

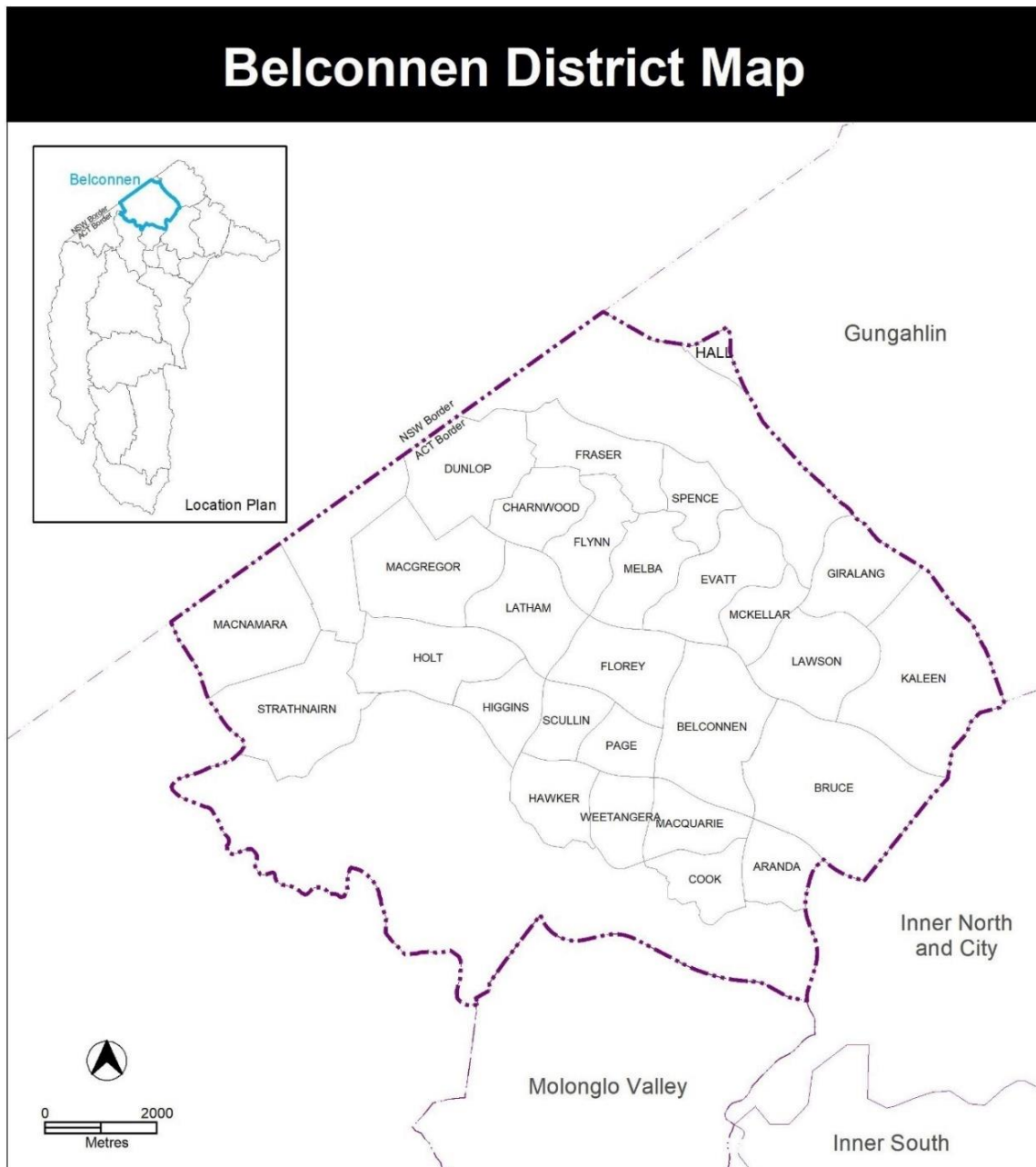
PART D2: BELCONNEN DISTRICT POLICY

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1.1 District map

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

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



1.2 Land and use table

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

The uses listed require development approval unless they meet the 'exempt development' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

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

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Aranda	CFZ		retirement village, supportive housing	Block 2 Section 1
Belconnen District	NUZ3	Nil	outdoor recreation facility	Rural Block 1601
	NUZ4	treatment plant	Nil	Rural Block 1553 Rural Block 1602
	NUZ3	landfill site recycling facility recyclable materials collection	Nil	Rural Block 1329 Rural Block 1586
Belconnen	CZ1	Produce market	Nil	AD1 Figure 12
	CZ2	Service Station	Nil	AD2 Figure 12
	CZ6	Nil	caravan park / camping ground, drive in cinema, group or organised camp, overnight camping area	PD1 Figure 12
	CZ6	office, residential use	caravan park / camping ground ,drive in cinema, group or organised camp, overnight camping area	AD4/PD1 Figure 12
	CZ3	corrections facility	build to rent development, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive	AD3/PD2 Figure 12

CONSULTATION DRAFT FOR COMMENT

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			housing	
	CZ2	light industry, ,, store, veterinary hospital, warehouse	build to rent development, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing	AD6 / PD3 Figure 12
		industrial trades, light industry, plant and equipment hire establishment, store, veterinary hospital, warehouse		AD5 Figure 12
Bruce	CZ5	defence installation; drink establishment; light industry; place of assembly; scientific research establishment; store; warehouse	hotel	AD1 /PD1 Figure 13
	CZ5	establishment; light industry; place of assembly; scientific research establishment; store; warehouse		AD1 Figure 13
	CZ5	club	hotel	AD2 Figure 13
	CZ4	drink establishment	Nil	AD3 Figure 13
	CFZ	car park, club, commercial accommodation use, motel, hotel, guest house, communications facility, craft workshop, drink establishment, financial establishment, hotel, indoor entertainment facility, light industry, motel, multi-unit housing, nature conservation area, place of assembly, playing field, pedestrian plaza, produce market, transport facility, restaurant, scientific research establishment, service station, serviced apartment, shop, store,	Nil	AD4 Figure 13

CONSULTATION DRAFT FOR COMMENT

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		supermarket, takeaway food shop, veterinary hospital.		
Charnwood	CFZ	Nil	retirement village; supportive housing	Block 1 Section 93
	CZ1	industrial trades, municipal depot, store.	Nil	AD1 Figure 14
	CZ2	funeral parlour, light industry, service station, veterinary hospital	Nil	AD2 Figure 14
Evatt	CFZ	Nil	retirement village; supportive housing	Block 1 Section 11 Block 1 Section 82 Block 14 Section 52
Fraser	CFZ	Nil	retirement village; supportive housing	Block 2 Section 40
Giralang	CFZ	Nil	retirement village; supportive housing	Block 4 Section 80 Block 9 Section 80
Hawker	CFZ	Nil	retirement village; supportive housing	Figure 15
	CZ1	industrial trades, municipal depot, store.	Nil	Figure 15
	CZ2	funeral parlour, light industry, service station, veterinary hospital	Nil	Figure 15
Holt	CFZ		retirement village; supportive housing	Block 1 Section 48
	CZ2	funeral parlour, light industry, service station, veterinary hospital	Nil	Blocks 18, 21, 25, 67, 69 Section 51
	CZ2	service station		Block 1 Section 53
Kaleen	CFZ	Nil	retirement village; supportive housing	Block 1 Section 45 Block 1 Section 101 Block 1 Section 120 Block 58 Section 28
	CZ1	industrial trades, municipal depot, store.	Nil	Blocks 2, 9-14 Section 88
	CZ5	club	Nil	Block 4 Section 89
Latham	CFZ	Nil	retirement village; supportive housing	Block 2 Section 30
Macgregor	CFZ	Nil	retirement village; supportive housing	Block 3 Section 81 Block 9 Section 140
Macquarie	CFZ	Nil	retirement village; supportive housing	Figure 16
	CZ1	industrial trades,	Nil	Figure 16

CONSULTATION DRAFT FOR COMMENT

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		municipal depot, store.		
	CZ2	funeral parlour, light industry, service station, veterinary hospital	Nil	Figure 16
McKellar	CFZ	Nil	retirement village; supportive housing	Block 4 Section 52
Melba	CFZ	Nil	retirement village; supportive housing	Block 1 Section 27 Block 1 Section 44
Scullin	CFZ	Nil	retirement village; supportive housing	Block 1 Section 13 Blocks 22, 24, 27, 28 Section 43
Strathnairn		Nil	Nil	

1.3 Policy outcomes

Development proposals in the Belconnen District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district. The policy outcomes to be achieved for the Belconnen District are derived from the Belconnen District Strategy. The Belconnen District Strategy sets the vision, priorities and values of the district.

The desired policy outcomes to be achieved for Belconnen District follow five themes (landscape, community, amenity, employment and access):

Landscape: A strong part of Belconnen's character is the landscape setting. The prominence and environmental qualities of the inner hills including Mt Painter, The Pinnacle, The Gossan and Mt Rodgers is to be retained and enhanced.

