

Australian Capital Territory

# **Planning and Development (Technical Amendment—Harrison and Flemington Road Corridor Concept Plan) Plan Variation 2009 (No 1)**

**Notifiable instrument NI2009—272**

**Technical Amendment No 2009-09**

made under the

**Planning and Development Act 2007, section 89 (Making technical amendments)**

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This plan variation commences on 19 June 2009.

Variation 2009-09 to the Territory Plan has been approved by the Planning and Land Authority.

Kelvin Walsh  
Delegate of the Planning and Land Authority

12 June 2009



Planning & Development Act 2007

# **Technical Amendment to the Territory Plan Code and Rezoning Variation 2009-09**

Amendments to the Territory Plan Map  
and to the Flemington Road Corridor  
Concept Plan (Precinct Code)

June 2009

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# 1. INTRODUCTION

## Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Land Act 2007* establishes the ACT Planning and Land Authority (ACTPLA) as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary.

Technical Amendment to the Territory Plan No 2009-09 is prepared in accordance with two separate sections of the *Planning and Development Act 2007*. Under section 95(1), a rezoning within a future urban area is a technical amendment that is consistent with the principles and policies in the structure plan for the area. Under section 87(b), a code variation is a technical amendment that would only change a code, and is consistent with the policy purpose and policy framework of the code, and is not an error variation. Only limited consultation is needed for technical amendments made under section 95 and section 87(b).

# 2. EXPLANATORY STATEMENT

## Proposed Changes and Reasons

### BACKGROUND

Block AD Harrison is located at the southern end of the Flemington Road Corridor which is approximately 2 km south of the Gungahlin Town Centre. Gungahlin Town Centre is the major commercial and retail centre for the district of Gungahlin. The planning principles and objectives for development in the Flemington Road Corridor and Block AD Harrison are contained in the Gungahlin Town Centre and Central Area Structure Plan (the Structure Plan) and the Flemington Road Corridor Concept Plan (the Concept Plan).

The CZ4 Local Centre zone at block AD in the Territory Plan map was adopted from the Concept Plan and included in the Territory Plan 2008. The main objective of the CZ4 Local Centre zone provides convenience retailing and other accessible commercial services within the commercial centres hierarchy, whereas the key objective of the CZ5 Mixed Use zone is to encourage higher density residential development in close proximity to transport corridors, and commercial and employment centres. The Concept Plan contains building height controls for development along Flemington Road. The blocks adjacent to block AD Harrison on Flemington Road are zoned CZ5 in the Territory Plan.

**A. Rezone block AD, Harrison (as identified in the Concept Plan) at the corner of Flemington Road and Well Station Drive in the Territory Plan Map from Commercial CZ4 Local Centre Zone to Commercial CZ5 Mixed Use Zone**

The Concept Plan provides 400 m<sup>2</sup> of retail GFA at the Mapleton Centre and a further 600 m<sup>2</sup> of retail GFA at the Nullarbor Centre on Flemington Road. The proposed removal of a local centre at block AD will not significantly impact on the availability of convenience shopping for local residents. Both the Mapleton and Nullarbor centres are less than one kilometre from block AD and are adjacent to major transit nodes on Flemington Road.

The restrictions on vehicle access to block AD due to its proximity to a major intersection at the corner of Flemington Road and Well Station Drive will restrict trade and is likely to reduce the viability of a local centre at this location. Due to the difficulties vehicles would have accessing block AD, a local centre at this location may also generate additional traffic on surrounding local streets.

The change retains the possibility of a commercial tenancy in the building. To enable the building to be used as a commercial premise in the future, adaptable design provisions have been retained on the ground floor of block AD (e.g. higher floor to ceiling heights on the ground floor).

The technical amendment is consistent with the Structure Plan.

**B. Insert site specific provisions for building heights on Block AD, Harrison into the Flemington Road Corridor Concept Plan Precinct Code**

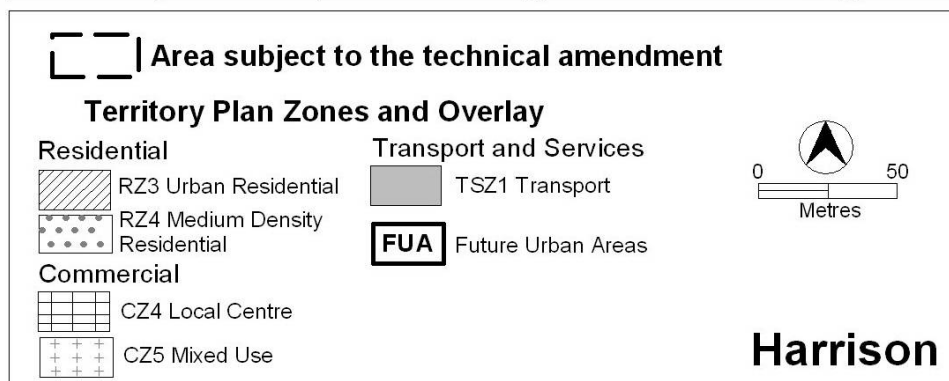
The Flemington Road Corridor Concept Plan Precinct Code (the Precinct code) requires development on block AD, Harrison to be a minimum of 4 storeys and a maximum of 6 storeys. Height controls on development along Flemington Road is generally a minimum of 2 storeys and a maximum of 3 storeys in the CZ5 mixed use zones. It is proposed to reduce the minimum height limit for development on block AD immediately adjacent to Flemington Road by 1 storey and lower the heights controls for development at the rear of block AD to match the height controls in the surrounding CZ5 mixed use zone. The proposal will maintain consistency in the urban form of development along Flemington Road while improving the interface between development on block AD and lower density residential development behind Flemington Road along Kings Canyon Street Harrison. The insertion of a site specific height control would be consistent with the policy purpose and policy framework of the Precinct Code as the code contains height controls at specific locations on Flemington Road (at transit nodes) and the proposal will not significantly change the proposed urban form in Flemington Road.

