

Appendix A



Structure Plan

West Belconnen

Land located West of
Macgregor and Holt in the district of
Belconnen

1. INTRODUCTION

This structure plan sets out the principles and policies that apply to the West Belconnen future urban area in accordance with section 91 of the *Planning and Development Act 2007*.

A concept plan for West Belconnen, which is deemed to be a precinct code under the *Planning and Development Act 2007*, has been prepared for the area subject to this structure plan.

2. APPLICATION

This structure plan applies to the future urban area in **Figure 1**. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007* ceases to be affected by this structure plan.

3. PROHIBITED DEVELOPMENT

For the purposes of s136(2) of the *Planning and Development Act 2007*, development by an entity is not prohibited, provided that the land on which the development is proposed was transferred to the entity by a Territory authority for the purpose of land development.

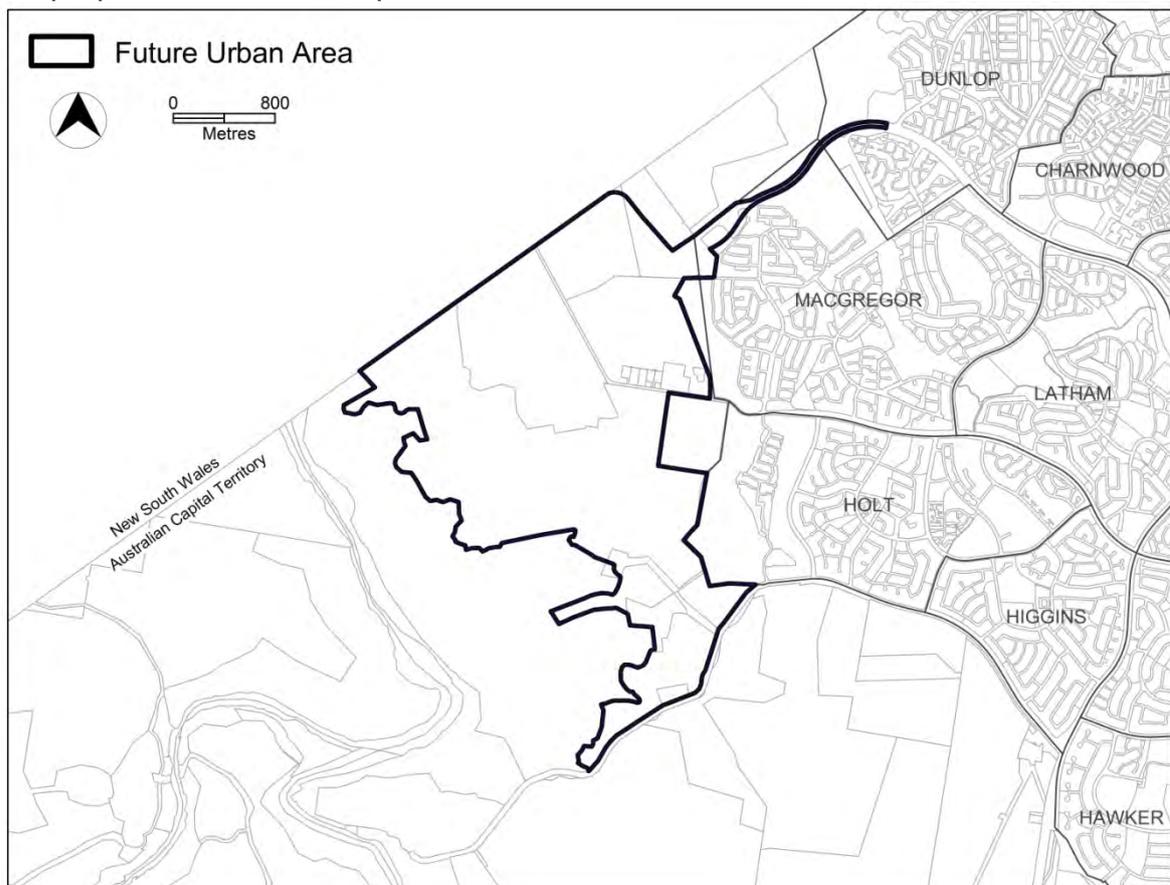


Figure 1: Future urban area at commencement of the West Belconnen Structure Plan

4. GENERAL PRINCIPLES AND POLICIES

The planning principles and policies for the broad structure are that:

1. development should encourage an environment that facilitates sustainability in terms of ecological, cultural, heritage, social and economic considerations;
2. the landscape setting and values of the site should be recognised and enhanced. Existing significant landscape features will be retained and protected;
3. local neighbourhoods should be designed to encourage non-car based trips and focussed on an activity node of an appropriate type and scale, such as a commercial centre, park or community facility;
4. residential areas should be based on a series of inter-connected suburbs (each generally containing 3 or 4 neighbourhoods) typically adjoining a school and open space corridor;
5. the development's main commercial centre should be well located on a major road in order to serve multiple suburbs to ensure the long term viability of the centre;
6. the provision of community and recreation facilities should be provided in a manner that is accessible, flexible, co-located, clustered, adaptable, visible and sustainable;
7. an integrated cycling route network should be created within and between communities consistent with ACT and national standards;
8. the open space system should form a continuous network of spaces that contains a hierarchy and sequence of destinations eg. centres, schools, parks, community facilities, ovals and ponds;
9. the road hierarchy should be clearly legible and provide good and safe access to all users and encourage high levels of active and public transport usage;
10. the links between sustainable urban water management and potential impacts on flora, fauna, heritage and the conservation corridor should be recognised. Furthermore, appropriate sustainable urban water management measures will be implemented to manage runoff and reduce the number of run-off days to replicate, as closely as possible, pre-development peak flows protect the river corridor, water quality and downstream ecology.
11. Aboriginal and historic heritage place and objects will be recognised and significant sites conserved in public open space where appropriate.

12. Development shall provide for and be integrated with adjacent urban development in the ACT and the proposed future development, immediately adjacent in New South Wales.
13. Sustainable development and climate change adaptation is to be taken into consideration with the application of no regrets and inter-generational equity principles.

5. PRINCIPLES FOR THE DEVELOPMENT OF WEST BELCONNEN FUTURE URBAN AREA

The development will accord with the principles contained in the Statement of Strategic Directions.

6. POLICIES FOR THE DEVELOPMENT OF WEST BELCONNEN FUTURE URBAN AREA

6.1 General

14. Urban development will be generally in accordance with the zones applying to the future urban area, as shown on the Territory Plan map.

Notes:

1. The future urban area will diminish as development proceeds. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007* ceases to be affected by this structure plan.
 2. The nature and extent of zones under the Territory Plan are confirmed after land ceases to be part of the future urban area.
15. The local neighbourhood is to be generally based on a walkable radius of around 400 metres from an activity node such as a park, bus stop, mixed use development or community facility.

6.2 Concept plan

16. A concept plan(s), which is deemed to be a precinct code under the *Planning and Development Act 2007*, will be prepared.

6.3 Social principles

17. Provision will be made for a range of housing types, densities and affordability, to meet changes in household and community needs and encourage the formation of a diverse community.
18. Higher density development will be encouraged within and near the main commercial centre and in other suitable locations well served by public transport and maximising accessibility to services, facilities and employment.

19. Provision will be made for aged care and special needs housing.
20. Community facility sites will be located close to public transport and generally in places where, for reasons of convenience and safety, people have cause to congregate, particularly shopping centres and schools.
21. Neighbourhoods will be planned to encourage walking and cycling to reduce vehicle dependence, with a legible and permeable hierarchy of roads, conveniently located commercial and community facilities, a network of open spaces, an on and off road system for pedestrians and cyclists where appropriate and provision for accessible public transport.
22. The location, design and siting of development will promote community vitality, safety and equity of access (for people with limited mobility).
23. Development outcomes are to adhere with Government affordable housing strategies and policies.

6.4 Economic principles

24. Infrastructure and services will be provided and managed in a cost effective manner taking into account whole-of-life and whole-of-system costs.
25. The main commercial centre will be located near a major road and provide the main concentration of employment, commercial and community activities in the area. The centre will be well serviced by public transport and link effectively with the wider pedestrian and cycling network.
26. The group centre is to be designed as a mixed use facility and supported by residential development with flexibility to evolve and meet changing community needs over time.

6.5 Environment protection

27. The landscape setting and values of West Belconnen will be recognised and sensitively incorporated into the urban design of the area. This includes the visual connection to the range of hills immediately west of the Murrumbidgee River, the distant Brindabella Ranges and the group of hills to the north of Ginninderra Creek.
28. Exceptional trees, significant trees and tree stands will be retained and integrated into the urban fabric through inclusion in open space, parks, streets and other areas wherever possible.
29. Best practice water sensitive urban design principles will be adopted at all levels of the development to minimise potable water usage, manage

overland flows, protect water quality and aquatic habitat in the Murrumbidgee River and Ginninderra Creek.

30. Subdivision design will facilitate energy efficient housing in accordance with current best practice and evolving approaches.
31. Aboriginal and European heritage places will be recognised and significant sites conserved in a manner agreed by the ACT Heritage Unit and in consultation with Registered Aboriginal Organisations.
32. Bushfire risk assessments and management plans will be prepared and implemented in accordance with relevant Government guidelines for bushfire mitigation.
33. Areas of high conservation value will be protected from development, and the impact of adjacent urban development minimised, through suitable mechanisms including the provision of buffers where required.
34. Hills, Ridges and Buffer areas (excluding the Belconnen land fill) are to be generally excluded from development except those uses permitted under the Territory Plan for the zoning.

6.6 Landscape and Open Space Principles

35. Development will be planned to respond to the topography of the area by minimising cut and fill, responding to key features (i.e. vistas, drainage lines and topography) and minimising visual impacts of the development.
36. Buffer zones will be provided in areas adjacent to existing development and major roads, if required.
37. The Murrumbidgee River corridor is recognised as an important natural and cultural asset to the ACT and wider region. It will be planned as an integral part of the National Capital Open Space System by providing for continuity of recreation use with surrounding open space and the river corridor.
38. The environmental quality, landscape setting and natural and cultural attributes of the Murrumbidgee River corridor will be reinforced by the provision of a conservation area on the eastern side of the river.
39. Provision will be made in the conservation corridor to create a balance between spaces allocated for recreational activities and protecting the area's natural and cultural values in a sensitive manner.
40. Open space will be incorporated as an integrated hierarchical system which provides for diversity of sport and recreational activities, offers opportunities for flexible and shared use of space, contributes to the

legibility and character of urban development and assists in the effective management of stormwater including encouraging onsite infiltration.

41. Playing fields will be provided in central locations and typically colocated with schools to maximise access and usage, where required.
42. Provision will be made for open space links between the Murrumbidgee River Corridor, Ginninderra Creek and Strathnairn Village suitable for cycling, pedestrian and equestrian use.
43. Provision will be made for open space links to the Molonglo River Corridor and to the existing off road path network in Belconnen for the purposes of pedestrian, equestrian and cycle use.

6.7 Urban design principles

44. Subdivision design and layout will maximise access to 'special places' to enhance character of West Belconnen and contribute to a sense of place. Special places include the Murrumbidgee River Corridor, Strathnairn Village, the commercial centres, neighbourhood activity nodes, active and passive open spaces, riparian (creek and drainage) corridors and other open space corridors.
45. Subdivision and detailed planning will provide for quality design outcomes within residential areas, centres and activity nodes, along principal approach routes and in the interface between public and private spaces (including shared spaces and spaces surrounding buildings).
46. Subdivision and detailed planning will maximise solar access, while being innovative in responding to topographic and planning constraints.
47. Road and other transport links will provide for high levels of accessibility to areas within West Belconnen and in surrounding areas. This will be partially achieved through links to the existing arterial road network surrounding the West Belconnen development.

6.8 Housing

48. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability.
49. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.

6.9 Transport planning principles

50. Current and projected traffic flows on adjacent arterial roads and the wider road network in surrounding areas will be considered in the design of the road network for the West Belconnen development.
51. The road network is to be designed to support the future expansion of the rapid transport corridor.
52. The transport network will encourage modal shift in support of Transport for Canberra.

6.10 Belconnen land fill

53. A master plan is to be prepared for the land fill site that will determine uses and activities within the site, which will be subject to an appropriate audit process and approval of the Environment Planning Authority. The master plan will inform future Territory Plan zonings for the land.

7. POLICIES FOR THE DEVELOPMENT OF THE WEST BELCONNEN DEVELOPMENT AREA

7.1 General

54. Urban development will be generally in accordance with the zones applying to the future urban area shown on the Territory Plan map.

Notes:

1. The future urban area will diminish as development proceeds. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007*, ceases to be affected by this structure plan.
 2. The nature and extent of zones under the Territory Plan are confirmed after land ceases to be part of the future urban area.
55. The local neighbourhood is to be generally based on a walkable radius of around 400 metres from an activity node such as a park, bus stop, shops, community facility or school.
56. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability.
57. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.

7.2 Concept plans

58. Concept plans (which are deemed to be precinct codes under the *Planning and Development Act 2007*) may be prepared where departures from the relevant development codes are proposed. Such matters as higher development densities, response to slope and orientation, increased building heights, and contemporary best practice for energy efficiency, water efficiency and solar access, could be included.

7.3 Conservation Corridor

59. A conservation corridor will be created and managed in accordance with the commitments agreed under the approved West Belconnen Strategic Assessment and the Strategic Bushfire Management Plan Version 3 (or its successor).
60. A plan that prescribes management conditions for the conservation corridor shall be prepared by the entity responsible for its management. The management plan will include comprehensive provisions giving weight to each of conservation of threatened species and ecological communities; water quality monitoring and management; bushfire protection; heritage values; and recreation use.

61. The management plan will prescribe management arrangements and controls that may be applied to infrastructure to be installed in the corridor.
62. The management plan shall be prepared in consultation with relevant agencies and stakeholder groups and will be updated as required.
63. The conservation corridor is recognised as an important natural and cultural asset to the ACT and region. It will be planned as an integral part of the National Capital Open Space System by providing for continuity of recreation use with surrounding open space and the Murrumbidgee River corridor.

7.4 Environment Protection

64. The development is to be generally contained to the area north of Stockdill Drive, east of the Murrumbidgee River, south of Ginninderra Creek and extending to the ACT/NSW border.
65. Clearance zones will be imposed as overlay controls that preclude sensitive uses in areas situated in the vicinity of existing uses with odour, air quality or noise impacts. Clearance zones will remain in place, pending removal or amelioration of the environmental impact, subject to an appropriate audit process and to the satisfaction of the Environmental Protection Authority.
66. The visual connection to important hills is to be maintained. These include the range of hills immediately west of the Murrumbidgee River and group of hills to the north of Ginninderra Creek.
67. Where appropriate, the width of the road reservation is to allow for the retention or establishment of large trees to visually reinforce the major route.
68. Areas with high conservation value and heritage value will be protected from development where possible, and the impact of adjacent urban development minimised through suitable mechanisms, including the provision of appropriate buffers.
69. The Murrumbidgee River corridor and associated conservation area are to be managed to protect water quality, classified species and communities, bird habitats, high value woodlands and grasslands, and natural and cultural assets.
70. In subdivision design, larger lots will generally be situated on steeper/constrained land to appropriately respond to topography, minimise cut and fill and maximise tree retention.

71. Land use zones within the Belconnen land fill site (Block 1586 Belconnen) will be determined through a master plan for the site, subject to an appropriate audit process and approval of the Environment Protection Authority.
72. Where appropriate, noise abatement measures will be implemented to address impacts on residents of adjacent suburbs where new roads or upgrades to existing roads result in unacceptable impacts to existing levels of amenity.

7.5 Bushfire Management

73. Leading practice bushfire risk management is to be implemented in all stages of planning (including subdivision) in accordance with the Strategic Bushfire Management Plan Version 3 (or its successor) and policies.
74. The staging of development is to be undertaken in a manner that minimises bushfire risk to residents and accords with agreed bushfire mitigation measures.
75. Provision will be made in the conservation corridor for recreational activities appropriate to the characteristics of the river and adjacent land, and in a manner that provides bushfire protection and reinforces and protects the natural and cultural values of the river corridor.
76. The inner asset protection zone is to be located outside the river corridor boundary, within the urban area.

7.6 Heritage

77. Conservation Management Plans are to be prepared for Aboriginal heritage places and objects.

7.7 Residential

78. Zones will be allocated by a technical amendment to the Territory Plan under s96 of the *Planning and Development Act 2007* in accordance with the following principles:
 - (a) Suburban scale housing is to be the dominant housing type.
 - (b) Medium density housing, which may include a higher built form is to be located on land near major transport routes, commercial centres, at activity nodes, and in locations with higher amenity.

- (c) Residential mixed use (ie. residential and commercial or residential and community facilities) to be located near the main commercial centre, and in areas with high amenity.
- 79. Precinct codes will be assessed by the relevant Authority against any relevant Government affordable housing policies or strategies.
- 80. Subdivision design will facilitate energy efficient housing consistent with current best practice and in a manner sensitive to West Belconnen site conditions, amenity and cost.
- 81. Opportunities for special dwellings and supportive housing are to be provided.
- 82. Noise abatement measures will be incorporated into the design of residential buildings along major roads and adjacent to other substantial noise sources, where appropriate.
- 83. An edge road, landscape buffer or other suitable interface treatment are to be provided along the eastern edge of the development area between adjacent suburbs and the eastern boundary of the West Belconnen development.
- 84. The main commercial centre is to be located adjacent to a major arterial road. The centre will be a major focus for commercial and community activity, accommodating supermarkets and a range of other retail, commercial, business services and community facilities. Opportunities for higher density housing will be provided within, and adjacent to, the main commercial centre.
- 85. Commercial uses, generally of a non-retail nature, may be located within the CZ5 zone to the north west and south west of the main commercial centre, along Parkwood Road and in the Belconnen Land Fill site. These uses may be associated with residential development. Any changes to existing land uses within the Belconnen Land Fill site will be determined through a master plan for the site, subject to an appropriate audit process and approval of the Environment Protection Authority.
- 86. Minor commercial and retail uses may be located throughout the development in response to market and community needs, provided that the proposed use is consistent with Territory Plan zone provisions and objectives.

7.8 Sustainable Development

- 87. In considering how to respond to climate change, implement a green infrastructure approach to the planning of unleased territory land.

7.9 Open space and recreation

88. The provision of open space for active recreation will generally accord with the relevant Territory guidelines.
89. Strong recreational links are to be facilitated within West Belconnen and surrounding suburbs to allow safe, appropriate and convenient access to the Murrumbidgee River and conservation corridor.
90. Playing fields, ovals and district parks will, where possible, be located on flatter land, accessible to movement systems, and possibly co-located with schools. They will be edged by a local street and provide parking where practicable on edge streets to avoid large surface car parks.
91. Land with suitable topographic characteristics, adjacent to nominated school sites is to be reserved for school ovals, except where district playing fields are already identified adjacent to the school sites.
92. Land with suitable topographic characteristics is to be reserved for the provision of district level playing fields.
93. Local parks are to be provided that incorporate remnant tree stands where possible, and will generally be edged by streets, not back or side fences.
94. The Bicentennial National Trail will be provided through and/or around the development.

7.10 Community facilities

95. Where appropriate, commercial centres and activity nodes are to provide sites for community facilities.
96. Sites will be allocated for schools.
97. Community facilities sites, including community centres and the like may be allocated within or adjacent to residential land consistent with Territory Plan zone provisions and objectives.
98. Special Fire Protection Developments are not permitted adjacent to the River Corridor boundary without the approval of the Emergency Services Agency.
99. The Strathnairn Arts Facility is to be retained with an appropriate interface with adjacent development. Limited additional commercial and community uses are to be provided to permit the Facility to expand in the future as well as to service the adjacent development, providing that arts remains as the pre-eminent use on the land.

100. The Belconnen Farm heritage site will be developed and managed in accordance with a conservation management plan to be approved for the site and in addition but without compromising the intent of the conservation management plan will provide for limited commercial and community related activities associated with the adjacent development.

7.11 Stormwater management

101. A water sensitive urban design (WSUD) strategy will be adopted to control stormwater runoff from the West Belconnen development. The strategy will comply with current ACT WSUD policy documents and will comprehensively address issues relating to the management of water quality control and minimise adverse impacts on flow regimes into the Murrumbidgee River and Ginninderra Creek. Flow regimes should reduce the number of run-off days to replicate, as closely as possible, pre-development peak flows.

7.12 Traffic management

102. Access to West Belconnen will be via existing roads Drake Brockman Drive, Southern Cross Drive and (subject to approval) Ginninderra Drive (see 109 in section 7.12). Where required, these roads will be augmented to cater for the additional traffic volumes and align with current sustainable transport policy and objectives.
103. Major roads within the development are to be generally designed as urban boulevards, with service streets and address frontages. Regular cross-streets are to be provided, consistent with traffic safety and efficiency, to minimise the effect of the arterials as a barriers between neighbourhoods.
104. Major roads through the development are to be designed to also accommodate traffic generated by the ultimate development adjacent in NSW.
105. An interconnected street system is to be provided that facilitates a choice of routes and legible way-finding, and is appropriately landscaped in accordance with its function and character.
106. Traffic volumes and congestion on the wider road network in existing areas of Belconnen will continue to be monitored and upgraded, as necessary, in order to maintain acceptable levels of capacity (in accordance with national standards) and align with relevant sustainable transport policy and objectives.
107. The extension of Ginninderra Drive and its alignment is subject to approval under the EPBC Act, as it impacts on the Jarramlee and West

Macgregor environmental offset areas.

108. Implications for the wider road network should be given due consideration through ongoing traffic management and planning.

7.13 Transport

109. Shared paths (bicycle/pedestrian) will provide access to key features within West Belconnen including the conservation corridor, Murrumbidgee River and Ginninderra Creek corridors, the group centre, schools and Strathnairn. The paths will also connect to existing shared paths that link West Belconnen with the wider Belconnen district, Canberra City and beyond.
110. The road layout is to be designed to enable expansion of the public transport system by creating a system which uses the new West Belconnen arterial as part of a public transport spine to link West Belconnen with the surrounding Belconnen district, Kippax Group Centre and beyond.

7.14 Tourist and Recreation Facilities

111. The proposed conservation corridor and Murrumbidgee River offer opportunities for research, education, recreation and ecotourism. The potential of these places will be further explored as part of a separate master planning exercise.

7.15 Emergency Services Facilities

112. Facilities to be provided as required.

7.16 Infrastructure and Services

113. Provision will be made for the construction of infrastructure to service the development as required and to the satisfaction of the Territory.
114. All infrastructure provision including water supply for fire fighting purposes shall comply with the Strategic Bushfire Management Plan Version 3 (or its successor).
115. Easements around electrical infrastructure are to be provided to the satisfaction of the Territory and the electrical infrastructure asset owners.
116. A site will be allocated for the provision of a zone substation and associated infrastructure, to the satisfaction of the Territory.
117. Appropriate interface treatments should be provided between electrical substation sites and adjacent development areas, to the satisfaction of the ACT Planning and Land Authority and electrical infrastructure asset owners.

Appendix B



West Belconnen Concept Plan

Table of Contents

| | |
|--|----|
| Purpose | 3 |
| Desired planning outcomes | 3 |
| Code hierarchy | 4 |
| Part A – Land Use | 5 |
| 1. Land Use Plan | 5 |
| Part B - Subdivision | 8 |
| 2. Dwelling Yield | 8 |
| 3. Belconnen Land Fill Site Master Plan | 9 |
| 4. Bushfire | 9 |
| 5. Horse Trails | 9 |
| 6. Equestrian Facilities | 9 |
| 7. Urban Edge | 9 |
| 8. Conservation Areas | 10 |
| 9. Environment Protection Biodiversity and Conservation Act requirements | 10 |
| 10. Aboriginal Heritage Places and Objects | 10 |
| 11. Interface with Adjacent Residential Estate | 10 |
| 12. Interface with Strathnairn Arts Precinct (Block 1332 Belconnen) | 11 |
| 13. Interface with Billabong Aboriginal Development Corporation (Block 1420 Belconnen) | 11 |
| 14. Delineation of the ACT and NSW Border | 11 |
| 15. Street Network Hierarchy | 11 |
| 16. Electrical Infrastructure | 12 |
| 17. Belconnen Farm Heritage Precinct | 12 |
| 18. Sewer Vents | 13 |
| 19. Lower Molonglo Water Quality Control Centre Clearance Zone | 13 |
| 20. Schools | 13 |
| 21. Community Facility Sites | 13 |
| 22. Commercial Centres | 14 |
| 23. Little Eagle Clearance Zone | 14 |
| 24. Stormwater Management | 14 |
| 25. Flooding | 15 |
| 26. Climate Change | 15 |
| 27. Recreation Facilities | 15 |
| 28. Cat Containment | 16 |
| Part C Development | 16 |
| 29. Supermarket | 16 |

Purpose

The purpose of this plan is to:

- a. guide the design and assessment of estate development plan (subdivision proposals) development applications in West Belconnen
- b. inform the delineation of Territory Plan land use zones at the time when a parcel of land ceases to be part of the future urban area following approval of an estate development plan
- c. guide the development of individual blocks in concert with other relevant codes under the Territory Plan
- d. guide the development and management of the public domain
- e. ensure that planning and development is consistent with commitments made under the West Belconnen Strategic Assessment
- f. ensure that the development appropriately consider adjacent development in NSW and that the border interface is appropriately recognised and designed

Desired planning outcomes

The purpose of the development controls (i.e. rules and criteria) is to:

- a. provide diverse housing zones, types and densities to meet the changing needs of the community
- b. allow for zoning to accommodate increased residential densities and building heights generally close to public transport routes and retail/commercial centres (where provided)
- c. provide for community facilities and retail/commercial uses
- d. provide development types on the urban edge that minimise impacts on river and creek corridors and provide opportunity to connect with ecological values within the Murrumbidgee River corridor
- e. provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- f. encourage walking, cycling and the use of public transport
- g. provide a legible road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to adjacent areas
- h. retain significant elements of the site as part of the urban open space network that connects to adjacent suburbs and areas with public access and high levels of amenity and safety
- i. provide for effective buffers and relationships between residential development and nature reserves
- j. provide a river corridor conservation zone
- k. ensure protection of areas or items of heritage significance

- l. employ leading practice stormwater management measures and apply water sensitive urban design principles
- m. minimisation of all impacts to adjacent nature reserve areas
- n. Provide appropriate bushfire mitigation management
- o. Provide for clearance zones that limit the development of sensitive uses in areas affected by noise, odour and air quality issues, and to provide for the adjustment of clearance zones when appropriate
- p. Provide for clearance zones that limit development so as to protect the vulnerable little eagle and a poultry facility from zoonotic impacts, and to provide for the adjustment of clearance zones when appropriate – zoonosis is the process whereby disease is transferred from one species to another
- q. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability
- r. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.
- s. Provide for the retention of higher quality existing trees whilst allowing for removal of poorer quality trees where retention is not feasible
- t. Provide a development including subdivision, built form, materials, open space and green infrastructure that responds to climate change and reduces the city heat effect

Code hierarchy

This concept plan is a **precinct code** under the *Planning and Development Act 2007*.

More than one type of code may apply to a particular development proposal. Occasionally inconsistencies between the provisions arise, particularly where a precinct code seeks to apply special provisions in response to particular local circumstances or planning issues.

Where this occurs, a **precinct code** prevails over a **development code** and a **general code**, but only to the extent of the inconsistency.

| Part A – Land Use | |
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| Rules | Criteria |
| 1. Land Use Plan | |
| <p>R1 Residential zones shown on a land use plan lodged with an Estate Development Plan are consistent with the Territory Plan map.</p> | <p>C1 Residential zones are consistent with the objectives of the zone and achieve all of the following:</p> <ul style="list-style-type: none"> a) reasonable mix of zones to support diversity in housing type b) provide for housing affordability c) provide for changing demographic needs of the community d) increased density and building heights: <ul style="list-style-type: none"> i. near collector roads ii. near commercial centres iii. in close proximity to public transport e) consistency with the desired planning outcomes. |
| <p>R2 No residential use is permitted within the clearance zones as shown in Figure 1 Clearance Zone Map A, Figure 2 Clearance Zone Map B and Figure 3 Clearance Zone Map C.</p> | <p>C2 Clearance zones may be adjusted, subject to an appropriate audit process and approval from the Environment Protection Authority.</p> |
| <p>R3 Block 1332 Belconnen or successor (the Strathnairn Arts Precinct) is to have a community facility zone shown on a land use plan lodged with an Estate Development Plan that is consistent with the Territory Plan map.</p> | <p>C3 This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>There is no applicable rule.</p> | <p>C4 Block 1332 Belconnen or successor (the Strathnairn Arts Precinct) may include the following uses:</p> <ul style="list-style-type: none"> a) Craft workshop b) Place of assembly c) Produce market d) Restaurant (limited to a maximum of 250m² for the entire block) e) Shop (limited to a maximum of 100m² for the entire block but excluding uses that are ancillary to |

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| | <p>the main use of the land for arts and craft)</p> <p>f) Business agency (limited to a maximum 500m² for the entire block)</p> |
| There is no applicable rule. | <p>C5</p> <p>Belconnen Farm Heritage Precinct may include the following uses:</p> <p>a) Craft workshop</p> <p>b) Place of assembly</p> <p>c) Produce market</p> <p>d) Restaurant (limited to a maximum of 250m² for the entire block)</p> <p>e) Shop (limited to a maximum of 100m² for the entire block but excluding uses that are ancillary to the main use of the land for arts and craft)</p> <p>f) Business agency (limited to a maximum 500m² for the entire block)</p> |
| <p>R6</p> <p>Community facility zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.</p> | <p>C6</p> <p>Community facility zone is consistent with the objectives of the zone and achieve all of the following:</p> <p>a) adjacent to the collector road</p> <p>b) in close proximity to public transport</p> <p>c) in close proximity to commercial zones, if provided</p> <p>d) encourage co-location and/or clustering of facilities</p> <p>e) suitable to accommodate relevant facilities in accordance with the Community and Recreation Facilities Location Guidelines General Code</p> <p>f) consistent with the recommendations of a community and social needs assessment, endorsed by the relevant authorities (e.g. the Environment and Planning Directorate and the Education and Training Directorate)</p> <p>g) consistency with the desired</p> |

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| | planning outcomes. |
| R7 No community use is permitted within the clearance zones as shown in Figure 1 Clearance Zone Map A, Figure 2 Clearance Zone Map B and Figure 3 Clearance Zone Map C. | C7 Clearance zones may be adjusted, subject to an appropriate audit process and approval of the Environment Protection Authority. |
| R8 Parks and recreation (PRZ1 urban open space) zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map. | C8 Urban open space is consistent with the objectives of the zone and achieves all of the following: <ul style="list-style-type: none"> a) retention of cultural heritage items b) retention of mature trees, consistent with an agreed tree and landscape strategy c) opportunities for pedestrian, equestrian and cycle paths to connect to activity nodes within the estate, and to the existing networks in adjoining suburbs d) provides opportunities for local recreation e) provision is to be consistent with the recommendations of a sporting and recreation needs assessment and the community needs assessment (as required), endorsed by Sport and Recreation and Strategic Planning f) consistency with the desired planning outcomes. |
| R9 Commercial zones shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map. | C9 Commercial zones are consistent with the objectives of the zone and achieves all of the following: <ul style="list-style-type: none"> a) adjacent to a collector road with public transport capability b) high accessibility for pedestrians, cyclists and vehicles c) provides services and facilities for the local community d) In close proximity to a community facility zone e) consistent with a commercial and |

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| | <p>retail needs assessment</p> <p>f) consistency with the desired planning outcomes.</p> |
| <p>R10 Land use zones within the Belconnen land fill site (Block 1586 Belconnen) as indicated in Figure 1 will be determined through a master plan for the site, subject to an appropriate audit process and approval from the Environment Protection Authority.</p> <p>Possible new zonings through a master planning process may include Industrial (I22 mixed use) and commercial zonings.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R11 Non urban (NUZ4 - River corridor) zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with The Territory Plan map.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R12 Transport and Services (TSZ2 Services) zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.</p> | <p>C12 The Services zone is consistent with the objectives of the zone.</p> |
| <p>R13 Residential, community and other sensitive uses are not permitted within the clearance zones associated with Parkwood Egg Farm, the Belconnen Land Fill, the Lower Molonglo Water Quality Control Centre and the Green waste facility, as shown in Figure 1, 2 and 3.</p> | <p>C13 Clearance zones may be adjusted subject to an appropriate audit process and approval from the Environment Protection Authority.</p> |
| <p>R14 In addition to the above provision, whilst the Parkwood Egg Farm is operating, no new ponds, wetlands and the like are permitted within 800m from buildings housing poultry without the endorsement of the Environment Protection Authority.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |

| Part B - Subdivision | |
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| Rules | Criteria |
| 2. Dwelling Yield | |
| <p>R15 The maximum dwelling yield is 6500 dwellings.</p> | <p>C15 The maximum number of dwellings is subject to review and may be altered at the discretion of the Planning and Land Authority ten years after the approval of this concept plan and thereafter at five year intervals.</p> |

| 3. Belconnen Land Fill Site Master Plan | |
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| R16 A master plan is to be prepared for the land fill site that will identify future uses and activities to the satisfaction and endorsement of the relevant authority. | This is a mandatory requirement. There is no applicable criterion. |
| 4. Bushfire | |
| R17 A bushfire risk assessment that also takes into consideration the risk from New South Wales and along the river corridors is to be undertaken. The assessment is to take into consideration topography, urban edge conditions, and proposed land management practices within the adjacent river corridor. The assessment and required mitigation measures (such as required construction standards under <i>AS3959 Construction of Buildings in Bushfire-Prone Areas</i>) are to be approved by the Emergency Services Agency. | This is a mandatory requirement. There is no applicable criterion. |
| R18 No development is permitted within 300m of the ACT / NSW border (Figure 2) until a formal agreement has been entered into with the adjacent NSW land owner(s), to ensure that bushfire and fuel management will be undertaken consistent with ACT standards to the satisfaction of the Emergency Services Agency. | This is a mandatory requirement. There is no applicable criterion. |
| 5. Horse Trails | |
| There is no applicable rule. | C19 The provision of the Bicentennial National Trail and local horse trails are to be appropriately provided. Trails should endeavour to avoid conflict with pedestrians and cyclists, where ever possible. |
| 6. Equestrian Facilities | |
| There is no applicable rule. | C20 Any recommendation following an ACT strategic horse paddock review undertaken by the Environment and Planning Directorate is to be implemented. |
| 7. Urban Edge | |
| There is no applicable rule. | C21 The urban edge achieves all of the following: <ul style="list-style-type: none"> • a clear and manageable boundary |

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| | <p>between the Murrumbidgee River, Ginninderra Creek and the urban area</p> <ul style="list-style-type: none"> • continuous edge streets (or equivalent treatments approved by the Emergency Services Agency / ACT Rural Fire Service), bushfire protection zones, and controlled vehicular access points to Murrumbidgee River and Ginninderra Creek for bushfire management and general maintenance are provided • measures are provided to minimise the impact on Pink-Tailed Worm Lizard habitat and Box Gum Woodland from stormwater runoff, edge road earthworks, trunk infrastructure, fire protection, and pedestrian and cycle paths • continuous shared pedestrian and cycle path infrastructure is provided along the urban edge • trunk infrastructure services are integrated with paths and recreational networks, where possible. |
| 8. Conservation Areas | |
| R22 Areas of conservation will be protected from development with the impact of urban development and infrastructure minimised, through suitable mechanisms to the satisfaction of the Conservator of Flora and Fauna. | This is a mandatory requirement. There is no applicable criterion. |
| 9. Environment Protection Biodiversity and Conservation Act requirements | |
| R23 Development is not inconsistent with the <i>Environment Protection Biodiversity and Conservation Act 1999</i> and the approved Strategic Assessment under Part 10 of the Act to protect Matters of National Environmental Significance. | This is a mandatory requirement. There is no applicable criterion. |
| 10. Aboriginal Heritage Places and Objects | |
| R24 Identified Aboriginal heritage places and objects are to be managed in accordance with <i>Heritage Act 2004</i> provisions. | |
| 11. Interface with Adjacent Residential Estate | |
| R25 The interface between the estate and the adjacent residential estate (block 16 Section | This is a mandatory requirement. There is no applicable criterion. |

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| <p>99 Holt or successor) is to provide for integration between the two estates with appropriate road and path connections.</p> | |
| 12. Interface with Strathnairn Arts Precinct (Block 1332 Belconnen) | |
| <p>R26 The interface with the Strathnairn Arts Precinct will have regard for compatibility between adjacent land uses:</p> <p>BUFFER: A buffer zone or other appropriate treatment is required between Strathnairn and adjacent development to provide acoustic and visual separation from surrounding roads and other estate infrastructure. The buffer will enable continued passive artistic endeavour at the site and measures shall be external to the Strathnairn site boundary.</p> <p>ACCESS: Provide one primary (public use) and one secondary (user and emergency egress) point of access to the Precinct consistent with outcomes of the Strathnairn 2015 Master Plan.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 13. Interface with Billabong Aboriginal Development Corporation (Block 1420 Belconnen) | |
| <p>R27 The interface between the estate and the Billabong Aboriginal Development Corporation on Block 1420 Belconnen (see Figure 4) will have regard to compatibility between adjacent land uses and the activities that are undertaken on the block.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R28 Subdivision design for the (adjacent) estate is to be configured to provide the opportunity for possible future integration of Block 1420 Belconnen into the estate.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 14. Delineation of the ACT and NSW Border | |
| <p>R29 The alignment of the ACT/NSW border through the estate will be a recognisable linear open space element in the estate design.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 15. Street Network Hierarchy | |
| <p>R30 Connections to the arterial road connections are to be consistent with Figure 5.</p> <p>The extension of Ginninderra Drive requires the separate approval of the Commonwealth under the <i>Environment Protection</i></p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |

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| <i>Biodiversity and Conservation Act 1999.</i> | |
| R31 Main roads (arterial and collector) through the estate are to be designed to accommodate development from adjacent NSW. | This is a mandatory requirement. There is no applicable criterion. |
| R32 Provision is to be made for at least two road connections into the adjoining NSW. These roads are to be connected into the main roads within the ACT. | C32 The number of road connections can be reviewed consistent with a master plan and approved by Territory and Municipal Services Directorate. |
| 16. Electrical Infrastructure | |
| R33 Easements (or reservation) associated with electrical infrastructure, such as overhead power lines, are to be endorsed by the Planning and Land Authority whilst taking advice from the operators of the TransGrid and/or ActewAGL networks, as required, and by the ACT Government's Technical Regulator who will audit the infrastructure design concepts process. | This is a mandatory requirement. There is no applicable criterion. |
| R34 Residential and other sensitive uses in the vicinity of Transgrid Canberra Substation and the (proposed) new ActewAGL zone substation will have regard to recommendations of a noise assessment, community safety and public health requirements to the satisfaction of the Planning and Land Authority taking advice from the operators of the TransGrid and/or ActewAGL networks. The endorsement of the ACT Government's Technical Regulator who will audit the infrastructure design concepts process will also be required. | This is a mandatory requirement. There is no applicable criterion. |
| There is no applicable rule. | C35 Appropriate interface treatments are to be provided between electrical substation sites and adjacent development areas, to the satisfaction of the Planning and Land Authority taking advice from electrical infrastructure asset owners. |
| 17. Belconnen Farm Heritage Precinct | |
| R36 The Belconnen Farm heritage precinct (Figure 4) is to be protected consistent with | This is a mandatory requirement. There is no applicable criterion. |

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| a conservation management plan approved by the Heritage Council. | |
| There is no applicable rule. | C37 An appropriate interface treatment is to be provided between the Farm and adjacent development, to the satisfaction of the Planning and Land Authority and ACT Heritage. |
| 18. Sewer Vents | |
| R38 No recreation activity that will encourage people to congregate within 130m of the sewer vent within the river corridor is permitted. | C38 A reduction in the dimension may be permitted with the endorsement of Icon Water. |
| R39 An odour assessment will be undertaken to identify any required clearance zones or mitigation measures associated with the existing sewer vents within the development area to the satisfaction of Icon Water. | This is a mandatory requirement. There is no applicable criterion. |
| 19. Lower Molonglo Water Quality Control Centre Clearance Zone | |
| R40 New uses are not permitted within the 2.45km clearance zone from the Lower Molonglo Water Quality Control Centre, as shown in Figure 3, other than development which is compatible with, and does not have an adverse impact on the treatment plant, as determined by Icon Water. | C40 The size of the clearance zone may be adjusted subject to an appropriate independent audit process and approval of the Environment Protection Authority and Icon Water. |
| 20. Schools | |
| R41 School sites are to be provided at locations shown on Figure 5. | C41 The provision and number of schools may be adjusted through an assessment that is endorsed by the Department of Education and Training. |
| 21. Community Facility Sites | |
| R42 A community and social needs (including community garden, urban agriculture and recreation needs) assessment report is to be prepared to determine and prescribe the future needs within the development and adjacent. The assessment is to be endorsed by the relevant authority. | This is a mandatory requirement. There is no applicable criterion. |

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| Provision is required to be made within the development to accommodate the identified community uses. | |
| 22. Commercial Centres | |
| There is no applicable rule. | <p>C43 A minimum of one commercial group centre is to be located centrally within the development.</p> <p>Additional commercial local centres are to be considered to meet the needs of convenient access to retail and services for local catchments.</p> |
| 23. Little Eagle Clearance Zone | |
| <p>R44 No development including infrastructure and construction related activities will be permitted within 200m of the Little Eagle nesting tree and foraging area indicated in Figure 1.</p> | <p>C44 Urban development is not permitted until such time as research on the Little Eagle has been completed and confirms that the site is suitable for development.</p> |
| 24. Stormwater Management | |
| <p>R45 The development is required to comply with the ACT Waterways: Water Sensitive Urban Design Code, including the following targets:</p> <ul style="list-style-type: none"> • Regional and catchment wide water quality targets; • Mains water use reduction target; • On-site retention target; • On-site detention target. | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R46 Stormwater management measures are required to be incorporated into the development to protect water quality of the Murrumbidgee River and Ginninderra Creek to the satisfaction and endorsement of the Environment Protection Authority.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R47 Stormwater management measures are required to protect Pink-Tailed Worm Lizard habitat and other environmentally sensitive habitats.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| There is no applicable rule. | <p>C48 Development is undertaken in a manner consistent with the objectives of the ACT Basin Priority project, in particular to maintain and improve water quality in ACT, and downstream, waterways.</p> <p>Note: This development is within one of the six priority catchments for the ACT Basin</p> |

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| | Priority Project which is progressing options for water quality management to maintain and improve environment, economic and social outcomes with a water quality focus, in ACT and region and downstream waterways. |
| 25. Flooding | |
| R49 All leased land is required to be above the 1% Annual Exceedance Probability (AEP). Note: The 1% AEP was previously the 1:100 flood line. | This is a mandatory requirement. There is no applicable criterion. |
| There is no applicable rule. | C50 Land use for areas above the 1% AEP and within the floodplain (defined as the Probable Maximum Flood extent) should be assessed against the nature of the development and the flood risk. |
| 26. Climate Change | |
| There is no applicable rule. | C51 Development is to be subject to a system of rating that measures the sustainability aspects of the development to the satisfaction of the Territory agency responsible for sustainability and climate change. |
| 27. Recreation Facilities | |
| R52 One district level sporting field complex and associated facilities of a minimum 15 hectares is to be provided in a central location with good access to the road network to the satisfaction of the relevant authority. | C52 Subject to a sports fields review endorsed by the relevant authority, the provision within the estate may be removed, if the facilities are being provided elsewhere in the district. |
| R53 An active and passive recreation needs assessment is to be undertaken to determine the future needs within the estate and in adjacent areas. The assessment is to take into account the sporting fields review and any alternative sporting recreation model including community recreation irrigated park. The assessment will be endorsed by the relevant authority. Provision will be made within the development to accommodate the identified recreation needs / uses. | This is a mandatory requirement. There is no applicable criterion. |

| 28. Cat Containment | |
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| R54 The provisions of <i>Domestic Animals Act</i> relating to cat containment apply. | This is a mandatory requirement. There is no applicable criterion. |

| Part C Development | |
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| Rules | Criteria |
| 29. Supermarket | |
| R55 No development application for a full-line supermarket (minimum 3000m ² gross floor area) will be approved within eight years from the commencement of Draft Variation to the Territory Plan No 351. | This is a mandatory requirement. There is no applicable criterion. |