Policy outcomes include the following:

1. Preserve the visual separation between districts provided by Bruce Ridge, Kama Nature Reserve, Aranda Bushland and Dunlop Grasslands.
2. Extend the blue-green network in Macgregor, Charnwood, Lawson and Kaleen.
3. Protect and enhance environmental and cultural values through priority connections including Ginninderra Creek riparian corridor, Halls Creek, Gooromon Ponds and key grassland and woodland habitat corridors.

Community: Belconnen has strong, egalitarian community which is increasingly diverse and multi-generational.

The policy outcomes include the following:

4. Ensure a range of housing choices and employment to cater for a growing population.
5. Retain and strengthen features that promote a sense of community, including the amenity of individual suburbs, sporting clubs, community groups and retail outlets.
6. Revitalise group and local centres in need, with a focus on local enterprise and community, addressing social disadvantage particularly in north and west Belconnen.
7. Develop an integrated Belconnen Education and Sports Innovation Precinct.
8. Develop Belconnen town centre and surrounding suburbs as a mixed-use area.
9. Develop Ginninderry based on sustainable neighbourhood principles.

Amenity: Lake Ginninderra, Ginninderra Creek and Umbagog Park provide unique environmental and recreational opportunity for the community.

Policy outcomes include the following:

10. The landscape and water quality of these areas must be preserved and enhanced.
11. Belconnen has significant recreational and cultural facilities that should be retained or expanded to serve the growing population.

Employment: Belconnen has a unique advantage with the Australian Institute of Sport (AIS), Canberra institute of Technology (CIT), Calvary Hospital, University of Canberra (UC), University of Canberra Hospital and town centre in close proximity.

Policy outcomes include the following:

12. The relationship between these uses should be strengthened to create employment.
13. Enhance employment opportunities in the Belconnen town centre and Kippax group centre for jobs closer to home for residents.
14. Create opportunities for additional employment in local and group centres in north and west Belconnen.

Access: Belconnen is well served by an active travel network, however opportunities for improved links remain. Likewise, the road network across Belconnen and between districts functions well.

Policy outcomes include the following:

15. Development outcomes should maintain this functionality.

16. Catalyse sustainable development based on the rapid corridors and future light rail.
17. Enhance accessibility and reduce travel times by public transport to jobs and services, particularly in north and west Belconnen.
18. Connect Belconnen town centre into the light rail network.

1.4 Assessment requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within the Belconnen District. These provisions are in addition to and, where inconsistencies occur, prevail over any Assessment Requirements that are provided in the relevant Zones Policy in Part E or other policies in Part F.

Development proposals in Belconnen District will be assessed against the assessment requirements in the following table. Localities not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Belconnen (suburb)	<u>Town Centre:</u>	Figure 1
	1. Maximum building height is indicated on Figure 1.	
	2. Required active frontages, sites required to provide publicly accessible carparking and permitted supermarkets as indicated on Figure 2.	Figure 2
	3. Required development outcomes and maximum building heights as indicated on Figures 3 and 4.	Figure 3, 4
	4. Minimum setback between buildings on Section 65 and the boundary to Lake Ginninderra is 10m to facilitate outdoor dining.	
	5. A 6m wide public pedestrian easement is to be provided linking Emu Bank to Lake Ginninderra between blocks on Section 65.	
	6. Blocks fronting Lathlain Street are to be reconfigured to ensure a minimum 6m wide verge prior to sale, as indicated on figure 3.	
Belconnen (District)	7. Sections 5 and 11 are to be subdivided prior to any development to preserve the PRZ1 zoned land as public open space.	
	8. Ancillary residential uses are prohibited on Rural Blocks 1614, 1613, 1605, 1553 and 1602	
Bruce	9. Maximum building height within area 'RC2' on Figure 5 is 3 storeys.	Figure 5
	10. Maximum GFA for a shop in 'RC2' is 500m ² .	
	11. Maximum building height at 'landmark' locations in 'RC2' is 5 storeys.	
	12. Maximum plot ratio in 'RC2' is 80%.	
	13. Minimum front setbacks to Battye Street, Braybrooke Street or Haydon Drive is 10m.	
	14. Minimum front setbacks to Thynne Street and Watkin Streets is 6m.	
	15. Club and Hotel uses are only permitted to Battye, Braybrooke and Watkin Street frontages. Light Industry is restricted to manufacture or development of goods for scientific or technological use.	
Holt	16. Total maximum number of dwellings in 'RC4' (UC) is 3,300, excluding residential care, retirement village, supportive housing or student accommodation. The maximum gross floor area per supermarket is 1,000m ² , per retail tenancy is 200m ² , with a combined max. total floor area of 4,000m ² .	Figure 6
	17. Office use is limited to 5000m ² per office with a maximum combined gross floor area of 30,000m ² .	
Holt	18. Required active frontage is indicated on Figure 6.	Figure 6

	19. Maximum building height is two storeys, except for the areas indicated on Figure 7: area 'a': 22m; area 'b': 13m, area 'c': 19m.	Figure 7
	20. Building levels above 10m are setback 3m and blocks on Section 52 fronting Hardwick Crescent have a minimum 6m rear setback, as indicated on Figure 7. New loading docks are acoustically sealable and allow entry and exit in a forward direction.	Figure 7
	21. Any blocks remaining to be developed in Section 119 Holt must have rear fencing to match adjoining blocks.	
Kaleen	22. Maximum building heights for blocks 28 & 29, section 117 are indicated on Figure 9: area 'a': 22m; area 'b': 16m, area 'c': 13m.	Figure 9
	23. Maximum building heights for block 4, section 89 are indicated on Figure 10: area 'a': 10m; area 'b': 16m. Building setbacks as indicated.	Figure 10
	24. Development of block 4, section 89 must provide an indoor recreation facility for public use with a minimum 1,400m ² gross floor area, not including any area used as a gym or fitness centre.	
Macquarie	25. Maximum building height of 16m is permitted to areas A and B in Figure 11, provided it is demonstrated reasonable solar access and privacy is maintained to adjacent dwellings and associated private open space.	Figure 11
	26. Buildings on section 49 Macquarie have a maximum plot ratio of 150% provided it is demonstrated that the development is appropriate to the scale and function of use and minimise detrimental impacts, including overshadowing, overlooking and excessive scale.	

1.5 Assessment outcomes

Development proposals in Gungahlin District will be assessed having regard to:

1. the stated policy outcomes
2. the applicable design guides (Urban Design Guide and/or Housing Design Guide)
3. the functionality and usability of the development for its intended purpose/use
4. site constraints including noise, bushfire, flooding, contamination or hazardous materials
5. impacts of non-residential development on surrounding residential amenity
6. vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, electric vehicle parking and access to charging locations, and the visual impact to the street or public places
7. accessibility and adaptability provisions
8. water sensitive urban design (WSUD) provisions
9. minimisation of cut and fill
10. serviceability in terms of infrastructure and utility services
11. suitability of any advertising or signs
12. consistency with the Crown Lease
13. the assessment outcomes in the following table.

Locality	Assessment requirement	Reference
Belconnen (suburb)	<ol style="list-style-type: none"> 1) Development within the Belconnen town centre is to demonstrate consistency with the following overarching desired planning outcomes, where relevant: <ol style="list-style-type: none"> a) Improve connections between the University of Canberra and town centre to integrate these areas. b) Provide a mix of land use types and densities. c) Ensure larger scale buildings have a high level of architectural merit, reflecting simplicity and elegance. 	

- d) Demonstrate why proposed building heights are appropriate and how the development contributes to a safe and interesting streetscape.
- e) Provide deep root planting for ground level large canopy trees as part of larger scale developments.
- f) Protect and enhance landscaping around the lake.
- g) Concentrate activity to create destination areas, including the north end of Lathlain Street as a 'main street' and lakeside buildings along Emu Bank as an outdoor dining precinct. Protect the service trades area for noisy uses, including live music venues.
- h) Provide weather protection along active frontages by awnings or similar. Active frontages should meet the requirements of the zones policy.
- i) Parking structures must be concealed from streets by uses such as hotel rooms, apartments or office with windows or balconies overlooking the street to provide passive surveillance. Screening is not sufficient.
- j) Retain and promote the existing high-quality recreation and cultural facilities of the town centre.
- k) encourage flexibility and innovation in design of the built form and open space.
- l) Extend the planting of Elms for the full length of Benjamin Way and minimise development impact on these trees.
- m) Provide opportunity for a variety of public transport.
- n) Provide for a range of employment.
- o) The design of buildings, infrastructure, and public realm spaces to reflect needs of a changing climate.

Bruce

1. Buildings provide a strong form to street frontages and provide space for substantial landscaping.
2. Buildings in the area noted as AR3 (University of Canberra) shown on the Bruce Suburb Map are generally a maximum of 15m high. Where it is demonstrated that overshadowing and scale is minimised, the maximum height is 28m. Where appropriate, higher buildings up to 40m may be permitted in lower areas of the site.
3. Development on University land adjacent Aikman Drive provides road access to the University with UC entrance signage to match signage at other entrances.
4. Connections between UC and the town centre are maximised.

