

Australian Capital Territory

# Planning and Development (Plan Variation No 281) Direction 2008

Molonglo and North Weston

**Notifiable instrument NI2008—351**

made under the

*Planning and Development Act 2007, section 76 (Minister's powers in relation to plan variations)*

---

Under s76 (3)(b)(iv) of the *Planning and Development Act 2007*, I returned Draft Variation No. 281 – Molonglo and North Weston to the Planning and Land Authority on 18 August 2008 and directed the Authority to revise the plan variation as stated in Annexe A.

Andrew Barr  
Minister for Planning

21 August 2008



## Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING  
MINISTER FOR PLANNING  
MINISTER FOR TOURISM, SPORT AND RECREATION  
MINISTER FOR INDUSTRIAL RELATIONS

---

MEMBER FOR MOLONGLO

Mr Neil Savery  
Chief Planning Executive  
ACT Planning and Land Authority  
Dame Pattie Menzies House  
Challis Street  
Dickson ACT 2602

Dear Mr Savery

Pursuant to section 76 of the *Planning and Development Act 2007* I hereby direct the ACT Planning and Land Authority to revise draft Variation to the Territory Plan No.281 – Molonglo and North Weston to achieve the following outcomes:

1. General

- Implement those recommendations, as per my evaluation of the Preliminary Assessment (PA) of DV281, which can be implemented through principles and policies in Variation No. 281 and its associated Appendixes, specifically bushfire management plans, heritage management plan for Weetangera Cemetery, and planning of buffer zones.
- Implement those recommendations and initiatives relevant to Variation No. 281 agreed to in the Government Response to the Standing Committee on Planning and Environments Report (No. 36).
- Implement those changes required to ensure consistency with the proposed Amendment to the National Capital Plan No.63.
- Implement changes to Variation No.281 and the associated structure plan and concept plans pending the agreements arising from the recent community consultation and our recent discussions.

2. Territory Plan Map

- Vary the draft variation Territory Plan map in accordance to the map shown at Attachment A.

3. Central Molonglo

- Vary the draft variation Territory Plan map to remove Central Molonglo in perpetuity from being considered as a future urban area.

### ACT LEGISLATIVE ASSEMBLY


London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601  
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au

4. Infrastructure
  - Through the Structure Plan Molonglo and North Weston the draft variation will make specific reference to the provision of infrastructure; and provide a TZ2 - Services land use policy for the proposed Molonglo Zone Substation.
5. Molonglo and North Weston Structure Plan
  - Make the necessary amendments to the Molonglo and North Weston Structure Plan to ensure consistency with revisions pertaining to the North Weston, Coombs and Wright concept plans.
6. North Weston
  - Through the North Weston Concept Plan the draft variation will make suitable provision for the refinements shown on the map at Attachment B.
7. Coombs
  - Through the Coombs Concept Plan the draft variation will make suitable provision for the refinements shown on the map at Attachment C.
8. Wright
  - Through the *Wright Concept Plan* the draft variation will make suitable provision for the refinements shown on the map at Attachment D.

We have discussed these matters since the Draft Variation was prepared and submitted to the Standing Committee on Planning and Environment and I have considered issues that ACTPLA has raised during this period.

