# Planning (Strathnairn FUA Uplift) Minor Plan Amendment 2024

Notifiable instrument NI2024-309

made under the

Planning Act 2023, s 85 (Making minor plan amendments)

### 1 Name of instrument

This instrument is the *Planning (Strathnairn FUA Uplift) Minor Plan Amendment* 2024.

### 2 Commencement

This instrument commences on 21 June 2024.

### 3 Minor plan amendment

I am satisfied under the *Planning Act 2023*, section 85 (1) (a) that Minor Plan Amendment 2024-k is a minor plan amendment to the Territory Plan.

# 4 Dictionary

In this instrument:

*Minor Plan Amendment 2024-k* means the minor plan amendment in schedule 1.

Freya O'Brien Delegate of the territory planning authority 14 June 2024 Schedule 1



Environment, Planning and Sustainable Development

# MINOR PLAN AMENDMENT TO THE TERRITORY PLAN

# 2024-k

# Strathnairn FUA uplift

This minor plan amendment was prepared under part 5.3 of the *Planning Act 2023* 

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# **1.0 INTRODUCTION**

# 1.1 Outline of the process

Minor plan amendment 2024-k (MA2024-k) to the Territory Plan is minor plan amendment (MA) prepared under section 84 l) c) of the *Planning Act 2023* (the Planning Act).

Section 84 of the Planning Act outlines the different types of MAs, some which require limited consultation to be undertaken and some which require no consultation to be undertaken.

Under Section 85 of the Planning Act a MA can only be made where: any required limited consultation has taken place and the authority is satisfied that the content of the MA meets the requirements of the Planning Act

- if the MA is not inconsistent with the planning strategy or any relevant district strategy
- any comments received during the consultation period and from the National Capital Authority have been considered.

This MA does not require limited consultation to be undertaken under the *Planning Act 2023*.

The MA is not inconsistent with the planning strategy or any relevant district strategy. Further details of the changes are contained in section 2 of this document.

The National Capital Authority has received a copy of this MA.

For more information on the content of the Territory Plan and minor plan amendment processes please refer to the Environment, Planning and Sustainable Development (EPSDD) website <u>https://www.planning.act.gov.au/professionals/our-planning-system/theterritory-plan/amendments-to-the-territory-plan</u>.

# 1.2 Summary of the proposal

MA2024-k proposes to:

• remove part of the future urban area overlay from land in the division of Strathnairn and add assessment requirements consistent with the approved estate development plan.

# 2.0 PROPOSED TERRITORY PLAN CHANGES

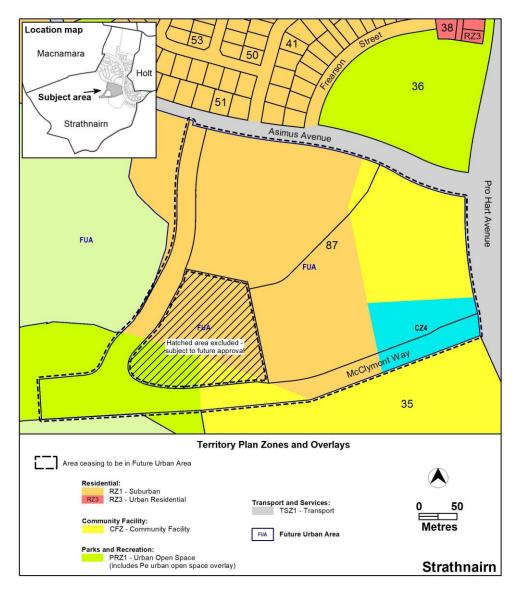
This section contains details of the proposed changes to be made to the Territory Plan.

MA2024-k makes changes to the following Territory Plan documents:

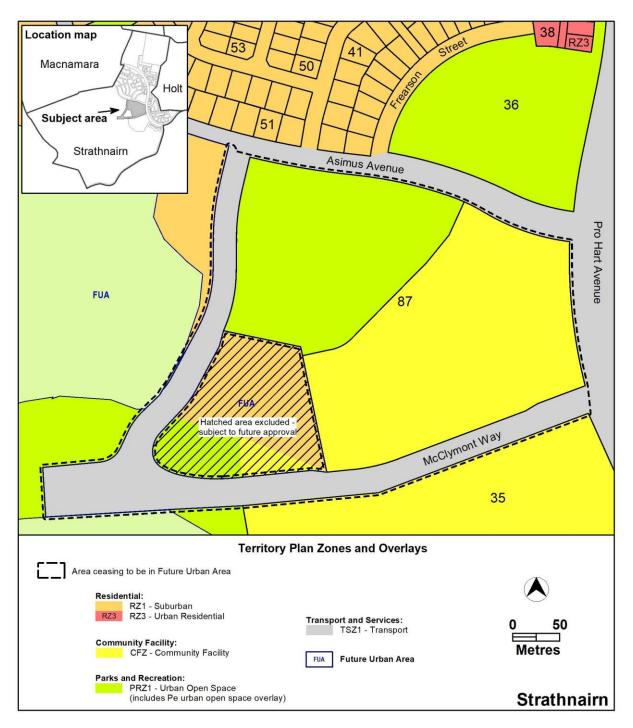
- Part B Territory Plan Maps
- Part D District Policies
  - o D02 Belconnen District Policy

# 2.1 Part B – Territory Plan Maps

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



Strathnairn – Existing Territory Plan map



Strathnairn – Proposed Territory Plan map

# 2.2 Part D – District Policies

The Belconnen District Policy will be varied to identify new provisions that apply to land ceasing to be in a future urban area.

