

Planning and Development (Technical Amendment—Strathnairn) Plan Variation 2021 (No 1)

Notifiable instrument NI2021—70

Technical Amendment No 2021-01

made under the

Planning and Development Act 2007, section 89 (Making technical amendments) and section 96 (Effect of approval of estate development plan)

1 Name of instrument

This instrument is the *Planning and Development (Technical Amendment—Strathnairn) Plan Variation 2021 (No 1)*.

2 Commencement

This instrument commences on the day after its notification day.

3 Technical amendment

I am satisfied under section 89(1)(a) of the *Planning and Development Act 2007* (the Act) that the Strathnairn plan variation is a technical amendment to the Territory Plan.

4 Dictionary

In this instrument:

Strathnairn plan variation means the technical amendment to the Territory Plan, variation 2021-01, in the schedule.

Note: No consultation was required in relation to the Strathnairn plan variation under section 87 of the Act.

Lesley Cameron
Delegate of the planning and land authority
11 February 2021



Planning & Development Act 2007

Technical Amendment to the Territory Plan Variation 2021-01

Future urban area variation and changes to
the Strathnairn Precinct Map and Code

February 2021

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1. INTRODUCTION

1.1 Purpose

This technical amendment makes the following changes to the Territory Plan:

Territory Plan Map

- The Territory Plan map is varied to remove the future urban area overlay from land in the Division of Strathnairn, as identified in Part 2 of this document.

Strathnairn Precinct Map and Code

- The Strathnairn Precinct Map and Code is amended to include ongoing provisions, as described in Part 2 of this document.

1.2 Public consultation

Under section 87(1)(c) of the *Planning and Development Act 2007* (the Act) this type of technical amendment is not subject to public consultation.

1.3 National Capital Authority

The National Capital Authority does not need to be advised of this technical amendment as per 1.2.

1.4 Process

This technical amendment has been prepared in accordance with section 87 and made in accordance with section 89 of the Act.

1.5 Types of technical amendments under the Act

The following categories of technical amendments are provided under section 87 of the Act:

- (1) Each of the following territory plan variations is a **technical amendment** for which no consultation is needed before it is made under section 89:
 - (a) a variation (an **error variation**) that –
 - (i) would not adversely affect anyone's rights if approved; and
 - (ii) has as its only object the correction of a formal error in the plan;
 - (b) a variation to change the boundary of a zone or overlay under section 90A (Rezoning – boundary changes);
 - (c) a variation, other than one to which subsection (2)(d) applies, in relation to an estate development plan under section 96 (Effect of approval of estate development plan);
 - (d) a variation required to bring the territory plan into line with the national capital plan;
 - (e) a variation to omit something that is obsolete or redundant in the territory plan.
- (2) Each of the following territory plan variations is a **technical amendment** for which only limited public consultation is needed under section 90:
 - (a) a variation (a **code variation**) that –
 - (i) would only change a code; and
 - (ii) is consistent with the policy purpose and policy framework of the code; and
 - (iii) is not an error variation;
 - (b) a variation to change the boundary of a zone under section 90B (Rezoning – development encroaching on adjoining territory land);
 - (c) a variation in relation to a future urban area under section 90C (Technical amendments – future urban areas);
 - (d) a variation in relation to an estate development plan under section 96 (Effect of approval of estate development plan) if it incorporates an ongoing provision that was not included in the plan under section 94(3)(g);
 - (e) a variation to clarify the language in the territory plan if it does not change the substance of the plan;
 - (f) a variation to relocate a provision within the territory plan if the substance of the provision is not changed.

TA2021-01 has been prepared in accordance with section 87(1)(c) of the Act.