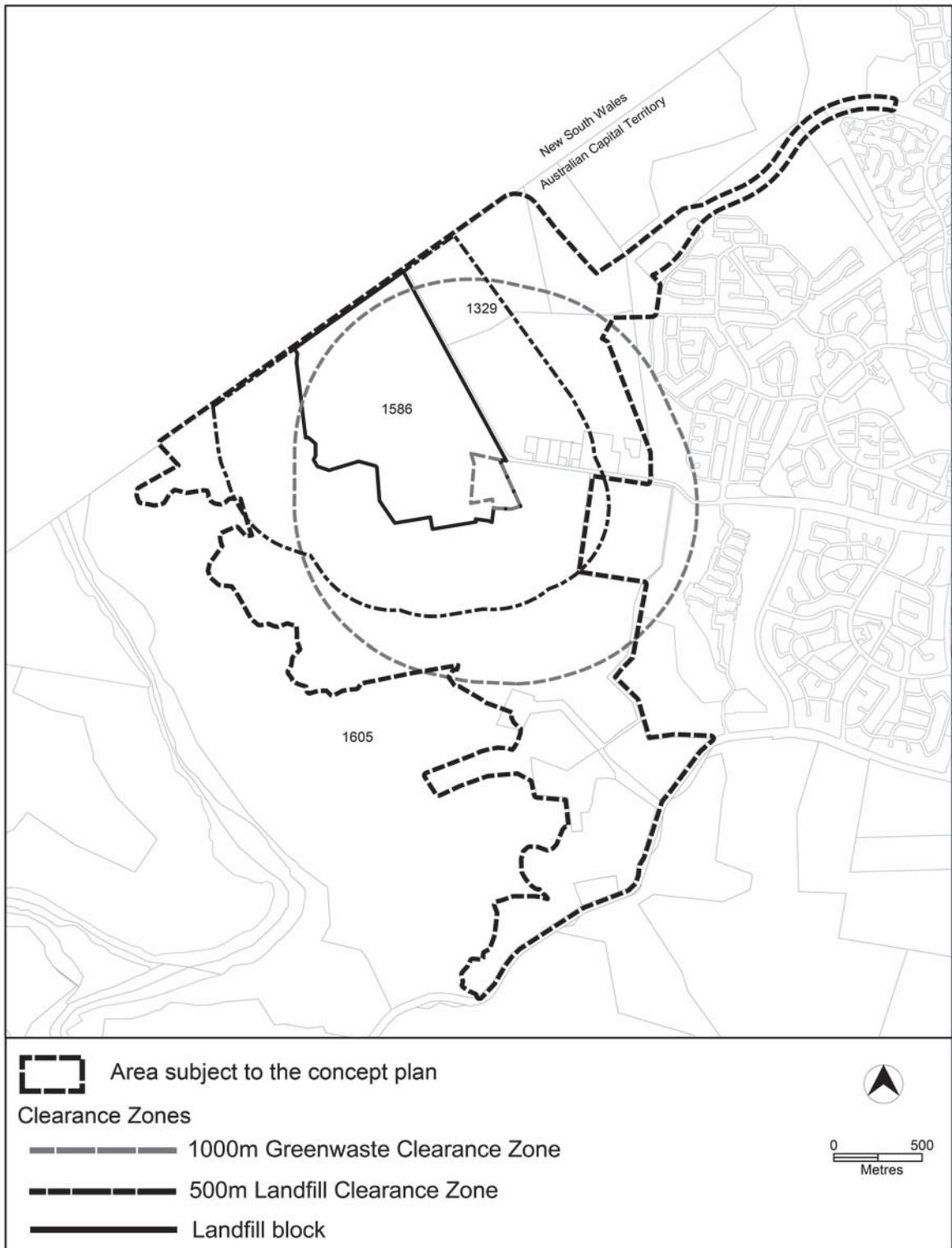


Figure 1 Clearance Zone Map A

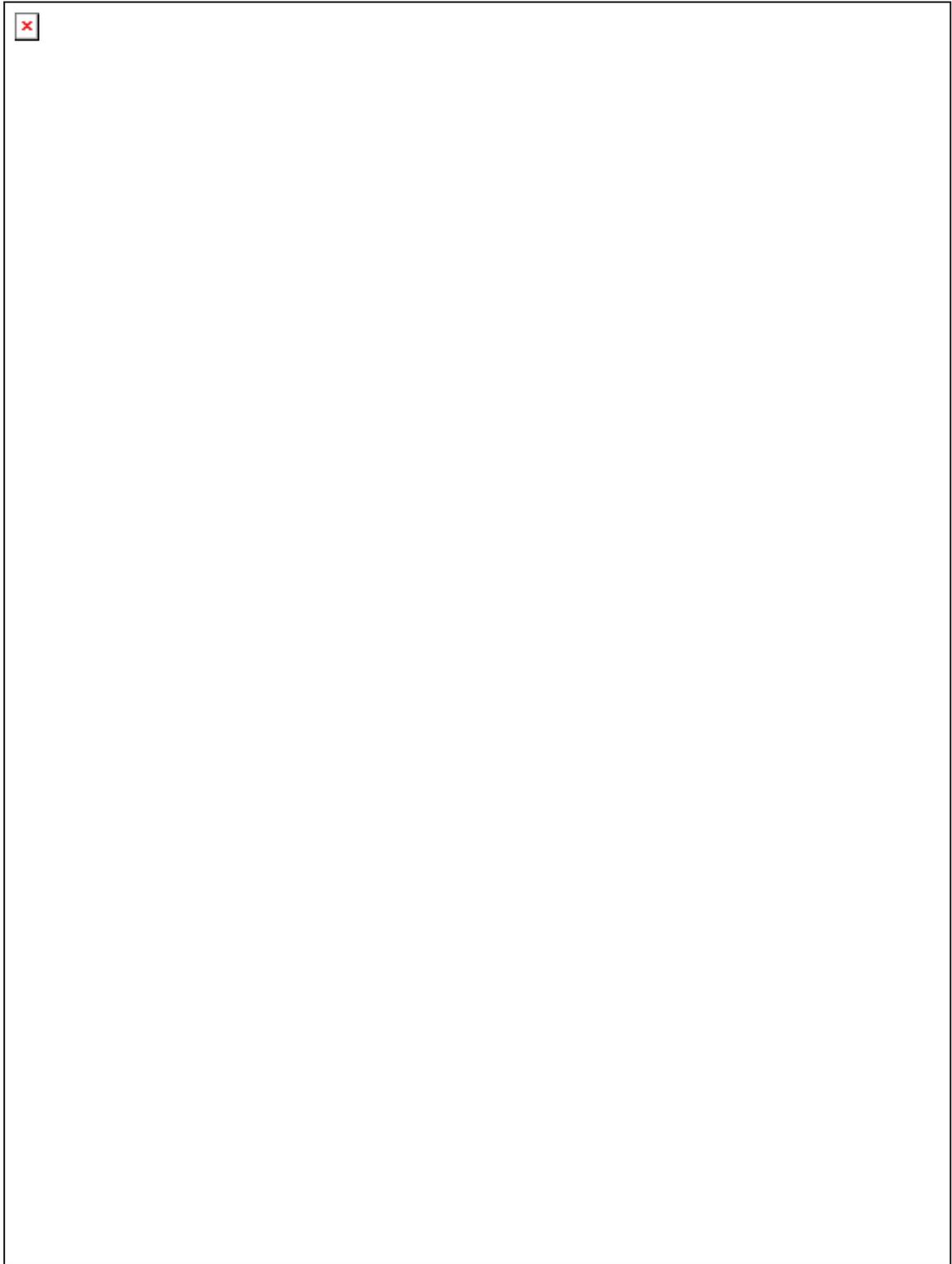


Figure 2 Clearance Zone Map B

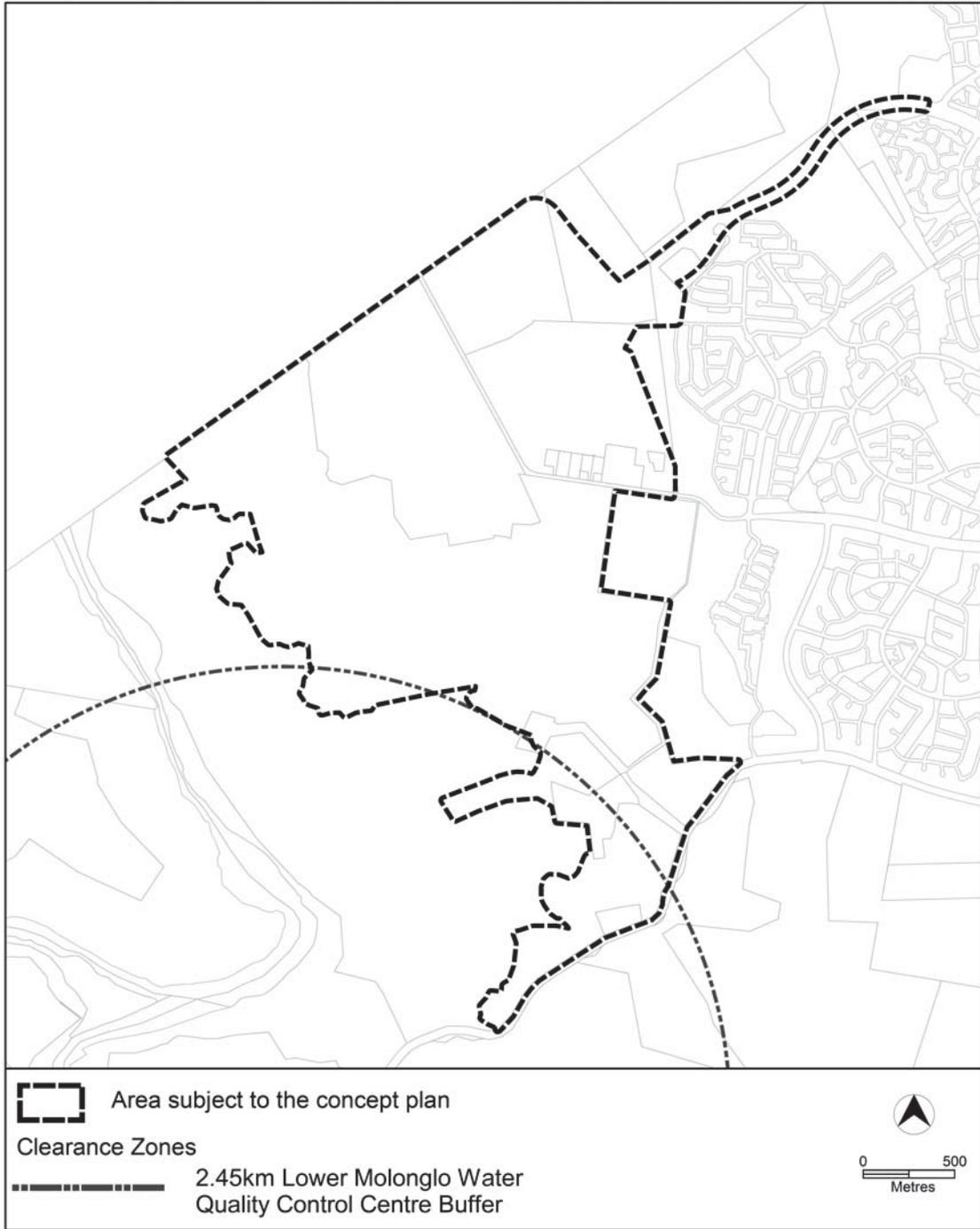


Figure 3 Clearance Zone Map B

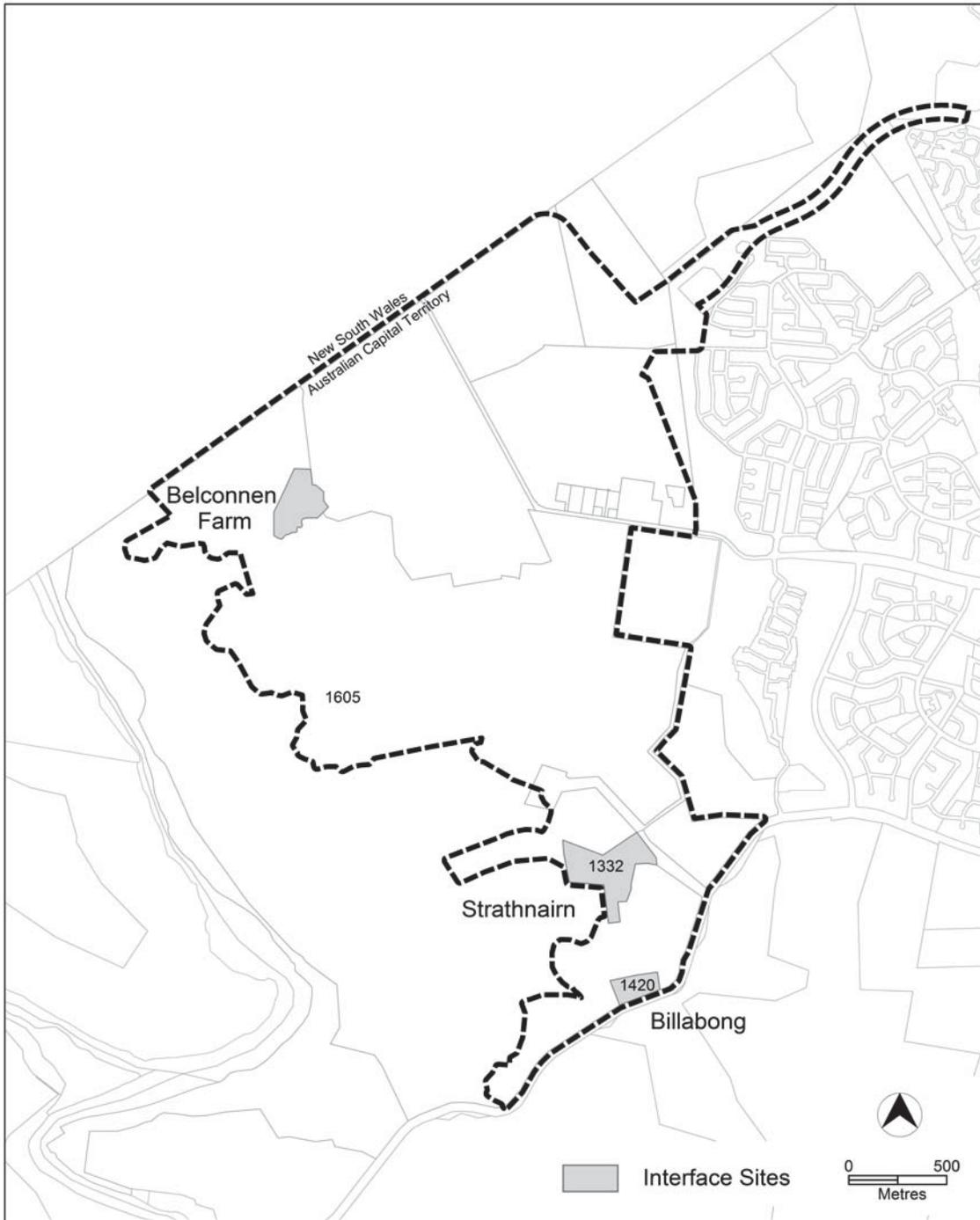


Figure 4 Interface Sites

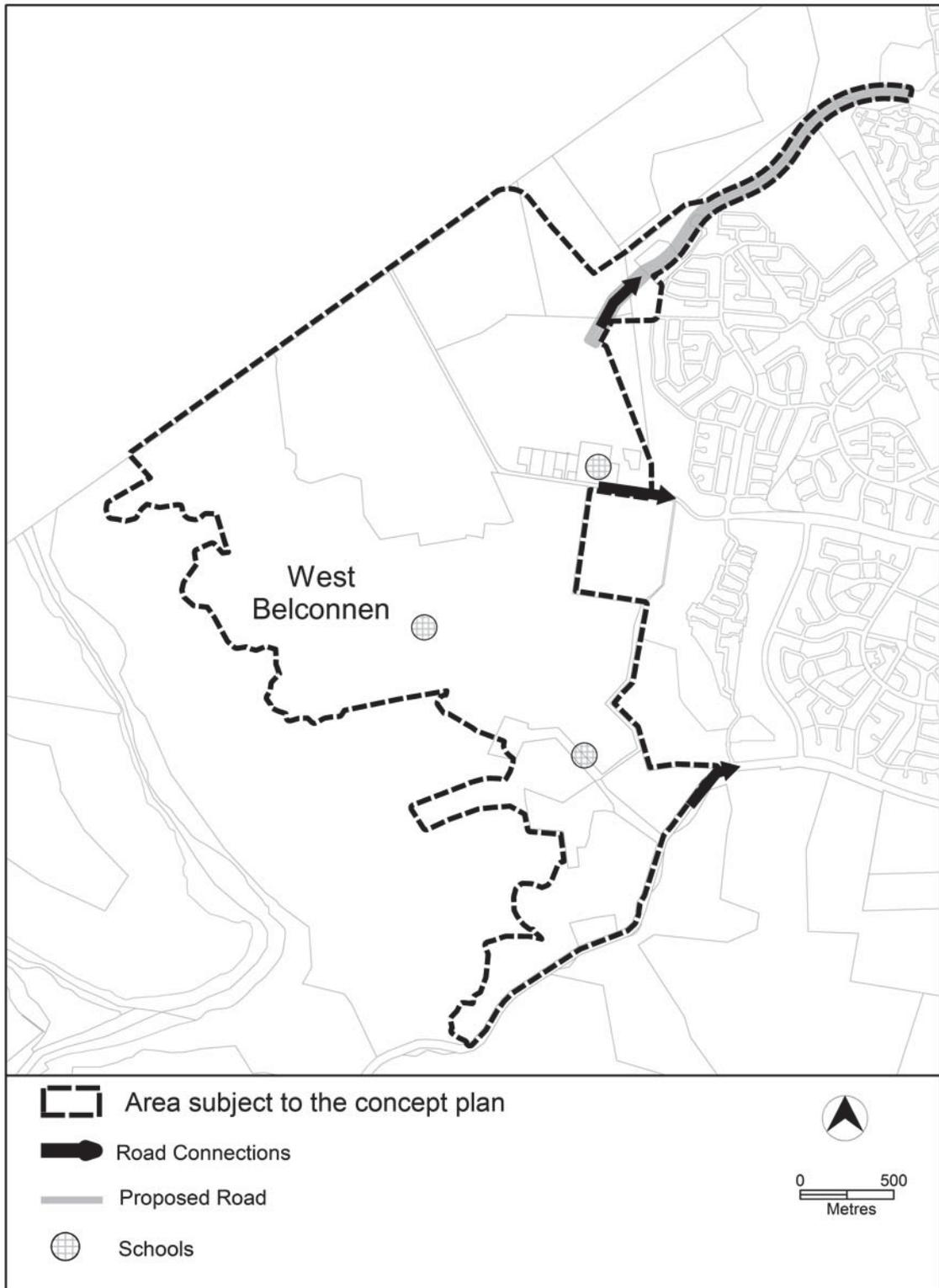


Figure 5 School and Road Connections



ACT
Government

Environment and Planning

Planning and Development Act 2007

Draft
Variation to the
Territory Plan
No 351

West Belconnen Urban Development
Belconnen District

October 2015

Draft variation submitted to the Minister
under s69 of the *Planning and Development Act 2007*

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Contents

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| 1. | EXPLANATORY STATEMENT | 1 |
| 1.1 | Background..... | 1 |
| 1.2 | Summary of the proposal..... | 1 |
| 1.3 | The National Capital Plan | 2 |
| 1.4 | Site Description..... | 2 |
| 1.5 | Current Territory Plan Provisions..... | 4 |
| 1.6 | Changes to the Territory Plan | 6 |
| 1.7 | Consultation on the Draft Variation | 6 |
| 1.8 | Revisions to the Draft Variation Placed on Consultation..... | 7 |
| 1.9 | Interim Effect..... | 7 |
| 2. | DRAFT VARIATION | 8 |
| 2.1 | Variation to the Territory Plan | 8 |

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1. EXPLANATORY STATEMENT

1.1 Background

The development potential of West Belconnen was previously recognised in the Canberra Spatial Plan. In 2012, the Canberra Spatial Plan was replaced by the ACT Planning Strategy. The Planning Strategy is the current long-term planning policy that 'provides long-term planning policy and goals to promote orderly and sustainable development, consistent with the social, environmental and economic aspirations of the people' in the ACT. In the planning strategy, the site is marked as a 'future urban investigation area' for future possible settlement. This draft variation is to put the intent of the planning strategy into effect.

The proposed development is expected to accommodate approximately 6500 dwellings and associated retail and community infrastructure. It proposes a 360ha conservation corridor along the Murrumbidgee River. The proposed development also extends into NSW, where there will be potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor.

As such, the proposal is subject to a rezoning of the Yass Valley Local Environment Plan, a variation to the Territory Plan, an amendment to the National Capital Plan and environmental approvals from the Commonwealth and ACT Government. This document is the explanatory document for a draft variation to the Territory Plan, which only applies to land in the ACT.

1.2 Summary of the proposal

The draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes indicating potential future urban development patterns and guiding future development and assessment of the area include:

- rezoning part of the site to a range of urban zones
- introducing a nature reserve overlay to the Murrumbidgee River corridor zone
- rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- applying a future urban area (FUA) overlay to part of the site
- introducing a site-specific structure plan and concept plan into the Territory Plan

1.3 The National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (the Plan) and to keep the NCP under constant review and to propose amendments to it when necessary.

The Plan, which was published in the Commonwealth Gazette on 21 January 1990, is required to ensure Canberra and the Territory are planned and developed in accordance with their national significance. The *Australian Capital Territory (Planning and Land Management) Act 1988* also requires the Territory Plan is not inconsistent with the Plan. The area covered by this draft variation is within urban areas identified in the Plan.

1.4 Site Description

The area subject to the proposed variation is at West Belconnen, immediately beyond the existing suburbs of Holt and Macgregor. The Murrumbidgee River provides the south western and western boundary and Ginninderra Creek is the northern boundary for the NSW land. Woodstock nature reserve is located along the southern bank of the Murrumbidgee River immediately opposite the site in the ACT.

The area includes the following rural blocks in the district of Belconnen blocks 853; 856; 857; 858; 859; 860; 993; 1329; 1332; 1333; 1420; 1440; 1442; 1540; 1559; 1560; 1586; 1605; 1606; 1607; 1613; 1621; 1622; and parts of block 1620 Belconnen, block 7 section 149 Macgregor and block 2 section 186 Dunlop.

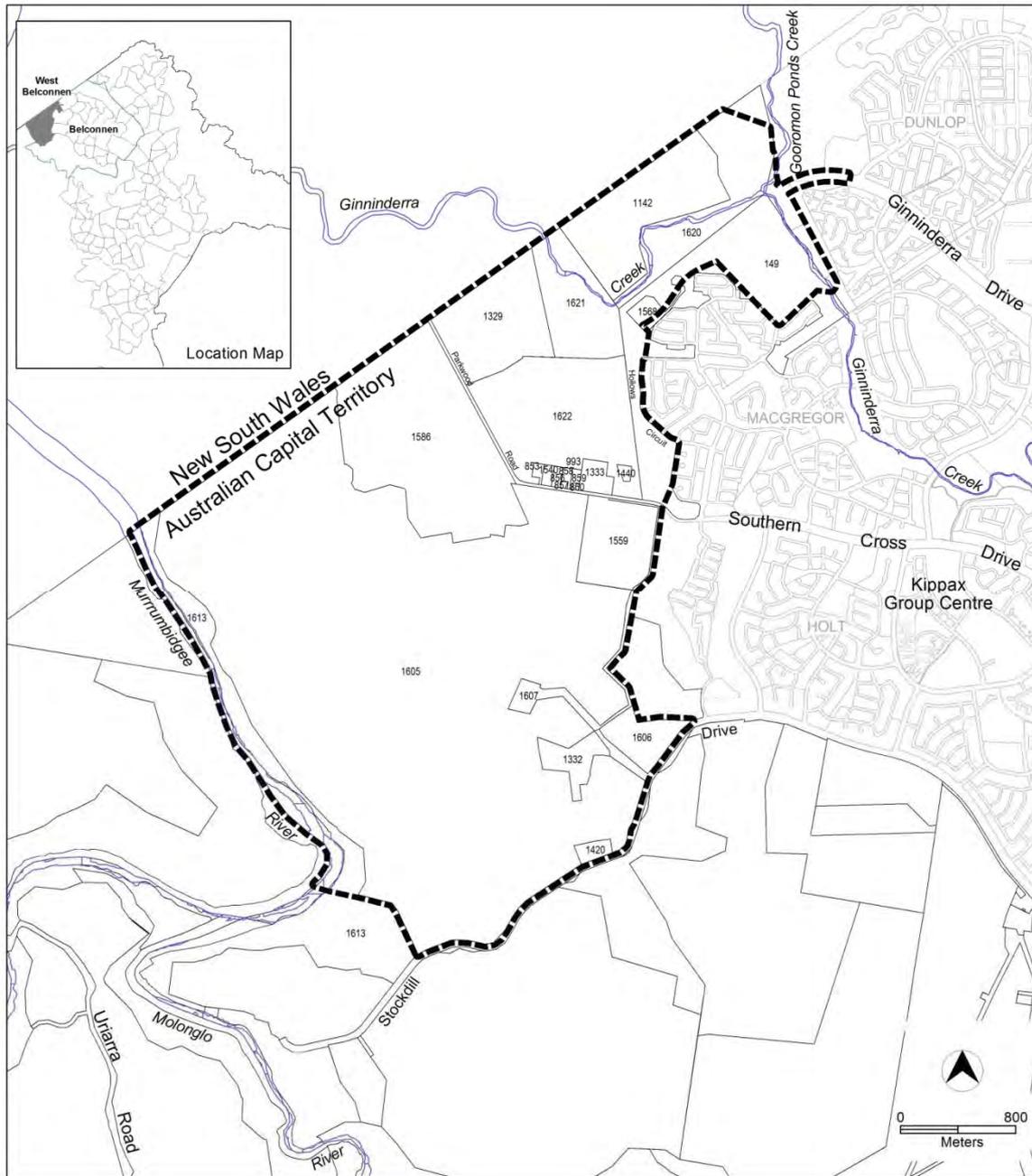


Figure 1: Site Plan

This draft variation also includes the potential extension of Ginninderra Drive to the development area. The road's alignment is likely to impact on the existing Jarramlee and West Macgregor environmental offset areas. As a consequence, the road's extension will be subject to a separate approval under the Commonwealth's *Environment Protection Biodiversity and Conservation Act 1999 (EPBC Act)*. For the purposes of this draft variation, the preferred alignment for the road is indicated with a Future Urban Area Overlay and its final zoning will be determined based on the Commonwealth's EPBC decision.

There are various existing uses/activities within the site. It includes TransGrid Canberra Substation, Strathnairn Arts Precinct, Billabong Aboriginal Development Corp facility, Belconnen Farm, Belconnen landfill site, horse paddocks, Green Waste and Parkwood Egg Farm.

Due to the nature of the uses, Belconnen landfill site, Green Waste and Parkwood Egg Farm are considered incompatible with residential development. As such, clearance zones around these uses are retained until such time as they cease operation. In addition, the clearance zone around the Lower Molonglo Water Quality Control Centre is increased. Clearance zones may be adjusted subject to an appropriate audit process and approval from the relevant agencies.

An exclusion area has been established around the nest tree of a breeding pair of Little Eagles located to the south of the development, awaiting the findings of a research project currently underway to determine where the pair of Little Eagles mainly forages. As such, urban development is not permitted until such time as the research on the Little Eagle has been completed and confirms the site's suitability for development.

A new ActewAGL zone substation is required to service the development. A site for the ActewAGL zone substation has been identified to the south of the existing TransGrid Canberra Substation.

1.5 Current Territory Plan Provisions

The Territory Plan map for the area subject to this draft variation is shown in **Figure 2**.

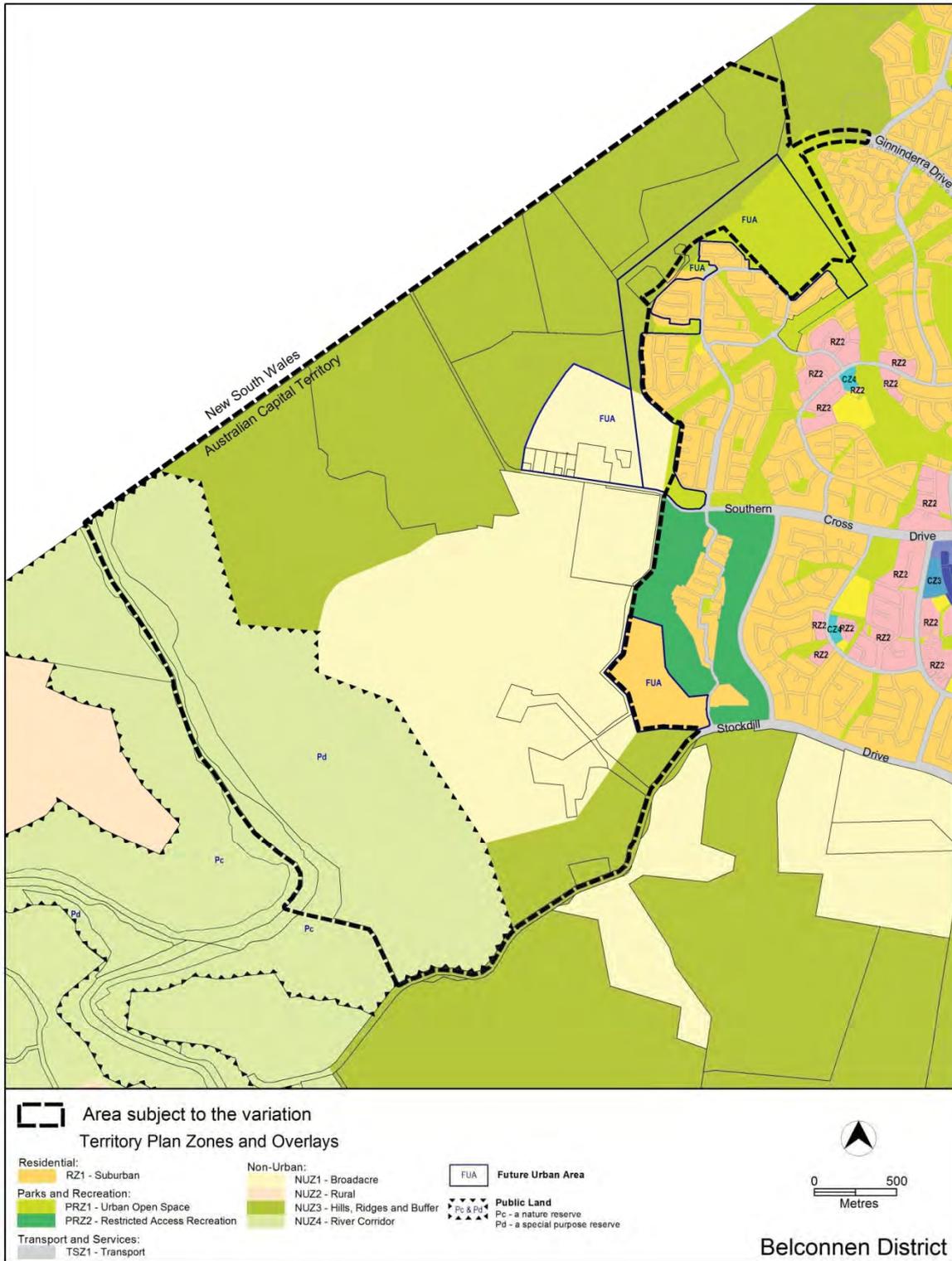


Figure 2 Territory Plan Zones Map

1.6 Changes to the Territory Plan

Detailed changes to the Territory Plan are noted in section 2 of this document.

1.7 Consultation on the Draft Variation

Draft Variation No 351 (DV351) was released for public comment between 22 May and 6 July 2015. A consultation notice under section 63 of the *Planning and Development Act 2007* (P&D Act) was published on the ACT Legislation Register on 22 May 2015 and in *The Canberra Times* on 23 May 2015.

The consultation was undertaken jointly with NCA's consultation on the draft amendment 85 of the Plan. A joint public information session was also held on 4 June 2015.

A total of 49 written submissions were received, which included submissions from seventeen community organisations/groups, six local businesses, and two service providers. The other submissions were from residents who have a particular interest in DV351.

Main issues raised by submitters included:

- The cross border jurisdictional arrangement
- Traffic and transport
- Impact on the Bicentennial National Trail
- Consistent protection of the conservation corridor in NSW and ACT
- Impact from Ginninderra Drive extension
- Asbestos disposal/land contamination at Belconnen Landfill site
- Consistency with the ACT Planning Framework

Other matters that have resulted in changes to the draft variation (refer to section 1.8) include:

- Potential odour emissions from Icon Water's Lower Molonglo Water Quality Control Centre (LMWQCC)
- Concern over the proposed zone for TransGrid's Canberra Substation
- Pressure on Kippax Fair retailing

- Extension of the urban open space to the western boundary of Strathnairn Arts Precinct

The issues raised during consultation, including those noted above, were taken into consideration when finalising this variation. The issues are detailed in a report on consultation which is available at www.act.gov.au/recommendedvariations. The Minister for Planning will consider the outcomes of consultation prior to making a decision on this draft variation.

1.8 Revisions to the Draft Variation Placed on Consultation

The following changes were made in response to issues raised during public consultation:

- The clearance zone for the LMWQCC has increased from 1km to 2.45km in the proposed concept plan
- The proposed change to the Belconnen District Precinct Map and Code has been withdrawn
- The current zone of NUZ1 Broadacre for Block 1559 Belconnen (Canberra Substation) has been retained. As such, the Future Urban Area overlay is removed from Block 1559 Belconnen
- Reference of “Woodhaven Green” is replaced with “Adjacent” to correctly reference development in the vicinity
- The area to the western boundary of Strathnairn Arts Precinct will be zoned to PRZ1 Urban Open Space
- A criterion has been added to the concept plan specifying when a full-line supermarket in West Belconnen can be released
- A Future Urban Area overlay has been applied to the Ginninderra Drive extension and its surrounds
- CZ5 Mixed Use and CFZ Community Facility zones has been introduced in the general area of the main commercial centre

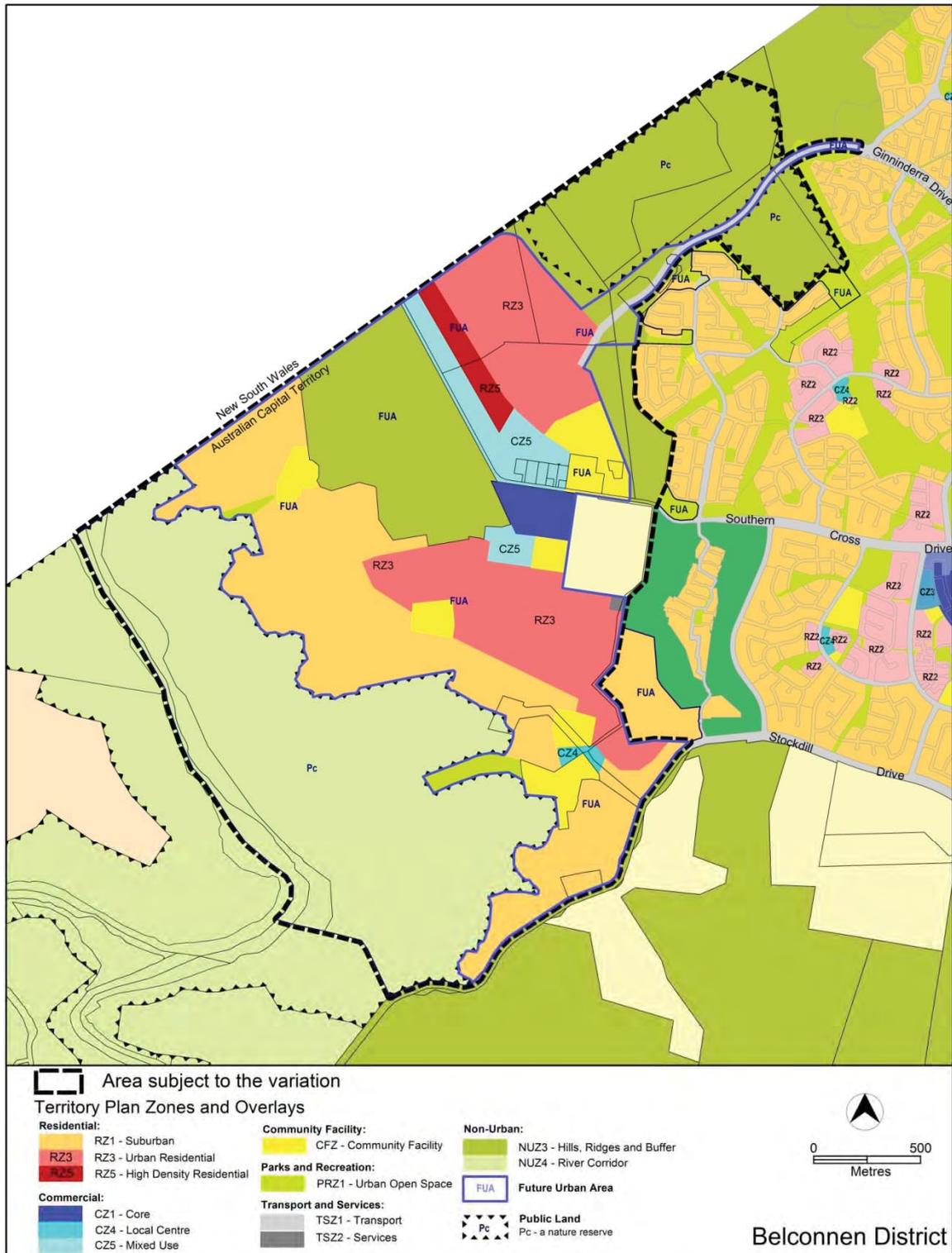
1.9 Interim Effect

Section 72 of the *Planning and Development Act 2007* does not apply in relation to the draft variation and therefore it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

2. DRAFT VARIATION

2.1 Variation to the Territory Plan

The Territory Plan map is varied in all of the following ways:



The Territory Plan is varied in all of the following ways:

1. At 14 Structure Plans

Substitute 14.1 Structure Plan West Belconnen
With **Appendix A**

2. At 15 Concept Plans – Precinct Codes for Section 95 of the Planning and Development Act 2007

Insert West Belconnen Concept Plan, **Appendix B**

Interpretation service

| | |
|------------|---|
| ENGLISH | If you need interpreting help, telephone: |
| ARABIC | إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف : |
| CHINESE | 如果你需要传译员的帮助，请打电话： |
| CROATIAN | Ako trebate pomoć tumača telefonirajte: |
| GREEK | Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο |
| ITALIAN | Se avete bisogno di un interprete, telefonate al numero: |
| MALTESE | Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel: |
| PERSIAN | اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید: |
| PORTUGUESE | Se você precisar da ajuda de um intérprete, telefone: |
| SERBIAN | Ako vam je potrebna pomoć prevodioca telefoniрајте: |
| SPANISH | Si necesita la asistencia de un intérprete, llame al: |
| TURKISH | Tercümana ihtiyacımız varsa lütfen telefon ediniz: |
| VIETNAMESE | Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại: |

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MINISTER FOR CHILDREN AND YOUNG PEOPLE
MINISTER FOR AGEING

MEMBER FOR BRINDABELLA

Ms Meegan Fitzharris
Chair
Standing Committee on Planning, Environment and Territory and Municipal
Services
ACT Legislative Assembly
London Circuit
CANBERRA ACT 2601

Dear Ms Fitzharris

RE: Information Copy of Draft Variation 351 (DV351) West Belconnen Urban Development

Draft Variation to the Territory Plan No 351 proposes planning changes to an area immediately west of the suburbs of Holt and Macgregor. The changes indicate potential future urban development patterns and guide future development and assessment of the area. The main changes include:

- Rezoning part of the site to a range of urban zones
- Introducing a nature reserve overlay to the Murrumbidgee River corridor zone
- Rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- Applying a future urban area overlay to part of the site
- Introducing a site-specific structure plan and concept plan into the Territory Plan

The proposal also extends into an area of contiguous freehold land in NSW. As such, the proposal will also require amendments to the National Capital Plan and the Yass Valley Local Environment Plan 2013 and approvals under Commonwealth and ACT environmental legislations. DV351 only applies to land in the ACT.

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone: (02) 6205 0218 Fax: (02) 6205 0368 Email: GENTLEMAN@act.gov.au
Twitter: @GENTLEMANMick Facebook: www.facebook.com/MickGentleman



DV351 was released for statutory consultation jointly with the National Capital Authority (NCA)'s consultation on the draft amendment 85 (DA85) of the National Capital Plan between 22 May and 6 July 2015. Additional to the statutory consultation, a joint public information session from representatives of the NCA and ACT Environment and Planning Directorate was held at Kippax Fair Shopping Centre on 4 June 2015.

A total of 49 written submissions were received for DV351, of which 23 submissions were also submissions to DA85. There were seventeen submissions from community organisations/groups, six submissions from local businesses and two submissions from service providers. Eight of the 49 written submissions supported DV351. The main issues raised were:

- The cross border jurisdictional arrangement
- Traffic and transport
- Impact on the Bicentennial National Trail
- Consistent protection of the conservation corridor in NSW and ACT
- Impact from Ginninderra Drive extension
- Asbestos disposal/land contamination at Belconnen landfill site
- Consistency with the ACT Planning Framework

Cross border jurisdictional arrangements are an ongoing matter that will continue to be discussed between ACT and NSW during the Estate Development Plan (EDP) stages. The traffic and transport studies provided with DV351 are considered sufficient for the draft variation stage and detailed design works will be finalised at EDP stage. The Bicentennial National Trail is a non-formed trail that is anticipated to change as land is released and developed around the ACT. The ACT Equestrian Association will continue to be engaged in the future on changes to the route as detail planning occurs and development proceeds.

The potential impact from the Ginninderra Drive extension will be assessed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, therefore it is only shown indicatively in DV351 with a future urban area overlay. The final zoning will be determined by the EPBC approval. Waste collected at Belconnen landfill site is general building waste that is demolished only after the loose fill asbestos is firstly removed from the Mr Fluffy homes. For future development of the site a master plan is required, subject to appropriate audit processes and approval from the EPA. Overall, the proposal is developed under the guidance of ACT Planning Strategy and is considered to be consistent with the ACT Planning Framework.

Given the details above, I believe that the matters raised during the consultation period have been adequately addressed. Further details of the issues raised and the responses provided are detailed in the Report on Consultation.

It is for this reason that I have decided to exercise my discretion to not refer draft variation 351 (DV351) to the Standing Committee on Planning, Environment and Territory and Municipal Services (the committee) under section 73(2) of the *Planning and Development Act 2007*.

Enclosed is a copy of DV351 (Attachment B) that I intend to approve and a copy of the Report on Consultation (Attachment B) for your information. The supporting documents for DV351 can be assessed at http://www.planning.act.gov.au/tools_resources/legislation_plans_registers/plans/territory_plan

If hard copies of the supporting documents are required, please notify my office so relevant documentation can be prepared for your convenience.

I intend to table DV351 in the Legislative Assembly as soon as possible after I have approved the variation.

Relevant officers from the Environment and Planning Directorate can be made available to brief the committee on the draft variation, if required. Please contact my office on 6206 0218 to make the necessary arrangements, should the committee so choose.

Yours sincerely



Mick Gentleman MLA
Minister for Planning

25 October 2015



Mick Gentleman MLA

MINISTER FOR PLANNING
MINISTER FOR ROADS AND PARKING
MINISTER FOR WORKPLACE SAFETY AND INDUSTRIAL RELATIONS
MINISTER FOR CHILDREN AND YOUNG PEOPLE
MINISTER FOR AGEING

MEMBER FOR BRINDABELLA

Ms Meegan Fitzharris
Chair
Standing Committee on Planning, Environment and Territory and Municipal
Services
ACT Legislative Assembly
London Circuit
CANBERRA ACT 2601

Dear Ms Fitzharris

Referral of Draft Variation to the Territory Plan 351 (DV351) West Belconnen Urban Development

In accordance with section 73 of the *Planning and Development Act 2007*, I refer DV351 for consideration by your Committee and request that the Committee report on its findings to the ACT Legislative Assembly. Please refer to [Attachment A](#) for the DV351 document.

DV351 proposes planning changes to an area immediately west of the suburbs of Holt and Macgregor. The changes indicate potential future urban development patterns and guide future development and assessment of the area. The main changes include:

- Rezoning part of the site to a range of urban zones
- Introducing a nature reserve overlay to the Murrumbidgee River corridor zone
- Rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- Applying a future urban area overlay to part of the site
- Introducing a site-specific structure plan and concept plan into the Territory Plan

The proposal also extends into an area of contiguous freehold land in NSW. As such, the proposal will also require amendments to the National Capital Plan and the Yass Valley Local Environment Plan 2013 and approvals under Commonwealth and ACT environmental legislations. DV351 only applies to land in the ACT.

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone: (02) 6205 0218 Fax: (02) 6205 0368 Email: GENTLEMAN@act.gov.au
Twitter: @GENTLEMANMick Facebook: www.facebook.com/MickGentleman



DV351 was released for statutory consultation jointly with the National Capital Authority (NCA)'s consultation on the draft amendment 85 (DA85) of the National Capital Plan between 22 May and 6 July 2015. Additional to the statutory consultation, a joint public information session from representatives of the NCA and ACT Environment and Planning Directorate was held at Kippax Fair Shopping Centre on 4 June 2015.

A total of 49 written submissions were received for DV351, which 23 submissions were also submissions to DA85. There were seventeen submissions from community organisations/groups, six submissions from local businesses and two submissions from service providers. Eight of the 49 written submissions supported DV351.

Two submissions with petitions from Belconnen Residents Group (77 signatures) and a group of residents from Drake Brockman Drive (20 signatures) expressed their opposition, based on concerns regarding the potential contamination from historical agricultural land use, legality of the existing lease for such development, pedestrian safety, bushfire risk, the reopening of Belconnen landfill site and the impact on the Bicentennial National Trail. The rest of the submissions sought further consideration to be given to DV351. The main issues raised were:

- The cross border jurisdictional arrangement
- Traffic and transport
- Impact on the Bicentennial National Trail
- Consistent protection of the conservation corridor in NSW and ACT
- Impact from Ginninderra Drive extension
- Asbestos disposal/land contamination at Belconnen landfill site
- Consistency with the ACT Planning Framework

Cross border jurisdictional arrangements are an ongoing matter that will continue to be discussed between ACT and NSW during the Estate Development Plan (EDP) stages. The traffic and transport studies provided with DV351 are considered sufficient for the draft variation stage and detailed design works will be finalised at EDP stage. The Bicentennial National Trail is a non-formed trail that is anticipated to change as land is released and developed around the ACT. The ACT Equestrian Association will continue to be engaged in the future on changes to the route as detail planning occurs and development proceeds.

Impact from Ginninderra Drive extension will be assessed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* therefore it is only shown indicatively in DV351 with a future urban area overlay. The final zoning will be determined by the EPBC approval. Waste collected at Belconnen landfill site is general building waste that is demolished only after the loose fill asbestos is firstly removed from the Mr Fluffy homes. For future development of the site a master plan is required, subject to appropriate audit processes and approval from the EPA. Overall, the proposal is developed under the guidance of ACT Planning Strategy and is considered to be consistent with the ACT Planning Framework.

Although the issues raised during consultation have been adequately addressed in the Report on Consultation (Attachment B), I believe that a variation for a development proposal of this scale should be referred to the Committee for further consideration, given its long term impact on the Belconnen area and the ACT as a whole.

The supporting documents for DV351 can be assessed at http://www.planning.act.gov.au/tools_resources/legislation_plans_registers/plans/territory_plan

If hard copies of the supporting documents are required, please notify my office so relevant documentation can be prepared for your convenience.

Relevant officers from the Environment and Planning Directorate can be made available to brief the committee on the draft variation, if required. Please contact my office on 6206 0218 to make the necessary arrangements, should the committee so choose.

Yours sincerely

Mick Gentleman MLA
Minister for Planning
October 2015



Objective Reference:

A 11311726

SUBJECT Public Availability Notice (PAN) and Canberra Times Advert for Draft Variation 351

EXECUTIVE DIRECTOR

PURPOSE

The purpose of this brief is to gain agreement and endorsement to publish the PAN on the Legislation Register and Advertisement in the Canberra Times for Draft Variation 351 as the recommended version of this draft variation has been received by the Minister for Planning.

BACKGROUND

DV351 has completed agency and public consultation and have been subsequently sent to the Minister for approval and tabling.

ISSUES

Recommended draft variation to the Territory Plan No 351 has now been sent to the minister's office. The *Planning and Development Act 2007*, pursuant to section 70, requires the planning and land authority to give public notice of documents given to the Minister in preparation of their approval. This public notice is given by publishing a PAN on the legislation register and daily newspaper.

POTENTIAL MEDIA IMPLICATIONS

There are no foreseeable media implications as this is part of a normal, statutory procedure for draft variation.

BUDGET IMPLICATIONS

The placing of an advert in the daily newspaper will have some financial implications, but nothing which is over and above the normal administration of the Territory Plan.

CONSULTATION STRATEGY

The publishing of the PAN on the legislation register and advert in the daily newspaper is required by legislation and is a part of the wider consultation strategy for this draft variation.

CRITICAL DATE

Once the Minister's office confirms that the draft variation has been received it is customary to wait to the following Saturday to place the advert in newspaper. If the PAN and Ad are going to be published on Friday xxxx October, Saturday xxxx October 2015 respectively, the recommendation in this brief will need to be agreed to by **close business today**.

RECOMMENDATIONS

The Territory Plan Section recommends that you:

- Agree to the contents of the PAN (Attachment A) and the Advert (Attachment B)
- Agree to the placing of the Advert in the *Canberra Times*
- Endorse the PAN (Attachment A) and provide them to EPD Government Services by **close business today**
- Endorse the Advert and provide it to EPD Communications by **close business today**

Alix Kaucz
Manager Territory Plan Section
Phone: 6205 0864

Date: October 2015

AGREED/NOT AGREED/NOTED/PLEASE DISCUSS

EXECUTIVE DIRECTOR

Date: October 2015

Contact Officer: Helen Hai
Position: Planning Officer
Team: Territory Plan Section
Phone: 6205 3989

Classifieds

13 63 55 FAX 02 6280 2119

View and place ads online at www.canberratimes.com.au

Birthdays

Development Applications

Public Notices

90TH



JUNE THURBON
23 October 1925

Happy 90th Birthday
to a remarkable, kind and gentle mother, nanny, great-nanna and friend.

You have brought so much happiness to so many. Thank you for always being there and for all the beautiful memories.

Congratulations on reaching this amazing milestone.

From Mark, Annette, Nicholas, Richard, Kim, Liz, Kirsty, John, Sheydn, Connor, Cormack, Craig, Elizabeth, Scott, Myoung-Soon, Hannah, Simon, Rebecca, Peter and Nelle



The Planning and Land Authority has received the following development applications:

DA 201528344CT: LEASE VARIATION
Location: Block: 55 Section: 6
Suburb: **MITCHEL**
101 FLEMINGTON ROAD
Please see application for full details.

DA 201528386CT: LEASE VARIATION
Location: Block: 25 Section: 14
Suburb: **RIVETT**
24 BANGALAY CRESCENT
Please see application form for a full description.

DA 201528349CT: SECONDARY RESIDENCE - 2 NEW DWELLING - LEASE VARIATION
Location: Block: 6 Section: 25
Suburb: **LAWSON**
7 DROVER RISE
Proposed construction of a new residence with a secondary residence on upper floor. Lease Variation - please see application form for details.

DA 201528312CT: COMMERCIAL - DEMOLITION - ADDITIONS & ALTERATIONS
Location: Block: 11 Section: 20
Suburb: **FYSHWICK**
75 BARRIER STREET
Proposed demolition of existing building internal areas and minor facade elements being a blade wall and window. Proposed alterations to suit disabled use of building.

DA 201528466CT: LEASE VARIATION
Location: Block: 12 Section: 37
Suburb: **PAGE**
1 PETERD STREET
Please see application form for full details.

