draft variation 351 together with background information can be accessed at <http://www.actpla.act.gov.au/e-circulations>

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Your comments including nil comments can be forwarded by email to the Territory Plan section at [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au) It would be appreciated if your comments can be received by **COB Friday 10 April 2015**.

Please contact Helen Hai on 6205 3989 if you have any queries.

Regards

**TerrPlan** | General Enquiries Inbox | **Territory Plan Unit** | [✉ terrplan@act.gov.au](mailto:terrplan@act.gov.au)

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## Woolfenden, Mitchell

---

**From:** Gianakis, Steven  
**Sent:** Friday, 24 April 2015 8:51 AM  
**To:** Terrplan  
**Subject:** FW: Territory Plan Draft Variation 351 West Belconnen ACT RFS additional comment.  
**Attachments:** 20150423164431617.pdf

Hi TerrPlan

Additional comments from RFS received. I'll incorporate into our updated versions of SP and Cp.

Cheers,  
Steven

-----Original Message-----

**From:** Potts, Greg  
**Sent:** Thursday, 23 April 2015 4:51 PM  
**To:** Gianakis, Steven  
**Cc:** Woods, Richard; Barr, Conrad; Lhuede, Nick  
**Subject:** Territory Plan Draft Variation 351 West Belconnen ACT RFS additional comment.

Hi Steve,  
comments from ACT RFS additional to ACT F&R Ag. Chief Officer Conrad Barr's letter of April 13 2015, as discussed.  
Please call me for any clarification, or additional information you may require regarding these comments.

Regards

Greg Potts

Manager  
Community Bushfire Protection  
ACT Rural Fire Service  
9 Amberley Avenue  
Fairbairn ACT 2600  
GPO Box 158  
Canberra ACT 2601  
T: (02) 6207 8545  
M: 0428 298 994  
E: greg.potts@act.gov.au

[rfs.act.gov.au](http://rfs.act.gov.au) ACT Rural Fire Service page [actrfs.blogspot.com](http://actrfs.blogspot.com) ACTRFS PREPARE.ACT.SURVIVE.



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---

ACT Deed Management  
Environment & Planning Directorate  
16 Challis Street  
DICKSON ACT 2602

**Subject: Territory Plan Draft Variation 351 West Belconnen**

Please find attached comments on behalf of ACT RFS (ACT RFS).

Reference: DV 351

Date: 23 April 2015

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### **Territory Plan Draft Variation 351 West Belconnen**

ACT RFS offers the following comments in addition to comments previously provided by ACT F&R A/g Chief Officer Conrad Barr 13 April 2015:

1. The western edge of the proposed development is to be considered a Primary Edge under *SBMP Ver3 Standards Asset Interface Classification* zoning.
  - IAPZ widths for grass and open woodland vegetation shall be 40 metres minimum as per *ACT SBMP ver3 Standards Table 3*.
  - IAPZ widths for forest and woodland vegetation shall be 60 metres minimum as per *ACT SBMP ver3 Standards Table 3*
  
2. **Concept Plan:**
  - Part B Bushfire- supported.
  - Urban Edge- 'equivalent treatment' development edge roads are required under *SBMP Ver3 Standards*, any 'equivalent treatment' such as a fire trail link must be approved by ESA/ACT RFS.
  - Pt 42 Conservation Corridor- a Bushfire Operational Plan submitted to, and approved by the ESA Commissioner, is required for the corridor area to comply with *ACT Emergencies Act 2004* section 78 in accordance with the *ACT SBMP Ver3*.

- Pt 56 - ACT RFS supports the ideal of the implementation of “leading practice bushfire risk management” with continuing to provide advice and comment in the ongoing development process.
  - Pt 57 supported.
  - Pt 58 supported.
  - Pt 59 **not supported**- the entire IAPZ shall be within the development area, with no IAPZ within the conservation corridor area(s) RFS does not support OAPZ location within the conservation area(s) - see 1 above.
  - Pt 81 the Community Facilities Zone area identified on the Western Primary Edge interface edge of the development needs further consideration, and should not include Special Fire Protection Development.
  - 94 Infrastructure and Services- all infrastructure, including water supply for fire fighting purposes shall comply with *ACT SBMP Ver3* Standards.
3. RFS notes the Ecological Australia Bushfire Management Strategy September 2014 Report Figure 3 Vegetation Analysis; may include some vegetation type assessment inaccuracies, and Figure 5 Indicative Wildfire intensity; does not illustrate fire intensity modelling for the grassland interface of the development.
  4. Determination of BAL Level and required construction standard under *AS3959* to be determined in consultation with ESA during development staging.

Richard Woods  
A/g ACT RFS Chief Officer.  
23 April 2015

## Woolfenden, Mitchell

---

**From:** Kaucz, Alix  
**Sent:** Thursday, 9 April 2015 4:11 PM  
**To:** Hai, Helen  
**Subject:** FW: West Belconnen and Section 99 Holt proposals  
**Attachments:** West Belc coomments.doc

For including as agency comments

Alix

---

**From:** Corrigan, Jim  
**Sent:** Thursday, 9 April 2015 12:33 PM  
**To:** Kaucz, Alix  
**Cc:** Lyons Wright, Ann; Crowe, Lindsay  
**Subject:** FW: West Belconnen and Section 99 Holt proposals

Alix

Would you be able to follow this up and provide the info and include Ann's Division in the circulation list if it isn't already.

Thanks

Jim

---

**From:** Lyons Wright, Ann  
**Sent:** Thursday, 9 April 2015 12:31 PM  
**To:** Corrigan, Jim  
**Subject:** West Belconnen and Section 99 Holt proposals

Hi Jim,

I have noted that the West Belconnen and Section 99 Holt proposals are now out for internal circulation, but not to my Division.

We have had some early opportunities to hear about this particular work through an internal group in but there doesn't appear to be any formal process for inclusion of my Division's key policy issues such as climate change adaptation, including green infrastructure, in circulation for Territory Plan issues. Annie, as the conservator, gets some opportunity but that has its limits. We sometimes get information through on a person to person network on major projects but we don't have a clear role to provide comment.

I am concerned that EPD is missing opportunities to embed sustainability outcomes at an early stage in work. We can see that much has been done for water – due to close involvement of the water team, but not so for vegetation – street trees shade etc. Although the CC Adaptation Strategy and the Green infrastructure strategy are not adopted strategies they can provide useful guidance that would help future proof planning and design:

- no-regrets and intergenerational equity principles
- decision lifetime fit-for-purpose consideration (urban subdivisions last a lifetime, buildings 50 years)
- cc adaptation – responses to a warmer climate with extreme events (not just bushfire attack levels)
- integration of natural systems (bio-mimicry of green/blue/grey).

The proposal seems (on the basis of a preliminary viewing) to miss some opportunities to embed climate change adaptation and green infrastructure approaches. For example, 50% summer shade target, better pedestrian access through proposed residential layouts to bus stops and adequate green spaces for planting that could contribute to amelioration of the potential city heat effect from significantly increased densities

I have attached some comments and suggestions particularly from the Climate Change adaptation point of view that I hope can be considered and my staff would be happy to discuss these with your staff.

In the longer term I would like to raise the issue of how my division can input into such planning work in a meaningful way. This might be something worth discussing at our next Divisional Managers meeting.

Ann

Ann Lyons Wright | Acting Executive Director Sustainability and Climate Change

**Phone 02 6207 6357** | Mobile 0419 198 289

**Environment** | Environment and Planning | **ACT Government**

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## Comments from Sustainability and Climate Change

The following comments are provided to contribute to the West Belconnen and Section 99 Holt Draft Variations to the Territory Plan.

The climate is warming and there are significant risks now and increasing in future, from extreme events. These are referenced on our web page: <http://www.environment.act.gov.au/cc/what-does-climate-change-mean-for-the-act> and the ACT sustainability web portal

<http://www.actsmart.act.gov.au/whats-happening-with-our-climate/about-climate-change>

Additionally there are legislated GHG targets that include target for carbon neutral gov't by 2020, refer to AP2 (current policy) <http://www.environment.act.gov.au/cc/what-government-is-doing>

The documents under preparation ACT Climate Change Adaptation Strategy and Green Infrastructure Strategy are recommending change to how Canberra is currently designed and managed, to both mitigate the risks from and enable adaptation to future the climate. The suggestions below take account of emerging policy, with associated anticipated regulatory changes.

The principles for decision making referenced in the documents would benefit from also:

- application of the of no regrets and inter-generational equity principles
- consideration of decision lifetime, for example a house is built to last around 50 years so decisions today need to take account of being fit-for-purpose for that length of time

Initiatives that could be considered at this time that will bring sustainability benefits are:

1. City heat effect –mitigation and adverse impacts to be reduced through
  - a) green infrastructure (integrated design of open spaces, waterways and surfaces with biomimicry)
    - trees for summer shade (50% target) to all streets, walking and cycling routes and public open spaces
    - deep root zones on every block to enable shade trees (can be coincident with POS), include this provision on multi-unit sites.
  - b) surfaces and materials
    - minimising high thermal mass and dark colours,
    - maximising permeable (allowing ground water recharge)
    - maximising light coloured materials (albedo effect) - for pavements and buildings (mandate colour palettes for precincts?)
2. Access and safety
  - a) In addition to active travel connections to the walking and cycling network, ensure all parts of the estates (including their stages) have more than 1 way in and out for pedestrians, cyclists and motorists in the event of evacuation for extreme events. Routes need to be away from source of problem, so not into the direction a bushfire will come from.
  - b) All public infrastructure to be low energy use e.g. lighting (“star path” for low light level requirements and activation of public plazas.) Refer AP2 target for carbon neutral gov't by 2020.
3. Non-potable water
  - Ovals/ playing fields to use harvested SW
  - irrigated (sub-surface) grass -use in high use public parks
  - SW capture and reuse (50% target) - can be through raingardens and other WSUD measures to improve quality of SW and use for public land watering

## Woolfenden, Mitchell

---

**From:** Saad, Monica  
**Sent:** Monday, 30 March 2015 3:07 PM  
**To:** Terrplan  
**Subject:** FW: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

Thank you for the opportunity to comment on Draft Variation 351 – West Belconnen seeking to rezone an area (West Belconnen) immediately west of the suburbs of Holt and Macgregor from Non-Urban Zones to residential; commercial; community facility; parks and recreation; and Transport and Services zones.

General leasing makes the following comment:

- There are existing rural Crown leases and licences granted over the blocks located within the area proposed to be rezoned. As such the proposed changes would have significant implications to those blocks as a result of the proposal.

Regards

Monica Saad | Manager - General Leasing | Lease Administration

Phone 02 6207 2112

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---

**From:** Hai, Helen **On Behalf Of** Terrplan  
**Sent:** Wednesday, 25 March 2015 3:28 PM  
**To:** luke.mccann@afp.gov.au; Carey-Ide, Grant (Health); Douglas, Ken; Kennedy, Floyd; MACC; Land Development; DET School Planning; Kennedy, Matthew; Samuelson, Adam; EmergencyManagement; Joseph, Gabriel; Ware, Chris; malcolm.snow@natcap.gov.au; enworks@actewagl.com.au;  
Cilliers, George; EPD Impact; ESDD Estates; Chapman, Maggie; Carmichael, Tony; ESDD Strategic Planning Referrals; OConnell, Jennifer; Traves, Alan; antonio.mozqueria@act.gov.au; Lane, Annie; EPAPanningLiaison; Moysey, Sean; Dunstan, David; Cilliers, George; McKeown, Helen  
**Cc:** Uddin, Kamal; rebecca.sorensen@natcap.gov.au; Corrigan, Jim; Kaucz, Alix; Noack, Bronwyn; Readshaw, Sally; Stewart, Tracy (DET); Jones, David; Schofield, Karen; andrew.smith@natcap.gov.au;

Ekelund, Dorte; Jamaly, Rumana; Brown, Ray; Teasdale, Jonathan; Billing, Dale; Saad, Monica; Donaldson, Nyah; Gianakis, Steven; Blume, Kristin; Moore, AlisonM (ACTPLA); Hubert, Pamela; Keirnan, Catherine; Brown, Robin; Collier, Christopher

**Subject:** Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015

**Draft Variation 351 (DV351) West Belconnen**  
**10 April 2015**

- **Agency consultation due by COB Friday**

Dear All

DV351 proposes to rezone an area (West Belconnen) immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include:

- Rezone part of the site to a range of urban zones
- Apply a future urban area (FUA) overlay to part of the site
- Introduce a site-specific structure plan and concept plan into the Territory Plan.

Please refer to the DV351 documents for details.

Draft variation 351 together with background information can be accessed at <http://www.actpla.act.gov.au/e-circulations>

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Please contact Helen Hai on 6205 3989 if you have any queries.

Regards

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## Woolfenden, Mitchell

---

**From:** Mclachlan, Adam  
**Sent:** Friday, 10 April 2015 10:22 AM  
**To:** Terrplan  
**Cc:** EPD Impact; ESDD Estates; Hai, Helen; Teasdale, Jonathan  
**Subject:** RE: Draft Variation 351 West Belconnen agency circulation\_comments by COB Friday 10 April 2015  
**Attachments:** 20141114 - West Belconnen Structure Plan - EPD working draft - Track changes Estates Team.obr; 20150408 - Impact and Estates Assessment comments on DV351 Appendix C.obr

Dear Territory Plan Unit

Thank you for providing the opportunity to comment on Draft Variation 351 for West Belconnen. The Impact and Estates Assessment Team has the attached comments (comments are provided in Track Changes) on the Draft Variation.

I am happy to discuss or clarify any matters raised.

Kind regards, Adam

---

**From:** Hai, Helen **On Behalf Of** Terrplan  
**Sent:** Wednesday, 25 March 2015 3:28 PM  
**To:** luke.mccann@afp.gov.au; Carey-Ide, Grant (Health); Douglas, Ken; Kennedy, Floyd; MACC; Land Development; DET School Planning; Kennedy, Matthew; Samuelson, Adam; EmergencyManagement; Joseph, Gabriel; Ware, Chris; malcolm.snow@natcap.gov.au; enworks@actewagl.com.au;  
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Dear All

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Please contact Helen Hai on 6205 3989 if you have any queries.

Regards

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## Woolfenden, Mitchell

---

**From:** Kaucz, Alix  
**Sent:** Monday, 20 April 2015 4:50 PM  
**To:** Hai, Helen; Botha, Johannes  
**Subject:** FW: Straithnairn

---

**From:** Gianakis, Steven  
**Sent:** Monday, 20 April 2015 4:35 PM  
**To:** Gordon, Libby; Kaucz, Alix  
**Subject:** Straithnairn

Hi All

I think, we agreed that:

- a Territory Plan future urban area overlay will apply;
- a community facility zoning will apply;
- an area specific policy will apply comprising:
  - craft workshop
  - place of assembly
  - produce market
  - restaurant (limited to a maximum of 250m<sup>2</sup> for the entire block)
  - shop (excluding uses that are ancillary to the main use of the land for arts and craft but limited to a maximum of 100m<sup>2</sup> for the entire block)
  - business agency (limited to a maximum 500m<sup>2</sup> for the entire block)

Comments welcomed.

Cheers,  
Steven

## Woolfenden, Mitchell

---

**From:** Gianakis, Steven  
**Sent:** Wednesday, 11 March 2015 4:53 PM  
**To:** Hai, Helen  
**Subject:** FW: Strathnairn zoning and interface

Hi Helen

As discussed, for your advice. If possible if the additional uses requested in CFZ can be included, that would be great. The wording for the interface, can be picked up ahead of public consultation.

Cheers,  
Steven

---

**From:**  
**Sent:** Wednesday, 11 March 2015 10:19 AM  
**To:** Gianakis, Steven  
**Cc:** Gordon, Libby; Whitney, David;  
**Subject:** Strathnairn zoning and interface

Gordon, Tom

Steve

Following further consideration and discussions with David Whitney and Libby Gordon from Arts ACT we now propose the following with regard to the zoning of the Strathnairn site:

### Zoning

Zone to be "CFZ Community" with a site specific overlay allowing the following additional uses, I've put in brackets the sorts of activities that are envisaged for which these additional permitted uses will be necessary:

- Craft workshop (men's shed)
- Drink establishment (Community tavern)
- Financial establishment (money machine)
- Place of assembly (wedding receptions)
- Produce Market (farmers market)
- Restaurant (coffee and light meals)
- SHOP excluding Bulky Goods Store, Department Store, Supermarket (corner store, post office)

### Interface

Libby has provided me with a copy of an email that she sent to you (4 March 2015) with proposed rules and criteria. I suggest that the matters under "buffer", "access" and "interface"

Are appropriate as "rules" although I am wary of making them mandatory as this constrains flexibility in the case of some alternative solution agreeable to all parties being proposed. In my experience this often occurs and, if the rule is mandatory, can only be resolved by way of a full plan variation process. The solution is to include a criteria as shown. I have tightened up the wording by changing "have regard for" to "ensure" and included a requirement for access. The estate development plan approval process (which is a formal DA process) will ensure that Strathnairn has involvement (and indeed appeal rights) in the Planning Authority assessment and approval process.

Interface with Strathnairn Arts Precinct	
RULES	CRITERIA
BUFFER: A buffer zone is required between Strathnairn and the estate to provide acoustic and visual separation from surrounding roads and other estate infrastructure. The buffer will enable continued passive artistic endeavour at the site and	The interface between the estate and the Strathnairn Arts Precinct will ensure compatibility between adjacent land uses and provide appropriate access.

measures shall be external to the Strathnairn site boundary

ACCESS: Provide one primary (public use) and one secondary (user and emergency egress) point of access to the Precinct consistent with outcomes of the Strathnairn 2015 Master Plan.

INTERFACE: Rear residential fences shall not adjoin Strathnairn without effective landscape screening (planting) provided external to the Strathnairn site boundary.

Call me if you wish to discuss and you will see that I have copied this also to Libby Gordon and David Whitney who may provide you with further comment.

regards

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**ACT**  
Government

Environment and Planning

MINISTER	<b>PLANNING – MICK GENTLEMAN MLA</b>
SUBJECT	Ministerial-Release Draft Variation 351 West Belconnen for public consultation
OBJECTIVE NUMBER	15/10495

Division	Planning Delivery	
Branch/Section	Territory Plan	
Contact Officer:	Alix Kaucz	Telephone No: 6205 0864

Further Action/Comment:

.....  
.....  
.....  
.....  
.....  
.....

Signature:



UNCLASSIFIED

<b>To</b>	Minister for Planning
<b>From</b>	Director-General UNAVAILABLE A/g Deputy Director-General ✓ Executive Director, Planning Delivery ✓
<b>Subject</b>	Release Draft Variation 351 West Belconnen for public consultation
<b>Critical Date</b>	Wednesday 20 May 2015
<b>Critical Reason</b>	To enable land release in West Belconnen in the 1015/2016 financial year & to progress the Territory Plan variation concurrently with the EPBC, NCP and Yass Valley LEP processes

14/5/15

**Purpose**

- To inform you that the Planning and Land Authority is preparing a Territory Plan Draft Variation No. 351 (DV351) for West Belconnen.
- To seek your agreement to release the draft variation for public consultation on Friday 22 May 2015

**Background**

- The West Belconnen development proposal is for a new residential subdivision in an area immediately adjacent to the suburbs of Holt and Macgregor West. It also extends into an area of contiguous freehold land in NSW. The proposal will require a Territory Plan Variation, an Amendment to the National Capital Plan, Amendment to the Yass Valley Local Environment Plan 2013 and approvals under Commonwealth and ACT environmental legislations. DV351 will introduce a structure plan and concept plan for the ACT area, change the current zoning and provide a future urban area overlay.
- The West Belconnen development proposal could comprise up to 6,500 dwellings immediately adjacent to the ACT/NSW border. The study area comprises approximately 889 hectares (ha) of land, of which approximately 520 ha is estimated to be developable. It is proposed that the remaining 370 ha will be set aside for protection as a conservation corridor. The land is currently zoned in the Territory Plan as Broadacre; Hills, Ridges and Buffer; and River Corridor.
- The proposed development also extends into an area of approximately 600 ha of contiguous freehold land in NSW, which falls within the jurisdiction of Yass Valley Council. It is intended that approximately 394 ha of this land will comprise residential development with an estimated yield of up to 5,000 dwellings. It is proposed that the remaining 206 ha would also be set aside for inclusion in the conservation corridor.

