

**ACT GOVERNMENT
PLANNING AND LAND MANAGEMENT GROUP**

**DRAFT VARIATION NO.174 TO THE TERRITORY PLAN, DRAFT SECTION MASTER
PLAN AND PRELIMINARY ASSESSMENT FOR
SECTION 124 BLOCKS 2,3,14 & 15 NARRABUNDAH
(HUNGARIAN-AUSTRALIAN CLUB AND ADJOINING VACANT LAND)**

A draft Variation to the Territory Plan has been prepared by the Planning and Land Management Group (PALM) of Urban Services (incorporating the functions of the ACT Planning Authority), relating to the Hungarian-Australian Club and adjoining vacant land at Section 124 Blocks 2,3,14 &15 Narrabundah.

Draft Variation No.174, if adopted, would change the existing land use policy applying to:

- Blocks 2 and 3 Section 124 Narrabundah, from the existing Entertainment, Accommodation and Leisure land use policy to Residential land use policy with a B11 Area Specific Policy; and
- Blocks 14 and 15 Section 124 Narrabundah, from the existing Community Facility land use policy to Residential land use policy with a B11 Area Specific Policy (the same policy proposed for the Club Site).

The proposed B11 Area Specific Policy requires a Section Master Plan (SMP) and a draft SMP for Section 124 Narrabundah, showing the indicative building form, vehicular access points, landscape areas and other features for Blocks 2, 3, 14 and 15 has been submitted.

The proposed land use policy change from Community Facility to Residential triggers a mandatory Preliminary Assessment (PA). A PA has been lodged for Blocks 14 and 15 Section 124 Narrabundah and the PA identifies the likely impacts of the proposed policy change on the physical, natural and human environments.

Draft Variation No.174 should be read in conjunction with the draft Section Master Plan and the Preliminary Assessment.

Provided it is not deferred, the provisions of draft Variation No.174 have interim effect until 24 January 2002 or for the “defined period”, whichever is the shorter. The “defined period” commenced on 25 January 2001 and continues until the proposals in the draft Variation, or the corresponding Plan Variation:

- come into effect;
- or are rejected by the Legislative Assembly;
- or are withdrawn.

During the period these provisions have interim effect, the Territory, the Executive, a Minister or a Territory Authority shall not do, or approve the doing of, any act which would be inconsistent with the Territory Plan, or the Plan if it was varied in accordance with the provisions of the draft Variation.

Section 11 of the *Land (Planning and Environment) Act 1991* (the Land Act), concerning the Heritage Places Register, does not apply to this proposal.

From Monday 29 January 2001 until Monday 19 February 2001, copies of **draft Variation No.174 to the Territory Plan, and the draft Section Master Plan**, may be:

- inspected at ACT Government Libraries at Belconnen, Civic, Dickson, Erindale, Griffith, Kippax, Tuggeranong and Woden during normal opening hours;
- inspected at, or obtained from, the PALM Shopfront at Dame Pattie Menzies House, 16 Challis Street, Dickson, during normal office hours.

Draft Variation No.174 may also be:

- inspected on the PALM Website at **www.palm.act.gov.au/tplan**

The Preliminary Assessment may be:

- inspected at ACT Government Libraries at Belconnen, Civic, Dickson, Erindale, Griffith, Kippax, Tuggeranong and Woden during normal opening hours;
- inspected at, or obtained at a cost of \$1.10 from, the PALM Shopfront at Dame Pattie Menzies House, 16 Challis Street, Dickson, during normal office hours; and
- inspected on the PALM Website at **www.palm.act.gov.au/planning&development**

Although draft Variation No.174, the draft Section Master Plan and the Preliminary Assessment are being notified concurrently, they will be processed separately in accordance with the relevant provisions of the Land Act.

Comments on draft Variation No.174, the draft Section Master Plan and/or the Preliminary Assessment should be submitted, by **Monday 12 March 2001**, to:

**Planning and Land Management Group
Urban Services Department
GPO Box 1908
CANBERRA ACT 2601
Attention: Mr Phil Harris.**

Comments can also be sent via Email to: **terrplan@act.gov.au**
or by Facsimile to: **62071710.**

Copies of all written comments received in response to the draft Variation, including those from the National Capital Authority (NCA), will be made available for public inspection during normal office hours, from Tuesday 13 March 2001 until Tuesday 3 April 2001, at the PALM Shopfront in Dame Pattie Menzies House, 16 Challis Street, Dickson. Any comments received from the NCA after Monday 12 March 2001 will be available for perusal for 15 business days from the date of receipt.