Charnwood

5. Development of public carparking areas in Charnwood Place retains the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development.
6. Parking structures are concealed from public space by uses such as hotel rooms, apartments or office with windows or balconies overlooking the public space to provide passive surveillance. Screening is not a sufficient outcome.
7. Development in the Charnwood group centre that provides on-going, on-site employment is encouraged.

8. Active frontages meet the requirements of the zones policy and provide ground floor uses that generate activity, such as retail, restaurants or community uses. Provide weather protection along active frontages by awnings or similar.
9. Development of the public carparking areas in Hardwick Place (S86, S88, S89) to retain the existing number of parking spaces and provide on-site car parking required by the development.

Figure 6

	<p>10. Development adjoining the future central plaza and open space ensure reasonable solar access to public spaces between 10am and 2pm on the Winter Solstice (21 June).</p> <p>11. Development of the group centre expansion area as shown in Figure 8 include off-site works involving:</p> <ul style="list-style-type: none"> a) Upgrade the open space identified as area A subject to a flood investigation report which demonstrates development does not increase flood risk and details flood mitigation measures and water sensitive urban design works to be implemented as off-site works. b) Demolish the existing and construct a new community building. c) Construct new road A so it can connect to road B to form a through road and can provide basement access to development in the group centre expansion area. d) Construct new pedestrian path A to connect to path B. e) Construct a new skate park in a central location within the urban open space area that is outside the drainage line and has good passive surveillance from surrounding streets and residential areas. f) Construct a new public plaza located in accordance with Figure 8. The plaza is to include street furniture including tables and seating, and large canopy trees. g) Construct a new Community building, located in accordance with Figure 8. <p>12. Parking structures are concealed from Hardwick Crescent and Moyes Crescent by uses such as hotel rooms, apartments or office with windows or balconies overlooking the street to provide passive surveillance. Screening is not a sufficient outcome.</p> <p>13. Development in the Kippax group centre that provides on-going, on-site employment is encouraged.</p>	Figure 8
Kaleen	<p>14. Development of the public carparking areas in Section 88 Kaleen retains the existing number of parking spaces and provide on-site car parking as required by the new development.</p> <p>15. Parking structures are concealed from Georgina Crescent by uses such as hotel rooms, apartments or office with windows or balconies overlooking the street to provide passive surveillance. Screening is not sufficient.</p> <p>16. Development in the Kaleen group centre that provides on-going, on-site employment is encouraged.</p>	
Macquarie	<p>17. Development of the public carparking areas on Section 50 Macquarie retains the existing number of parking spaces and provide on-site car parking as required by the new development.</p> <p>18. Parking structures are concealed from Bowman Street by uses such as hotel rooms, apartments or office with windows or balconies overlooking the street to provide passive surveillance. Screening is not a sufficient outcome.</p>	

* Localities not listed do not have assessment requirements.

1.6 Development compliance provisions

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.

Figure 1 (Belconnen):

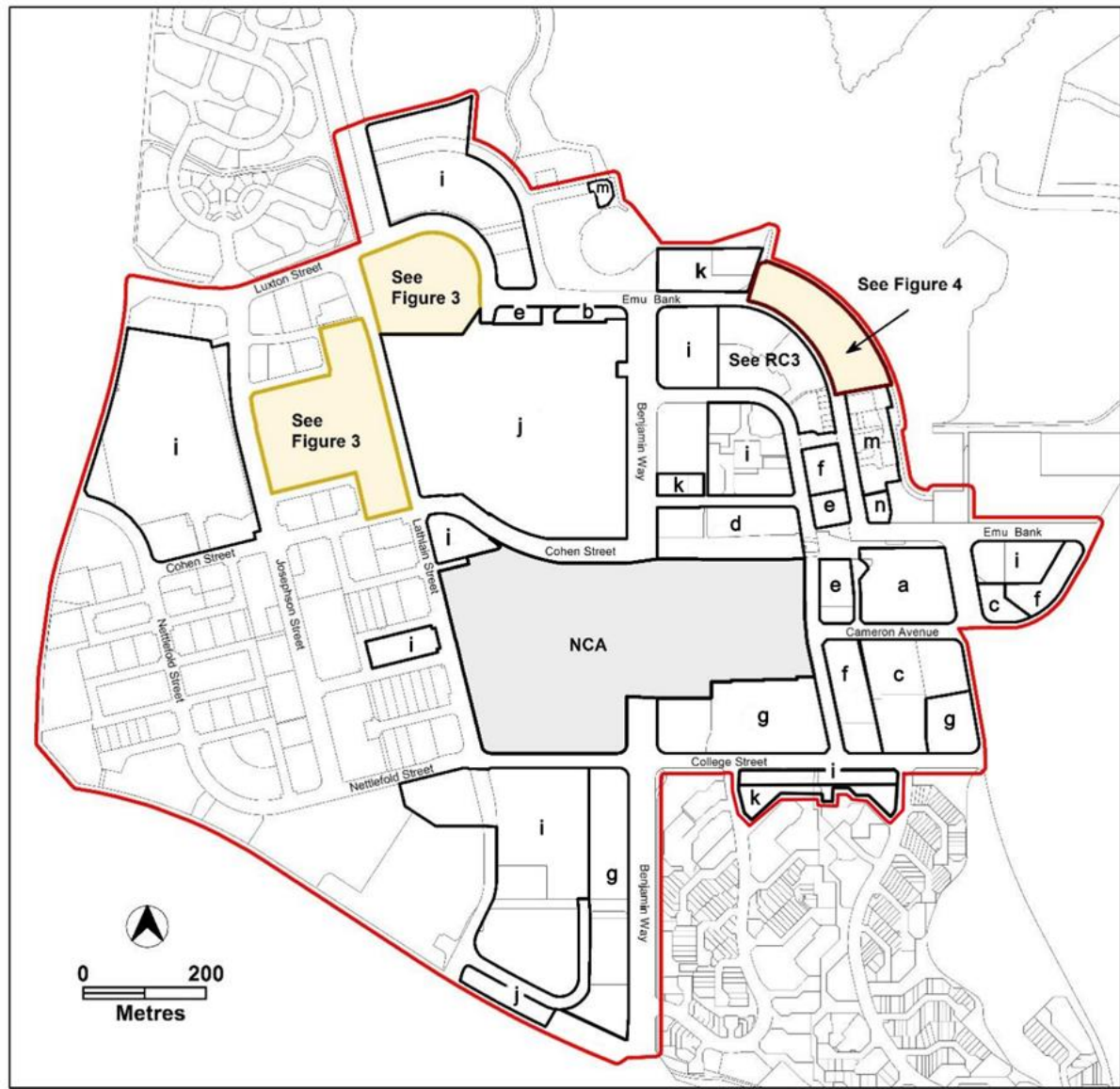


Figure 1 Belconnen: Maximum building heights

Maximum Building Heights

Key	Metre limit	Approx. storeys	Key	Metre limit	Approx. storeys
a	90 m	28	h	28 m	8
b	81 m	25	i	22 m	6
c	75 m	23	j	16m	4
d	66 m	20	k	13m	3
e	59 m	18	m	10m	2
f	41 m	12	n	6m	1
g	35 m	10	NCA	RL 613.7m	6 - 9

Figure 2 (Belconnen):