**Performance Assessment**

DUE DATE: ...../...../..... DATE RECEIVED:...../...../.....

SATISFACTORY UNSATISFACTORY 

According to criteria specified in ACT Government Policy Performance Measures

Signature ..... 16/5/15

6. A draft planning report was submitted by the proponent, Riverview on 26 June 2014. After comments received for the draft planning report from various Government agencies, the proponent was asked to do further investigative work and amend the draft planning report accordingly. Issues included some major water, sewage, infrastructure and road issues by ACTEW and TAMS, heritage issues raised by Heritage, and planning issues raised by internal EPD agencies. The final planning report was then submitted to EPD in early 2015.

7. Since then, formal agency consultation was undertaken. Some issues in relation to road alignment of Ginninderra Drive extension, electrical substations and clearance zone were raised by the Conservator and EPA. Because these issues are manageable and matters to be dealt with at the EPBC, EIS and DA approval stage, the Conservator and EPA express their support for the draft variation to proceed.

#### Issues

8. On Friday 1 May, EPD received a copy of a brief (BM15/977) that had been prepared by the Land Development Agency (LDA) for Minister Barr, in his capacity as Minister for Urban Renewal. The purpose of the brief was to advise the Minister of the implications of withdrawing Parkwood land from Draft Variation 351 (DV351) for West Belconnen. EPD had not been previously consulted about the brief or involved in its preparation. The document was discussed with representatives from EPD at a briefing with you about DV351, on Monday 5 May 2015.

9. At that stage EPD staff was not familiar with the content of the brief, or the activities that had triggered its preparation. Accordingly, you advised during this meeting that you were concerned about proceeding with the public release of DV351 without a clearer understanding of the issues and potential implications of matters that were raised in the LDA brief.

10. Discussions have since been held between EPD and the LDA and the following information can now be provided:

- The brief was initiated in response to a question from Minister Barr about the Parkwood egg farm, as he was aware that the former Chief Minister had met with representatives from Pace Farms (owners of the Parkwood egg farm).
- The LDA is unaware of any imminent legal action or discussions of legal action. The only current activity by Pace Farms is a FOI request made on 23 March 2015 for all material related to planning and the rezoning of West Belconnen and on negotiations with Pace Farms. The FOI request is on-hold pending further advice from Pace Farms about its scope, which is currently very broad.
- When the agreement was made with Pace Farms in 2012 to convert from cage to barn production and subdivide 24ha of their block for \$7.5million, the legal arrangements and terms of the new (now current) lease were clear and transparent, thus, it was signed by Pace Farms. Under the current lease, there is a requirement that Pace Farms be compensated for improvements to the land, including buildings. On this basis, future compensation would be funded from the West Belconnen project.

11. Given the information provided above, EPD and the LDA believe that DV351 should proceed as it currently stands, enabling timeframes for land release to be met. If Pace Farms lodge comments on the DV, they will be considered accordingly.

12. Territory Plan variation approval normally takes 6 to 12 months, not including referral to the standing committee. West Belconnen is identified in the ACT Government's Indicative Land Release Program 2014/15 to 2017/18 for land release commencing in the 2015/16 financial year.

13. Your consideration of this brief by 20 May 2015 could allow public consultation to start as soon as 22 May 2015.

#### **Financial Implications**

14. There are no budget implications as administration of the Territory Plan is covered by base directorate funding.

#### **Directorate Consultation**

15. Input from Strategic Planning and Communication team within EPD was provided.

#### **External Consultation**

16. No external consultation was undertaken during the preparation of this brief.

#### **Benefits/Sensitivities**

17. Due to the size of this proposal, community and media interest is expected when the draft variation is released for public consultation.

#### **Media Implications**

18. There are no media implications related directly to this brief on DV351 West Belconnen. However, a communication strategy and media release will be prepared for the consultation period.

**Recommendation**

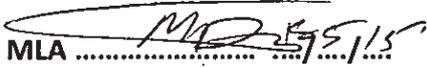
That you:

- note the information contained in this brief and DV351 (Attachment A);

**NOTED/PLEASE DISCUSS**

- agree to release the draft variation for public consultation on Friday 22 May 2015

**AGREED/NOT AGREED/NOTED/PLEASE DISCUSS**

  
Mick Gentleman MLA .....

Minister's Comments *THANKS ALIX, I THINK IT'S IMPORTANT THAT  
EDD + LDA MEET WITH PARKWOOD TO ASSURE THEM OF  
THE COVERAGE OF THIS TPN*

Alix Kaucz  
Manager Territory Plan Section

Phone: 6205 0864

Action Officer: Helen Hai  
Section: Territory Plan Section

Phone: 6205 3989

## Woolfenden, Mitchell

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**From:** Kaucz, Alix  
**Sent:** Tuesday, 19 May 2015 12:41 PM  
**To:** Hai, Helen  
**Subject:** FW: cleared brief for release of DV351 west belconnen  
**Attachments:** 20150519122410573.pdf

---

**From:** McEvoy, Justin  
**Sent:** Tuesday, 19 May 2015 12:40 PM  
**To:** Kaucz, Alix; Corrigan, Jim  
**Cc:** EPD Ministerials - Government Services; Cameron, Lesley; Crowe, Lindsay; Gianakis, Steven  
**Subject:** cleared brief for release of DV351 west belconnen

Hi Jim and Alix

Attached is a scanned copy of the signed minister's brief on public release of DV351 West Belconnen. Minister has noted "Thanks Alix I think it's important that EPD and LDA meet with Parkwood to assure them of the coverage of this TPV." The brief is in the bag on its way back to EPD.

Regards

**Justin McEvoy** | Planning Directorate Liaison Officer  
Phone 02 6205 4521

Environment and Planning | **ACT Government**

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 CANBERRA ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

## Woolfenden, Mitchell

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**From:** Noack, Bronwyn  
**Sent:** Thursday, 7 May 2015 12:22 PM  
**To:** Hai, Helen  
**Cc:** Kaucz, Alix; Gianakis, Steven  
**Subject:** FW: Parkwood land and DV351 - draft wording for brief.

Helen – as discussed, please find following words about the Parkwood brief for incorporation into the brief about DV351.

Thanks  
Bronwyn

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On Friday 1 May, EPD received a copy of a brief (BM15/977) that had been prepared by the Land Development Agency (LDA) for Minister Barr, in his capacity as Minister for Urban Renewal. The purpose of the brief was to advise the Minister of the implications of withdrawing Parkwood land from Draft Variation 351 (DV351) for West Belconnen. EPD had not been previously consulted about the brief or involved in its preparation. The document was discussed with representatives from EPD at a briefing with you about DV351, on Monday 5 May 2015. At that stage EPD staff were not familiar with the content of the brief, or the activities that had triggered its preparation. Accordingly, you advised during this meeting that you were concerned about proceeding with the public release of DV351 without a clearer understanding of the issues and potential implications of matters that were raised in the brief. Discussions have since been held between EPD and the LDA and the following information can now be provided:

- The brief was initiated in response to a question from Minister Barr about the Parkwood egg farm, as he was aware that the former Chief Minister had met with representatives from Pace Farms (owners of the Parkwood egg farm).
- The LDA is unaware of any imminent legal action or discussions of legal action. The only current activity by Pace Farms is a FOI request made on 23 March 2015 for all material related to planning and the rezoning of West Belconnen and on negotiations with Pace Farms. The FOI request is on hold pending further advice from Pace Farms about its scope, which is currently very broad.
- When the agreement was made with Pace Farms in 2012 to convert from cage to barn production and subdivide 24ha of their block for \$7.5million, the legal arrangements and terms of the new (now current) lease were clear and transparent, thus, it was signed by Pace Farms. Under the current lease, there is a requirement that Pace Farms be compensated for improvements to the land, including buildings. On this basis, future compensation is anticipated to be large and will be funded from the West Belconnen project.

Given the information provided above, EPD and the LDA believe that DV351 should proceed as it currently stands, enabling timeframes for land release can be met. If Pace Farms lodge comments on the DV, they will be considered accordingly.

Bronwyn Noack | Senior Planning Officer (A/g)

Phone 02 6205 9657

Greenfields Planning | Environment and Planning Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Woolfenden, Mitchell

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**From:** EPD Communications  
**Sent:** Thursday, 26 February 2015 1:25 PM  
**To:** Hai, Helen  
**Subject:** RE: Information\_Brief\_to\_Minister\_Gentleman\_Preparing DV351 (A10376219) West Belconnen

Hi Helen,

The Objective reference was locked out (you have it locked0. Could you please include the following into the brief.

### Media Implications

16. There are no media implications related directly to this brief on DV351 West Belconnen. However, a communications strategy and media will be prepared for the consultation period.

Mark Metters | EPD Communications

I am currently working part time - Monday, Tuesday, Wednesday and Thursdays.

Phone 02 6207 5220 | Mobile 0424 143 779 Communications, Government Services & Executive Support | Environment and Planning | ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au) | [www.environment.act.gov.au](http://www.environment.act.gov.au)  
EPD\_Comms [www.facebook.com/actgovepd](http://www.facebook.com/actgovepd)

-----Original Message-----

**From:** Hai, Helen  
**Sent:** Thursday, 26 February 2015 1:14 PM  
**To:** EPD Communications  
**Cc:** Kaucz, Alix  
**Subject:** Information\_Brief\_to\_Minister\_Gentleman\_Preparing DV351 (A10376219) West Belconnen

Dear All

Territory Plan team is currently preparing a draft Territory Plan variation (DV351 West Belconnen) to an area immediately adjacent to Holt and Macgregor West. An info brief is being prepared see the attached link. Could you please advise/amend sections relevant to Communication team?

Thanks & regards

Helen

Helen Hai has sent you a link to "Information\_Brief\_to\_Minister\_Gentleman\_Preparing DV351" (A10376219) from Objective.

Open in Navigator  
Double click on the attachment

Open in Executive

<https://objective.act.gov.au:8443/executive/#query=id:A10376219>

Open in Your Browser

Latest: <https://objective.act.gov.au/id:A10376219/document/versions/latest>

Published: <https://objective.act.gov.au/id:A10376219/document/versions/published>

## Woolfenden, Mitchell

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**From:** Kaucz, Alix  
**Sent:** Monday, 25 May 2015 11:12 AM  
**To:** Hai, Helen  
**Subject:** FW: Letter to Pace Farm Pty Ltd [HDY-SYD.FID524282]

fyi

---

**From:** Gianakis, Steven  
**Sent:** Thursday, 21 May 2015 8:26 AM  
**To:** Kaucz, Alix; Carmichael, Tony  
**Cc:** Moore, AlisonM (ACTPLA)  
**Subject:** FW: Letter to Pace Farm Pty Ltd [HDY-SYD.FID524282]

FYI  
Steven

---

**From:** Gordon, Tom  
**Sent:** Thursday, 21 May 2015 7:34 AM  
**To:** Gianakis, Steven  
**Cc:**  
**Subject:** FW: Letter to Pace Farm Pty Ltd [HDY-SYD.FID524282]

Hi Steven,

FYI, Pace Farm would appreciate a briefing on DV351 in Sydney – time yet to be determined, they will come back with some dates.

Cheers,  
Tom

---

**From:**  
**Sent:** Wednesday, 20 May 2015 5:15 PM  
**To:** Gordon, Tom  
**Cc:** Amy O'Callaghan  
**Subject:** Letter to Pace Farm Pty Ltd [HDY-SYD.FID524282]

Dear Mr Gordon

As you may know, we act for Pace Farm Pty Ltd.

On behalf of our client, we acknowledge receipt of your letter addressed to Mr Paul Pace dated 20 May 2015.

Our client appreciates and would like to take up your offer of a briefing on the proposed rezoning of land at West Belconnen.

We will come back to you shortly with some proposed dates for such a briefing. It is proposed that the briefing be held at our office here at 44 Martin Place.

In the meantime, if you have any questions please do not hesitate to contact us.

**HENRY DAVIS YORK  
CONFIDENTIALITY AND PRIVILEGE NOTICE**

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## Woolfenden, Mitchell

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**From:** Kaucz, Alix  
**Sent:** Monday, 15 June 2015 2:15 PM  
**To:** Hai, Helen  
**Subject:** FW: minister's weekly hot issues

fyi

---

**From:** Gianakis, Steven  
**Sent:** Monday, 15 June 2015 2:14 PM  
**To:** Moore, AlisonM (ACTPLA)  
**Cc:** Kaucz, Alix  
**Subject:** minister's weekly hot issues

Alison

For this week's hot issues.

### Pace Egg Farm, West Belconnen

On 20 May 2015, the LDA wrote to Pace Egg Farms offering a briefing on the West Belconnen development proposal and draft Variation to Territory Plan No. 351. On 11 June 2015, representatives from EPD, LDA and the Riverview Group met with Pace Egg Farms and their lawyers in Sydney to provide this briefing. Based on instructions from the Government Solicitor's Office, ACT Government representatives were not permitted to discuss any issue concerning the lease, previous negotiations or commence any negotiations over the future of Block 1329 Belconnen. Pace needed to discuss these matters directly with GSO. Pace and their lawyers were advised of this.

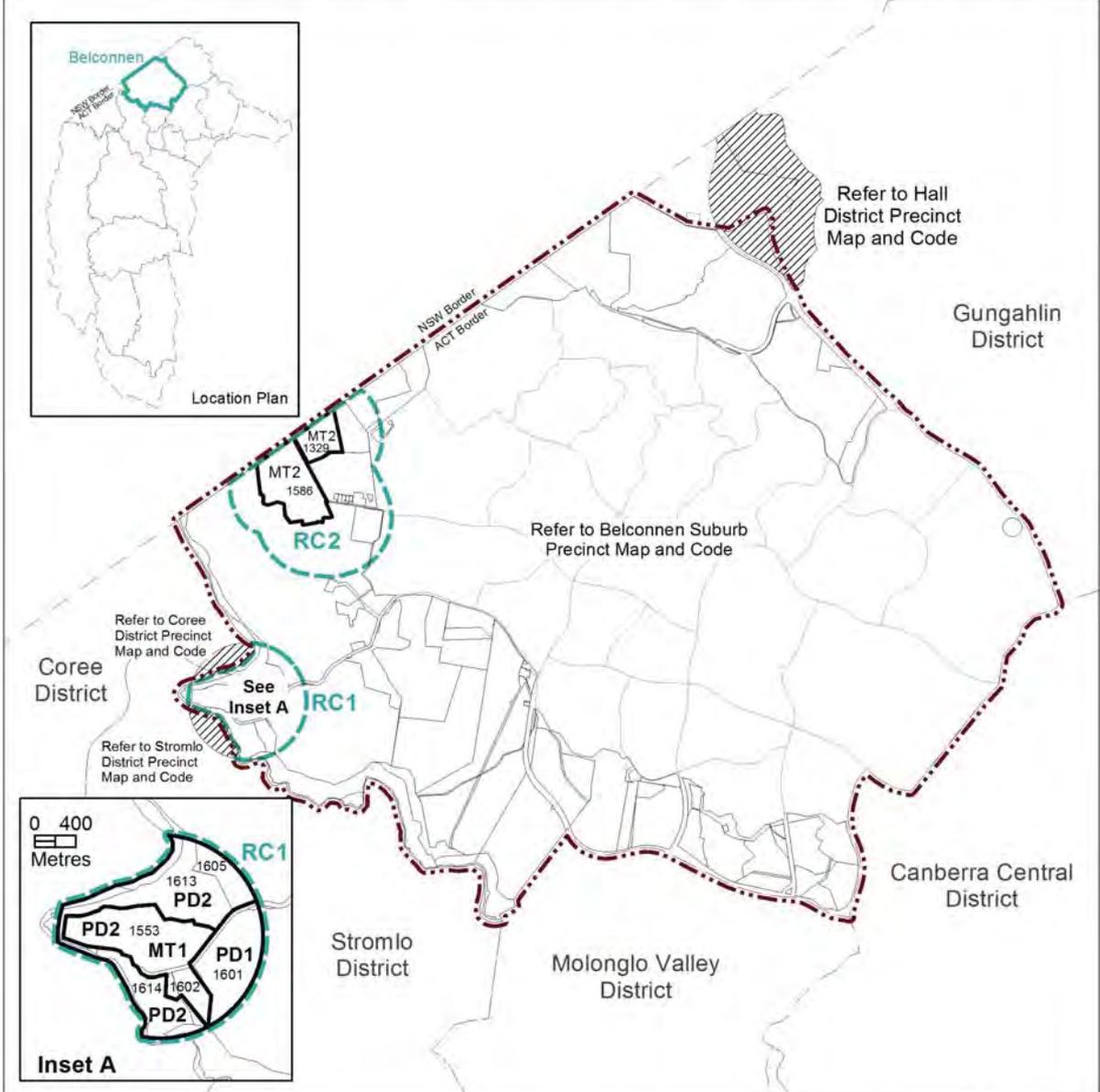
Of the issues discussed, the main interest from Pace and their lawyers focused on the planning history of the West Belconnen area and the odour modelling assessment that was undertaken by the Riverview Group to establish the separation distance (clearance zone) to residential development, whilst the egg production facility operates. The clearance zone which relates to subdivision was endorsed by the Environment Protection Authority.

Pace indicated that they intended to engage a consultant to undertake their own odour assessment. Pace was reminded that submissions on the Draft Variation close on 6 July 2015.

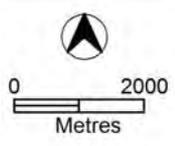
Steven

# Appendix A

## Belconnen District Precinct Map



- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Belconnen District Precinct Code



**Note:** Rural block boundaries and numbers are for information only and may change overtime.



# **Structure Plan**

## **West Belconnen**

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



## 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*.

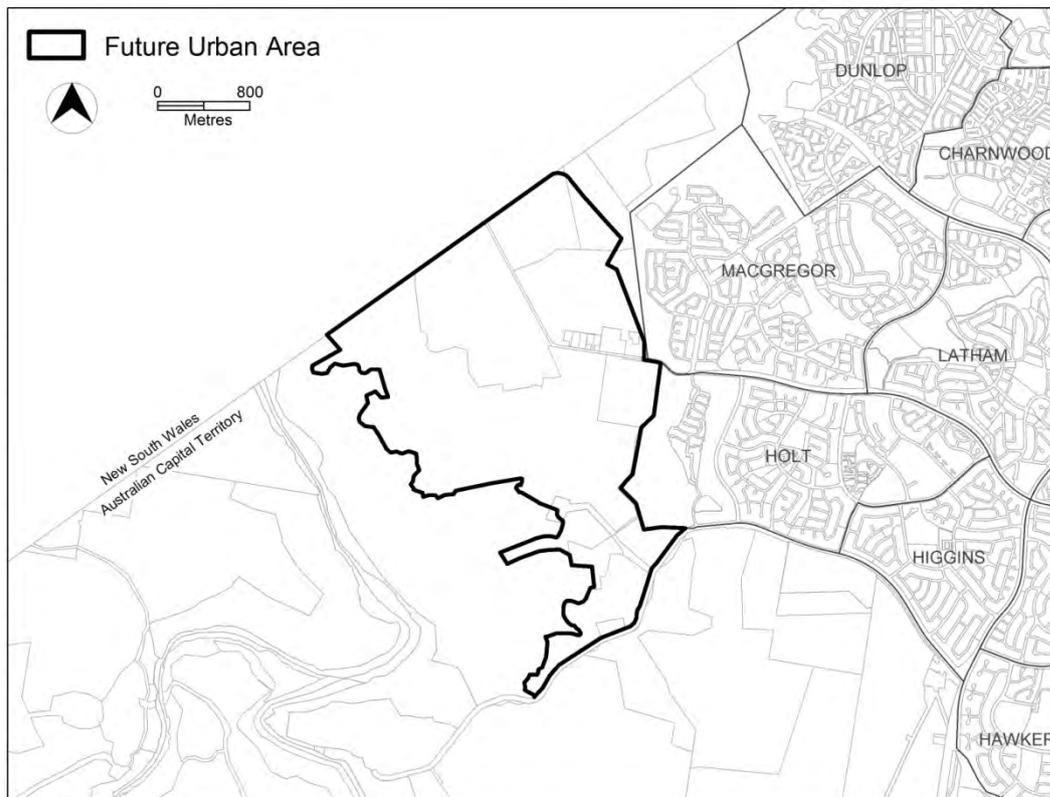
A concept plan for West Belconnen, which is deemed to be a precinct code under the *Planning and Development Act 2007*, has been prepared for the area subject to this structure plan.