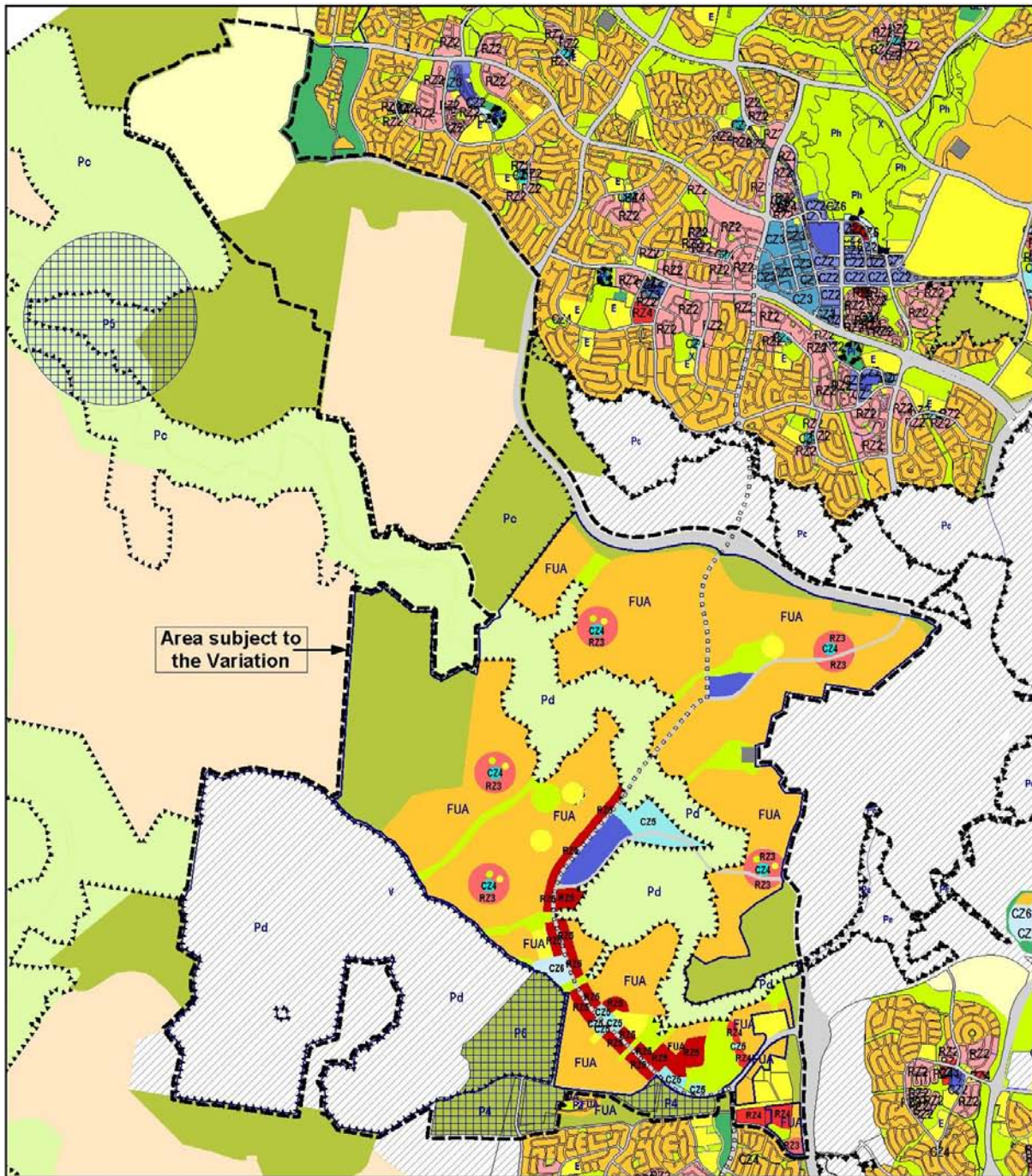
Once the revisions have been made in accordance with this direction, the Variation is to be submitted to me for approval.

