

Australian Capital Territory

# Planning (Strathnairn FUA Uplift) Minor Plan Amendment 2024

Notifiable instrument NI2024-309

made under the

Planning Act 2023, s 85 (Making minor plan amendments)

---

## 1 Name of instrument

This instrument is the *Planning (Strathnairn FUA Uplift) Minor Plan Amendment 2024*.

## 2 Commencement

This instrument commences on 21 June 2024.

## 3 Minor plan amendment

I am satisfied under the *Planning Act 2023*, section 85 (1) (a) that Minor Plan Amendment 2024-k is a minor plan amendment to the Territory Plan.

## 4 Dictionary

In this instrument:

*Minor Plan Amendment 2024-k* means the minor plan amendment in schedule 1.

Freya O'Brien  
Delegate of the territory planning authority  
14 June 2024

Schedule 1



**ACT**  
Government

---

Environment, Planning  
and Sustainable  
Development

**MINOR PLAN  
AMENDMENT TO THE  
TERRITORY PLAN  
2024-k  
Strathnairn FUA uplift**

This minor plan amendment was prepared  
under part 5.3 of the *Planning Act 2023*

## **Contents**

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Outline of the process.....	1
1.2	Summary of the proposal.....	1
<b>2.0</b>	<b>PROPOSED TERRITORY PLAN CHANGES .....</b>	<b>2</b>
2.1	Part B – Territory Plan Maps .....	2
2.2	Part D – District Policies .....	4
<b>3.0</b>	<b>TERRITORY PLAN AMENDMENT INSTRUCTIONS.....</b>	<b>5</b>
3.1	Part B – Territory Plan Maps .....	5
3.2	Part D – District Policies .....	6
	<b>INTERPRETATION SERVICE .....</b>	<b>8</b>

## 1.0 INTRODUCTION

### 1.1 Outline of the process

Minor plan amendment 2024-k (MA2024-k) to the Territory Plan is minor plan amendment (MA) prepared under section 84 1) c) of the *Planning Act 2023* (the Planning Act).

Section 84 of the Planning Act outlines the different types of MAs, some which require limited consultation to be undertaken and some which require no consultation to be undertaken.

Under Section 85 of the Planning Act a MA can only be made where: any required limited consultation has taken place and the authority is satisfied that the content of the MA meets the requirements of the Planning Act

- if the MA is not inconsistent with the planning strategy or any relevant district strategy
- any comments received during the consultation period and from the National Capital Authority have been considered.

This MA does not require limited consultation to be undertaken under the *Planning Act 2023*.

The MA is not inconsistent with the planning strategy or any relevant district strategy. Further details of the changes are contained in section 2 of this document.

The National Capital Authority has received a copy of this MA.

For more information on the content of the Territory Plan and minor plan amendment processes please refer to the Environment, Planning and Sustainable Development (EPSDD) website <https://www.planning.act.gov.au/professionals/our-planning-system/the-territory-plan/amendments-to-the-territory-plan>.

### 1.2 Summary of the proposal

MA2024-k proposes to:

- remove part of the future urban area overlay from land in the division of Strathnairn and add assessment requirements consistent with the approved estate development plan.

## 2.0 PROPOSED TERRITORY PLAN CHANGES

This section contains details of the proposed changes to be made to the Territory Plan.