## 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 primary school site and open space corridor;
5. the development's group 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 group 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 group 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 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.
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 group and local 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. Appropriate buffer areas will be imposed as overlay controls that preclude sensitive land uses in areas situated in the vicinity of existing uses with odour and noise impacts. Where appropriate, buffers may apply temporarily, pending removal or appropriate amelioration of the noise or odour impact.
73. 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**

74. 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.
75. The staging of development is to be undertaken in a manner that minimises bushfire risk to residents and accords with agreed bushfire mitigation measures.
76. 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.
77. The inner asset protection zone is to be located outside the river corridor boundary, within the urban area.

## **7.6 Heritage**

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

## **7.7 Residential**

79. 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 group centre, and in areas with high amenity.
80. Precinct codes will be assessed by the relevant Authority against any relevant Government affordable housing policies or strategies.
  81. 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.
  82. Opportunities for special dwellings and supportive housing are to be provided.
  83. Noise abatement measures will be incorporated into the design of residential buildings along major roads and adjacent to other substantial noise sources, where appropriate.
  84. 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.
  85. The group 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 group centre.
  86. Commercial uses, generally of a non-retail nature, may be located within the CZ5 zone to the north west and east of the group 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.
  87. 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**

88. 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**

89. The provision of open space for active recreation will generally accord with the relevant Territory guidelines.
90. 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.
91. 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.
92. 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.
93. Land with suitable topographic characteristics is to be reserved for the provision of district level playing fields.
94. Opportunities are to be explored at the concept plan stage for restricted access recreation sites eg. enclosed ovals and special use sporting clubs.
95. 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.
96. The Bicentennial National Trail will be provided through and around the development.

## **7.10 Community facilities**

97. Where appropriate, group and local centres and activity nodes are to provide sites for community facilities.
98. Sites will be allocated for schools.
99. 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.

100. Special Fire Protection Developments are not permitted adjacent to the River Corridor boundary without the approval of the Emergency Services Agency.
101. 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.
102. 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**

103. 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**

104. 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.
105. 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.
106. Major roads through the development are to be designed to also accommodate traffic generated by the ultimate development adjacent in NSW.

107. 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.
108. 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.
109. 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.
110. Implications for the wider road network should be given due consideration through ongoing traffic management and planning.

### **7.13 Transport**

111. Shared paths (bicycle/pedestrian) will provide access to key features within West Belconnen including the conservation corridor, Murrumbidgee River and Molonglo River 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.
112. 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**

113. 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**

114. Facilities to be provided as required.

### **7.16 Infrastructure and Services**

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

116. All infrastructure provision including water supply for fire fighting purposes shall comply with the Strategic Bushfire Management Plan Version 3 (or its successor).
117. Easements around electrical infrastructure are to be provided to the satisfaction of the Territory.
118. A site will be allocated for the provision of a zone substation and associated infrastructure, to the satisfaction of the Territory.
119. 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.



**ACT**  
Government  

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Environment and Planning

# West Belconnen Concept Plan

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## **Purpose**

The purpose of this plan is to:

- a. guide the design and assessment of estate development plan (subdivision proposals) development applications in West Belconnen
- b. inform the delineation of Territory Plan land use zones at the time when a parcel of land ceases to be part of the future urban area following approval of an estate development plan
- c. guide the development of individual blocks in concert with other relevant codes under the Territory Plan
- d. guide the development and management of the public domain
- e. ensure that planning and development is consistent with commitments made under the West Belconnen Strategic Assessment
- f. ensure that the development appropriately consider adjacent development in NSW and that the border interface is appropriately recognised and designed

## **Desired planning outcomes**

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

- a. provide diverse housing zones, types and densities to meet the changing needs of the community
- b. allow for zoning to accommodate increased residential densities and building heights generally close to public transport routes and retail/commercial centres (where provided)
- c. provide for community facilities and retail/commercial uses
- d. provide development types on the urban edge that minimise impacts on river and creek corridors and provide opportunity to connect with ecological values within the Murrumbidgee River corridor
- e. provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- f. encourage walking, cycling and the use of public transport
- g. provide a legible road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to adjacent areas
- h. retain significant elements of the site as part of the urban open space network that connects to adjacent suburbs and areas with public access and high levels of amenity and safety
- i. provide for effective buffers and relationships between residential development and nature reserves
- j. provide a river corridor conservation zone
- k. ensure protection of areas or items of heritage significance

- l. employ leading practice stormwater management measures and apply water sensitive urban design principles
- m. minimisation of all impacts to adjacent nature reserve areas
- n. Provide appropriate bushfire mitigation management
- o. Provide for clearance zones that limit the development of sensitive uses in areas affected by noise, odour and air quality issues, and to provide for the adjustment of clearance zones when appropriate
- p. Provide for clearance zones that limit development so as to protect the vulnerable little eagle and a poultry facility from zoonotic impacts, and to provide for the adjustment of clearance zones when appropriate – zoonosis is the process whereby disease is transferred from one species to another
- q. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability
- r. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.
- s. Provide for the retention of higher quality existing trees whilst allowing for removal of poorer quality trees where retention is not feasible
- t. Provide a development including subdivision, built form, materials, open space and green infrastructure that responds to climate change and reduces the city heat effect

## Code hierarchy

This concept plan is a **precinct code** under 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

Rules	Criteria
<b>1. Land Use Plan</b>	
<p><b>R1</b> Residential zones shown on a land use plan lodged with an Estate Development Plan are consistent with the Territory Plan map.</p>	<p><b>C1</b> Residential zones are consistent with the objectives of the zone and achieve all of the following:</p> <ul style="list-style-type: none"> <li>• reasonable mix of zones to support diversity in housing type</li> <li>• provide for housing affordability</li> <li>• provide for changing demographic needs of the community</li> <li>• increased density and building heights near collector roads</li> <li>• increased density and building heights near commercial centres</li> <li>• increased density and building heights in close proximity to public transport</li> <li>• consistency with the desired planning outcomes.</li> </ul>
<p><b>R2</b> No residential use is permitted within the clearance zones as shown in <b>Figure 1 Clearance Zone Map A</b> and <b>Figure 2 Clearance Zone Map B</b>.</p>	<p><b>C2</b> Clearance zones may be adjusted, subject to an appropriate audit process and approval of the Environment Protection Authority.</p>
<p><b>R3</b> Block 1332 Belconnen (the Strathnairn Arts Precinct) is to have a community facility zone shown on a land use plan lodged with an Estate Development Plan that is consistent with the Territory Plan map.</p>	<p><b>C3</b> This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p><b>C4</b> Block 1332 Belconnen (the Strathnairn Arts Precinct) may include the following uses:</p> <ul style="list-style-type: none"> <li>• Craft workshop</li> <li>• Place of assembly</li> <li>• Produce market</li> <li>• Restaurant (limited to a maximum of 250m<sup>2</sup> for the entire block)</li> <li>• Shop (limited to a maximum of 100m<sup>2</sup> for the entire block but excluding uses that are ancillary to the main use of the land for arts and craft)</li> </ul>

<p>There is no applicable rule.</p>	<p>C5 Belconnen Farm Heritage Precinct may include uses as the following:</p> <ul style="list-style-type: none"> <li>• Craft workshop</li> <li>• Place of assembly</li> <li>• Produce market</li> <li>• Restaurant (limited to a maximum of 250m<sup>2</sup> for the entire block)</li> <li>• Shop (limited to a maximum of 100m<sup>2</sup> for the entire block but excluding uses that are ancillary to the main use of the land for arts and craft)</li> <li>• Business agency (limited to a maximum 500m<sup>2</sup> for the entire block)</li> </ul>
<p>R6 Community facility zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.</p>	<p>C6 Community facility zone is consistent with the objectives of the zone and achieve all of the following:</p> <ul style="list-style-type: none"> <li>• adjacent to the collector road</li> <li>• in close proximity to public transport</li> <li>• in close proximity to commercial zones, if provided</li> <li>• encourage co-location and/or clustering of facilities</li> <li>• suitable to accommodate relevant facilities in accordance with the Community and Recreation Facilities Location Guidelines General Code</li> <li>• consistent with the recommendations of a community and social needs assessment, endorsed by the relevant authorities (e.g. the Environment and Planning Directorate and the Education and Training Directorate)</li> <li>• consistency with the desired planning outcomes.</li> </ul>
<p>R7 No community use is permitted within the clearance zones as shown in <b>Figure 1 Clearance Zone Map A</b> and <b>Figure 2 Clearance Zone Map B</b>.</p>	<p>C7 Clearance zones may be adjusted, subject to an appropriate audit process and approval of the Environment Protection Authority.</p>

<p>R8 Parks and recreation (PRZ1 urban open space) zone shown on a land use plan lodged with an Estate Development Plan is consistent with Territory Plan map.</p>	<p>C8 Urban open space is consistent with the objectives of the zone and achieves all of the following:</p> <ul style="list-style-type: none"> <li>• retention of cultural heritage items</li> <li>• retention of mature trees, consistent with an agreed tree and landscape strategy</li> <li>• opportunities for pedestrian and cycle paths to connect to activity nodes within the estate, and to the existing networks in adjoining suburbs</li> <li>• provides opportunities for local recreation</li> <li>• provision is to be consistent with the recommendations of a sporting and recreation needs assessment and the community needs assessment (as required), endorsed by Sport and Recreation and Strategic Planning</li> <li>• consistency with the desired planning outcomes.</li> </ul>
<p>R9 Commercial zones shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.</p>	<p>C9 Commercial zones are consistent with the objectives of the zone and achieves all of the following:</p> <ul style="list-style-type: none"> <li>• adjacent to a collector road with public transport capability</li> <li>• high accessibility for pedestrians, cyclists and vehicles</li> <li>• provides services and facilities for the local community</li> <li>• In close proximity to a community facility zone</li> <li>• consistent with a commercial and retail needs assessment</li> <li>• consistency with the desired planning outcomes.</li> </ul>
<p>R10 Land use zones within the Belconnen land fill site (Block 1586 Belconnen) as indicated in <b>Figure 1</b> will be determined through a master plan for the site, subject to an appropriate audit process and approval of the Environment Protection Authority.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Possible new zonings through a master planning process may include Industrial (I22 mixed use) and commercial zonings.	
R11 Non urban (NUZ4 - River corridor) zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with Territory Plan map.	This is a mandatory requirement. There is no applicable criterion.
R12 Transport and Services (TSZ2 Services) zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.	C12 The Services zone is consistent with the objectives of the zone.
R13 Residential, community and other sensitive uses are not permitted within the clearance zones associated with Parkwood Egg Farm, the Belconnen Land Fill and the Green waste facility, as shown in <b>Figure 1</b> .	C13 Clearance zones may be adjusted subject to an appropriate audit process and approval of the Environment Protection Authority.
R14 In addition to the above provision, whilst the Parkwood Egg Farm is operating, no new ponds, wetlands and the like are permitted within 800m from buildings housing poultry without the endorsement of the Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.

## Part B - Subdivision

Rules	Criteria
<b>2. Dwelling Yield</b>	
R15 The maximum dwelling yield is 6500 dwellings.	C15 The maximum number of dwellings is subject to review and may be altered at the discretion of the Planning and Land Authority ten years after the approval of this concept plan and thereafter at five year intervals.
<b>3. Belconnen Land Fill Site Master Plan</b>	
R16 A master plan is to be prepared for the land fill site that will identify future uses and activities to the satisfaction and endorsement of the relevant authority.	This is a mandatory requirement. There is no applicable criterion.
<b>4. Bushfire</b>	
R17 A bushfire risk assessment that also takes into consideration the risk from New South Wales and along the river corridors is to be undertaken.	This is a mandatory requirement. There is no applicable criterion.

<p>The assessment is to take into consideration topography, urban edge conditions, and proposed land management practices within the adjacent river corridor.</p> <p>The assessment and required mitigation measures (such as required construction standards under <i>AS3959 Construction of Buildings in Bushfire-Prone Areas</i>) are to be approved by the Emergency Services Agency.</p>	
<p>R18 No development is permitted within 300m of the ACT / NSW border (<b>Figure 1</b>) 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 standards to the satisfaction of the Emergency Services Agency.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>5. Horse Trails</b>	
<p>There is no applicable rule.</p>	<p>C19 The provision of the Bicentennial National Trail and local horse trails are to be appropriately provided and endorsed by the relevant authority.</p> <p>Trails should endeavour to avoid conflict with pedestrians and cyclists, where ever possible.</p>
<b>6. Equestrian Facilities</b>	
<p>There is no applicable rule.</p>	<p>C20 Any recommendation following an ACT strategic horse paddock review undertaken by the Environment and Planning Directorate are to be implemented.</p>
<b>7. Urban Edge</b>	
<p>There is no applicable rule.</p>	<p>C21 The urban edge achieves all of the following:</p> <ul style="list-style-type: none"> <li>• a clear and manageable boundary between the Murrumbidgee River, Ginninderra Creek and the urban area</li> <li>• 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</li> </ul>

	<ul style="list-style-type: none"> <li>• measures are provided to minimise the impact on Pink-Tailed Worm Lizard habitat and Box Gum Woodland from stormwater runoff, edge road earthworks, trunk infrastructure, fire protection, and pedestrian and cycle paths</li> <li>• continuous shared pedestrian and cycle path infrastructure is provided along the urban edge</li> <li>• trunk infrastructure services are integrated with paths and recreational networks, where possible.</li> </ul>
<b>8. Conservation Areas</b>	
R22 Areas of conservation will be protected from development with the impact of urban development and infrastructure minimised, through suitable mechanisms to the satisfactions of the Conservator of Flora and Fauna.	This is a mandatory requirement. There is no applicable criterion.
<b>9. Environment Protection Biodiversity and Conservation Act requirements</b>	
R23 Development is not inconsistent with the <i>Environment Protection Biodiversity and Conservation Act 1999</i> and the approved Strategic Assessment under Part 10 of the Act to protect Matters of National Environmental Significance.	This is a mandatory requirement. There is no applicable criterion.
<b>10. Aboriginal Heritage Places and Objects</b>	
R24 Identified Aboriginal heritage places and objects are to be managed in accordance with <i>Heritage Act 2004</i> provisions.	
<b>11. Interface with Woodhaven Green Residential Estate</b>	
R25 The interface between the estate and the adjacent Woodhaven Green residential estate is to provide for integration between the two estates with appropriate road and path connections.	This is a mandatory requirement. There is no applicable criterion.
<b>12. Interface with Strathnairn Arts Precinct (Block 1332 Belconnen)</b>	
R26 The interface with the Strathnairn Arts Precinct will have regard for compatibility between adjacent land uses:  BUFFER: A buffer zone or other appropriate treatment is required between Strathnairn and adjacent development to provide	This is a mandatory requirement. There is no applicable criterion.

<p>acoustic and visual separation from surrounding roads and other estate infrastructure. The buffer will enable continued passive artistic endeavour at the site and measures shall be external to the Strathnairn site boundary.</p> <p>ACCESS: Provide one primary (public use) and one secondary (user and emergency egress) point of access to the Precinct consistent with outcomes of the Strathnairn 2015 Master Plan.</p>	
<b>13. Interface with Billabong Aboriginal Development Corporation (Block 1420 Belconnen)</b>	
<p>R27 The interface between the estate and the Billabong Aboriginal Development Corporation on Block 1420 Belconnen (see Figure 2) will have regard to compatibility between adjacent land uses and the activities that are undertaken on the block.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R28 Subdivision design for the (adjacent) estate is to be configured to provide the opportunity for possible future integration of Block 1420 Belconnen into the estate.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>14. Delineation of the ACT and NSW Border</b>	
<p>R29 The alignment of the ACT/NSW border through the estate will be a recognisable linear open space element in the estate design.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>15. Street Network Hierarchy</b>	
<p>R30 Connections to the arterial road connections are to be consistent with Figure3.</p> <p>The extension of Ginninderra Drive requires the separate approval of the Commonwealth under the <i>Environment Protection Biodiversity and Conservation Act 1999</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R31 Main roads (arterial and collector) through the estate are to be designed to accommodate development from adjacent NSW.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R32 Provision is to be made for at least two road connections into the adjoining NSW. These roads are to be connected into the main roads within the ACT.</p>	<p>C32 The number of road connections can be reviewed consistent with a master plan and approved by Territory and Municipal Services Directorate.</p>

<b>16. Electrical Infrastructure</b>	
<p>R33 Easements (or reservation) associated with electrical infrastructure, such as overhead power lines, are to be endorsed by the Planning and Land Authority whilst taking advice from the operators of the TransGrid and/or ActewAGL networks, as required, and by the ACT Government's Technical Regulator who will audit the infrastructure design concepts process.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R34 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 including electromagnetic frequency (EMF) assessment, to the satisfaction of the Planning and Land Authority taking advice from the operators of the TransGrid and/or ActewAGL networks.</p> <p>The endorsement of the ACT Government's Technical Regulator who will audit the infrastructure design concepts process will also be required.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C35 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.</p>
<b>17. Belconnen Farm Heritage Precinct</b>	
<p>R36 The Belconnen Farm heritage precinct (Figure 2) is to be protected consistent with a conservation management plan approved by the Heritage Council.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C37 An appropriate interface treatment is to be provided between the Farm and adjacent development, to the satisfaction of the Planning and Land Authority and ACT Heritage.</p>

<b>18. Sewer Vents</b>	
R38 No recreation activity that will encourage people to congregate within 130m of the sewer vent within the river corridor is permitted.	C38 A reduction in the dimension may be permitted with the endorsement of Actew Water / Icon Water.
R39 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.	This is a mandatory requirement. There is no applicable criterion.
<b>19. Lower Molonglo Water Quality Control Centre Clearance Zone</b>	
R40 Development is to be consistent with the additional rules and criteria that apply to the Lower Molonglo Water Quality Control Centre specified in the Belconnen District Precinct Map and Code.	This is a mandatory requirement. There is no applicable criterion.
<b>20. Schools</b>	
R41 School sites are to be provided at locations and sizes shown on Figure 3.	C41 The provision and number of schools may be adjusted through an assessment that is endorsed by the Department of Education and Training.
<b>21. Community Facility Sites</b>	
R42 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.	This is a mandatory requirement. There is no applicable criterion.
<b>22. Commercial Centres</b>	
There is no applicable rule.	C43 A minimum of one commercial group centre is to be located centrally within the development.  Additional commercial local centres are to be considered to meet the needs of convenient access to retail and services for local catchments.
<b>23. Little Eagle Clearance Zone</b>	
R44 No development including infrastructure and	C44 Urban development is not permitted until

construction related activities will be permitted within 200m of the Little Eagle nesting tree and foraging area indicated in Figure 1.	such time as research on the Little Eagle has been completed and confirms that the site is suitable for development.
<b>24. Stormwater Management</b>	
<p>R45</p> <p>The development is required to comply with the ACT Waterways: Water Sensitive Urban Design Code, including the following targets:</p> <ul style="list-style-type: none"> <li>• Regional and catchment wide water quality targets;</li> <li>• Mains water use reduction target;</li> <li>• On-site retention target;</li> <li>• On-site detention target.</li> </ul>	This is a mandatory requirement. There is no applicable criterion.
<p>R46</p> <p>Stormwater management measures are required to be incorporated into the development to protect water quality of the Murrumbidgee River and Ginninderra Creek to the satisfaction and endorsement of the Environment Protection Authority.</p>	This is a mandatory requirement. There is no applicable criterion.
<p>R47</p> <p>Stormwater management measures are required to protect Pink-Tailed Worm Lizard habitat and other environmentally sensitive habitats.</p>	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	<p>C48</p> <p>Development is undertaken in a manner consistent with the objectives of the ACT Basin Priority project, in particular to maintain and improve water quality in ACT, and downstream, waterways.</p> <p>Note: This development is within one of the six priority catchments for the ACT Basin Priority Project which is progressing options for water quality management to maintain and improve environment, economic and social outcomes with a water quality focus, in ACT and region and downstream waterways.</p>
<b>25. Flooding</b>	
<p>R49</p> <p>All leased land is required to be above the 1% Annual Exceedance Probability (AEP).</p> <p>Note: The 1% AEP was previously the 1:100 flood line.</p>	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	<p>C50</p> <p>Land use for areas above the 1% AEP and within the floodplain (defined as the</p>

	Probable Maximum Flood extent) should be assessed against the nature of the development and the flood risk.
<b>26. Climate Change</b>	
There is no applicable rule.	C51 Development is to be subject to a system of rating that measures the sustainability aspects of the development to the satisfaction of the Territory agency responsible for sustainability and climate change.
<b>27. Recreation Facilities</b>	
R52 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.	C52 Subject to a sports fields review endorsed by the relevant authority, the provision within the estate may be removed, if the facilities are being provided elsewhere in the district.
R53 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.	This is a mandatory requirement. There is no applicable criterion.
<b>28. Wood Heaters</b>	
R54 A restriction on wood heaters applies in West Belconnen. A Development Application for the installation of a solid fuel heating system will be required to be submitted to the Planning and Land Authority for assessment under the <i>Planning and Development Act 2007</i> .	This is a mandatory requirement. There is no applicable criterion.
<b>29. Cat Containment</b>	
R55 The provisions of <i>Domestic Animals Act</i> relating to cat containment apply.	This is a mandatory requirement. There is no applicable criterion.