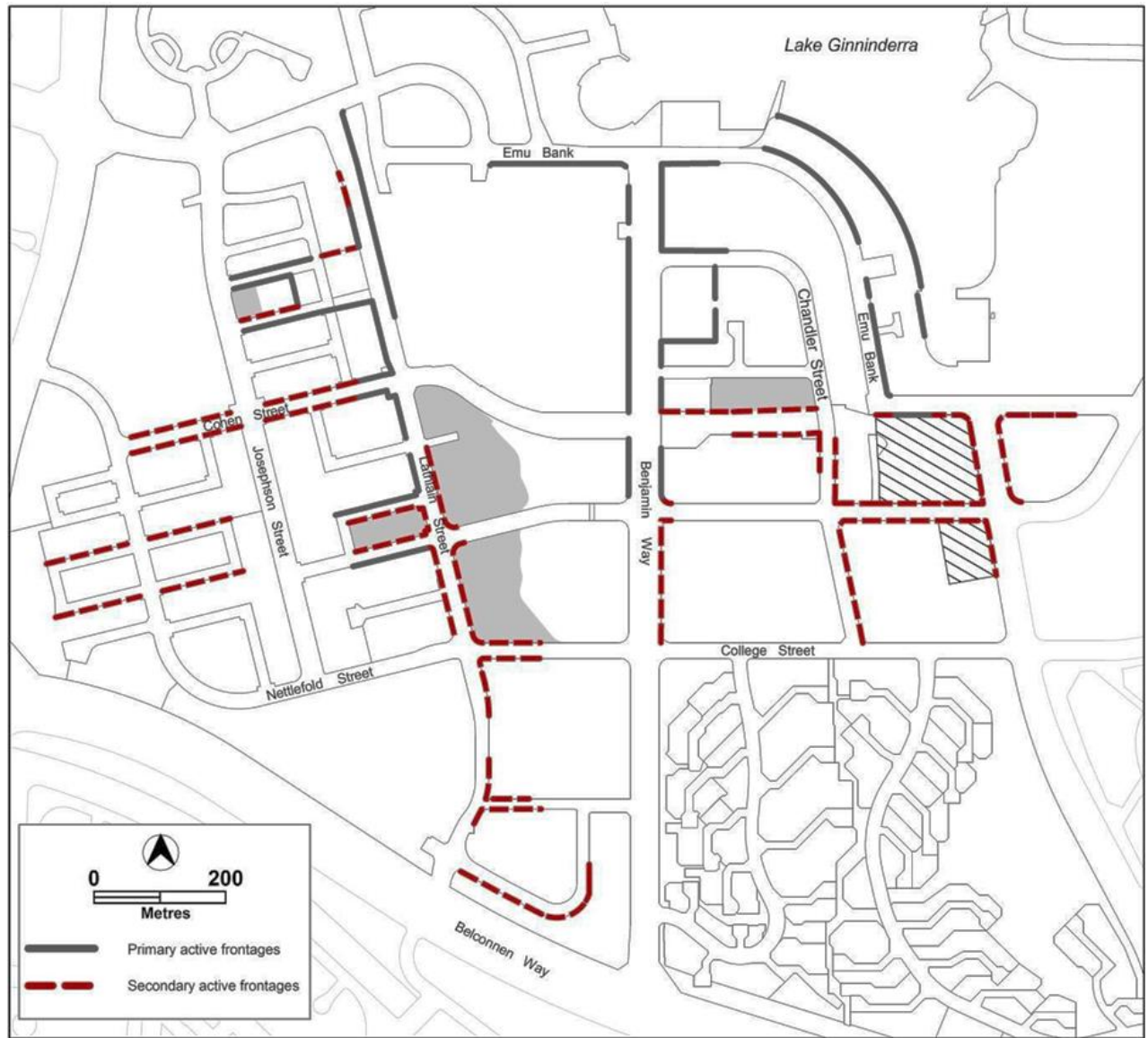


Figure 2 Belconnen: Active frontages, car parking areas and permitted supermarket area

Figure 3 (Belconnen):

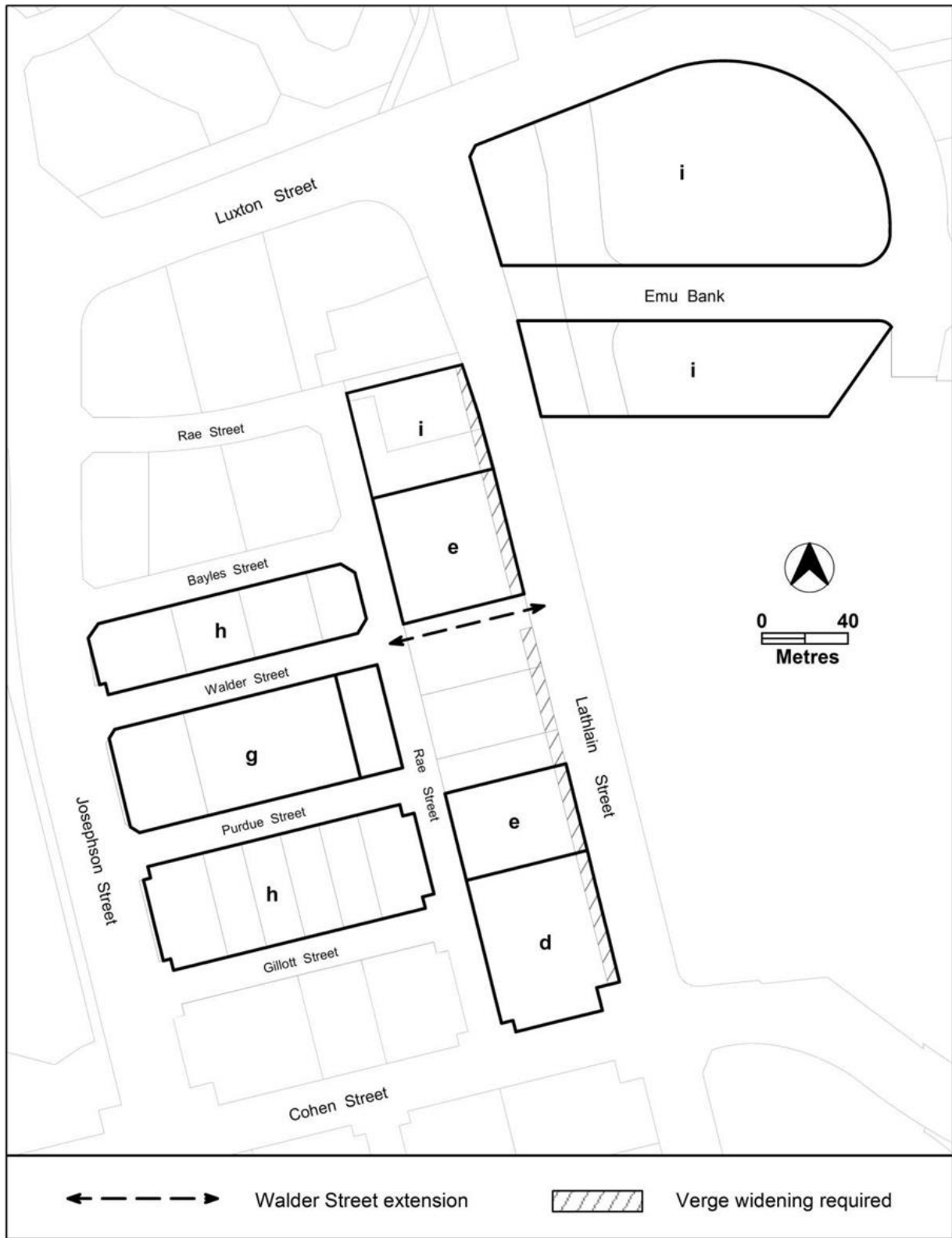


Figure 3 Belconnen: Building Heights and other requirements to Lathlain Street

Figure 4 (Belconnen):

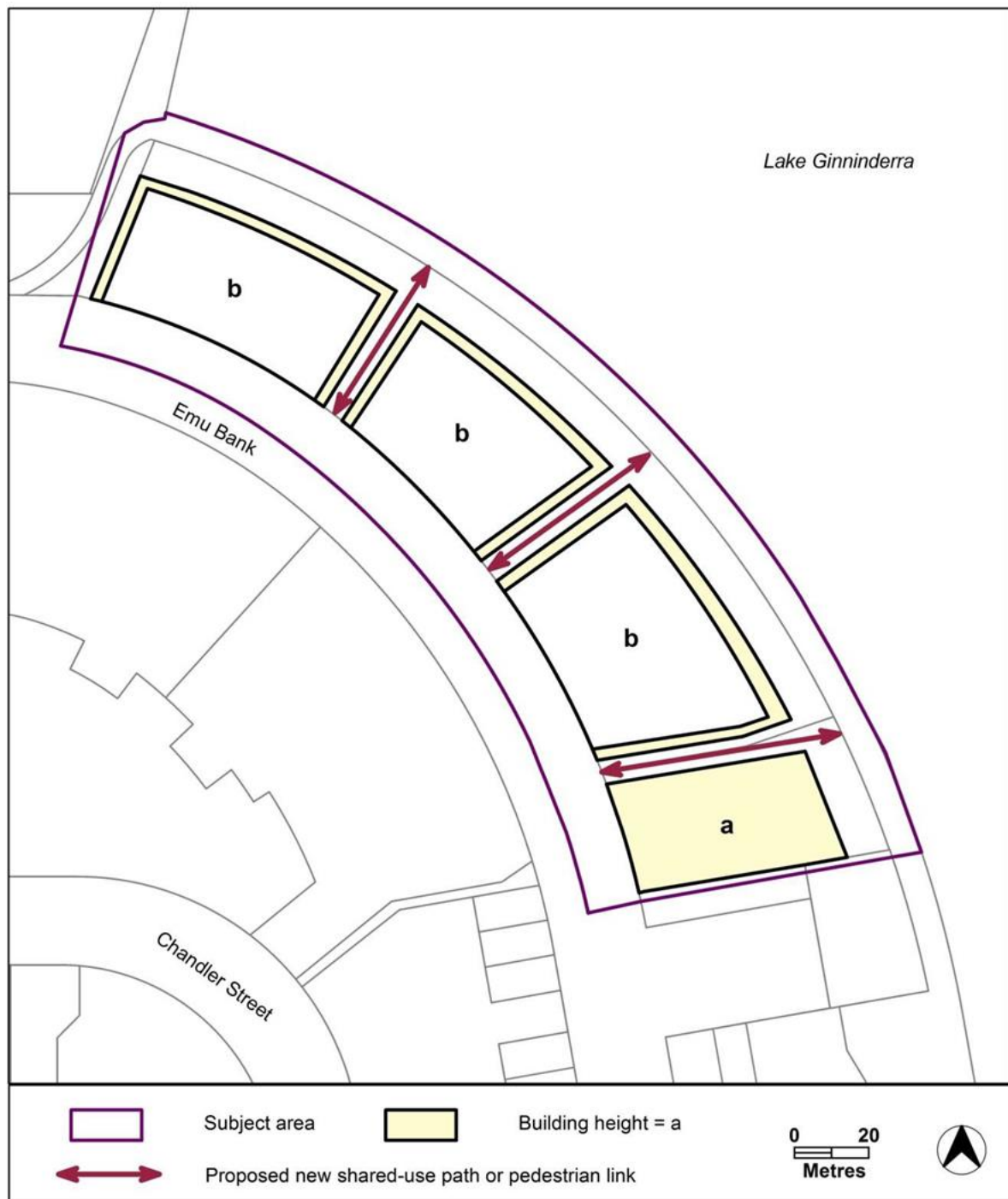


Figure 4 Belconnen: Building Heights and other requirements to Emu Bank

Figure 5 (Bruce):

