

ACT PLANNING AUTHORITY
DRAFT VARIATIONS TO THE TERRITORY PLAN
Invitation to comment

The ACT Planning Authority is inviting comments on Land Use Policy changes in Calwell, Downer, Forrest, Griffith, Kambah, Lyneham, Lyons, Phillip, Theodore and Weston.

Pursuant to Part 111 Division 2 of the Interim Planning Act 1990 the ACT Planning Authority has prepared draft Variations to the Territory Plan for the following areas:

1. CALWELL SECTION 71 BLOCK 2

The purpose of the draft Variation is to seek public comment on a proposed change of Land Use Policy from Residential to Professional Offices/Consulting Rooms.

2. DOWNER LOCAL CENTRE

DOWNER SECTION 61 BLOCKS 2, 4 - 6, 8 AND 11 - 15
SECTION 73 BLOCKS 1 AND 2 (PART)

The purpose of the draft Variation is to seek public comment on proposed changes of Land Use to provide for the retention and enhancement of the existing facilities and better opportunities for growth and change at the Downer Local Centre.

This draft Variation is similar to a draft released in September 1990. The exception is that the Land Use Policy for Downer Section 61 Block 4 (The previous Downer Primary School Site) is confirmed as Community Facility and the draft Plan will also provide for the retention of the scout facilities on Downer Section 73 Block 1.

3. GRIFFITH SECTION 96 BLOCK 1 AND
FORREST SECTION 24 BLOCKS 4 AND 5

The purpose of the draft Variation is to seek public comment on a proposal to allow the expansion of the Capitol Cinema onto the adjacent carparking area. The development will involve building a parking structure on an existing carpark in Bougainville Street Forrest.

4. KAMBAH SECTION 277 BLOCK 1

The purpose of the draft Variation is to seek public comment on a proposed change of Land Use Policy for the site of the Kambah Health Centre from Community Facilities to Commercial Uses consistent with the current Land Use Policies for blocks at this centre.

5. LYNEHAM SECTION 59 BLOCKS 12 AND 22 (PART)

The purpose of the draft Variation is to seek public comment on a proposal to extend the area of Restricted Access Open Space and allow for the development of a further hockey field on an area adjacent to the existing facility.

6. LYONS SECTION 5 BLOCK 27 (PART)

The purpose of the draft Variation is to seek public comment on a proposed change of Land Use Policy for a strip of land from Open Space to Car Park to allow the development of additional carparking at the Lyons Shopping Centre.

7. PHILLIP SECTION 79 BLOCK 4

The purpose of the draft Variation is to seek public comment on a proposed change of Land Use Policy from Land Use to be Determined to Club/Commercial Accommodation Establishment/Community Facility/Eating and Drinking Establishment/Indoor Recreation Facility/Outdoor Recreation Facility and Tourist Facility. The site is proposed to be developed by the Southern Cross Club.

8. THEODORE SECTION 609 BLOCK 17

The purpose of the draft Variation is to seek public comment on a proposed change of Land Use Policy from Standard Residential to Residential. The ACT Housing Trust has acquired this block and the draft Variation will permit Medium Density Housing including Town Houses and Flats.

9. WESTON SECTION 74 BLOCK 2 (PART)

The purpose of the draft Variation is to seek public comment on a proposed change of Land Use Policy from Open Space to Community Facility to allow development of special care accommodation for the aged by Mirinjani Retirement Village.

Copies of these draft Variations are available free of charge from the office of the ACT Planning Authority, John Overall Offices, 5th Floor, 220 Northbourne Avenue Braddon. Copies of these documents are also available for inspection at the Authority's office and the ACT Shopfront, ground floor 220 Northbourne Avenue Braddon between 9.00 am and 4.30 pm Monday to Friday (except public holidays).

These draft Variations are to have interim effect under the provisions of section 9 of the Act for the "defined period"

This means that during this "defined period" no development can be approved unless it complies with both the existing policies and the draft Variations if they were approved.

Interested persons are invited to make written comments on the draft Variations to:

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

by 1 November 1991

NOTE Section 15 of the Interim Planning Act 1990 requires the Authority to make available for public inspection copies of all written comments received in response to the draft Variations to the Plan. This is proposed to be done as soon as practicable after the closing date therefore written comments must be received by 1 November 1991.