

Planning and Development (Draft Variation No 320) Public Availability Notice 2015

Notifiable Instrument NI2015—429

made under the

***Planning and Development Act 2007*, section 70 (Public notice of documents given to Minister) and section 71 (Public availability notice – notice of interim effect etc)**

The planning and land authority, within the Environment and Planning Directorate (EPD) is making available for public inspection Draft Variation No 320 – Erindale Group Centre, including the related documents listed below, which has been given to the Minister for approval:

- the background paper, being the Erindale Group Centre master plan
- a written report on consultation that includes all of the following:
 - a report setting out the issues raised in any written comments including consultation comments on the draft variation
 - a report about the authority's consultation with the public, the National Capital Authority, the Conservator of Flora and Fauna, the Environment Protection Authority, the Heritage Council and the land custodians, being the Territory and Municipal Services Directorate and Sport and Recreation section of the Economic Development Directorate.

The draft variation has been prepared to implement the key findings of the Erindale group centre master plan by:

- Rezoning sections of CZ2 commercial business zone to CZ1 commercial core zone, an area of CFZ community facility zone south of Sternberg Crescent to CZ2 commercial business zone, and other minor amendments to zone boundaries within the centre
- amending the planning controls for the group centre contained in the Wanniasa precinct map and code to nominate building heights, improve the amenity of pedestrian areas, permit additional uses in selected areas and identify the locations where residential uses are permitted.

Draft Variation No 320 and related documents are available for viewing online at **www.act.gov.au/recommendedvariations** and at the EPD shopfront at 16 Challis Street, Dickson from Monday to Friday (except public holidays) between 8:30am and 4:30pm.

Effect of the draft variation

Section 72 of the *Planning and Development Act 2007* applies to the draft variation, which is effectively part of the Territory Plan for a period of up to one year from the date of this notice unless the draft variation commences, is withdrawn or rejected by the Legislative Assembly.

A development application assessed during this period can only be approved if it is not inconsistent with the Territory Plan (as it is currently) and the Territory Plan if it were varied in accordance with the draft variation. In this way, both existing and proposed future policy are considered at the time of development assessment during the period of effect.

Jim Corrigan
Delegate of the planning and land authority

23 July 2015