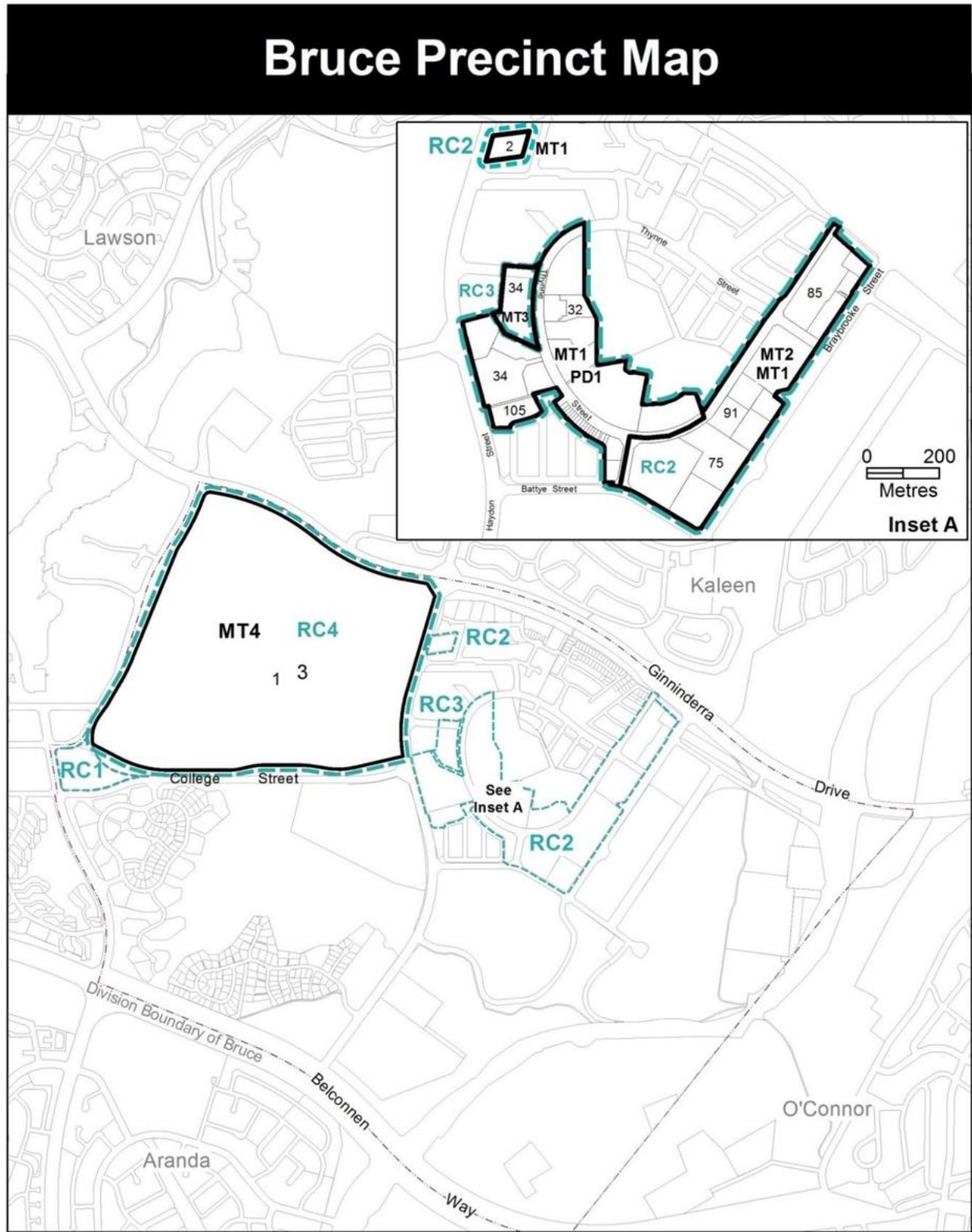


Figure 6 (Holt):

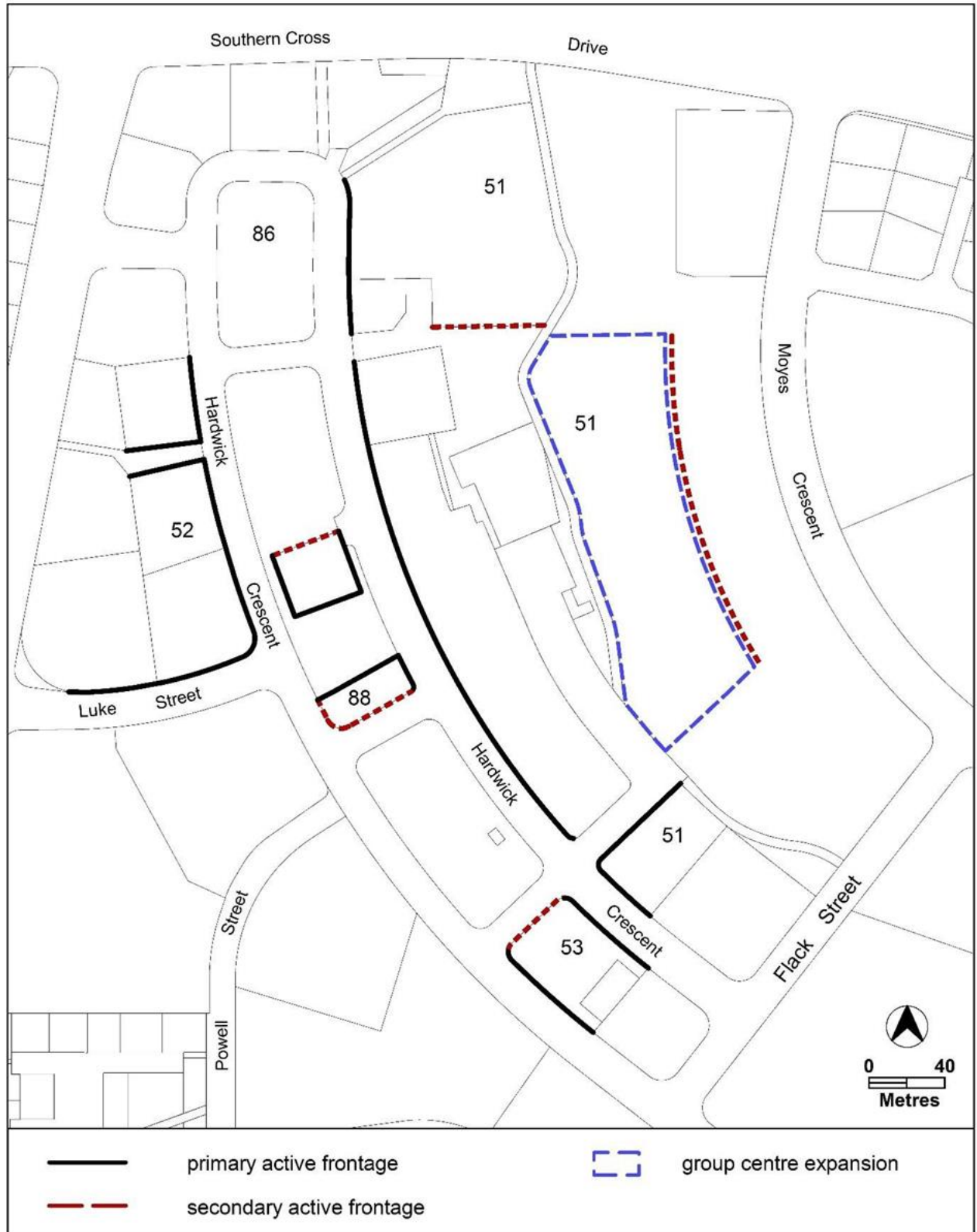


Figure 6 Holt: Active frontage

Figure 7 (Holt):