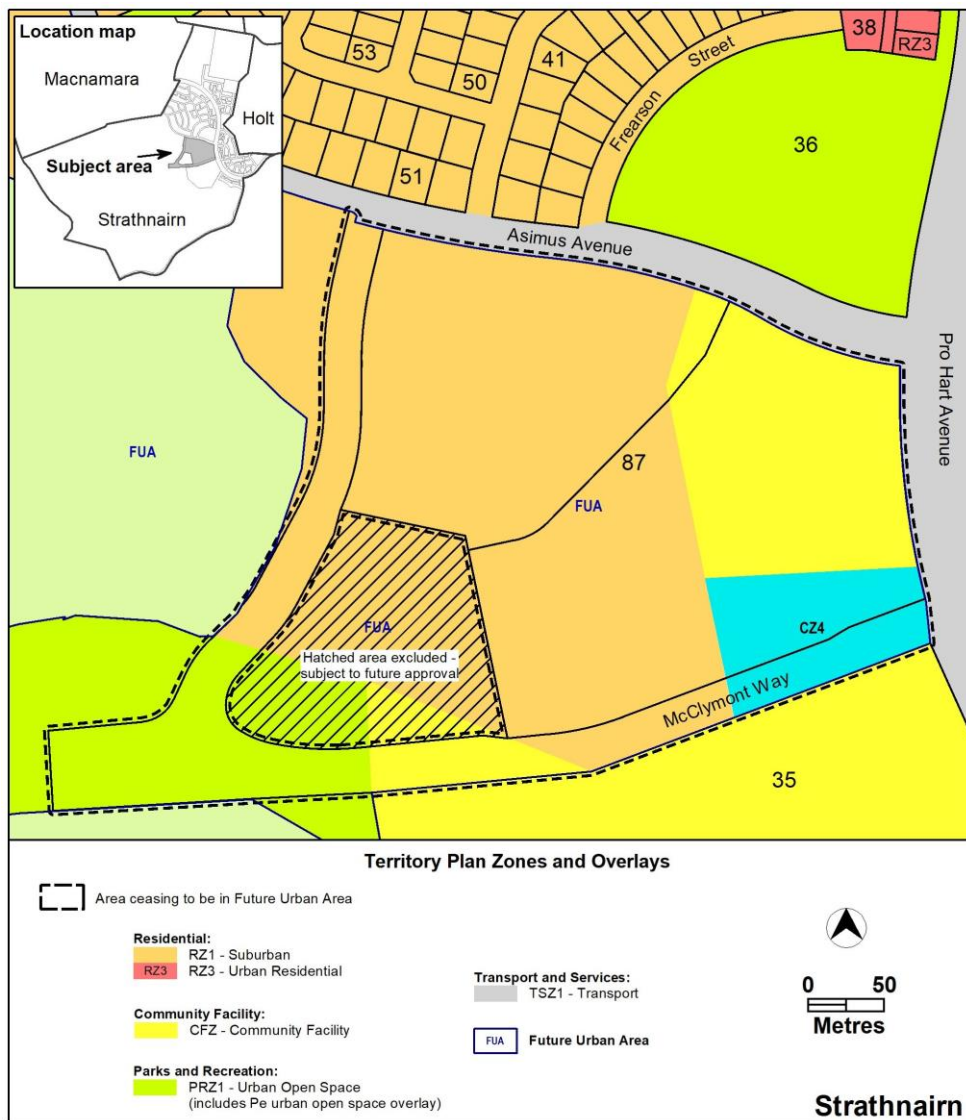
MA2024-k makes changes to the following Territory Plan documents:

- Part B - Territory Plan Maps
- Part D - District Policies
  - D02 - Belconnen District Policy

