

**INVITATION TO COMMENT ON THE DRAFT SECTION MASTER PLANS FOR
LYNEHAM - SECTION 46; O'CONNOR - SECTION 41; AND TURNER - SECTIONS 60, 61
AND 63.**

Territory Plan Variation No.109 requires the Planning and Land Management Group (PALM) to have Section Master Plans in place prior to development applications for multi-unit developments, involving more than two dwellings, being granted approval in the B11 and B12 Areas of Inner North Canberra.

A Section Master Plan is a plan of a section and its surrounds, indicating the desired future urban character of a section and a context for individual development proposals. A Section Master Plan provides guidance on how sites may logically be redeveloped.

The Section Master Plan does not require the redevelopment of any particular block. It is intended to ensure that any redevelopment that does occur is integrated with other development in the section, maintains the amenity and quality of the area and does not adversely impact on those residents who wish to remain.

A Section Master Plan is required to provide information on the following:

- the relationship to any existing community value statement adopted by the community advisory group on planning which was established by the Minister;
- any elements of existing urban fabric, streetscape or landscape which warrant protection or consideration, including the specific character of the section and its surrounding streets; and
- the preferred pattern of any redevelopment in terms of building type, subdivision, orientation of buildings, arrangements for vehicular access and parking, landscape and design and architectural character.

PALM has now prepared draft Section Master Plans for:

- Lyneham - Section 46;
- O'Connor - Section 41; and
- Turner - Sections 60, 61 and 63.

Copies of the draft Section Master Plans may be inspected at the Shopfront, 16 Challis Street, Dickson during normal business hours.

Interested persons are invited to submit written comments on the draft Section Master Plans by Friday 16 July 1999 to:

Planning and Land Management Group
Department of Urban Services
GPO Box 1908
CANBERRA ACT 2601

Attention: Paul Lewis