Yours sincerely

  
Andrew Barr MLA  
Minister for Planning

18 AUG 2008

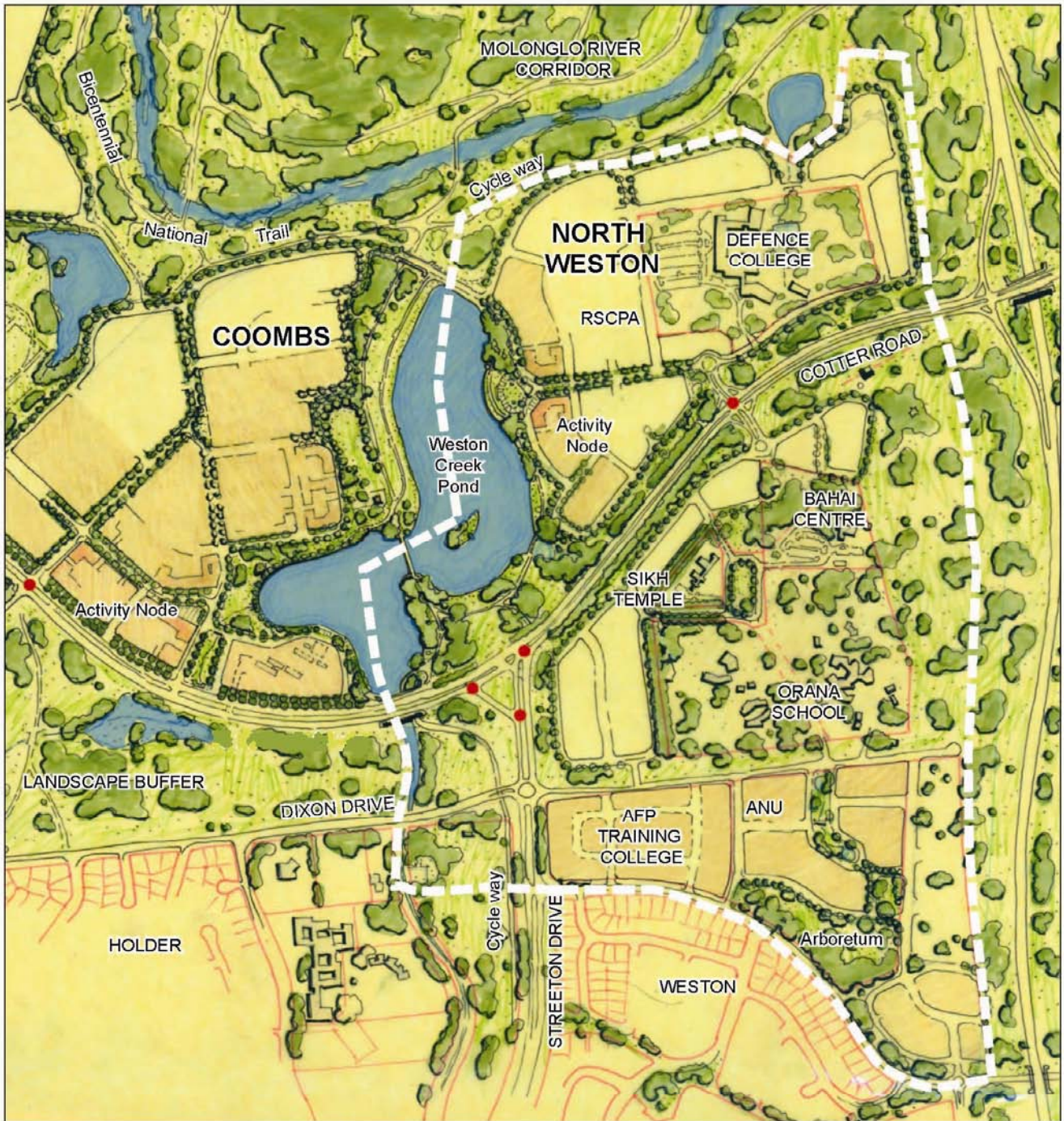




ZONES		OVERLAYS	
<b>Designated Areas:</b>	See National Capital Plan	Type of Precinct:	P1 - Northbourne Avenue
<b>Residential:</b>	RZ1 - Suburban	P2 - Rural Village	P3 - Inner North
RZ2 - Suburban Core	PRZ1 - Urban Open Space	P4 - Plantation Forestry	P5 - Clearance Zone
RZ3 - Urban Residential	PRZ2 - Restricted Access Recreation	P6 - Stormlo Forest Park	
RZ4 - Medium Density Residential		<b>Type of Public Land Reserve:</b>	(see also Schedule 3 of the Planning and Development Act 2007)
RZ5 - High Density Residential		Pa - a wilderness area	Pb - a national park
<b>Commercial:</b>		Pc - a nature reserve	Pd - a special purpose reserve
CZ1 - Core	<b>Non-Urban:</b>	Pe - an urban open space	Pf - a cemetery or burial ground
CZ2 - Business	NUZ1 - Broadacre	Pg - the protection of water supply	Ph - a lake
CZ3 - Services	NUZ2 - Rural	Pi - a sport and recreation reserve	
CZ4 - Local Centre	NUZ3 - Hills, Ridges and Buffer		
CZ5 - Mixed Use	NUZ4 - River Corridor		
CZ6 - Leisure and Accommodation	NUZ5 - Mountains and Bushland		
<b>Industrial:</b>		<b>E</b> Education	(refer to Community Facility Zone Development Code)
IZ1 - General Industrial		<b>S</b> Special Requirements apply under National Capital Plan	
IZ2 - Mixed Use Industrial		<b>FUA</b> Future Urban Area	
		<b>V</b> Draft Variation to the Plan having interim effect	
		<b>X</b> Urban Open Space - Not Public Land	
		Public Land, arrows point inwards (see also Chapter 10 of the Planning and Development Act 2007)	
		Special Requirements apply flanking Main Avenues and Approach Routes (see National Capital Plan)	
		Intertown Public Transport Route	