2. EXPLANATION

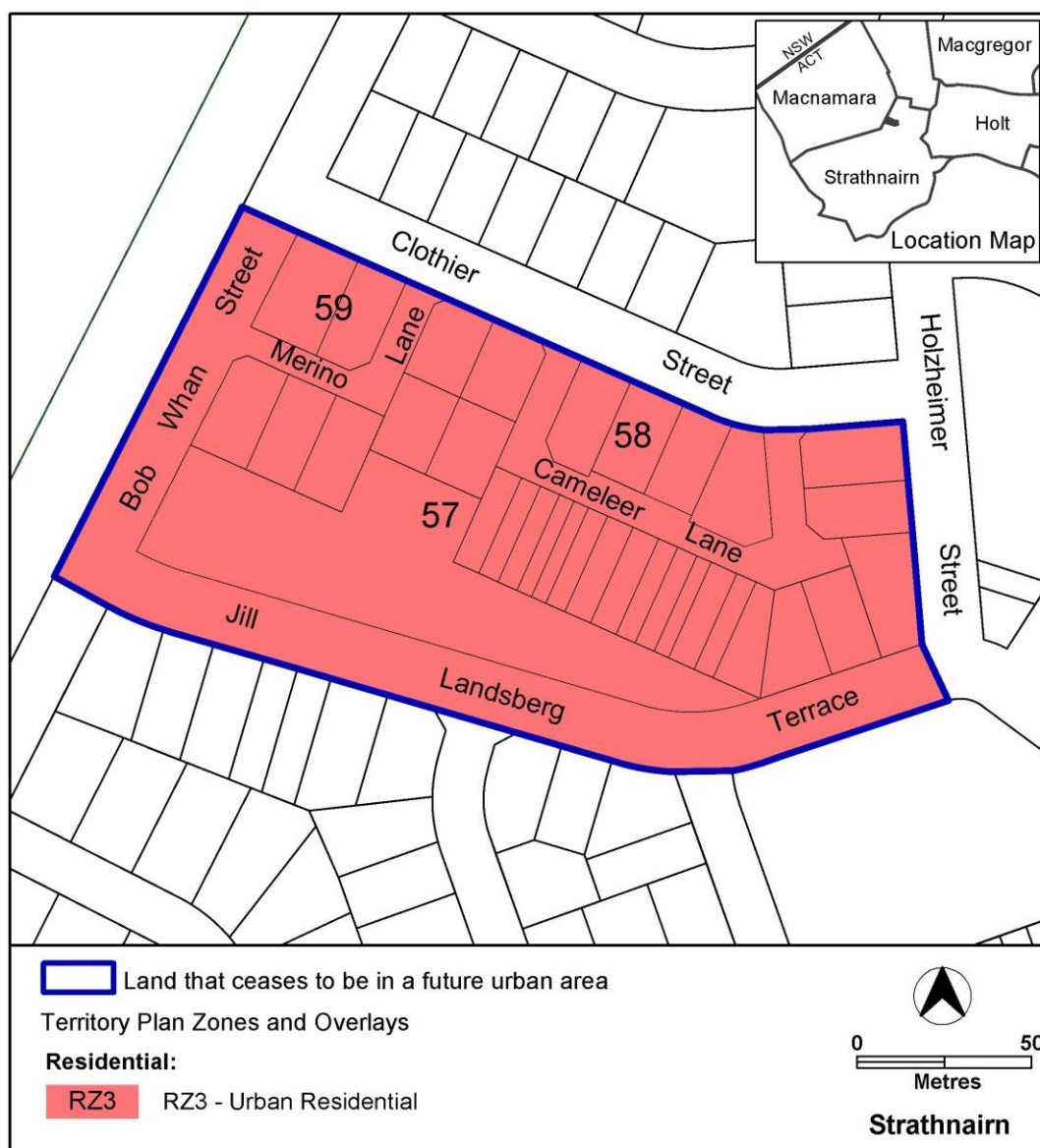
This part of the technical amendment document explains the changes to be made to the Territory Plan.