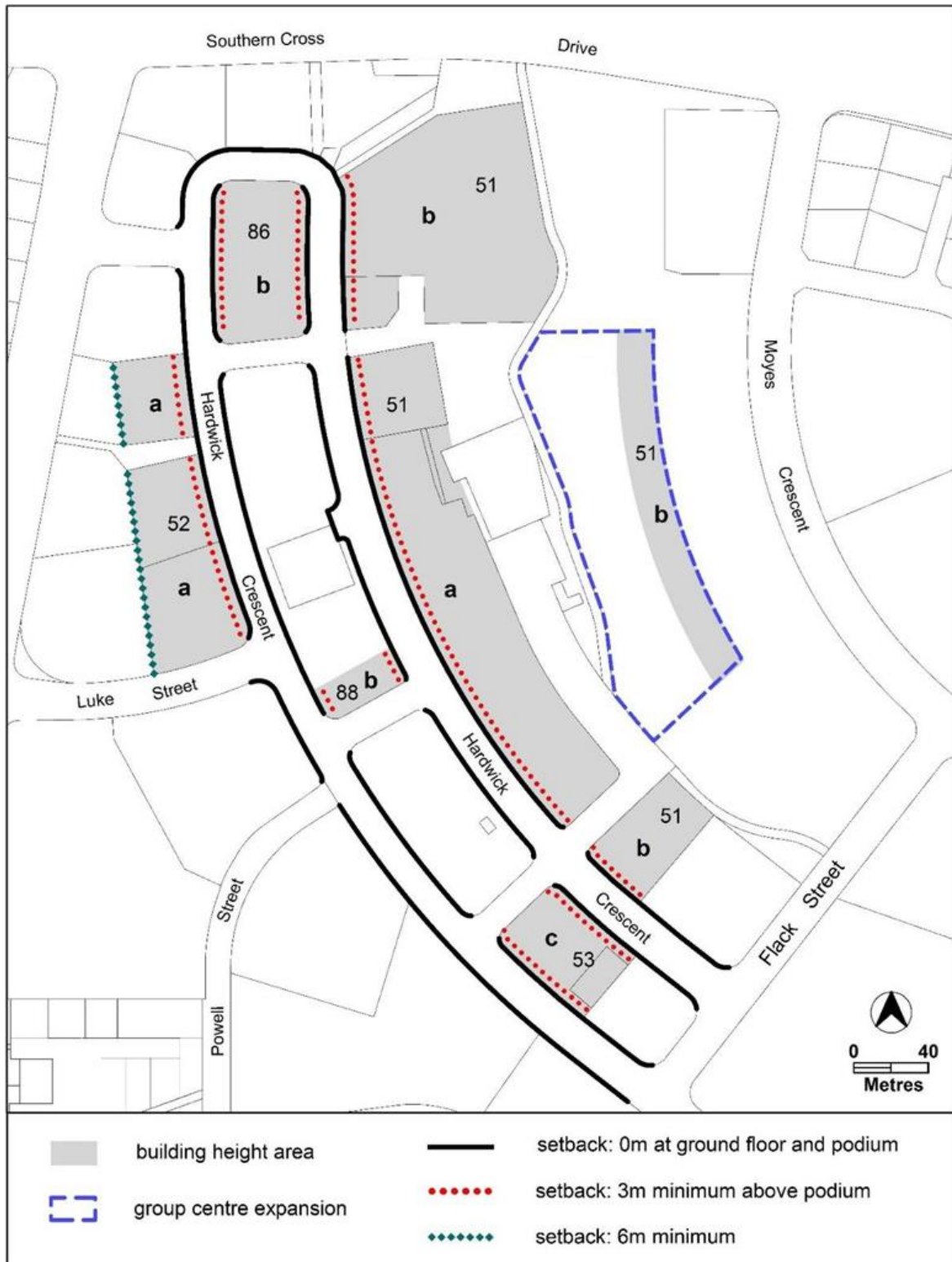


Figure 7 Holt: Building heights and setbacks

Figure 8 (Holt):

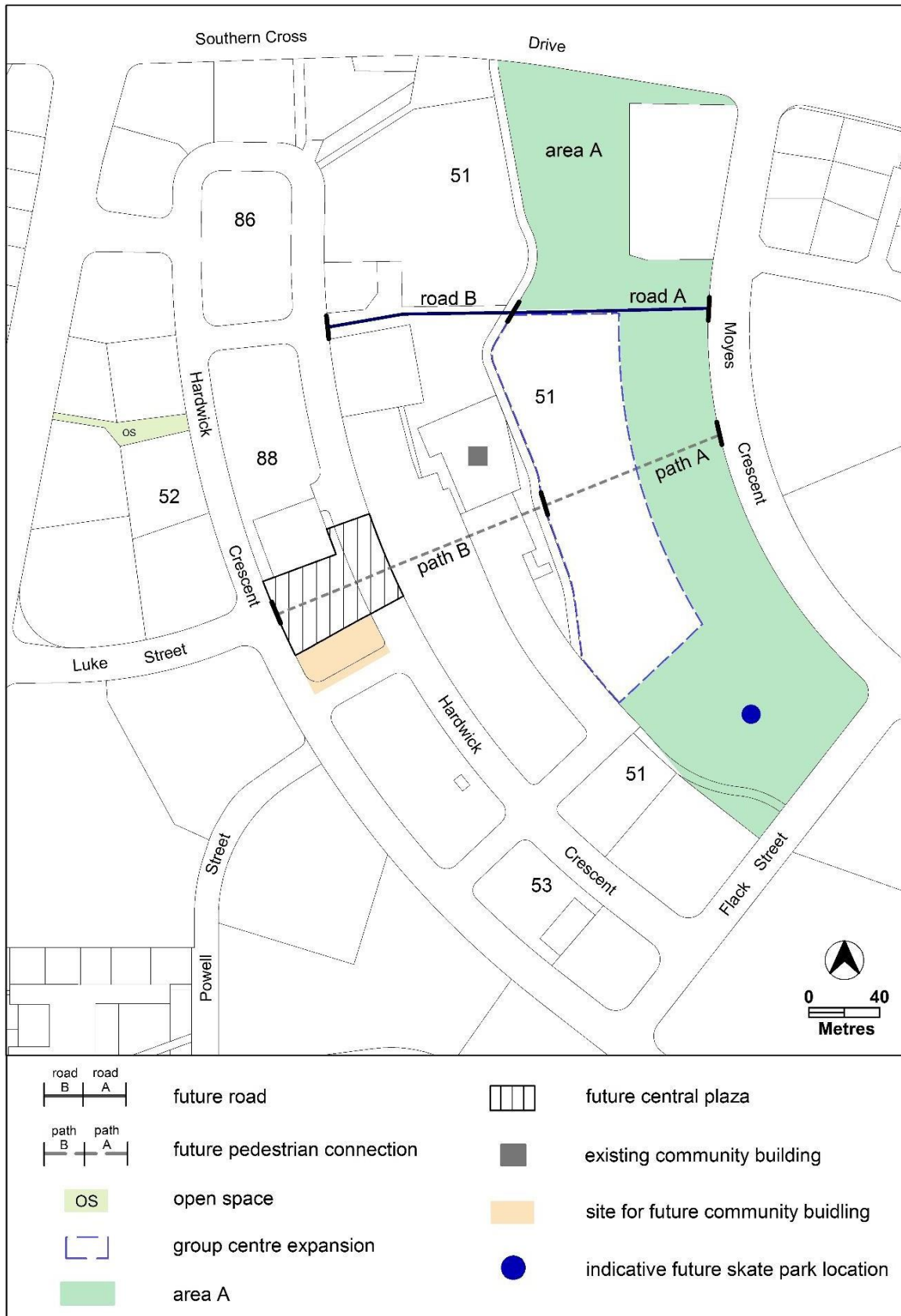


Figure 8 Holt: Future Roads, pedestrian paths, public spaces and community buildings

Figure 9 (Kaleen):