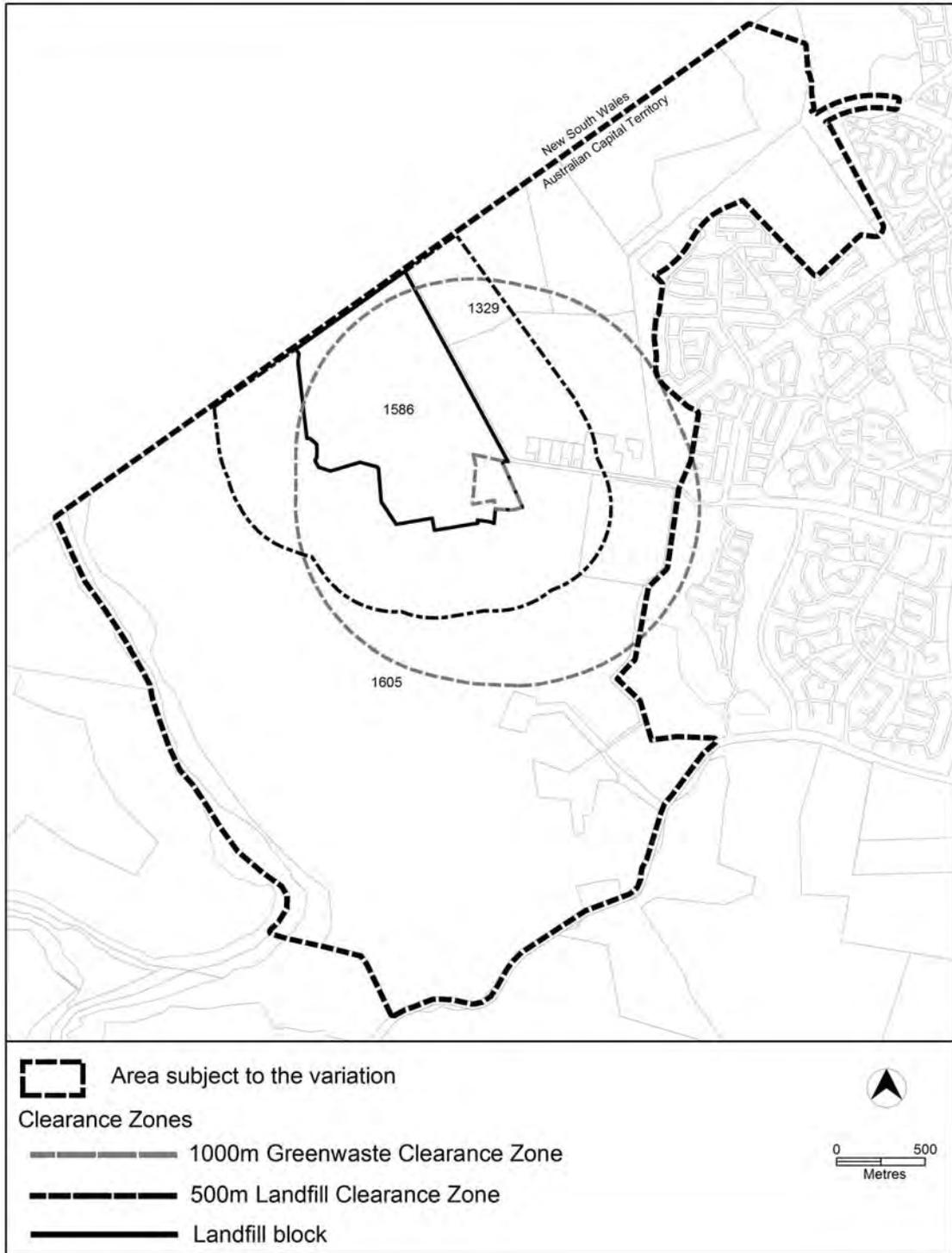


Figure 1 Clearance Zone Map A

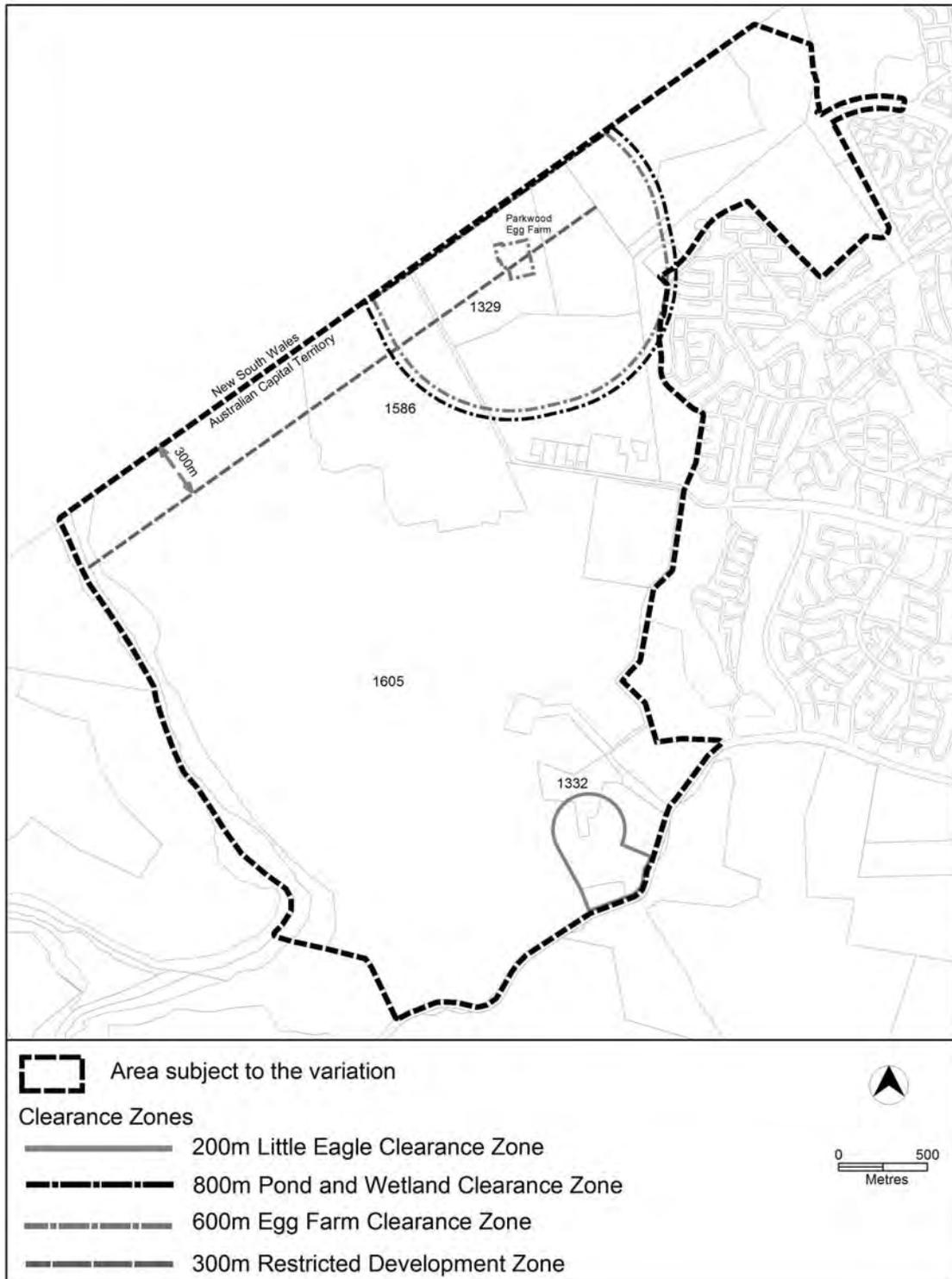


Figure 2 Clearance Zone Map B

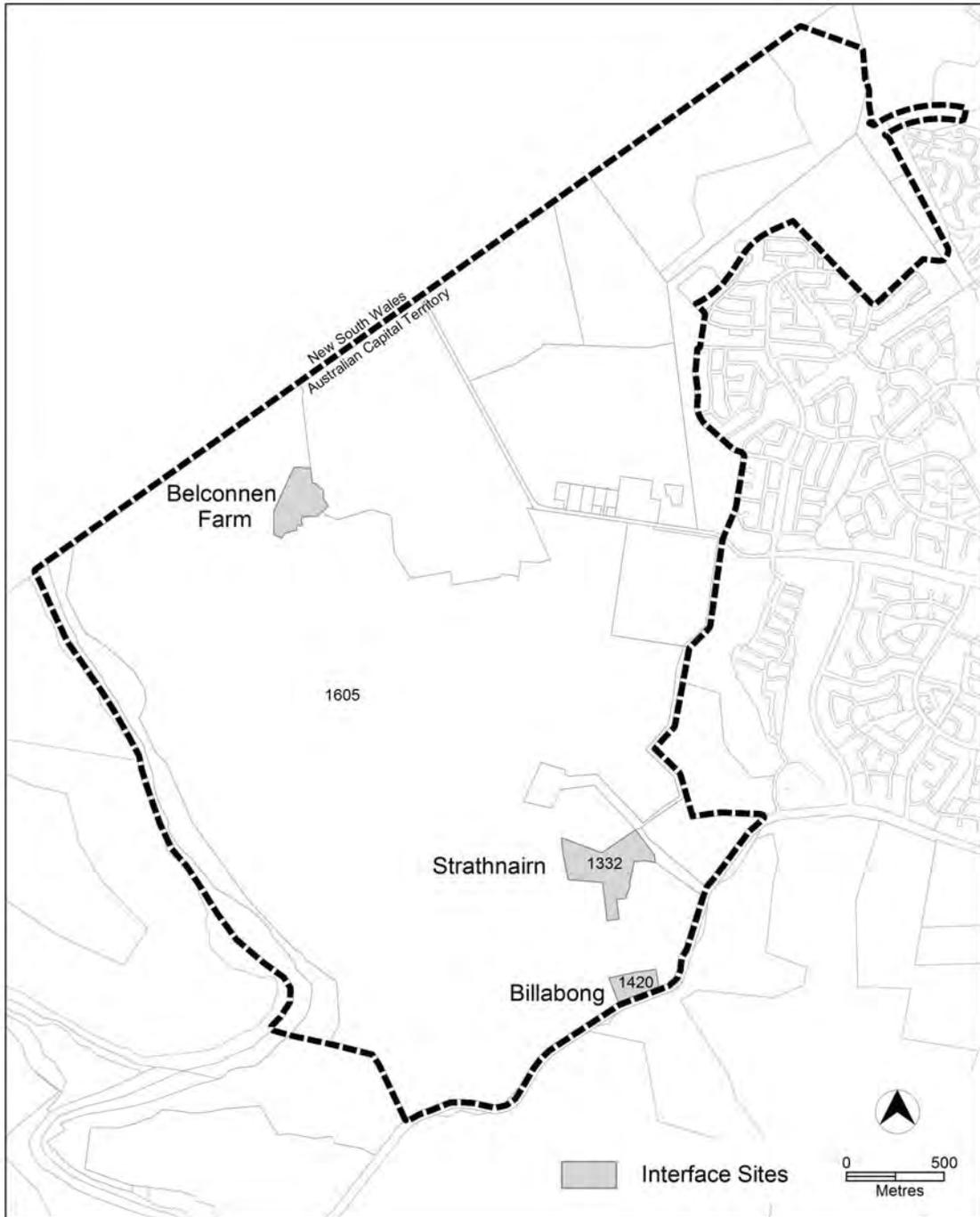


Figure 2 Interface Sites

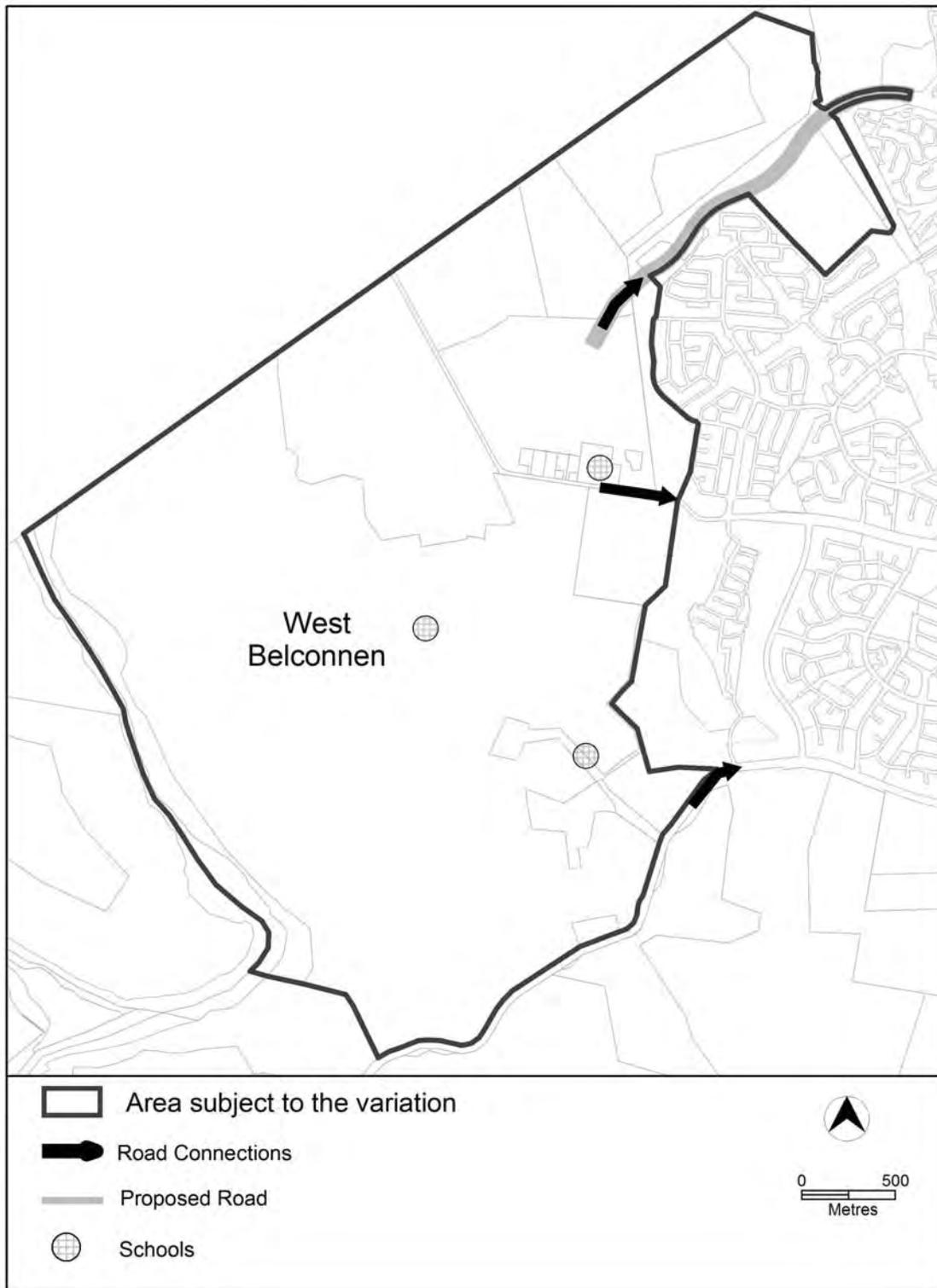


Figure 3 School and Road Connections



**ACT**  
Government

Environment and Planning

*Planning and Development Act 2007*

**Draft  
Variation to the  
Territory Plan  
No 351**

West Belconnen Urban Development  
Belconnen District

May 2015

Draft variation for public consultation prepared  
under s60 of the *Planning and Development Act 2007*

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# 1. INTRODUCTION

## 1.1 Summary of the Proposal

The draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes indicating potential future urban development patterns and guiding future development and assessment of the area include:

- rezoning part of the site to a range of urban zones
- introducing a nature reserve overlay to the river corridor zone
- rezoning the Transgrid Canberra Substation to a Transport and Services zoning
- rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- apply a future urban area (FUA) overlay to part of the site
- introduce a site-specific structure plan and concept plan into the Territory Plan

## 1.2 Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the Act) establishes the planning and land authority as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment and Planning Directorate (EPD).

The Territory Plan is comprised of a written statement and a map. The written statement contains a number of parts, namely governance; strategic directions; zones (including objectives and development tables and zone or centre development codes); precinct codes; general codes; overlays; definitions; structure plans, concept plans and development codes for future urban areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, urban parks and recreation, transport and services and non urban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the volumes of the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the Act. Following the release of the draft variation under section 63 of the Act, submissions from the public are invited. At the conclusion of the consultation period the EPD submits a report on consultation and a recommended final variation to the Minister responsible for planning for approval. The Minister has the discretion to determine if referral to the Legislative Assembly standing committee responsible for planning is warranted prior to approval, depending on the nature and significance of the proposal. If the draft variation is referred to the committee by the Minister or otherwise, the Minister must consider the findings of the committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

### 1.3 This document

This document contains the background information in relation to the proposed variation. It comprises the following parts

Part 1 This Introduction

Part 2 An Explanatory Statement, which gives reasons for the proposed variation and describes its effect

Part 3 The Draft Variation, which details the precise changes to the Territory Plan that are proposed

### 1.4 Public Consultation

Written comments about the draft variation are invited from the public by **Monday 6 July 2015**.

Comments should include reference to the draft variation, your name and contact details, and be addressed to the Territory Plan Section.

Comments can be:

- emailed to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)
- mailed to Territory Plan Section, GPO Box 158, Canberra, ACT 2601
- delivered to EPD's Customer Service Centre at 16 Challis Street, Dickson

Copies of written comments will be made available (unless excluded) for public inspection for no less than 15 working days starting 10 working days after the closing date for comment. The comments will be available at EPD's customer service centre in Dickson and may be published on EPD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the *Planning and Development Act 2007*. A request for exclusion under these sections must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

#### *Further Information*

The draft variation and background documents are available online at **[www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations)** until the closing date for written comments.