2.1 Territory Plan Map

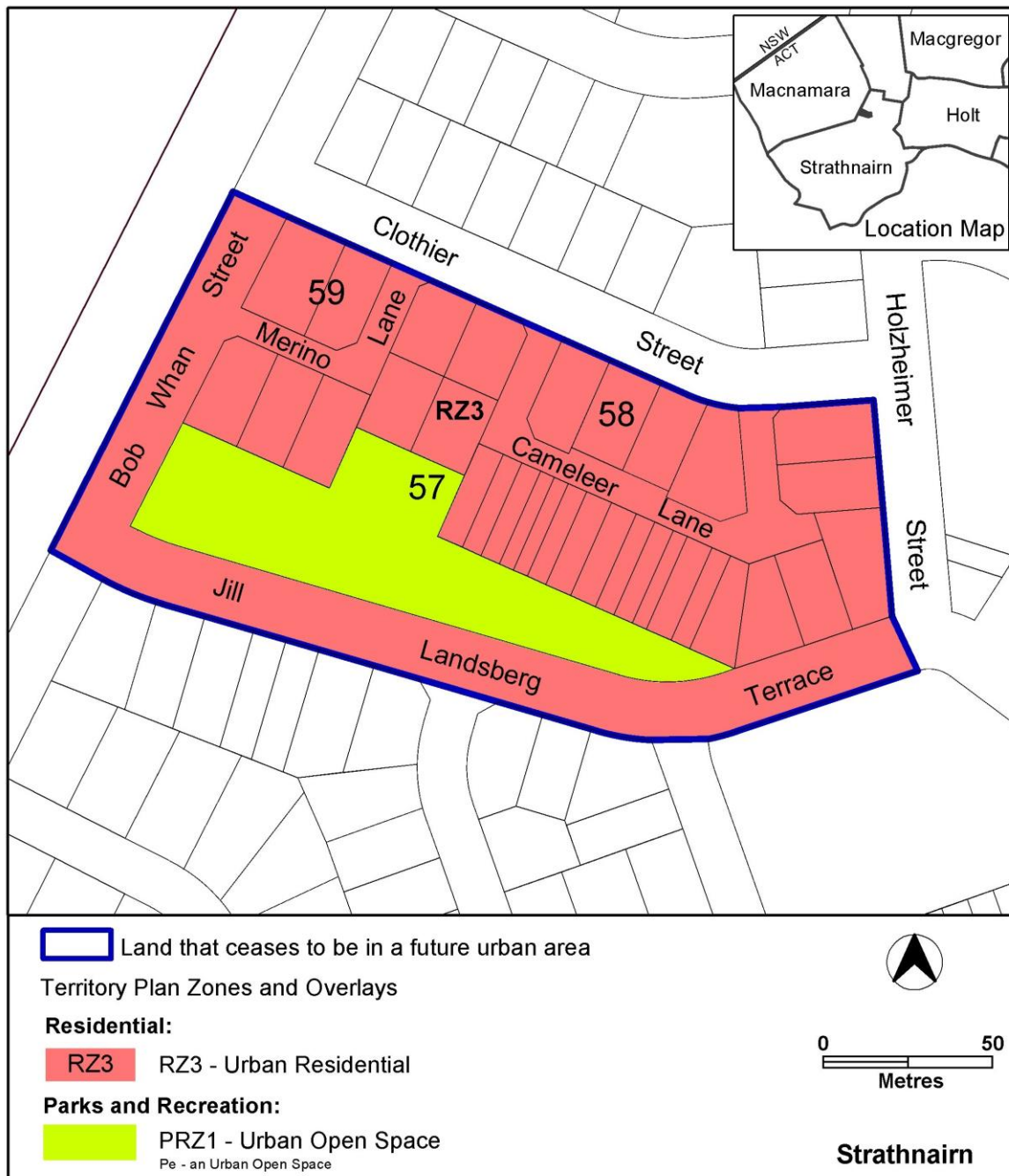
Variation to the Territory Plan

The Territory Plan map is varied to identify the zones and overlays that apply to land ceasing to be in a future urban area.