Proposed new assessment requirement:

Locality	Assessment requirement	Reference
Strathnairn	<ul> <li>52. In accordance with Figure 18A, development on section 87 block 1 must comply with the following: <ul> <li>a) Buildings must have a minimum setback of 6m from the western boundary of the block.</li> <li>b) Buildings within 30m of the blocks western boundary must not exceed two storeys in height.</li> </ul> </li> </ul>	Figure 18A

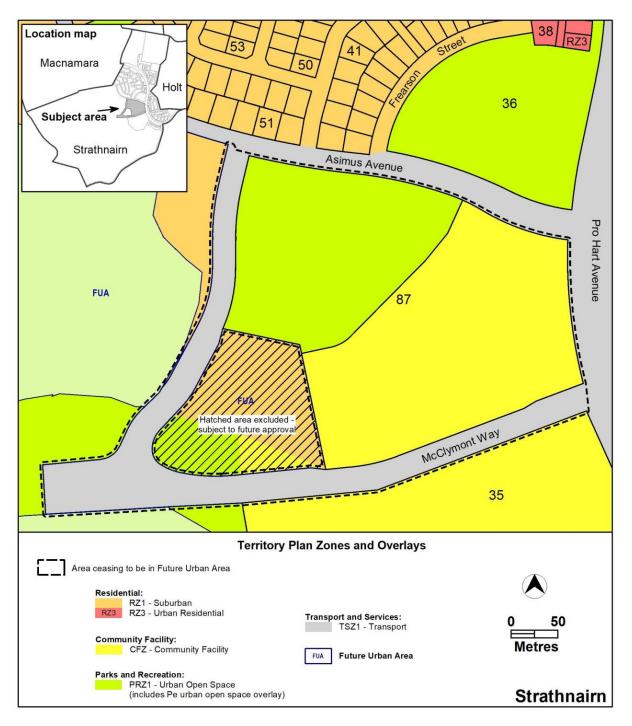
# **3.0 TERRITORY PLAN AMENDMENT INSTRUCTIONS**

This section provides the legal instructions for how MA2024-k amends the Territory Plan.

# 3.1 Part B – Territory Plan Maps

### 1.0 Strathnairn

The Territory Plan map is varied as indicated below.



# 3.2 Part D – District Policies

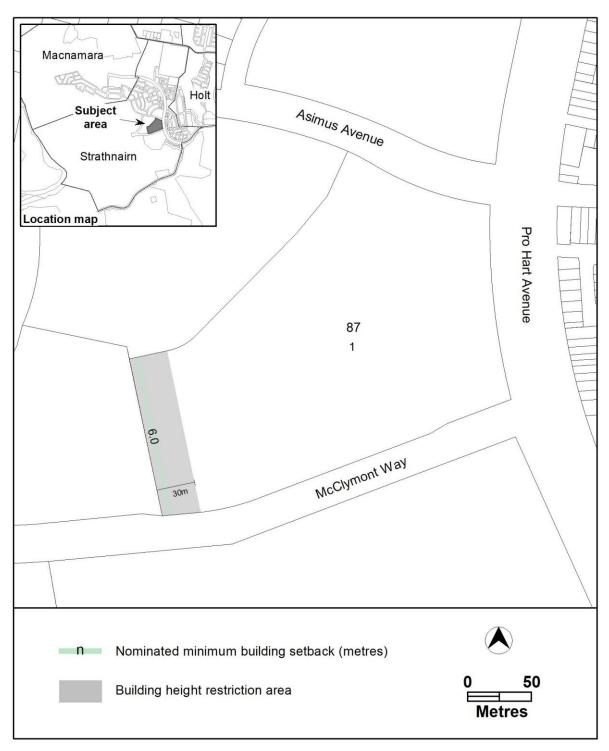
# 2.0 Belconnen District Policy, 5. Assessment Requirements

#### Insert

Locality	Assessment requirement	Reference
Strathnairn	<ul> <li>52. In accordance with Figure 18A, development on section 87 block 1 must comply with the following: <ul> <li>a) Buildings must have a minimum setback of 6m from the western boundary of the block.</li> <li>b) Buildings within 30m of the blocks western boundary must not exceed two storeys in height.</li> </ul> </li> </ul>	Figure 18A

Renumber West Belconnen 52. to 53.

Insert



### Figure 18A – Strathnairn section 87 block 1

# **INTERPRETATION SERVICE**



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Aradic عندما خُتاجون إلى مترجم. إنصلوا على الرقم 131 450 Chinese

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Greek Όταν χρειάζεστε διερμηνέα,

καλέστε το 131 450 Hazaragi وختيكه شموده يگو ترجمون نيازدرين ده شمارهٔ 131 450 زنگ زده شونم

Italian Quando hai bisogno di un interprete, telefona al 131 450

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Thai เมื่อใดที่คุณต้องการล่าม โปรดโทรไปที่ 131 450

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