

Australian Capital Territory

Land (Planning and Environment) Act Draft Variations to the Territory Plan 2002

Draft Variation No.206 Commercial B2C (Group Centres) Land Use Policies – Calwell Blocks 2, 5 and 6 Section 72 and Chisholm Block 7 Section 598.

Draft Variation No.207 Oaks Estate.

Draft Variation No.210 Deakin Blocks 2 & 28 Section 35 – Proposed Commercial Policy and Residential Use.

Notifiable instrument NI2002—335

made under the

Land (Planning and Environment) Act 1991, Section 19(1) (Public Consultation)

Three 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) and propose changes to the Territory Plan as follows:

DRAFT VARIATION NO.206 – Commercial B2C (Group Centres) Land Use Policies – Calwell Blocks 2, 5 and 6 Section 72 and Chisholm Block 7 Section 598. This draft Variation proposes to allow residential uses at ground floor level in Precinct ‘c’ of the Commercial Group Centres

Land Use Policies for Calwell Blocks 2, 5 and 6 Section 72 and Chisholm Block 7 Section 598.

DRAFT VARIATION NO.207 – Oaks Estate. This draft Variation proposes to introduce a Residential Area Specific Policy (A9) for those blocks included within the existing mixed-use area. It is also proposed to expand the Urban Open Space Policy to provide for a public park and include land immediately adjacent to the Molonglo River, currently within the Urban Open Space Policy, within the River Corridor Policy as Public Land Special Purpose Reserve. The boundary of the River Corridor Policy will follow the current 100-year flood level.

DRAFT VARIATION NO.210 – Deakin Blocks 2 & 28 Section 35 – Proposed Commercial Policy and Residential Use. This draft Variation proposes to change the existing land use policy for Blocks 2 and 28 Section 35 Deakin from Entertainment Accommodation and Leisure to Commercial E Corridors and Office Sites and also to amend the existing Area Specific Policy to allow residential land use on these blocks.

Section 9 of the Land Planning and Environment Act 1991 applies to the three draft Variations, which have interim effect for a maximum period of 1 year commencing on 1 November 2002 and ending on 31 October 2003. During this period, or a period commencing on 1 November 2002 and termination at the expiration of the day before:

- the date the draft Variation comes into effect;
- the date the corresponding plan variation is rejected by the Legislative Assembly; or
- the date the draft variation, or the corresponding plan variation, is withdrawn by the Planning Authority of the Minister;

whichever is shorter, the Territory, the Executive, the Minister or a Territory Authority shall not do any act, or approve the doing of any act that –

- a) would be inconsistent with the Territory Plan, if it were varied in accordance with the draft Variation; or
- b) is inconsistent with the Territory Plan.

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 4 November 2002 until Monday 25 November 2002, copies of **draft Variations No.206, 207 and 210 to the Territory Plan** are available during normal office hours at:

- ACT Government Libraries at Belconnen, Civic, Dickson, Erindale, Griffith, Gungahlin, Kippax, Tuggeranong and Woden (**read only**); and
- the PALM Customer Service Centre at Dame Pattie Menzies House, 16 Challis Street, Dickson (**read or obtain free of charge**).

The draft Variation is also available on the PALM Website at www.palm.act.gov.au/tplan (**read or download**).

Comments on the draft Variations, should be submitted, by **Monday 16 December 2002**, 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: **terrplan@act.gov.au**
or by Facsimile to: **62071710.**

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 17 December 2002 until Tuesday 7 January 2003, at the PALM Shopfront in Dame Pattie Menzies House, 16 Challis Street, Dickson. Any comments received from the NCA after Monday 16 December 2002 will be available for perusal for 15 business days from the date of receipt.