

Block 29 Section 149 Belconnen – Former Water Police Site

Background information

Summary Overview

Area	1169m ²
Indicative Land Release Program (ILRP) yield	Although not identified in the current ILRP the site was previously on the program but not sold. The site remains on the SLA's land inventory available for release. The SLA is proposing to re-release the site as part of a release combined with the Circus sites. A place-led public engagement is being undertaken that includes identifying opportunities for the site that benefits and compliments Emu Inlet Park.
Belconnen Town Centre Master Plan	The Belconnen Town Centre Master Plan identifies the site as having redevelopment potential and the CZ6 zoning is also consistent with the planning directions expressed in the master plan. The Site part of 'Foreshore Precinct' area in Master Plan which envisages a lakeside dining promenade comprising of higher-end restaurants and a more attractive presentation to both the lake and the street at Emu Bank.
Land use zoning	CZ6: Leisure and Accommodation
Permitted uses under Territory Plan (TP)	<ul style="list-style-type: none"> ▪ Aquatic recreation facility ▪ Outdoor recreation facility ▪ Car park ▪ Overnight camping area / caravan park / camping ground ▪ Parkland ▪ Club ▪ Plaza ▪ Commercial accommodation use ▪ Place of assembly ▪ Community use ▪ Public agency ▪ Craft workshop ▪ Restaurant ▪ Shop ▪ Drive-in cinema ▪ Group or organized camp ▪ Tourist facility ▪ Indoor entertainment facility ▪ Indoor recreation facility ▪ Zoological facility
Permissible heights under TP	<ul style="list-style-type: none"> ▪ 2 storeys
Heritage	Not applicable.

Site Constraints	<ul style="list-style-type: none">▪ Developable area on-site approximately 500m² (1100m²) over 2 storeys.▪ Gross Pollutant Trap located on-site, requires services easement for access.▪ 3.5m wide no-build pedestrian access zone along ground-floor lake foreshore boundary.▪ Existing retaining wall needs to be lifted and extended along south-eastern boundary to prevent flooding in a 1 in 100 year flood event.▪ Existing jetty needs to be incorporated into future redevelopment of site.▪ On-site parking constrained.
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Belconnen Circus Sites Precinct

Background information

Summary Overview

<p>Area</p>	<p>Precinct total – 18, 178m²</p> <p>Block 2 Section 151 – 10,551m²</p> <p>Block 38 Section 52 – 4872m²</p> <p>Block 39 Section 52 – 2755m²</p>
<p>Indicative Land Release Program (ILRP) yield</p>	<p>500 total dwellings across Precinct including 50 Affordable housing and 25 public housing dwellings</p>
<p>Belconnen Town Centre Master Plan</p>	<p>Redevelopment of these three sites to assist with the activation of Lathlain Street as well as Emu Bank. Master Plan notes that redevelopment should include the creation of a publicly accessible and usable open space, including the creation of a high quality and convenient pedestrian connection between Lathlain Street and Emu Bank.</p>
<p>Land use zoning</p>	<p>Block 2 Section 151 – CZ2: Business</p> <p>Block 38 Section 52 – CZ1 Core</p> <p>Block 39 Section 52 – CZ2 Business.</p>
<p>Permitted uses under Territory Plan (TP)</p>	<ul style="list-style-type: none"> ▪ Car park ▪ Civic Administration ▪ Club ▪ Commercial Accommodation Use ▪ Communications Facility ▪ Community Use ▪ Craft Workshop ▪ Drink Establishment ▪ Emergency Services Facility ▪ Home business ▪ Indoor entertainment facility ▪ Indoor recreation facility ▪ Non-retail commercial use ▪ Outdoor recreation facility ▪ Parkland ▪ Pedestrian plaza ▪ Place of assembly ▪ Public transport facility ▪ Recyclable materials collection ▪ Residential use ▪ Restaurant ▪ Shop ▪ Tourist facility

