



Australian Capital Territory
Gazette

SPECIAL GAZETTE

No. S19, Friday 9 February 1996

ACT PLANNING AUTHORITY

DRAFT VARIATION NO.8 TO THE TERRITORY PLAN

**DEAKIN SECTION 75 BLOCKS 2 AND 71(PART)
DEAKIN INN**

NOTICE OF WITHDRAWAL

Pursuant to section 22(1)(c) of the Land (Planning and Environment) Act 1991, (the Land Act), the ACT Planning Authority has withdrawn draft Variation No.8 to the Territory Plan, which proposed to allow Residential Development on the Deakin Inn site. This draft Variation was released for public comment by notice in Special Gazette Number S212 of 18 October 1993.

The interim effect of the draft Variation, under section 9 of the Land Act, ceased on 17 October 1994.

ACT PLANNING AUTHORITY
DRAFT VARIATION NO.33 TO THE TERRITORY PLAN
NOTICE OF WITHDRAWAL

Pursuant to section 22(1)(c) of the Land (Planning and Environment) Act 1991, (the Land Act), the ACT Planning Authority has withdrawn draft Variation No.33 to the Territory Plan, which imposed land use restrictions on Multi Unit Development. This was released for public comment by notice in Special Gazette Number S267 of 24 November 1994.

The interim effect of the draft Variation, under section 9 of the Land Act, ceased on 23 November 1995.

This draft Variation has been replaced by draft Variation No.58 which has also been advertised today.

ACT GOVERNMENT

ACT PLANNING AUTHORITY

DRAFT VARIATION NO.58 TO THE TERRITORY PLAN

RESIDENTIAL LAND USE POLICIES

The ACT Planning Authority is inviting comment on draft Variation No.58 to the Territory Plan for Residential Land Use Policies.

A previous draft Variation (No.33) was made available for public comment on 24 November 1994. Following the public comment period it was decided that the draft Variation should be withdrawn and a new draft Variation developed. An advertisement withdrawing draft Variation No.33 has also been published today.

Draft Variation No.58 proposes to:

- prohibit dual occupancy until 5 years after the completion of the original dwelling; and
- recognise the role of approved community advisory committees on planning (currently LAPACs).

Copies of the draft Variation:

- . may be inspected at libraries of the ACT Government Library Service at Belconnen, Civic, Dickson, Erindale, Griffith, Kippax, Tuggeranong and Woden during normal opening hours; and
- . may be inspected at, or obtained free of charge from, the Shopfront at John Overall Offices, 220 Northbourne Avenue, Braddon, during normal office hours.

Interested persons are invited to make written comments on the draft Variation to:

The Chief Planner
ACT Planning Authority
GPO Box 1908
CANBERRA ACT 2601

by Monday 25 March 1996.

This draft Variation is to have interim effect under the provision of section 9 of the Act for the "defined period".

NOTES:

- Because this draft Variation follows on from the consultation and work undertaken on draft Variation No.33, the submissions made in response to that draft Variation will continue to be taken into consideration. New and additional submissions are also welcome.
- Section 21 of the Land (Planning and Environment) Act 1991 requires the Authority to make available for public inspection copies of all written comments received in response to a draft Variation to the Plan. This is proposed to be done as soon as practicable after the closing date, therefore written comments must be received by Monday 25 March 1996.

The Environment Minister, under Section 121 of the *Land (Planning and Environment) Act 1991*, has decided that further Environmental Impact Assessment is required for the proposed extension of the Tuggeranong Hyperdome on Block 2, Section 1 and Block 10, Section 2, Greenway.

In accordance with Section 123 (3) of the Land Act in relation to this Assessment:

- (1) the proponent is Leda Commercial Properties Pty. Ltd.;
- (2) the Assessment will be in the form of a Public Environment Report (PER); and
- (3) is to address the following matters:
 - a) analysis of the potential impacts on retail centres within the Tuggeranong district outside of the town centre, and the implication for retail access across community groups;
 - b) substantiation of the need for extension in relation to forecast population growth and changing needs, and benefits and costs to the Tuggeranong community;
 - c) external infrastructure and services required in association with the proposed extension, public transport provision;
 - d) additional analysis of the East-West linkage, in relation to hours of availability, disability access;
 - e) impacts in relation to the Market, including customer access, parking provision, noise and fumes, closure of Scollay Street, loss of street address and visibility; and
 - f) a review of the appropriateness of the proposed scale of development in respect to a) - e) above.