

AUSTRALIAN CAPITAL TERRITORY

LAND (PLANNING AND ENVIRONMENT) ACT 1991

LAND (PLANNING AND ENVIRONMENT) (FURTHER RURAL LEASE GRANT
CONDITIONS) DETERMINATION 2005 (No 1)

DISALLOWABLE INSTRUMENT DI2005-74

EXPLANATORY STATEMENT

Outline

In accordance with subsection 171A(2) of the *Land (Planning and Environment) Act 1991*, Disallowable Instrument (No 1) DI 2003 – 323 determines the conditions which apply to the grant of a further rural lease . Amongst other issues, the aforementioned Disallowable Instrument specifies maximum rural lease terms for the ACT, the conditions for payment of further rural leases and periods relevant to the payment of an *amount condition*.

This disallowable instrument revokes the above determinations.

Attachment A

The Attachment has been amended to accurately reflect the conditions that the Authority intends to attach to further rural leases.

Schedule 1

This Disallowable Instrument replaces the current Maximum Rural Lease Term Map (Schedule 1 of DI 2003 - 323) with a revised plan (new Schedule 1).

The map adds 20 year lease term category specifications for Blocks 783, 1442, 1486, 1541 and 1569 Belconnen, part of Blocks 362, 563, 584 and 630 and the whole of Blocks 453 and 495 Gungahlin, Blocks 2076 and 2083 Jerrabomberra and Block 4 Section 129, part of Block 35 Section 34 Narrabundah and a parcel of Territory Land recently re-zoned to Broadacre. The map also adds 99 year lease term category specifications to part of Block 154 and the whole of Block 2050 Jerrabomberra, part of Block 353 Paddys River, Block 4 Section 12 Tharwa and Block 1534 Tuggeranong.

The areas identified for inclusion on Schedule 1 have been identified as additional land or agistment blocks suitable for agricultural purposes which may be considered for incorporation into further rural leases.

The lease term category for Block 50 Belconnen, Blocks 749 and 751 Gungahlin, Blocks 49, 97, 2084 and part of Blocks 2089, 2110, 2090 Jerrabomberra, part of Block 4 Section 17 and Block 15 Section 23 Hume, Blocks 671 and 672 Majura, part of Block 10 Section 102 and Blocks 12 and 13 Section 111 Symonston have been changed from a 20 year term to a 99 year lease term category. Part of Blocks 1 and 2 Kowen have been changed from a 99 year term to a 20 year lease term category. These changes reflect recent planning studies (Spatial Plan and Southern Broadacre).

Schedule 2

This Schedule is the determination of the period in which a lessee is eligible to pay an *amount* condition for a further lease.

The Schedule has been amended to allow the lessees of Block 1541 Belconnen and Block 4 Section 129 Narrabundah to apply for a further lease.

Schedule 3

This Schedule is the determination of Land Value Payment Formulae for rural leases.

The Schedule remains unchanged from the previous Disallowable Instrument.

Schedule 4

This Schedule is a map of Pialligo indicating payout categories for blocks.

The Schedule remains unchanged from the previous Disallowable Instrument.

Schedule 5

This Schedule is the determination of specific Land Value Payment Formulae for rural leases in Pialligo.

The Schedule remains unchanged from the previous Disallowable Instrument.

Schedule 6

This Schedule is the determination of land rent formulae for rural leases with terms less than 21 years.

The Schedule remains unchanged from the previous Disallowable Instrument.

Schedule 7

This Schedule is a map of Pialligo indicating blocks exempt from the preparation of a Land Management Agreement.

The Schedule remains unchanged from the previous Disallowable Instrument.