### 2.1 Part B – Territory Plan Maps

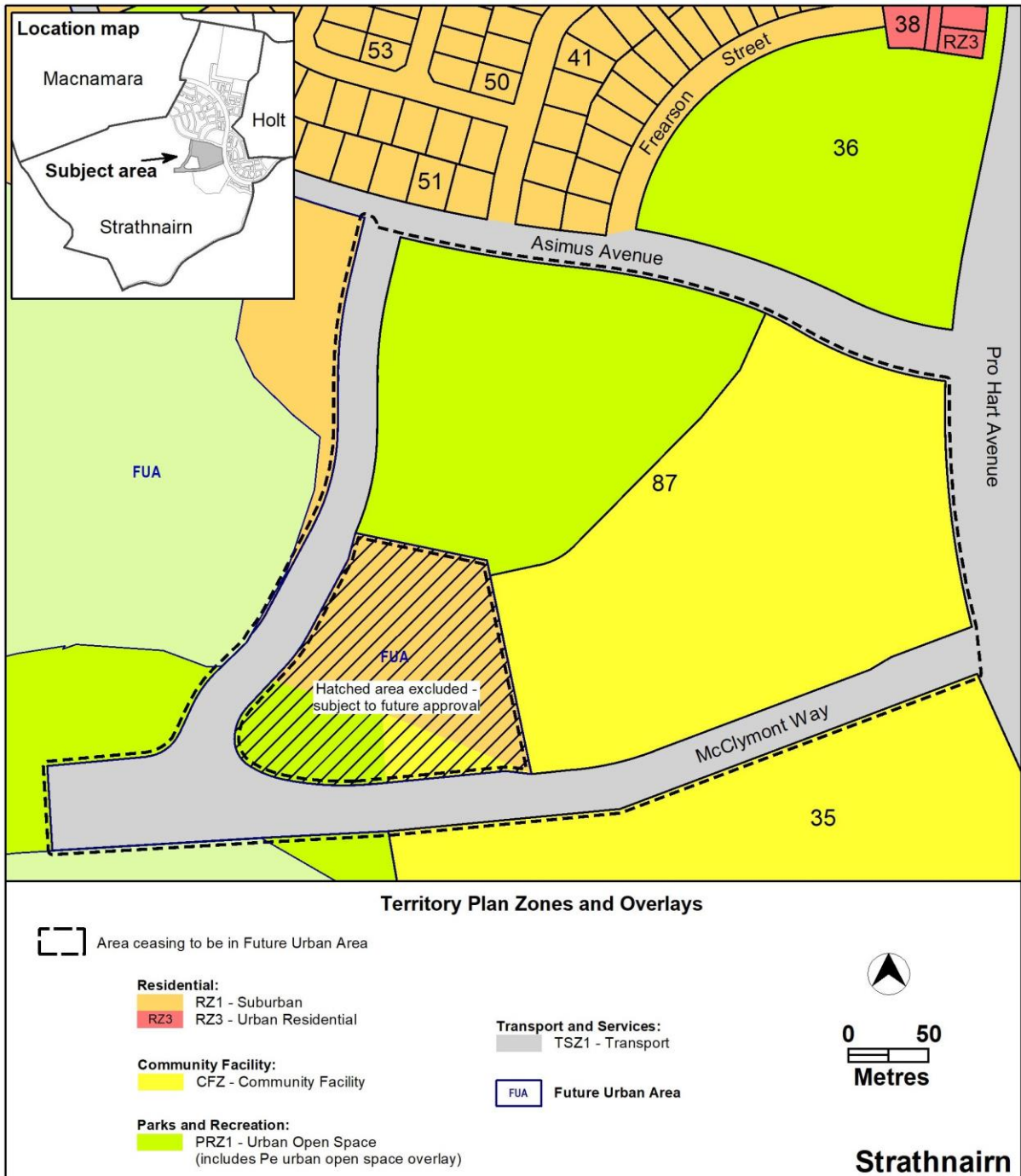
The Territory Plan map is varied to identify the zones and overlays that apply to land ceasing to be in a future urban area.

Strathnairn – Existing Territory Plan map



MINOR PLAN AMENDMENT 2024-k

Strathnairn – Proposed Territory Plan map



## 2.2 Part D – District Policies

The Belconnen District Policy will be varied to identify new provisions that apply to land ceasing to be in a future urban area.

Proposed new assessment requirement:

Locality	Assessment requirement	Reference
Strathnairn	52. In accordance with Figure 18A, development on section 87 block 1 must comply with the following: a) Buildings must have a minimum setback of 6m from the western boundary of the block. b) Buildings within 30m of the blocks western boundary must not exceed two storeys in height.	Figure 18A