Existing Territory Plan Map



Proposed Territory Plan Map



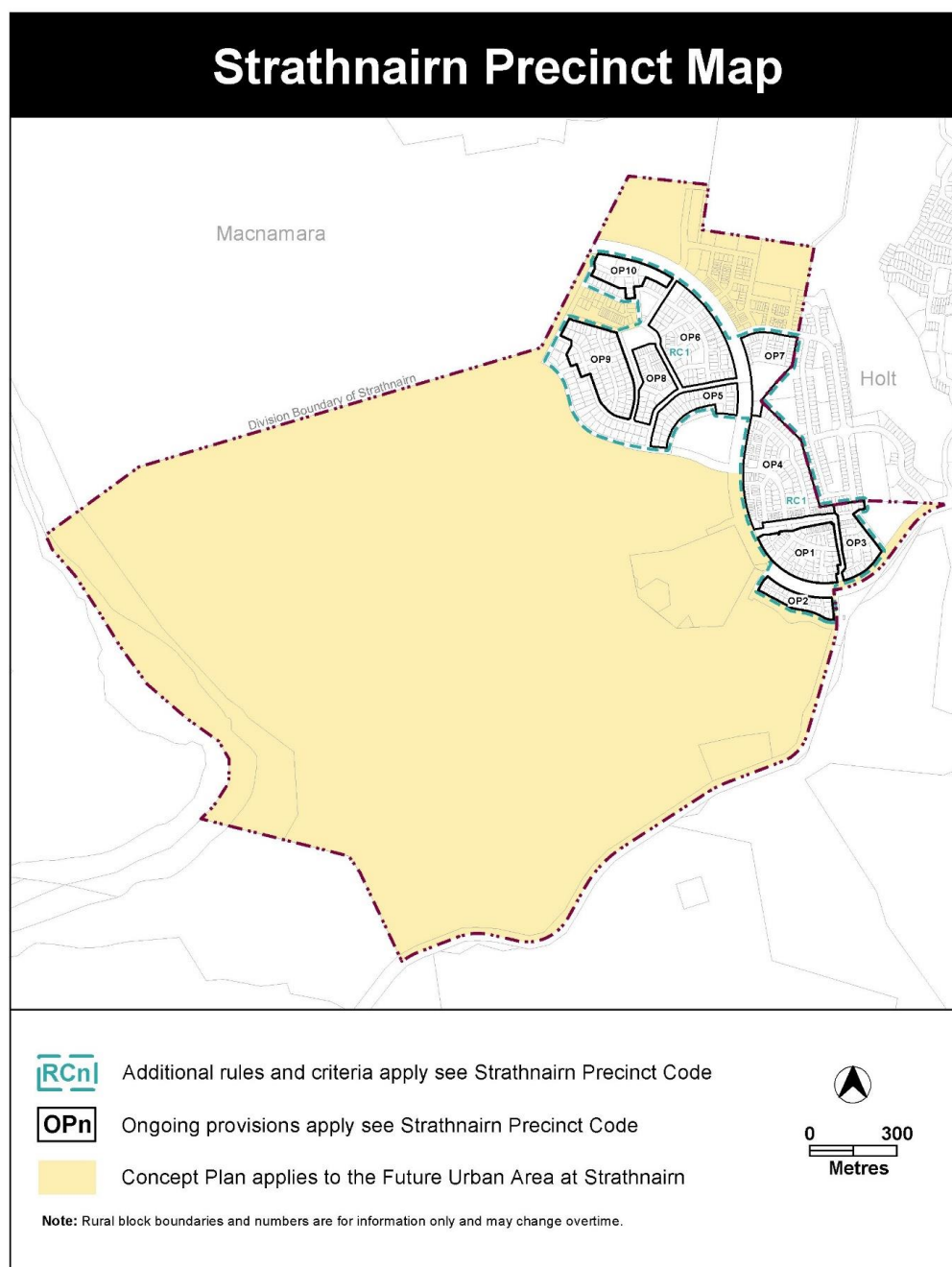
2.2 Strathnairn Precinct Map and Code

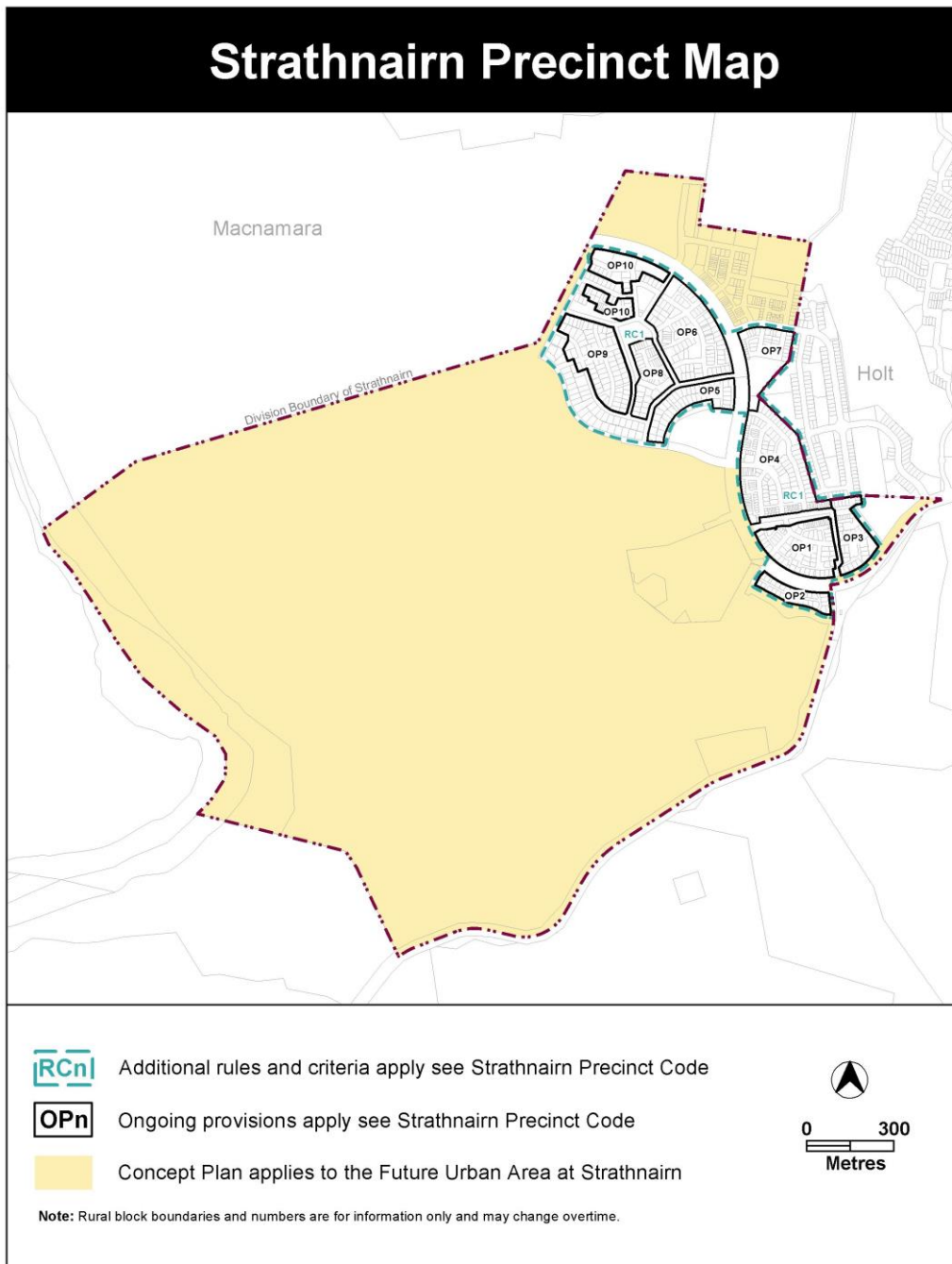
Variation to the Strathnairn Precinct Map and Code

The Strathnairn Precinct Map and Code is varied to incorporate rules and criteria and ongoing block specific provisions that are consistent with the approved estate development plan.

2.2.1 Strathnairn Precinct Map

Existing Strathnairn Precinct Map





2.2.2 Strathnairn Precinct Code

This technical amendment replaces existing figures 4, 21 and 31, as described in Part 3 of this document.

