

2011

LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY

GOVERNMENT RESPONSE TO THE
STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND
TERRITORY AND MUNICIPAL SERVICES - REPORT NO. 8

DRAFT VARIATION NO. 298

STRUCTURE PLAN, CONCEPT PLAN
AND ZONE CHANGES—HOLT SECTION 99 PART BLOCK 11
(BELCONNEN GOLF COURSE)

Circulated by the authority of
Minister for Planning
Mr Andrew Barr MLA

Recommendation 1

The Committee recommends that the proponent maximises solar orientation for the development.

Response

Noted.

The developer would need to have an estate development plan (EDP) assessed against relevant codes in the Territory Plan before approval to develop the land could be approved by the ACT Planning and Land Authority (ACTPLA). New estates would need to satisfy the solar orientation provisions in the Residential Subdivision Development Code before the EDP could be approved.

Recommendation 2

The Committee recommends that ACTPLA ensure open space provisions within the development are adequate for the proposed dwelling density and suitable for a variety of recreational and relaxation uses.

Response

Noted.

The Residential Subdivision Development Code in the Territory Plan also contains requirements for the provision of open space in new estates. An estate development plan would be assessed against this code to ensure adequate space was provided for recreational and relaxation uses by future residents.

Recommendation 3

The Committee recommends that the design of the estate facilitates future bus access.

Response

Noted.

The proposed estate development plan would have to be consistent with the relevant codes in the Territory Plan. The proposal includes provision for bus services to access the community centre. The Residential Subdivision Development Code includes provisions to ensure a proposed street configuration is consistent with relevant AUSTROADS guidelines for geometric road designs.

Recommendation 4

The Committee recommends that ACTION investigate offering bus services to the estate.

Response

Noted.

This is not an issue that can be dealt with through the Territory Plan variation process. The planning of bus routes operated by ACTION is administered by Territory and Municipal Services. ACTION has indicated that it is unable to make a commitment to service the proposed estate until the assessment of the final road plans has been completed.

Recommendation 5

The Committee recommends that mature remnant native trees in good condition be retained within open space wherever possible.

Response

Agreed.

The residential subdivision development code provides for the protection and retention of all exceptional high and medium value trees identified in the tree management plan and endorsed by the Conservator of Flora and Fauna. The Conservator is consulted as part of the EDP assessment process prior to its approval by ACTPLA.

Recommendation 6

The Committee recommends that the Variation to the Territory Plan No. 298 – Holt proceed, subject to the recommendations above.

Response

Noted.

Appendix B: Additional comments by Caroline Le Couteur MLA

Appendix B: Recommendation 1

The development should include a mix of household and dwelling types.

Response

Noted.

The draft variation would establish a residential RZ1 suburban zoning on the site to allow development of a mix of dwelling types within a low density residential environment. A combination of both multi unit and single dwellings are proposed for the site. The planning report and the proponent have indicated that the estate will be marketed to persons nearing retirement and retirees; nonetheless this would not prevent a mix of households from moving into the estate.

Appendix B: Recommendation 2

ACTPLA should ensure that the development is consistent with reducing the ACT's greenhouse gas emissions by 40%.

Response

Noted.

The estate development plan for this development will be assessed against the relevant codes in the Territory Plan. The ACT Government is committed to reducing greenhouse gas emissions in the ACT. Planning policy is being reviewed under the sustainable futures program. Changes to the Territory Plan have been proposed to reduce greenhouse gas emissions by improving solar access for residential development via separate draft variations. A reference group is currently reviewing the changes proposed in these variations after many community comments were received on the draft

variations. The timing for finalising these variations is unknown. This development will need to be consistent with the provisions of the Territory Plan in place at the time it is assessed.

Appendix B: Recommendation 3

A bus service should be provided as part of the development. If the ACT Government is not about to do so, then the development should not proceed.

Response

Not agreed.

ACTION and the Department of Territory and Municipal Services have been consulted about servicing the estate and its advice has been included in response to recommendation 4 of the report above.

Appendix B: Recommendation 4

The existing estate should be modified to allow a bus service and the bus service should be provided to both the new and existing development. The modifications to the road network to allow a bus service should be at the expense of the developers.

Response

Noted.

Advice from ACTION via the Department of Territory and Municipal Services about servicing the existing and proposed estate has been included in response to recommendation 4 of the report above. ACTION has advised that residents in the existing estate have previously opposed plans to run buses through it due to concerns about noise and pollution.