

**INVITATION TO COMMENT ON THE DRAFT SECTION MASTER PLAN FOR  
O'CONNOR – SECTION 86**

**(This section includes the former MacPherson Court complex and service station).**

Recent changes to the Territory Plan controls for North Canberra (Areas B11 and B12 policies and the Urban Housing Code) require that before development applications for multi-unit redevelopments, involving more than two dwellings, can be permitted a Section Master Plan must be approved.

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 redevelopment proposals. The Section Master Plan provides guidance on how sites may logically be redeveloped. Planning and Land Management Group (PALM) prepares these Section Master Plans in order to ensure their independence and to maximise the planning outcomes.

The Section Master Plan does not require the redevelopment of any particular block, but ensures that any redevelopment which 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 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
- 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 a draft Section Master Plan for Section 86 O'Connor**

Copies of the draft Section Master Plan are available for inspection between 8.30am and 4.30pm weekdays at the PALM Shopfront, 16 Challis Street Dickson.

As part of the assessment of the draft Section Master Plan, PALM is seeking the written views of all lessees and residents, in and adjoining Section 86 O'Connor. Written comments must arrive by close of business on **5 January 2000** and may be delivered to the PALM Shopfront, faxed to 6207 7762 or posted to:

**Applications Secretariat  
GPO Box 1908  
Canberra City ACT 2601**