

ACT PLANNING AUTHORITY

DRAFT VARIATION NO.53 TO THE TERRITORY PLAN

GUNG AHLIN TOWN CENTRE AND CENTRAL AREA

The ACT Planning Authority is inviting comment on draft Variation No.53 to the Territory Plan for the Gungahlin Town Centre and Central Area.

A previous draft Variation (No.19) was made available for public comment on 22 June 1994. Following public comment, and in the light of new environmental information, it was decided that the draft Variation should be withdrawn and a new draft Variation developed to include both the Town Centre Area and the Central Residential Areas of Gungahlin. An advertisement withdrawing draft Variation No.19 has also been published today.

The draft Variation proposes to identify the Principles and Policies for the development of the Gungahlin Town Centre and Central Area. The draft Variation includes consideration of issues concerning environment, community, cultural planning, social, economic, transport, public spaces, stormwater, urban design and staging.

In addition, a Preliminary Assessment of potential environmental impacts of this draft Variation to the Territory Plan has been prepared, as set out in the Land (Planning and Environment) Act 1991.

The site for the Gungahlin Town Centre and Central Area is proposed to be "Defined Land" for the purposes of section 32 of the Land (Planning and Environment) Act 1991. The "Defined Land" process provides procedures which allow for some flexibility when refining planning and development proposals. Therefore during the early planning and design phase, broad principles and policies for the development of the land are set out but details such as specific road alignments and block boundaries cannot be identified. These generalised plans then enable detailed designs to be prepared responding to changing circumstances, without the potential for delays and uncertainty entailed in modifying detail by a statutory process. In summary the process is that:

- the ACT Planning Authority prepares a draft Variation to the Territory Plan to identify an area as "Defined Land" and to describe the principles and policies for its development. The draft Variation is subject to full public consultation, Executive approval and possible disallowance by the Legislative Assembly;
- detailed subdivision plans for the development of the site are prepared in accordance with the principles and policies set out in the Variation;

- on approval of the subdivision plans the ACT Planning Authority varies the Territory Plan, by a notice placed in the ACT Government Gazette, to specify the boundaries and the purposes for which the various parts of the land may be used. This defined land variation is not subject to further public consultation or Executive approval provisions.

The "Defined Land" process therefore enables the interests of future residents to be protected as well as providing the flexibility for land development to proceed efficiently and with reasonable certainty.

Copies of the draft Variation and Preliminary Assessment:

- . may be inspected at libraries of the ACT Government Library Service at Belconnen, Civic, Dickson, Erindale, Griffith, Kippax, Tuggerawong 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.

Information on the draft Variation will be displayed at the Ngunnawal Community Centre for the next 6 weeks, and ACTPA officers will be available at the Centre from 2.30pm to 5.00pm, Saturday 26 August 1995, to answer questions.

There will also be Community Workshops held at the Ngunnawal Community Centre on Thursday 7 September 1995 at 2.00pm to 3.30pm and at 7.30pm to 9.00pm.

Other Information Sessions/Workshops will be held at times and venues to be advertised.

Interested persons are invited to make written comments on the draft Variation and/or the Preliminary Assessment to:

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

by Monday 9 October 1995 for the draft Variation and Monday 2 October 1995 for the Preliminary Assessment.

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

NOTE: 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 9 October 1995.