Territory Plan Map

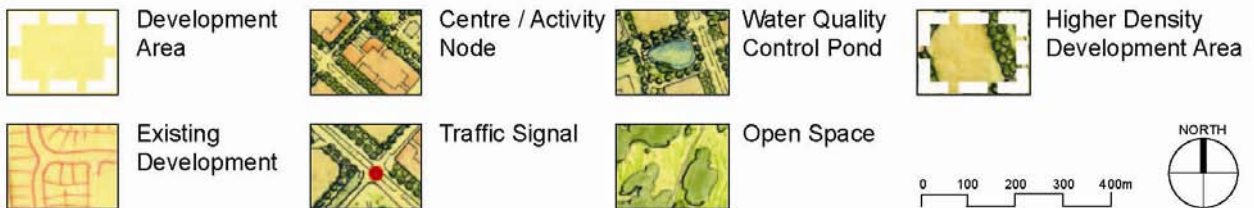
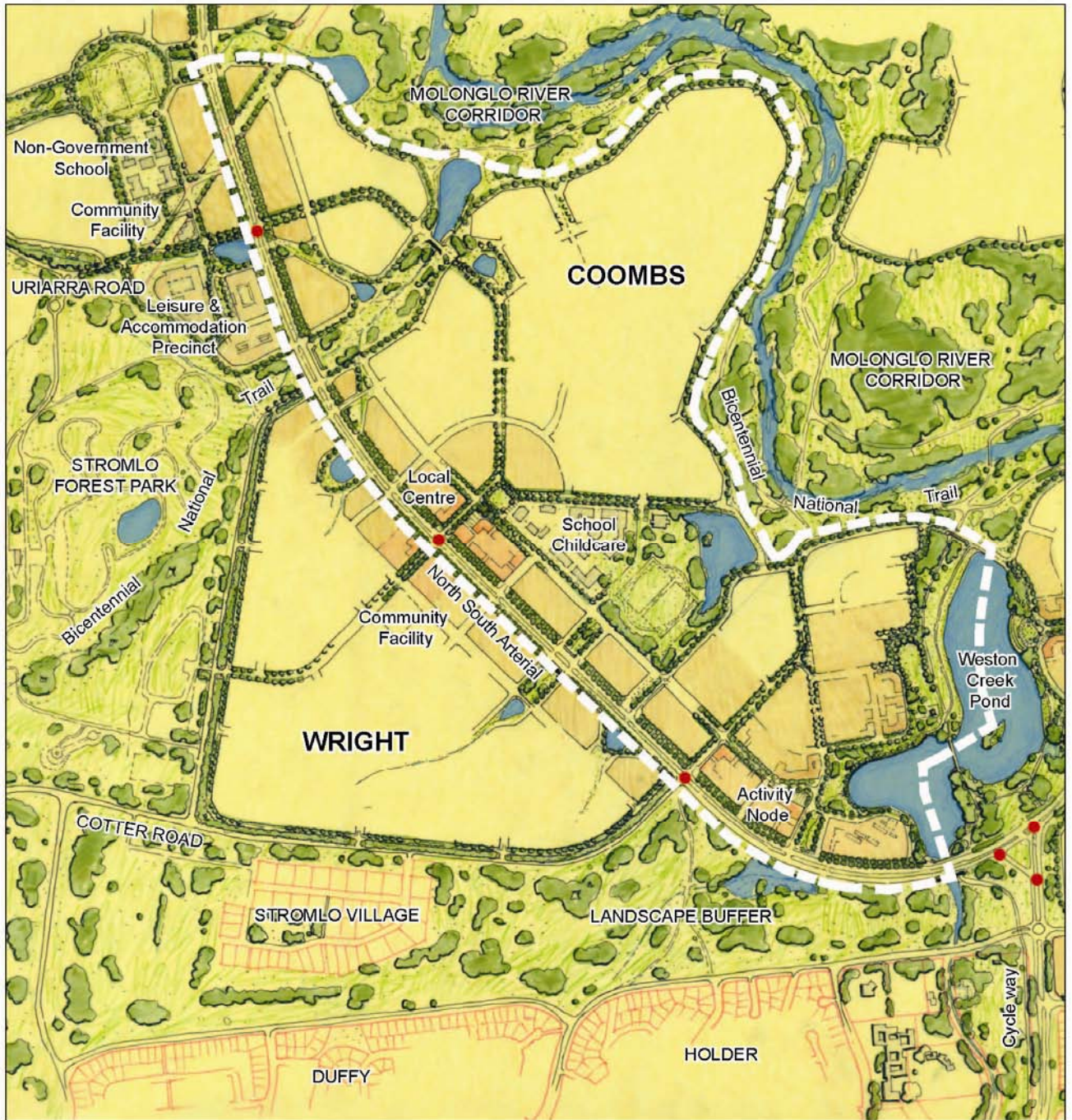




