

**INVITATION TO COMMENT ON THE DRAFT SECTION MASTER PLANS FOR:**

Territory Plan Variation No: 109 requires the Planning and Land Management Group (PALM) to have a Section Master Plan in place prior to development applications, for multi-unit developments involving more than two dwellings, being granted approval in the B11 and B12 Areas of inner north Canberra. PALM has prepared draft Section Master Plans for the above sections.

A Section Master Plan is a plan of a section and its surrounds, indicating the desired future urban character of a section and a context for individual development proposals. The Section Master Plans provide guidance on how sites may logically be redeveloped.

The Section Master Plan does not require the redevelopment of any particular block. It is intended to ensure that any redevelopment which does occur is integrated with other development in the section, maintains the amenity and quality of the area and does not adversely impact on those residents who wish to remain.

A Section Master Plan is required to provide information on the following:

- the relationship to any existing community value statement adopted by the community advisory group on planning which was established by the Minister
- any elements of existing urban fabric, streetscape or landscape which warrant protection or consideration, including the specific character of the section and its surrounding streets
- the preferred pattern of any redevelopment in terms of building type, subdivision, orientation of buildings, arrangements for vehicular access and parking, landscape and design and architectural character.

PALM has now prepared draft Section Master Plans for:

- **Braddon - Sections 10, 13, 15, 16, 58 and 22, and**
- **Turner - Sections 38, 39, 43, 44 and 64.**

Copies of the draft Section Master Plans are available for inspection, between 8.30am and 4.30pm weekdays, at the PALM Shopfront, 16 Challis Street, Dickson.

As part of the assessment of Section Master Plans, PALM is seeking the views of all lessees and residents in and adjoining the relevant sections. Comments must arrive by close of business on **22 December 1999** and may be delivered to the above address, faxed to 6207 7762 or posted to:

**Applications Secretariat  
Planning and Land Management Group  
GPO Box 1908  
CANBERRA CITY ACT 2601**

Attention: Paul Lewis