DA 201528433CT: MULTI DWELLING - 25 UNIT DEVELOPMENT
Location: Block: 6 Section: 2
Suburb: **COOMBS**
PEARLMAN STREET
Proposed construction of 25 dwellings and associated works.

DA 201528435CT: MULTI DWELLING - 17 UNIT DEVELOPMENT
Location: Block: 5 Section: 3
Suburb: **COOMBS**
CORNELIUS STREET
Proposed construction of 17 dwelling units and associated works.

DA 201528436CT: MULTI DWELLING - 16 UNIT DEVELOPMENT
Location: Block: 6 Section: 3
Suburb: **COOMBS**
TAGGART TERRACE
Proposed construction of 16 dwellings and associated works.

DA 201528061CT: Proposed amendments to DA 201528061 still under consideration
Location: Block: 14 Section: 87
Suburb: **BELCONNEN**
9 JOY CUMMINGS PLACE
Amendments include the relocation of waste enclosure, reduction of Gross Floor Area and the addition of a visitor car space to basement.

Full details of the applications are available for public inspection at www.planning.act.gov.au (Comment on a DA) or at the EPD Customer Service Centre, 16 Challis Street, DICKSON between 8:30am and 4:30pm, Monday to Friday. Written representations **MUST** be received by **COB 13 November 2015** to be considered during the assessment of the application. Representations can be submitted to epdcustomerservices@act.gov.au or posted to EPD Representations - PO Box 365, Mitchell ACT 2911. Copies of representations will be provided to the applicant & placed on the public register unless exclusion has been granted.



PROPOSAL TO UPGRADE MOBILE PHONE BASE STATIONS

Vodafone is undertaking network wide upgrades to improve services to Vodafone customers. Vodafone plans to install new equipment at a number of existing sites in the region. The proposal comprises:

- Replacing existing antennas & associated infrastructure. The sites where these upgrades are being undertaken are located at:

Site address: Errindale Dr Isaacs ACT 2607 (RFNSA Reference 2607001)
Site address: Mildura St Fyshwick ACT 2609 (RFNSA Reference 2609005)
Site address: General Bridges Drive, Mt Pleasant CAMPBELL ACT 2612 (RFNSA Reference 2612002)
Site Address: 220 Northbourne Ave Braddon ACT 2612 (RFNSA Reference 2612008)
Site address: Coulter Drive Florey ACT 2615 (RFNSA Reference 2615011)

Vodafone regard the proposed installation as a Low-Impact Facility under the *Telecommunications (Low-Impact Facilities) Determination 1997* based on the description above.

Further information can be obtained from Ben Brown 0413 329 094 and at www.rfnsa.com.au
Written submissions should be sent to High Force, PO Box 120, Virginia, Qld 4014 by no later than 6/11/2015



Territory Plan

Public Availability Notice
Draft Variation No 351
West Belconnen Urban Development

The draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include rezoning part of the site to a range of urban zones with a future urban area overlay, introducing a nature reserve overlay to the Murrumbidgee River corridor, rezoning the Strathalbyn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone and introducing a site-specific structure plan and concept plan into the Territory Plan.

Following its referral to the Minister, the planning and land authority is making available for public inspection Draft Variation No 351 (DV351), background papers and a report on consultation, which includes issues raised in any written comments on the draft variation. It also includes consultation activities undertaken with the public, the National Capital Authority, the Conservator of Flora and Fauna, the Environment Protection Authority and the Heritage Council and the land custodians, Territory and Municipal Services Directorate and Arts ACT.

The documents for DV351 are available for viewing online at www.act.gov.au/recommendedvariations and at the Environment and Planning 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 does not apply in relation to the draft variation, so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

Planning and Land Authority

Death Notices

ULLRICH "Ulli" JUNGE
Late of Hervey Bay, formerly of Canberra.

Passed away peacefully on 20 October 2015, aged 77.

Cherished husband of Christine Barbara. Dearly loved Dad of Gwendolyn and Kirsten and loving Opa.

Sadly Missed

Family and friends are invited to attend a celebration of Ulli's life to be held at the Fraser Coast Crematorium & Bayside Memorial Gardens, Hervey Bay on **THURSDAY, 29 October 2015**, commencing at 2:00pm.

In lieu of flowers, donations to "Inspire the World" for the children in Nepal would be appreciated, envelopes at service.

Special thanks to doctors and staff at Maryborough & Hervey Bay hospitals.

Leslie G Ross Funerals AMCOS
Hervey Bay, Qld - (07) 4124 7511



Warning Notice
DEFENCE FIELD FIRING RANGES

Residents of areas adjacent to Majura Training Area are warned it is a Defence Live Firing Range.

Majura Training Area is described generally as the area bounded by the QUEANBEYAN - SUTTON RD, FEDERAL HWY, MAJURA RD and PIALIGO AVE. The Danger Area is clearly defined by signs stating 'DANGER, MILITARY RANGE BOUNDARY LIVE FIRING. DO NOT ENTER'.

Firing practices using live ammunition are conducted continuously on this training area. Low power laser range finders are also used.

Death or serious injury may result from being struck by a projectile. Eye damage may occur when viewing laser beams from within the training area boundary.

Unexploded ammunition is extremely DANGEROUS and should NOT be handled, but should be reported immediately to the nearest Police Station or Army unit. No reward will be paid for the reporting of ammunition which may be located on the training area.

Persons found trespassing on Army Training Areas will be prosecuted.

Enquiries regarding the Majura Training Area should be directed to: The Range Control Officer, Majura Training Area Directorate of Operations and Training Area Management 6717771



One of Canberra's most recognisable number plates.
Opportunity to purchase, only one owner for 27 years.
Please call or text 0488 622 421.

BARRETT
Alexander "Bazza"
17.8.1994 - 13.7.2015
Husband of Emily.
In Loving Memory of a Mate From The Boys

In Memoriam

JOHN BRADLEY
12.8.1971 - 23.10.2014
You are always in our hearts

Memorial Tributes and Services

JOHN FRILINGOS

The 40 day Memorial Service for the late John Frilingos will be held at the Greek Orthodox Church St Demetrios, 120 Collett St, Queanbeyan, on Sunday, 25 October 2015.

John's wife, Chrysanthi, and children would like to thank their family and friends for their kind words, donations, flowers and cards during this difficult time.

Looking for commercial space?

Start searching today!

CommercialRealEstate.com.au

GARAGE SALE SPECIAL

- Declutter Your Home
- Springtime Special Offer
- Saturday 50% off and Sunday 75% Off
- Call 13 63 55 for more information

The Canberra Times

Disclaimer: Offer only applies to consecutive Saturday and Sunday bookings with a minimum of 6 lines. Offer ends 20 November 2015. Sunday bookings must be duplicate of Saturday bookings. For more information please call 13 63 55 or email classifieds@canberratimes.com.au

REGISTRATION AS A REAL ESTATE SALES PERSON

BRIAN DAVID YOUNG
Looking for Brian David Young, father of Geoffrey David Young born 1971. Last known address Canberra ACT.
Please Contact Geoffrey via postal address 11/3 Ellesmere Rd, Windsor VIC 3161

I, NATALIE LEAHY of 2/25-27 Ernest Cavanagh Street, Gungahlin ACT 2912 give notice that I intend to apply for registration as a Real Estate Salesperson under the Agents Act 2003. Objections may only be lodged in writing with the Commissioner for Fair Trading GPO Box 159 Canberra ACT 2601 and with me at the address above within ten business days of the publication of this notice.

FIND THE VOLUNTEERING OPPORTUNITY

PERFECT FIT WITH YOUR SKILLS

Volunteering ACT

AT WWW.VOLUNTEERINGACT.ORG.AU

ARTS & CULTURE • Children & Youth • Education • Emergency Services • Environment • Health

Condolences



RON DEAN

The Australian Council of Public Sector Retiree Organisations and its members express their sympathy and sadness to Suiwah and all of Ron Dean's family on the loss of a very kind and much loved gentleman.

In his 13 years as its National President, Ron's wisdom and humour were a great support for us. Ron will be remembered for his intellect, kindness, thoughtfulness, generosity and high ethics.



JAMES AC MBE MC (Retd)

Major General William Brian Digger

The National President, National Board and Members of the Returned & Services League of Australia deeply regret the passing of former

National President, MAJGEN William Brian Digger James AC MBE MC (Retd), on 16.10.2015.

The League acknowledges Digger's selfless, long standing and tireless commitment and efforts for the Ex-Service community and offers their sincere condolences to Barbara and the James family.

Development Applications



ACT Government

Environment and Planning

The Planning and Land Authority has received the following development applications:

DA 201527719CT: Proposed amendments to DA 201527719 still under consideration
Location: Block: 17 Section: 48 Suburb: **TURNER**
13 HOLDER STREET
 Amendments include: External and internal design changed, northern windows removed, reconfiguration of parking level now enclosed in basement. Reduced size of retention land along southern boundary.

Full details of the applications are available for public inspection at www.planning.act.gov.au (Comment on a DA) or at the EPD Customer Service Centre, 16 Challis Street, DICKSON between 8:30am and 4:30pm, Monday to Friday. Written representations **MUST** be received by **COB 16 November 2015** to be considered during the assessment of the application. Representations can be submitted to epdcustomerservices@act.gov.au or posted to EPD Representations - PO Box 365, Mitchell ACT 2911. Copies of representations will be provided to the applicant & placed on the public register unless exclusion has been granted.

Public Notices



ACT Government

Environment and Planning

Territory Plan

Public Availability Notice

Draft Variation No 351

West Belconnen Urban Development

The draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include rezoning part of the site to a range of urban zones with a future urban area overlay, introducing a nature reserve overlay to the Murrumbidgee River corridor, rezoning the Strathairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone and introducing a site-specific structure plan and concept plan into the Territory Plan.

Following its referral to the Minister, the planning and land authority is making available for public inspection Draft Variation No 351 (DV351), background papers and a report on consultation, which includes issues raised in any written comments on the draft variation. It also includes consultation activities undertaken with the public, the National Capital Authority, the Conservator of Flora and Fauna, the Environment Protection Authority and the Heritage Council and the land custodians, Territory and Municipal Services Directorate and Arts ACT.

The documents for DV351 are available for viewing online at www.act.gov.au/recommendedvariations and at the Environment and Planning 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 does not apply in relation to the draft variation, so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

Planning and Land Authority

CRAFT SHOW

TODAY OCT 24: 10am - 4pm

Christmas decorations, Christmas fare, toys, cottage craft, pottery, jewellery, decoupage, lace work, ceramics. All items for sale Morning & Afternoon Teas, Light Lunches

WESTON CREEK UNITING CHURCH
 Parkinson Street, Weston.

ACT'S Cheapest 4.566 m3 Skips
 From \$180 Greenwaste & Rubbish. PH 0466 748 198

ARABIAN RIDERS BREEDERS (ACT & Southern NSW) Inc. Annual General Meeting Friday, 13 November 2015 at 7.00pm Eastlake Football Club Indev Street, Griffith ACT.

FREE Bulky Waste pickup for concession card holders. For info call 6248 7874.

KAMBERRA ON FEDERAL COMMUNITY ENGAGEMENT

The Elvin Group and Hindmarsh invite your contribution in shaping the concept design for the future mixed use development of Kamberra on Federal. The site (Block 8 Section 69 and Block 18 Section 71 Lyneham) is located on the corner of Flemington Road and Northbourne Avenue, opposite EPIC. Hear about our early ideas and provide your local knowledge and views:

Federation Room, Kamberra Wine Company Function Centre

Cnr Flemington Road and Northbourne Avenue, Lyneham

Wednesday, 28 October 2015 5:30pm-7:30pm

Tuesday, 10 November 2015 5:30pm-7:30pm

Wednesday, 25 November 2015 5:30pm-7:30pm

Register to attend by emailing kamberraonfederal@tariaparkes.com.au or calling 1800 172 173 (free call, mobile charges may apply)

Australian Government National Capital Authority

WORKS APPROVALS

Open for Public Consultation

Blocks 15 & 16 Section 63 City (Knowles Place)
 New ACT Court Facilities

The National Capital Authority (NCA) has received a Works Approval application from the ACT Justice and Community Safety Directorate for works associated with the construction of the New ACT Court Facilities.



The NCA welcomes community feedback on this application by close of business 13 November 2015. Submissions can be made on the NCA's website, via email to worksapproval@nactcap.gov.au or sent to GPO Box 373, Canberra ACT 2601.

Please contact the NCA for further information on (02) 6271 2888.

NATIONAL LAND ORDINANCE 1989

Notice is hereby given pursuant to Section 4 of the *Roads and Public Places Ordinance 1937* and Section 11 of the *Public Unleased Land Act 2013*, of the intention to close the following road in the ACT.

TEMPORARY ROAD CLOSURE

City
 6 am Saturday 31 October 2015 – 6 pm Sunday 1 November 2015; and
 6 am Saturday 7 November 2015 – 6 pm Sunday 8 November 2015

- Constitution Avenue – Eastbound direction: Will be closed from London Circuit to Allara Street
- Constitution Avenue – Westbound direction: Will be closed from Allara Street to London Circuit

During the works:
 Access to the Olympic swimming pool and Allara Street south of Constitution Avenue will be maintained at all times during these works

The works involve the asphalt resurfacing of the Constitution Avenue and Allara Street intersection as part of the Constitution Avenue upgrade project. Barriers, warning and diversion signs will be erected on site. Any person wishing to comment on this notice may contact John Hillman on (02) 6207 5771.

Dated the 24 October 2015

Helen Badger
 Delegate of the Assistant Minister for Infrastructure and Regional Development

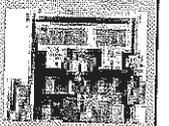
www.nationalcapital.gov.au

Public Notices



GARAGE SALE SPECIAL

- Declutter Your Home
- Springtime Special Offer
- Saturday 50% off and Sunday 75% Off
- Call 13 63 55 for more information



Our Canberra Times
 Disclaimer: Offer only applies to consecutive Saturday and Sunday bookings with a minimum of 6 lines. Offer ends 30 November 2015. Steady booking must be duplicate of Saturdays booking. For more information please call 13 63 55 or email clara.hay@canberratimes.com.au

APPLICATION FOR MOTOR VEHICLE SALES LICENCE

We, **DOMENIC and MARY ANNE ALVARO**, of 26/10 Jacarua Place, O'Malley, ACT, give notice that we intend to apply for a motor vehicle sales licence, under the Sale of Motor Vehicle Act 1977, and carry on business at 8 Albany Street Fyshwick, ACT, and 28 Collic Street Fyshwick, ACT.

Any person who objects to the grant of the licence should lodge a written objection with the Commissioner for Fair Trading, GPO Box 158, Canberra City, ACT 2601, within 14 days of the publication of this notice.

BRIAN DAVID YOUNG

Looking for Brian David Young, father of Geoffrey David Young born 1971. Last known address Canberra ACT.

Please Contact Geoffrey Via postal address 11/3 Glenmore Rd, Windsor VIC 3181

MASSAGE & ACUPUNCTURE

Headaches, TMJ dysfunction, stiff neck, frozen shoulder, back pain, sciatica, asthma & sinusitis. EFTPOS & Health rebates avail. 0419 259 314

PRIVATE SALE

In Woden. Elevated large 4br home with pool. Needs work. Will sell by unconditional contract \$120,000 below \$5 evaluation. Ph 6290 2057

REGISTRATION AS A REAL ESTATE SALESPERSON

I. CLAIRE HARBICK of GPO Box 401, Canberra ACT 2601, give notice that I intend to apply for registration as a real estate salesperson under the Agent Act 2003. Objections may only be made in writing to the Commissioner for Fair Trading, GPO Box 158, Canberra, ACT 2601, with me at the address above within ten business days of the publication of this notice.

STAMP & COIN FAIR TODAY

Canberra Baptist Church 11 Currie Crescent, Kingston. 9am - 3pm, \$2 entry.

THE ORDER OF AUSTRALIA ASSOCIATION, ACT BRANCH

Notice to Members Annual General Meeting 7pm Thursday, 19 Nov 2015, Royal Canberra Golf Club, Yarralumla. Bruce Trewatha OAM Hon Sec

WINUNGA NIMMITYIYAH Aboriginal Health Service

Annual General Meeting All members are invited to attend the Annual General Meeting of Winunga Nimmityyah Aboriginal Health Service which is to be held at 12:30pm, 13 November 2015 at the Judy Harris OAM Boardroom - Winunga AHS, 63 Boolimba Crescent, Narrabundah.

Be the first to know

To register for FREE property alerts, visit allhomes.com.au/ah/propertyalerts

allhomes

Births

It's a GIRL!

WHITBY (Fisher)

Shaun, Michelle and big sister Olivia are delighted to announce the safe arrival of our beautiful baby girl **Alice Emma** Born 6 October 2015

Weddings

Meneghel - Deluca

Wishing **Aaron and Chrissy** a lifetime of love and happiness on your wedding day. Mum, Dad, Alex and Zoey

Birthdays

Happy Birthday SAYURI

Enjoy your life! Joe/Mariko

Births

HALPIN

Mark, Harley and big sister Anna are proud to announce the arrival of **Molly Eva** on 8 October 2015. A special thanks to family for their support and to Dr Rubie and staff at CJH.

Births

WEISS (née Manikis)

Simon and Kerry welcome with love the safe arrival of their first child a beautiful baby boy **DOMENIC** on Thursday 15 October 2015

Birthdays

MAX JENSEN

Happy 80th Birthday Great Grandpa, Grandpa, Dad, Max. Congratulations on your "80 over the card". With love, All of your Family

Declutter your life.

Start selling with BuyandSell.com.au for FREE for 7 days!

buyandsell com.au

The easy way to Buy and Sell



Woolfenden, Mitchell

From: Zhao, Vivien
Sent: Monday, 16 November 2015 10:41 AM
To: Hai, Helen
Subject: COST CENTRE
Attachments: 201511160930.pdf

Morning Helen,

Could you please provide me the cost centre for processing the invoice.

Many thanks!

Regards,

Vivien Zhao

Accounts Processing | Shared Services Finance

Phone: +61 2 6207 6860

Chief Minister, Treasury and Economic Development Directorate | ACT Government | www.act.gov.au Level 3,
Winyu House, 125 Gungahlin Place, Gungahlin ACT 2912 | GPO Box 158 Canberra ACT 2601

-----Original Message-----

From: WINYUB01L03P01@act.gov.au [mailto:WINYUB01L03P01@act.gov.au]

Sent: Monday, 16 November 2015 10:31 AM

To: Zhao, Vivien

Subject: Message from "WINYUB01L03P01"

This E-mail was sent from "WINYUB01L03P01" (Aficio MP 7502).

Scan Date: 16.11.2015 09:30:39 (+1000)

Queries to: WINYUB01L03P01@act.gov.au



ACT
Government

ACT Public Service

Accounts Payable Invoice Cover Sheet

Printed copies of this text are not controlled. Always check the Shared Services customer portal <http://sharedservices/> to ensure this information is current.

| | |
|--|---|
| Directorate: (please select from the drop down menu) | ENVIRONMENT & PLANNING Directorate |
| Payee: | DENTSU MITCHELL |
| Special Requests/ Reference Number: | |

| | | | |
|---|--|--|--|
| Collect Cheque*: | <input type="radio"/> Yes <input type="radio"/> No | Staff Reimbursement: EFT only - bank account details must be provided below. | <input type="radio"/> Yes <input type="radio"/> No |
| RCTI: (Recipient Created Tax Invoice) | <input type="radio"/> Yes <input type="radio"/> No | GST Registered: | <input type="radio"/> Yes <input type="radio"/> No |
| Withholding Tax: | <input type="radio"/> Yes <input type="radio"/> No | | |

* Please note all collect cheques are to be collected from Shared Services, Eclipse House, Civic.

Payee Bank Account Details for EFT Payments:

| | |
|-----------------------|--|
| Bank Account Name: | |
| BSB Number: | |
| Account Number: | |
| Payee Postal Address: | |

Purchase Order Related Invoices:

| | |
|-----------------------------------|--|
| Purchase Order Number: | |
| Receipt Number: | |
| Project/Task Number: | |
| Contact Name for Purchase Orders: | |

Invoice Detail: (All fields are mandatory) Please attach ORIGINAL invoices - copies are not accepted.

Applicable GST Codes: 10% AP (10%); Free AP (F); Input Tax AP (IT); Exempt (Ex); Capital 10% (Cap10%); Free CAP (CapF); Input CAP (ITCap); Outside AP (OS); No ABN Withhold (NABN)

| Entity | Cost Centre | Account Code | Int. Trad. | Project | Agency Use | GST Tax Type | Total \$ (excl. GST) | GST Amount \$ | Total \$ (incl. GST) | Description |
|--------|-------------|--------------|------------|---------|------------|--------------|----------------------|---------------|----------------------|---------------------------------|
| 120 | | 711704 | 99 | 99999 | 9999 | 10% AP | \$555.48 | \$55.55 | \$611.03 | Territory Plan Draft Var No 351 |
| | | | | | | | | | \$0.00 | |
| | | | | | | | | | \$0.00 | |
| | | | | | | | | | \$0.00 | |
| | | | | | | | | | \$0.00 | |
| | | | | | | | | | \$0.00 | |
| | | | | | | | | | \$0.00 | |
| | | | | | | | | | \$0.00 | |
| | | | | | | | | | \$0.00 | |
| | | | | | | | | | \$0.00 | |

| | |
|--------------------------------|----------|
| Total \$ GST: | \$55.55 |
| Total Amount \$ (incl. GST): | \$611.03 |
| Remittance Advice Description: | |

By signing this form the signatories warrant the Directorate has received the above mentioned goods and/or services (excluding prepayments and deposits).

Prepared by:

Name: Helen Hai Phone: 6205 3989

Signature: _____ Date: 6/11/2015

Authorising Officer (financial delegate):

Name: Alex Kaucz Position: Manager

Signature: _____ Date: 6/11/15

TAX INVOICE/ADJUSTMENT NOTE

| | | | | |
|-----------------------|---------------------------------------|-------------------------------|--------------------|------------|
| Client | Environment and Planning Direc [ESDD] | Env. and Planning Directorate | Invoice No: | 396636 |
| Product | Public Notice [ESDDP1] | GPO Box 158 | Date: | 31/10/2015 |
| Country | Australia | Canberra, ACT, 2601 | Page: | 1 |
| Schedule | PUBLIC NOTICE DV 351 - 22 OC [18280] | | | |
| Media Type | Press | | | |
| Purchase Order | Anlhony Mollett | | | |

Attn: Finance

X=SIZE, S=SPOT, P=PACKGE, A=CPA, K=CPC, M=CPM, F=FIXED, %=Perc., C=Cum. Perc.

| Date | Program/Placement | Duration/Size | Reference | No | Rate and Loading(s) | Total |
|--------------------|--|------------------------------------|-----------|----|------------------------------|--------|
| Regional Friday | Australian Capital Territory Government Notices | Canberra Times 18x2 CCM Display | | 1 | 12.08(X) | 434.88 |
| | | | | | Total Canberra Times | 434.88 |
| | | | | | Production Fees | |
| | | | | | Adcorp Dispatch | 12.00 |
| | | | | | Adcorp Production | 126.00 |
| | | | | | Total Production Fees | 138.00 |

WOAGA = Whole of Australian Government Administration Fee, RCBA = Remuneration Charge Back Amount
 PAYMENT Due: 30 DAYS from Inv. Mitchell & Partners Aust Pty Ltd BSB 013 345 Acc no 83-780-6217

Total Cost 572.88

Commission Rebate -43.49
Service Fee 0.00

| | | |
|--------------------|----|-------|
| Finance Fee | | |
| WOAGA | 2% | 8.69 |
| RCBA | 4% | 17.40 |

Finance Fee 6% 26.09
Total Charges 555.48
Goods and Services Tax 55.55
Amount Payable 611.03

Classifieds

13 63 55 FAX 02 6280 2119

View and place ads online at www.canberratimes.com.au

Birthdays

Development Applications

Public Notices

90th



JUNE THURBON
23 October 1925

Happy 90th Birthday
to a remarkable, kind and gentle mother, nanny, great-nanna and friend.

You have brought so much happiness to so many. Thank you for always being there and for all the beautiful memories.

Congratulations on reaching this amazing milestone.

From Mark, Annette, Nicholas, Richard, Kim, Liz, Kirsty, John, Sheydn, Connor, Cormack, Craig, Elizabeth, Scott, Myoung-Soon, Hannah, Simon, Rebecca, Peter and Nelle



ACT Government
Environment and Planning

The Planning and Land Authority has received the following development applications:

DA 201528344CT: LEASE VARIATION
Location: Block: 55 Section: 6
Suburb: MITCHELL
101 FLEMINGTON ROAD
Please see application for full details.

DA 201528386CT: LEASE VARIATION
Location: Block: 25 Section: 14
Suburb: RIVETT
24 BANGALAY CRESCENT
Please see application form for a full description.

DA 201528349CT: SECONDARY RESIDENCE - 2 NEW DWELLING - LEASE VARIATION
Location: Block: 6 Section: 25
Suburb: LAWSON
7 DROVER RISE
Proposed construction of a new residence with a secondary residence on upper floor. Lease Variation - please see application form for details.

DA 201528312CT: COMMERCIAL - DEMOLITION - ADDITIONS & ALTERATIONS
Location: Block: 11 Section: 20
Suburb: FYSHWICK
78 BARRIER STREET
Proposed demolition of existing building internal areas and minor facade elements being a blade wall and window. Proposed alterations to suit disabled use of building.

DA 201528466CT: LEASE VARIATION
Location: Block: 12 Section: 37
Suburb: PAGE
1 PETERD STREET
Please see application form for full details.

DA 201528433CT: MULTI DWELLING - 25 UNIT DEVELOPMENT
Location: Block: 8 Section: 2
Suburb: COOMBS
PEARLMAN STREET
Proposed construction of 25 dwellings and associated works.

DA 201528435CT: MULTI DWELLING - 17 UNIT DEVELOPMENT
Location: Block: 5 Section: 3
Suburb: COOMBS
CORNELIUS STREET
Proposed construction of 17 dwelling units and associated works.

DA 201528436CT: MULTI DWELLING - 16 UNIT DEVELOPMENT
Location: Block: 6 Section: 3
Suburb: COOMBS
TAGGART TERRACE
Proposed construction of 16 dwellings and associated works.

DA 201528061CT: Proposed amendments to DA 201528061 still under consideration
Location: Block: 14 Section: 87
Suburb: BELCONNEN
9 JOY CUMMINGS PLACE
Amendments include the relocation of waste enclosure, reduction of Gross Floor Area and the addition of a visitor car space to basement.

Full details of the applications are available for public inspection at www.planning.act.gov.au (Comment on a DA) or at the EPD Customer Service Centre, 16 Challis Street, DICKSON between 8:30am and 4:30pm, Monday to Friday. Written representations **MUST** be received by **COB 13 November 2015** to be considered during the assessment of the application. Representations can be submitted to epdcustomerservices@act.gov.au or posted to EPD Representations - PO Box 365, Mitchell ACT 2911. Copies of representations will be provided to the applicant & placed on the public register unless exclusion has been granted.



ACT Government
Environment and Planning

PROPOSAL TO UPGRADE MOBILE PHONE BASE STATIONS

Vodafone is undertaking network wide upgrades to improve services to Vodafone customers. Vodafone plans to install new equipment at a number of existing sites in the region. The proposal comprises:

- Replacing existing antennas & associated infrastructure. The sites where these upgrades are being undertaken are located at:

Site address: Erindale Dr Isaacs ACT 2607 (RFNSA Reference 2607001)
Site address: Mildura St Fyshwick ACT 2609 (RFNSA Reference 2609005)
Site address: General Bridges Drive, Mt Pleasant CAMPBELL ACT 2612 (RFNSA Reference 2612002)
Site address: 220 Northbourne Ave Braddon ACT 2612 (RFNSA Reference 2612008)
Site address: Goulter Drive Florey ACT 2615 (RFNSA Reference 2615011)

Vodafone regard the proposed installation as a Low-Impact Facility under the *Telecommunications (Low-Impact Facilities) Determination 1997* based on the description above.

Further information can be obtained from Ben Brown 0413 329 094 and at www.rfnsa.com.au
Written submissions should be sent to High Force, PO Box 120, Virginia, Old 4014 by no later than 6/11/2015



ACT Government
Environment and Planning

Territory Plan

Public Availability Notice
Draft Variation No 351
West Belconnen Urban Development

The draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include rezoning part of the site to a range of urban zones with a future urban area overlay, introducing a nature reserve overlay to the Murrumbidgee River corridor, rezoning the Strathairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone and introducing a site-specific structure plan and concept plan into the Territory Plan.

Following its referral to the Minister, the planning and land authority is making available for public inspection Draft Variation No 351 (DV351), background papers and a report on consultation, which includes issues raised in any written comments on the draft variation. It also includes consultation activities undertaken with the public, the National Capital Authority, the Conservator of Flora and Fauna, the Environment Protection Authority and the Heritage Council and the land custodians, Territory and Municipal Services Directorate and Arts ACT.

The documents for DV351 are available for viewing online at www.act.gov.au/recommendedvariations and at the Environment and Planning 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 does not apply in relation to the draft variation, so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

Planning and Land Authority

Death Notices

ULLRICH "Ulli" JUNGE
Late of Hervey Bay, formerly of Canberra.

Passed away peacefully on 20 October 2015, aged 77.

Cherished husband of Christine Barbara.
Dearly loved Dad of Gwendolina and Kirsten and loving Opa.

Sadly Missed
Family and friends are invited to attend a celebration of Ulli's life to be held at the Fraser Coast Crematorium & Bayside Memorial Gardens, Hervey Bay on **THURSDAY, 29 October 2015**, commencing at 2:00pm.

In lieu of flowers, donations to "Inspire the World" for the children in Nepal would be appreciated, envelopes at service.

Special thanks to doctors and staff at Maryborough & Hervey Bay hospitals.

Leslie G Ross Funerals AMCOS Hervey Bay, Qld - (07) 4124 7511



Australian Government
Department of Defence

Warning Notice
DEFENCE FIELD FIRING RANGES

Residents of areas adjacent to Majura Training Area are warned it is a Defence Live Firing Range.

Majura Training Area is described generally as the area bounded by the QUEANBEYAN - SUTTON RD, FEDERAL HWY, MAJURA RD and PALLIGO AVE. The Danger Area is clearly defined by signs stating "DANGER, MILITARY RANGE BOUNDARY LIVE FIRING. DO NOT ENTER".

Firing practices using live ammunition are conducted continuously on this training area. Low power laser range finders are also used.

Death or serious injury may result from being struck by a projectile. Eye damage may occur when viewing laser beams from within the training area boundary.

Unexploded ammunition is extremely DANGEROUS and should NOT be handled, but should be reported immediately to the nearest Police Station or Army. No reward will be paid for the reporting of ammunition which may be located on the training area.

Persons found trespassing on Army Training Areas will be prosecuted.

Enquiries regarding the Majura Training Area should be directed to: The Range Control Officer, Majura Training Area, Directorate of Operations and Training Area Management 0117271



ACT Government
Environment and Planning

One of Canberra's most recognisable number plates.

Opportunity to purchase, only one owner for 27 years.

Please call or text 0488 622 421.

BARRETT
Alexander "Bazza"
17.8.1994 - 13.7.2015
Husband of Emily,
In Loving memory of a Mate
From The Boys

In Memoriam

JOHN BRADLEY
12.8.1971 - 23.10.2014
You are always
in our hearts.

Garage Sale Special

- Declutter Your Home
- Springtime Special Offer
- Saturday 50% off and Sunday 75% Off
- Call 13 63 55 for more information

The Canberra Times

Disclaimer: Offer only applies to consecutive Saturday and Sunday bookings with a minimum of 6 lines. Offer ends 30 November 2015. Sunday bookings must be duplicate of Saturday booking. For more information please call 13 63 55 or email classifieds@canberratimes.com.au

Garage Sale Special

- Declutter Your Home
- Springtime Special Offer
- Saturday 50% off and Sunday 75% Off
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The Canberra Times

Disclaimer: Offer only applies to consecutive Saturday and Sunday bookings with a minimum of 6 lines. Offer ends 30 November 2015. Sunday bookings must be duplicate of Saturday booking. For more information please call 13 63 55 or email classifieds@canberratimes.com.au

BRIAN DAVID YOUNG
Looking for Brian David Young father of Geoffrey David Young born 1971. Last known address Canberra ACT.
Please contact Geoffrey via postal address: 11/3 Elsmere Rd, Windsor VIC 3181

NATALIE LEAHY of 1/25-27 Ernest Cawson St, Gunahlin ACT 2912 give notice that I intend to apply for registration as a Real Estate Salesperson under the Agents Act 2003. Objections may only be lodged in writing with the Commissioner for Fair Trading GPO Box 158 Canberra ACT 2601 and with me at the address above within ten business days of the publication of this notice.

Memorial Tributes and Services

JOHN FRILINGOS
The 40 day Memorial Service for the late John Frilingos will be held at the Greek Orthodox Church St Demetrios, 120 Collett St, Queanbeyan, on Sunday, 25 October 2015.

John's wife, Chrysanthi, and children would like to thank their family and friends for their kind words, donations, flowers and cards during this difficult time.

Looking for commercial space?

Start searching today!

CommercialRealEstate.com.au

FIND THE VOLUNTEERING OPPORTUNITY

THAT'S A PERFECT FIT WITH YOUR SKILLS

www.volunteeringact.org.au

ARTS & CULTURE • Children & Youth • Education • Emergency Services • Environment • Health

Volunteering ACT

Planning and Development (Draft Variation No 351) Public Availability Notice 2015

Notifiable Instrument NI2015—

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 351, including the related documents listed below, which has been given to the Minister for approval:

- background papers
- a report on consultation, including:
 - a written report setting out the issues raised in any written comments (including consultation comments) about the variation
 - a written 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 Arts ACT

The draft variation was prepared to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development with changes including:

- rezoning part of the site to a range of urban zones
- introducing a nature reserve overlay to the Murrumbidgee River corridor zone
- rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- apply a future urban area overlay to part of the site
- introducing a site-specific structure plan and concept plan into the Territory Plan

Draft Variation No 351 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* does not apply in relation to the draft variation and therefore it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

Jim Corrigan
Delegate of the planning and land authority
October 2015

DV351 - Public availability notice (PAN)

Obj. A11313858

Paper where advertisement is to be published and proposed advertisement date

e.g. *The Canberra Times*

Saturday 24 October

Draft Advertisements need to be cleared Communications *Send the advertisement on the Monday before the Saturday (this is standard practice but advertisements on other days may be placed if required due to unusual circumstances)*

Territory Plan

Public Availability Notice

Draft Variation No 351

West Belconnen Urban Development

The draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include rezoning part of the site to a range of urban zones with a future urban area overlay, introducing a nature reserve overlay to the Murrumbidgee River corridor, rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone and introducing a site-specific structure plan and concept plan into the Territory Plan.

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The documents for DV351 are available for viewing online at **www.act.gov.au/recommendedvariations** and at the Environment and Planning 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* does not apply in relation to the draft variation, so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

Planning and Land Authority

Woolfenden, Mitchell

From: Mollett, Anthony
Sent: Thursday, 22 October 2015 11:09 AM
To: Hai, Helen; Kaucz, Alix
Subject: FOR URGENT FACT Check - Public Notice Dv 351 - 22octobe - Proof GT18280
Attachments: GT18280.pdf; Cost_Estimate_GT18280.pdf

Importance: High

Any howlers?

If I don't hear from you I will ok this and it will go in Friday's edition

Regards

T

Anthony Mollett | Communications Officer

anthony.mollett@act.gov.au

Phone 02 6205 7985 | Mobile

Communications, Government Services & Executive Support | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson

www.environment.act.gov.au | [@EPD_Comms](https://twitter.com/EPD_Comms) | facebook.com/actgovepd

For **EPD media enquiries** please call **0401 766 218**

From:
Sent: Thursday, 22 October 2015 10:42 AM
To: Mollett, Anthony
Subject: URGENT - Public Notice Dv 351 - 22octobe - Proof GT18280
Importance: High

Hello Anthony

If you can please sign and return the MBA asap.

Your proof for job number GT18280 is attached to this email, as well as a Cost Estimate. This is scheduled to appear as outlined below:

Caption: PUBLIC NOTICE DV 351 - 22OCTOBE
Booked By: Environment and Planning Directorate
Colour: Monochrome

1.
Media: CANBERRA TIMES
Section: Government Notices
Appearance: Friday, 23-Oct-2015
Size: 18 x 2 cmcol

Notes:

Based on our understanding of the client brief received, Adcorp has prepared the attached advertising proof.

Adcorp will thoroughly check, advise and provide comment on your advertising proof but please be aware that final approval is your responsibility.

Please check carefully.

The positioning of your ad in all publications is subject to availability and editorial requirements. The payment of a loading does not guarantee a specific page, but does give priority over other ads with a lower loading.

**** Modifications to a proof must be carried out by Adcorp only. ****

If you have any questions, queries or require anything else, please contact me.

Thank you

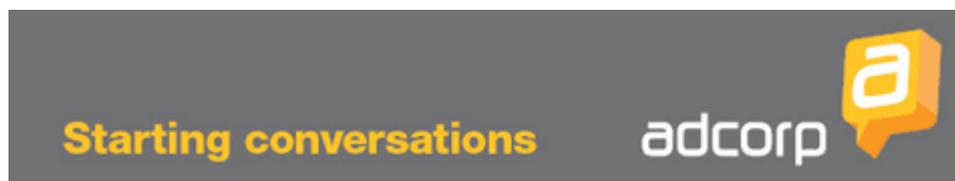
Account Service Team
Adcorp Australia

Adcorp Connect2 Order details

<http://c2.adcorp.com.au/orders/index.cfm?fuseAction=showOrderDetails&apbJobNumber=GT18280>

WEB: www.adcorp.com.au

CANBERRA: Level 2, 131 City Walk, Canberra, ACT, 2601 **TEL:** (02) 6203 4500 **FAX:** (02) 6203 4593



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ACT
Government

Environment and Planning

Territory Plan

Public Availability Notice

Draft Variation No 351

West Belconnen Urban Development

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Planning and Land Authority

Media Booking Authority

Payment terms: 30 days from receipt of invoice

Mitchell and Partners Australia Pty Ltd

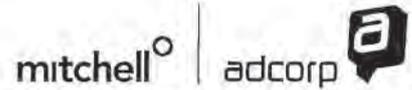
ABN 44 123 609 629

105 York Street, South Melbourne, VIC, 2305

Enquiries: Tel: 03 9693 5544

Fax: 03 9693 9318

accounts.remittance.mel@mitchells.com.au



An alliance servicing the Australian Government

Environment and Planning Directorate

Authoriser: Anthony Mollett

GPO Box 158

CANBERRA ACT 2601

Client No: 61221

Job Number: GT18280

MBA Date: 22-Oct-2015

Billing Contact: (as above)

Billing Address:

Billing Email Address: na

Caption: PUBLIC NOTICE DV 351 - 22OCTOBE

Page: 1

| Description | Reference | Amount |
|--|------------------------|-----------------|
| Media CANBERRA TIMES | | |
| Friday 23 October 2015 | GT18280.1.1 | |
| Position: Government Notices (Colour: Mono) | | |
| Media Cost | | 434.88 * |
| Gross Media Spend: | | 434.88 |
| Less: Media Commission 10% of Gross Media (if applicable) | | -43.49 * |
| Plus: Whole of Australian Government Administration Fee (WoAG) 2% of Gross Media Spend | | 8.70 * |
| Plus: Remuneration Charge Back Amount 4% of Gross Media Spend | | 17.40 * |
| Fees For Service: | | |
| Production Fee | | 126.00 * |
| Despatch | | 12.00 * |
| Total Fees For Service: | | 138.00 |
| | TOTAL: | 555.49 |
| | GST: | 55.55 |
| | ESTIMATE TOTAL: | \$611.04 |

Interest is payable for all amounts that are 31 days overdue. * Signifies taxable item(s)

Payment by credit card upon the Invoice being issued will attract an additional administration fee;
American Express & Diners Card fee is 2.2% including GST, Visa and MasterCard fee is 1.4135% including GST.

Terms & Conditions:

The Contractor has offered under clause 13.1(a) of the Deed in relation to Master Media Agency Services for the Commonwealth Government (the Deed) to provide the Advertising Services to Participants. When the Participant issues a Media Instruction to the Contractor, a contract is formed as follows: (a) for Campaign or Recruitment Program advertising, when a Media Brief (Schedule 5) is signed; or (b) for Recruitment, Public Notice or Tender Notice advertising, when a request from the Participant to the Contractor is confirmed in writing by the Contractor, in accordance with the terms of the Deed. For the purposes of the Deed, the Participant becomes a Customer once a contract is formed. When a Customer approves a Media Booking Authority, the Customer is authorising the Contractor to book media on their behalf under a Customer Contract and is required to pay any resulting Service Charges in accordance with the terms of the Deed. By signing this Media Booking Authority you are confirming that you: (1) have complied with Commonwealth Government policies and guidance in relation to advertising (where applicable); (2) are satisfied that this expenditure represents proper use of Commonwealth resources, and (3) have taken into account your obligation under Section 23 of the *Public Governance, Performance and Accountability Act 2013*.

AUTHORISATION:

Authorised by (signature):
(Must have delegate approval)

Name:

Approval Date:

Purchase Order Number:
(if applicable)

Woolfenden, Mitchell

From: Kaucz, Alix
Sent: Thursday, 22 October 2015 11:11 AM
To: Mollett, Anthony; Hai, Helen
Subject: RE: FOR URGENT FACT Check - Public Notice Dv 351 - 22octobe - Proof GT18280

Looks fine to me

Alix

From: Mollett, Anthony
Sent: Thursday, 22 October 2015 11:09 AM
To: Hai, Helen; Kaucz, Alix
Subject: FOR URGENT FACT Check - Public Notice Dv 351 - 22octobe - Proof GT18280
Importance: High

Any howlers?
If I don't hear from you I will ok this and it will go in Friday's edition
Regards
T

Anthony Mollett | Communications Officer

anthony.mollett@act.gov.au

Phone 02 6205 7985 | Mobile 0419 979 471

Communications, Government Services & Executive Support | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson

www.environment.act.gov.au | [@EPD_Comms](https://twitter.com/EPD_Comms) | facebook.com/actgovepd

For EPD media enquiries please call **0401 766 218**

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Sent: Thursday, 22 October 2015 10:42 AM
To: Mollett, Anthony
Subject: URGENT - Public Notice Dv 351 - 22octobe - Proof GT18280
Importance: High

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1.
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Section: Government Notices

Appearance: Friday, 23-Oct-2015

Size: 18 x 2 cmcol

Notes:

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Adcorp will thoroughly check, advise and provide comment on your advertising proof but please be aware that final approval is your responsibility.

Please check carefully.

The positioning of your ad in all publications is subject to availability and editorial requirements. The payment of a loading does not guarantee a specific page, but does give priority over other ads with a lower loading.

**** Modifications to a proof must be carried out by Adcorp only. ****

If you have any questions, queries or require anything else, please contact me.

Thank you

Account Service Team
Adcorp Australia

Adcorp Connect2 Order details

<http://c2.adcorp.com.au/orders/index.cfm?fuseAction=showOrderDetails&apbJobNumber=GT18280>

WEB: www.adcorp.com.au

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ACT
Government

Environment and Planning

BRIEF

Objective Reference:

A 11311726

SUBJECT Public Availability Notice (PAN) and Canberra Times Advert for Draft Variation 351

EXECUTIVE DIRECTOR

PURPOSE

The purpose of this brief is to gain agreement and endorsement to publish the PAN on the Legislation Register and Advertisement in the Canberra Times for Draft Variation 351 as the recommended version of this draft variation has been received by the Minister for Planning.

BACKGROUND

DV351 has completed agency and public consultation and have been subsequently sent to the Minister for approval and tabling.

ISSUES

Recommended draft variation to the Territory Plan No 351 has now been sent to the minister's office. The *Planning and Development Act 2007*, pursuant to section 70, requires the planning and land authority to give public notice of documents given to the Minister in preparation of their approval. This public notice is given by publishing a PAN on the legislation register and daily newspaper.

POTENTIAL MEDIA IMPLICATIONS

There are no foreseeable media implications as this is part of a normal, statutory procedure for draft variation.

BUDGET IMPLICATIONS

The placing of an advert in the daily newspaper will have some financial implications, but nothing which is over and above the normal administration of the Territory Plan.

CONSULTATION STRATEGY

The publishing of the PAN on the legislation register and advert in the daily newspaper is required by legislation and is a part of the wider consultation strategy for this draft variation.

CRITICAL DATE

Once the Minister's office confirms that the draft variation has been received it is customary to wait to the following Saturday to place the advert in newspaper. If the PAN and Ad are going to be published on Friday xxxx October, Saturday xxxx October 2015 respectively, the recommendation in this brief will need to be agreed to by **close business today**.

RECOMMENDATIONS

The Territory Plan Section recommends that you:

- Agree to the contents of the PAN (Attachment A) and the Advert (Attachment B)
- Agree to the placing of the Advert in the *Canberra Times*
- Endorse the PAN (Attachment A) and provide them to EPD Government Services by **close business today**
- Endorse the Advert and provide it to EPD Communications by **close business today**

Alix Kaucz
Manager Territory Plan Section
Phone: 6205 0864

Date: 21 October 2015

~~AGREED/NOT AGREED/NOTED/PLEASE DISCUSS~~

EXECUTIVE DIRECTOR

21
Date: October 2015

Contact Officer: Helen Hal
Position: Planning Officer
Team: Territory Plan Section
Phone: 6205 3989

DV351 - Public availability notice (PAN)

Obj. A11313858

Paper where advertisement is to be published and proposed advertisement date

e.g. *The Canberra Times*

Saturday 24 October

Draft Advertisements need to be cleared Communications *Send the advertisement on the Monday before the Saturday (this is standard practice but advertisements on other days may be placed if required due to unusual circumstances)*

Territory Plan

Public Availability Notice

Draft Variation No 351

West Belconnen Urban Development

The draft variation proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include rezoning part of the site to a range of urban zones with a future urban area overlay, introducing a nature reserve overlay to the Murrumbidgee River corridor, rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone and introducing a site-specific structure plan and concept plan into the Territory Plan.

Following its referral to the Minister, the planning and land authority is making available for public inspection Draft Variation No 351 (DV351), background papers and a report on consultation, which includes issues raised in any written comments on the draft variation. It also includes consultation activities undertaken with the public, the National Capital Authority, the Conservator of Flora and Fauna, the Environment Protection Authority and the Heritage Council and the land custodians, Territory and Municipal Services Directorate and Arts ACT.