### 3. TECHNICAL AMENDMENT

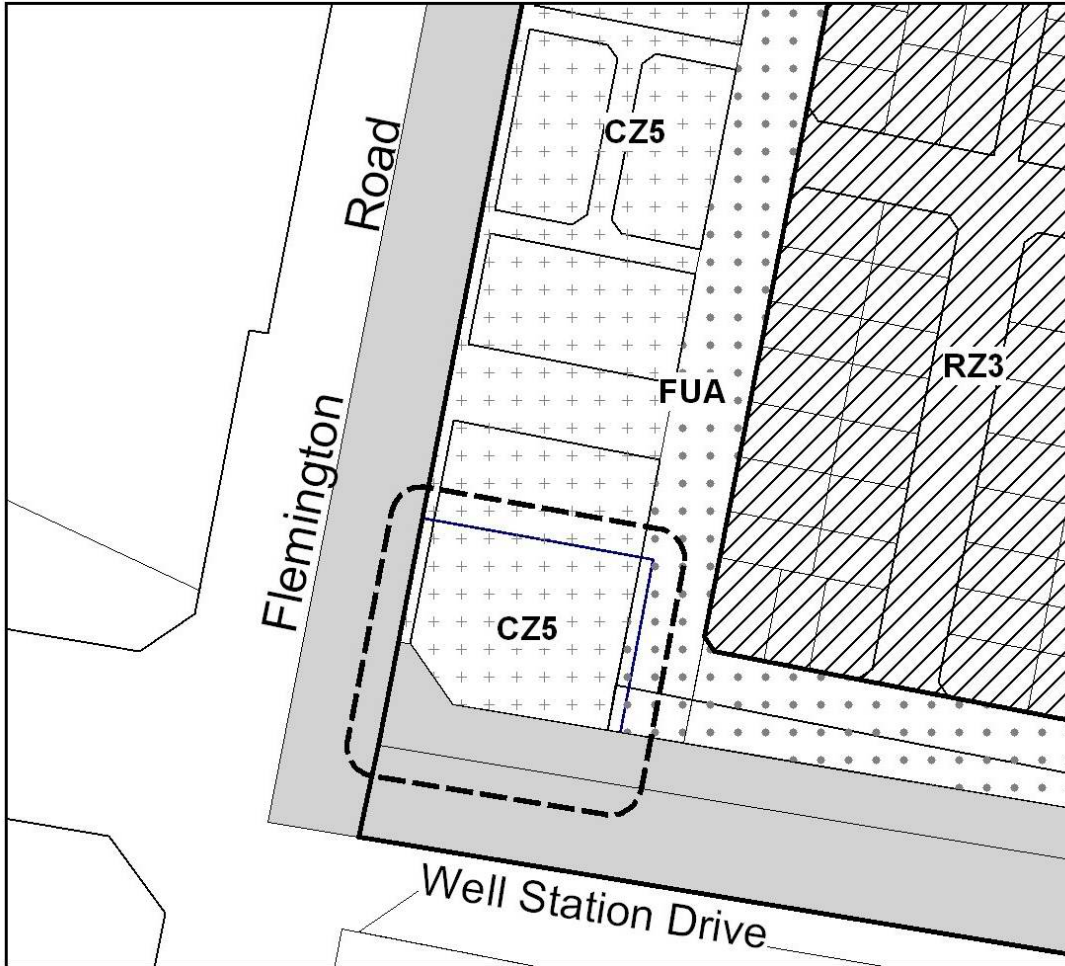
#### Variation to the Territory Plan Map

- Harrison Future Urban Area at the corner of Flemington Road and Well Station Drive – Change CZ4 Local Centre Zone to CZ5 Mixed Use Zone**

*Substitute the 'Area subject to the technical amendment' marked CZ4 in the following map:*





With the 'Area subject to the technical amendment' marked CZ5 in the following map:



 Area subject to the technical amendment

**Territory Plan Zones and Overlay**



**Residential**

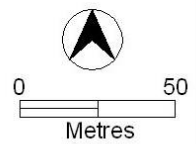
-  RZ3 Urban Residential
-  RZ4 Medium Density Residential

**Commercial**

-  CZ5 Mixed Use

**Transport and Services**

-  TSZ1 Transport
-  FUA Future Urban Areas



**Harrison**



## Variation to the Flemington Road Corridor Concept Plan Precinct Code

### 2. Part 3 Development Control Requirements, 3.1 Building Form, 3.1.1 Building Height, Controls

*Remove the full stop at the end of the first dot point and add the following:*

, excluding block AD at the corner of Flemington Road and Well Station Drive.

*Insert the following dot point between the two dot points:*

- Development fronting Flemington Road on block AD at the corner of Flemington Road and Well Station Drive, Harrison will be a minimum of 3 storeys and maximum of 6 storeys in height and development fronting Kings Canyon Street will be a minimum of 2 storeys and a maximum of 3 storeys.

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية، إتصل برقم الهاتف:
CHINESE	如果你需要传译员的帮助，请打电话:
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

### TRANSLATING AND INTERPRETING SERVICE

**131 450**

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