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ACT PLANNING AUTHORITY

DRAFT VARIATION TO THE TERRITORY PLAN
FOR

GUNG AHLIN TOWN CENTRE

The ACT Planning Authority is inviting public comment on a draft Variation to the Territory Plan for the Gungahlin Town Centre. The Variation, if adopted, will establish the principles and policies for the development of a Town Centre to serve Gungahlin, as required by Part B2B (Section 2.10) of the Territory Plan.

The draft Variation will have interim effect until such time as it is either approved, withdrawn or rejected by the Legislative Assembly, or for a period of one year, whichever is the lesser.

Availability of Draft Variation

Copies of the draft Variation:

- . may be inspected at libraries of the ACT Government Library Service at Belconnen, Civic, Dickson, Erindale, Kingston, Kippax, Tuggeranong and Woden during normal opening hours;
- . may be inspected at, or obtained free of charge from, the Shopfront at John Overall Offices, 220 Northbourne Avenue, Braddon, and the Building Control Office, Cnr Lysaght & Hoskins Streets, Mitchell, during normal office hours from 21 June 1994 to 1 August 1994.

The draft Variation will be on exhibition during office hours at 220 Northbourne Avenue, Braddon and at the ACT Government Shopfronts in Civic and Belconnen. There will also be two Open Days to be held at 220 Northbourne Avenue, Braddon, namely:

- . 3 pm - 9 pm Wednesday 29 June 1994; and
- . 3 pm - 9 pm Friday 1 July 1994,

2 Land (Planning and Environment) Act 1991

when staff from the Planning Authority will be available to answer questions and provide information.

Workshops on the contents of the draft Variation will be held in mid-July 1994.

For further information, or to register your interest in attending one of the workshops, please ring the Gungahlin Town Centre Telephone Information Line on 2072750.

The Proposal

Planning for the Town Centre is in the early stages, and more detailed planning will occur over the next six months. The planning to date has been guided by the existing Territory Plan and by the community through the preparation of a "community brief" which is a summary of community views, needs and aspirations for the Town Centre derived from a series of community workshops and from public consultation on the Gungahlin Town Centre Discussion Paper.

The draft Variation includes consideration of transport, environmental, social, economic, utilities, open space, and implementation issues. The general objectives of the draft Variation are:

- (a) to provide the main focus for the district population for shopping, community and cultural facilities, entertainment and recreation;
- (b) to provide opportunities for business investment and employment while facilitating the decentralisation of employment from Civic and the National Area;
- (c) to encourage a mix of land uses, including residential uses, which contribute to an active and diverse character;
- (d) to provide an urban structure which is simple, legible and flexible;
- (e) to maintain and enhance environmental amenity and encourage a standard of urban design consistent with the function of the Centre;
- (f) to encourage activities at street frontage level which contribute to pedestrian activity and social interaction;
- (g) to provide an urban form which is walkable and compact;
- (h) to integrate public transport routes, including an interchange;
- (i) to provide a hierarchy of open space which begins with the streets and movement system.

The site for the Town Centre is proposed to be "defined land" for the purposes of section 32 of the *Land (Planning and Environment) Act 1991*. The "defined land" process provides procedures which allow for some flexibility when refining planning and development proposals. Hence during the early planning and design phase, broad principles and policies for the development of the land are set out but details such as specific road alignments and block boundaries cannot be identified. These generalised plans then enable detailed designs to be prepared responding to changing circumstances, without the potential for delays and uncertainty entailed in modifying detail by a statutory process. In summary the process is that:

- . the ACT Planning Authority prepares a draft Variation to the Territory Plan to identify an area as defined land and to describe the principles and policies for its development, the draft Variation being subject to full public consultation, Executive approval and possible disallowance by the Legislative Assembly;
- . detailed subdivision plans for the development of the site are prepared in accordance with the principles and policies set out in the Variation;
- . on approval of the subdivision plans, the ACT Planning Authority varies the Territory Plan by a notice placed in the *Government Gazette* to specify the boundaries and purposes for which the various parts of the land may be used. This defined land Variation is not subject to further public consultation or Executive approval provisions.

The defined land process therefore enables the interests of future residents to be protected as well as providing the flexibility for land development to proceed efficiently and with reasonable certainty.

Submission of Comments

Interested persons, organisations and community groups are invited to submit written comments on the draft Variation. Submissions must be lodged by 1 August 1994 and should be addressed to:

The Chief Planner
ACT Planning Authority
GPO Box 1908
CANBERRA ACT 2601

and marked "For attention: Community Relations Section".