Printed copies of the draft variation (this document) and background documents are available for inspection and purchase at the Environment and Planning Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

## **2. EXPLANATORY STATEMENT**

### **2.1 Background**

The development potential of West Belconnen was previously recognized in the Canberra Spatial Plan. In 2012, the Canberra Spatial Plan was replaced by the ACT Planning Strategy. The Planning Strategy is the current long-term planning policy that 'provides long-term planning policy and goals to promote orderly and sustainable development, consistent with the social, environmental and economic aspirations of the people' in the ACT. In the planning strategy, the site is marked as a 'future urban investigation area' for future possible settlement. This draft variation is to put the intent of the planning strategy into effect.

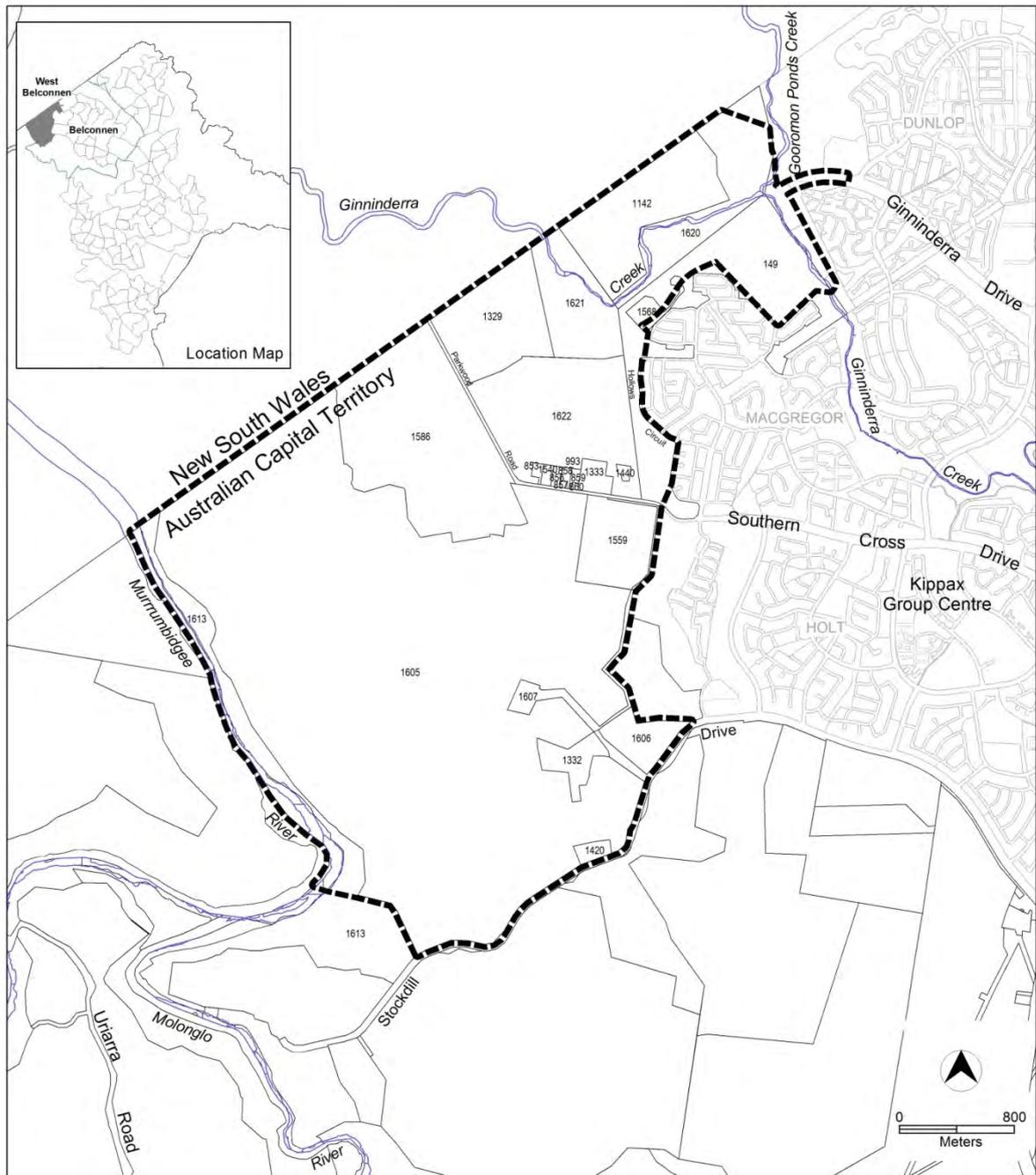
The proposed development is expected to accommodate approximately 6500 dwellings and associated retail and community infrastructure. It proposes a 360ha conservation corridor along the Murrumbidgee River. The proposed development also extends into NSW, where there will be potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor.

As such, the proposal is subject to a rezoning of the Yass Valley Local Environment Plan, a variation to the Territory Plan, an amendment to the National Capital Plan and environmental approvals from the Commonwealth and ACT Government. This document is the explanatory document for a draft variation to the Territory Plan, which only applies to land in the ACT.

### **2.2 Site Description**

The area subject to the proposed variation is at West Belconnen, immediately beyond the existing suburbs of Holt and Macgregor. The Murrumbidgee River provides the south western and western boundary and Ginninderra Creek is the northern boundary for the NSW land. Woodstock nature reserve is located along the southern bank of the Murrumbidgee River immediately opposite the site in the ACT.

The area includes the following rural blocks in the district of Belconnen blocks 853; 856; 857; 858; 859; 860; 993; 1329; 1332; 1333; 1420; 1440; 1442; 1540; 1559; 1560; 1586; 1605; 1606; 1607; 1613; 1621; 1622; and parts of block 1620 Belconnen, block 7 section 149 Macgregor and block 2 section 186 Dunlop.



**Figure 1 Site Plan**

This draft variation also includes the potential extension of Ginninderra Drive to the development area. The road's alignment is likely to impact on the existing Jarramlee and West Macgregor environmental offset areas. As a consequence, the road's extension will be subject to a separate approval under the Commonwealth's *Environment Protection Biodiversity and Conservation Act 1999 (EPBC Act)*. For the purposes of this draft variation, the preferred alignment for the road is indicative. It should be noted that the final variation will reflect the actual road alignment, if approved by the Commonwealth.

There are various existing uses/activities within the site. It includes TransGrid Canberra Substation, Strathnairn Arts Precinct, Billabong Aboriginal Development Corp facility, Belconnen Farm, Belconnen landfill site, horse paddocks, Green Waste and Parkwood Egg Farm.

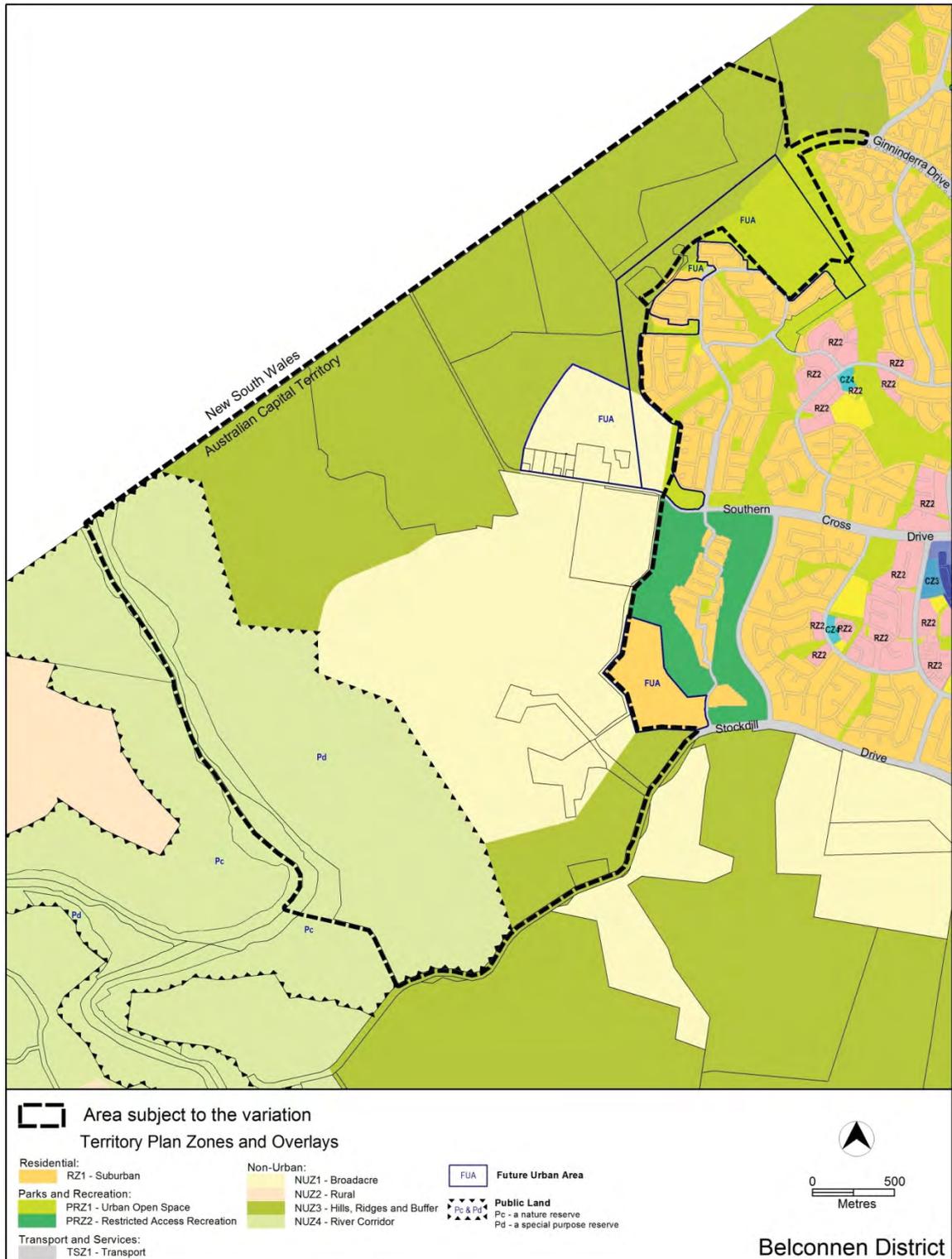
Due to the nature of the uses, Belconnen landfill site, Green Waste and Parkwood Egg Farm are considered incompatible with residential development. As such, clearance zones around these uses are retained until such time as they cease operation. Clearance zones may be adjusted subject to an appropriate audit process and approval of the Environment Protection Authority.

An exclusion area has been established around the nest tree of a breeding pair of Little Eagles in the Lower Molonglo area, awaiting the findings of a research project currently underway to determine where the pair of Little Eagles is mainly foraging. As such, urban development is not permitted until such time as the research on the Little Eagle has been completed and confirms the site's suitability for development.

A new ActewAGL zone substation is required to service the development. A site for the ActewAGL zone substation has been identified to the south of the existing TransGrid Canberra Substation.

## 2.3 Current Territory Plan Provisions

The Territory Plan map zones for the area subject to this variation are shown in **Figure 2**.



**Figure 2 Territory Plan Zones Map**

## 2.4 Proposed Changes

### 2.4.1 Proposed Changes to the Territory Plan Map

The proposed changes to the Territory Plan map are indicated in Figure 3 at Part 3 of this document and are detailed as follows:

- Remove current land use zones of Broadacre; Hills, Ridges and Buffer from part of the site
- Insert various urban zones including TSZ2 services to part of the site
- Rezone the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- Apply a future urban area overlay to part of the site
- Adjust the river corridor boundary
- Apply a Pc nature reserve overlay to part of the site
- Apply an indicative location for the Ginninderra Drive extension

The draft variation map indicates the proposed zone boundaries as accurately as possible but may be subject to adjustments following detailed surveys.

#### Ginninderra Drive extension

It should be noted that the road alignment of Ginninderra Drive extension nominated in this draft variation is indicative and subject to a separate approval under the EPBC Act because the road may impact on the existing Jarramlee and West Macgregor environmental offset areas. If the road is approved under the EPBC Act, it will be reflected in the final variation.

### 2.4.2 Proposed Changes to Territory Plan

It is proposed to amend the Territory Plan in the following manner:

1. At Belconnen District Precinct Map and Code of 10.2 District Precinct Maps and Codes, substitute

Belconnen District Precinct Map

(see **Appendix A**)

2. At Part 14 Structure Plans, substitute

West Belconnen Structure Plan

(see **Appendix B**)

3. At Part 15 Concept Plans – Precinct Codes for Section 93 of the *Planning and Development Act 2007*, insert

West Belconnen Concept Plan

(see **Appendix C**)

#### 4. Proposed changes to Strathnairn Arts Precinct

The rezoning of the Strathnairn Arts Precinct on Block 1332 Belconnen from Broadacre zone to Community Facility zone is proposed to more accurately reflect the use of the land as an artist facility by the Strathnairn Arts Association under licence from the ACT Government (Arts ACT). The facility provides working spaces and facilities for a range of artists, crafts people and community groups.

To support the development of West Belconnen and to provide flexibility for the facility into the future, it is proposed to add the following use to the Community Facility zoning, as an area specific policy:

- Craft workshop
- Place of assembly
- Produce market
- Restaurant (limited to a maximum of 250m<sup>2</sup> for the entire block)
- Shop (limited to a maximum of 100m<sup>2</sup> for the entire block but excluding uses that are ancillary to the main use of the land for arts and craft)
- Business agency (limited to a maximum 500m<sup>2</sup> for the entire block)

The Future Urban Area provision applies to the land that accommodates the Strathnairn Arts Precinct only to permit some minor rationalising of the block's boundaries with the adjacent area.

#### 5. Proposed changes to Belconnen Farm Heritage Precinct

The rezoning of the Belconnen Farm Heritage Precinct on part Block 1605 Belconnen from Hills, Ridges and Buffer to Community Facility zone is proposed to more accurately reflect the use as a heritage precinct.

To support the development of West Belconnen and subject to being consistent with the heritage registration, it is proposed to add the following use to the Community Facility zoning, as an area specific policy:

- Craft workshop
- Place of assembly
- Produce market

- Restaurant (limited to a maximum of 250m<sup>2</sup> for the entire block)
- Shop (limited to a maximum of 100m<sup>2</sup> for the entire block but excluding uses that are ancillary to the main use of the land for arts and craft)
- Business agency (limited to a maximum 500m<sup>2</sup> for the entire block)

The Future Urban Area provision applies to the land that accommodates the Heritage Precinct only to permit the future creation of a block for the Heritage Precinct.

## **2.5 Reasons for the Proposed Draft Variation**

The reason for the draft variation is as follows:

- West Belconnen is recognised as being suitable for future possible settlement in the ACT Planning Strategy, which states that West Belconnen is an ‘area(s) for future possible settlement within the ACT ...will be considered in a regional context and in terms of their interrelationships with immediately adjoining areas of NSW’. This draft variation is to put this intent into effect.
- As such, West Belconnen is identified in the ACT Government’s Indicative Land Release Program 2014/15 to 2017/18 (published June 2014) for land release commencing in the 2015/16 financial year.

## **2.6 Planning Context**

### **2.6.1 National Capital Plan**

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The *Planning and Land Management Act 1988* also required that the Territory Plan is not inconsistent with the NCP.

## **2.6.2 Territory Plan**

### Statement of Strategic Directions

The proposal is consistent with the Territory Plan's statement of strategic directions in terms of environmental, economic and social sustainability and spatial planning and urban design principles.

### **1. Principles for Sustainable Development**

#### **General Principles**

*1.2 Matters of broader National Capital, metropolitan and regional significance will be carefully considered when formulating Territory Plan policies and when making decisions about development proposals and sequencing.*

#### **Social Sustainability**

*1.20 Planning policies for community facilities and open space will encourage multiple use and flexible design to allow for changing needs.*

*1.24 New suburban areas will be planned with a legible and permeable hierarchy of roads; conveniently located commercial and community facilities; a network of open spaces; an off-road system for pedestrians and cyclists; and provision for accessible public transport.*

### **2. Spatial Planning and Urban Design Principles**

#### **Non-urban Areas**

*2.11 Planning policies will protect the landscape and environmental qualities of the hills and ridges surrounding urban areas, the Murrumbidgee and other river corridors, the mountains and forests west of the Murrumbidgee River, and productive rural landscapes.*

*2.13 Clearance zones will be established where necessary around major facilities to protect the operational efficiency of those facilities and to minimise adverse environmental impacts.*

To ensure the landscape and environmental qualities of the hills and ridges and protect the water quality of the river surrounding the development area, the proposed development will have land of 360ha added to the river corridor. It looks at providing commercial and community facilities at a convenient location within its development area with provisions allocated for accessible public transport, urban open space, pedestrian and cycle ways. It also promotes energy efficiency, housing affordability through its staged development.

## 2.7 Interim Effect

Section 65 of the Planning and Development Act 2007 does not apply in relation to the draft variation so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

## 2.8 Consultation with Government Agencies

The EPD is required to, in preparing a draft variation under section 61(b) consult with each of the following in relation to the proposed draft variation:

- the national capital authority
- the conservator of flora and fauna
- the environment protection authority
- the heritage council
- if the draft variation would, if made, be likely to affect unleased land or leased public land – each custodian for the land likely to be affected

### National Capital Authority

The National Capital Authority provided the following comments on Friday 10 April 2015:

*I refer to your letter of 25 March 2015 concerning Draft Variation to the Territory Plan 351 – West Belconnen (DV351).*

*As you are aware, the National Capital Authority (NCA) has commenced preparation of a Draft Amendment to the National Capital Plan (the Plan) to run concurrently with DV351. It is noted that the DV351 documentation only briefly refers to the Draft Amendment process. It is suggested that the NCA and EPD liaise to determine the level of information available in both DV351 and the NCA's Draft Amendment to ensure that readers are adequately informed of the respective processes.*

*It is noted that the Belconnen landfill site is proposed to be zoned as Hills, Ridges and Buffers in DV351. The Planning Study Report outlines retention of the existing recycling estate followed by evolution to other non-residential uses currently under investigation. While the recycling estate is within existing use rights, a number of potential uses may be incompatible with those permitted for Hills, Ridges and Buffers in the Plan.*

*It is the NCA's preference to zone the landfill site as Urban Land Use in the General Policy Plan – Metropolitan Canberra of the Plan (GPP). The proposed*

*land use of Hills, Ridges and Buffers in the Territory Plan is considered not inconsistent with the proposed urban land use of the GPP. With this approach an additional amendment to the Plan will not be required should the master planning propose land uses inconsistent with Hills, Ridges and Buffers.*

### Response

Comments are noted and agree to the NCA's preferred zoning for the landfill site in the GPP.

