

**ACT GOVERNMENT  
PLANNING AND LAND MANAGEMENT GROUP**

**DRAFT VARIATION NO.158 TO THE TERRITORY PLAN  
COMMERCIAL B2C LAND USE POLICIES – PROPOSED CHANGES TO GROUP  
CENTRE POLICIES**

**DRAFT VARIATION NO.163 TO THE TERRITORY PLAN  
KIPPAX GROUP CENTRE – PROPOSED EXPANSION OF RETAIL CORE**

Two draft Variations to the Territory Plan have been prepared by the Planning and Land Management Group (PALM) of Urban Services (incorporating the functions of the ACT Planning Authority). These are:

- **draft Variation No.158 which proposes to completely replace the existing Group Centres Commercial ‘B2C’ Land Use Policies for the 17 Group Centres in Canberra; and**
- **draft Variation No.163 which proposes to extend the retail core of the Kippax Group Centre.**

**Draft Variation No.158** results from a comprehensive review of the Commercial ‘C’ Land Use Policies undertaken by PALM. However, while this general review of Group Centres was being undertaken a number of site specific development proposals, for the Kippax Group Centre, were received by PALM. **These are detailed in draft Variation No.163, which has been released concurrently with draft Variation No.158. Draft Variation No.163 deals only with the extent of the retail core for Kippax Group Centre.**

However, regardless of the extent of the Precinct boundaries in the Kippax Group Centre, Kippax remains subject to the same overall changes, land use controls, schedules, objectives, etc proposed for all other Group Centres in draft Variation No.158.

Provided they are not deferred, the provisions of these draft Variations have interim effect until 5 April 2001 or for the “defined period”, whichever is the shorter. The “defined period” commenced on 6 April 2000 and continues until the proposals in the draft Variations, or the corresponding Plan Variations:

- come into effect;
- or are rejected by the Legislative Assembly;
- or are withdrawn.

During the period these provisions have interim effect, the Territory, the Executive, a Minister or a Territory Authority shall not do, or approve the doing of, any act which would be inconsistent with the Territory Plan, or the Plan if it was varied in accordance with the provisions of the draft Variations.

Section 11 of the *Land (Planning and Environment) Act 1991* (the Land Act), concerning the Heritage Places Register, does not apply to these draft Variations.

From Monday 10 April 2000 until Monday 1 May 2000, copies of both draft Variations may be:

- inspected at ACT Government Libraries at Belconnen, Civic, Dickson, Erindale, Griffith, Kippax, Tuggeranong and Woden during normal opening hours;
- inspected at, or obtained from, the PALM Shopfront at Dame Pattie Menzies House, 16 Challis Street, Dickson, during normal office hours; and
- inspected on the PALM Website at <http://www.palm.act.gov.au/tplan>

Written comments on the draft Variations should be submitted, by **Monday 5 June 2000**, to:

**The Executive Director  
Planning and Land Management Group  
Urban Services Department  
GPO Box 1908  
CANBERRA ACT 2601  
Attention: Mr P Harris.**

Comments can also be sent via Email to: **terrplan@act.gov.au**  
or by Facsimile to: **62071710.**

Copies of all written comments received in response to the draft Variations, including those from the National Capital Authority (NCA), will be made available for public inspection during normal office hours from Tuesday 6 June 2000 until Tuesday 27 June 2000, at the PALM Shopfront in Dame Pattie Menzies House, 16 Challis Street, Dickson. Any comments received from the NCA after Tuesday 6 June 2000 will be available for perusal for 21 days from the date of receipt.