The documents for DV351 are available for viewing online at www.act.gov.au/recommendedvariations and at the Environment and Planning 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* does not apply in relation to the draft variation, so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

Planning and Land Authority

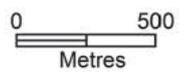


Area subject to the concept plan

Clearance Zones

1000m Greenwaste Clearance Zone

500m Landfill Clearance Zone

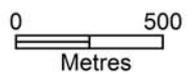


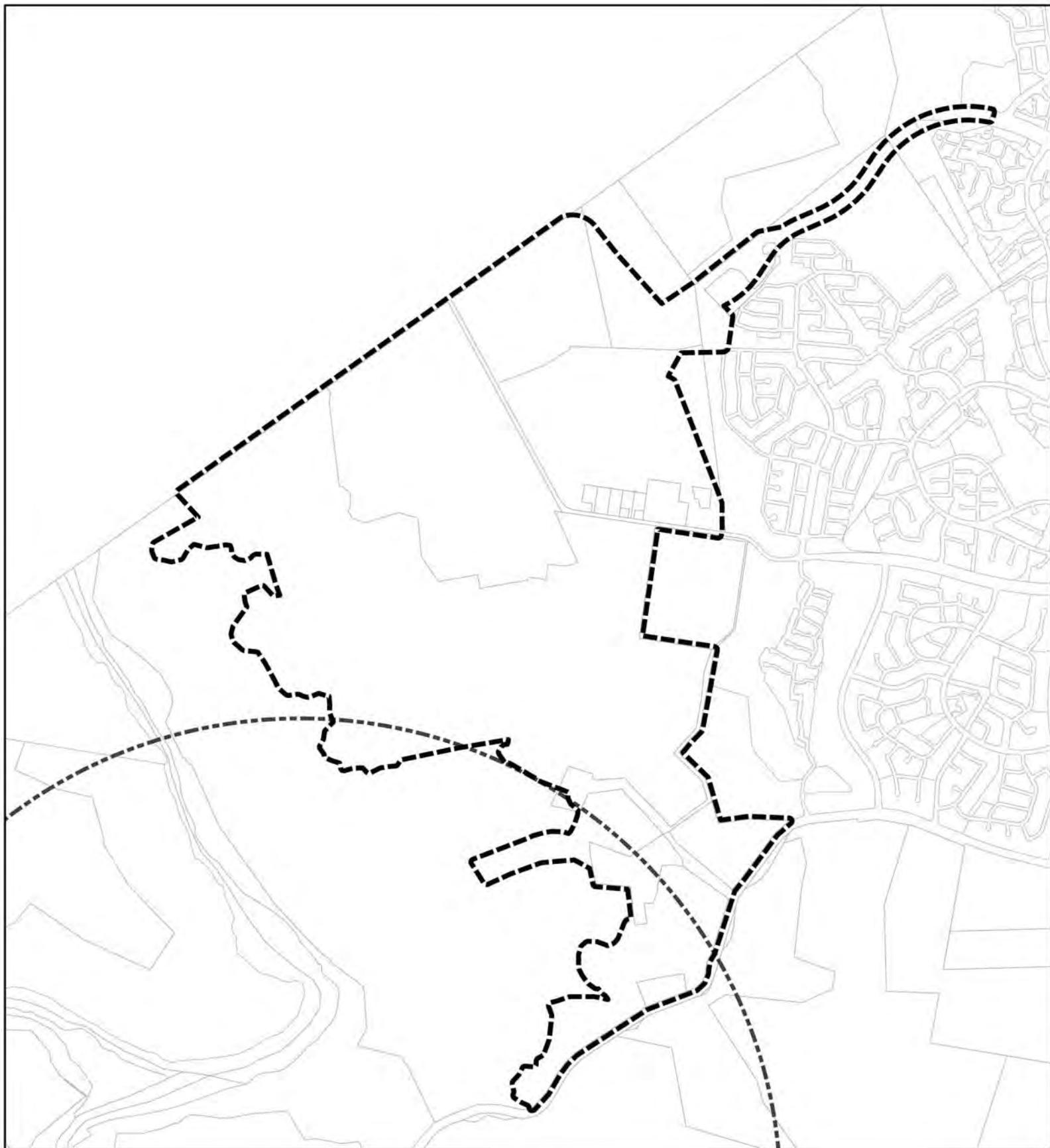


 Area subject to the concept plan

Clearance Zones

-  200m Little Eagle Clearance Zone
-  800m Pond and Wetland Clearance Zone
-  750m Egg Farm Clearance Zone
-  300m Restricted Development Zone





 Area subject to the concept plan

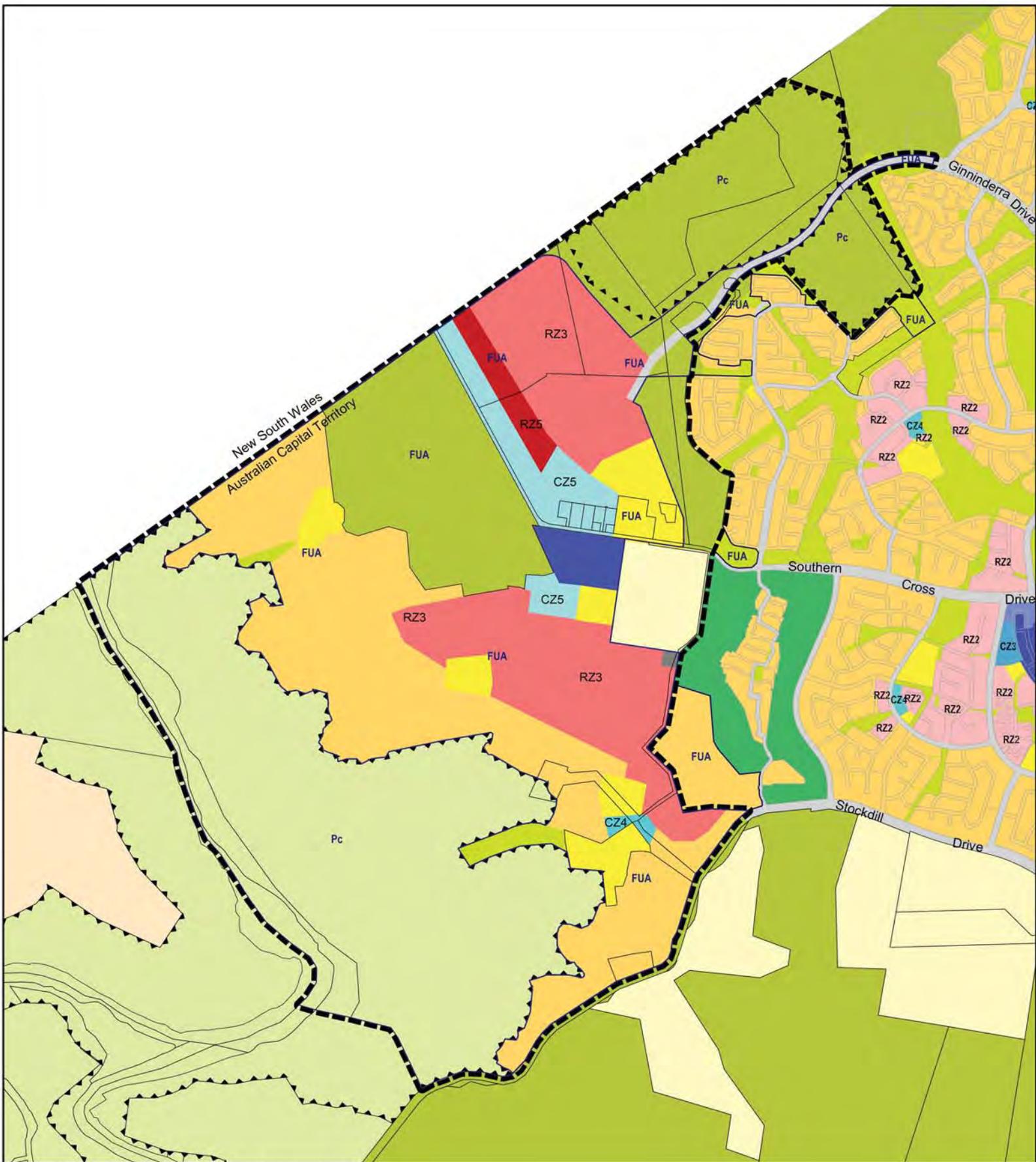
Clearance Zones

 2.45km Lower Molonglo Water Quality Control Centre Buffer



0 500
Metres





 Area subject to the variation

Territory Plan Zones and Overlays

Residential:

-  RZ1 - Suburban
-  RZ3 - Urban Residential
-  RZ5 - High Density Residential

Commercial:

-  CZ1 - Core
-  CZ4 - Local Centre
-  CZ5 - Mixed Use

Community Facility:

-  CFZ - Community Facility

Parks and Recreation:

-  PRZ1 - Urban Open Space

Transport and Services:

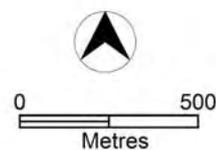
-  TSZ1 - Transport
-  TSZ2 - Services

Non-Urban:

-  NUZ3 - Hills, Ridges and Buffer
-  NUZ4 - River Corridor

-  FUA - Future Urban Area

-  Public Land
-  Pc - a nature reserve



Belconnen District

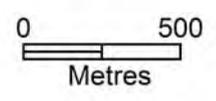


 Area subject to the concept plan

 Road Connections

 Proposed Road

 Schools



Talking points

- Variation to the Territory Plan No. 351 (V351) applies to the area immediately west of the suburbs of Macgregor and Holt.
- The proposed 'West Belconnen' development covers land in the Yass Valley and the ACT.
- The development area is bounded by Stockdill Drive to the east, the Murrumbidgee River provides the southwest and western boundary and Ginninderra Creek forms the northern boundary for the NSW land.

Reasons for the proposed DV

- West Belconnen is identified in the ACT Planning Strategy as a 'future urban investigation area' because it is recognised as suitable for future possible settlement that 'will be considered in a regional context and in terms of their interrelationships with immediately adjoining areas of NSW'.

Housing opportunity & options for DV

- The need for affordable housing and a range of housing options is an on-going challenge faced by the ACT Government.
- V351 will provide increased opportunities in providing affordable housing and showcasing a range of housing options in a greenfield context.

Number of dwellings proposed

- The ACT portion of the development is expected to accommodate approximately 6500 dwellings with a 360ha conservation corridor formed along the Murrumbidgee River and Ginninderra Creek.
- The land in NSW will have the potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor.

Amendment to National Capital Plan

- Under the National Capital Plan, land within the ACT needed to be rezoned to reflect its future intended use. This amendment to the National Capital Plan was called 'Amendment 86'.
- Amendment 86 (A86) was approved on 5 May 2016 by the Commonwealth Minister for Major Projects, Territories and Local Government.
- With A86 approved and commenced, V351 may now commence as the Territory Plan cannot be inconsistent with the National Capital Plan

- Unlike a variation to the Territory Plan, an amendment to the National Capital Plan takes effect once it is approved by the Commonwealth Minister, not once it finishes its disallowance period. The amendment process requires an amendment to be tabled in both houses of the Federal parliament for 15 sitting days. During these sitting days, the Parliament may raise a motion to disallow the amendment, in part or in full. This can only happen once a new Federal Government is formed. If there is a disallowance of amendment to the National Capital Plan then all works, including any approved under an Estate Development Plan would cease until such time as the National Capital Plan is amended to allow urban development on this site.

Matters of national environmental significance (MNES)

- The study area contains matters of national environmental significance (MNES) being the pink tailed worm lizard, box gum woodland and golden sun moth under the Commonwealth's Environment Protection Biodiversity Conservation Act.
- The work also includes a potential extension of Ginninderra Drive, which is likely to have an impact on the existing Jarramlee and West Macgregor environmental offset areas.

Legislative changes required for West Belconnen development

- The proposed development is subject to a rezoning to the Yass Valley Local Environmental Plan, a variation to the Territory Plan, an Amendment to the National Capital Plan and environmental approvals from the Commonwealth and ACT Government.
- To streamline the ACT rezoning processes, V351 and the Amendment to the National Capital Plan (A86) have been undertaken and publicly notified in conjunction with one another.

Timing of land release in West Belconnen

- The ACT Government is hoping to commence land release in West Belconnen as early as possible in 2016, once V351 commences and gains the subsequent EDP approvals.
- The development is intended to commence at Stockdill Drive (the eastern boundary of the site) and extend westward in stages to the ACT/NSW border. The project is expected to extend over a period of approximately forty years.

Further background information

Relationship with Kippax group centre

- The proposed development commencing from Stockdill Drive will focus on the existing Kippax group centre as the primary commercial centre for the West Belconnen area in the medium term, or until a commercial centre is developed in West Belconnen, which can only happen after eight years of the commencement of V351.
- A master planning exercise is being undertaken for Kippax and this will be subject to a separate public consultation process in late 2015/early 2016.

Creation of easement for the transmission lines

The site is traversed by a number of 330kV transmission lines feeding to the Canberra TransGrid substation located on Parkwood Road. A 60m easement will be created for each power line. Residential and sensitive land uses are not permitted within powerline easements. In addition, a new ActewAGL electrical substation will be required to service the development and this is proposed to be located near the existing TransGrid Substation.

Reason for zoning change to Strathnairn Arts Precinct

Community Facility zone is proposed for the Strathnairn Arts Precinct to more accurately reflect the use of the land as an artist facility. To support the development of West Belconnen and provide flexibility for the site into the future, some limited additional uses including craft workshop, place of assembly, produce market, restaurant, shop and business agency are introduced as an area specific policy.

Reason for zoning change to Belconnen Farm Precinct

For the same reason, Belconnen Farm Heritage Precinct is to be zoned Community Facility zone to better reflect the use as a heritage precinct. Additional uses including craft workshop, place of assembly, produce market, restaurant, shop and business agency are also added as an area specific policy.

Possible future zoning for the land fill site

Whilst the rezoning is proposed to include the land fill site, residential and other sensitive uses will not be permitted. A separate master plan exercise will be undertaken to confirm the range of uses that will be ultimately provided. These future uses on the land will need to be approved by an independent contamination auditor and the Environmental Protection Authority.

Impact to use the land fill site for 'Mr Fluffy' demolition program

In the short term, the land fill site will continue to receive the demolished 'Mr Fluffy' homes until the program ends. The Draft Variation maintains a clearance zone for development around the land fill site of 500m until such time as the 'Mr Fluffy' program ends. Additional clearance zones are in place around the Green Waste Facility and Pace Egg Farm that prohibits residential development whilst these facilities operate. Any change to the clearance zones will need to be approved by an independent contamination auditor and the Environmental Protection Authority.

Creation of river corridor to protect flora and Fauna

The Murrumbidgee River corridor boundary has been amended to reflect recent environmental surveys to protect pink tailed worm lizard habitat and box gum woodland. The draft variation proposes to introduce a nature reserve overlay to the river corridor.

Impact and possible solution to Parkwood Horse Paddocks and the Pony Club

The draft variation also proposes to rezone the area that is currently used as the Parkwood Horse Paddocks and the Pony Club. In the long term, residential development will occur in these areas. The Government is currently looking for an alternative site for the Pony Club. Also a Government Horse Paddock Strategic Review has recently been commenced by EPD that will assess options for alternative horse paddocks.

Whilst West Belconnen is a long term project, a number of additional studies for the land fill site, Kippax, horse paddocks and for the Pony Club are being undertaken now by the Government to plan for the future and the opportunities that this development presents.



Mick Gentleman MLA

MINISTER FOR PLANNING
MINISTER FOR ROADS AND PARKING
MINISTER FOR WORKPLACE SAFETY AND INDUSTRIAL RELATIONS
MINISTER FOR CHILDREN AND YOUNG PEOPLE
MINISTER FOR AGEING

MEMBER FOR BRINDABELLA

MEDIA RELEASE

Planning approval for new development at West Belconnen

Territory Plan changes to facilitate new development on the ACT/NSW border have been approved today.

“Draft variation 351 - West Belconnen applies to proposed development on ACT land north of Stockdill Drive to the Murrumbidgee River and Ginninderra Creek,” Minister Gentleman said.

“Draft variation 351 (DV351) follows the ACT Government decision in 2013 to enter into a partnership with the Riverview Group to investigate land in West Belconnen for future residential development.

“DV351 will provide increased opportunities for providing affordable housing and showcasing a range of housing options in a new urban area,” Minister Gentleman said.

Development in the ACT component of the development is expected to accommodate approximately 6500 dwellings with a 360ha nature conservation corridor along the Murrumbidgee River and Ginninderra Creek.

Designated land in NSW has potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor. This will be subject to a separate NSW rezoning process.

Schools, commercial centres, open space and employment opportunities will all be provided.

“This variation represents an important step in considering West Belconnen for future residential development, while properly recognising the importance of the cultural and environmental values in the river corridor,” said Minister Gentleman.

To support the draft Variation, the National Capital Authority has released a concurrent Amendment to the National Capital Plan.

For more information visit www.planning.act.gov.au

NOTE: This media release will be considered a draft only until it has been through appropriate Communications and Marketing Unit approval processes.

ACT Legislative Assembly

Phone: (02) 6205 0218 Email: GENTLEMAN@act.gov.au



@GENTLEMANMick



www.facebook.com/MickGentleman



DO NOT DELETE THIS NOTE.

Statement Ends

Date: xxxxx

Media Contact: Ellie Yates

Ph: 6205 0351

Mob: 0434 860 282

ellie.yates@act.gov.au

Questions & Answers

1. What does Territory Plan Variation 351 West Belconnen Urban Development (V351) do?

V351 proposes to rezone an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include:

- Rezoning part of the site to a range of urban zones
- Introducing a nature reserve overlay to the Murrumbidgee River corridor
- Rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- Applying a future urban area overlay to part of the site
- Introducing a site-specific structure plan and concept plan into the Territory Plan

These planning changes are to indicate potential future urban development patterns and guide future development and assessment of the area.

2. Why was V351 introduced?

The development potential of West Belconnen was previously recognised in the Canberra Spatial Plan and then in the ACT Planning Strategy. The Planning Strategy is the current long-term planning policy that 'provides long-term planning policy and goals to promote orderly and sustainable development, consistent with the social, environmental and economic aspirations of the people' in the ACT.

In the Planning Strategy, the site is marked as a 'future urban investigation area' for future settlement. Since 2009, a series of investigative works have been undertaken for West Belconnen (including NSW land immediately adjacent the ACT border). Based on these works, this variation is to put this intent of the Planning Strategy into effect.

3. What will V351 achieve?

The proposal is expected to accommodate approximately 6500 dwellings and associated retail and community infrastructure. The proposed development in NSW could accommodate a further 5000 dwellings.

Also as a result of V351, a 360ha conservation corridor will be created as nature reserve along the Murrumbidgee River. If land in NSW is to be developed, it could potentially add another 220ha to the conservation corridor.

4. How was the variation received by the public?

The proponent has undertaken a series of community consultations over the last few years. During DV351's public consultation period, Riverview also held two community information sessions.

Public consultation for V351 was undertaken jointly with the National Capital Authority's Draft Amendment No. 85 to the National Capital Plan (DA85) for 6 weeks from late May to early July.

In addition to the required public consultation by the *Planning and Development Act 2007*, a joint public information session with representatives from the ACT Environment and Planning Directorate and the National Capital Authority at Kippax Fair Shopping Centre was also held on 4 June 2015.

49 written submissions were received for V351 and 23 written submissions for DA85. There were seventeen submissions from community organisations/groups, six submissions from local businesses and two submissions from service providers. Eight of the 49 written submissions supported V351. Two submissions with petitions from Belconnen Residents Group (77 signatures) and a group of residents from Drake Brockman Drive (20 signatures) expressed their opposition towards the proposal. The rest of the submissions sought further consideration to be given to V351.

5. What are the main issues raised by the public?

The main issues raised are:

- The cross border jurisdictional arrangement
- Traffic and transport
- Impact on the Bicentennial National Trail
- Consistent protection of the conservation corridor in NSW and ACT
- Impact from Ginninderra Drive extension
- Asbestos disposal/land contamination at Belconnen Landfill site
- Consistency with the ACT Planning Framework

Cross border jurisdictional arrangements including consistent protection of the conservation corridor in NSW and ACT are an ongoing matter that will continue to be discussed during the Estate Development Plan (EDP) stages. The traffic and transport studies provided with DV351 are considered sufficient for the draft variation stage and detailed design works will be finalised at EDP stage. The Bicentennial National Trail is a non-formed trail that is anticipated to change as land is released and developed around the ACT. The ACT Equestrian Association will continue to be engaged in the future on changes to the route as detail planning occurs and development proceeds.

Approval from the Commonwealth is currently being sought for Ginninderra Drive extension therefore it is only shown indicatively in DV351 (see details in the following question). Waste collected at Belconnen landfill site is general building waste that is demolished only after the loose fill asbestos is firstly removed from the Mr Fluffy homes. For future development at Belconnen landfill site a master plan is required, subject to appropriate audit processes and approval from the EPA. Overall, the proposal is considered to be consistent with the ACT Planning Framework. Further advice about the potential odour emission from Pace Egg Farm was sought from the EPA and no changes were considered necessary.

6. Were changes made as a result of public consultation?

Yes. Matters raised by submissions that have resulted in changes to the draft variation include:

- Potential odour emissions from Icon Water's Lower Molonglo Water Quality Control Centre
- Concern over proposed zone for TransGrid's Canberra Substation
- Extend urban open space to the western boundary of Strathnairn Arts Precinct
- Pressure on Kippax Fair retailing
- Impact from Ginninderra Drive extension

The potential odour impact from the Lower Molonglo Water Quality Control Centre is being investigated and quantified by Icon Water. In response to Icon Water's concern on the potential odour emissions from its facility, the proposed clearance zone for the LMWQCC has increased from 1km to 2.45km in the concept plan pending the outcomes of the investigations. As a result, the proposed changes to the Belconnen District Precinct Map and Code have been withdrawn.

The current zone for Block 1559 Belconnen (Canberra Substation site) has been retained as NUZ1 Broadacre. As such, the Future Urban Area overlay is removed from the block. The PRZ1 Urban Open Space is extended to the western boundary of Strathnairn Arts Precinct.

In regards to impact on Kippax Fair retailing, DV351 has provisions included in the concept plan that a full-line supermarket is not permitted at the new West Belconnen commercial centre for eight years from the commencement of the variation. It is to encourage new residents from West Belconnen to use existing commercial centres (i.e. Kippax Group Centre) until the population in West Belconnen grows to a size that requires its own full-line supermarket (approximately 3000m² GFA).

The Ginninderra Drive extension is likely to impact on the existing Jarramlee and West Macgregor environmental offset area. It will require approval from the Commonwealth under the *Environment Protection and Biodiversity Conservation Act 1999*. As such, the extension is indicated with a Future Urban Area overlay and its final zoning will be determined based on the Commonwealth's EPBC decision.

7. Were any changes made to the final variation after it was referred to the Minister for Planning?

No. There is no change made to the final variation after it was referred to the Minister.

8. Why did you not refer the variation to the standing committee?

It is considered that issues related to DV351 have been properly addressed in the report on consultation (Attachment B). The remaining issues raised during public consultation relate to the Estate Development Plan (EDP) process and will be addressed when more detailed planning/design works are undertaken when the EDP is prepared.

9. What happens next?

The variation has been approved by the Legislative Assembly. The commencement of the Territory Plan variation can only occur after Amendment 85 (A85) to the National Capital Plan is approved (this occurred on 5 May 2016 by the Commonwealth Minister for Major Projects, Territories and Local Government). Therefore V351 may now commence at which point it will become part of the Territory Plan.

Woolfenden, Mitchell

From: Gianakis, Steven
Sent: Friday, 9 October 2015 10:41 AM
To: Kaucz, Alix; Hai, Helen
Subject: WBelc DV

Hi Alix and Helen

I have made some final edits in track changes in both the DV package and consultation report. Could you please review and if agreeable accept.

The main comments in the Dv package are:

- Remove reference to Appendix A – Belc District Precinct Code.
- Fig 2 Map B in concept plan – amend 600m to 750m and check diagram dimension.
- Deleted R40 as it is replaced by R41.

Michael has confirmed that the 200m little eagle rule is still current.

Cheers,
Steven

Woolfenden, Mitchell

From: Van Vucht, Lisa
Sent: Friday, 16 October 2015 11:49 AM
To: Hai, Helen
Cc: Southwell, Linda; Riches, Dominic; Gianakis, Steven; Kaucz, Alix
Subject: FW: R54 Woodheater in the Concept Plan DV351 West Belconnen
Attachments: 2000049-2-MOP (Memorandum of Provisions).pdf

Hi Helen

See response from Dominic below in relation to wood heaters.

Cheers

Lisa

Lisa Van Vucht

Phone 02 6205 5187

Technical Coordinator

Weston Creek and Rural Assessment

Planning Delivery Division | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: Riches, Dominic
Sent: Friday, 16 October 2015 10:32 AM
To: Van Vucht, Lisa
Subject: RE: R54 Woodheater in the Concept Plan_DV351 West Belconnen

Hi Lisa

In the past wood heaters have been restricted within some areas that were identified in an air quality assessment during the planning stages of the estate as having the potential to impact on air quality. These areas are typically located within valleys where temperature inversion does not allow emissions to clear. The areas that have been identified are Dunlop, East O'Malley and Molonglo Valley (excluding Wright).

These areas are restricted by the Memorandum of Provision (document registered with Land Titles that is collateral to the Crown lease) and would usually state:

SOLID FUEL HEATING SYSTEM

2.7 not install or use a solid fuel heating system on the Premises without the prior written approval of the Authority;

I have attached an example from Coombs for your reference (*2000049-2-MOP (Memorandum of Provisions)*).

In the past it has been determined that this provision triggers a development application which is then referred to the Environment Protection Authority (EPA) for advice. Usually the EPA would not support a wood heater in these areas unless the wood heater is very efficient (minimal emissions) and the applicant provides justification for the need.

This approach could be applied to the proposed West Belconnen Estate unless the intention is for a prohibition and therefore the provision in the MOP should be reworded to reflect this.

If you require any further information please do not hesitate to contact me.

Regards

Dominic Riches | Development Assessment Officer

Phone 02 6205 1834 | Fax 02 6207 1856

Planning Delivery Division | Environment and Planning Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.actpla.act.gov.au

From: Van Vucht, Lisa

Sent: Friday, 16 October 2015 8:30 AM

To: Riches, Dominic

Subject: FW: R54 Woodheater in the Concept Plan_DV351 West Belconnen

Importance: High

Hi Dominic

Do you have any background in relation to our approach to wood heaters?

See question below.

Happy to discuss.

Thanks

Lisa

From: Hai, Helen

Sent: Thursday, 15 October 2015 9:45 AM

To: Southwell, Linda; Van Vucht, Lisa

Cc: Gianakis, Steven; Kaucz, Alix

Subject: FW: R54 Woodheater in the Concept Plan_DV351 West Belconnen

Importance: High

Good morning Linda and Lisa

Could any of you provide some guidance on wood heaters? See email below.

Thanks and regards

Helen

From: Gianakis, Steven

Sent: Thursday, 15 October 2015 8:21 AM

To: Hai, Helen

Subject: RE: R54 Woodheater in the Concept Plan_DV351 West Belconnen

Hi Helen

I understood that this is the same approach to woodheaters in Molonglo. You may need to check with DA or with Linda Southwell. May be the case that regs have now been updated.

Sorry can't provide any more guidance.

Steven

From: Hai, Helen
Sent: Wednesday, 14 October 2015 10:55 AM
To: Gianakis, Steven
Subject: R54 Woodheater in the Concept Plan_DV351 West Belconnen
Importance: High

Hi Steven

| 28. Wood Heaters | |
|---|--|
| R54 A restriction on wood heaters applies in West Belconnen. A Development Application for the installation of a solid fuel heating system will be required to be submitted to the Planning and Land Authority for assessment under the <i>Planning and Development Act 2007</i> . | This is a mandatory requirement. There is no applicable criterion. |

Alix questioned R54 wood heaters as there is no information in the P&D Act regarding to wood heaters. I've found few bits in the Environment Protection Act (Part 2.3 Offences relating to fuel-burning equipment) and Regulation 2005 (Division 2.2 Chimney emissions causing environmental harm).

It seems that no approval is needed if the burning equipment meets the standards specified in the EP Act 2.4 (1)(a). If Riverview is absolute about no wood heaters in West Belconnen, I suggest to delete "A Development Application for the installation of a solid fuel heating system will be required to be submitted to the Planning and Land Authority for assessment under the *Planning and Development Act 2007*." entirely.

Regards

Helen Hai | Planning Officer Territory Plan Section

Phone 02 6205 3989

Planning Delivery Branch | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

Woolfenden, Mitchell

From:
Sent: Thursday, 8 October 2015 5:46 PM
To: Gianakis, Steven; Hai, Helen
Cc:
Subject: RE: West belco DV

Thanks Steven

I am happy that your note below captures our conversation, thank you.

The other aspect which we discussed is that once the estate development plans are finalised the West Belconnen Concept Plan will fall away (at which time the clearance zone will revert to the current Belconnen District Precinct Code). Accordingly, once the odour studies are finalised and decisions are made about whether any odour control measures will be implemented at Lower Molonglo, we will need to revisit and update the Belconnen District Precinct Code to reflect the appropriate ongoing clearance zone requirements.

Kind regards

From: Gianakis, Steven [mailto:Steven.Gianakis@act.gov.au]
Sent: Thursday, 8 October 2015 4:41 PM
To: Hai, Helen
Cc:
Subject: RE: West belco DV

Hi

Thank you for your email, conversation yesterday and assistance with this matter.

As discussed, we will use the following suggested control, but rather than including it in the Belconnen District Precinct Code we will include it in the West Belconnen Concept Plan, as part of finalising the West Belconnen Variation to the Territory Plan. This is because the control in the concept plan overrides/takes precedence over the precinct code because it is the most recent. As such, we do not need to amend the precinct code, at this time.

| | |
|--|---|
| Rule XX New uses are not permitted within the 2.45km clearance zone from the Lower Molonglo Water Quality Control Centre, as shown in Figure XX, other than development which is compatible with, and does not have an adverse impact on the treatment plant, as determined by Icon Water. | Criteria XX The size of the clearance zone may be adjusted subject to an appropriate independent audit process and approval of the Environment Protection Authority and Icon Water. |
|--|---|

The existing mandatory rule 40 in the draft variation's concept plan (i.e. *Development is to be consistent with the additional rules and criteria that apply to the Lower Molonglo Water Quality Control Centre specified in the Belconnen District Precinct Map and Code.*) will be replaced by the above new control.

Regards,
Steven

From:
Sent: Tuesday, 6 October 2015 6:24 PM
To: Gianakis, Steven; Hai, Helen

Cc:
Subject: RE: West belco DV

Steve and Helen

Please see attached suggested amendments to the draft variation for your review.

I have worked with your suggestion below but made some additional changes to clarify how the size of the clearance zone may be changed as well as how compatible uses are determined (regardless of the size). Requiring the approval / satisfaction of Icon Water is consistent with the treatment of sewer vents in rules 38 and 39.

Please feel free to call me if you would like to discuss.

Kind regards

Icon Water



GPO Box 366 Canberra ACT 2601

iconwater.com.au | [Twitter](#) | [YouTube](#) | [LinkedIn](#)

From:
Sent: Thursday, 1 October 2015 2:05 PM
To: 'Gianakis, Steven'; Hai, Helen
Cc:
Subject: RE: West belco DV

We can do that Steven, will provide a response by COB Tuesday 6 October.

I will provide some advice regarding our understanding of the centre of the clearance zone. I think we are on the same page as you, but let me confirm it then also.

Enjoy your break.

Regards,

From: Gianakis, Steven [<mailto:Steven.Gianakis@act.gov.au>]
Sent: Thursday, 1 October 2015 2:01 PM
To: Hai, Helen
Cc:
Subject: RE: West belco DV

Hi

Will need your comments on Tuesday. Could you please also cc them to Helen Hai, as I'm away tomorrow and on Tuesday.

Cheers,
Steven

From:
Sent: Thursday, 1 October 2015 8:21 AM
To: Gianakis, Steven
Cc:
Subject: RE: West belco DV

Thanks Steve,

We would like to give further thought to the actual wording and respond to you early next week if that is possible.

Particularly we would like to explore:

- . Needing approval from Icon Water as well as the EPA, and
- . There were also a few other items we would like to consider and
- . Not sure if there are other changes proposed?

Regards,

GPO Box 366 Canberra ACT 2601

iconwater.com.au

From: Gianakis, Steven [<mailto:Steven.Gianakis@act.gov.au>]
Sent: Wednesday, 30 September 2015 4:43 PM
To:
Subject: West belco DV

Hi

As discussed, in response to Icon Water's comments, we believe that the intent of the comment that no rezoning should occur within the clearance zone can be met by the following rule and criteria.

Until such time as the criteria can be met, the rule is in place.

| Rule | Criteria |
|---|--|
| New residential, community and other sensitive uses are not permitted within the 2.45km clearance zone from the Lower Molonglo Water Quality Control Centre, as shown in Figure XX. | The clearance zone may be adjusted subject to an appropriate independent audit process and approval of the Environment Protection Authority. |

Happy to discuss.

Regards,

Steven Gianakis | Planning Investigations
Phone 02 62071741 | Fax 02 62072587
Strategic Planning | Environment and Planning | **ACT Government**

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Woolfenden, Mitchell

From: Hai, Helen
Sent: Monday, 12 October 2015 2:11 PM
To: Quirk, Mike
Cc: Carmichael, Tony
Subject: RE: Advice on size of a full-line supermarket_DV351 West Belconnen

Hi Mike

Thanks for the swift reply. It is really helpful.

Regards

Helen

From: Quirk, Mike
Sent: Monday, 12 October 2015 2:02 PM
To: Hai, Helen
Cc: Carmichael, Tony
Subject: RE: Advice on size of a full-line supermarket_DV351 West Belconnen

Helen

3000m2 is in the right ball park for the minimum size of a full line supermarket. Happy for it to be the minimum specification.

Mike Quirk
Forward Policy and Research
Environment and Planning Directorate
ACT Government
16 Challis St DICKSON ACT 2602
Ph 02 6207 1635

From: Hai, Helen
Sent: Monday, 12 October 2015 12:00 PM
To: Quirk, Mike
Subject: Advice on size of a full-line supermarket_DV351 West Belconnen
Importance: High

Hi Mike

FYI - I am currently preparing DV351 West Belconnen. During public consultation, owner of Kippax Fair raised their concern that West Belconnen's commercial centre would potentially impact on their retail business. In order to minimise such impact and provide a transitional change, a rule has been introduced in the proposed concept plan, see below:

| Rule | Criteria |
|--|--|
| Rxx No development application for a full-line supermarket (minimum 3000m ² gross floor area) will be approved within seven years from the commencement of Draft Variation to the Territory Plan No 351. | This is a mandatory requirement. There is no applicable criterion. |

Would you be able to advise on the minimal size for a full-line supermarket in the ACT? If different, any comment?
Hopefully to hear from you soon as the DV package needs to be sent to the minister's office soon.

Regards

Helen Hai | Planning Officer Territory Plan Section

Phone 02 6205 3989

Planning Delivery Branch | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

Woolfenden, Mitchell

From: Southwell, Linda
Sent: Thursday, 15 October 2015 9:49 AM
To: Hai, Helen; Van Vucht, Lisa
Cc: Gianakis, Steven; Kaucz, Alix
Subject: RE: R54 Woodheater in the Concept Plan_DV351 West Belconnen

Hi Helen

I have no idea sorry – Lisa may be able to assist.

I agree though if you want to ban wood heaters all together you should remove A Development Application for the installation of a solid fuel heating system will be required to be submitted to the Planning and Land Authority for assessment under the Planning and Development Act 2007.” from the Territory plan to avoid confusion.

Linda

From: Hai, Helen
Sent: Thursday, 15 October 2015 9:45 AM
To: Southwell, Linda; Van Vucht, Lisa
Cc: Gianakis, Steven; Kaucz, Alix
Subject: FW: R54 Woodheater in the Concept Plan_DV351 West Belconnen
Importance: High

Good morning Linda and Lisa

Could any of you provide some guidance on wood heaters? See email below.

Thanks and regards

Helen

From: Gianakis, Steven
Sent: Thursday, 15 October 2015 8:21 AM
To: Hai, Helen
Subject: RE: R54 Woodheater in the Concept Plan_DV351 West Belconnen

Hi Helen

I understood that this is the same approach to woodheaters in Molonglo. You may need to check with DA or with Linda Southwell. May be the case that regs have now been updated.

Sorry can't provide any more guidance.
Steven

From: Hai, Helen
Sent: Wednesday, 14 October 2015 10:55 AM
To: Gianakis, Steven
Subject: R54 Woodheater in the Concept Plan_DV351 West Belconnen
Importance: High

Hi Steven

28. Wood Heaters

R54

A restriction on wood heaters applies in West Belconnen. A Development Application for the installation of a solid fuel heating system will be required to be submitted to the Planning and Land Authority for assessment under the *Planning and Development Act 2007*.

This is a mandatory requirement. There is no applicable criterion.

Alix questioned R54 wood heaters as there is no information in the P&D Act regarding to wood heaters. I've found few bits in the Environment Protection Act (Part 2.3 Offences relating to fuel-burning equipment) and Regulation 2005 (Division 2.2 Chimney emissions causing environmental harm).

It seems that no approval is needed if the burning equipment meets the standards specified in the EP Act 2.4 (1)(a). If Riverview is absolute about no wood heaters in West Belconnen, I suggest to delete "A Development Application for the installation of a solid fuel heating system will be required to be submitted to the Planning and Land Authority for assessment under the *Planning and Development Act 2007*." entirely.

Regards

Helen Hai | Planning Officer Territory Plan Section

Phone 02 6205 3989

Planning Delivery Branch | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

Appendix A



Structure Plan

West Belconnen

Land located West of
Macgregor and Holt in the district of
Belconnen

1. INTRODUCTION

This structure plan sets out the principles and policies that apply to the West Belconnen future urban area in accordance with section 91 of the *Planning and Development Act 2007*.

A concept plan for West Belconnen, which is deemed to be a precinct code under the *Planning and Development Act 2007*, has been prepared for the area subject to this structure plan.

2. APPLICATION

This structure plan applies to the future urban area in **Figure 1**. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007* ceases to be affected by this structure plan.

3. PROHIBITED DEVELOPMENT

For the purposes of s136(2) of the *Planning and Development Act 2007*, development by an entity is not prohibited, provided that the land on which the development is proposed was transferred to the entity by a Territory authority for the purpose of land development.

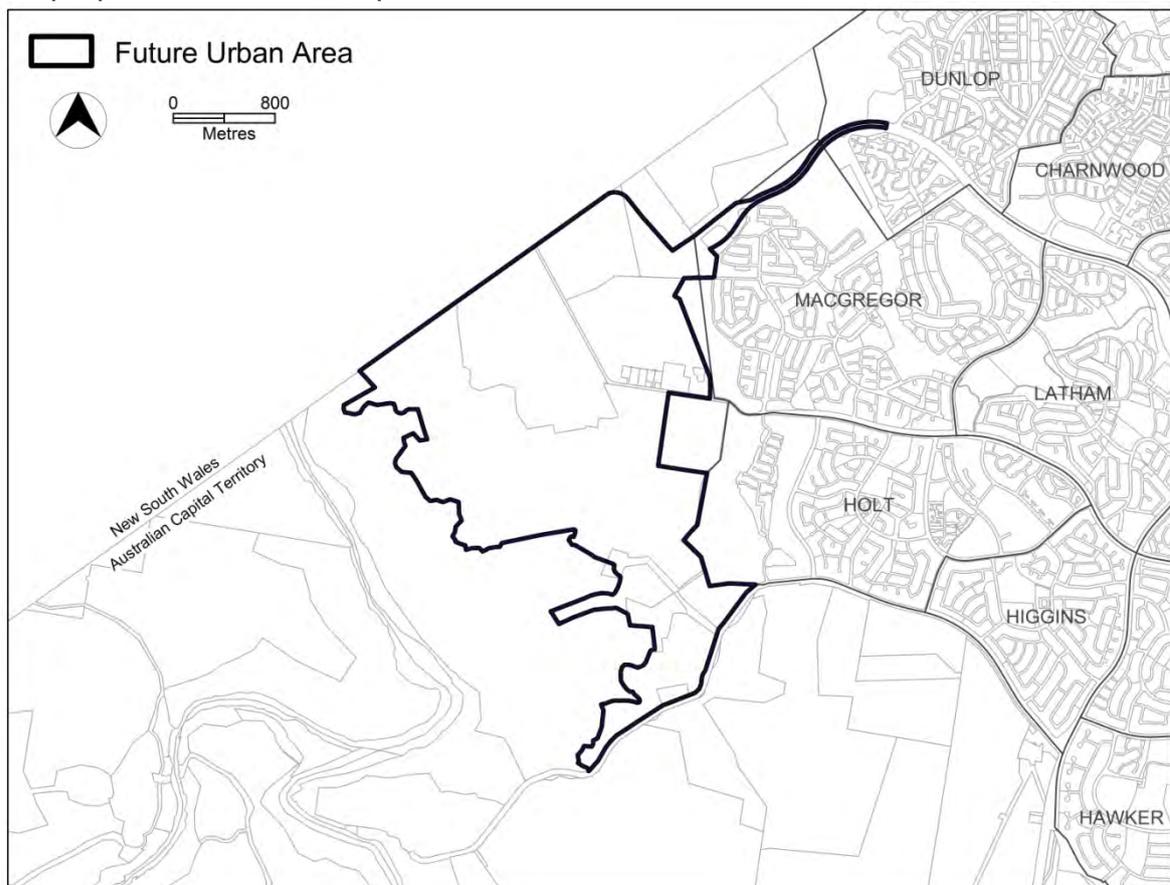


Figure 1: Future urban area at commencement of the West Belconnen Structure Plan

4. GENERAL PRINCIPLES AND POLICIES

The planning principles and policies for the broad structure are that:

1. development should encourage an environment that facilitates sustainability in terms of ecological, cultural, heritage, social and economic considerations;
2. the landscape setting and values of the site should be recognised and enhanced. Existing significant landscape features will be retained and protected;
3. local neighbourhoods should be designed to encourage non-car based trips and focussed on an activity node of an appropriate type and scale, such as a commercial centre, park or community facility;
4. residential areas should be based on a series of inter-connected suburbs (each generally containing 3 or 4 neighbourhoods) typically adjoining a school and open space corridor;
5. the development's main commercial centre should be well located on a major road in order to serve multiple suburbs to ensure the long term viability of the centre;
6. the provision of community and recreation facilities should be provided in a manner that is accessible, flexible, co-located, clustered, adaptable, visible and sustainable;
7. an integrated cycling route network should be created within and between communities consistent with ACT and national standards;
8. the open space system should form a continuous network of spaces that contains a hierarchy and sequence of destinations eg. centres, schools, parks, community facilities, ovals and ponds;
9. the road hierarchy should be clearly legible and provide good and safe access to all users and encourage high levels of active and public transport usage;
10. the links between sustainable urban water management and potential impacts on flora, fauna, heritage and the conservation corridor should be recognised. Furthermore, appropriate sustainable urban water management measures will be implemented to manage runoff and reduce the number of run-off days to replicate, as closely as possible, pre-development peak flows protect the river corridor, water quality and downstream ecology.
11. Aboriginal and historic heritage place and objects will be recognised and significant sites conserved in public open space where appropriate.

12. Development shall provide for and be integrated with adjacent urban development in the ACT and the proposed future development, immediately adjacent in New South Wales.
13. Sustainable development and climate change adaptation is to be taken into consideration with the application of no regrets and inter-generational equity principles.

5. PRINCIPLES FOR THE DEVELOPMENT OF WEST BELCONNEN FUTURE URBAN AREA

The development will accord with the principles contained in the Statement of Strategic Directions.

6. POLICIES FOR THE DEVELOPMENT OF WEST BELCONNEN FUTURE URBAN AREA

6.1 General

14. Urban development will be generally in accordance with the zones applying to the future urban area, as shown on the Territory Plan map.

Notes:

1. The future urban area will diminish as development proceeds. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007* ceases to be affected by this structure plan.
 2. The nature and extent of zones under the Territory Plan are confirmed after land ceases to be part of the future urban area.
15. The local neighbourhood is to be generally based on a walkable radius of around 400 metres from an activity node such as a park, bus stop, mixed use development or community facility.

6.2 Concept plan

16. A concept plan(s), which is deemed to be a precinct code under the *Planning and Development Act 2007*, will be prepared.

6.3 Social principles

17. Provision will be made for a range of housing types, densities and affordability, to meet changes in household and community needs and encourage the formation of a diverse community.
18. Higher density development will be encouraged within and near the main commercial centre and in other suitable locations well served by public transport and maximising accessibility to services, facilities and employment.

19. Provision will be made for aged care and special needs housing.
20. Community facility sites will be located close to public transport and generally in places where, for reasons of convenience and safety, people have cause to congregate, particularly shopping centres and schools.
21. Neighbourhoods will be planned to encourage walking and cycling to reduce vehicle dependence, with a legible and permeable hierarchy of roads, conveniently located commercial and community facilities, a network of open spaces, an on and off road system for pedestrians and cyclists where appropriate and provision for accessible public transport.
22. The location, design and siting of development will promote community vitality, safety and equity of access (for people with limited mobility).
23. Development outcomes are to adhere with Government affordable housing strategies and policies.

6.4 Economic principles

24. Infrastructure and services will be provided and managed in a cost effective manner taking into account whole-of-life and whole-of-system costs.
25. The main commercial centre will be located near a major road and provide the main concentration of employment, commercial and community activities in the area. The centre will be well serviced by public transport and link effectively with the wider pedestrian and cycling network.
26. The group centre is to be designed as a mixed use facility and supported by residential development with flexibility to evolve and meet changing community needs over time.

6.5 Environment protection

27. The landscape setting and values of West Belconnen will be recognised and sensitively incorporated into the urban design of the area. This includes the visual connection to the range of hills immediately west of the Murrumbidgee River, the distant Brindabella Ranges and the group of hills to the north of Ginninderra Creek.
28. Exceptional trees, significant trees and tree stands will be retained and integrated into the urban fabric through inclusion in open space, parks, streets and other areas wherever possible.
29. Best practice water sensitive urban design principles will be adopted at all levels of the development to minimise potable water usage, manage

overland flows, protect water quality and aquatic habitat in the Murrumbidgee River and Ginninderra Creek.

30. Subdivision design will facilitate energy efficient housing in accordance with current best practice and evolving approaches.
31. Aboriginal and European heritage places will be recognised and significant sites conserved in a manner agreed by the ACT Heritage Unit and in consultation with Registered Aboriginal Organisations.
32. Bushfire risk assessments and management plans will be prepared and implemented in accordance with relevant Government guidelines for bushfire mitigation.
33. Areas of high conservation value will be protected from development, and the impact of adjacent urban development minimised, through suitable mechanisms including the provision of buffers where required.
34. Hills, Ridges and Buffer areas (excluding the Belconnen land fill) are to be generally excluded from development except those uses permitted under the Territory Plan for the zoning.

6.6 Landscape and Open Space Principles

35. Development will be planned to respond to the topography of the area by minimising cut and fill, responding to key features (i.e. vistas, drainage lines and topography) and minimising visual impacts of the development.
36. Buffer zones will be provided in areas adjacent to existing development and major roads, if required.
37. The Murrumbidgee River corridor is recognised as an important natural and cultural asset to the ACT and wider region. It will be planned as an integral part of the National Capital Open Space System by providing for continuity of recreation use with surrounding open space and the river corridor.
38. The environmental quality, landscape setting and natural and cultural attributes of the Murrumbidgee River corridor will be reinforced by the provision of a conservation area on the eastern side of the river.
39. Provision will be made in the conservation corridor to create a balance between spaces allocated for recreational activities and protecting the area's natural and cultural values in a sensitive manner.
40. Open space will be incorporated as an integrated hierarchical system which provides for diversity of sport and recreational activities, offers opportunities for flexible and shared use of space, contributes to the

legibility and character of urban development and assists in the effective management of stormwater including encouraging onsite infiltration.

41. Playing fields will be provided in central locations and typically colocated with schools to maximise access and usage, where required.
42. Provision will be made for open space links between the Murrumbidgee River Corridor, Ginninderra Creek and Strathnairn Village suitable for cycling, pedestrian and equestrian use.
43. Provision will be made for open space links to the Molonglo River Corridor and to the existing off road path network in Belconnen for the purposes of pedestrian, equestrian and cycle use.

6.7 Urban design principles

44. Subdivision design and layout will maximise access to 'special places' to enhance character of West Belconnen and contribute to a sense of place. Special places include the Murrumbidgee River Corridor, Strathnairn Village, the commercial centres, neighbourhood activity nodes, active and passive open spaces, riparian (creek and drainage) corridors and other open space corridors.
45. Subdivision and detailed planning will provide for quality design outcomes within residential areas, centres and activity nodes, along principal approach routes and in the interface between public and private spaces (including shared spaces and spaces surrounding buildings).
46. Subdivision and detailed planning will maximise solar access, while being innovative in responding to topographic and planning constraints.
47. Road and other transport links will provide for high levels of accessibility to areas within West Belconnen and in surrounding areas. This will be partially achieved through links to the existing arterial road network surrounding the West Belconnen development.

6.8 Housing

48. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability.
49. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.

6.9 Transport planning principles

50. Current and projected traffic flows on adjacent arterial roads and the wider road network in surrounding areas will be considered in the design of the road network for the West Belconnen development.
51. The road network is to be designed to support the future expansion of the rapid transport corridor.
52. The transport network will encourage modal shift in support of Transport for Canberra.

6.10 Belconnen land fill

53. A master plan is to be prepared for the land fill site that will determine uses and activities within the site, which will be subject to an appropriate audit process and approval of the Environment Planning Authority. The master plan will inform future Territory Plan zonings for the land.

7. POLICIES FOR THE DEVELOPMENT OF THE WEST BELCONNEN DEVELOPMENT AREA

7.1 General

54. Urban development will be generally in accordance with the zones applying to the future urban area shown on the Territory Plan map.