### **Conservator of Flora and Fauna**

The Conservator of Flora and Fauna made the following comments on Friday 10 April 2015:

*In accordance with Section 61(b) of the Planning and Development Act 2007, I advise that I have examined Draft Variation to the Territory Plan No 351, West Belconnen. The variation proposes to change the land use zoning immediately adjacent to the suburbs of Holt and Macgregor to facilitate future urban development of the area.*

*The proposed changes to the River Corridor – public land (nature reserve) boundaries are as previously agreed and can be supported.*

*The Variation also proposes changes to include a new Transport (TSZ1) zoning for a future extension to Ginninderra Drive. The construction of a road in this location will impact on an area set aside as an environmental offset for impacts on Golden Sun Moth from previous developments. This cannot be supported at this time as the road extension has not been approved; a route alignment has not been agreed upon; and the road would require offsetting of established offsets. The planning study report states that the Ginninderra drive completion "... is not an essential pre-requisite for the rezoning of the project area". Until the issues regarding impacts of this road on the offset area have been addressed, and a final alignment has been agreed, the land use zoning should remain the current mixture of Hills Ridges and Buffer and Urban Open Space.*

*A minor matter of correction is how current research and the agreed approach to uncertainty regarding the use of the area surrounding the Little Eagle nest is described. The position is correctly described in the table on P151 of the Planning Study as:*

*"A research project is currently underway to determine where the pair of little eagles is mainly foraging, while an exclusion area has been established around the nest tree, and southern development area awaiting the findings of this research. "*

*This wording should be consistently used throughout the planning documents.*

Changes need to be made to the documentation:

- Page 6 of the Draft Variation, where the position is not fully stated and gives the impression that an exclusion zone is permanently in place “A clearance zone is also applied to an area near Strathnairn Arts Centre and within the Lower Molonglo area so to protect a breeding pair of Little Eagles nesting in the area”. This should be changed to reflect the wording in the table on P151 in the Planning Study.
- Pages 127 and 132 of the Planning Study where it is stated that “Following identification of a little eagle presence on the site in late December 2013 and following subsequent consultation with ACT Conservation a report was prepared by ACT Conservation specifying measures to ensure the protection of the eagle nest site, including protection of the foraging area and a 200m clearance zone around the nest site itself”. The document would benefit from the addition of the wording as found in the table on P151 in the Planning Study.
- The Table within the Concept Plan needs to be amended to state:

Little Eagle Clearance Zone	
No development including infrastructure and construction related activities will be permitted within 200m of the Little Eagle nesting tree and foraging area indicated in <b>Figure 1</b> .	Urban development is not permitted until such time as research on the Little Eagle has been completed and confirms that the site is suitable for development.

Water Quality

Protection of the Murrumbidgee River needs to be strengthened in the Structure Plan. It is recommended that the words as underlined are included.

- 4. General principles and policies (10) – 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 to protect river corridor, water quality and downstream ecology.
- 6.5 Environment Protection (16) – Best practice WSUD principles will be adopted at all levels of the development to minimise potable water usage, manage overland flows and protect water quality and aquatic habitat in the Murrumbidgee River and Ginninderra Creek.
- 6.6 Landscape and Open Space Principles (27) – Open space will be..... contributes to the legibility and character of urban development and assists in the effective management of stormwater including encouraging onsite infiltration.

- *Stormwater management (84) – A WSUD strategy will be adopted to..... 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*

*The issue of a warming climate and climate change adaptation has not been addressed in the Variation. The development area of West Belconnen is significant in area and future population, with the intention for a much higher density than the established areas of Belconnen. This could significantly contribute to a number of climate related issues particularly the city heat island effect.*

*The Structure Plan would benefit from the inclusion of an additional policy headed Sustainable Development where the principles of adapting to a changing climate could be addressed. These principles could then be brought forward into the Concept Plan with rules that include relevant targets that need to be met in future estate developments e.g. a 50% summer shade target to all streets; deep root zones on all blocks (including multi unit sites) to enable the successful growth of shade trees, maximising permeable areas to allow water penetration; re-use of stormwater to irrigate playing fields and other high use public parks.*

### Response

Comments are noted and the documentation has been updated accordingly.

In relation to the extension of Ginninderra Drive, whilst the Conservator's non-support of the road is noted, it is important that the road is included in the draft variation so that the full development is clearly documented, transparent and understood. In response, the draft variation has been updated to clearly identify that the road is subject to a separate approval under the Commonwealth's *Environment Protection Biodiversity and Conservation Act 1999* and that the alignment indicated is indicative. The final Variation will reflect the road alignment, if approved by the Commonwealth. If the extension is not approved, it will be removed from the final Variation.

In relation to sustainability, general principles have been included in the structure plan and a criterion added to the concept plan pending the adoption of policy and legislative requirements by Government. As new policy and legislation are implemented in the future, subdivision and development will need to comply with them.

## **Environment Protection Authority**

The Environment Protection Authority provided the following comments on Wednesday 22 April 2015:

*Thank you for the opportunity to review and provide comment on the revised draft variation to the Territory Plan, DV351, for the rezoning of land to progress the development of West Belconnen.*

*As noted in Section 6.1 of the SLR noise Assessment Report, 'Existing Industrial Uses Noise Impact Assessment-SLR-140613\_v1', confirmation is required for proposed mitigation methods for noise from the Canberra Substation with follow-up measurements demonstrating the mitigation works have attenuated the noise to comply with the noise standard at the boundary of residential properties.*

*In addition, as per standard policy, prior to the use of any portion of the site for other purposes the site is required to be assessed, remediated and independently audited for suitability from a contamination perspective and the findings of the audit endorsed by the EPA.*

*Thank you again for the opportunity to comment on the draft variation and should you require further information please contact the Environment Protection Authority Liaison Officer on 6207 5642.*

### Response

Noted.

## **Heritage Council**

ACT Heritage provided the following comments on behalf of the Heritage Council on Wednesday 15 April 2015:

*Thank you for the opportunity to provide comments on the above Draft Territory Plan Variation (TPV).*

*We understand that the draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes proposed include: removal of current land use zones of Broadacre; Hills, Ridges and Buffer from part of the site; rezoning part of the site to a range of urban zones; applying a future urban area (FUA) overlay to part of the site; applying a Parks and Recreation overlay to part of the site; and introducing a site-specific structure plan and concept plan into the Territory Plan.*

*ACT Heritage comment on the proposed TPV is informed by the documents provided; and also by the ongoing heritage assessment of the West Belconnen Riverview Project, which has to date identified over 100 Aboriginal heritage sites in addition to the historic Belconnen Farm complex. While a Conservation Management Plan for Belconnen Farm has been prepared, the Project's Cultural Heritage Assessment for Aboriginal heritage sites is currently being revised prior to final submission to the Council, and the Council has not yet received the Project's Stage 1 Statement of Heritage Effect (SHE) or the Project's Conservation Management Plan for Aboriginal heritage places.*

*In this context, ACT Heritage does not object to the proposed rezoning of lands within the West Belconnen Urban Development Area, as Heritage Act 2004 provisions will continue to guide the management of heritage places and objects within this area.*

*However, ACT Heritage notes that the continued Aboriginal heritage assessment process may identify sites of high conservation value within the future urban zones of the proposed TPV. Appropriate management of such sites may include in situ conservation outcomes not anticipated at this time, but which may be identified through future liaison with the ACT Heritage Council, Representative Aboriginal Organisations and heritage practitioners.*

*ACT Heritage also has the following comments on documents provided as part of the proposed TPV:*

- *The Structure Plan provided should be amended in the following ways:*
  - *Section 4, Points 1 and 10 should include reference to heritage values, when discussing sustainable development principles and sustainable urban water management;*
  - *Section 4, Point 11, should be revised to refer to "Aboriginal and historic heritage places and objects" instead of "Aboriginal and historic heritage place";*
  - *Section 6.5, Point 18, currently states that heritage sites will be "conserved in a manner agreed by the ACT Heritage Unit and (where relevant) Registered Aboriginal Organisations". This should be revised to refer to "the ACT Heritage Council, and in consultation with Registered Aboriginal Organisations";*
  - *Section 7, Points 43 and 51, should include reference to heritage values, when describing the conservation corridor and the plan of management to be prepared for this area;*

- *Section 7 should reflect the ACT Heritage Council requirement for a 'Conservation Management Plan' to be prepared for Aboriginal heritage places and objects within the West Belconnen Development Area;*
- *Throughout, references to the Murrumbidgee River as a natural asset should be revised to a 'natural and cultural asset'; given the understanding of high cultural significance of the river emerging from the heritage assessment process; and*
- *The Concept Plan provided should be amended to include identification of known Aboriginal heritage places and objects within the West Belconnen Urban Development Area; and their management in accordance with Heritage Act 2004 provisions. It is anticipated this will include either the further investigation and salvage of heritage sites in accordance with an approved 'Statement of Heritage Effect', or the long term protection of heritage sites in accordance with an approved 'Conservation Management Plan'.*

#### Response

Comments are noted and the structure and concept plans updated accordingly.

#### **Land Custodian Territory and Municipal Services**

The land custodian provided the following comments on Monday 27 April 2015:

*TAMS provides the following comments in addition to previous comments provided in October 2014:*

- *TAMS accepts the proposed Ginninderra Drive alignment.*
- *Traffic noise reduction options on and along the roadway should be considered during the design phase.*

#### Response

Noted.

## **Land Custodian Arts ACT**

The land custodian provided the following comments on Wednesday 29 April 2015:

*The ACT Government through ArtsACT licences the Strathnairn Arts Facility to the Strathnairn Arts Association. A range of art related activities are undertaken on the land. ArtsACT as the land custodian for Block 1332 belconnen has no objection to the Draft Variation including Strathnairn together with some limited additional uses that provide opportunities for the arts precinct to grow and develop in the future and to support the adjacent residential development.*

### Response

Noted.

### 3. DRAFT VARIATION

#### 3.1 Variation to the Territory Plan

The Territory Plan map is varied in all of the following ways:

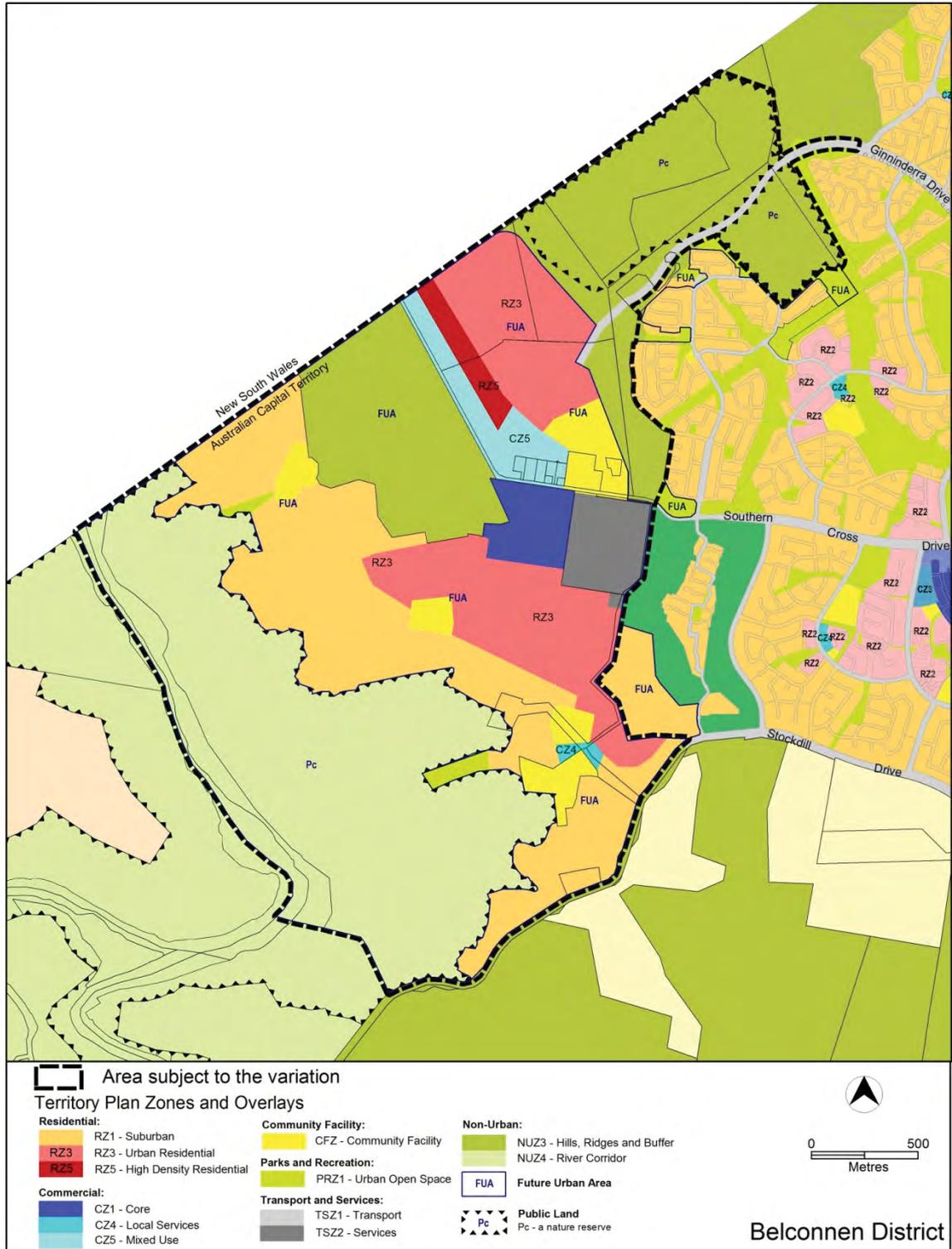


Figure 3 Territory Plan Zones Map changes

The Territory Plan is varied in all of the following ways:

**1. At 10 Precinct Maps and Codes, Belconnen District Map and Code**

*Substitute* Belconnen District Map

*With* **Appendix A**

**2. At 14 Structure Plans**

*Substitute* '14.1 Structure Plan West Belconnen'

*With* **Appendix B**

**3. At 15 Concept Plans – Precinct Codes for Section 93 of the Planning and Development Act 2007**

*Insert* West Belconnen Concept Plan, **Appendix C**

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, çempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

### TRANSLATING AND INTERPRETING SERVICE

# 131 450

Canberra and District - 24 hours a day, seven days a week

## Woolfenden, Mitchell

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**From:** Darke, Rachel  
**Sent:** Wednesday, 25 March 2015 3:47 PM  
**To:** Hai, Helen  
**Subject:** Clearance Zone Maps  
**Attachments:** Clearance Zones 2.jpg; Clearance Zones.jpg

Hi Helen,

Please see attached for Clearance maps. Let me know what you think and if you need anything changed.

Kind Regards

Rachel Darke | GIS and Mapping Officer

**Phone** 02 6207 0125 | **Email** [rachel.darke@act.gov.au](mailto:rachel.darke@act.gov.au)

**Planning Delivery** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

[www.environment.act.gov.au](http://www.environment.act.gov.au)



Area subject to the variation

Clearance Zones

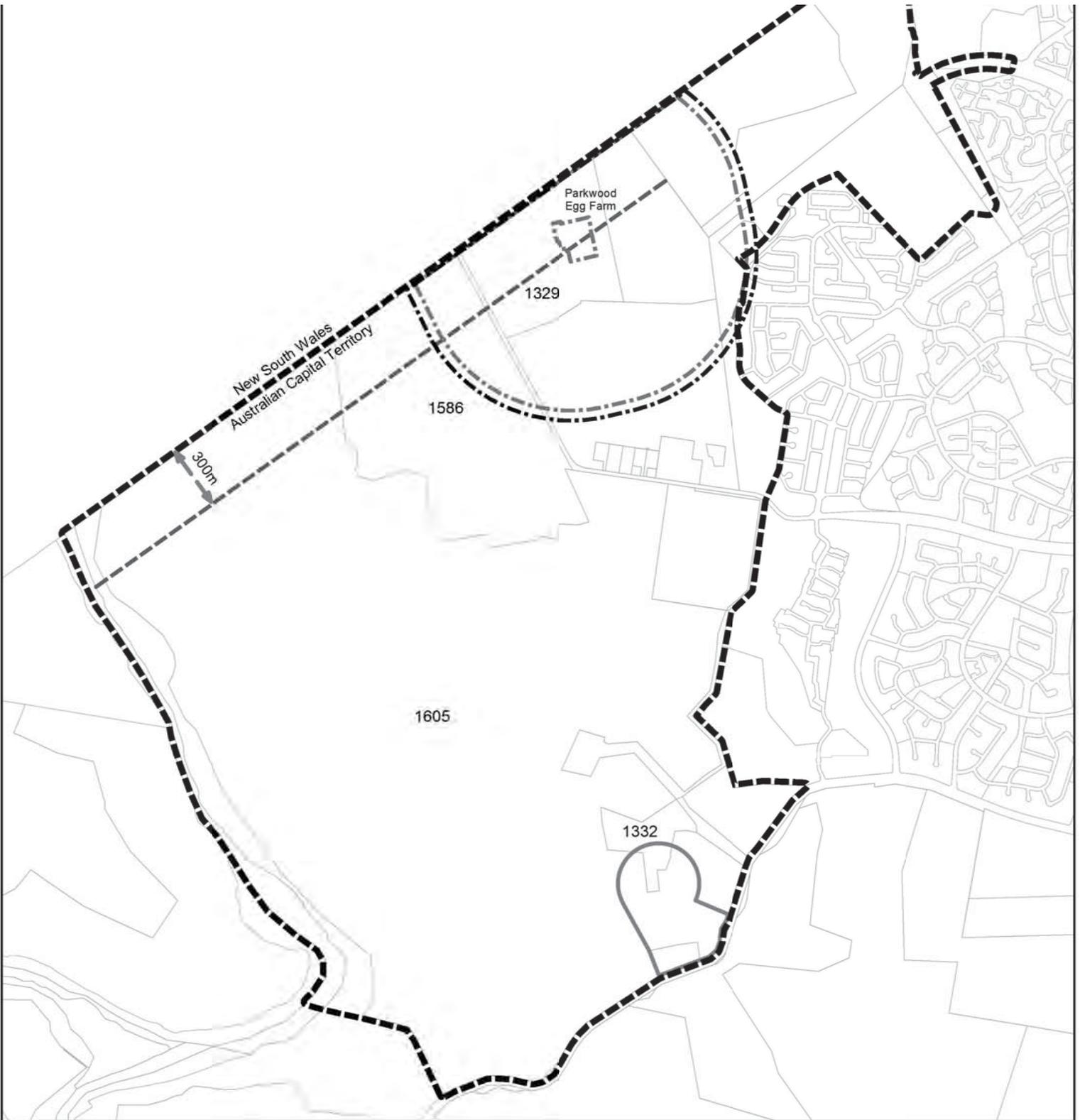


Greenwaste Clearance Zone



Landfill Clearance Zone

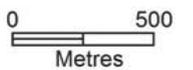


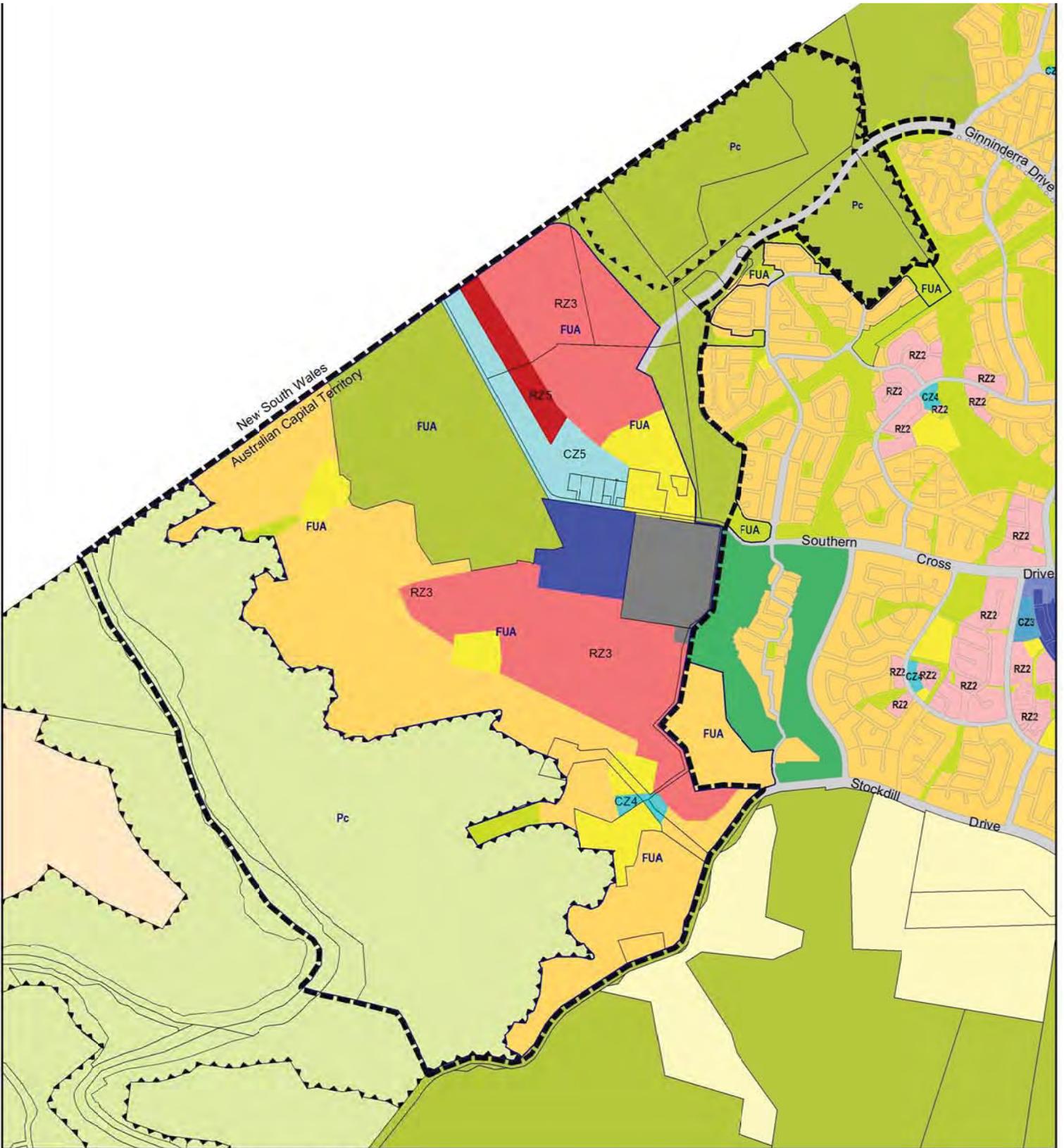


 Area subject to the variation

**Clearance Zones**

-  Little Eagle Clearance Zone
-  Pond and Wetland Clearance Zone
-  Egg Farm Clearance Zone





 Area subject to the variation

**Territory Plan Zones and Overlays**

**Residential:**

-  RZ1 - Suburban
-  RZ3 - Urban Residential
-  RZ5 - High Density Residential

**Commercial:**

-  CZ1 - Core
-  CZ4 - Local Services

**Community Facility:**

-  CFZ - Community Facility

**Parks and Recreation:**

-  PRZ1 - Urban Open Space

**Transport and Services:**

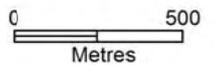
-  TSZ1 - Transport

**Non-Urban:**

-  NUZ3 - Hills, Ridges and Buffer
-  NUZ4 - River Corridor

-  FUA - Future Urban Area

-  Pc - Public Land



## Woolfenden, Mitchell

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**From:** Gianakis, Steven  
**Sent:** Tuesday, 12 May 2015 10:33 AM  
**To:** Darke, Rachel; Hai, Helen  
**Subject:** RE: Clearance Zones for West Belconnen

Hi Rachel

Sorry i was away yesterday. Not sure whether Helen has advised.