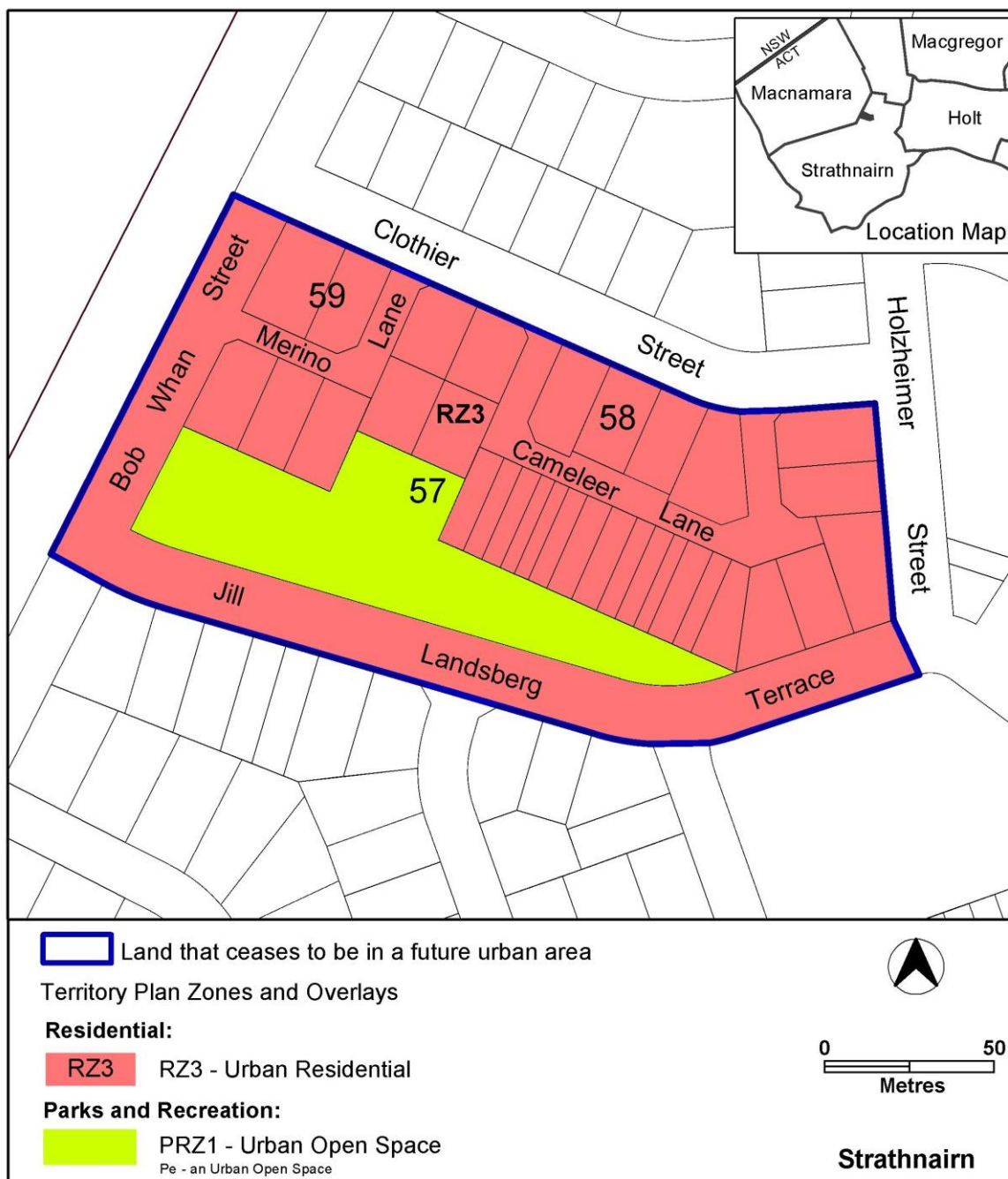
3. TECHNICAL AMENDMENT

This section of the technical amendment document provides the actual instructions for implementing the changes to the Territory Plan.