Notes:

1. The future urban area will diminish as development proceeds. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007*, ceases to be affected by this structure plan.
 2. The nature and extent of zones under the Territory Plan are confirmed after land ceases to be part of the future urban area.
55. The local neighbourhood is to be generally based on a walkable radius of around 400 metres from an activity node such as a park, bus stop, shops, community facility or school.
56. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability.
57. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.

7.2 Concept plans

58. Concept plans (which are deemed to be precinct codes under the *Planning and Development Act 2007*) may be prepared where departures from the relevant development codes are proposed. Such matters as higher development densities, response to slope and orientation, increased building heights, and contemporary best practice for energy efficiency, water efficiency and solar access, could be included.

7.3 Conservation Corridor

59. A conservation corridor will be created and managed in accordance with the commitments agreed under the approved West Belconnen Strategic Assessment and the Strategic Bushfire Management Plan Version 3 (or its successor).
60. A plan that prescribes management conditions for the conservation corridor shall be prepared by the entity responsible for its management. The management plan will include comprehensive provisions giving weight to each of conservation of threatened species and ecological communities; water quality monitoring and management; bushfire protection; heritage values; and recreation use.

61. The management plan will prescribe management arrangements and controls that may be applied to infrastructure to be installed in the corridor.
62. The management plan shall be prepared in consultation with relevant agencies and stakeholder groups and will be updated as required.
63. The conservation corridor is recognised as an important natural and cultural asset to the ACT and region. It will be planned as an integral part of the National Capital Open Space System by providing for continuity of recreation use with surrounding open space and the Murrumbidgee River corridor.

7.4 Environment Protection

64. The development is to be generally contained to the area north of Stockdill Drive, east of the Murrumbidgee River, south of Ginninderra Creek and extending to the ACT/NSW border.
65. Clearance zones will be imposed as overlay controls that preclude sensitive uses in areas situated in the vicinity of existing uses with odour, air quality or noise impacts. Clearance zones will remain in place, pending removal or amelioration of the environmental impact, subject to an appropriate audit process and to the satisfaction of the Environmental Protection Authority.
66. The visual connection to important hills is to be maintained. These include the range of hills immediately west of the Murrumbidgee River and group of hills to the north of Ginninderra Creek.
67. Where appropriate, the width of the road reservation is to allow for the retention or establishment of large trees to visually reinforce the major route.
68. Areas with high conservation value and heritage value will be protected from development where possible, and the impact of adjacent urban development minimised through suitable mechanisms, including the provision of appropriate buffers.
69. The Murrumbidgee River corridor and associated conservation area are to be managed to protect water quality, classified species and communities, bird habitats, high value woodlands and grasslands, and natural and cultural assets.
70. In subdivision design, larger lots will generally be situated on steeper/constrained land to appropriately respond to topography, minimise cut and fill and maximise tree retention.

71. Land use zones within the Belconnen land fill site (Block 1586 Belconnen) will be determined through a master plan for the site, subject to an appropriate audit process and approval of the Environment Protection Authority.
72. Where appropriate, noise abatement measures will be implemented to address impacts on residents of adjacent suburbs where new roads or upgrades to existing roads result in unacceptable impacts to existing levels of amenity.

7.5 Bushfire Management

73. Leading practice bushfire risk management is to be implemented in all stages of planning (including subdivision) in accordance with the Strategic Bushfire Management Plan Version 3 (or its successor) and policies.
74. The staging of development is to be undertaken in a manner that minimises bushfire risk to residents and accords with agreed bushfire mitigation measures.
75. Provision will be made in the conservation corridor for recreational activities appropriate to the characteristics of the river and adjacent land, and in a manner that provides bushfire protection and reinforces and protects the natural and cultural values of the river corridor.
76. The inner asset protection zone is to be located outside the river corridor boundary, within the urban area.

7.6 Heritage

77. Conservation Management Plans are to be prepared for Aboriginal heritage places and objects.

7.7 Residential

78. Zones will be allocated by a technical amendment to the Territory Plan under s96 of the *Planning and Development Act 2007* in accordance with the following principles:
 - (a) Suburban scale housing is to be the dominant housing type.
 - (b) Medium density housing, which may include a higher built form is to be located on land near major transport routes, commercial centres, at activity nodes, and in locations with higher amenity.

- (c) Residential mixed use (ie. residential and commercial or residential and community facilities) to be located near the main commercial centre, and in areas with high amenity.
- 79. Precinct codes will be assessed by the relevant Authority against any relevant Government affordable housing policies or strategies.
- 80. Subdivision design will facilitate energy efficient housing consistent with current best practice and in a manner sensitive to West Belconnen site conditions, amenity and cost.
- 81. Opportunities for special dwellings and supportive housing are to be provided.
- 82. Noise abatement measures will be incorporated into the design of residential buildings along major roads and adjacent to other substantial noise sources, where appropriate.
- 83. An edge road, landscape buffer or other suitable interface treatment are to be provided along the eastern edge of the development area between adjacent suburbs and the eastern boundary of the West Belconnen development.
- 84. The main commercial centre is to be located adjacent to a major arterial road. The centre will be a major focus for commercial and community activity, accommodating supermarkets and a range of other retail, commercial, business services and community facilities. Opportunities for higher density housing will be provided within, and adjacent to, the main commercial centre.
- 85. Commercial uses, generally of a non-retail nature, may be located within the CZ5 zone to the north west and south west of the main commercial centre, along Parkwood Road and in the Belconnen Land Fill site. These uses may be associated with residential development. Any changes to existing land uses within the Belconnen Land Fill site will be determined through a master plan for the site, subject to an appropriate audit process and approval of the Environment Protection Authority.
- 86. Minor commercial and retail uses may be located throughout the development in response to market and community needs, provided that the proposed use is consistent with Territory Plan zone provisions and objectives.

7.8 Sustainable Development

- 87. In considering how to respond to climate change, implement a green infrastructure approach to the planning of unleased territory land.

7.9 Open space and recreation

88. The provision of open space for active recreation will generally accord with the relevant Territory guidelines.
89. Strong recreational links are to be facilitated within West Belconnen and surrounding suburbs to allow safe, appropriate and convenient access to the Murrumbidgee River and conservation corridor.
90. Playing fields, ovals and district parks will, where possible, be located on flatter land, accessible to movement systems, and possibly co-located with schools. They will be edged by a local street and provide parking where practicable on edge streets to avoid large surface car parks.
91. Land with suitable topographic characteristics, adjacent to nominated school sites is to be reserved for school ovals, except where district playing fields are already identified adjacent to the school sites.
92. Land with suitable topographic characteristics is to be reserved for the provision of district level playing fields.
93. Local parks are to be provided that incorporate remnant tree stands where possible, and will generally be edged by streets, not back or side fences.
94. The Bicentennial National Trail will be provided through and/or around the development.

7.10 Community facilities

95. Where appropriate, commercial centres and activity nodes are to provide sites for community facilities.
96. Sites will be allocated for schools.
97. Community facilities sites, including community centres and the like may be allocated within or adjacent to residential land consistent with Territory Plan zone provisions and objectives.
98. Special Fire Protection Developments are not permitted adjacent to the River Corridor boundary without the approval of the Emergency Services Agency.
99. The Strathnairn Arts Facility is to be retained with an appropriate interface with adjacent development. Limited additional commercial and community uses are to be provided to permit the Facility to expand in the future as well as to service the adjacent development, providing that arts remains as the pre-eminent use on the land.

100. The Belconnen Farm heritage site will be developed and managed in accordance with a conservation management plan to be approved for the site and in addition but without compromising the intent of the conservation management plan will provide for limited commercial and community related activities associated with the adjacent development.

7.11 Stormwater management

101. A water sensitive urban design (WSUD) strategy will be adopted to control stormwater runoff from the West Belconnen development. The strategy will comply with current ACT WSUD policy documents and will comprehensively address issues relating to the management of water quality control and minimise adverse impacts on flow regimes into the Murrumbidgee River and Ginninderra Creek. Flow regimes should reduce the number of run-off days to replicate, as closely as possible, pre-development peak flows.

7.12 Traffic management

102. Access to West Belconnen will be via existing roads Drake Brockman Drive, Southern Cross Drive and (subject to approval) Ginninderra Drive (see 109 in section 7.12). Where required, these roads will be augmented to cater for the additional traffic volumes and align with current sustainable transport policy and objectives.
103. Major roads within the development are to be generally designed as urban boulevards, with service streets and address frontages. Regular cross-streets are to be provided, consistent with traffic safety and efficiency, to minimise the effect of the arterials as a barriers between neighbourhoods.
104. Major roads through the development are to be designed to also accommodate traffic generated by the ultimate development adjacent in NSW.
105. An interconnected street system is to be provided that facilitates a choice of routes and legible way-finding, and is appropriately landscaped in accordance with its function and character.
106. Traffic volumes and congestion on the wider road network in existing areas of Belconnen will continue to be monitored and upgraded, as necessary, in order to maintain acceptable levels of capacity (in accordance with national standards) and align with relevant sustainable transport policy and objectives.
107. The extension of Ginninderra Drive and its alignment is subject to approval under the EPBC Act, as it impacts on the Jarramlee and West

Macgregor environmental offset areas.

108. Implications for the wider road network should be given due consideration through ongoing traffic management and planning.

7.13 Transport

109. Shared paths (bicycle/pedestrian) will provide access to key features within West Belconnen including the conservation corridor, Murrumbidgee River and Ginninderra Creek corridors, the group centre, schools and Strathnairn. The paths will also connect to existing shared paths that link West Belconnen with the wider Belconnen district, Canberra City and beyond.
110. The road layout is to be designed to enable expansion of the public transport system by creating a system which uses the new West Belconnen arterial as part of a public transport spine to link West Belconnen with the surrounding Belconnen district, Kippax Group Centre and beyond.

7.14 Tourist and Recreation Facilities

111. The proposed conservation corridor and Murrumbidgee River offer opportunities for research, education, recreation and ecotourism. The potential of these places will be further explored as part of a separate master planning exercise.

7.15 Emergency Services Facilities

112. Facilities to be provided as required.

7.16 Infrastructure and Services

113. Provision will be made for the construction of infrastructure to service the development as required and to the satisfaction of the Territory.
114. All infrastructure provision including water supply for fire fighting purposes shall comply with the Strategic Bushfire Management Plan Version 3 (or its successor).
115. Easements around electrical infrastructure are to be provided to the satisfaction of the Territory and the electrical infrastructure asset owners.
116. A site will be allocated for the provision of a zone substation and associated infrastructure, to the satisfaction of the Territory.
117. Appropriate interface treatments should be provided between electrical substation sites and adjacent development areas, to the satisfaction of the ACT Planning and Land Authority and electrical infrastructure asset owners.

Appendix B



West Belconnen Concept Plan

Table of Contents

| | |
|--|----|
| Purpose | 3 |
| Desired planning outcomes | 3 |
| Code hierarchy | 4 |
| Part A – Land Use | 5 |
| 1. Land Use Plan | 5 |
| Part B - Subdivision | 8 |
| 2. Dwelling Yield | 8 |
| 3. Belconnen Land Fill Site Master Plan | 9 |
| 4. Bushfire | 9 |
| 5. Horse Trails | 9 |
| 6. Equestrian Facilities | 9 |
| 7. Urban Edge | 9 |
| 8. Conservation Areas | 10 |
| 9. Environment Protection Biodiversity and Conservation Act requirements | 10 |
| 10. Aboriginal Heritage Places and Objects | 10 |
| 11. Interface with Adjacent Residential Estate | 10 |
| 12. Interface with Strathnairn Arts Precinct (Block 1332 Belconnen) | 11 |
| 13. Interface with Billabong Aboriginal Development Corporation (Block 1420 Belconnen) | 11 |
| 14. Delineation of the ACT and NSW Border | 11 |
| 15. Street Network Hierarchy | 11 |
| 16. Electrical Infrastructure | 12 |
| 17. Belconnen Farm Heritage Precinct | 12 |
| 18. Sewer Vents | 13 |
| 19. Lower Molonglo Water Quality Control Centre Clearance Zone | 13 |
| 20. Schools | 13 |
| 21. Community Facility Sites | 13 |
| 22. Commercial Centres | 14 |
| 23. Little Eagle Clearance Zone | 14 |
| 24. Stormwater Management | 14 |
| 25. Flooding | 15 |
| 26. Climate Change | 15 |
| 27. Recreation Facilities | 15 |
| 28. Cat Containment | 16 |
| Part C Development | 16 |
| 29. Supermarket | 16 |

Purpose

The purpose of this plan is to:

- a. guide the design and assessment of estate development plan (subdivision proposals) development applications in West Belconnen
- b. inform the delineation of Territory Plan land use zones at the time when a parcel of land ceases to be part of the future urban area following approval of an estate development plan
- c. guide the development of individual blocks in concert with other relevant codes under the Territory Plan
- d. guide the development and management of the public domain
- e. ensure that planning and development is consistent with commitments made under the West Belconnen Strategic Assessment
- f. ensure that the development appropriately consider adjacent development in NSW and that the border interface is appropriately recognised and designed

Desired planning outcomes

The purpose of the development controls (i.e. rules and criteria) is to:

- a. provide diverse housing zones, types and densities to meet the changing needs of the community
- b. allow for zoning to accommodate increased residential densities and building heights generally close to public transport routes and retail/commercial centres (where provided)
- c. provide for community facilities and retail/commercial uses
- d. provide development types on the urban edge that minimise impacts on river and creek corridors and provide opportunity to connect with ecological values within the Murrumbidgee River corridor
- e. provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- f. encourage walking, cycling and the use of public transport
- g. provide a legible road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to adjacent areas
- h. retain significant elements of the site as part of the urban open space network that connects to adjacent suburbs and areas with public access and high levels of amenity and safety
- i. provide for effective buffers and relationships between residential development and nature reserves
- j. provide a river corridor conservation zone
- k. ensure protection of areas or items of heritage significance

- l. employ leading practice stormwater management measures and apply water sensitive urban design principles
- m. minimisation of all impacts to adjacent nature reserve areas
- n. Provide appropriate bushfire mitigation management
- o. Provide for clearance zones that limit the development of sensitive uses in areas affected by noise, odour and air quality issues, and to provide for the adjustment of clearance zones when appropriate
- p. Provide for clearance zones that limit development so as to protect the vulnerable little eagle and a poultry facility from zoonotic impacts, and to provide for the adjustment of clearance zones when appropriate – zoonosis is the process whereby disease is transferred from one species to another
- q. The West Belconnen development area will provide opportunities for housing choice, land use diversity and broad ranging affordability
- r. The development area may incorporate site specific provisions to enable innovative and sustainable approaches to housing and built form.
- s. Provide for the retention of higher quality existing trees whilst allowing for removal of poorer quality trees where retention is not feasible
- t. Provide a development including subdivision, built form, materials, open space and green infrastructure that responds to climate change and reduces the city heat effect

Code hierarchy

This concept plan is a **precinct code** under the *Planning and Development Act 2007*.

More than one type of code may apply to a particular development proposal. Occasionally inconsistencies between the provisions arise, particularly where a precinct code seeks to apply special provisions in response to particular local circumstances or planning issues.

Where this occurs, a **precinct code** prevails over a **development code** and a **general code**, but only to the extent of the inconsistency.

| Part A – Land Use | |
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| Rules | Criteria |
| 1. Land Use Plan | |
| <p>R1 Residential zones shown on a land use plan lodged with an Estate Development Plan are consistent with the Territory Plan map.</p> | <p>C1 Residential zones are consistent with the objectives of the zone and achieve all of the following:</p> <ul style="list-style-type: none"> a) reasonable mix of zones to support diversity in housing type b) provide for housing affordability c) provide for changing demographic needs of the community d) increased density and building heights: <ul style="list-style-type: none"> i. near collector roads ii. near commercial centres iii. in close proximity to public transport e) consistency with the desired planning outcomes. |
| <p>R2 No residential use is permitted within the clearance zones as shown in Figure 1 Clearance Zone Map A, Figure 2 Clearance Zone Map B and Figure 3 Clearance Zone Map C.</p> | <p>C2 Clearance zones may be adjusted, subject to an appropriate audit process and approval from the Environment Protection Authority.</p> |
| <p>R3 Block 1332 Belconnen or successor (the Strathnairn Arts Precinct) is to have a community facility zone shown on a land use plan lodged with an Estate Development Plan that is consistent with the Territory Plan map.</p> | <p>C3 This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>There is no applicable rule.</p> | <p>C4 Block 1332 Belconnen or successor (the Strathnairn Arts Precinct) may include the following uses:</p> <ul style="list-style-type: none"> a) Craft workshop b) Place of assembly c) Produce market d) Restaurant (limited to a maximum of 250m² for the entire block) e) Shop (limited to a maximum of 100m² for the entire block but excluding uses that are ancillary to |

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| | <p>the main use of the land for arts and craft)</p> <p>f) Business agency (limited to a maximum 500m² for the entire block)</p> |
| <p>There is no applicable rule.</p> | <p>C5 Belconnen Farm Heritage Precinct may include the following uses:</p> <p>a) Craft workshop</p> <p>b) Place of assembly</p> <p>c) Produce market</p> <p>d) Restaurant (limited to a maximum of 250m² for the entire block)</p> <p>e) Shop (limited to a maximum of 100m² for the entire block but excluding uses that are ancillary to the main use of the land for arts and craft)</p> <p>f) Business agency (limited to a maximum 500m² for the entire block)</p> |
| <p>R6 Community facility zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.</p> | <p>C6 Community facility zone is consistent with the objectives of the zone and achieve all of the following:</p> <p>a) adjacent to the collector road</p> <p>b) in close proximity to public transport</p> <p>c) in close proximity to commercial zones, if provided</p> <p>d) encourage co-location and/or clustering of facilities</p> <p>e) suitable to accommodate relevant facilities in accordance with the Community and Recreation Facilities Location Guidelines General Code</p> <p>f) consistent with the recommendations of a community and social needs assessment, endorsed by the relevant authorities (e.g. the Environment and Planning Directorate and the Education and Training Directorate)</p> <p>g) consistency with the desired</p> |

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| | planning outcomes. |
| <p>R7 No community use is permitted within the clearance zones as shown in Figure 1 Clearance Zone Map A, Figure 2 Clearance Zone Map B and Figure 3 Clearance Zone Map C.</p> | <p>C7 Clearance zones may be adjusted, subject to an appropriate audit process and approval of the Environment Protection Authority.</p> |
| <p>R8 Parks and recreation (PRZ1 urban open space) zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.</p> | <p>C8 Urban open space is consistent with the objectives of the zone and achieves all of the following:</p> <ul style="list-style-type: none"> a) retention of cultural heritage items b) retention of mature trees, consistent with an agreed tree and landscape strategy c) opportunities for pedestrian, equestrian and cycle paths to connect to activity nodes within the estate, and to the existing networks in adjoining suburbs d) provides opportunities for local recreation e) provision is to be consistent with the recommendations of a sporting and recreation needs assessment and the community needs assessment (as required), endorsed by Sport and Recreation and Strategic Planning f) consistency with the desired planning outcomes. |
| <p>R9 Commercial zones shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with the Territory Plan map.</p> | <p>C9 Commercial zones are consistent with the objectives of the zone and achieves all of the following:</p> <ul style="list-style-type: none"> a) adjacent to a collector road with public transport capability b) high accessibility for pedestrians, cyclists and vehicles c) provides services and facilities for the local community d) In close proximity to a community facility zone e) consistent with a commercial and |

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| | <p>retail needs assessment</p> <p>f) consistency with the desired planning outcomes.</p> |
| <p>R10 Land use zones within the Belconnen land fill site (Block 1586 Belconnen) as indicated in Figure 1 will be determined through a master plan for the site, subject to an appropriate audit process and approval from the Environment Protection Authority.</p> <p>Possible new zonings through a master planning process may include Industrial (I22 mixed use) and commercial zonings.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R11 Non urban (NUZ4 - River corridor) zone shown on a land use plan lodged with an <i>Estate Development Plan</i> is consistent with The Territory Plan map.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R12 Transport and Services (TSZ2 Services) zone shown on a land use plan lodged with an Estate Development Plan is consistent with the Territory Plan map.</p> | <p>C12 The Services zone is consistent with the objectives of the zone.</p> |
| <p>R13 Residential, community and other sensitive uses are not permitted within the clearance zones associated with Parkwood Egg Farm, the Belconnen Land Fill, the Lower Molonglo Water Quality Control Centre and the Green waste facility, as shown in Figure 1, 2 and 3.</p> | <p>C13 Clearance zones may be adjusted subject to an appropriate audit process and approval from the Environment Protection Authority.</p> |
| <p>R14 In addition to the above provision, whilst the Parkwood Egg Farm is operating, no new ponds, wetlands and the like are permitted within 800m from buildings housing poultry without the endorsement of the Environment Protection Authority.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |

| Part B - Subdivision | |
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| Rules | Criteria |
| 2. Dwelling Yield | |
| <p>R15 The maximum dwelling yield is 6500 dwellings.</p> | <p>C15 The maximum number of dwellings is subject to review and may be altered at the discretion of the Planning and Land Authority ten years after the approval of this concept plan and thereafter at five year intervals.</p> |

| 3. Belconnen Land Fill Site Master Plan | |
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| R16 A master plan is to be prepared for the land fill site that will identify future uses and activities to the satisfaction and endorsement of the relevant authority. | This is a mandatory requirement. There is no applicable criterion. |
| 4. Bushfire | |
| R17 A bushfire risk assessment that also takes into consideration the risk from New South Wales and along the river corridors is to be undertaken. The assessment is to take into consideration topography, urban edge conditions, and proposed land management practices within the adjacent river corridor. The assessment and required mitigation measures (such as required construction standards under <i>AS3959 Construction of Buildings in Bushfire-Prone Areas</i>) are to be approved by the Emergency Services Agency. | This is a mandatory requirement. There is no applicable criterion. |
| R18 No development is permitted within 300m of the ACT / NSW border (Figure 2) until a formal agreement has been entered into with the adjacent NSW land owner(s), to ensure that bushfire and fuel management will be undertaken consistent with ACT standards to the satisfaction of the Emergency Services Agency. | This is a mandatory requirement. There is no applicable criterion. |
| 5. Horse Trails | |
| There is no applicable rule. | C19 The provision of the Bicentennial National Trail and local horse trails are to be appropriately provided. Trails should endeavour to avoid conflict with pedestrians and cyclists, where ever possible. |
| 6. Equestrian Facilities | |
| There is no applicable rule. | C20 Any recommendation following an ACT strategic horse paddock review undertaken by the Environment and Planning Directorate is to be implemented. |
| 7. Urban Edge | |
| There is no applicable rule. | C21 The urban edge achieves all of the following: <ul style="list-style-type: none"> • a clear and manageable boundary |

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| | <p>between the Murrumbidgee River, Ginninderra Creek and the urban area</p> <ul style="list-style-type: none"> • continuous edge streets (or equivalent treatments approved by the Emergency Services Agency / ACT Rural Fire Service), bushfire protection zones, and controlled vehicular access points to Murrumbidgee River and Ginninderra Creek for bushfire management and general maintenance are provided • measures are provided to minimise the impact on Pink-Tailed Worm Lizard habitat and Box Gum Woodland from stormwater runoff, edge road earthworks, trunk infrastructure, fire protection, and pedestrian and cycle paths • continuous shared pedestrian and cycle path infrastructure is provided along the urban edge • trunk infrastructure services are integrated with paths and recreational networks, where possible. |
| 8. Conservation Areas | |
| R22 Areas of conservation will be protected from development with the impact of urban development and infrastructure minimised, through suitable mechanisms to the satisfaction of the Conservator of Flora and Fauna. | This is a mandatory requirement. There is no applicable criterion. |
| 9. Environment Protection Biodiversity and Conservation Act requirements | |
| R23 Development is not inconsistent with the <i>Environment Protection Biodiversity and Conservation Act 1999</i> and the approved Strategic Assessment under Part 10 of the Act to protect Matters of National Environmental Significance. | This is a mandatory requirement. There is no applicable criterion. |
| 10. Aboriginal Heritage Places and Objects | |
| R24 Identified Aboriginal heritage places and objects are to be managed in accordance with <i>Heritage Act 2004</i> provisions. | |
| 11. Interface with Adjacent Residential Estate | |
| R25 The interface between the estate and the adjacent residential estate (block 16 Section | This is a mandatory requirement. There is no applicable criterion. |

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| <p>99 Holt or successor) is to provide for integration between the two estates with appropriate road and path connections.</p> | |
| 12. Interface with Strathnairn Arts Precinct (Block 1332 Belconnen) | |
| <p>R26 The interface with the Strathnairn Arts Precinct will have regard for compatibility between adjacent land uses:</p> <p>BUFFER: A buffer zone or other appropriate treatment is required between Strathnairn and adjacent development to provide acoustic and visual separation from surrounding roads and other estate infrastructure. The buffer will enable continued passive artistic endeavour at the site and measures shall be external to the Strathnairn site boundary.</p> <p>ACCESS: Provide one primary (public use) and one secondary (user and emergency egress) point of access to the Precinct consistent with outcomes of the Strathnairn 2015 Master Plan.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 13. Interface with Billabong Aboriginal Development Corporation (Block 1420 Belconnen) | |
| <p>R27 The interface between the estate and the Billabong Aboriginal Development Corporation on Block 1420 Belconnen (see Figure 4) will have regard to compatibility between adjacent land uses and the activities that are undertaken on the block.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R28 Subdivision design for the (adjacent) estate is to be configured to provide the opportunity for possible future integration of Block 1420 Belconnen into the estate.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 14. Delineation of the ACT and NSW Border | |
| <p>R29 The alignment of the ACT/NSW border through the estate will be a recognisable linear open space element in the estate design.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| 15. Street Network Hierarchy | |
| <p>R30 Connections to the arterial road connections are to be consistent with Figure 5.</p> <p>The extension of Ginninderra Drive requires the separate approval of the Commonwealth under the <i>Environment Protection</i></p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |

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| <i>Biodiversity and Conservation Act 1999.</i> | |
| R31 Main roads (arterial and collector) through the estate are to be designed to accommodate development from adjacent NSW. | This is a mandatory requirement. There is no applicable criterion. |
| R32 Provision is to be made for at least two road connections into the adjoining NSW. These roads are to be connected into the main roads within the ACT. | C32 The number of road connections can be reviewed consistent with a master plan and approved by Territory and Municipal Services Directorate. |
| 16. Electrical Infrastructure | |
| R33 Easements (or reservation) associated with electrical infrastructure, such as overhead power lines, are to be endorsed by the Planning and Land Authority whilst taking advice from the operators of the TransGrid and/or ActewAGL networks, as required, and by the ACT Government's Technical Regulator who will audit the infrastructure design concepts process. | This is a mandatory requirement. There is no applicable criterion. |
| R34 Residential and other sensitive uses in the vicinity of Transgrid Canberra Substation and the (proposed) new ActewAGL zone substation will have regard to recommendations of a noise assessment, community safety and public health requirements to the satisfaction of the Planning and Land Authority taking advice from the operators of the TransGrid and/or ActewAGL networks. The endorsement of the ACT Government's Technical Regulator who will audit the infrastructure design concepts process will also be required. | This is a mandatory requirement. There is no applicable criterion. |
| There is no applicable rule. | C35 Appropriate interface treatments are to be provided between electrical substation sites and adjacent development areas, to the satisfaction of the Planning and Land Authority taking advice from electrical infrastructure asset owners. |
| 17. Belconnen Farm Heritage Precinct | |
| R36 The Belconnen Farm heritage precinct (Figure 4) is to be protected consistent with | This is a mandatory requirement. There is no applicable criterion. |

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| a conservation management plan approved by the Heritage Council. | |
| There is no applicable rule. | C37 An appropriate interface treatment is to be provided between the Farm and adjacent development, to the satisfaction of the Planning and Land Authority and ACT Heritage. |
| 18. Sewer Vents | |
| R38 No recreation activity that will encourage people to congregate within 130m of the sewer vent within the river corridor is permitted. | C38 A reduction in the dimension may be permitted with the endorsement of Icon Water. |
| R39 An odour assessment will be undertaken to identify any required clearance zones or mitigation measures associated with the existing sewer vents within the development area to the satisfaction of Icon Water. | This is a mandatory requirement. There is no applicable criterion. |
| 19. Lower Molonglo Water Quality Control Centre Clearance Zone | |
| R40 New uses are not permitted within the 2.45km clearance zone from the Lower Molonglo Water Quality Control Centre, as shown in Figure 3, other than development which is compatible with, and does not have an adverse impact on the treatment plant, as determined by Icon Water. | C40 The size of the clearance zone may be adjusted subject to an appropriate independent audit process and approval of the Environment Protection Authority and Icon Water. |
| 20. Schools | |
| R41 School sites are to be provided at locations shown on Figure 5. | C41 The provision and number of schools may be adjusted through an assessment that is endorsed by the Department of Education and Training. |
| 21. Community Facility Sites | |
| R42 A community and social needs (including community garden, urban agriculture and recreation needs) assessment report is to be prepared to determine and prescribe the future needs within the development and adjacent. The assessment is to be endorsed by the relevant authority. | This is a mandatory requirement. There is no applicable criterion. |

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| Provision is required to be made within the development to accommodate the identified community uses. | |
| 22. Commercial Centres | |
| There is no applicable rule. | <p>C43 A minimum of one commercial group centre is to be located centrally within the development.</p> <p>Additional commercial local centres are to be considered to meet the needs of convenient access to retail and services for local catchments.</p> |
| 23. Little Eagle Clearance Zone | |
| <p>R44 No development including infrastructure and construction related activities will be permitted within 200m of the Little Eagle nesting tree and foraging area indicated in Figure 1.</p> | <p>C44 Urban development is not permitted until such time as research on the Little Eagle has been completed and confirms that the site is suitable for development.</p> |
| 24. Stormwater Management | |
| <p>R45 The development is required to comply with the ACT Waterways: Water Sensitive Urban Design Code, including the following targets:</p> <ul style="list-style-type: none"> • Regional and catchment wide water quality targets; • Mains water use reduction target; • On-site retention target; • On-site detention target. | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R46 Stormwater management measures are required to be incorporated into the development to protect water quality of the Murrumbidgee River and Ginninderra Creek to the satisfaction and endorsement of the Environment Protection Authority.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| <p>R47 Stormwater management measures are required to protect Pink-Tailed Worm Lizard habitat and other environmentally sensitive habitats.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |
| There is no applicable rule. | <p>C48 Development is undertaken in a manner consistent with the objectives of the ACT Basin Priority project, in particular to maintain and improve water quality in ACT, and downstream, waterways.</p> <p>Note: This development is within one of the six priority catchments for the ACT Basin</p> |

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| | Priority Project which is progressing options for water quality management to maintain and improve environment, economic and social outcomes with a water quality focus, in ACT and region and downstream waterways. |
| 25. Flooding | |
| R49 All leased land is required to be above the 1% Annual Exceedance Probability (AEP). Note: The 1% AEP was previously the 1:100 flood line. | This is a mandatory requirement. There is no applicable criterion. |
| There is no applicable rule. | C50 Land use for areas above the 1% AEP and within the floodplain (defined as the Probable Maximum Flood extent) should be assessed against the nature of the development and the flood risk. |
| 26. Climate Change | |
| There is no applicable rule. | C51 Development is to be subject to a system of rating that measures the sustainability aspects of the development to the satisfaction of the Territory agency responsible for sustainability and climate change. |
| 27. Recreation Facilities | |
| R52 One district level sporting field complex and associated facilities of a minimum 15 hectares is to be provided in a central location with good access to the road network to the satisfaction of the relevant authority. | C52 Subject to a sports fields review endorsed by the relevant authority, the provision within the estate may be removed, if the facilities are being provided elsewhere in the district. |
| R53 An active and passive recreation needs assessment is to be undertaken to determine the future needs within the estate and in adjacent areas. The assessment is to take into account the sporting fields review and any alternative sporting recreation model including community recreation irrigated park. The assessment will be endorsed by the relevant authority. Provision will be made within the development to accommodate the identified recreation needs / uses. | This is a mandatory requirement. There is no applicable criterion. |

| 28. Cat Containment | |
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| R54 The provisions of <i>Domestic Animals Act</i> relating to cat containment apply. | This is a mandatory requirement. There is no applicable criterion. |

| Part C Development | |
|--|--|
| Rules | Criteria |
| 29. Supermarket | |
| R55 No development application for a full-line supermarket (minimum 3000m ² gross floor area) will be approved within eight years from the commencement of Draft Variation to the Territory Plan No 351. | This is a mandatory requirement. There is no applicable criterion. |

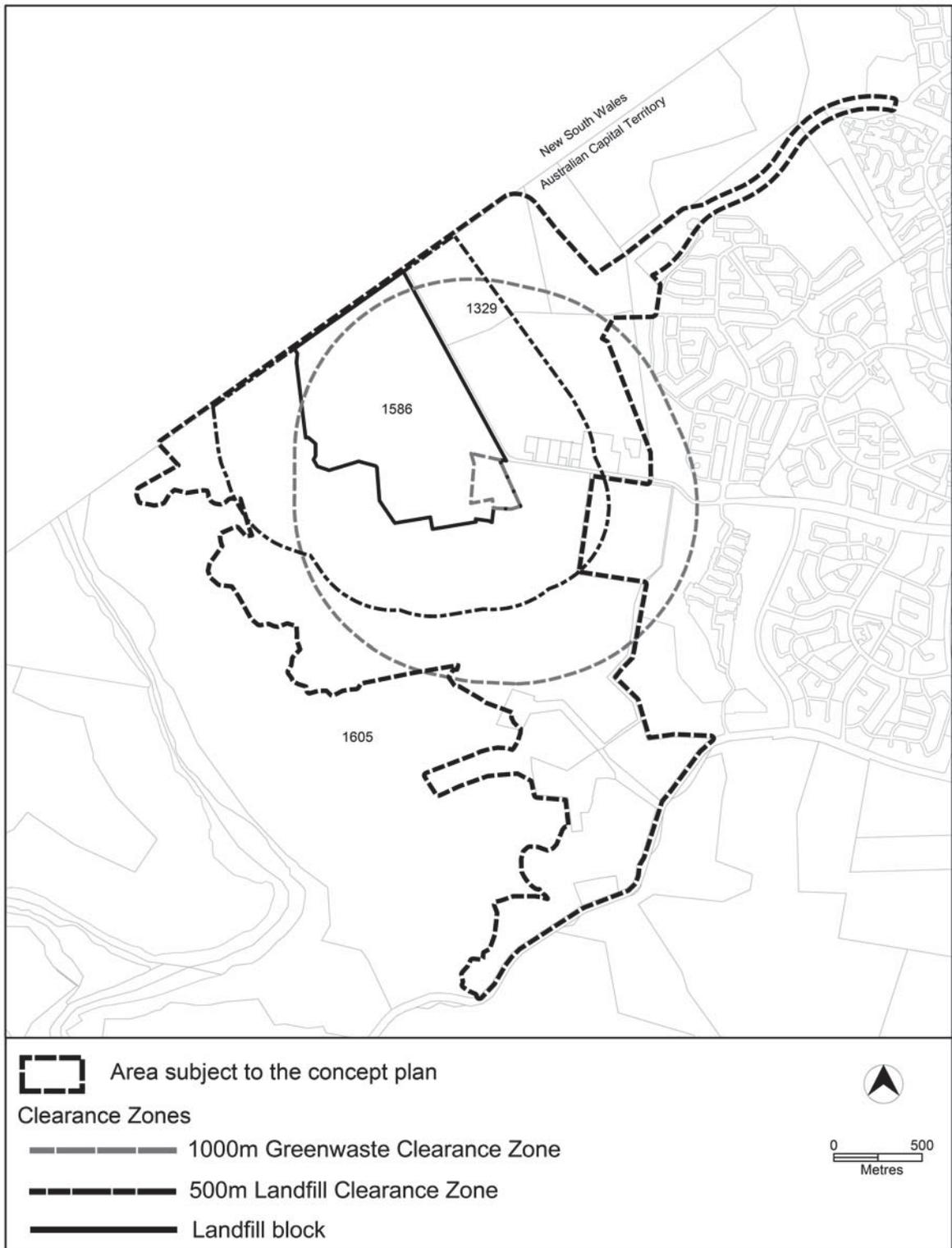


Figure 1 Clearance Zone Map A

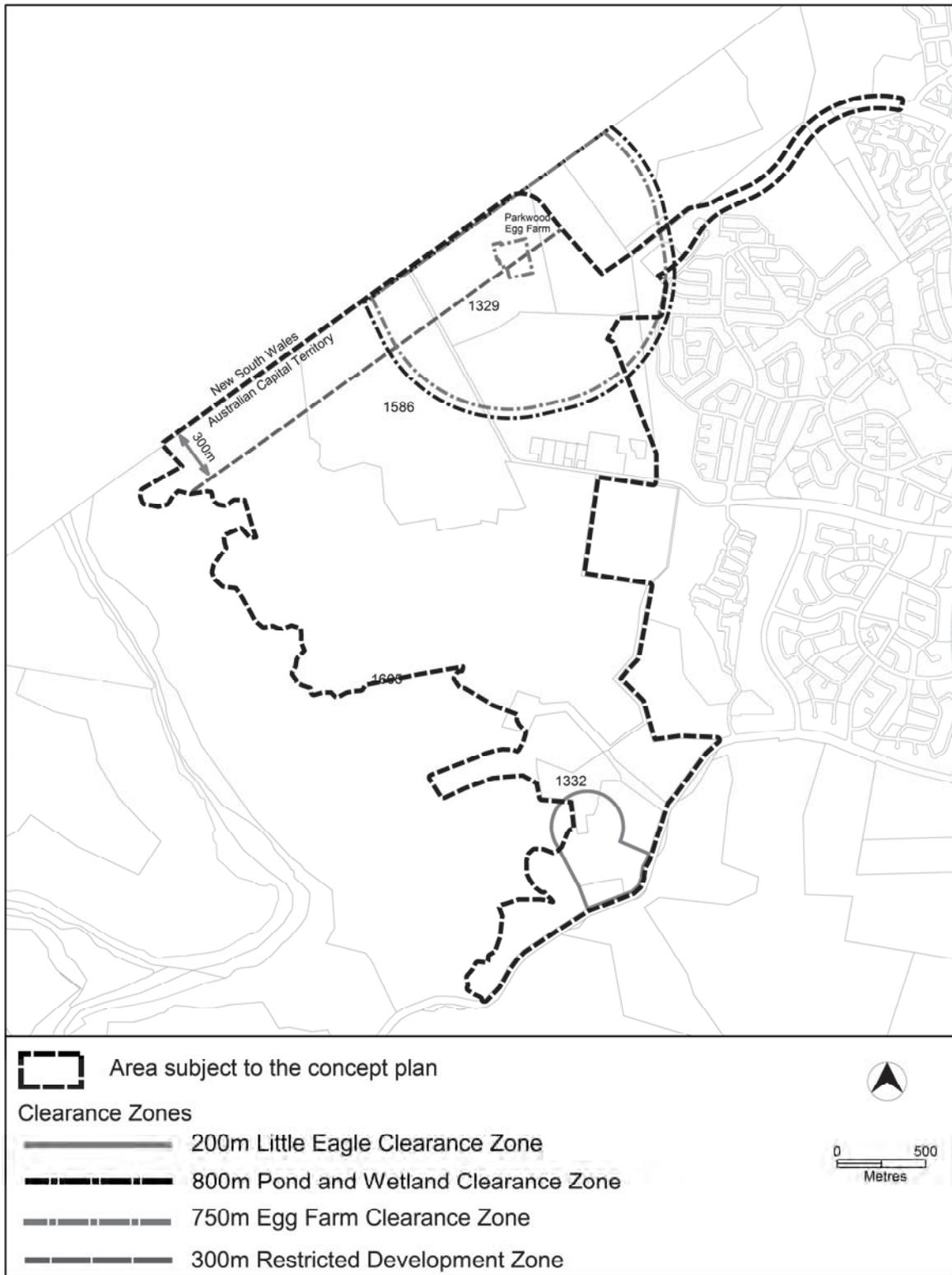


Figure 2 Clearance Zone Map B

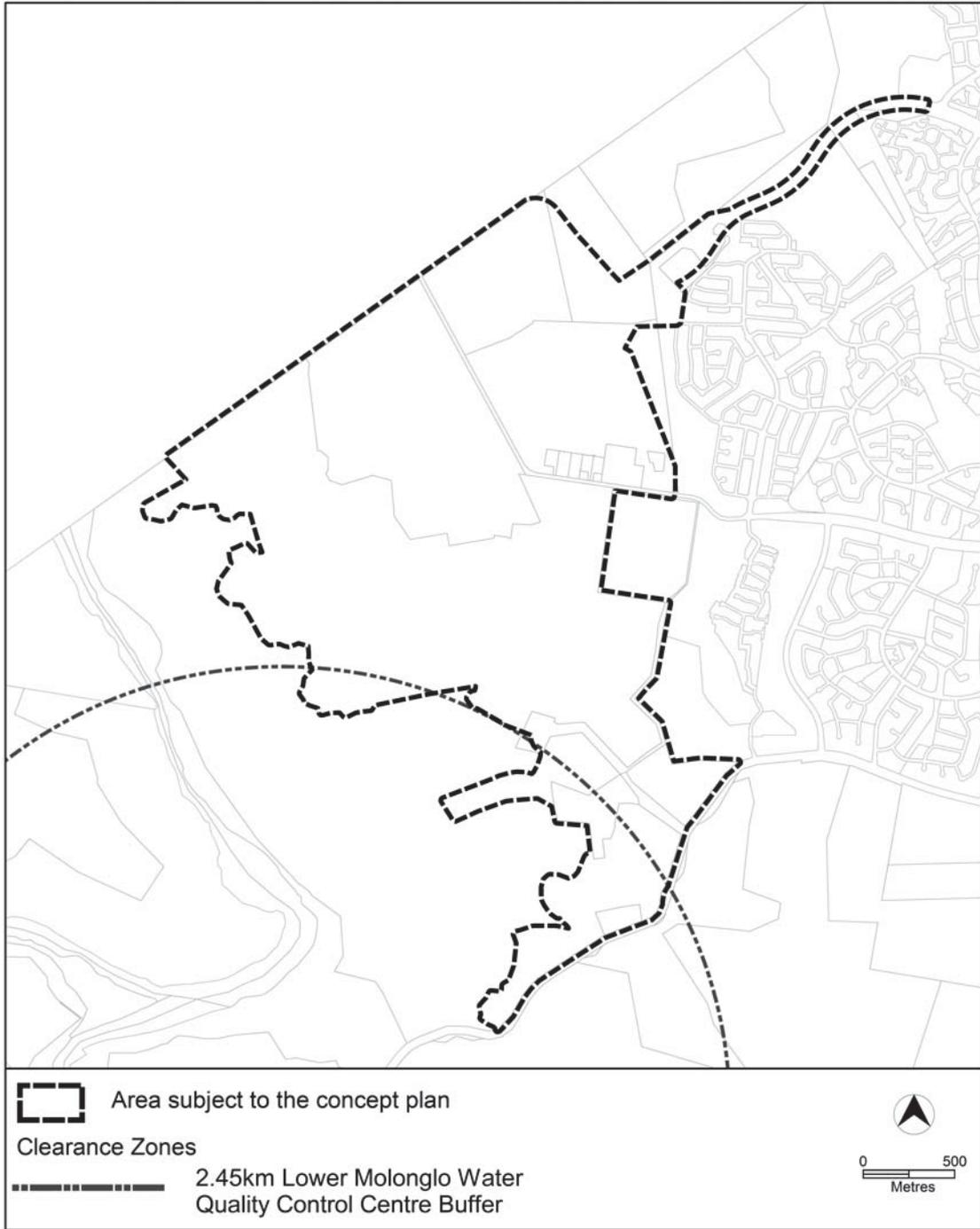


Figure 3 Clearance Zone Map B

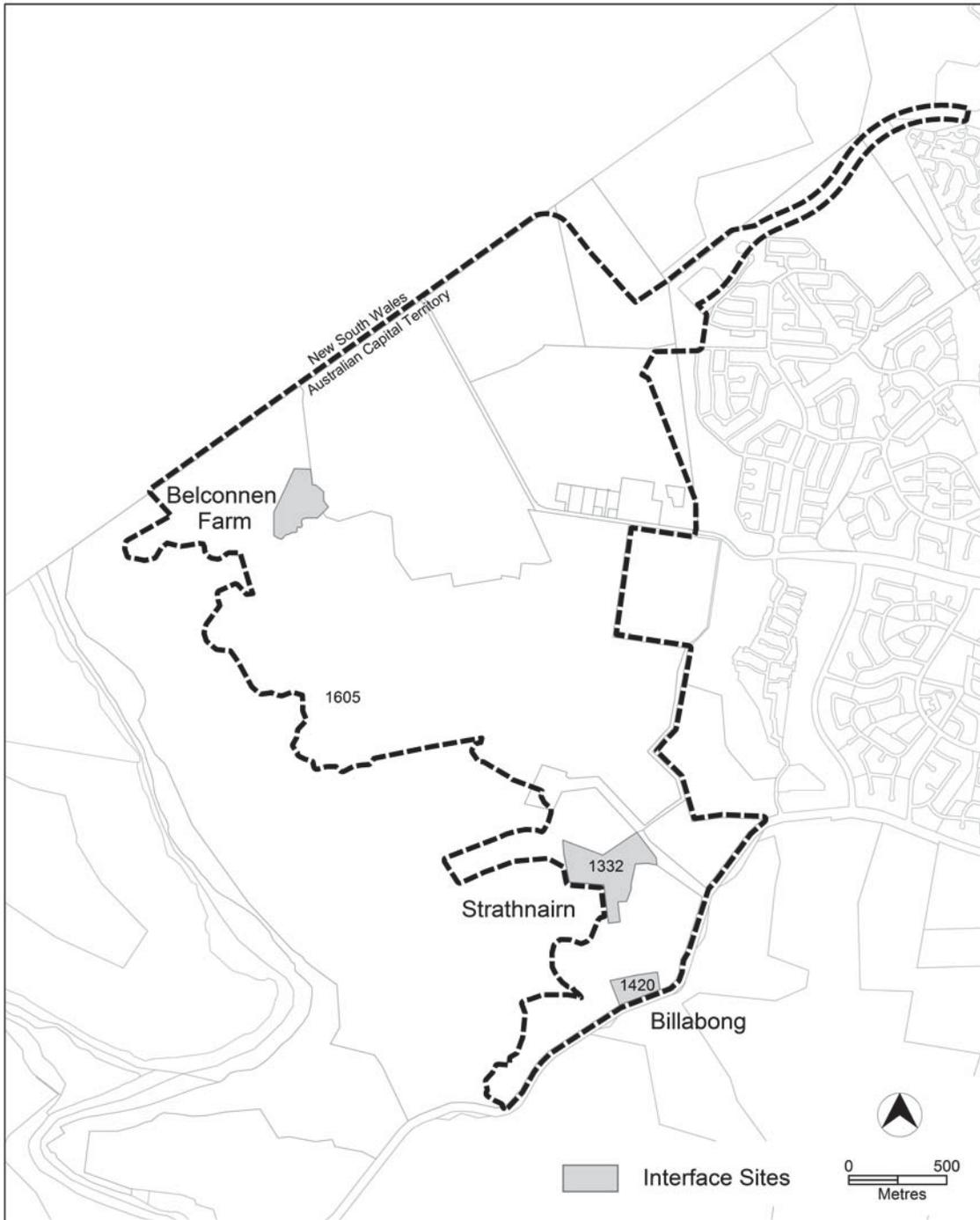


Figure 4 Interface Sites

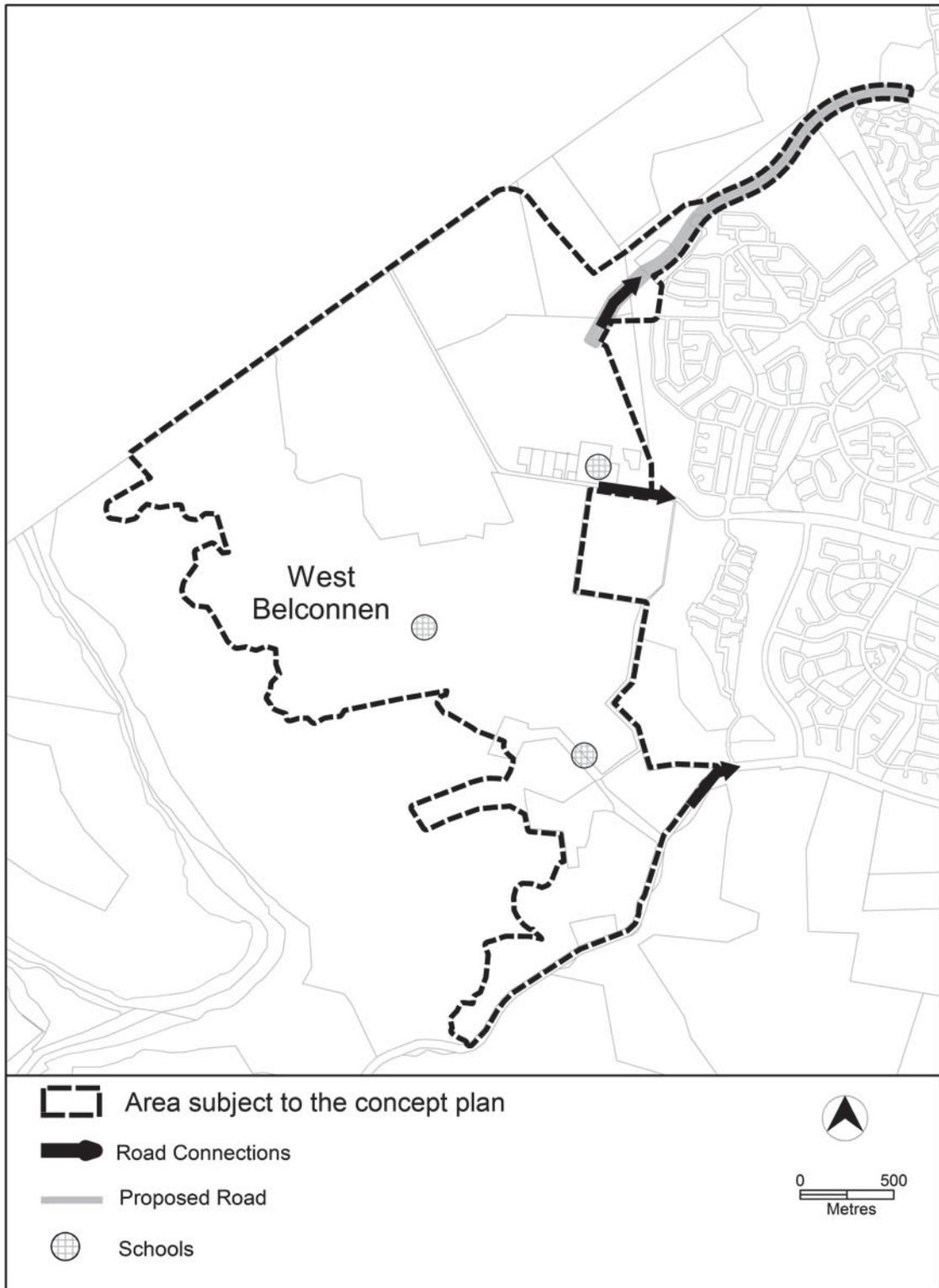


Figure 5 School and Road Connections



ACT
Government

Environment and Planning

ANNEXURE A

Planning and Development Act 2007

**Variation to the
Territory Plan
No 351**

**West Belconnen Urban Development
Belconnen District**

October 2015

Final variation prepared under s76 of the
Planning and Development Act 2007

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Contents

- 1. EXPLANATORY STATEMENT 1**
 - 1.1 Background..... 1
 - 1.2 Summary of the Proposal 1
 - 1.3 The National Capital Plan 2
 - 1.4 Site Description..... 2
 - 1.5 Current Territory Plan Provisions..... 5
 - 1.6 Changes to the Territory Plan 6
 - 1.7 Consultation on the Draft Variation 6
 - 1.8 Revisions to the Draft Variation Recommended to the Minister 7

- 2. VARIATION..... 8**
 - 2.1 Variation to the Territory Plan 8

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1. EXPLANATORY STATEMENT

1.1 Background

The development potential of West Belconnen was previously recognised in the Canberra Spatial Plan. In 2012, the Canberra Spatial Plan was replaced by the ACT Planning Strategy. The Planning Strategy is the current long-term planning policy that 'provides long-term planning policy and goals to promote orderly and sustainable development, consistent with the social, environmental and economic aspirations of the people' in the ACT. In the planning strategy, the site is marked as a 'future urban investigation area' for future possible settlement. This variation puts the intent of the planning strategy into effect.

