

No. S25, Friday 11 May, 2001

ACT GOVERNMENT PLANNING AND LAND MANAGEMENT GROUP

DRAFT VARIATION NO.176 TO THE TERRITORY PLAN FOR

BRUCE CENTRAL PRECINCT (FERN HILL) SECTIONS 5, 15, 32, 34, 75, SECTION 85 BLOCK 2 AND SECTION 33 BLOCK 2

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 Bruce Central Precinct.

Draft Variation No.176 proposes to amend the Territory Plan to incorporate the following land use policies:

- about 20 hectares of Residential land with a new B14 area Specific Policy Overlay allowing for medium density housing up to 3 storeys in height;
- about 30 hectares of Commercial E (Office Sites) land with an expanded range of uses including Residential, Club and Hotel and provision for landmark buildings up to 5 storeys in height; and,
- at least 4 hectares of Urban Open Space in two hilltop parks which connect with pedestrian and cycle routes through and outside the precinct.

The draft Variation proposes to identify the area as Defined Land in accordance with the provisions of the Land Act. The Territory Plan Map will be amended to add the Defined Land overlay to the site. Section 7(3)(e) of the Land Act states that where the Territory Plan identifies land as Defined Land, it shall also set the principles and policies for its development. The Defined Land process will enable the Territory Plan to be progressively updated as the detailed designs for the area unfold.

Provided it is not deferred, the provisions of draft Variation No.176 have interim effect until 10 May 2002 or for the “defined period”, whichever is the shorter. The “defined period” commenced on 11 May 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- or are withdrawn.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 14 May 2001 until Monday 4 June 2001, copies of **draft Variation No.176 to the Territory 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; and
- inspected on the PALM Website at: **www.palm.act.gov.au/tplan**

Comments on draft Variation No.176 should be submitted, by **Monday 25 June 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:
or by Facsimile to:

**terrplan@act.gov.au
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 26 June 2001 until Tuesday 17 July 2001, at the PALM Shopfront in Dame Pattie Menzies House, 16 Challis Street, Dickson. Any comments received from the NCA after Monday 25 June 2001 will be available for perusal for 15 business days from the date of receipt.