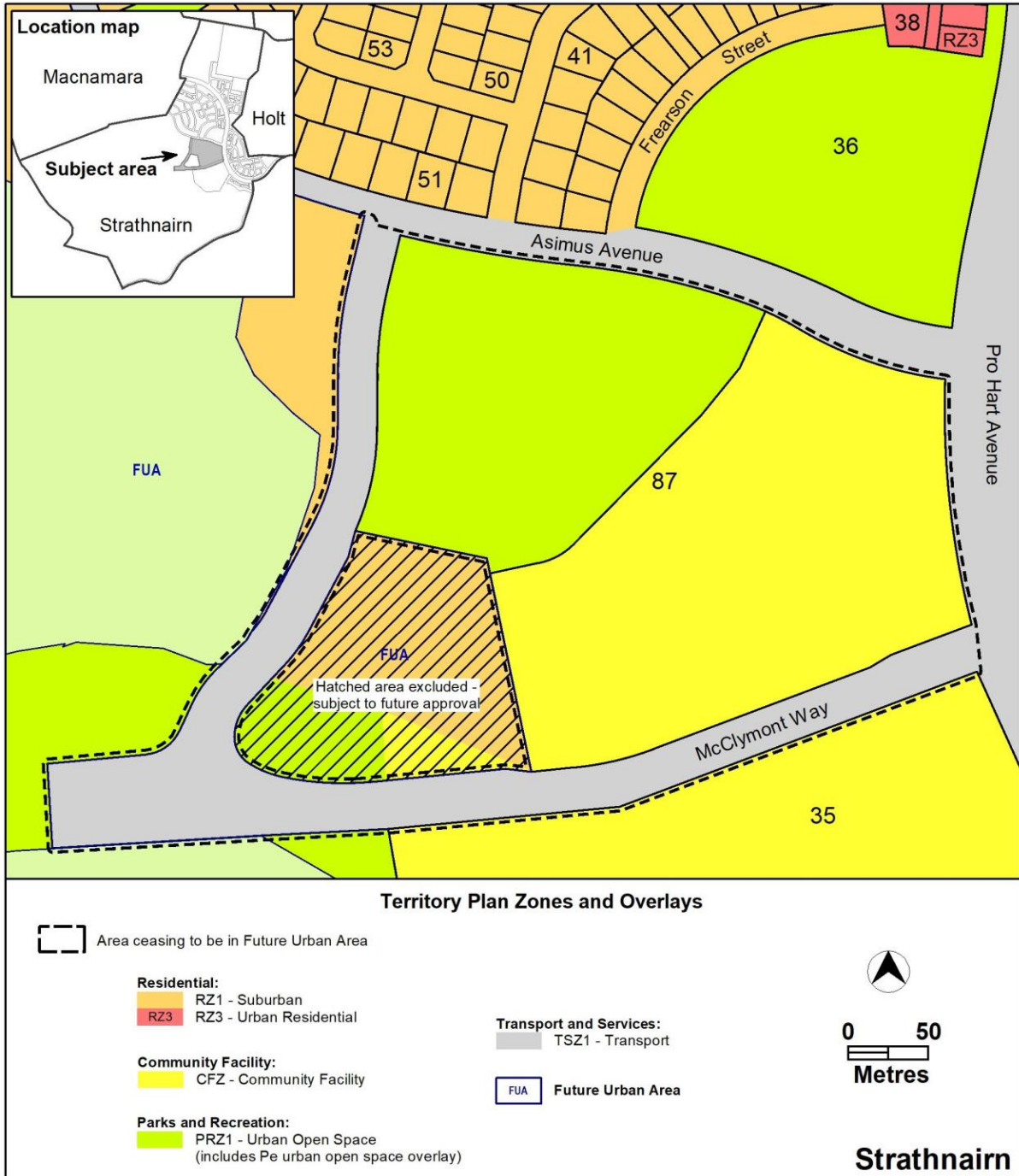
### 3.0 TERRITORY PLAN AMENDMENT INSTRUCTIONS

This section provides the legal instructions for how MA2024-k amends the Territory Plan.

#### 3.1 Part B – Territory Plan Maps

##### 1.0 Strathnairn

The Territory Plan map is varied as indicated below.





## 3.2 Part D – District Policies

### 2.0 Belconnen District Policy, 5. Assessment Requirements

Insert

Locality	Assessment requirement	Reference
Strathnairn	52. In accordance with Figure 18A, development on section 87 block 1 must comply with the following: a) Buildings must have a minimum setback of 6m from the western boundary of the block. b) Buildings within 30m of the blocks western boundary must not exceed two storeys in height.	Figure 18A

Renumber West Belconnen 52. to 53.

Insert

Figure 18A – Strathnairn section 87 block 1