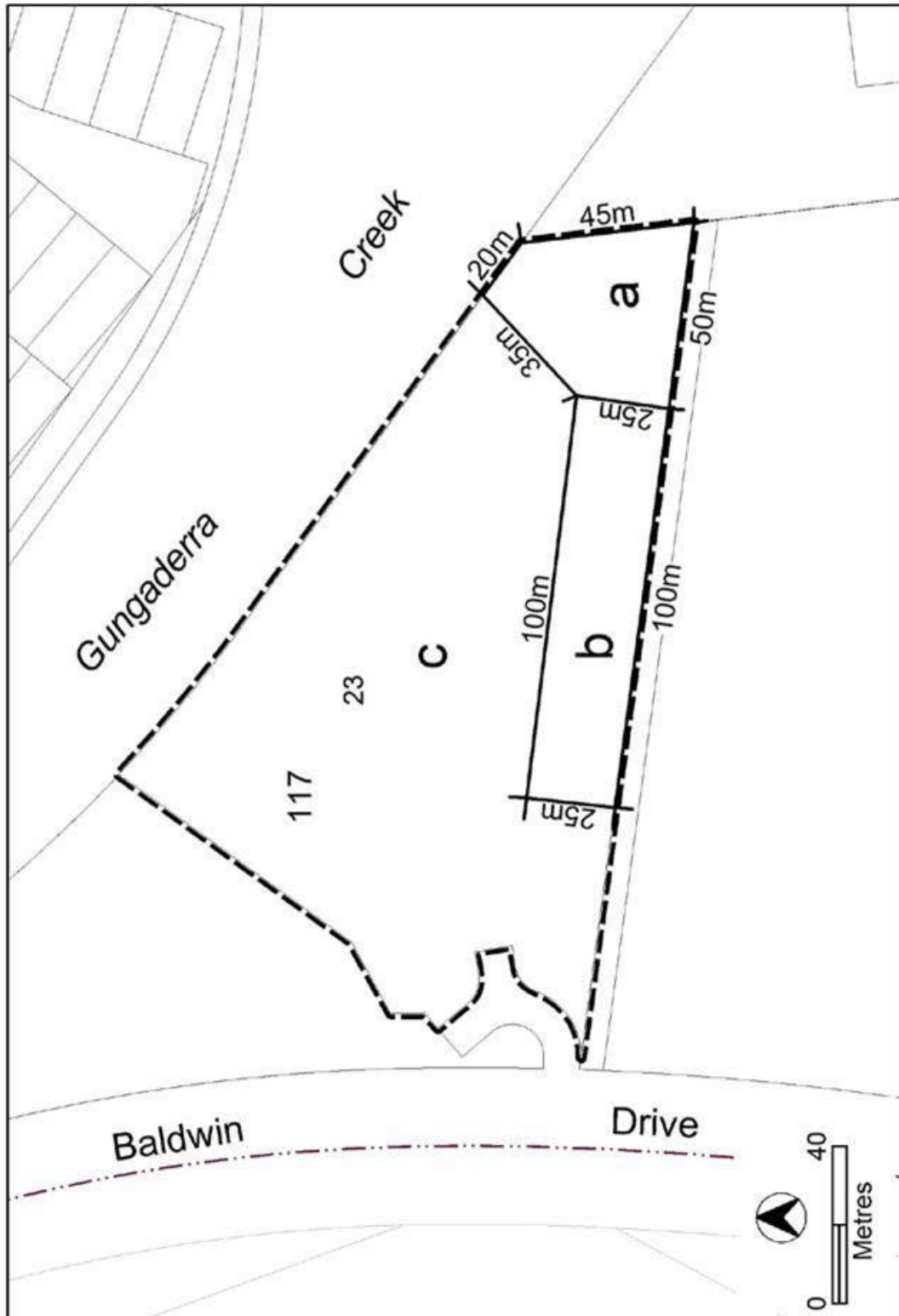


Figure 9 Kaleen: Maximum building heights to blocks 28 and 29, Section 117 Kaleen

Figure 10 (Kaleen):



Figure 10 Kaleen: Minimum setbacks and maximum building heights - Block 4, Section 89 Kaleen

Figure 11 (Macquarie):

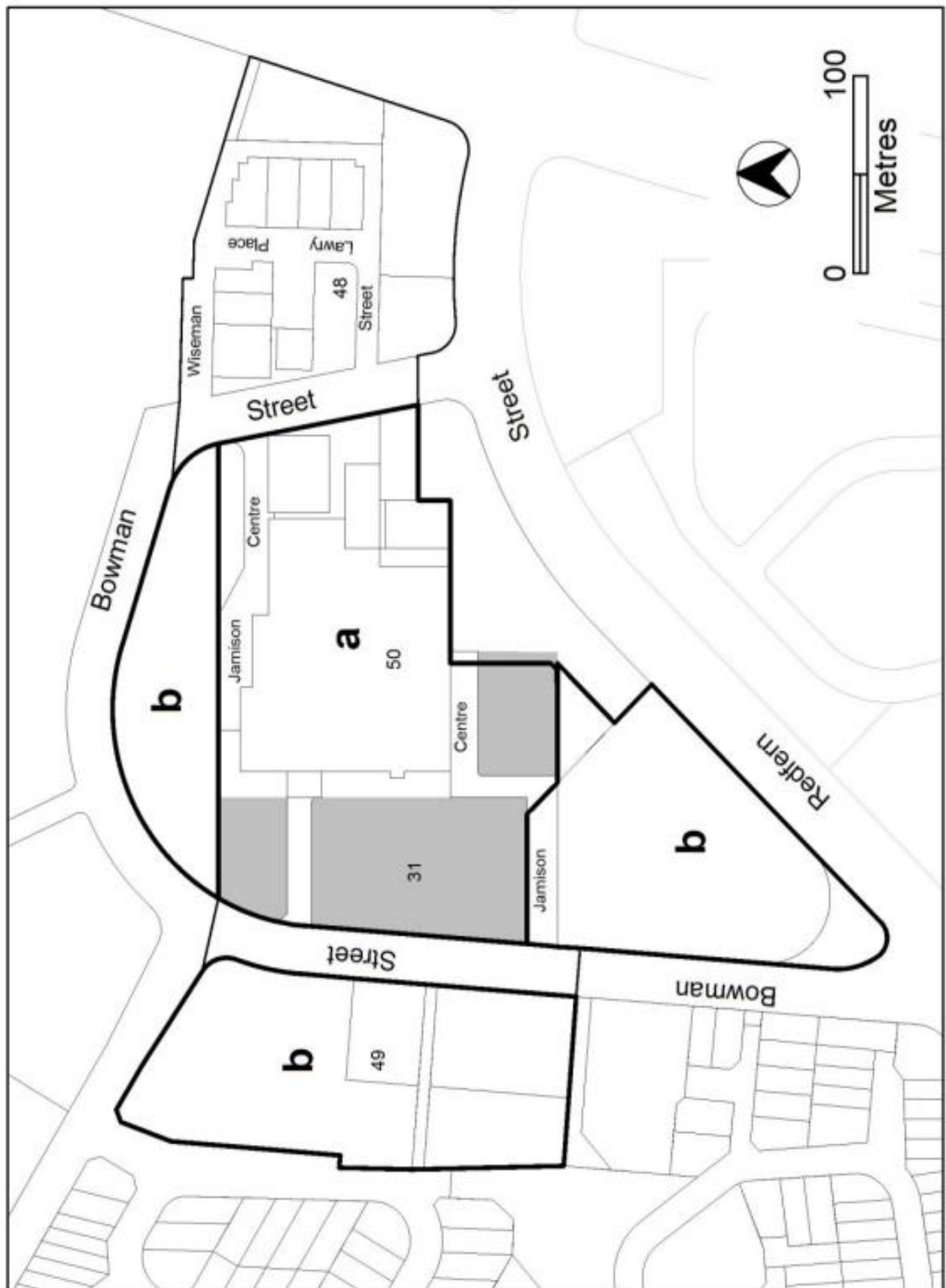


Figure 12 (Belconnen additional assessable and prohibited development)

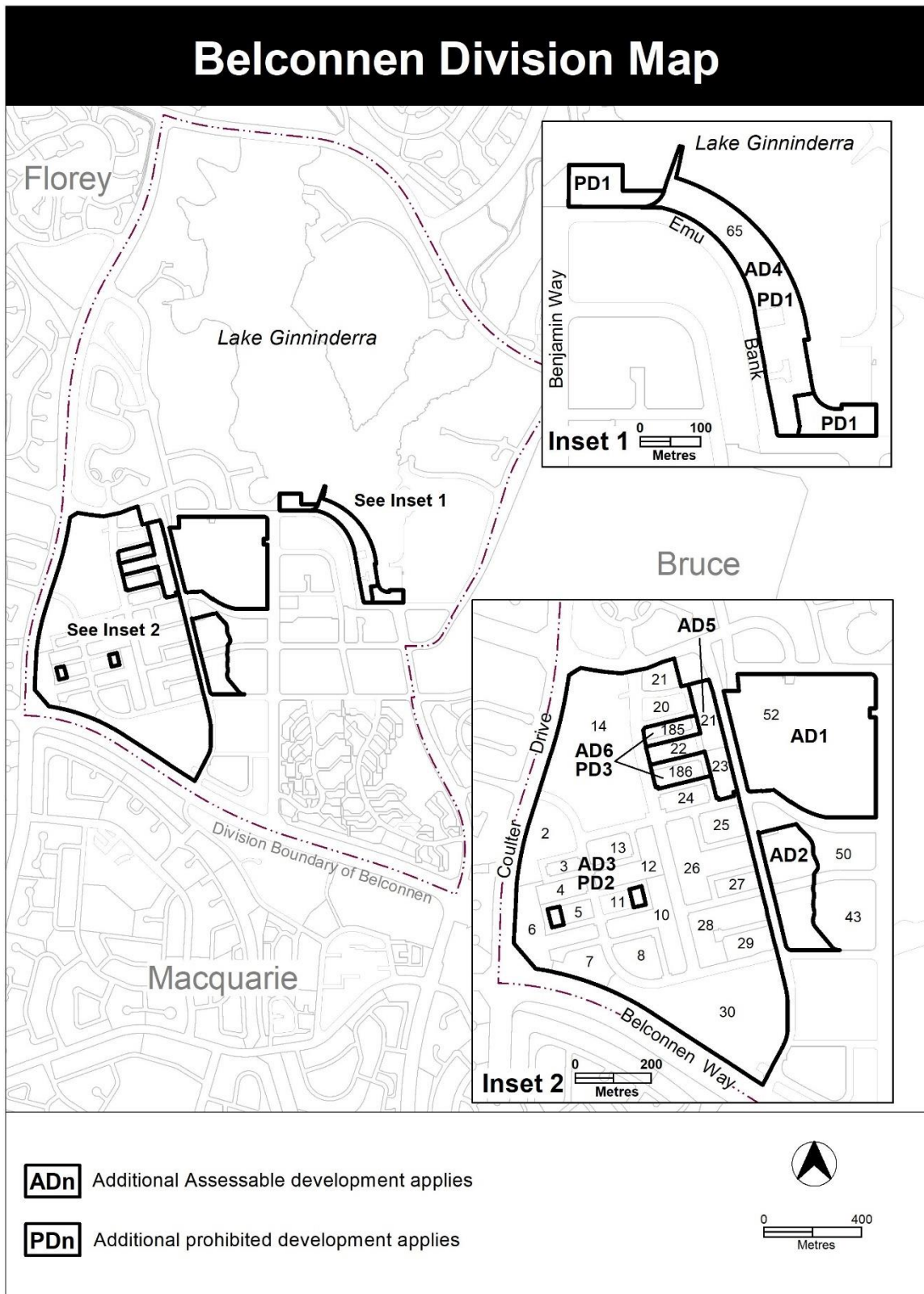


Figure 13 (Bruce additional assessable and prohibited development)