Notwithstanding, the distances are:

- Greenwaste – 1000m from licence site; and
- Landfill – 500m from block boundary.

Steven

---

**From:** Darke, Rachel  
**Sent:** Monday, 11 May 2015 2:54 PM  
**To:** Hai, Helen; Gianakis, Steven  
**Subject:** Clearance Zones for West Belconnen

Hi Steven and Helen,

I do not have the distances for the Greenwaste Clearance zone or the Landfill Clearance Zone.

Do either of you know what these are suppose to be?

Kind Regards  
Rachel

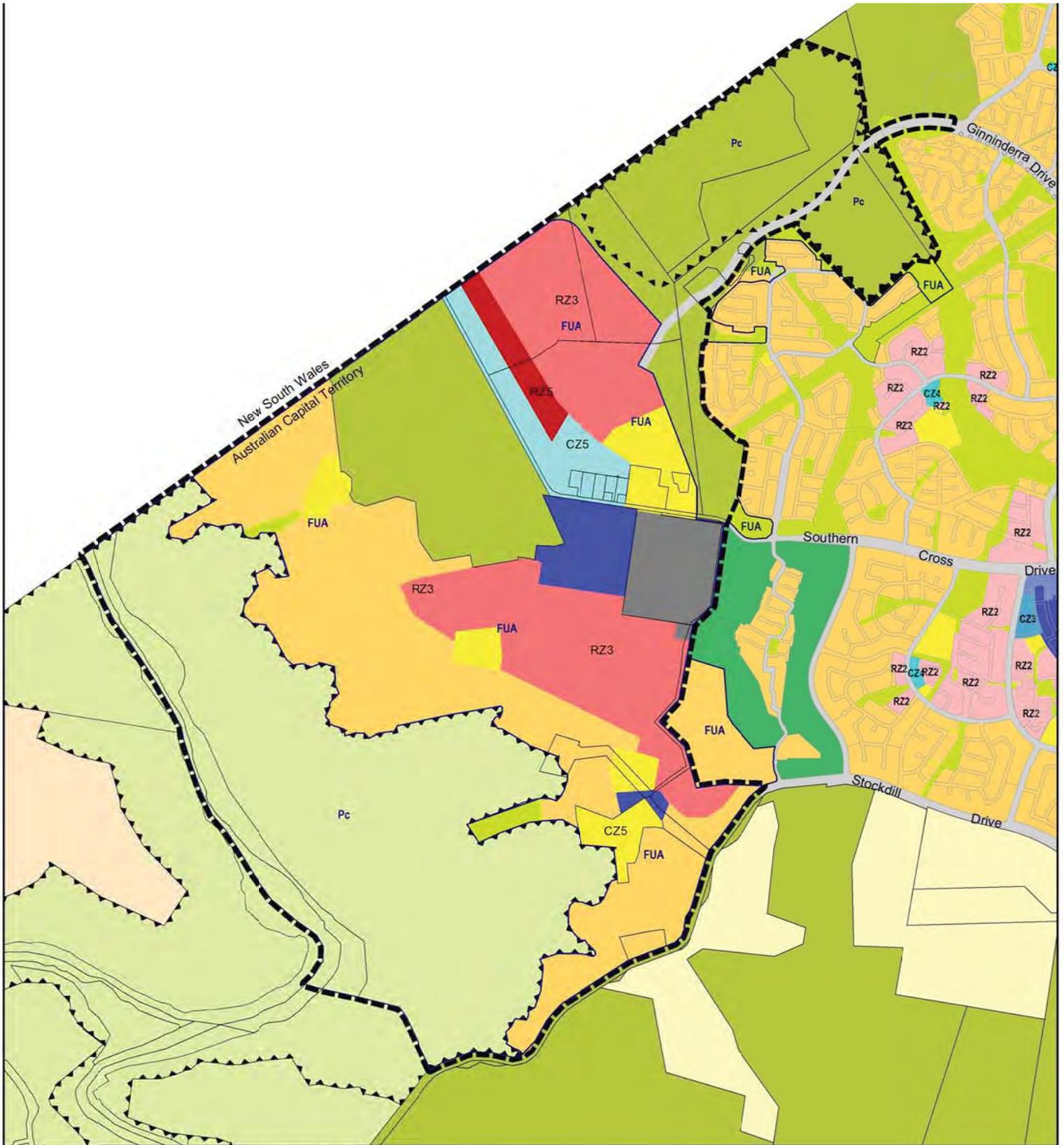
Rachel Darke | GIS and Mapping Officer

**Phone** 02 6207 0125 | **Email** [rachel.darke@act.gov.au](mailto:rachel.darke@act.gov.au)

**Planning Delivery** | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

[www.environment.act.gov.au](http://www.environment.act.gov.au)



 Area subject to the variation

**Territory Plan Zones and Overlays**

**Residential:**

-  RZ1 - Suburban
-  RZ3 - Urban Residential
-  RZ5 - High Density Residential

**Commercial:**

-  CZ1 - Core

**Community Facility:**

-  CFZ - Community Facility

**Parks and Recreation:**

-  PRZ1 - Urban Open Space

**Transport and Services:**

-  TSZ1 - Transport

**Non-Urban:**

-  NUZ3 - Hills, Ridges and Buffer
-  NUZ4 - River Corridor

-  FUA - Future Urban Area

-  Public Land





## Mick Gentleman MLA

MINISTER FOR PLANNING  
MINISTER FOR COMMUNITY SERVICES  
MINISTER FOR WORKPLACE SAFETY AND INDUSTRIAL RELATIONS  
MINISTER FOR CHILDREN AND YOUNG PEOPLE  
MINISTER FOR AGEING

MEMBER FOR BRINDABELLA

# MEDIA RELEASE

## Have your say on planning changes for new development in outer West Belconnen

**Territory Plan changes to facilitate new development on the ACT/NSW border have been released for public comment today.**

“Draft variation 351 - West Belconnen applies to proposed development on ACT land north of Stockdill Drive to the Murrumbidgee River and Ginninderra Creek,” Minister Gentleman said.

“Draft variation 351 (DV351) follows the ACT Government decision in 2013 to enter into a partnership with the Riverview Group to investigate land in West Belconnen for future residential development.

“DV351 will provide increased opportunities for providing affordable housing and showcasing a range of housing options in a new urban area,” Minister Gentleman said.

Development in the ACT component of the development is expected to accommodate approximately 6500 dwellings with a 360ha nature conservation corridor along the Murrumbidgee River and Ginninderra Creek.

Designated land in NSW has potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor. This will be subject to a separate NSW rezoning process.

Schools, commercial centres, open space and employment opportunities will all be provided.

“This variation represents an important step in considering West Belconnen for future residential development, while properly recognising the importance of the cultural and environmental values in the river corridor,” said Minister Gentleman.

To support the draft Variation, the National Capital Authority has released a concurrent Amendment to the National Capital Plan.

For more information visit [www.planning.act.gov.au](http://www.planning.act.gov.au)

### Statement Ends

Media Contact: Ellie Yates

Ph: 620 50351

Mob: 0434 860 282

[ellie.yates@act.gov.au](mailto:ellie.yates@act.gov.au)

ACT Legislative Assembly

Phone: (02) 6205 0218 Email: [GENTLEMAN@act.gov.au](mailto:GENTLEMAN@act.gov.au)



[@GENTLEMANMick](https://twitter.com/GENTLEMANMick)



[www.facebook.com/MickGentleman](http://www.facebook.com/MickGentleman)



## Woolfenden, Mitchell

---

**From:** Richard Nash <richard.nash@natcap.gov.au>  
**Sent:** Thursday, 21 May 2015 1:50 PM  
**To:** Hai, Helen  
**Subject:** FW: Media Alert: Proposed Amendment For West Belconnen Urban Development [SEC=UNCLASSIFIED]

Hi Helen,

FYI

---

**From:** Media  
**Sent:** Thursday, 21 May 2015 11:28 AM  
**Subject:** Media Alert: Proposed Amendment For West Belconnen Urban Development [SEC=UNCLASSIFIED]

### Security: UNCLASSIFIED

**21 May 2015**

#### HAVE YOUR SAY ON PROPOSED AMENDMENT FOR WEST BELCONNEN URBAN DEVELOPMENT

The National Capital Authority (NCA) invites public comment on a proposed amendment to the National Capital Plan.

If approved, Draft Amendment 85 will amend broad land uses of the General Policy Plan (Metropolitan Canberra) to expand the Urban Area of Belconnen to the ACT/NSW border and redefine the Murrumbidgee River corridor.

DA85 is in response to a request from the Riverview Group, acting on behalf of the ACT Government's Land Development Agency (LDA).

The LDA has proposed that the town of Belconnen be extended immediately to the west of the suburbs of Holt and Macgregor for future urban development.

The consultation process for Draft Amendment 85 is being run concurrently with Territory Plan Draft Variation 351. DV351 seeks to define detailed land use provisions for the subject site.

The draft amendment is available on the NCA's website ([www.nationalcapital.gov.au](http://www.nationalcapital.gov.au)). Hard copies are available on request.

An information session will be held on Thursday 4 June at 6 pm, at Shop 2, Kippax Fair Shopping Centre, Hardwick Crescent, Holt ACT 2615.

A single point for submitting comments has been established and submissions will be considered by both the National Capital Authority and the ACT Government's Environmental Planning Directorate. Comments can be made to [terrplan@act.gov.au](mailto:terrplan@act.gov.au) or mailed to Territory Plan Comments, GPO Box 158, Canberra, ACT 2601.

Submissions close at 5pm on Monday 6 July 2015. Comments will be considered before a decision is made on the proposed Draft Amendment.

Following consultation, the draft amendment requires the approval of the Assistant Minister for Infrastructure and Regional Development. If it is approved it is subject to consideration by both houses of the Australian Parliament for 15 sitting days.

**MEDIA CONTACT:**  
**Kate Still** | Director National Engagement

**National Capital Authority**

☎ (02) 6271 2893 | ☎ 0417 713 863 | 📄 (02) 6273 4427

**National Capital Authority** | Treasury Building, King Edward Terrace, PARKES ACT 2600

GPO Box 373, CANBERRA ACT 2601 | 🌐 [www.nationalcapital.gov.au](http://www.nationalcapital.gov.au) | Twitter: @NCA\_Media

LoveLBG is a strategy developed by the NCA to encourage social media users to share tips on protecting Canberra's waterways using the hashtag #LoveLBG.



# DV351 West Belconnen

## Talking points

- Draft variation to the Territory Plan No. 351 (DV351) applies to the area immediately west of the suburbs of Macgregor and Holt.
- The proposed development covers land in the Yass Valley and the ACT.
- The development area is bounded by Stockdill Drive to the east, the Murrumbidgee River provides the southwest and western boundary and Ginninderra Creek forms the northern boundary for the NSW land.

### Reasons for the proposed DV

- West Belconnen is identified in the ACT Planning Strategy as a ‘future urban investigation area’ because it is recognised suitable for future possible settlement that ‘will be considered in a regional context and in terms of their interrelationships with immediately adjoining areas of NSW’.

### Housing opportunity & options for DV

- The need for affordable housing and a range of housing options is a continuous challenge faced by the ACT Government.
- DV351 will provide increased opportunities in providing affordable housing and showcasing a range of housing options in a greenfield context.

### Number of dwellings proposed

- ACT portion of the development is expected to accommodate approximately 6500 dwellings with a 360ha conservation corridor formed along the Murrumbidgee River and Ginninderra Creek.
- The land in NSW will be potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor.

### Amendment to National Capital Plan

- Under the National Capital Plan, land in the ACT will need to be rezoned to reflect its intended uses that are to be proposed in the Territory Plan variation.

### **Matters of national environmental significance (MNES)**

- The study area contains matters of national environmental significance (MNES) being the pink tailed worm lizard, box gum woodland and golden sun moth under the Commonwealth's Environment Protection Biodiversity Conservation Act.
- The work also includes a potential extension of Ginninderra Drive, which is likely to impact on the existing Jarramlee and West Macgregor environmental offset areas. .

### **Legislative changes required for West Belconnen development**

- The proposed development is subject to a rezoning to the Yass Valley Local Environmental Plan, a variation to the Territory Plan, an Amendment to the National Capital Plan and environmental approvals from the Commonwealth and ACT Government.
- To streamline the ACT rezoning processes, DV351 and the Amendment to the National Capital Plan will be undertaken and publicly notified in conjunction with one another.

### **Timing of land release in West Belconnen**

- The ACT Government is hoping to commence land release in West Belconnen as early as in the 2015-16 financial year, pending the outcome of DV351.
- The development is intended to commence at Stockdill Drive (the eastern boundary of the site) and extend westward in stages to the ACT/NSW border. The project is expected to extend over a period of approximately forty years.

### **Further background information**

#### **Relationship with Kippax group centre**

- The proposed development commencing from Stockdill Drive will focus on the existing Kippax group centre as the primary commercial centre for the West Belconnen area in the medium term, or until a commercial centre is developed in West Belconnen.
- A master planning exercise will be undertaken for Kippax and this will be subject to a separate public consultation process later in 2015.

### **Creation of easement for the transmission lines**

The site is traversed by a number of 330kV transmission lines feeding to the Canberra TransGrid substation located on Parkwood Road. A 60m easement will be created for each power line. Residential and sensitive land uses are not permitted within powerline easements. In addition, a new ActewAGL electrical substation will be required to service the development and this is proposed to be located near the existing TransGrid Substation.

### **Reason for zoning change to Strathnairn Arts Precinct**

Community Facility zone is proposed to Strathnairn Arts Precinct to more accurately reflect the use of the land as an artist facility. To support the development of West Belconnen and provide flexibility for the site into the future, some limited additional uses including craft workshop, place of assembly, produce market, restaurant, shop, business agency are introduced as an area specific policy.

### **Reason for zoning change to Belconnen Farm Precinct**

For the same reason, Belconnen Farm Heritage Precinct is to be zoned Community Facility zone to better reflect the use as heritage precinct. Additional uses including craft workshop, place of assembly, produce market, restaurant, shop, and business agency are also added as an area specific policy.

### **Possible future zoning for the land fill site**

Whilst the rezoning is proposed to include the land fill site, residential and other sensitive uses will not be permitted. A separate master plan exercise will be undertaken to confirm the range of uses that will be ultimately provided. These future uses on the land will need to be approved by an independent contamination auditor and the Environmental Protection Authority.

### **Impact to use the land fill site for 'Mr Fluffy' demolition program**

In the short term, the land fill site will continue to receive the demolished 'Mr Fluffy' homes until the program ends. The Draft Variation maintains a clearance zone for development around the land fill site of 500m until such time as the 'Mr Fluffy' program ends. Additional clearance zones are in place around the Green Waste Facility and Pace Egg Farm that prohibits residential development whilst these facilities operate. Any change to the clearance zones will need to be approved by an independent contamination auditor and the Environmental Protection Authority.

### **Creation of river corridor to protect flora and Fauna**

The Murrumbidgee River corridor boundary has been amended to reflect recent environmental surveys to protect pink tailed worm lizard habitat and box gum woodland. The draft variation proposes to introduce a nature reserve overlay to the river corridor.

**Impact and possible solution to Parkwood Horse Paddocks and the Pony Club**

The draft variation also proposes to rezone the area that is currently used as the Parkwood Horse Paddocks and the Pony Club. In the long term, residential development will occur in these areas. The Government is currently looking for an alternative site for the Pony Club. Also a Government Horse Paddock Strategic Review has recently been commenced by EPD that will assess options for alternative horse paddocks.

Whilst West Belconnen is a long term project, a number of additional studies at land fill site, Kippax, horse paddocks and for the Pony Club are being undertaken now by the Government to plan for the future and the opportunities that this development presents.





1: 3,369

**DISCLAIMER**

The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

26-May-2015

Page 1 of 2



**ACT**  
Government



Margregor

5165-2-161 Lessees are not  
5167-2-166 existed at time of  
part 5-163 public consultation  
PV351.