3.1 Territory Plan Map

1. Territory Plan Map

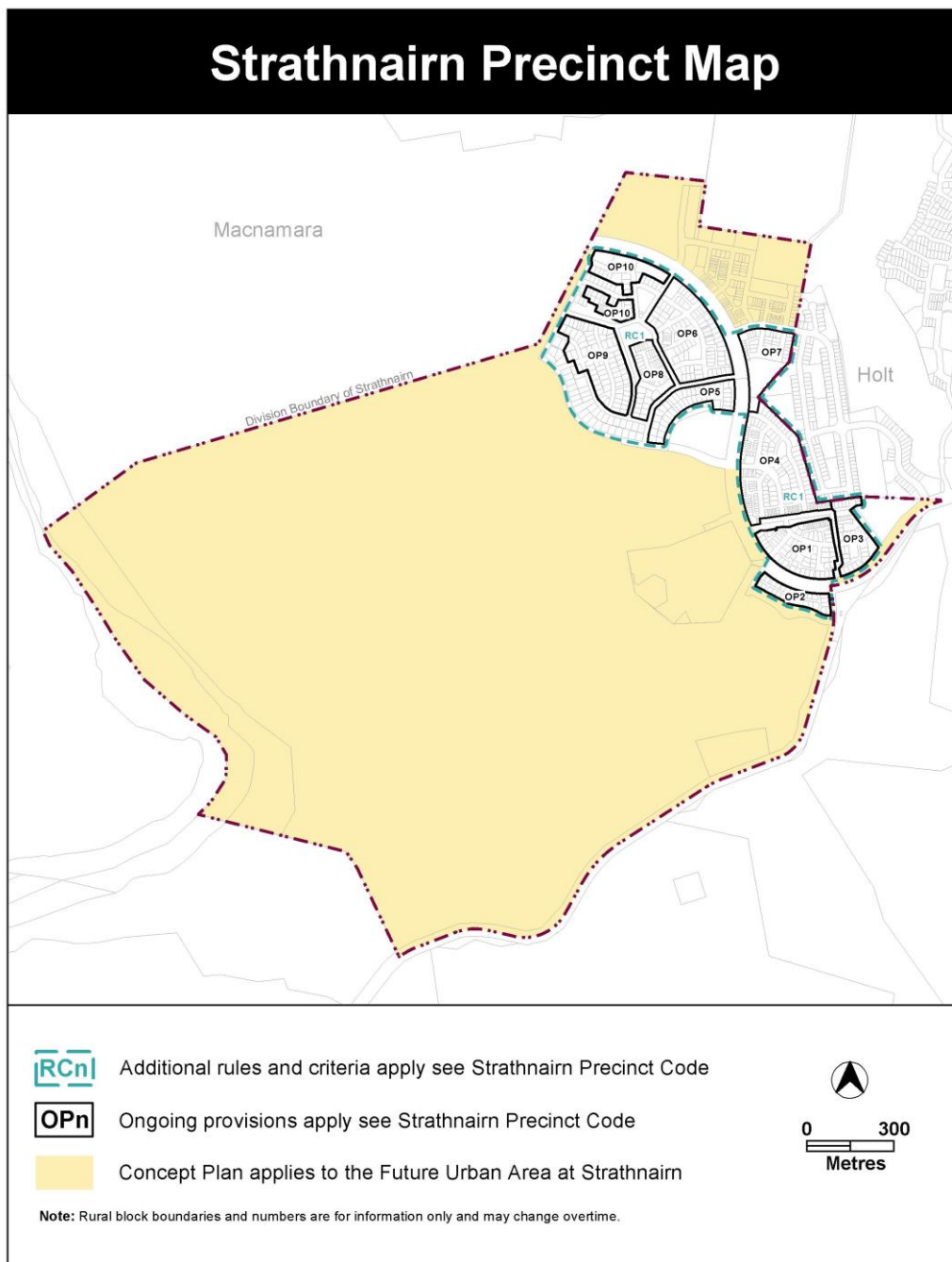
The Territory Plan map is varied as indicated below to identify the zones and overlays that apply to the land ceasing to be in a future urban area.



3.2 Strathnairn Precinct Map and Code

2. Strathnairn Precinct Map

Substitute



3. Additional rules and criteria, RC1 – Residential area, Figure 4 Strathnairn fencing controls

Substitute



Figure 4 Strathnairn fencing controls

Substitute



5. Other ongoing provisions, OP10 – Strathnairn residential area, Figure 31

Strathnairn residential area ongoing provisions

Substitute



Figure 31 Strathnairn residential area ongoing provisions

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