The proposed development is expected to accommodate approximately 6500 dwellings and associated retail and community infrastructure. It proposes a 360ha conservation corridor along the Murrumbidgee River. The proposed development also extends into NSW, where there will be potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor.

As such, the proposal is subject to a rezoning of the Yass Valley Local Environment Plan, a variation to the Territory Plan, an amendment to the National Capital Plan and environmental approvals from the Commonwealth and ACT Government. This document is the explanatory document for the variation to the Territory Plan, which only applies to land in the ACT.

1.2 Summary of the Proposal

The variation rezones an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes indicating potential future urban development patterns and guiding future development and assessment of the area include:

- rezoning part of the site to a range of urban zones
- introducing a nature reserve overlay to the Murrumbidgee River corridor zone
- rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- applying a future urban area (FUA) overlay to part of the site
- introducing a site-specific structure plan and concept plan into the Territory Plan

1.3 The National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The Planning and Land Management Act 1988 also required that the Territory Plan is not inconsistent with the NCP.

In accordance with section 10 of the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Plan defines the planning principles and policies for Canberra and the Territory, for giving effect to the object of the NCP and sets out the general policies to be implemented throughout the Territory, including the range and nature of permitted land uses.

It also sets out the detailed conditions of planning, design and development for areas that have special significance to the National Capital known as designated areas and identifies special requirements for the development of some other areas.

1.4 Site Description

The area subject to the variation is at West Belconnen, immediately beyond the existing suburbs of Holt and Macgregor. The Murrumbidgee River provides the south western and western boundary and Ginninderra Creek is the northern boundary for the NSW land. Woodstock nature reserve is located along the southern bank of the Murrumbidgee River immediately opposite the site in the ACT.

The area includes the following rural blocks in the district of Belconnen blocks 853; 856; 857; 858; 859; 860; 993; 1329; 1332; 1333; 1420; 1440; 1442; 1540; 1559; 1560; 1586; 1605; 1606; 1607; 1613; 1621; 1622; and parts of block 1620 Belconnen, block 7 section 149 Macgregor and block 2 section 186 Dunlop.

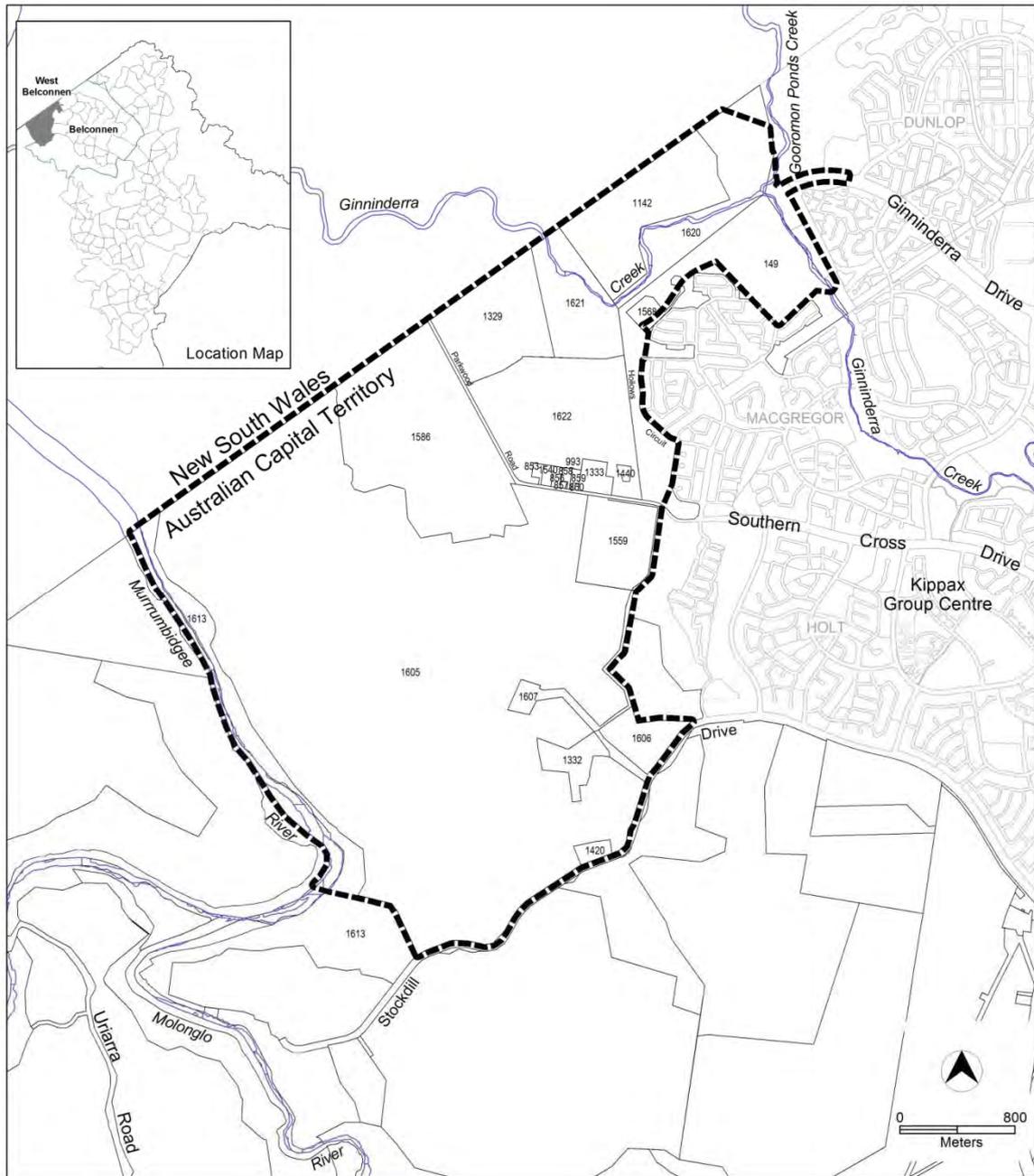


Figure 1 Site Plan

This variation also includes the potential extension of Ginninderra Drive to the development area. The road’s alignment is likely to impact on the existing Jarramlee and West Macgregor environmental offset areas. As a consequence, the road’s extension will be subject to a separate approval under the Commonwealth’s *Environment Protection Biodiversity and Conservation Act 1999 (EPBC Act)*. For the purposes of this variation, the preferred alignment for the road is indicated with a Future Urban Area Overlay and its final zoning will be determined based on the Commonwealth’s EPBC decision.

There are various existing uses/activities within the site. It includes TransGrid Canberra Substation, Strathnairn Arts Precinct, Billabong Aboriginal Development Corp facility, Belconnen Farm, Belconnen landfill site, horse paddocks, Green Waste and Parkwood Egg Farm.

Due to the nature of the uses, Belconnen landfill site, Green Waste and Parkwood Egg Farm are considered incompatible with residential development. As such, clearance zones around these uses are retained until such time as they cease operation. In addition, the clearance zone around the Lower Molonglo Water Quality Control Centre is increased. Clearance zones may be adjusted subject to an appropriate audit process and approval from the relevant agencies.

An exclusion area has been established around the nest tree of a breeding pair of Little Eagles located to the south of the development, awaiting the findings of a research project currently underway to determine where the pair of Little Eagles mainly forages. As such, urban development is not permitted until such time as the research on the Little Eagle has been completed and confirms the site's suitability for development.

A new ActewAGL zone substation is required to service the development. A site for the ActewAGL zone substation has been identified to the south of the existing TransGrid Canberra Substation.

1.5 Current Territory Plan Provisions

The Territory Plan map for the area subject to this variation is shown in Figure 2.

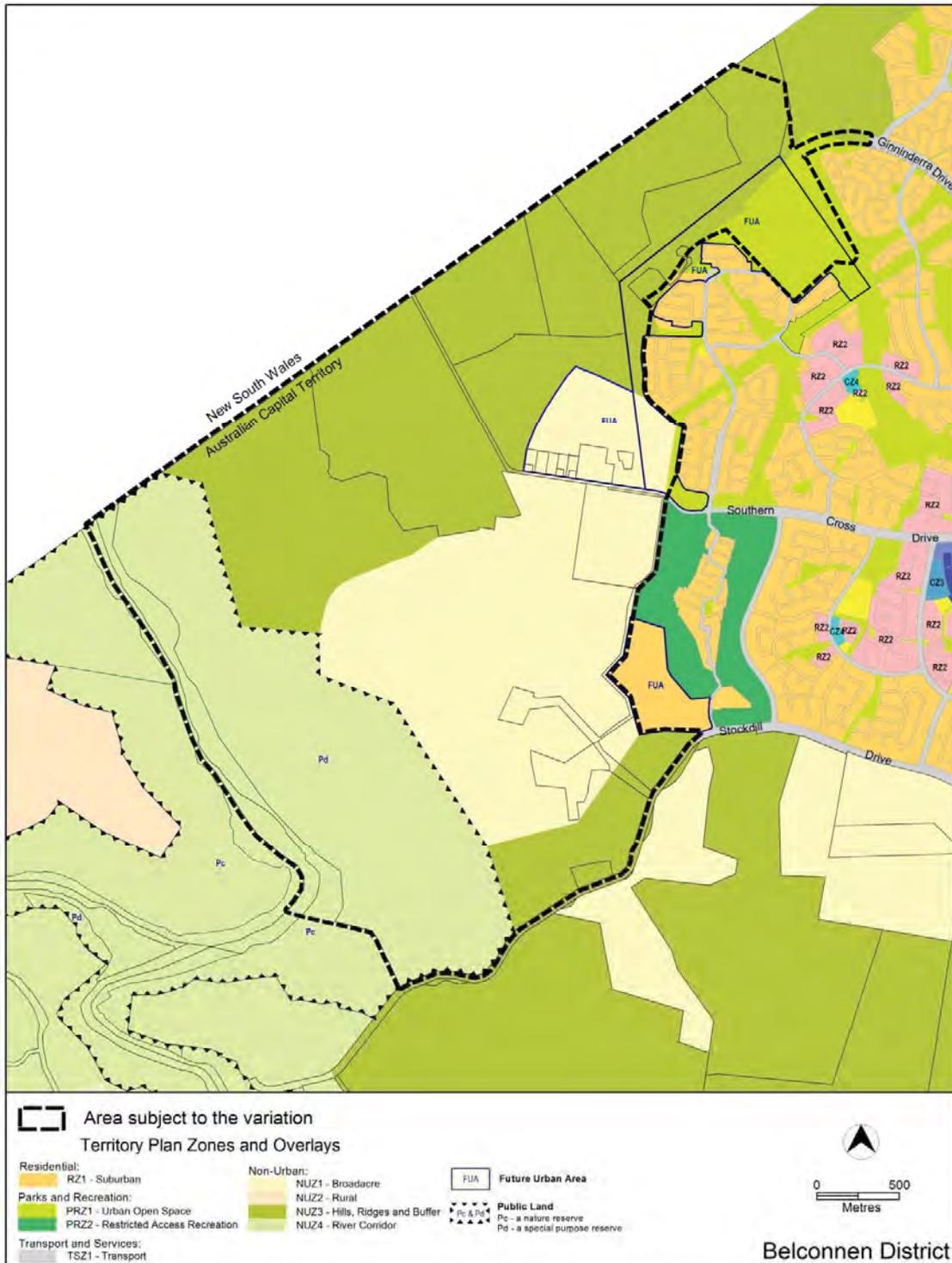


Figure 2 Territory Plan Zones Map

1.6 Changes to the Territory Plan

Detailed changes to the Territory Plan are noted in section 2 of this document.

1.7 Consultation on the Draft Variation

Draft Variation No 351 (DV351) was released for public comment between 22 May and 6 July 2015. A consultation notice under section 63 of the *Planning and Development Act 2007* (P&D Act) was published on the ACT Legislation Register on 22 May and in *The Canberra Times* on 23 May 2015.

A total of 49 written submissions were received, which included submissions from seventeen community organisations/groups, six local businesses, and two service providers. The other submissions were from residents who have a particular interest in DV351.

Main issues raised by submitters included:

- The cross border jurisdictional arrangement
- Traffic and transport
- Impact on the Bicentennial National Trail
- Consistent protection of the conservation corridor in NSW and ACT
- Impact from Ginninderra Drive extension
- Asbestos disposal/land contamination at Belconnen Landfill site
- Consistency with the ACT Planning Framework

Other matters that have resulted in changes to the draft variation include:

- Potential odour emissions from Icon Water's Lower Molonglo Water Quality Control Centre (LMWQCC)
- Concern over the proposed zone for TransGrid's Canberra Substation
- Pressure on Kippax Fair retailing
- Extension of the urban open space to the western boundary of Strathnairn Arts Precinct

The issues raised during consultation, including those noted above, were taken into consideration when finalising this variation. The issues are detailed in a report on consultation which is available at www.act.gov.au/recommendedvariations. The outcomes of consultation were considered by the Minister responsible for planning prior to approval of this variation.

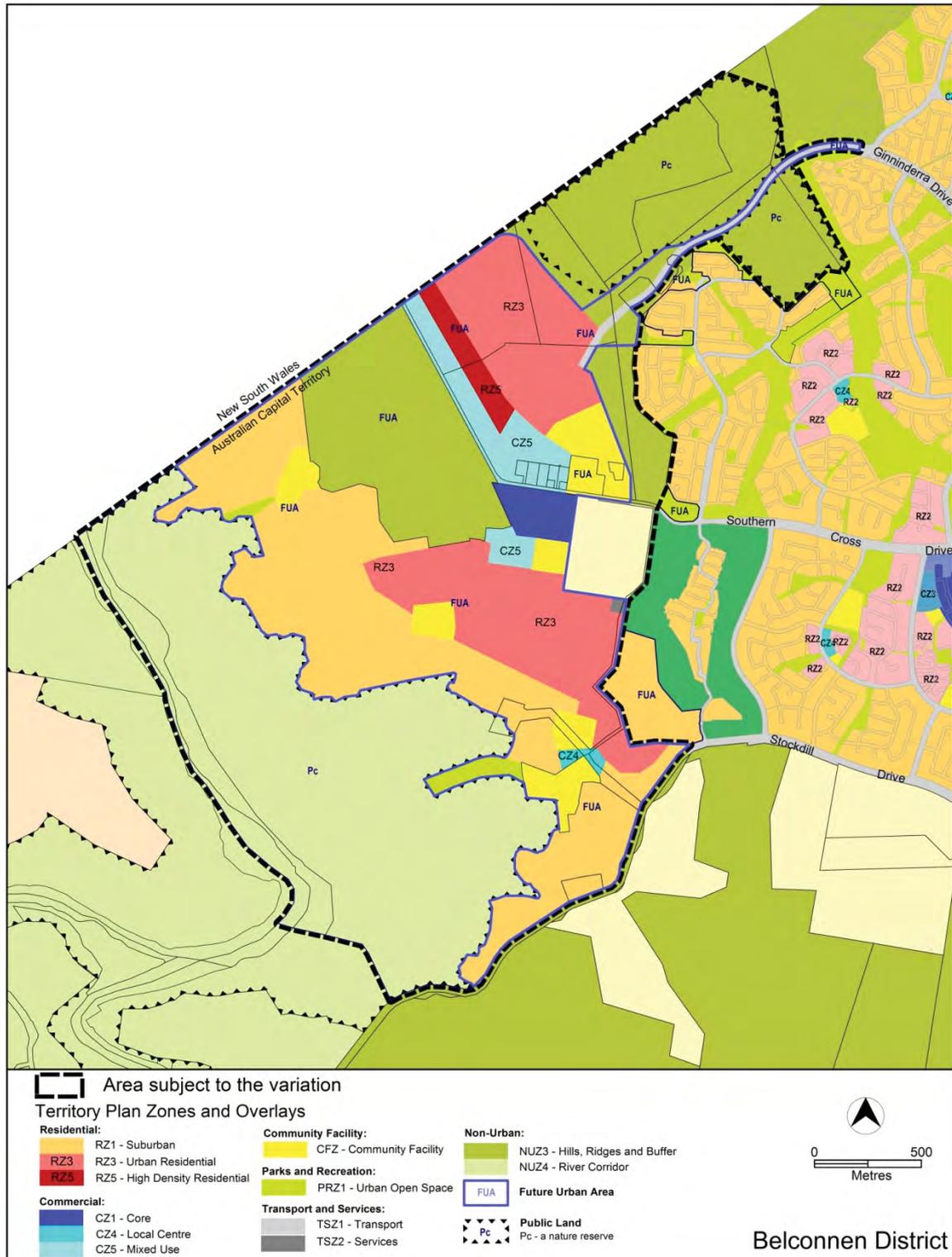
1.8 Revisions to the Draft Variation Recommended to the Minister

No changes were made to the draft variation recommended to the Minister.

2. VARIATION

2.1 Variation to the Territory Plan

The Territory Plan map is varied in all of the following ways:



The Territory Plan is varied in all of the following ways:

1. At 14 Structure Plans

Substitute 14.1 Structure Plan West Belconnen
With **Appendix A**

2. At 15 Concept Plans – Precinct Codes for Section 95 of the Planning and Development Act 2007

Insert West Belconnen Concept Plan, **Appendix B**

Interpretation service

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| ENGLISH | If you need interpreting help, telephone: |
| ARABIC | : إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف : |
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| PORTUGUESE | Se você precisar da ajuda de um intérprete, telefone: |
| SERBIAN | Ако вам је потребна помоћ преводиоца телефонирајте: |
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| TURKISH | Tercümana ihtiyacımız varsa lütfen telefon ediniz: |
| VIETNAMESE | Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại: |

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Australian Capital Territory

Planning and Development (Plan Variation No 351) Notice 2015

Notifiable Instrument NI2015-

made under the

Planning and Development Act 2007, section 76(3)

1 Name of instrument

This instrument is the *Planning and Development Act 2007 (Plan Variation No 351) Notice 2015*.

2 Plan Variation No 351

On 23 October 2015, the Minister for Planning approved a draft of the attached plan variation to the Territory Plan (*Annexure A*) under s76 (3).

Jim Corrigan
Delegate of the Planning and Land Authority
October 2015



ACT
Government

Environment and Planning

ANNEXURE A

Planning and Development Act 2007

**Variation to the
Territory Plan
No 351**

West Belconnen Urban Development
Belconnen District

October 2015

Final variation prepared under s76 of the
Planning and Development Act 2007

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Contents

- 1. EXPLANATORY STATEMENT 1**
 - 1.1 Background..... 1
 - 1.2 Summary of the Proposal 1
 - 1.3 The National Capital Plan 2
 - 1.4 Site Description..... 2
 - 1.5 Current Territory Plan Provisions..... 5
 - 1.6 Changes to the Territory Plan 6
 - 1.7 Consultation on the Draft Variation 6
 - 1.8 Revisions to the Draft Variation Recommended to the Minister 7

- 2. VARIATION..... 8**
 - 2.1 Variation to the Territory Plan 8

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1. EXPLANATORY STATEMENT

1.1 Background

The development potential of West Belconnen was previously recognised in the Canberra Spatial Plan. In 2012, the Canberra Spatial Plan was replaced by the ACT Planning Strategy. The Planning Strategy is the current long-term planning policy that 'provides long-term planning policy and goals to promote orderly and sustainable development, consistent with the social, environmental and economic aspirations of the people' in the ACT. In the planning strategy, the site is marked as a 'future urban investigation area' for future possible settlement. This variation puts the intent of the planning strategy into effect.

The proposed development is expected to accommodate approximately 6500 dwellings and associated retail and community infrastructure. It proposes a 360ha conservation corridor along the Murrumbidgee River. The proposed development also extends into NSW, where there will be potential to accommodate a further 5000 dwellings and to add a further 220ha to the conservation corridor.

As such, the proposal is subject to a rezoning of the Yass Valley Local Environment Plan, a variation to the Territory Plan, an amendment to the National Capital Plan and environmental approvals from the Commonwealth and ACT Government. This document is the explanatory document for the variation to the Territory Plan, which only applies to land in the ACT.

1.2 Summary of the Proposal

The variation rezones an area immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes indicating potential future urban development patterns and guiding future development and assessment of the area include:

- rezoning part of the site to a range of urban zones
- introducing a nature reserve overlay to the Murrumbidgee River corridor zone
- rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- applying a future urban area (FUA) overlay to part of the site
- introducing a site-specific structure plan and concept plan into the Territory Plan

1.3 The National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The Planning and Land Management Act 1988 also required that the Territory Plan is not inconsistent with the NCP.

In accordance with section 10 of the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Plan defines the planning principles and policies for Canberra and the Territory, for giving effect to the object of the NCP and sets out the general policies to be implemented throughout the Territory, including the range and nature of permitted land uses.

It also sets out the detailed conditions of planning, design and development for areas that have special significance to the National Capital known as designated areas and identifies special requirements for the development of some other areas.

1.4 Site Description

The area subject to the variation is at West Belconnen, immediately beyond the existing suburbs of Holt and Macgregor. The Murrumbidgee River provides the south western and western boundary and Ginninderra Creek is the northern boundary for the NSW land. Woodstock nature reserve is located along the southern bank of the Murrumbidgee River immediately opposite the site in the ACT.

The area includes the following rural blocks in the district of Belconnen blocks 853; 856; 857; 858; 859; 860; 993; 1329; 1332; 1333; 1420; 1440; 1442; 1540; 1559; 1560; 1586; 1605; 1606; 1607; 1613; 1621; 1622; and parts of block 1620 Belconnen, block 7 section 149 Macgregor and block 2 section 186 Dunlop.

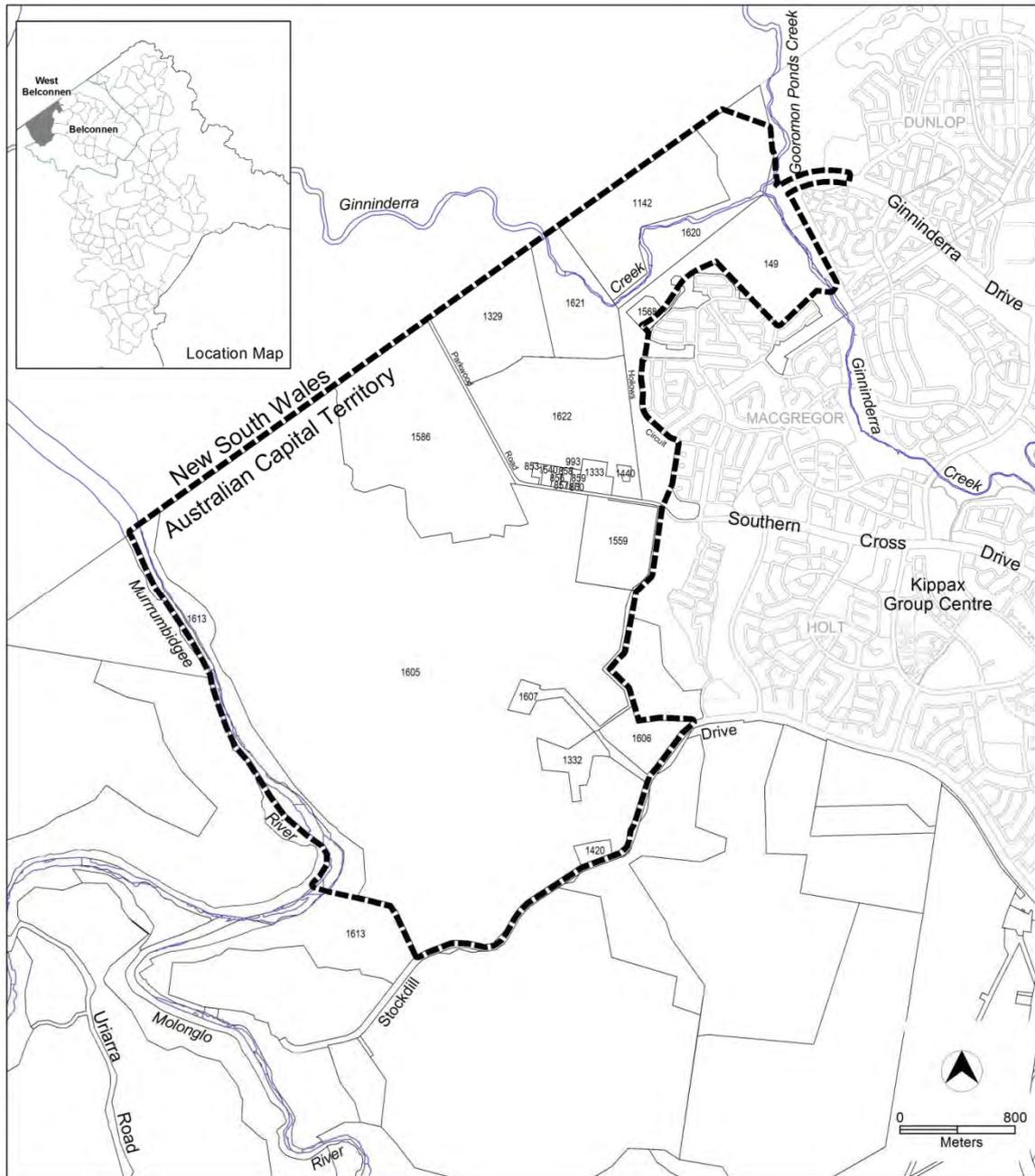


Figure 1 Site Plan

This variation also includes the potential extension of Ginninderra Drive to the development area. The road’s alignment is likely to impact on the existing Jarramlee and West Macgregor environmental offset areas. As a consequence, the road’s extension will be subject to a separate approval under the Commonwealth’s *Environment Protection Biodiversity and Conservation Act 1999 (EPBC Act)*. For the purposes of this variation, the preferred alignment for the road is indicated with a Future Urban Area Overlay and its final zoning will be determined based on the Commonwealth’s EPBC decision.

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An exclusion area has been established around the nest tree of a breeding pair of Little Eagles located to the south of the development, awaiting the findings of a research project currently underway to determine where the pair of Little Eagles mainly forages. As such, urban development is not permitted until such time as the research on the Little Eagle has been completed and confirms the site's suitability for development.

A new ActewAGL zone substation is required to service the development. A site for the ActewAGL zone substation has been identified to the south of the existing TransGrid Canberra Substation.

1.5 Current Territory Plan Provisions

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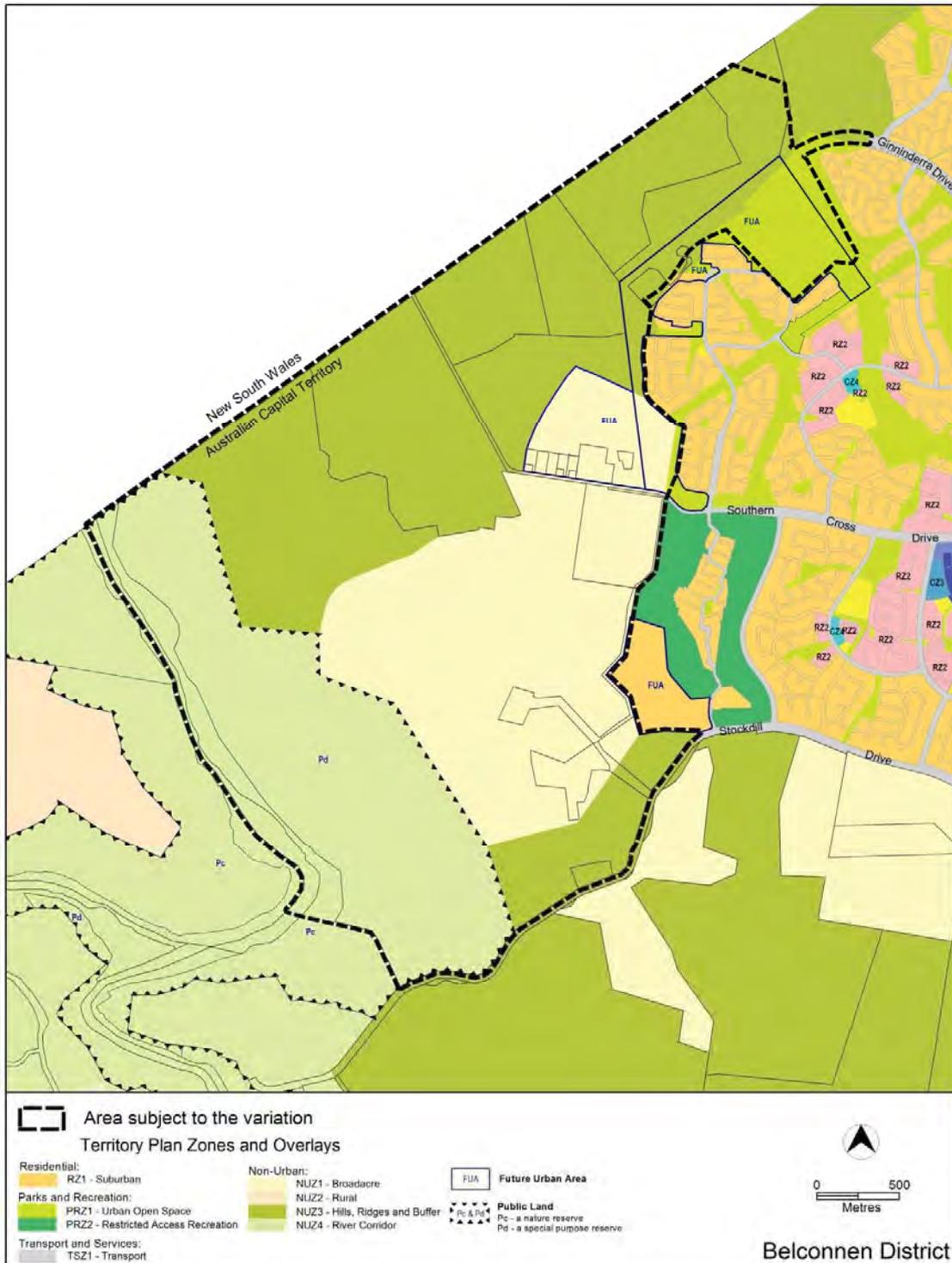


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A total of 49 written submissions were received, which included submissions from seventeen community organisations/groups, six local businesses, and two service providers. The other submissions were from residents who have a particular interest in DV351.

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- The cross border jurisdictional arrangement
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Other matters that have resulted in changes to the draft variation include:

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- Concern over the proposed zone for TransGrid's Canberra Substation
- Pressure on Kippax Fair retailing
- Extension of the urban open space to the western boundary of Strathnairn Arts Precinct

The issues raised during consultation, including those noted above, were taken into consideration when finalising this variation. The issues are detailed in a report on consultation which is available at www.act.gov.au/recommendedvariations. The outcomes of consultation were considered by the Minister responsible for planning prior to approval of this variation.

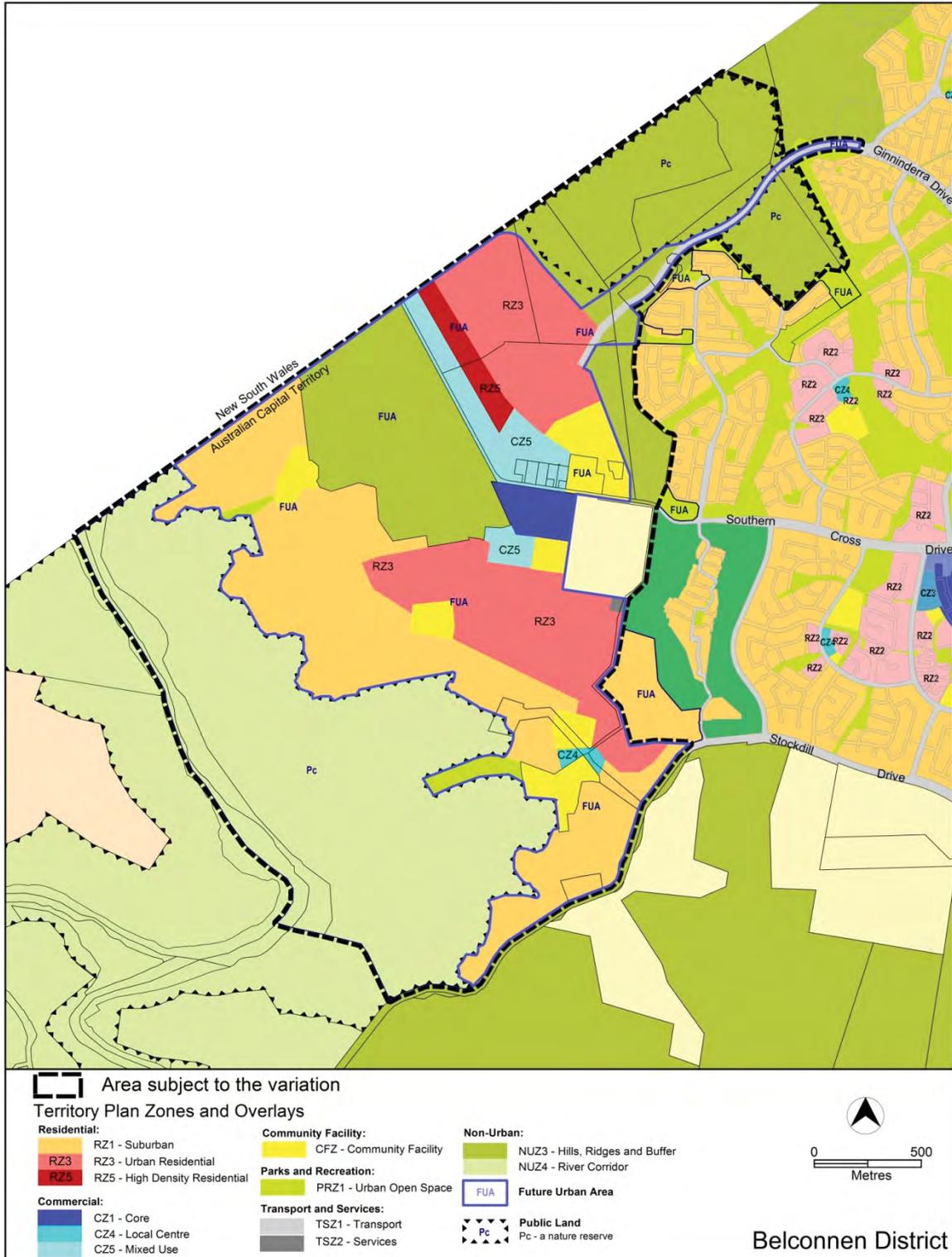
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With **Appendix A**

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Insert West Belconnen Concept Plan, **Appendix B**

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**AUSTRALIAN CAPITAL TERRITORY
PLANNING AND DEVELOPMENT ACT 2007**

**APPROVAL OF PLAN VARIATION NUMBER 351 TO THE
TERRITORY PLAN**

West Belconnen Urban Development

Pursuant to s 76(3)(a) of the *Planning and Development Act 2007*, I hereby APPROVE plan variation No 351 to the Territory Plan as set out in Annexure "A" to this instrument.

Mick Gentleman MLA
Minister for Planning

Dated this 23 day of October year 2015

Australian Capital Territory

Planning and Development (Plan Variation No 351) Notice 2015

Notifiable Instrument NI2015-

made under the

Planning and Development Act 2007, section 76(3)

1 Name of instrument

This instrument is the *Planning and Development Act 2007 (Plan Variation No 351) Notice 2015*.

2 Plan Variation No 351

On **day month year**, the Minister for Planning approved a draft of the attached plan variation to the Territory Plan (*Annexure A*) under s76 (3).

Jim Corrigan
Delegate of the Planning and Land Authority
October 2015

Insert or attach approved variation here

2015

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

VARIATION 351 TO THE TERRITORY PLAN

TABLING STATEMENT

Mr Mick Gentleman MLA
Minister for Planning

Madam Speaker, today I would like to table Variation to the Territory Plan No. 351 for West Belconnen which introduces a structure plan and concept plan to the Territory Plan, together with zone changes to facilitate future development.

As members of this Assembly will be aware, West Belconnen is located to the west of the existing suburbs of Holt and Macgregor and will serve as an extension of and support to Belconnen.

This area was clearly identified in the 2012 ACT Planning Strategy as a future urban investigation area. The ACT Planning Strategy provides the long-term planning policy and goals to promote orderly and sustainable development, consistent with the social, environmental and economic aspirations of ACT residents.

To this extent, over the last few years, the proponent on behalf of the ACT Government has undertaken a significant amount of investigations to demonstrate that the West Belconnen area is suitable for future residential development and to provide the documented evidence to support the Draft Variation.

Ultimately, these investigations and their thoroughness have also informed my decision on the Variation for this important development for Canberra that will provide approximately 6500 dwellings over the long term.

Madam Speaker, West Belconnen is part of a unique cross border development opportunity that subject to future approvals by the NSW Government and Yass Valley Council, could provide a further 5000 dwellings for our region.

The ACT Government has an urban renewal strategy to create a more compact, efficient and sustainable city by focusing on urban revitalisation and intensification in town centres, around group centres and along major public transport routes. It is still important to provide greenfield land for development. This is to provide for housing choice, locational choice and affordable housing.

As the Assembly is aware, for urban development to be realised in West Belconnen, an Amendment to the National Capital Plan and a Variation to the Territory Plan are required.

Variation 351 rezones the land for urban development including for residential, commercial and community uses. The variation also adjusts the Murrumbidgee River corridor boundary to reflect recent environmental surveys to protect pink tailed worm lizard habitat and box gum woodland and introduces a nature reserve overlay within the Murrumbidgee River corridor.

The Draft Variation and Draft Amendment to the National Capital Plan No. 85 were concurrently released for public consultation over a six week period between May and July this year.

At the close of the consultation period, 49 submissions were received on the Draft Variation and 23 for the Draft Amendment.

Of the 49 submissions on the Draft Variation, 17 were from community organisations and groups, 6 were from local businesses and 2 submissions from service providers. The remainder were from members of the public.

In summary, eight submissions expressed their general support for the proposal of which five were from community organisations and groups. Two submissions included petitions that express their opposition to the proposal. The remaining submissions sought further consideration to be given in relation to DV351.

The main issues raised in the public submissions included:

- Cross border jurisdictional arrangements;
- Concerns about traffic and transport in the vicinity of the development;
- The extension of Ginninderra Drive to service the development;
- Implications for the Bicentennial national Trail;
- Conservation river corridor / Ginninderra Falls;
- Potential odour from the Lower Molonglo Water Quality Control Centre;
- Potential odour from Pace Egg Farm on Parkwood Road;
- Asbestos disposal and land contamination; and
- Pressure and competition on Kippax Group Centre.

A number of amendments were made to the Draft Variation in response to the issues raised, including:

- The clearance zone from the Lower Molonglo Water Quality Control Centre being increased from 1km to 2.45km;
- The proposed changes to the Belconnen District Precinct Map and Code being withdrawn;
- The current zone of NUZ1 Broadacre for Block 1559 Belconnen (Canberra Transgrid Substation) being retained and the Future Urban Area overlay removed;

- The area to the western boundary of Strathnairn Arts Precinct rezoned to PRZ1 Urban Open Space;
- A criterion added to the concept plan specifying when a full-line supermarket can be released;
- A Future Urban Area overlay applied to the Ginninderra Drive extension and its surrounds; and
- CZ5 Mixed Use and CFZ Community Facility zones being introduced in the general area of the main commercial centre.

Other concerns raised that did not result in changes to the variation are addressed in a Report on Consultation, prepared by the Environment and Planning Directorate.

In addition, whilst the Draft Variation relates to rezoning of land and the controls that will apply to future development, a number of the issues raised were of a detailed nature that can only be further considered through future development applications including the subdivision of land.

As an example, the necessary improvements to the road network that have been identified such as the widening of Stockdill Drive, duplication of Drake Brockman Drive and bus priority measures are directly linked with the development. Because development will be staged over the next 30 years, improvements to the road network will also be staged and be undertaken as they are required. This is the standard approach to development and road improvements in the ACT.

Madam Speaker, under section 73 of the *Planning and Development Act*, I have chosen to exercise my discretion to not refer the Draft Variation to the Standing Committee on Planning, Environment and Territory and Municipal Services. I believe the issues raised in the submissions have either been adequately addressed or are matters for the future as part of a development application, and as such that there are no outstanding issues.

In making this decision, I took into consideration advice from Icon Water concerning the Lower Molonglo Water Quality Control Centre and the technical expertise of the ACT Environment protection Authority.

I also took into consideration the extensive community and stakeholder consultation that was undertaken by the proponent to determine the concerns relating to the future development as well as the extensive work undertaken to resolve the issues raised. This process has been recognised by some as being 'best practice' for the ACT.

I also took into consideration the extensive community and stakeholder consultation, dating back to 2010, that was undertaken by the proponent to determine the concerns relating to the future development as well as the extensive work undertaken to resolve the issues raised.

In particular, the consultation by the proponent included regular newsletters on the project that were distributed to households in Belconnen and in February 2014 opened an office at Kippax Fair, where interested parties were encouraged to drop in and discuss the development. From February 2014 to July 2015 approximately 2500 people had visiting the shop front and enquired about the development. This process has been recognised by some as being 'best practice' for the ACT.

It is also important to note that the development and the extension of Ginninderra Drive to service the development are subject to a strategic assessment under the Commonwealth's *Environment Protection Biodiversity and Conservation Act 1999*. As such, from an environmental and conservation perspective, the extent of the development is subject to further review and approval by the Commonwealth Department of the Environment. Subsequent ACT environmental approvals will also be required.

Given the process that has been undertaken to date, both during pre-consultation and the statutory consultation, and taking into account that future consultation processes will occur for the development applications for the estate subdivision, I believe a Standing Committee inquiry process is not necessary.

I do hope that other proponents will look to the engagement and consultation model that has been undertaken for the Riverview development and that this becomes business as usual for proposals waiting to undertake large scale developments of such significance to the community. The message I want to give is if you do the work up front and do it well and when it comes time for government to make decisions – those proponents can take some certainty that we too will get on with the job.

Accordingly Madam Speaker, I have approved Variation to the Territory Plan No. 351 for West Belconnen and now wish to table it in this Assembly. I look forward to development commencing in this area in the coming years.

Objective Reference:
A12260610

SUBJECT Commencement Notice for Variation 351

EXECUTIVE DIRECTOR

PURPOSE

To gain agreement and sign off for the commencement notice (Attachment A) and publication on the online public notices for Variation 351 (V351) – West Belconnen.

BACKGROUND

The West Belconnen proposal is for a new residential development in an area immediately adjacent to the suburbs of Holt and Macgregor in the ACT (Riverview). It also extends to an area of contiguous freehold land in NSW.

Variation to the Territory Plan No 351 (V351) rezoned the ACT land to future urban area and created a structure plan and concept plan applicable to the site. The area was made 'urban areas' in the National Capital Plan (NCP) through Amendment 86 (A86) of the NCP.

The draft variation 351 was approved by the Minister on 23 October 2015. This variation was subsequently tabled in the Legislative Assembly on 27 October 2015 and was passed.

In accordance with *the Australian Capital Territory (Planning and Land Management) Act 1988* (PALM Act), the Territory Plan cannot be inconsistent with the NCP. As Draft Amendment 86 was yet to be approved, V351 did not commence. The Commonwealth Minister for Major Projects, Territories and Local Government approved A86 on 5 May 2016.

On 27 June 2016, you approved a brief to Minister Gentleman in his capacity as Minister for Planning and Land Management seeking his agreement to commence V351. On 1 July 2016 Minister Gentleman agreed to this request (Attachment B).

ISSUES

Although the Minister has agreed to the commencement of V351, as the Minister's delegate you are still required to give consideration to the information provided in this brief and decide whether you approve, or do not approve, the commencement. Should you agree to the commencement of V351, you should sign the commencement notice at Attachment A.

The commencement of this variation will require a notice to be published in the online public notices and on the legislation register under section 83. As this is a statutory

administrative process there are no issues arising from publishing the commencement notice online and on the legislation register.

POTENTIAL MEDIA IMPLICATIONS

This variation is not considered to be contentious. There are no foreseeable media implications as this is part of a normal, statutory procedure for variations.

BUDGET IMPLICATIONS

There is no budget implications arising from commencing these variations as maintenance of the Territory Plan is covered by base funding.

CONSULTATION STRATEGY

This variation has been circulated to the public and government agencies prior to approval. Apart from making the commencement of the variation public, which EPD are statutorily required to do, no further consultation has or needs to be undertaken.