FUA 227  
7

✓ 149

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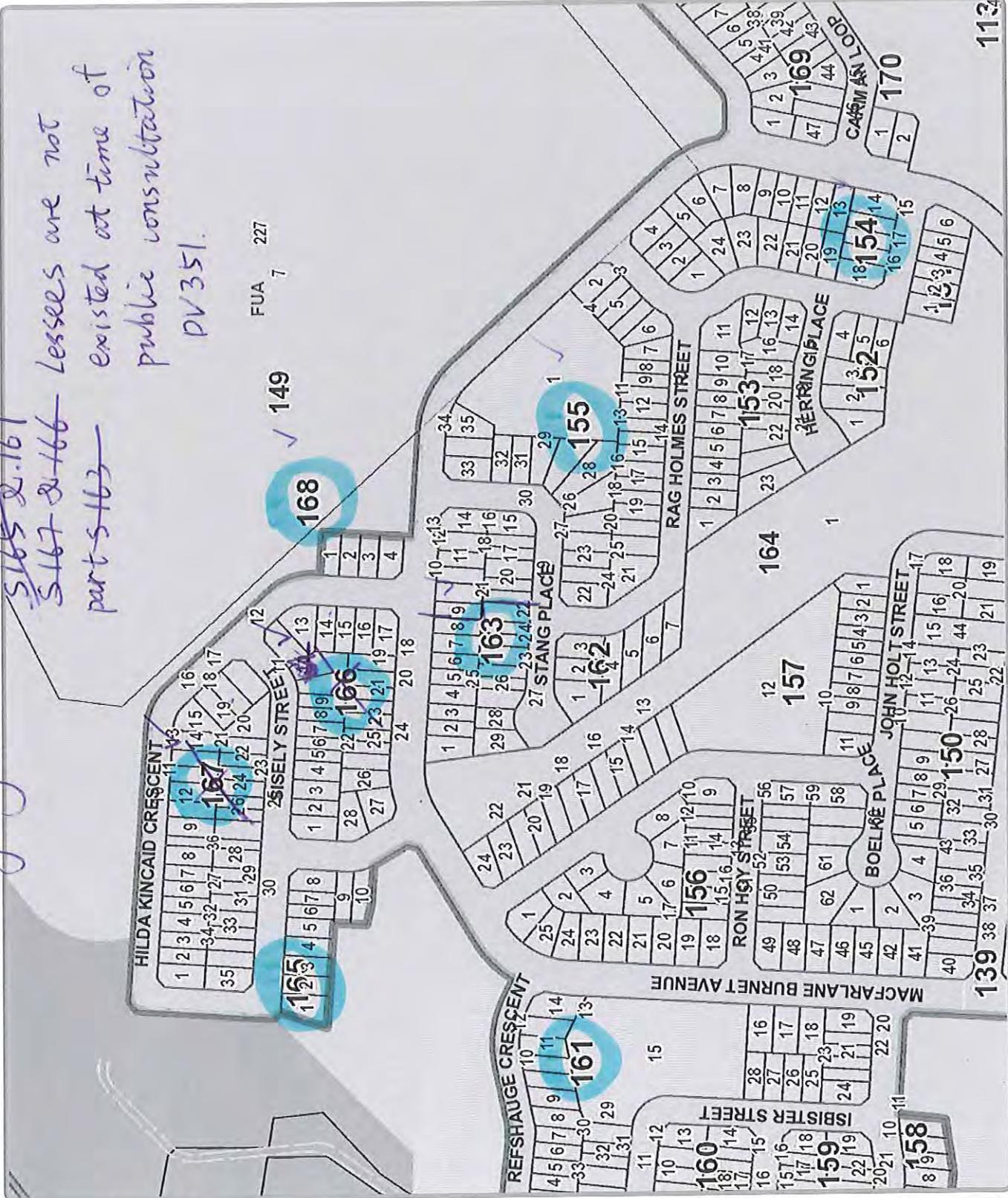
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**DISCLAIMER**

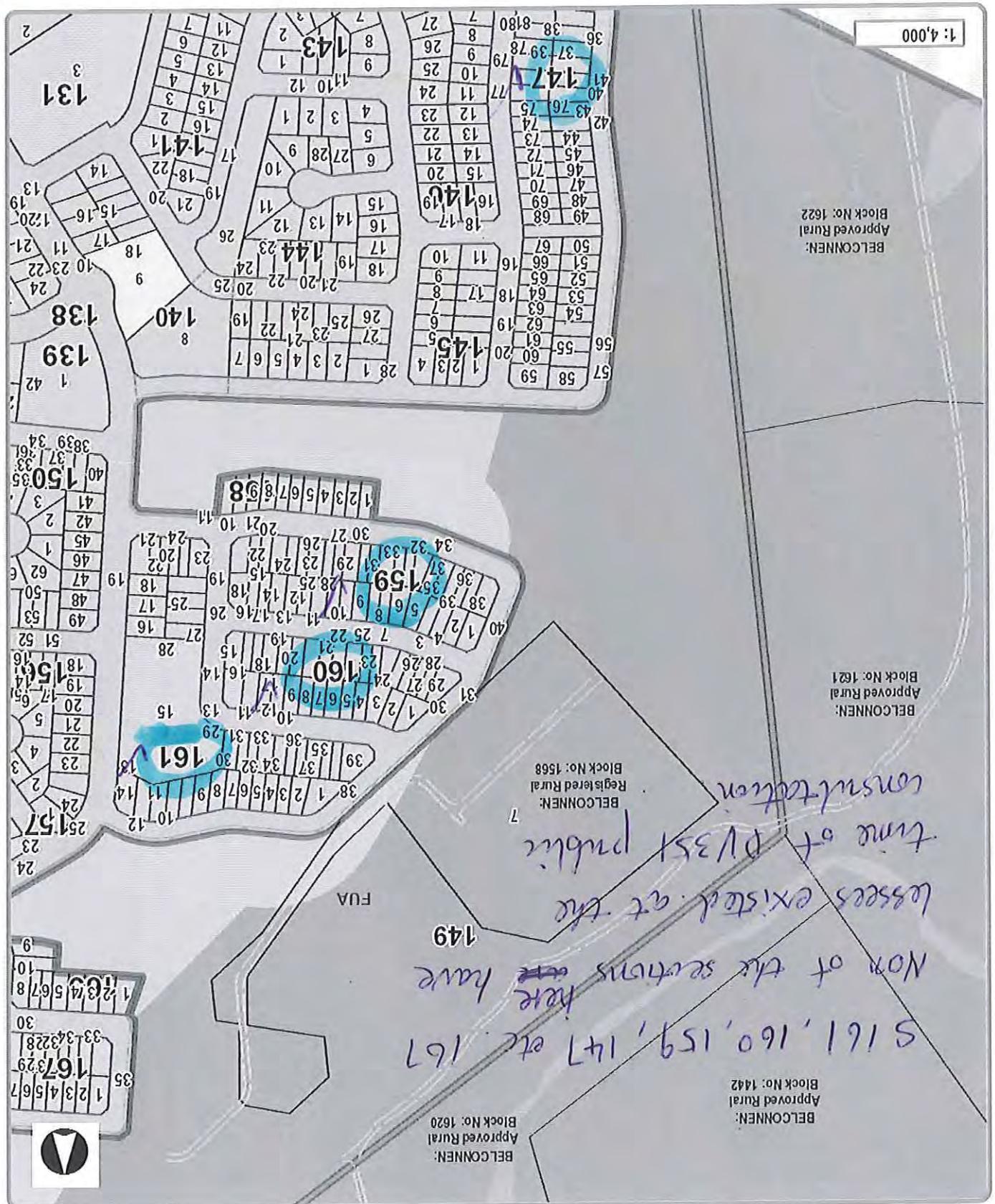
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Disclaimer The map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

26-May-2015



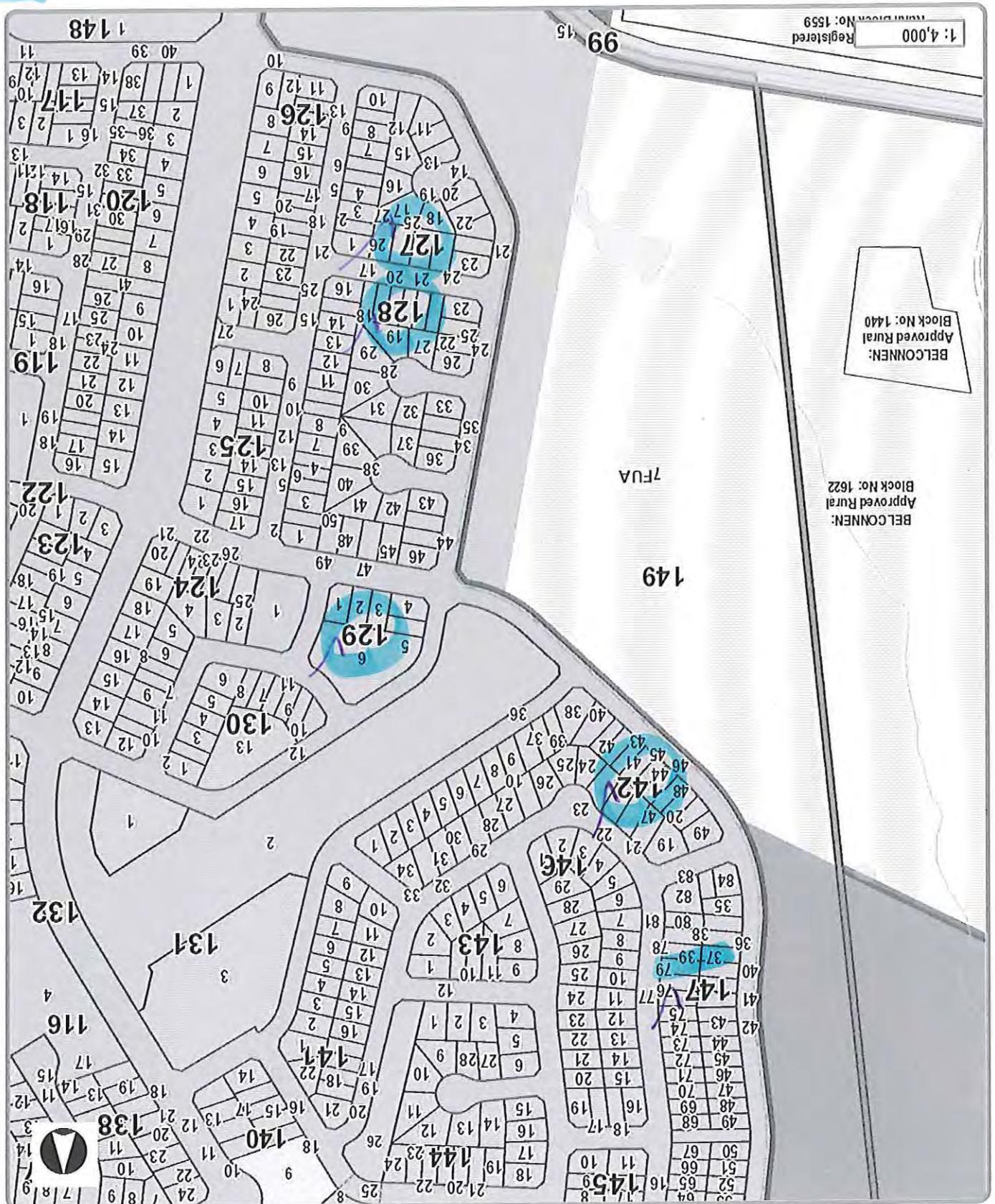
Macgregor



Disclaimer The map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

26-May-2015

1:4,000 Registered Mini-Block No: 1559



BELCONNEN:  
Approved Rural  
Block No: 1440

BELCONNEN:  
Approved Rural  
Block No: 1622

AETmap®

*Margreger*



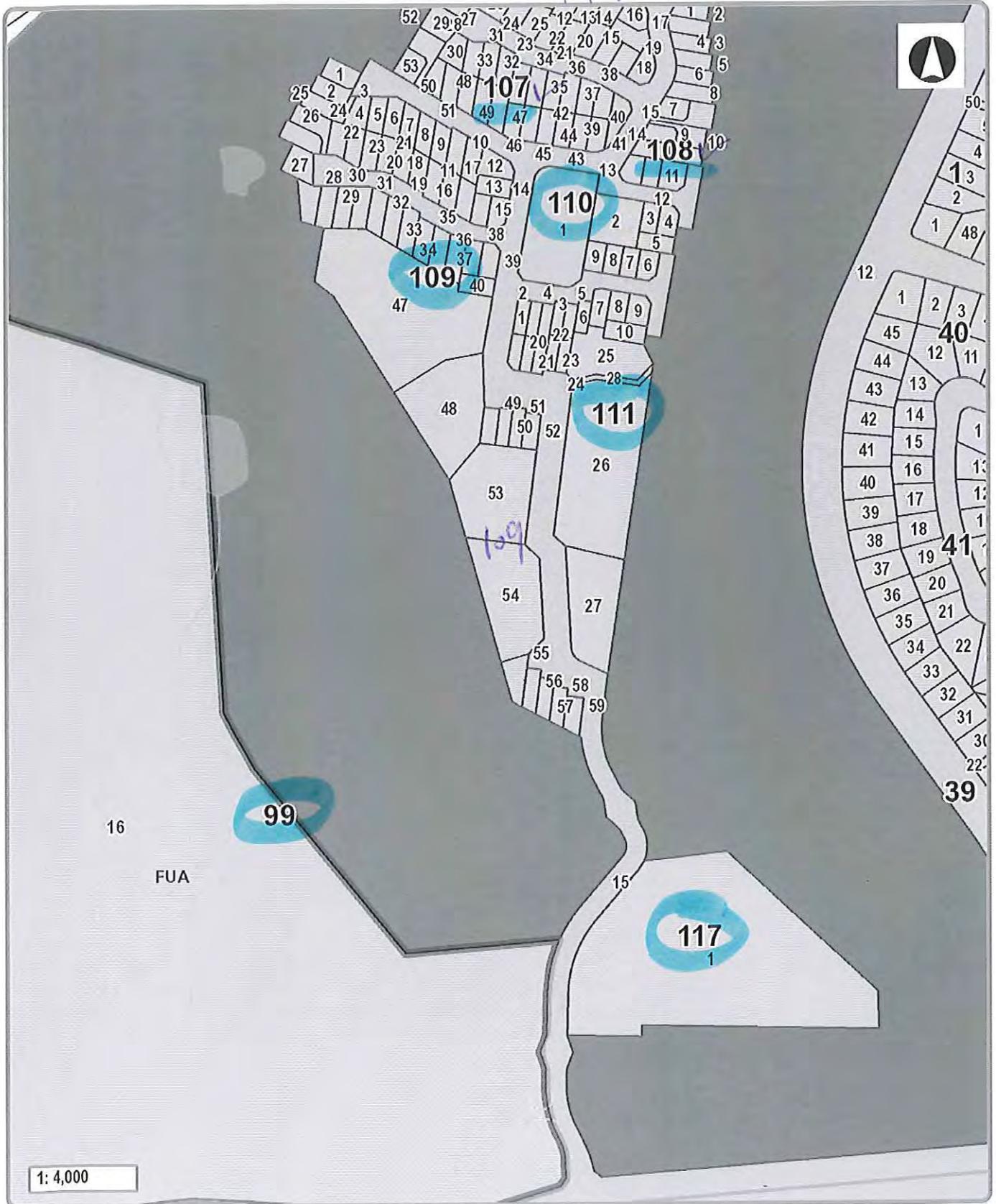
*public consultation*

*Lessors are not existed at time of DV351*

Disclaimer The map is a user generated static output from an Internet mapping site and its for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

26-May-2015







**ACT**  
Government

Environment and Planning

NOTE: If you are not the owner of this property please forward this letter to your landlord or managing agent

**Dear Lessee**

### **Notification**

#### **Public Consultation of Draft Variation 351 West Belconnen Urban Development – Belconnen District**

The ACT Government invites written comments on Draft Variation to the Territory Plan 351 (DV 351) which proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The changes include:

- Rezoning part of the site to a range of urban zones
- Introducing a nature reserve overlay to the river corridor zone
- Rezoning the Transgrid Canberra Substation to a Transport and Services zoning
- Rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- Introduce a site-specific structure plan and concept plan into the Territory Plan

This proposal will indicate potential future urban development patterns and guide future development and assessment of the area.

The Territory Plan guides the planning and development of the ACT and is used to manage development, in particular how land is used and what can be built. Variations to the Plan ensure it remains a contemporary best practice document that meets the needs of the ACT.

DV351 is available for viewing at [www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations). Alternatively, please contact the planning and land authority by email at [terrplan@act.gov.au](mailto:terrplan@act.gov.au) or by phone on 6207 1923 if you would like a copy of DV351 emailed or posted to you.

Information on the consultation period and advice on how to make a comment is enclosed.

Public comments on the proposal are invited before **COB Monday 6 July 2015**.

Yours sincerely

Territory Plan Section

#### **Environment and Planning Directorate**

16 Challis Street, Dickson  
GPO Box 158, Canberra, ACT 2601 • Telephone: (02) 6207 1923 • Email: [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au)  
Website: [www.environment.act.gov.au](http://www.environment.act.gov.au)

# Planning and Development (Draft Variation No 351) Consultation Notice 2015

## Notifiable instrument NI2015— 220

made under the

***Planning and Development Act 2007*, section 63 (Public consultation - notification) and section 64 (Public consultation – notice of interim effect etc)**

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Under the *Planning and Development Act 2007* (the Act), section 63(1), the planning and land authority has prepared Draft Variation No 351 to the Territory Plan – West Belconnen Urban Development.

Draft Variation No 351 to the Territory Plan proposes to rezone part of the site to a range of urban zones; introduce a nature reserve overlay to the river corridor; rezone the Transgrid Canberra Substation to a Transport and Services zoning; rezone the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone; apply a future urban area (FUA) overlay to part of the site and introduce a site-specific structure plan and concept plan into the Territory Plan.

The draft variation is available online at **[www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations)** until the closing date for written comments. Background documents are available at **[www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations)**.

Printed copies of the draft variation are available for inspection and purchase at the Environment and Planning Customer Service Centre, 16 Challis Street Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

Written comments are invited by **COB Monday 6 July 2015**.

Comments should include reference to the draft variation, your name and contact details and be addressed to the Territory Plan Section.

Comments can be:

- emailed to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)
- mailed to Territory Plan Section, GPO Box 158, Canberra, ACT 2601
- delivered to EPD's Customer Service Centre at the above address

Comments received will be made publicly available 10 working days after the closing date for no less than 15 working days at EPD's customer service centre in Dickson and may be published on EPD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the Act. A request for exclusion under this section must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

### Effect of the draft variation

Section 65 of the Act does not apply in relation to the draft variation so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

Planning and land authority



**ACT**  
Government

Environment and Planning

29 May 2015

NOTE: If you are not the owner of this property please forward this letter to your landlord or managing agent

Dear Lessee

### Notification

#### Public Consultation of Draft Variation 351 West Belconnen Urban Development – Belconnen District

The ACT Government invites written comments on Draft Variation to the Territory Plan 351 (DV 351) which proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The changes include:

- Rezoning part of the site to a range of urban zones
- Introducing a nature reserve overlay to the river corridor zone
- Rezoning the Transgrid Canberra Substation to a Transport and Services zoning
- Rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- Introduce a site-specific structure plan and concept plan into the Territory Plan

This proposal will indicate potential future urban development patterns and guide future development and assessment of the area.

The Territory Plan guides the planning and development of the ACT and is used to manage development, in particular how land is used and what can be built. Variations to the Plan ensure it remains a contemporary best practice document that meets the needs of the ACT.

DV351 is available for viewing at [www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations). Alternatively, please contact the planning and land authority by email at [terrplan@act.gov.au](mailto:terrplan@act.gov.au) or by phone on 6207 1923 if you would like a copy of DV351 emailed or posted to you.

Information on the consultation period and advice on how to make a comment is enclosed.

Public comments on the proposal are invited before **COB Monday 6 July 2015**.

Yours sincerely

Territory Plan Section

#### Environment and Planning Directorate

16 Challis Street, Dickson  
GPO Box 158, Canberra, ACT 2601 • Telephone: (02) 6207 1923 • Email: [Terrplan@act.gov.au](mailto:Terrplan@act.gov.au)  
Website: [www.environment.act.gov.au](http://www.environment.act.gov.au)

## Planning and Development (Draft Variation No 351) Consultation Notice 2015

Notifiable instrument NI2015— 220

made under the

*Planning and Development Act 2007*, section 63 (Public consultation - notification) and section 64 (Public consultation – notice of interim effect etc)

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Under the *Planning and Development Act 2007* (the Act), section 63(1), the planning and land authority has prepared Draft Variation No 351 to the Territory Plan – West Belconnen Urban Development.

Draft Variation No 351 to the Territory Plan proposes to rezone part of the site to a range of urban zones; introduce a nature reserve overlay to the river corridor; rezone the Transgrid Canberra Substation to a Transport and Services zoning; rezone the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone; apply a future urban area (FUA) overlay to part of the site and introduce a site-specific structure plan and concept plan into the Territory Plan.

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Planning and land authority