

Planning and Development (Draft Variation No 314) Public Availability Notice 2014

Notifiable instrument NI2014—88

made under the

***Planning and Development Act 2007*, section 70 (Public notice of documents given to Minister) and section 71 (Public availability notice – notice of interim effect etc)**

The planning and land authority, within the Environment and Sustainable Development Directorate (ESDD) is making available for public inspection Draft Variation No 314 – Kingston Group Centre, including the related documents listed below, which has been given to the Minister for approval:

- background documents, being the Kingston Centre master plan and Kingston Centre Urban Planning and Design Framework report
- a written report on consultation that includes all of the following:
 - a report setting out the issues raised in any written comments including consultation comments on the draft variation
 - a report about the authority's consultation with the public, the National Capital Authority, the Conservator of Flora and Fauna, the Environment Protection Authority, the Heritage Council and the land custodian, being the Territory and Municipal Services Directorate.

The draft variation has been prepared drawing on the recommendations of the Kingston Centre master plan and Kingston Centre Urban Planning and Design Framework report by:

- Rezoning a portion of unleased land from RZ5 high density residential zone to CZ2 commercial business zone
- nominating building heights of between two, four and six storeys on selected sites
- identify pedestrian links, active building frontages and locations where awnings are required to improve pedestrian movement and activity through the centre.

Draft Variation No 314 and related documents are available for viewing online at **www.act.gov.au/recommendedvariations** and at the ESDD shopfront at 16 Challis Street, Dickson from Monday to Friday (except public holidays) between 8:30am and 4:30pm.

Effect of the draft variation

Section 72 of the *Planning and Development Act 2007* applies to the draft variation, which is effectively 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the Territory Plan for a period of up to one year from the date of this notice unless the draft variation commences, is withdrawn or rejected by the Legislative Assembly.

A development application assessed during this period can only be approved if it is not inconsistent with the Territory Plan (as it is currently) and the Territory Plan if it were varied in accordance with the draft variation. In this way, both existing and proposed future policy are considered at the time of development assessment during the period of effect.

Jim Corrigan
Delegate of the Planning and Land Authority

14 March 2014