CRITICAL DATE

In order for the Variation to commence on Friday 22 July 2015 **signoff of the NI will need to occur on or before 12 noon Wednesday 20 July 2015.**

RECOMMENDATIONS

That you:

- Note this brief;
- Note the information provided at Attachment B;
- Sign the Notifiable Instrument (Attachment A);
- Agree to the publication of a notice in the online public notices;
- Provide the signed copy of Attachment A to EPD Government Services to upload on the Legislation Register.

Alix Kaucz
Manager – 6205 0864
Territory Plan Section

Date: July 2016

AGREED/NOT AGREED/NOTED/PLEASE DISCUSS

EXECUTIVE DIRECTOR

Date: July 2016

Contact Officer: Naomi Maxwell
Position: Project Manager
Team: Territory Plan Section
Phone: 6207 4600



ACT
Government

Environment and Planning

| | |
|------------------|---|
| MINISTER | PLANNING – MICK GENTLEMAN MLA |
| SUBJECT | Information Brief seeking commencement of V351 West Belconnen |
| OBJECTIVE NUMBER | 16/08426 |

| | | |
|------------------|-------------------|-------------------------|
| Division | Planning Delivery | |
| Branch/Section | Territory Plan | |
| Contact Officer: | Alix Kaucz | Telephone No: 6205 0864 |

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| Further Action/Comment: Signature: |
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| Objective File No 16/08426 |
| Rec'd Minister's Office .../.../... 28 July 2016 |

UNCLASSIFIED

28 JUL 2016

To Minister for Planning and Land Management

From Director-General *Not available.*
Deputy Director-General *[Signature]* 28/6/16
Executive Director, Planning Delivery *[Signature]* 27/6

Subject Seeking commencement of V351 West Belconnen

Critical Date 4 July 2016

Critical Reason The commencement of V351 is required to enable an Estate Development Plan to be lodged for the first stage of urban development at West Belconnen.

Purpose

1. To seek your agreement to commence Variation to the Territory Plan No 351 West Belconnen.

Background

2. The West Belconnen proposal is for a new residential development in an area immediately adjacent to the suburbs of Holt and Macgregor in the ACT (Riverview). It also extends into an area of contiguous freehold land in NSW. Territory Plan Variation No 351 (V351) rezoned the ACT land to future urban area and created a structure plan and concept plan applicable to the site. The area was made 'urban areas' in the National Capital Plan through Amendment 86 (A86) of the National Capital Plan (NCP). The proposed changes in NCP were originally included in Draft Amendment 85, which was later incorporated in A86. This amendment also covers some site specific zone changes including Canberra Stadium, Nara House, AIS, West Murrumbidgee and CSIRO Ginninderra.

3. On 23 October 2015, you as the Minister for Planning and Land Management approved V351. In accordance with the *Planning and Land Management Act 1988* (PALM Act), the Territory Plan cannot be inconsistent with the NCP. As Draft Amendment 86 was yet to be approved, V351 did not commence. On 5 May 2016, A86 was approved by the Commonwealth Minister for Major Projects, Territories and Local Government. With the approval of A86, this brief seeks your agreement to commence V351.

Performance Assessment

DUE DATE:/...../..... DATE RECEIVED:...../...../.....

SATISFACTORY

UNSATISFACTORY

According to criteria specified in *ACT Government Policy Performance Measures*

Signature *[Signature]* 1.7.16

Issues

4. Unlike a variation to the Territory Plan, an amendment to the National Capital Plan takes effect once it is approved by the Commonwealth Minister, not once it finishes its disallowance period. The amendment process requires an amendment to be tabled in both houses of the Federal Parliament for 15 sitting days. During these sitting days, the Parliament may raise a motion to disallow the amendment, in part or in full. Because the Federal Government has already entered caretaker period, this can only happen once a new Federal Government is formed. This is most likely to take place at the end of 2016.

5. Now that A86 has commenced, V351 can commence. However, it is possible that a disallowance motion could be lodged for A86 in the Federal Parliament. Any such motion is most likely to relate to the CSIRO Ginninderra site and not to West Belconnen. Regardless, if A86 is disallowed in full, the area of West Belconnen amended by A86 will return to Hills, Ridges and Buffer Spaces and Broadacre zoning. If V351 has commenced, the Territory Plan would be inconsistent with the NCP. Any building work would therefore need to cease until the area permits urban development under the National Capital Plan.

6. The National Capital Authority supports the rezoning of the land at West Belconnen. This is reflected in the previous draft amendment 85 and the now commenced amendment 86 to the National Capital Plan. If amendment 86 is disallowed, the National Capital Authority would need to include the West Belconnen area in a future amendment to the National Capital Plan. This could result in significant delays to the development on the site.

7. West Belconnen is identified in the ACT Government's Indicative Land Release Program 2014/15 to 2017/2018 for land release commencing in the 2015/16 financial year. There is pressure to commence V351 as soon as possible to allow estate development works to occur so blocks can be sold. Your consideration of this brief could allow land release for West Belconnen to start as soon as possible.

8. As a separate issue, work needs to be undertaken on bringing other parts of the Territory Plan in line with the revised NCP. This will be the subject of a separate brief.

Financial Implications

9. There are no budget implications as administration of the Territory Plan is covered by base directorate funding.

Directorate Consultation

10. The Land Development Agency (LDA) is aware of the possibility of disallowance of A86 by the Federal Parliament. Notwithstanding, the LDA is keen that V351 commence as soon as possible.

External Consultation

11. There was no external consultation undertaken in preparing this brief. It is primarily an administrative matter.

Benefits/Sensitivities

12. The commencement of the variation to the Territory Plan will bring significant benefits to the ACT. The proponent can proceed with the lodgement of an Estate Development Plan for the first stage of urban development on the site. This will ensure that the Government's indicative land release program will remain on track. This includes minimising the risk of impacts on housing supply and affordability due to a shortage of greenfield land. However, if there is a disallowance of amendment 86 to the National Capital Plan then all works, including any approved under an Estate Development Plan would cease until such time as the National Capital Plan is amended to allow urban development on this site.

Media Implications

13. There are no media implications arising from this brief. If you agree to the commencement of V351, then an Estate Development Plan would be lodged for stage 1 of the urban development of the site and this will provide media opportunities.

Recommendation

That you:

- note the information contained in this brief
NOTED/PLEASE DISCUSS

- agree to commence V351.
AGREED/NOT AGREED/PLEASE DISCUSS

Mick Gentleman MLA *MD* 1.7.16

Minister's Comments

Alix Kaucz
Senior Manager

Phone: 6205 0864

Action Officer: Helen Hai
Section: Territory Plan Section

Phone: 6205 3989

Questions & Answers

1. What does Territory Plan Variation 351 West Belconnen Urban Development (V351) do?

V351 rezones an area of land immediately west of the suburbs of Holt and Macgregor for future urban development. The main changes include:

- Rezoning part of the site to a range of urban zones
- Introducing a nature reserve overlay to the Murrumbidgee River corridor
- Rezoning the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone
- Applying a future urban area overlay to part of the site
- Introducing a site-specific structure plan and concept plan into the Territory Plan

These planning changes are to indicate potential future urban development patterns and guide future development and assessment of the area.

2. Why was V351 introduced?

The development potential of West Belconnen was previously recognised in the Canberra Spatial Plan and then in the ACT Planning Strategy. The Planning Strategy is the current long-term planning policy that ‘provides long-term planning policy and goals to promote orderly and sustainable development, consistent with the social, environmental and economic aspirations of the people’ in the ACT.

In the Planning Strategy, the site is marked as a ‘future urban investigation area’ for future settlement. Since 2009, a series of investigative works have been undertaken for West Belconnen (including NSW land immediately adjacent the ACT border). Based on these works, this variation is to put this intent of the Planning Strategy into effect.

3. What will V351 achieve?

The proposal is expected to accommodate approximately 6500 dwellings and associated retail and community infrastructure. The proposed development in NSW could accommodate a further 5000 dwellings.

Also as a result of V351, a 360ha conservation corridor will be created as nature reserve along the Murrumbidgee River. If land in NSW is to be developed, it could potentially add another 220ha to the conservation corridor.

4. How was the variation received by the public?

The proponent has undertaken a series of community consultations over the last few years. During DV351's public consultation period, Riverview also held two community information sessions.

Public consultation for V351 was undertaken jointly with the National Capital Authority's Draft Amendment No. 85 to the National Capital Plan (DA85) for 6 weeks from late May to early July.

In addition to the required public consultation by the *Planning and Development Act 2007*, a joint public information session with representatives from the ACT Environment and Planning Directorate and the National Capital Authority at Kippax Fair Shopping Centre was also held on 4 June 2015.

49 written submissions were received for V351 and 23 written submissions for DA85. There were seventeen submissions from community organisations/groups, six submissions from local businesses and two submissions from service providers. Eight of the 49 written submissions supported V351. Two submissions with petitions from Belconnen Residents Group (77 signatures) and a group of residents from Drake Brockman Drive (20 signatures) expressed their opposition towards the proposal. The rest of the submissions sought further consideration to be given to V351.

5. What are the main issues raised by the public?

The main issues raised are:

- The cross border jurisdictional arrangement
- Traffic and transport
- Impact on the Bicentennial National Trail
- Consistent protection of the conservation corridor in NSW and ACT
- Impact from Ginninderra Drive extension
- Asbestos disposal/land contamination at Belconnen Landfill site
- Consistency with the ACT Planning Framework

Cross border jurisdictional arrangements including consistent protection of the conservation corridor in NSW and ACT are an ongoing matter that will continue to be discussed during the Estate Development Plan (EDP) stages. The traffic and transport studies provided with DV351 are considered sufficient for the draft variation stage and detailed design works will be finalised at EDP stage. The Bicentennial National Trail is a non-formed trail that is anticipated to change as land is released and developed around the ACT. The ACT Equestrian Association will continue to be engaged in the future on changes to the route as detail planning occurs and development proceeds.

Approval from the Commonwealth is currently being sought for Ginninderra Drive extension therefore it is only shown indicatively in V351 (see details in the following question). Waste collected at Belconnen landfill site is general building waste that is demolished only after the loose fill asbestos is firstly removed from the Mr Fluffy homes. For future development at Belconnen landfill site a master plan is required, subject to appropriate audit processes and approval from the EPA. Overall, the proposal is considered to be consistent with the ACT Planning Framework. Further advice about the potential odour emission from Pace Egg Farm was sought from the EPA and no changes were considered necessary.

6. Were changes made as a result of public consultation?

Yes. Matters raised by submissions that have resulted in changes to the draft variation include:

- Potential odour emissions from Icon Water's Lower Molonglo Water Quality Control Centre
- Concern over proposed zone for TransGrid's Canberra Substation
- Extend urban open space to the western boundary of Strathnairn Arts Precinct
- Pressure on Kippax Fair retailing
- Impact from Ginninderra Drive extension

The potential odour impact from the Lower Molonglo Water Quality Control Centre is being investigated and quantified by Icon Water. In response to Icon Water's concern on the potential odour emissions from its facility, the proposed clearance zone for the LMWQCC has increased from 1km to 2.45km in the concept plan pending the outcomes of the investigations. As a result, the proposed changes to the Belconnen District Precinct Map and Code have been withdrawn.

The current zone for Block 1559 Belconnen (Canberra Substation site) has been retained as NUZ1 Broadacre. As such, the Future Urban Area overlay is removed from the block. The PRZ1 Urban Open Space is extended to the western boundary of Strathnairn Arts Precinct.

In regards to impact on Kippax Fair retailing, DV351 has provisions included in the concept plan that a full-line supermarket is not permitted at the new West Belconnen commercial centre for eight years from the commencement of the variation. It is to encourage new residents from West Belconnen to use existing commercial centres (i.e. Kippax Group Centre) until the population in West Belconnen grows to a size that requires its own full-line supermarket (approximately 3000m² GFA).

The Ginninderra Drive extension is likely to impact on the existing Jarramlee and West Macgregor environmental offset area. It will require approval from the Commonwealth under the *Environment Protection and Biodiversity Conservation Act 1999*. As such, the extension is indicated with a Future Urban Area overlay and its final zoning will be determined based on the Commonwealth's EPBC decision.

7. Were any changes made to the final variation after it was referred to the Minister for Planning?

No. There is no change made to the final variation which you approved on 23 October 2015.

8. Why did you not refer the variation to the standing committee?

It is considered that issues related to DV351 have been properly addressed in the report on consultation. The remaining issues raised during public consultation relate to the Estate Development Plan (EDP) process and will be addressed when more detailed planning/design works are undertaken when the EDP is prepared.

9. What happened in the Legislative Assembly?

The variation was tabled in the Legislative Assembly on 27 October 2015. A petition was lodged in the Legislative Assembly on 5 August 2015 objecting to the proposed variation. The Act Government responded to the petition in the Legislative Assembly on 17 November 2015. The approved variation 351 proceeded without disallowance and can proceed to the process of commencement accordingly.

10. What happened to the National Capital Plan amendment ?

Amendment 85 to the National Capital Plan was incorporated into a larger and broad ranging review of the National Capital Plan in amendment 86, which commenced on 5 May 2016. Unlike the ACT planning system the National Capital Plan amendments commence prior to the end of the disallowance period. The National Capital Authority did not table Amendment 86 in the Federal Parliament prior to the commencement of the caretaker period ahead of the election. It is understood the National capital Authority will table the amendment once Parliament resumes. It will be subject to a 15 sitting day disallowance period which is likely to end late in 2016.

11. What happens in the mean time?

Notwithstanding that the disallowance period for the National Capital Plan amendment 86 is not yet completed, Variation 351 can commence. A draft Estate Development Plan has been prepared and will be lodged once the variation is commenced. If the National Capital Plan amendment 86 is disallowed then all works would stop until such time as the National capital Plan is amended to allow urban development on the site.

Woolfenden, Mitchell

From: Kaucz, Alix
Sent: Tuesday, 19 July 2016 12:55 PM
To: Thompson, Chris; Radice, David
Subject: FW: V351 - Notifiable Instrument s83- Commencement Notice - CN2016-14 [SEC=UNCLASSIFIED]
Attachments: V351 - Notifiable Instrument s83- Commencement Notice - CN2016-14.obr

From: Hartwig, Tasha
Sent: Tuesday, 19 July 2016 12:44 PM
To: Maxwell, Naomi
Cc: Weekes, Cara; Kaucz, Alix
Subject: V351 - Notifiable Instrument s83- Commencement Notice - CN2016-14 [SEC=UNCLASSIFIED]

Good Afternoon

The Commencement Notice for V351 has been loaded for notification on Thursday 21 July 2016. The CN number is below.

| | |
|-----------|---|
| CN2016-14 | Planning and Development (Plan Variation No 351) Commencement Notice 2016 |
|-----------|---|

Many Thanks

Tasha Hartwig

Phone 02 6207 0701 |

Government Services | Environment and Planning | ACT Government

Level 3 South, Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 |

Woolfenden, Mitchell

From: Thompson, Chris
Sent: Friday, 22 July 2016 9:22 AM
To: Stonham, Joshua
Cc: Hai, Helen
Subject: updated maps resulting from V351 commencement [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]
Attachments: 2016 07 22 Belconnen.pdf

Hi Josh

Attached is the updated Belconnen District map. ACT map to follow in next email.

I, Chris Thompson certify that the attached files for the Territory Plan maps contain an exact copy of the maps as approved by the Planning and Land Authority described in the approved Notifiable Instrument 2015-610 on the Legislation Register.

My apologies for the delay.

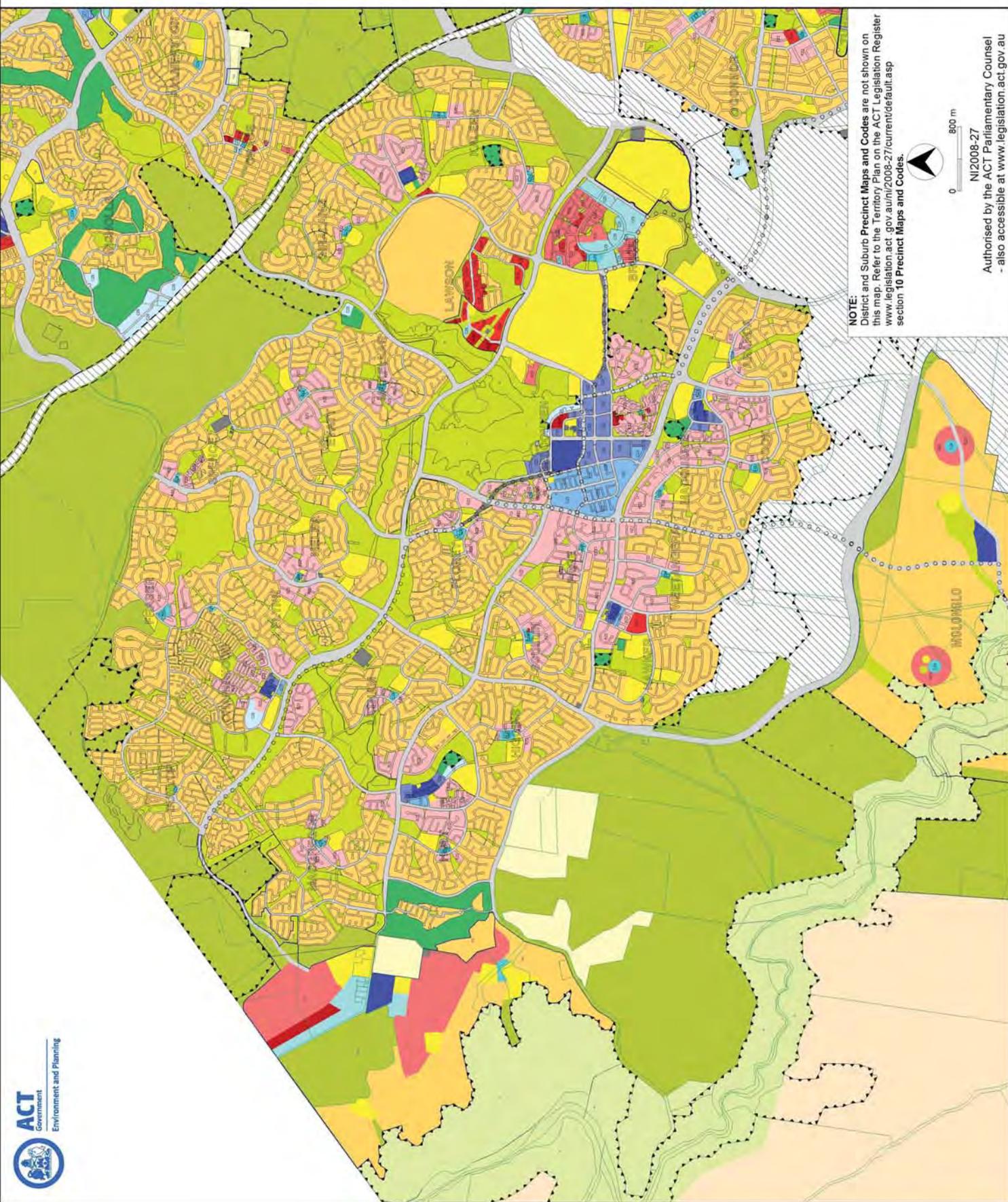
Regards
Chris

Chris Thompson | Planner

Phone 02 6207 8720

Territory Plan Section | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au



ZONES
(Refer to the Territory Plan at ACT Legislation Register: www.legislation.act.gov.au/nl/2008-27/current/default.asp)

Designated Areas:
 See National Capital Plan

Residential:
 RZ1 - Suburban
 RZ2 - Suburban Core
 RZ3 - Urban Residential
 RZ4 - Medium Density Residential
 RZ5 - High Density Residential

Commercial:
 CZ1 - Core
 CZ2 - Business
 CZ3 - Services
 CZ4 - Local Centre
 CZ5 - Mixed Use
 CZ6 - Leisure and Accommodation

Industrial:
 IZ1 - General Industrial
 IZ2 - Mixed Use Industrial

Community Facility:
 CFZ - Community Facility

Parks and Recreation:
 PRZ1 - Urban Open Space
 PRZ2 - Restricted Access Recreation

Transport and Services:
 TSZ1 - Transport
 TSZ2 - Services

Non-Urban:
 NUZ1 - Broadacre
 NUZ2 - Rural
 NUZ3 - Hills, Ridges and Buffer
 NUZ4 - River Corridor
 NUZ5 - Mountains and Bushland

OVERLAYS
 Special Requirements apply under National Capital Plan

Future Urban Area

Special Requirements apply flanking Main Avenues and Approach Routes (see National Capital Plan)

Intertown Public Transport Route

Public Land, arrows point inwards and encompass the type of public land reserve listed below (see also Chapter 10 of the Planning and Development Act 2007)

Type of Public Land Reserve:
(see also Schedule 3 of the Planning and Development Act 2007)

Pa - a wilderness area
 Pn - a national park
 Pp - a nature reserve
 Pq - a special purpose reserve
 Pr - an urban open space
 Pf - a cemetery or burial ground
 Pg - the protection of water supply
 Ph - a lake
 Pi - a sport and recreation reserve

NOTE:
 District and Suburb Precinct Maps and Codes are not shown on this map. Refer to the Territory Plan on the ACT Legislation Register www.legislation.act.gov.au/nl/2008-27/current/default.asp section 10 Precinct Maps and Codes.

0 800 m

North arrow

N12008-27
 Authorised by the ACT Parliamentary Counsel
 - also accessible at www.legislation.act.gov.au

Planning and Development (Plan Variation No 351) Commencement Notice 2016

Commencement notice CN 2016—14

made under the

Planning and Development Act 2007, s 83 (Commencement and publication of plan variations)

1 Name of instrument

This instrument is the *Planning and Development (Plan Variation No 351) Commencement Notice 2016*.

2 Commencement of variation to the Territory Plan No 351

The variation to the Territory Plan No 351—West Belconnen Urban Development (the *plan variation*) commences on 22 July 2016.

Note 1 The plan variation was presented to the Legislative Assembly on 27 October 2015.

Note 2 The plan variation may be accessed at www.legislation.act.gov.au/ni/2015-610.



Brett Phillips
Delegate of the Minister for Planning and Land Management

19 July 2016

Commencement notice for plan variation

Obj. A

Paper where advertisement is to be published and proposed advertisement date
e.g. The Canberra Times

Insert Date

Draft Advertisements need to be cleared by Senior Manager Communications

Territory Plan

Commencement Notice Plan Variation No 351 West Belconnen Urban Development

Under the *Planning and Development Act 2007*, section 79 (1), Plan Variation No 351 to the Territory Plan—West Belconnen Urban Development, Belconnen District was presented to the Legislative Assembly on 27 October 2015.

Plan Variation No 351 commenced on dd month yyyy.

The notifiable instrument for plan variation No 351 may be obtained from the ACT Legislation Register: www.legislation.act.gov.au/ni. Note that free access to the Internet is available at all ACT public libraries.

Copies of the variation are available for inspection and purchase at the Environment and Planning Directorate Customer Service Centre 16 Challis Street, Dickson weekdays between 8:30am–4:30pm. Please call 6207 1923 to arrange a copy for purchase.

Delegate of the planning and land authority



ACT
Government

Environment and Planning

| | |
|------------------|---|
| MINISTER | PLANNING – MICK GENTLEMAN MLA |
| SUBJECT | MINISTERIAL CORRESPONDENCE - Regular quarterly Meeting with ACTEW Water - Drake |
| OBJECTIVE NUMBER | 15/12165 |

| | | |
|------------------|-------------------|-------------------------|
| Division | Planning Delivery | |
| Branch/Section | Territory Plan | |
| Contact Officer: | Alix Kaucz | Telephone No: 6205 0864 |

| |
|---|
| <p>Further Action/Comment:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Signature:</p> |
|---|



UNCLASSIFIED

To Minister for Planning

From Director-General ~~UNAVAILABLE~~
Deputy Director-General *[Signature]*, 2.7.15
Executive Director, Strategic Planning
Executive Director, Planning Delivery

Subject Information for quarterly meeting with Icon Water (ACTEW)

Critical Date Thursday 9 July 2015

Critical Reason The meeting with Icon Water is on this date.

Purpose

1. To provide some background information on matters that Icon Water might wish to discuss in their meeting with you on 9 July 2015.

Background

2. Icon Water has requested a quarterly meeting with you to discuss issues that may be of interest to them. The first meeting will be held on 9 July 2015, with the next meeting being scheduled for 1 October 2015.
3. Icon Water will also be participating in the Directors-General Water Group (DGWG) meeting on 8 July 2015 and has requested an agenda item on "Water Supply & Sewerage Infrastructure Planning for Urban Infill". A précis of the proposed discussion has been supplied by Icon Water and is provided below.
 - a. The agenda item will be addressed by a verbal report by Icon Water and is expected to indicate it has started to work closely with EDD to establish the foundations for a cooperative approach to the strategic planning and delivery of development in the ACT. The Infrastructure Working Group with Icon Water and EDD has been convened to meet to discuss this cooperative approach. The item will focus on key areas for improved planning and decision making including brownfield development sewerage and water network capacity issues or impacts, timing and staging of developments, and infrastructure funding models for higher density uplift development. Icon Water is expecting to use the DGWG to ensure that the appropriate coordination processes are in place to facilitate the required level of strategic planning.

Performance Assessment

DUE DATE:/...../..... DATE RECEIVED:...../...../.....

SATISFACTORY

UNSATISFACTORY

According to criteria specified in ACT Government Policy Performance Measures

Signature *[Signature]* 9.7.15

Issues

Review of the location of hazardous industries

4. The Environment and Planning Directorate (EPD) is proposing to put forward a number of recommendations to government to provide better regulatory and information capture for hazardous activities in the ACT, particularly following incidents such as the 2011 Mitchell chemical fire.
5. This would include a central information database that holds information on leases, environmental authorisations, land contamination records, Development Application approvals, dangerous substances and other licences, audits and compliance incidents.
6. EPD has consulted ActewAGL Water (Taskforce Blackswan Committee Representatives) at a high level on this proposal given their experience with the Jerrabomberra Sewer Pump Station Event.
7. Actew Water noted that the proposal to consolidate hazardous activity information might assist in regulating Trade Waste under the *Utilities Act 2000* (ACT) and troubleshooting sewage quality, treatment and safety issues if information is shared with Actew. There would need to be further collaboration to ensure that the information in Actew Water's Trade Waste Database and relevant online monitoring data could be meaningfully and usefully matched with a central information database on hazardous activities.
8. Work on this issue is continuing to progress within Government.

City and Northbourne Urban Design Framework (Ca-NUDF)

9. The ACT Government has committed to the delivery of the Capital Metro light rail between Gungahlin and the city centre, along Northbourne Avenue, providing the opportunity to renew and revitalise the Northbourne Avenue corridor.
10. In addition, the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) is completing development plans to revitalise a number of development sites along the corridor.
11. The purpose of the project is to support the transformation and development of the city centre and Northbourne Avenue corridor. The study will produce:
 - A Planning Review of the Northbourne Avenue Corridor;
 - Urban Design Guidelines for Northbourne Avenue;
 - An Urban Design Framework for the city centre; and
 - A Transport and Movement Action Plan for the city centre.
12. These documents will establish a strategy context for the delivery of capital works, land release and development within the city centre and along the Northbourne Avenue corridor.

13. Once complete, it is anticipated that the Ca-NUDF will guide the delivery of high quality urban design and public realm outcomes within the city centre and Northbourne Avenue. It will be critical in identifying strategic opportunities for development, renewal and revitalisation across the study area.

14. As part of the work, the Hassell led consultant team will consider the streets, buildings, open space, landscape character and community facilities within the inner north of Canberra. The project team will examine the potential for change and growth, whilst developing a framework that will integrate with existing projects such as Capital Metro.

15. The Ca-NUDF will assist in making the city centre and Northbourne Avenue an attractive place to live and work which will ultimately create a vibrant and well connected community across the inner north of Canberra.

16. It is anticipated that a draft document will be available for consultation in late 2015.

17. Further for your information, a Northbourne Corridor Utilities Master Plan was completed by SMEC consultant and this project is being managed by TAMS. This plan is to be handed over to ICON Water in mid July and a Working Group is being established.

DV351 West Belconnen Urban Development

18. The West Belconnen development proposal is for a new residential subdivision in an area immediately adjacent to the suburbs of Holt and Macgregor. Once developed, it could comprise up to 6,500 dwellings in an area immediately adjacent to the ACT/NSW border. The study area comprises approximately 889 hectares (ha) of land, of which approximately 520ha is estimated to be developable. It is proposed that the remaining 370 ha will be set aside for protection as a conservation corridor.

19. The proposed development also extends into an area of approximately 600 ha contiguous freehold land in NSW. For urban development in both ACT and NSW to be realised, the proposal will require a Territory Plan Variation, an Amendment to the National Capital Plan, Amendment to the Yass Valley Local Environment Plan 2013 and approvals under Commonwealth and ACT environmental legislations.

20. Draft Territory Plan variation (DV351) and draft Amendment (DA85) to the National Capital Plan was released concurrently for public consultation on 22 May 2015. The consultation period is for 6 weeks, ending on 6 July 2015.

21. DV351, which only covers land in the ACT, proposes to:

- Rezone part of the site to a range of indicative urban uses (the approval of the estate development plan will confirm these uses);
- Introduce a nature reserve overlay to the river corridor;
- Rezone the Transgrid Canberra Substation to a Transport and Services zoning;
- Rezone the Strathnairn Arts Precinct and Belconnen Farm Heritage Precinct to community facility zone;

- Apply a future urban area (FUA) overlay to part of the site;
- Introduce a site-specific structure plan and concept plan into the Territory Plan.

Financial Implications

22. There are no budget implications in relation to this brief.

Directorate Consultation

23. Input from Strategic Planning and Impact team within EPD was provided.

External Consultation

24. No external consultation was undertaken during the preparation of this brief.

Benefits/Sensitivities

25. Regular update on relevant policies/projects between the ACT Government and Icon Water will encourage better collaboration in information sharing and assist project facilitation and/or development.

Media Implications

26. There are no media implications related directly to this brief.

Recommendation

That you note the information contained in this brief;

NOTED/PLEASE DISCUSS

Mick Gentleman MLA

Mick 9.17.15

Minister's Comments

Alix Kaucz
Manager Territory Plan Section

Phone: 6205 0864

Action Officer: Helen Hai
Section: Territory Plan Section

Phone: 6205 53989

Woolfenden, Mitchell

From: EPD Ministerials - Government Services
Sent: Wednesday, 20 May 2015 4:04 PM
To: EPD Ministerials - Planning Delivery; EPD Ministerials - Strategic Planning
Cc: Crowe, Lindsay; McKeown, Brianna
Subject: 15/12165 - MINISTERIAL CORRESPONDENCE - Regular quarterly Meeting with ACTEW/ Icon Water - Drake
Attachments: Regular quarterly Meeting with ACTEW Water; 15_12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake.obr

Good Afternoon,

Please find attached information brief request due to government services COB 25 June 2015. I sought clarification and the dates are correct as the Minister's office has made quarterly meeting times with Icon water til the end of 2016. I will be sending through another two information brief requests to round out 2015.

Kind regards,

Stephanie Cairney | Ministerial Liaison Officer | Phone: TBA
Environment and Planning Directorate | ACT Government
Level 3 South Dame Pattie Menzies House | GPO Box 1908, CANBERRA ACT 2601

From: McEvoy, Justin
Sent: Tuesday, 19 May 2015 6:10 PM
To: EPD Ministerials - Government Services
Cc: Butchart, Rebecca
Subject: MINISTERIAL CORRESPONDENCE - Regular quarterly Meeting with ACTEW Water - Drake

Ministerial Correspondence / Brief Request Form

Objective Number: 15/12165
Date due Ministerial Services: 25 June 2015
Date due Deputy Director-General: 29 June 2015
Date due Director-General: 30 June 2015
Date due MINISTER'S OFFICE: 1 July 2015
Priority: Urgent / Normal
Critical Date:

Subject: MINISTERIAL CORRESPONDENCE - Regular quarterly Meeting with ACTEW Water – Drake

To:

Strategic Planning (input please) _____ Construction and Services
 Sustainability and Climate Change Director-General

X Planning Delivery

Deputy Director-General

Environment

Other

Response by:

Minister

Chief Minister

Director-General ESDD

Minister Chief of Staff

Adviser

Other:

Action required:

Reply to correspondence

Directorate Input

Media Alert / Media Release
(in consultation with Communications)

X Information brief

Dept Officer to attend

Speech / Speaking Notes
(in consultation with Communications)

Information only / NFA

Functions Brief
(inc arrangements brief)

Talking points (as dot points)
(in consultation with Communications)

Phone constituent

Questions and Answers

For appropriate action

Other

Meeting / Event:

Time:

Date:

Location:

Event Contact/Organiser:

Equipment:

Further Information:

NOTE: this request is to also apply to quarterly ministerial meetings including

- 1 October 2015,
- 15 December 2015,
- 10 March 2016 &
- 2 June 2016.

Could this meeting request be duplicated in the files established for future meetings.

NOTE: draft agenda to be provided closer to the meeting date.

Woolfenden, Mitchell

From: Crowe, Lindsay
Sent: Tuesday, 30 June 2015 4:42 PM
To: Hai, Helen
Cc: Kaucz, Alix
Subject: FW: URGENT Due today - INPUT : 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake (qA619056)
Attachments: 15_12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake.obr

Hi Helen,

Can I please ask you to add the below input into the above information brief please as a matter of urgency. Also SP have updated their input (see attached word doc which is saved into OBJ).

I have the folder so once incorporated I can print from my end.

Apologise for the short timeframe but if I can have the updated brief first thing tomorrow morning it would be greatly appreciated.

Many thanks,

Lindsay Crowe | Executive Assistant to Jim Corrigan Phone 02 6205 9636 Planning Delivery | Environment and Planning | ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

-----Original Message-----

From: Lyons Wright, Ann
Sent: Friday, 26 June 2015 3:48 PM
To: Cairney, StephanieX
Cc: Crowe, Lindsay; Godbee, Cath; Lane, Annie; Kendall, Matt; Keirnan, Catherine; Mozqueira, Antonio
Subject: FW: URGENT Due today - INPUT : 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake (qA619056)

Hi all,

Thanks for the opportunity to provide input for the quarterly meeting with Icon Water. Here is the S&CC input:

1. The LEV strategy is not relevant to ICON water and we suggest that it be deleted as it is subject to further work and a separate briefing.
2. The Northbourne corridor advice does not mention the critical Northbourne Corridor Utilities Master Plan being managed by TAMS (done by consultants SMEC). We understand that the Plan will be handed over to ICON water in mid July and a Working Group is being established.

EPD's Water team should be asked for input in particular they may wish to be

represented on the

working group and may have comments on related WSUD issues.

Ann

Ann Lyons Wright | Acting Executive Director Sustainability and Climate Change Phone 02 6207 6357 | Mobile 0419 198 289 Environment | Environment and Planning | ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

-----Original Message-----

From: Keirnan, Catherine

Sent: Friday, 26 June 2015 2:48 PM

To: Lyons Wright, Ann

Cc: Godbee, Cath; Mozqueira, Antonio

Subject: RE: URGENT Due today - INPUT : 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake (qA619056)

Ann

I have spoken to Helen Hai the author of the Brief to clarify matters as Alix was not available.

Please note that:

1. The LEV strategy is not relevant to ICON water and I don't know why it has been included in the advice from Strategic Planning.

Advancing the LEVs work with the Planning team is a matter to be discussed ASAP, particularly following Dr Haymet's visit.

I suggest S&CC do not want this item listed as an add-on to this Brief (given that Minister Gentleman is a keen EV person)

2. The Northbourne corridor advice does not mention the critical Northbourne Corridor Utilities Master Plan being managed by TAMS (done by consultants SMEC).

I understand that the Plan will be handed over to ICON water in mid July and a Working Group is being established - EPD's Water team should be represented on this Group, I don't know if they are.

Also the WSUD work is critical to the future of development in urban renewal areas. The Code will be revised and this means TP change.

I suggest the Water team are asked to comment if they have not already been asked.

regards

Catherine Keirnan | Senior Policy Officer Phone 02 6207 1791 Climate Change Policy | Environment and Planning | ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

-----Original Message-----

From: Lyons Wright, Ann

Sent: Friday, 26 June 2015 2:09 PM

To: Keirnan, Catherine

Cc: Godbee, Cath

Subject: FW: URGENT Due today - INPUT : 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake (qA619056)

Importance: High

I don't think we'll have any input - but would you have a quick look in Ant's absence?

Ann

Ann Lyons Wright | Acting Executive Director Sustainability and Climate Change Phone 02 6207 6357 | Mobile 0419 198 289 Environment | Environment and Planning | ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

-----Original Message-----

From: Godbee, Cath
Sent: Friday, 26 June 2015 1:55 PM
To: Mozqueira, Antonio; Ward, Megan; Das, Sean
Cc: Lyons Wright, Ann
Subject: URGENT Due today - INPUT : 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake (qA619056)
Importance: High

Can you please advise if you wish to put forward any input to the attached - DUE TODAY!

Thanks

Cath

-----Original Message-----

From: Cairney, StephanieX
Sent: Friday, 26 June 2015 11:33 AM
To: Godbee, Cath; McLeod, Rebecca
Cc: Crowe, Lindsay
Subject: URGENT INPUT : 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake (qA619056)
Importance: High

Hi Cath and Bec

Sorry for the short time frame but would you be able to see if your areas have any input for the attached brief? It is due today so can any input please be forwarded to Lindsay in Planning Delivery as soon as possible.

Many thanks

Stephanie Cairney | Ministerial Liaison Officer | Phone: 6207 1072 Environment and Planning Directorate | ACT Government Level 3 South Dame Pattie Menzies House | GPO Box 1908 CANBERRA ACT 2601

-----Original Message-----

From: Crowe, Lindsay
Sent: Friday, 26 June 2015 10:52 AM
To: Cairney, StephanieX
Subject: FW: 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake (qA619056)
Importance: High

Good morning Stephanie,

Can I please ask you to forward the attached brief to both Ann and Annie's areas to see if they have any input they would like to include?

Please note this is due to Ben today. Apologies for the short time frame. Jim has just requested this.

Many thanks,

Lindsay Crowe | Executive Assistant to Jim Corrigan Phone 02 6205 9636 Planning Delivery | Environment and Planning | ACT Government Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

-----Original Message-----

From: Crowe, Lindsay

Sent: Thursday, 25 June 2015 11:13 AM

To: Strudwicke, Kym

Subject: 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake (qA619056)

Hi Kym,

Just a heads up that there is a functions brief that is due to Ben by today. It's currently with Jim for clearance now so will try and push it through as soon as I can.

Thankfully the meeting isn't until 6 July although would prefer you are aware of it coming.

Thanks,

Lindsay

Woolfenden, Mitchell

From: Teasdale, Jonathan
Sent: Tuesday, 16 June 2015 11:06 AM
To: Hai, Helen
Cc: Van Vucht, Lisa
Subject: FW: 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake
Attachments: 15_12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake.obr

Hi Helen

Please find attached our cleared input on your brief.

Jonathan

From: Van Vucht, Lisa
Sent: Friday, 12 June 2015 4:43 PM
To: Teasdale, Jonathan
Subject: FW: 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake

Hi JT

Link attached – can you please clear the input re: hazardous industries under ‘background’.

This can be done next week.

Thanks

Lisa

From: Liston, Tegan
Sent: Thursday, 4 June 2015 10:25 AM
To: Teasdale, Jonathan
Cc: Van Vucht, Lisa
Subject: FW: 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake

FYI

Tegan Liston

Phone 02 6205 9649

Impact & Estates Assessment | Environment and Planning | **ACT Government**

Level 1, South Building, Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 |

www.environment.act.gov.au

From: Hai, Helen
Sent: Thursday, 4 June 2015 10:24 AM
To: Liston, Tegan
Cc: Van Vucht, Lisa
Subject: 15/12165 - Ministerial-Information Brief -1 July 2015 - Regular quarterly Meeting with ACTEW Water - Drake

Hi Tegan

As discussed on the phone, here is the ministerial that requires input from your team on 'hazardous industry'.

Thanks & regards

Helen Hai | Planning Officer Territory Plan Section

Phone 02 6205 3989

Planning Delivery Branch | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

Woolfenden, Mitchell

From: Cairney, StephanieX
Sent: Thursday, 21 May 2015 12:17 PM
To: McKeown, Brianna; Crowe, Lindsay
Subject: RE: 15/12165 - MINISTERIAL CORRESPONDENCE - Regular quarterly Meeting with ACTEW/ Icon Water - Drake

Hi all,

Bec helped me out and I was able to get further information from Justin. He conveyed the following information regarding the meetings:

ACTEW have instigated quarterly meetings with Gentleman's office. As some background info the below topics are things which the line areas need to consider when preparing these meeting briefs:

Strategic planning

- Low Emission Vehicle Scheme
- North Canberra Infrastructure - development of the Northbourne Corridor

Planning Delivery

- Hazardous Industry
- DV351 West Belconnen

This was discussed at the last executive meeting so if you need further background info it might be a good idea to discuss with your EDs.

More info on the meetings should filter through the Minister's Office closer to the meetings.

I hope this helps, and apologies for not having a phone number, I may not get one until next week!

Thanks,

Steph

Stephanie Cairney | Ministerial Liaison Officer | Phone: TBA

Environment and Planning Directorate | ACT Government
Level 3 South Dame Pattie Menzies House | GPO Box 1908, CANBERRA ACT 2601

From: McKeown, Brianna
Sent: Thursday, 21 May 2015 11:41 AM
To: Crowe, Lindsay; Cairney, StephanieX
Subject: RE: 15/12165 - MINISTERIAL CORRESPONDENCE - Regular quarterly Meeting with ACTEW/ Icon Water - Drake

Hey guys,

Sorry.. I had a chat with staff, SP should be able to provide input regarding future development areas/ infill etc .. which will give ACTEW a heads up re infrastructure etc.

Its might be worth checking with environment to make sure they don't have anything to provide also.

B

From: Crowe, Lindsay
Sent: Thursday, 21 May 2015 11:37 AM
To: Cairney, StephanieX
Cc: McKeown, Brianna
Subject: FW: 15/12165 - MINISTERIAL CORRESPONDENCE - Regular quarterly Meeting with ACTEW/ Icon Water - Drake

Good morning Stephanie,

Sorry I would ring but not quite sure what number to call you on.

Regarding the six Ministerials that were sent through yesterday, it has been requested that Strategic Planning Provide input? After speaking with Brianna her and I believe there is not much that they would be able to contribute to the meeting therefore suggest it could however be Environment?

Are you able to please follow this up and make sure that this is actually correct?

Furthermore is there any additional information that could be provided that would assist with preparing these briefs?

Kind regards,

Lindsay Crowe | Executive Assistant to Jim Corrigan

Phone 02 6205 9636

Planning Delivery | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: EPD Ministerials - Government Services
Sent: Wednesday, 20 May 2015 4:04 PM
To: EPD Ministerials - Planning Delivery; EPD Ministerials - Strategic Planning
Cc: Crowe, Lindsay; McKeown, Brianna
Subject: 15/12165 - MINISTERIAL CORRESPONDENCE - Regular quarterly Meeting with ACTEW/ Icon Water - Drake

Good Afternoon,

Please find attached information brief request due to government services COB 25 June **2015**. I sought clarification and the dates are correct as the Minister's office has made quarterly meeting times with Icon water til the end of 2016. I will be sending through another two information brief requests to round out 2015.

Kind regards,

Stephanie Cairney | Ministerial Liaison Officer | Phone: TBA

Environment and Planning Directorate | ACT Government

Level 3 South Dame Pattie Menzies House | GPO Box 1908, CANBERRA ACT 2601

From: McEvoy, Justin
Sent: Tuesday, 19 May 2015 6:10 PM
To: EPD Ministerials - Government Services
Cc: Butchart, Rebecca
Subject: MINISTERIAL CORRESPONDENCE - Regular quarterly Meeting with ACTEW Water - Drake

Ministerial Correspondence / Brief Request Form

Objective Number: **15/12165**

Date due Ministerial Services: **25 June 2015**

Date due Deputy Director-General: **29 June 2015**

Date due Director-General: **30 June 2015**

Date due MINISTER'S OFFICE: **1 July 2015**

Priority: **Urgent / Normal**

Critical Date:

Subject: MINISTERIAL CORRESPONDENCE - Regular quarterly Meeting with ACTEW Water – Drake

To:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Strategic Planning (input please) | <input type="checkbox"/> Construction and Services |
| <input type="checkbox"/> Sustainability and Climate Change | <input type="checkbox"/> Director-General |
| <input checked="" type="checkbox"/> Planning Delivery | <input type="checkbox"/> Deputy Director-General |
| <input type="checkbox"/> Environment | <input type="checkbox"/> Other |
-

Response by:

- | | | |
|--|---|--|
| <input type="checkbox"/> Minister | <input type="checkbox"/> Chief Minister | <input type="checkbox"/> Director-General ESDD |
| <input type="checkbox"/> Minister Chief of Staff | <input type="checkbox"/> Adviser | <input type="checkbox"/> Other: |
-

Action required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Reply to correspondence | <input type="checkbox"/> Directorate Input | <input type="checkbox"/> Media Alert / Media Release <small>(in consultation with Communications)</small> |
| <input checked="" type="checkbox"/> Information brief | <input type="checkbox"/> Dept Officer to attend | <input type="checkbox"/> Speech / Speaking Notes <small>(in consultation with Communications)</small> |
| <input type="checkbox"/> Information only / NFA | <input type="checkbox"/> Functions Brief <small>(inc arrangements brief)</small> | <input type="checkbox"/> Talking points (as dot points) <small>(in consultation with Communications)</small> |
| <input type="checkbox"/> Phone constituent | <input type="checkbox"/> Questions and Answers | <input type="checkbox"/> For appropriate action |
| | | <input type="checkbox"/> Other |
-

Meeting / Event:

Time:

Date:

Location:

Event Contact/Organiser:

Equipment:

Further Information:

NOTE: this request is to also apply to quarterly ministerial meetings including

- 1 October 2015,
- 15 December 2015,
- 10 March 2016 &
- 2 June 2016.

Could this meeting request be duplicated in the files established for future meetings.

NOTE: draft agenda to be provided closer to the meeting date.

Woolfenden, Mitchell

Subject: Regular quarterly Meeting with ACTEW Water
Location: Minister's Office

Start: Thu 09/07/2015 10:00 AM
End: Thu 09/07/2015 10:45 AM

Recurrence: Weekly
Recurrence Pattern: every 12 weeks on Thursday from 10:00 AM to 10:45 AM

Meeting Status: Accepted

Organizer: Gentleman, Mick
Required Attendees: Cirson, Adina; Clarke, Jason; McEvoy, Justin

Brief request please Justin



ACT
Government

Environment and Planning

| | |
|------------------|--|
| MINISTER | Minister for Planning Mick Gentleman MLA |
| SUBJECT | MINISTERIAL CORRESPONDENCE - proposed development in West Belconnen known as Riverview |
| CORRESPONDENT | Vicki Dunne |
| OBJECTIVE NUMBER | 15/17251 |

| | Signature: | Date: |
|-----------------------------|---------------------|---------|
| Director General | | 11/8/15 |
| Deputy Director-General | | 11.8.15 |
| Executive Director | | 11.8.15 |
| Contact Officer: Alix Kaucz | Telephone No: 50864 | |

Further Action/Comment:

.....

.....

.....

.....

Signature:



Mick Gentleman MLA

MINISTER FOR PLANNING
MINISTER FOR ROADS AND PARKING
MINISTER FOR WORKPLACE SAFETY AND INDUSTRIAL RELATIONS
MINISTER FOR CHILDREN AND YOUNG PEOPLE
MINISTER FOR AGEING

MEMBER FOR BRINDABELLA

COPY

Vicki Dunne MLA
Speaker
Legislative Assembly for the Australian Capital Territory
GPO Box 1020
CANBERRA ACT 2601

Dear Speaker

Thank you for your letter of 20 July 2015 providing me a copy of the submission from Mr David Edwards to Draft Variation 351 (DV351) West Belconnen Urban Development.

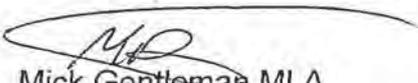
Public consultation on DV351 closed on 6 July 2015. The Environment and Planning Directorate (EPD) has confirmed Mr Edwards' submission including the petition has been received.