	<p>CZ1: Core Zone additionally permit</p> <ul style="list-style-type: none"> ▪ Light industry ▪ Service station
Permissible heights under TP	<p>Four Storeys.</p> <p>Maximum of twelve storeys could be allowed subject to a master plan for the Precinct that achieves the following:</p> <ul style="list-style-type: none"> ▪ A clear public pedestrian connection linking Lathlain Street to the lower end of Luxton Street or Emu Bank. ▪ Opportunities for the lower levels of the block to be used for a structured carpark. ▪ Vehicle access to be provided from Joynton Smith Drive or Emu Bank only. ▪ Enable the existing road (Joynton Smith Drive) and proposed cycle / pedestrian path to continue under the development ▪ Any podium levels along Lathlain Street are limited to a maximum two storey height limit to Lathlain Street.
Heritage	Not applicable.
Site Constraints	<ul style="list-style-type: none"> ▪ A section of the Belconnen Bikeway is located on Block 39 Section 52. ▪ Block 39 Section 52 contains a large retaining wall

Lathlain Street Precinct

Background information

Summary Overview

Area	<p>Precinct total – 21,095m²</p> <p>Blocks 2 & 3 Section 23 – 7483m²</p> <p>Blocks 2 & 3 Section 22 – 6381m²</p> <p>Blocks 24 & 1 Section 21 – 7231m²</p>
Indicative Land Release Program (ILRP) yield	500 total dwellings across Precinct.
Belconnen Town Centre Master Plan	Master Plan envisages the redevelopment of the Lathlain Street Precinct to contribute to Lathlain Street becoming the main shopping street of the Town Centre, including a range of residential, commercial, retail and community uses. Focal point of Precinct to be the new Walder Street Park.
Land use zoning	<p>Blocks 2 & 3 Section 23 – PRZ1 Urban Open Space; CZ2 Business Zone</p> <p>Blocks 2 & 3 Section 22 – CZ2 Business Zone</p> <p>Blocks 24 & 1 Section 21 – PRZ1 Urban Open Space; CZ2 Business Zone</p>
Permitted uses under Territory Plan (TP)	<p>CZ2: Business Zone</p> <ul style="list-style-type: none"> ▪ Car park ▪ Civic Administration ▪ Club ▪ Commercial Accommodation Use ▪ Communications Facility ▪ Community Use ▪ Craft Workshop ▪ Drink Establishment ▪ Emergency Services Facility ▪ Home business ▪ Indoor entertainment facility ▪ Indoor recreation facility ▪ Non-retail commercial use ▪ Outdoor recreation facility ▪ Parkland ▪ Pedestrian plaza ▪ Place of assembly ▪ Public transport facility ▪ Recyclable materials collection ▪ Residential use ▪ Restaurant

	<ul style="list-style-type: none"> ▪ Shop ▪ Tourist facility <p>PRZ1 Urban Open Space</p> <ul style="list-style-type: none"> ▪ aquatic recreation facility ▪ municipal depot ▪ communications facility ▪ outdoor recreation facility ▪ community activity centre ▪ parkland ▪ playing field ▪ Major Utility Installation
Permissible heights under TP	<p>Blocks 2 & 3 Section 23 – 12 to 18 Storeys</p> <p>Blocks 2 & 3 Section 22 – 8 Storeys</p> <p>Blocks 24 & 1 Section 21 – 12 Storeys</p>
Heritage	Not applicable.
Site Constraints	<ul style="list-style-type: none"> ▪ Residential use not allowed on ground floor and / or first level along Lathlain Street. ▪ Residential use within Block 24 Section 21 Belconnen subject to approval by Environment Protection Authority ▪ Existing public car spaces on Block 2 Section 22 Belconnen need to be replaced within future redevelopment of site. ▪ Overland flow path runs through Block 2 Section 23 Belconnen. ▪ New minimum 6m verge to be installed along western side of Lathlain Street ▪ 20m no build-zone on Block 3 Section 22 Belconnen from Rae Street boundary. Landscaping only. ▪ Potential odour and noise issues from surrounding businesses in services trades zone.