**North Weston Concept Plan**



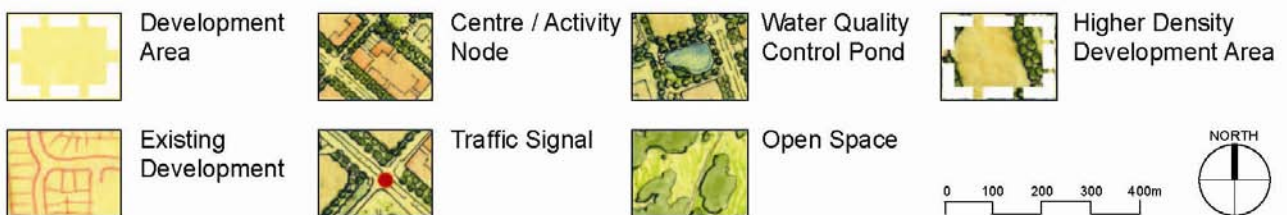
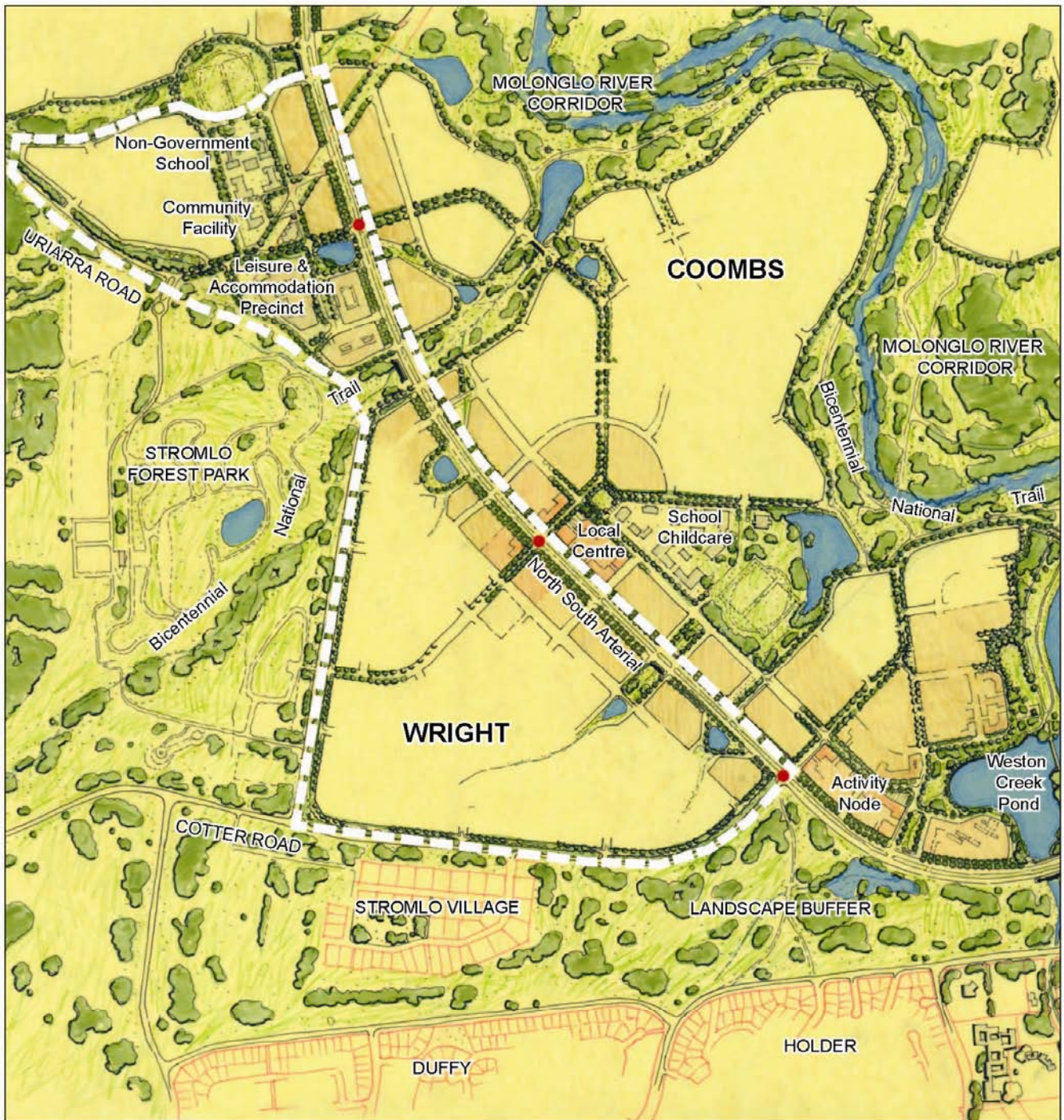
# Attachment C



## Coombs Concept Plan



# Attachment D



## Wright Concept Plan