

**AUSTRALIAN CAPITAL TERRITORY
LAND (PLANNING AND ENVIRONMENT) ACT 1991**

**EXPLANATORY STATEMENT
DISALLOWABLE INSTRUMENT FOR THE PURPOSES OF
SECTION 171A**

INSTRUMENT NO. 87 OF 2001

The ACT Government's rural policy is set out in '*Farming in the ACT – Implementation of the ACT Government's Rural Policy*' (February 2000) and Disallowable Instrument No. 88 of 2000. The aforementioned Disallowable Instrument specifies maximum rural lease terms for the ACT, particularly for long term 99 year rural leases.

The Disallowable Instrument No. 88 of 2000 identifies the districts of Gungahlin, Majura, Jerrabomberra, and Symonston and one block in Belconnen as being subject to further detailed planning studies.

The planning studies for some additional areas are now completed. This Disallowable Instrument revokes Disallowable Instrument No. 88 of 2000 and replaces the current Rural Lease Term Plan (Schedule 1 of Disallowable Instrument No. 88 of 2000) with a revised Rural Lease Term Plan (new Schedule 1) that specifies maximum lease terms for some areas which were previously the subject of further planning studies.

The alterations between the current and the new Rural Lease Term Plan relate to the following land:

Block 1 Section 103 Symonston, Block 5 Section 103 Symonston, Block 7 Section 103 Symonston and Block 8 Section 103 Symonston

Schedule 1 reflects a maximum lease term of 99 years. These four Symonston blocks are located within the Broadacre land use policy of the Territory Plan, and are also subject to overlay 10D, which further restricts permissible uses. One of the purposes of the overlay is to create an appropriate setting for the adjacent property of Mugga Mugga. The granting of further rural leases for a term of 99 years for these blocks will help to ensure that the unique character of the area is preserved.

Block 50 Belconnen

Schedule 1 reflects a maximum lease term of 20 years. *The ACT and Sub-region Planning Strategy 1998* identified lower Jerrabomberra and Gooromon-Jeir (immediately north of Block 50 within NSW) as indicative areas with potential for long term future development. From a strategic and metropolitan planning perspective, the Gooromon-Jeir area needs to be further assessed to evaluate its suitability for urban development. Given the proximity of Belconnen Block 50 to the proposed Gooromon-Jeir area, a rural lease term of 20 years is appropriate.

Gungahlin

Schedule 1 reflects a maximum lease term of 20 years. This term is consistent with the Gungahlin development sequence. It is anticipated that certain blocks within Gungahlin will be required for urban development commencing from the year 2004, with other blocks required between then and 2018. Appropriate lease terms will be granted consistent with the requirements of the Gungahlin Development Sequence.

Block 65 Coree

Schedule 1 reflects a maximum lease term of 99 years. The omission of this block from eligibility for a 99 year lease on the previous schedule was an error.

Block 1624 Tuggeranong

Schedule 1 reflects a maximum lease term of 99 years. The boundary of this block had been amended following a site inspection and advice from Environment ACT.

District of Majura (western part)

Schedule 1 reflects a maximum lease term of 20 years. This area has a land use policy of Broadacre in the Territory Plan, which permits a range of uses over time. It would be inappropriate planning for the Government to commit all land in this area to long term rural use, and therefore effectively preclude other future uses from the area. The National Capital Authority is responsible for determining the further lease terms for those blocks within the Designated Area of the National Capital Plan as shown on Schedule 1.

Blocks 680 and 681 Majura

Schedule 1 reflects a maximum lease term of 99 years. Block 680 is currently a fifty year lease. Block 681 is land locked by Block 680 and is agisted by this lessee. It is anticipated that the blocks will be consolidated in the future. The blocks are not located within the main Majura area and as such are not subject to the same planning limitations. This allows the blocks to be considered for 99 year leases.

Further detailed planning is currently being undertaken for those Districts and blocks that are shown on Schedule 1 as being subject to further detailed planning.