

**ACT GOVERNMENT  
PLANNING AND LAND MANAGEMENT GROUP**

**DRAFT VARIATION NO.189 TO THE TERRITORY PLAN FOR  
CITY PART SECTIONS 35 AND 56 AND STRATUM BLOCK 1 SECTION 78**

**PROPOSED COMMERCIAL B2A CIVIC CENTRE LAND USE POLICY (PRECINCT b1),  
PROPOSED COMMUNITY FACILITY SITES AND OTHER MINOR CHANGES**

**Draft Variation to the Territory Plan No.189**, has been prepared by the Planning and Land Management Group (PALM) of Urban Services (incorporating the functions of the ACT Planning Authority).

This draft Variation proposes to:

- vary the Territory Plan to remove the Community Facility Land Use Policy on Blocks 23 and 24 Section 35, a stratum Block 1 Section 78 and part of Block 11 Section 56 City and replace it with a Commercial B2A Civic Centre Land Use Policy;
- amend the precinct boundary delineating the extent of the Precinct b1- Business Area. Currently the Griffin Centre and Civic Youth Centre are located on this area with the skateboard park nearby;
- remove the existing Commercial B2A Civic Centre Land Use Policy from parts of Section 56 and replace it with a Community Facility Land Use Policy. These policy changes will facilitate the redevelopment of this part of the City and ensure that the new community facility sites are made subject to the Community Facility Land Use Policies in the Territory Plan; and
- delete the existing Major Road Land Use Policy, applying to parts of Ballumbir Street and Cooyong Street adjoining the proposed development site, and substitute the Community Facility Land Use Policy and Commercial (B2A) Land Use Policy, Precinct B1 (Business Area) respectively. These changes are proposed to accommodate the new Youth Centre and the development on parts of Section 35 & 56 City.

Provided it is not deferred, the provisions of draft Variation No.189 have interim effect until 10 September 2002, or for the "defined period", whichever is the shorter. The "defined period" commenced on 11 September 2001 and continues until the proposals in the draft Variation, or the corresponding Plan Variation:

- 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- or are withdrawn.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 Variation.

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

From Monday 17 September 2001 until Monday 8 October 2001, copies of **draft Variation No.189 to the Territory Plan**, may be:

- inspected at ACT Government Libraries at Belconnen, Civic, Dickson, Erindale, Griffith, Gungahlin, 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: **[www.palm.act.gov.au/tplan](http://www.palm.act.gov.au/tplan)**

Comments on draft Variation No.189 should be submitted, by **Monday 29 October 2001**, to:

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

Comments can also be sent via Email to:  
or by Facsimile to:

**[terrplan@act.gov.au](mailto:terrplan@act.gov.au)  
6207 1710.**

Copies of all written comments received in response to the draft Variation, including those from the National Capital Authority (NCA), will be made available for public inspection during normal office hours, from Tuesday 30 October 2001 until Tuesday 20 November 2001, at the PALM Shopfront in Dame Pattie Menzies House, 16 Challis Street, Dickson. Any comments received from the NCA after Monday 29 October 2001 will be available for perusal for 15 business days from the date of receipt.