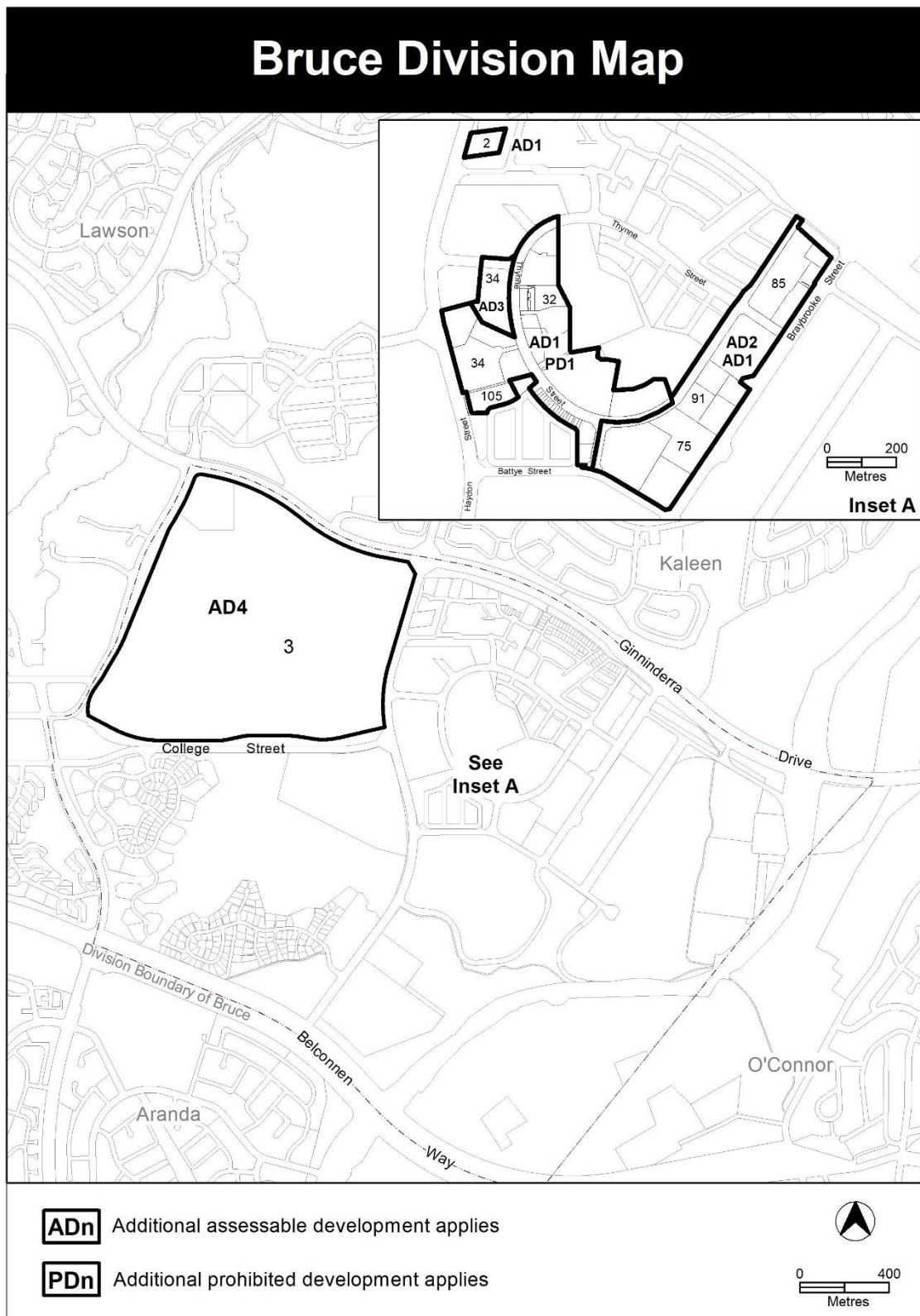


Figure 14 (Charnwood additional assessable and prohibited development)

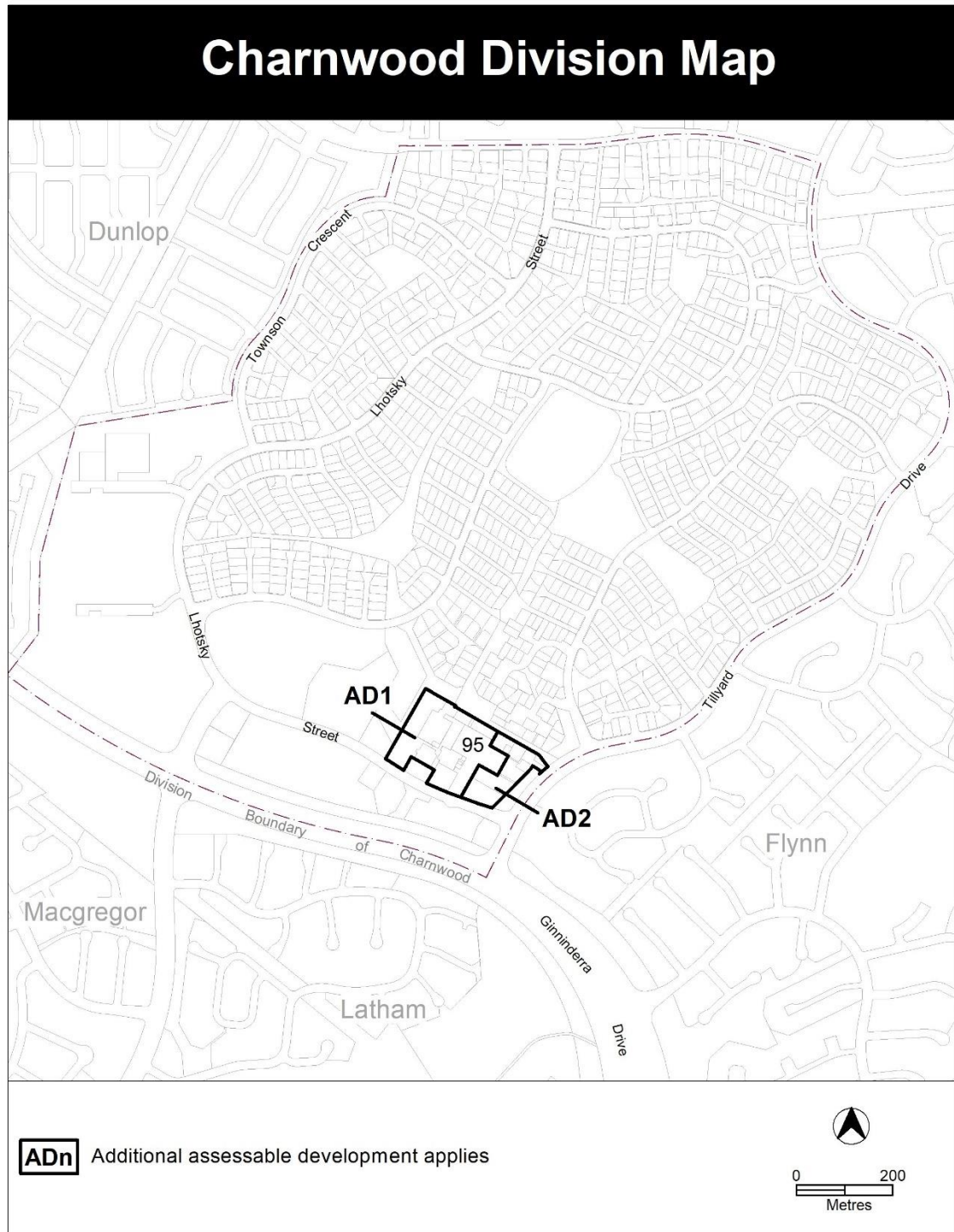


Figure 15 (Hawker additional assessable and prohibited development)



Note: Figure to be updated to reflect new terminology

Figure 16 (Macquarie additional assessable and prohibited development)