The planning and land authority within EPD is currently preparing a "report on consultation" which will consider matters raised in the submissions received. Once completed, the report on consultation along with a recommended version of DV351 will be provided to me for consideration.

At this time it would be premature for me, as Minister for Planning, to comment on Mr David Edwards' submission. Once the recommended version and the report on consultation are referred to me, the documents will be available for viewing at www.act.gov.au/draftvariations.

Thank you for raising this matter. I trust I have clarified the situation for you.

Yours sincerely


Mick Gentleman MLA
Minister for Planning
14 August 2015

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone: (02) 6205 0218 Fax: (02) 6205 0368 Email: GENTLEMAN@act.gov.au
Twitter: @GENTLEMANMick Facebook: www.facebook.com/MickGentleman



Woolfenden, Mitchell

From: EPD Ministerials - Government Services
Sent: Friday, 31 July 2015 9:07 AM
To: EPD Ministerials - Planning Delivery
Subject: 15/17251 - MINISTERIAL CORRESPONDENCE - proposed development in West Belconnen known as Riverview - Dunne
Attachments: FW: Correspondence from Vicki Dunne MLA 24/07/15; 15_17251 - Ministerial-proposed development in West Belconnen known as Riverview - Dunne.obr

Good morning

Please find attached ministerial due to government services 7 August.

Many thanks

Stephanie Cairney | Ministerial Liaison Officer | Phone: 6207 1072

Environment and Planning Directorate | ACT Government
Level 3 South Dame Pattie Menzies House | GPO Box 1908 CANBERRA ACT 2601

From: McEvoy, Justin
Sent: Thursday, 30 July 2015 4:52 PM
To: EPD Ministerials - Government Services
Cc: Butchart, Rebecca; Cairney, StephanieX
Subject: MINISTERIAL CORRESPONDENCE - proposed development in West Belconnen known as Riverview - Dunne

Ministerial Correspondence / Brief Request Form

Objective Number:

Date due Ministerial Services: 7 August

Date due Deputy Director-General:

Date due Director-General:

Date due MINISTER'S OFFICE: 12 August 2015

Priority: Urgent / Normal

Critical Date:

Subject: MINISTERIAL CORRESPONDENCE - proposed development in West Belconnen known as Riverview - Dunne

To:

Strategic
Planning

Sustainability and Climate Change

Construction and Services

Director-General

X Planning Delivery

Deputy Director-General

Environment

Other

Response by:

X Minister

Chief Minister

Director-General ESDD

Minister Chief of Staff

Adviser

Other:

Action required:

X Reply to correspondence

Directorate Input

Media Alert / Media Release
(in consultation with Communications)

Information brief

Dept Officer to attend

Speech / Speaking Notes
(in consultation with Communications)

Information only / NFA

Functions Brief
(inc arrangements brief)

Talking points (as dot points)
(in consultation with Communications)

Phone constituent

Questions and Answers

For appropriate action

Other

Meeting / Event:

Time:

Date:

Location:

Event Contact/Organiser:

Equipment:

Further Information:



24 JUL 2015

Speaker

Mr Mick Gentleman MLA
Minister for Planning
Legislative Assembly for the ACT
GPO Box 1020
CANBERRA ACT 2601

Dear Mr Gentleman

Enclosed for your information is a copy of a submission from a constituent, Mr David Edwards and other residents (who have signed an accompanying petition), in relation to the proposed development in West Belconnen known as Riverview.

I understand Mr Edwards has sent the submission to the National Capital Authority and to the planning division of the Environment and Planning Directorate. He asked me to send it to you.

Any comments you are able to offer on the Government's position in relation to this matter would be appreciated.

Yours sincerely

Vicki Dunne
Member for Ginninderra

20 July 2015

Submission on DA85 and 351

To National Capital Authority and Territory Plan

We are strongly opposed to the Riverview development. If the development goes ahead it will truly be a missed opportunity. When many people around the world and here in many parts of Australia are doing their best to save the environment, the Australian Capital Territory is doing the exact opposite by building on an environmentally sensitive sites and destroying the river system by modifying it to suit the developer's needs.

Approving the Riverview developments in West Belconnen will be an unforgivable mistake, as all concerning issues being put before you. We strongly reject the West Belconnen development and please reconsider your decision. We hope the following points against the approval of the development will be sufficient evidence for you to reject it.

Legal issues:

The land has been zoned for agricultural use from the 1960s onwards. Agricultural use means using chemicals, crops spray, weed spray, sheep dip / sheep spray and using poisonous and hazardous products.

Numbers of reviews have been provided up until 1998. The sites should have been listed on the Environment Protection Unit (EPU), as required per section 21(A) of the Environment Protection Act 1997. Did the sites get put on the environment protection unit, the answer is no, why not? Is that reasonable standards?

There are a numbers of creeks which exist on the sites they flows through to the Murrumbidgee River. Due to the close proximity of the former landfill areas in West Belconnen Resource Management

Centre, It is reasonable to expect potential leachate that impacts on the ground water, existing creeks and the Murrumbidgee River.

Despite all the above information about contamination, the sites were not listed as contaminated sites, is that reasonable?

Clearly the sites of the development needs to be protected, preserved and looked after, we owe it to the environment.

Other Legal Issues: Lease

Lease was granted for the sites in 2004 to the Corkhill Bros Pty Limited. The rent amount for the lease is **five cents per annum**. The purpose of the lease is for agricultural use, maximum of eight horses for personal use and three dwellings.

Changing any of the lease terms mean revoking the lease, the term of the lease clearly identified the sites for agricultural use, and for personal use not commercial, and not residential for a reason. That reason is to protect the river surrounding.

Approving the change of zoning for the sites from agricultural to residential, means the lessee is not complying with the original terms and purpose of the Crown lease.

Environmental issues:

The development sites are in an environmentally sensitive area, it has been zoned for agricultural use for a good reason. The impact on the wild Life, the River systems and endangered species is tremendous. Please see endangered species list as follows: A subalpine herb, Brindabella Midge Orchid, Brush-tailed Rock-wallaby, Button Wrinklewort, Canberra Spider Orchid, Ginninderra Peppercress, Golden Sun Moth, Grassland Earless Dragon, Macquarie

Perch, Murrumbidgee bossiaea, Natural Temperate Grassland, Northern Corroboree Frog, Regent Honeyeater, Silver Perch, Small Purple Pea, Smoky Mouse, Tarengo leek orchid, Trout Cod, Tuggeranong Lignum, and Yellow Box/Red Gum Grassy Woodland.

Also please see vulnerable species list as follows: Brown Treecreeper, Glossy Black-cockatoo, Hooded Robin, Little Eagle, Murray River Crayfish, Painted Honeyeater, Perunga Grasshopper, Pink-tailed Worm Lizard, Spotted-tailed Quoll, Striped Legless Lizard, Superb Parrot, Swift Parrot, Two-spined Blackfish, Varied Sitella, and White-winged Triller.

Please consider our future generations if you wouldn't consider the residents, please consider our children including yours, they could be asking that question, why was the environment not protected? Why did the money come first? It will be too late.

The river system is very vulnerable, it needs protecting, not further damage by such a development. Let's together make an informed decision and preserve the only River that Belconnen has, this for all of Canberra not just Belconnen. Approving the Riverview development will come at a very high cost to the environment.

Contaminations:

The site has a history of contaminations, it is concerning that the site wasn't listed on the contamination register of Contaminated Sites under section 21(A) of the Environment Protection Act 1997.

Considering the lease was granted in 2004.

Prior to 2004, the land was registered as Crown Land, under the Environment protection ACT 1997 section 21(A), the land should have been on the EPU then.

The land wasn't listed on the EPU register, for unknown reasons, before the lease was granted in 2004. However from historical data the land has been used for agriculture from 1960's. That makes the contamination issues clear, but yet it was not listed on the contamination register of Contaminated Sites.

The fact that the land wasn't listed as a contaminated site, doesn't rule out the possibility of contamination. The past agricultural activities on the site present substantial risk to the site as it is now, changing the use to residential will add to the existing risk.

Population and Traffic impacts

The population of Belconnen was 92,444 as per, 2011 census. That makes Belconnen the most populous district within the Australian Capital Territory (ACT). (In comparison Gungahlin with a population of 47,971).

Increase in Belconnen population by 30,000 people (30%) will severely affect the quality of living in Belconnen. Traffic impact will have a negative effect as Belconnen is already the most populous district within the ACT.

Currently the Traffic from and into Belconnen is a major concern at certain times of the day, adding a large development of that size will increase the traffic problem significantly.

The character of Belconnen and in particular West Belconnen will change forever and the development will not fit in with our quality of living standard that Canberra citizens are proud of.

Please let's put planning before money making, as sustainable planning will last longer than the money that will be made for the developer. This development doesn't fit in with the unique urban design of Canberra.

As Belconnen is the most populated part of Canberra, adding another 30% to the population will make it out of character with the rest of Canberra. This development will contribute to major traffic problems in Belconnen, traffic delays that we are not used to in Canberra.

Bushfire risk:

The risk of bushfires are very high, we should learn from past experience. This site is very risky for residential development. The position of the site is not suitable for high density housing.

Waste Management facilities

Waste management is a significant issues, the former Belconnen landfill site was closed years ago. Now it has been opened to collect asbestos from Mr fluffy homes. Residents still waiting for answers from the ACT government's about the reopening of the former Belconnen landfill site. Currently the waste management reports recommending using the former Belconnen landfill site.

Where is the logic from the planning point of view, two put a landfill and wastes Management facilities near densely residential area. As well as very close proximity to waterways, that ends up in in the Murrumbidgee river, please don't approve such a shameful development.

Finally this development will be a missed opportunity for preserving the sensitive environment if approved. Let's support good planning to be proud of, not environmental damage to be ashamed off. Most reports provided to this date are desk assessments only, the sites lack of thorough investigation. Developing environmentally vulnerable and contaminated sites into residential will have tremendous impact on the Murrumbidgee River, local endangered

species and it will be a sad reminder in the future, as to who made that decision and who will take responsibility.

Citizens will demand answers in the future that the developer now will not answer, and it will be questions for the authority that approved it to answer. After all saving such a priceless site could actually give us a good economical return in the future, and it could be one of Canberra's eco tourist attraction places to visit, that we can all be proud off.

Kind Regards,

and Canberra Residents,

SUBMISSION on DA85 and 351

To The National Capital Authority and Territory Plan

We oppose the Riverview development in West Belconnen.

We do not want 11,000 homes on the sites.

Instead we want a National Park on the development sites, which will include Ginninderra Falls.

Belconnen Residents Group: Email: savetheriver@gmx.com Tel: (SMS): 0481329191

NAME

ADDRESS / EMAIL

SIGNATURE

Handwritten scribbles and marks at the bottom of the page.

SUBMISSION on DA85 and 351
To The National Capital Authority and Territory Plan
We oppose the Riverview development in West Belconnen.
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SUBMISSION on DA85 and 351
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SUBMISSION on DA85 and 351
To The National Capital Authority and Territory Plan
We oppose the Riverview development in West Belconnen.
We do not want 11,000 homes on the sites.

Instead we want a National Park on the development sites, which will include Ginninderra Falls.
Belconnen Residents Group: Email: savetheriver@gmx.com Tel: (SMS): 0481329191

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SUBMISSION on DA85 and 351

**To The National Capital Authority and Territory Plan
We oppose the Riverview development in West Belconnen.**

We do not want 11,000 homes on the sites.

Instead we want a National Park on the development sites, which will include Ginninderra Falls.

Belconnen Residents Group: Email: savetheriver@gmx.com Tel: (SMS): 0481329191

NAME

ADDRESS / EMAIL

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Woolfenden, Mitchell

From: Clarke, Jason
Sent: Wednesday, 29 July 2015 11:16 AM
To: McEvoy, Justin
Subject: FW: Correspondence from Vicki Dunne MLA 24/07/15
Attachments: 20150727151312546.pdf

Jason Clarke
Advisor for Planning
Advisor for Roads and Parking
Office of Mick Gentleman MLA
Member for Brindabella
t: 620 54513
e: jason.clarke@act.gov.au

-----Original Message-----

From: Apostoloski, Natasha
Sent: Monday, 27 July 2015 3:26 PM
To: Clarke, Jason
Subject: Correspondence from Vicki Dunne MLA 24/07/15

Natasha Apostoloski | Office Manager
Office of Mick Gentleman MLA | Member for Brindabella Minister for Planning, Minister for Roads and Parking,
Minister for Workplace Safety and Industrial Relations, Minister for Children and Young People, Minister for Ageing
t: 620 50218 | e: natasha.apostoloski@act.gov.au |

- 4 SEP 2015



ACT

Government

Environment and Planning

| | |
|------------------|---|
| MINISTER | Acting Minister for Planning – Shane Rattenbury MLA |
| SUBJECT | MINISTERIAL CORRESPONDENCE - Draft Variation No. 351 - Correspondence from Vicki Dunne MLA |
| CORRESPONDENT | Vicki Dunne MLA |
| OBJECTIVE NUMBER | 15/19459 |

| | Signature: | Date: |
|-------------------------------|---------------------|--------|
| Director General | | 4/9/15 |
| Deputy Director-General | | 3/9/15 |
| <i>A/K</i> Executive Director | | 2/9/15 |
| Contact Officer: Alix Kaucz | Telephone No: 50864 | |

Further Action/Comment:

.....

.....

.....

.....

Signature:



COPY

Shane Rattenbury MLA

MINISTER FOR TERRITORY AND MUNICIPAL SERVICES

MINISTER FOR JUSTICE

MINISTER FOR SPORT AND RECREATION

MINISTER ASSISTING THE CHIEF MINISTER ON TRANSPORT REFORM

MEMBER FOR MOLONGLO

Ms Vicki Dunne MLA
Speaker
Legislative Assembly for the Australian Capital Territory
GPO Box 1020
CANBERRA ACT 2601

Dear ~~Speaker~~ Vicki

Thank you for your letter of 17 August 2015 to Minister Gentleman in relation to draft variation to the Territory Plan No 351 (DV351) – West Belconnen Urban Development. I am responding as the acting Minister for Planning.

The Environment and Planning Directorate is in the process of preparing a report on consultation which will consider matters raised in the submissions received in relation to DV351. Once completed, the report on consultation along with a recommended version of DV351 will be provided to the Minister for Planning for consideration.

I acknowledge the concerns you have in regard to DV351 and its impacts on Belconnen and the Canberra community and will advise Minister Gentleman on his return. Once the recommended version and consultation report are referred to the Minister for Planning, a decision will be made regarding referral to the Standing Committee on Planning, Environment and Territory and Municipal Services. This decision will include consideration of your letter.

I thank you for raising this important matter with me.

Yours sincerely

Shane Rattenbury MLA
Acting Minister for Planning

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone: (02) 6205 0005 Fax: (02) 6205 0007 Email: rattenbury@act.gov.au
Facebook: shanerattenburymla Twitter: @ShaneRattenbury



Woolfenden, Mitchell

From: EPD Ministerials - Government Services
Sent: Friday, 21 August 2015 12:58 PM
To: EPD Ministerials - Planning Delivery
Subject: 15/19459 - MINISTERIAL CORRESPONDENCE - Draft Variation No. 351 - Correspondence from Vicki Dunne MLA
Attachments: Correspondence from Vicki Dunne MLA 17/08/15; 15_19459 - Ministerial-Draft Variation No. 351 - Correspondence from Vicki Dunne MLA.obr

Good afternoon

Please find attached a ministerial due to government services 31 August.

Many thanks

Steph

From: McEvoy, Justin
Sent: Friday, 21 August 2015 11:36 AM
To: EPD Ministerials - Government Services
Cc: Cairney, StephanieX
Subject: MINISTERIAL CORRESPONDENCE - Draft Variation No. 351 - Correspondence from Vicki Dunne MLA

Ministerial Correspondence / Brief Request Form

Objective Number: 15/19459
Date due Ministerial Services: 31 August
Date due Deputy Director-General:
Date due Director-General:
Date due MINISTER'S OFFICE: 3 September 2015
Priority: Urgent / Normal
Critical Date:

Subject: MINISTERIAL CORRESPONDENCE - Draft Variation No. 351 - Correspondence from Vicki Dunne MLA

To:

- | | |
|--|--|
| <input type="checkbox"/> Strategic Planning | <input type="checkbox"/> Construction and Services |
| <input type="checkbox"/> Sustainability and Climate Change | <input type="checkbox"/> Director-General |
| <input checked="" type="checkbox"/> <u>Planning Delivery</u> | <input type="checkbox"/> Deputy Director-General |
| <input type="checkbox"/> Environment | <input type="checkbox"/> Other |
-

Response by:

Minister

Chief Minister

Director-General ESDD

Minister Chief of Staff

Adviser

Other:

Action required:

Reply to correspondence

Directorate Input

Media Alert / Media Release
(in consultation with Communications)

Information brief

Dept Officer to attend

Speech / Speaking Notes
(in consultation with Communications)

Information only / NFA

Functions Brief
(inc arrangements brief)

Talking points (as dot points)
(in consultation with Communications)

Phone constituent

Questions and Answers

For appropriate action

Other

Meeting / Event:

Time:

Date:

Location:

Event Contact/Organiser:

Equipment:

Further Information:



RECEIVED
17 AUG 2015

Speaker

13 August 2015

Mr Mick Gentleman MLA
Minister for Planning
Legislative Assembly for the ACT
GPO Box 1020
CANBERRA ACT 2601

Dear Minister

Draft Variation to the Territory Plan DV351

I have had many discussions with constituents and business people in my electorate about DV351 that relates to the Riverview development. While there is a good deal of interest in the proposal and enthusiasm for the long-term development of the region, it is clear that the support is not universal and that there are many questions about the fine detail of the development.

As this development will have a long-term impact on the Canberra Community in general and Belconnen more specifically as it will take 30 years to be fully realised, I want to encourage you, in the strongest terms, to ensure that there is a public inquiry through the Standing Committee on Planning, Environment and Territory and Municipal Services. I believe that such an inquiry would ensure that there is a high level of public confidence in the final variation to the Territory Plan.

Thank you for your consideration of these very important matters.

Yours sincerely

Yicki Dunne MLA
Member for Ginninderra

Legislative Assembly for the Australian Capital Territory

Civic Square, London Circuit (GPO Box 1020) Canberra ACT 2601

T (02) 6205 0283 F (02) 6205 3106 E speaker@parliament.act.gov.au W www.parliament.act.gov.au

Printed onto 100% recycled paper

Woolfenden, Mitchell

From: Apostoloski, Natasha
Sent: Wednesday, 19 August 2015 9:50 PM
To: McEvoy, Justin
Subject: Correspondence from Vicki Dunne MLA 17/08/15
Attachments: 20150818152645536.pdf

-----Original Message-----

From: LAB00L02P11@act.gov.au [mailto:LAB00L02P11@act.gov.au]
Sent: Tuesday, 18 August 2015 3:27 PM
To: Apostoloski, Natasha
Subject: Message from "LAB00L02P11"

This E-mail was sent from "LAB00L02P11" (MP C4503).

Scan Date: 08.18.2015 15:26:45 (+1000)
Queries to: LAB00L02P11@act.gov.au



ACT

Government

Environment and Planning

| | |
|------------------|--|
| MINISTER | Acting Minister for Planning Shane Rattenbury MLA |
| SUBJECT | MINISTERIAL CORRESPONDENCE - Correspondence from Ginninderra Falls Association |
| CORRESPONDENT | |
| OBJECTIVE NUMBER | 15/20822 |

| | Signature: | Date: |
|-------------------------------|---------------------|--------|
| Director General | | 5/9/15 |
| Deputy Director-General | | 4/9/15 |
| <i>A/S</i> Executive Director | | 4/9/15 |
| Contact Officer: Alix Kaucz | Telephone No: 50864 | |

Further Action/Comment:

.....

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.....

Signature:



Shane Rattenbury MLA

MINISTER FOR TERRITORY AND MUNICIPAL SERVICES
MINISTER FOR JUSTICE
MINISTER FOR SPORT AND RECREATION
MINISTER ASSISTING THE CHIEF MINISTER ON TRANSPORT REFORM

COPY

MEMBER FOR MOLONGLO

President
Ginninderra Falls Association

Dear

Thank you for your letter of 7 August 2015 to Minister Gentleman in relation to draft variation to the Territory Plan No 351 (DV351) – West Belconnen Urban Development. I am responding as the acting Minister for Planning.

DV351 finished public consultation on 6 July 2015. The Environment and Planning Directorate (EPD) is currently preparing a “report on consultation” which will consider matters raised in the submissions received. Once completed, the report on consultation along with a recommended version of DV351 will be provided to the Minister for Planning for consideration.

Consequently, at this time it is premature for me to provide a view on your request to have DV351 referred to the ACT Standing Committee on Planning, Environment and Territory and Municipal Services.

That said I am heading out this week to visit the falls and The Riverview Group and I look forward to discussing the matter with my colleague Minister Gentleman on his return.

Thank you for raising this matter.

Yours sincerely

Shane Rattenbury MLA
Acting Minister for Planning

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone: (02) 6205 0005 Fax: (02) 6205 0007 Email: rattenbury@act.gov.au
Facebook: shanerattenburymla Twitter: @ShaneRattenbury



Woolfenden, Mitchell

From: EPD Ministerials - Government Services
Sent: Monday, 31 August 2015 11:28 AM
To: EPD Ministerials - Planning Delivery
Cc: Kaucz, Alix; Sayers, Caroline
Subject: 15/20822 - MINISTERIAL CORRESPONDENCE - Correspondence from Ginninderra Falls Association -
Attachments: FW: Correspondence from Ginninderra Falls Association 07/08/15; 15_20822 - Ministerial-Correspondence from Ginninderra Falls Association - .obr

Good morning

In Lindsay's absence, I have forwarded this to you. Please find attached ministerial due to government services 4 September.

Many thanks

Stephanie

From: McEvoy, Justin
Sent: Thursday, 27 August 2015 11:08 AM
To: EPD Ministerials - Government Services
Cc: Cairney, StephanieX
Subject: MINISTERIAL CORRESPONDENCE - Correspondence from Ginninderra Falls Association -

Ministerial Correspondence / Brief Request Form

Objective Number: 15/20822
Date due Ministerial Services: 4 September
Date due Deputy Director-General:
Date due Director-General:
Date due MINISTER'S OFFICE: 9 September 2015
Priority: Urgent / Normal
Critical Date:

Subject: MINISTERIAL CORRESPONDENCE - Correspondence from Ginninderra Falls Association -

To:

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| <input type="checkbox"/> Strategic Planning | <input type="checkbox"/> Construction and Services |
| <input type="checkbox"/> Sustainability and Climate Change | <input type="checkbox"/> Director-General |
| <input checked="" type="checkbox"/> <u>Planning Delivery</u> | <input type="checkbox"/> Deputy Director-General |
| <input type="checkbox"/> Environment | <input type="checkbox"/> Other |
-

Response by:

Minister

Chief Minister

Director-General ESDD

Minister Chief of Staff

Adviser

Other:

Action required:

Reply to correspondence

Directorate Input

Media Alert / Media Release
(in consultation with Communications)

Information brief

Dept Officer to attend

Speech / Speaking Notes
(in consultation with Communications)

Information only / NFA

Functions Brief
(inc arrangements brief)

Talking points (as dot points)
(in consultation with Communications)

Phone constituent

Questions and Answers

For appropriate action

Other

Meeting / Event:

Time:

Date:

Location:

Event Contact/Organiser:

Equipment:

Further Information:



RECEIVED
07 AUG 2015

Ginninderra Falls
ASSOCIATION 

Promoting the Murrumbidgee-
Ginninderra Gorges National Park
www.ginninderra.org.au

President Ginninderra Falls Association

Mick Gentleman (MLA)
Minister for Planning
ACT Legislative Assembly
G.P.O. Box 1020
Canberra ACT 2601

30 Jul 2015

Dear Minister

**Formation of a Legislative Assembly Committee to consider Draft Territory Plan Variation 351.
West Belconnen urban development.**

I am writing to you to request that public submissions in relation to TPDV 351 (proposed West Belconnen Urban Development) be referred to the ACT Legislative Standing Committee on Planning, Environment and Territory and Municipal Services for detailed consideration.

Some 43 comments by both private individuals and corporate entities have been submitted in relation to this variation of the Territory Plan. The Ginninderra Falls Association considers that the amount of public interest in this matter fully warrants their referral to the ACT Legislative Standing Committee on Planning, Environment and Territory and Municipal Services.

We hope that you agree that referral to this committee is warranted so that the matters raised can be fully considered by ACT Legislative Assembly members and the import of the public submissions incorporated into the draft variation as appropriate.

Yours sincerely,

President, Ginninderra Falls Association

Email correspondence:

Woolfenden, Mitchell

From: Apostoloski, Natasha
Sent: Thursday, 27 August 2015 10:53 AM
To: McEvoy, Justin
Cc: Clarke, Jason
Subject: FW: Correspondence from Ginninderra Falls Association 07/08/15
Attachments: 20150810160906327.pdf

As requested.

Thanks

Natasha Apostoloski | Office Manager
Office of Mick Gentleman MLA | Member for Brindabella
Minister for Planning,
Minister for Roads and Parking,
Minister for Workplace Safety and Industrial Relations,
Minister for Children and Young People,
Minister for Ageing
t: 620 50218 | e: natasha.apostoloski@act.gov.au |
Hi Natasha

Did we receive a letter from Ginninderra Falls Association since 30 July 2015?

Regards
Justin

From: Clarke, Jason
Sent: Wednesday, 26 August 2015 4:41 PM
To: McEvoy, Justin
Cc: Judge, Lisa
Subject: Ginninderra Falls Assoc

Hiya,

They sent a letter wanting a public inquiry into the status of the falls, I remember the letter and Chris Watson just called to follow up. Did that go through you?

Ta,

Jason Clarke
Advisor for Planning
Advisor for Roads and Parking
Office of Mick Gentleman MLA
Member for Brindabella
t: 620 54513
e: jason.clarke@act.gov.au



-----Original Message-----

From: Apostoloski, Natasha

Sent: Monday, 10 August 2015 4:18 PM

To: Clarke, Jason

Subject: Correspondence from Ginninderra Falls Association 07/08/15

Natasha Apostoloski | Office Manager

Office of Mick Gentleman MLA | Member for Brindabella Minister for Planning, Minister for Roads and Parking, Minister for Workplace Safety and Industrial Relations, Minister for Children and Young People, Minister for Ageing

t: 620 50218 | e: natasha.apostoloski@act.gov.au |



ACT

Government

Environment and Planning

| | |
|------------------|---|
| MINISTER | Acting Minister for Planning Shane Rattenbury MLA |
| SUBJECT | MINISTERIAL CORRESPONDENCE - Territory Plan variation 351 West Belconnen urban development |
| CORRESPONDENT | Clare Henderson |
| OBJECTIVE NUMBER | 15/21009 |

| | Signature: | Date: |
|-------------------------------|---------------------|--------|
| Director General | | 5/9/15 |
| Deputy Director-General | | 4/9/15 |
| <i>A/g</i> Executive Director | | 4/9/15 |
| Contact Officer: Alix Kaucz | Telephone No: 50864 | |

| |
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| <p>Further Action/Comment:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Signature:</p> |
|--|



Shane Rattenbury MLA

MINISTER FOR TERRITORY AND MUNICIPAL SERVICES
MINISTER FOR JUSTICE
MINISTER FOR SPORT AND RECREATION
MINISTER ASSISTING THE CHIEF MINISTER ON TRANSPORT REFORM

COPY

MEMBER FOR MOLONGLO

Executive Director
Conservation Council
GPO Box 544
CANBERRA ACT 2601

Dear

Thank you for your letter of 1 September 2015 about Draft Variation to the Territory Plan No 351 (DV351) – West Belconnen Urban Development. I am responding as the acting Minister for Planning.

As always we welcome your detailed consideration of Territory Plan variations. As you are aware DV351 recently finished public consultation and the Environment and Planning Directorate is currently preparing a “report on consultation”. The report on consultation will consider matters raised in the submissions received. Once completed, the report along with a recommended version of DV351 will be provided to the Minister for Planning for consideration, where he will determine whether referral to the Committee is necessary.

Nonetheless I appreciate you informing us of your views and that the consultation undertaken to date has been well done. We acknowledge that the model being used has been rewarding for all those involved.

As an important and long term project which will shape the prosperity of West Belconnen I hope you will remain actively engaged in the process.

Yours sincerely

Shane Rattenbury MLA
Acting Minister for Planning

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone: (02) 6205 0005 Fax: (02) 6205 0007 Email: rattenbury@act.gov.au
Facebook: shanerattenburymla Twitter: @ShaneRattenbury



Woolfenden, Mitchell

From: EPD Ministerials - Government Services
Sent: Tuesday, 1 September 2015 11:10 AM
To: EPD Ministerials - Planning Delivery
Subject: 15/21009 - MINISTERIAL CORRESPONDENCE - Territory Plan variation 351 West Belconnen urban development -
Attachments: FW: Territory Plan Variation 351; 15 21009 - Ministerial-Territory Plan variation 351 West Belconnen urban development - .obr

Good morning

Please find attached ministerial due to government services 10 September.

Many thanks

Stephanie

From: McEvoy, Justin
Sent: Tuesday, 1 September 2015 9:33 AM
To: EPD Ministerials - Government Services
Cc: Cairney, StephanieX
Subject: MINISTERIAL CORRESPONDENCE - Territory Plan variation 351 West Belconnen urban development -

Ministerial Correspondence / Brief Request Form

Objective Number:15/21009

Date due Ministerial Services: 10 September

Date due Deputy Director-General:

Date due Director-General:

Date due MINISTER'S OFFICE: 15 September 2015

Priority: Urgent / Normal

Critical Date:

Subject: MINISTERIAL CORRESPONDENCE - Territory Plan variation 351 West Belconnen urban development -

To:

Strategic
Planning

Sustainability and Climate Change

Planning Delivery

Environment

Construction and Services

Director-General

Deputy Director-General

Other

Response by:

Minister

Chief Minister

Director-General ESDD

Minister Chief of Staff

Adviser

Other:

Action required:

Reply to correspondence

Directorate Input

Media Alert / Media Release
(in consultation with Communications)

Information brief

Dept Officer to attend

Speech / Speaking Notes
(in consultation with Communications)

Information only / NFA

Functions Brief
(inc arrangements brief)

Talking points (as dot points)
(in consultation with Communications)

Phone constituent

Questions and Answers

For appropriate action

Other

Meeting / Event:

Time:

Date:

Location:

Event Contact/Organiser:

Equipment:

Further Information:



1 September 2015

Mr Mick Gentleman MLA
Minister for Planning
Legislative Assembly of the ACT
GPO Box 1020
Canberra ACT 2600

CC:
Minister Rattenbury
Alistair Coe MLA, Shadow Minister for Planning
Meegan Fitzharris MLA, Chair Standing Committee on Planning, Environment and TaMS

Dear Minister

Re Territory Plan TP Draft Variation 351 West Belconnen Urban Development

The Conservation Council has particular interest in the proposed development at West Belconnen ("Riverview") mainly relating to our focus on planning and biodiversity conservation.

In some instances the Conservation Council supports the referral of Variations to the Territory Plan to the ACT Legislative Assembly Planning and Environment Committee. However in this instance we do not. We propose that to date there has been adequate consultation and areas of concern have been considered. We cannot see what additional information or sharing of views would be enhanced through a Committee process, rather it would be a repetition of consultative processes undertaken over the last few years. We note that in 2014 we likewise did not push for DV 319 to be referred to a Committee despite our keen interest in the proposals as again in that instance we felt the key issues had been satisfactorily considered and discussed with stakeholders via the Gungahlin Strategic Assessment processes.

I would like to draw your attention to some matters we raised in our submission on the Draft Variation which is available [here](#). The Conservation Council regards the process undertaken, so far, by the Riverview proponents as being 'better practice' in terms of other ACT developments.

The Conservation Council's overarching principle on developing at the urban edge is that: "Retention and enhancement of ecological values should be incorporated into the design and ongoing management of existing and new urban developments." Over the last three years we have been appreciative of the consultative and open approach of Riverview Group. Our staff, Biodiversity Working Group, Board and member groups have been involved in various ways in gaining an understanding of what is a very complex urban development proposal.

We regard the Legislative Assembly Committee process as a useful tool when there has been inadequate consultation; information has not been made available to the community, or; there are significant concerns with a proposal. Although we have some concerns with the Riverview development we believe that these have been considered or will be better addressed through further ongoing negotiation and discussion with the proponents rather than through a Legislative Assembly Committee.

The Conservation Council welcomes the proposed creation of a large new nature reserve (360 hectares) and the proposed management structure of the reserve is innovative. While we have concerns with some aspects such as the proximity of residences to the reserve, we have also had fruitful discussions with the proponents on early engagement of the community in the responsibilities and privileges of living next to nature.

We look forward to community awareness being built into the proposed Environmental Trust's responsibilities so that all residents – not just first time buyers and builders – are cognisant of needs for living next to nature; and this becomes part of the long-term ethos of the area. The Conservation Council welcomes the range of measures put in place to minimise 'urban edge' impacts including but not limited to cat containment, incorporation of dog parks into early plans, litter and rubbish control, water sensitive urban design, vehicle access, bushfire asset zone to be located within the urban footprint and proactive management of known or potentially invasive plants so that they are not planted.

The Conservation Council believes that the expected benefits from the Environmental Trust can only commence after the variation to the Territory Plan is approved and unless the proposal is to be completely stopped then it is better that conservation work commence as soon as possible. The proposal provides for a 360 hectare conservation area along the Murrumbidgee River in the ACT and if NSW planning approvals are granted an additional 220 hectares (at least) will be added to the conservation area.

The Conservation Council commends the approach to biodiversity conservation taken by the Riverview proponents and suggests that it is the approach that should be reflected in all planning across the ACT. As Riverview said in a presentation to the Conservation Council: "Our approach has been to work out which parts of the site may be suitable for urban development, before we start planning the urban development. A series of scientific investigations have been conducted to establish what environmental values are present on the site."

We are in ongoing discussions on biodiversity conservation, particularly in the NSW section, with the Riverview proponents and a range of stakeholders. Although this extends our resources the discussions are more fruitful than we would expect from the equivalent resources being spent, with all due respect, preparing and appearing before a Legislative Committee process.

As always, I am happy to meet with you to discuss these matters and thank you for your consideration.

Yours sincerely

Executive Director

Woolfenden, Mitchell

From: GENTLEMAN
Sent: Tuesday, 1 September 2015 9:23 AM
To: McEvoy, Justin
Subject: FW: Territory Plan Variation 351

Natasha Apostoloski | Office Manager
Office of Mick Gentleman MLA | Member for Brindabella
Minister for Planning,
Minister for Roads and Parking,
Minister for Workplace Safety and Industrial Relations,
Minister for Children and Young People,
Minister for Ageing
t: 620 50218 | e: natasha.apostoloski@act.gov.au |

From:
Sent: Tuesday, 1 September 2015 8:02 AM
To: GENTLEMAN
Cc: COE; RATTENBURY; FITZHARRIS
Subject: Territory Plan Variation 351

Dear Minister
Please find attached correspondence from the Conservation Council in regard to Territory Plan Draft Variation 351.
Regards

Executive Director, Conservation Council ACT Region

14/26 Barry Drive, Canberra ACT 2601 (GPO Box 544 Canberra ACT 2601)
T: (02) 6229 3202
W: conservationcouncil.org.au F: www.facebook.com/conservationcouncilact



We are a voice for the environment in the ACT region. As a non-profit, non-government organisation we rely on donations to continue our work. [Donate here.](#) Thank you!

01 OCT 2015



ACT

Government

Environment and Planning

| | |
|------------------|---|
| MINISTER | Minister for Environment |
| SUBJECT | MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek |
| CORRESPONDENT | Gavin Bugg |
| OBJECTIVE NUMBER | 15/21752 |

| | Signature: | Date: |
|-------------------------------|--------------------------|---------|
| Director General | | 29/9/15 |
| Deputy Director-General | cleared by DDC via email | 29/9/15 |
| <i>A/K</i> Executive Director | | 15/2/15 |
| Contact Officer: Alix Kaucz | Telephone No: 50864 | |

Further Action/Comment:

.....

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.....

Signature:



Simon Corbell MLA

DEPUTY CHIEF MINISTER

ATTORNEY-GENERAL

MINISTER FOR HEALTH

MINISTER FOR THE ENVIRONMENT

MINISTER FOR CAPITAL METRO

E-MAILED
18.11.15

MEMBER FOR MOLONGLO

Dear

Thank you for your email, of 3 September 2015, about the proposed Ginninderra Drive extension over the Ginninderra Creek that is included in the Draft Variation to the Territory Plan No 351 (DV351) – West Belconnen Urban Development.

The proposed Ginninderra Drive Extension will require consideration under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*. The extension will be considered as part of the Riverview strategic assessment, an approach agreed between the Commonwealth Government and the Riverview Group. This assessment will consider the potential impacts of the proposal on Commonwealth protected matters. In addition to the strategic assessment, consideration will need to be given to any existing Commonwealth approval decisions for the area, which may potentially be affected by the extension.

The proposal will also be subject to assessment and approval under the *ACT Planning and Development Act 2007*. The ACT assessment process will consider a broad range of environmental impacts, including erosion and sediment control. The ACT Conservator of Flora and Fauna will also be consulted during the assessment process to ensure all potential environmental impacts are taken into consideration and appropriate mitigation measures are employed.

As such, the proposal is only shown indicatively in DV351 and will be subject to detailed and robust scrutiny from the Commonwealth and the ACT assessment process.

Thank you for raising this matter.

Yours sincerely

Simon Corbell MLA
Minister for the Environment

17.11.15

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone: (02) 6205 0000 Fax: (02) 6205 0535 Email: corbell@act.gov.au
Twitter: @SimonCorbell Facebook: www.facebook.com/simon.corbell



Woolfenden, Mitchell

From: Kaucz, Alix
Sent: Friday, 11 September 2015 3:53 PM
To: Teasdale, Jonathan; Crowe, Lindsay
Cc: Liston, Tegan; Hai, Helen
Subject: RE: 15/21752 - MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Thanks Tegan!

From: Teasdale, Jonathan
Sent: Friday, 11 September 2015 3:50 PM
To: Crowe, Lindsay
Cc: Liston, Tegan; Kaucz, Alix
Subject: FW: 15/21752 - MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Hi Lindsay

Suggested words for Alix (thanks Tegan):

The proposed Ginninderra Drive Extension will require consideration under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The extension will be considered as part of the Riverview strategic assessment, an approach agreed between the Commonwealth Government and the Riverview Group. This assessment will consider the potential impacts of the proposal on Commonwealth protected matters, for example, the Golden Sun Moth. In addition to the strategic assessment, consideration will also need to be given to any existing Commonwealth approval decisions for the area, which may potentially be affected by the extension.

The proposal will also be subject to assessment and approval under the ACT *Planning and Development Act 2007*. The ACT assessment process will consider a broad range of environmental impacts, including erosion and sediment control. Entities, including the Conservator of Flora and Fauna, will be consulted during the assessment process to ensure all potential environmental impacts are taken into consideration and appropriate mitigation measures are employed.

From: Teasdale, Jonathan
Sent: Thursday, 10 September 2015 11:25 AM
To: Crowe, Lindsay
Cc: Liston, Tegan
Subject: RE: 15/21752 - MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Yes.

From: Crowe, Lindsay
Sent: Thursday, 10 September 2015 10:54 AM
To: Teasdale, Jonathan
Subject: FW: 15/21752 - MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Jonathan,

Is someone from your team able to assist with Alix' request below?

Thanks,

Lindsay Crowe | Executive Assistant to Jim Corrigan

Phone 02 6205 9636

Planning Delivery | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Kaucz, Alix

Sent: Thursday, 10 September 2015 10:51 AM

To: Crowe, Lindsay

Subject: FW: 15/21752 - MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

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Thanks!

Alix

From: Crowe, Lindsay

Sent: Wednesday, 9 September 2015 11:55 AM

To: Kaucz, Alix

Cc: Cairney, StephanieX

Subject: FW: 15/21752 - MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Hi Alix,

Further to my email yesterday are you able to confirm your comfortable taking carriage of the below?

Thanks,

Lindsay Crowe | Executive Assistant to Jim Corrigan

Phone 02 6205 9636

Planning Delivery | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Cairney, StephanieX

Sent: Wednesday, 9 September 2015 11:49 AM

To: Crowe, Lindsay

Subject: FW: 15/21752 - MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Hi Lindsay

Are you able to confirm transfer?

Thanks

Steph

From: Cairney, StephanieX

Sent: Tuesday, 8 September 2015 1:43 PM

To: Crowe, Lindsay; EPD Ministerials - Planning Delivery

Subject: FW: 15/21752 - MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Hi Lindsay

Environment has requested the attached ministerial be redirected to PD Territory Plan team, may I confirm this transfer?

Thanks

Steph

From: EPD Ministerials - Government Services
Sent: Tuesday, 8 September 2015 11:54 AM
To: EPD Ministerials - Environment
Subject: 15/21752 - MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Good morning

Please find attached a ministerial due to government services 16 September.

Many thanks

Steph

From: Guest, Clare
Sent: Tuesday, 8 September 2015 11:52 AM
To: EPD Ministerials - Government Services
Cc: Cairney, StephanieX
Subject: MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Ministerial Correspondence / Brief Request Form

| |
|---|
| <p>Objective Number:</p> <p>Date due Ministerial Services: 16 Sept</p> <p>Date due Deputy Director-General:</p> <p>Date due Director-General:</p> <p>Date due MINISTER'S OFFICE: 21 Sept</p> <p>Priority: Normal</p> <p>Critical Date:</p> |
|---|

Subject: Ministerial – Concern over Ginninderra Creek -

To:

- | | |
|--|--|
| <input type="checkbox"/> Strategic Planning | <input type="checkbox"/> Construction and Services |
| <input type="checkbox"/> Sustainability and Climate Change | <input type="checkbox"/> Director-General |
| <input type="checkbox"/> Planning Delivery | <input type="checkbox"/> Deputy Director-General |
| <input checked="" type="checkbox"/> <u>Environment</u> | <input type="checkbox"/> Other |

Response by:

Minister

Chief Minister

Director-General ESDD

Minister Chief of Staff

Adviser

Other:

Action required:

Reply to correspondence

Directorate Input

Media Alert / Media Release
(in consultation with Communications)

Information brief

Dept Officer to attend

Speech / Speaking Notes
(in consultation with Communications)

Information only / NFA

Functions Brief
(inc arrangements brief)

Talking points (as dot points)
(in consultation with Communications)

Phone constituent

Questions and Answers

For appropriate action

Other

Meeting / Event:

Time:

Date:

Location:

Event Contact/Organiser:

Equipment:

Further Information:

Woolfenden, Mitchell

From: Corbell, Simon
Sent: Friday, 4 September 2015 11:50 AM
To: Guest, Clare
Subject: FW: Emailing: Our creek still in limbo-
Attachments: Creek Flood 1March12 (1) Footbridge.jpg; Creek Flood 1March12 (2) Footbridge.jpg; Creek Flood 1March12 (3) Footbridge.jpg; Creek Flood 1March12 (4) Ford.jpg; Creek Views 2013 (1) Ford.jpg; Creek Views 2013 (2).jpg; Creek Views 2013 (3).jpg; Creek Views 2013 (4).jpg; Creek Views 2013 (5).jpg; Soft Country 2013 (1) Ford.jpg; Soft Country 2013 (2).jpg; Soft Country 2013 (3).jpg; Soft Country 2013 (4).jpg; Soft Country 2013 (5).jpg; Soft Country 2013 (6).jpg

For acknowledgment and reply pls

thanks

Simon Corbell MLA | Deputy Chief Minister of the Australian Capital Territory

Attorney-General

Minister for Health

Minister for the Environment

Minister for Capital Metro

P: 02 62050000 | F: 02 62050535 | GPO Box 1020 Canberra ACT 2601

From:
Sent: Thursday, 3 September 2015 5:45 PM
Cc: Corbell, Simon;
Subject: Emailing: Our creek still in limbo-

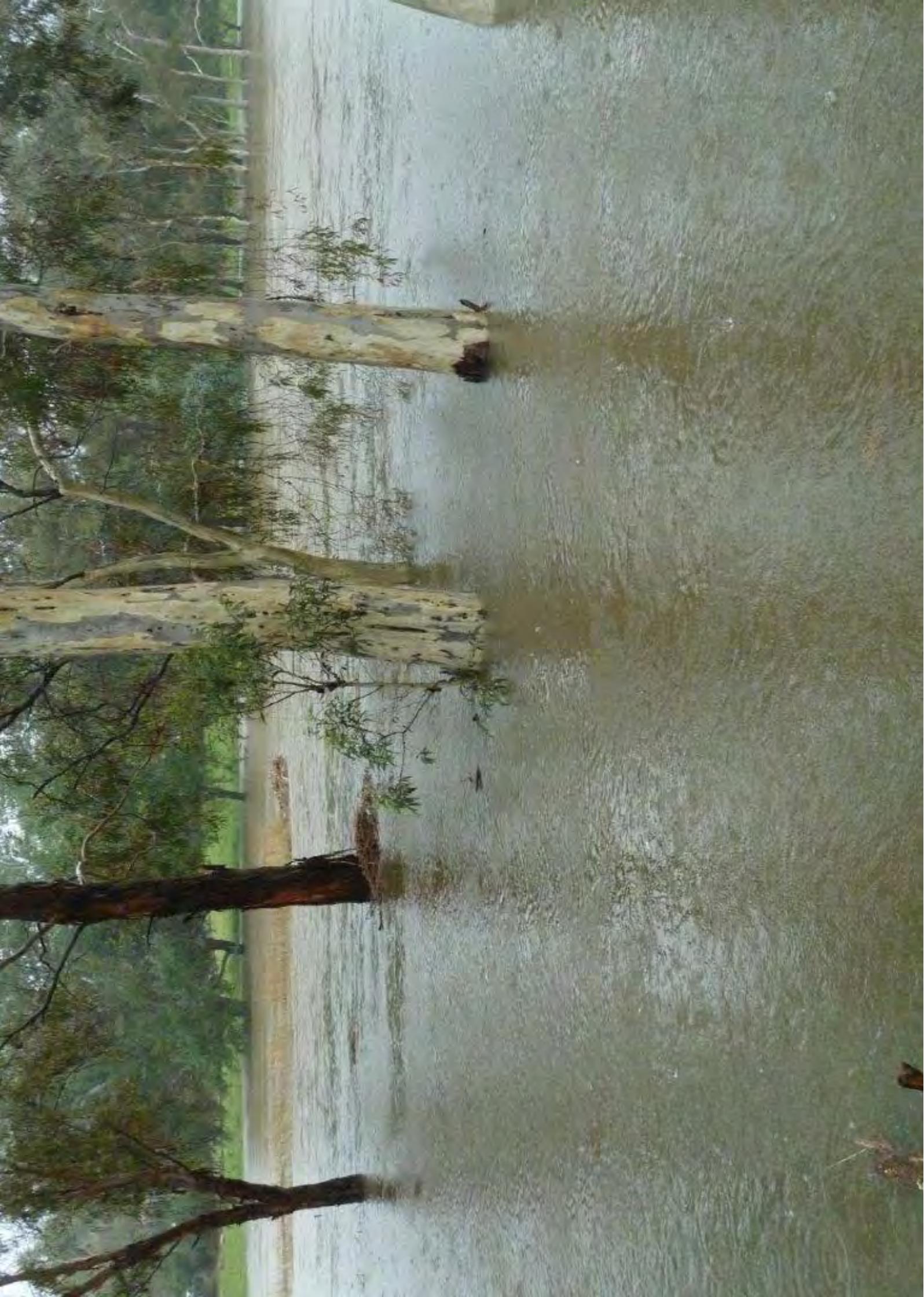
It's long been my view; the "West Belconnen" Project should have raised questions again about what happens to our section of Ginninderra Creek that wanders through a bit of "No Man's Land" at the edge of the most recent developments.

We have in fact a creek junction at the site for a potential extension of Ginninderra Drive through Dunlop to proposed over the boarder development in NSW by "Riverview". This must be addressed now as part of the Territory Plan Variation 351 considerations as it is all in the ACT (just).

In my submissions (351), I tried to make a point about the "soft country" and stream bed erosion. Somebody needs to take control downstream including the old creek ford where my neat Toyota sedan went for a joy ride one very stormy night.

The photos attached come from my extensive files on our part of the creek in Macgregor.

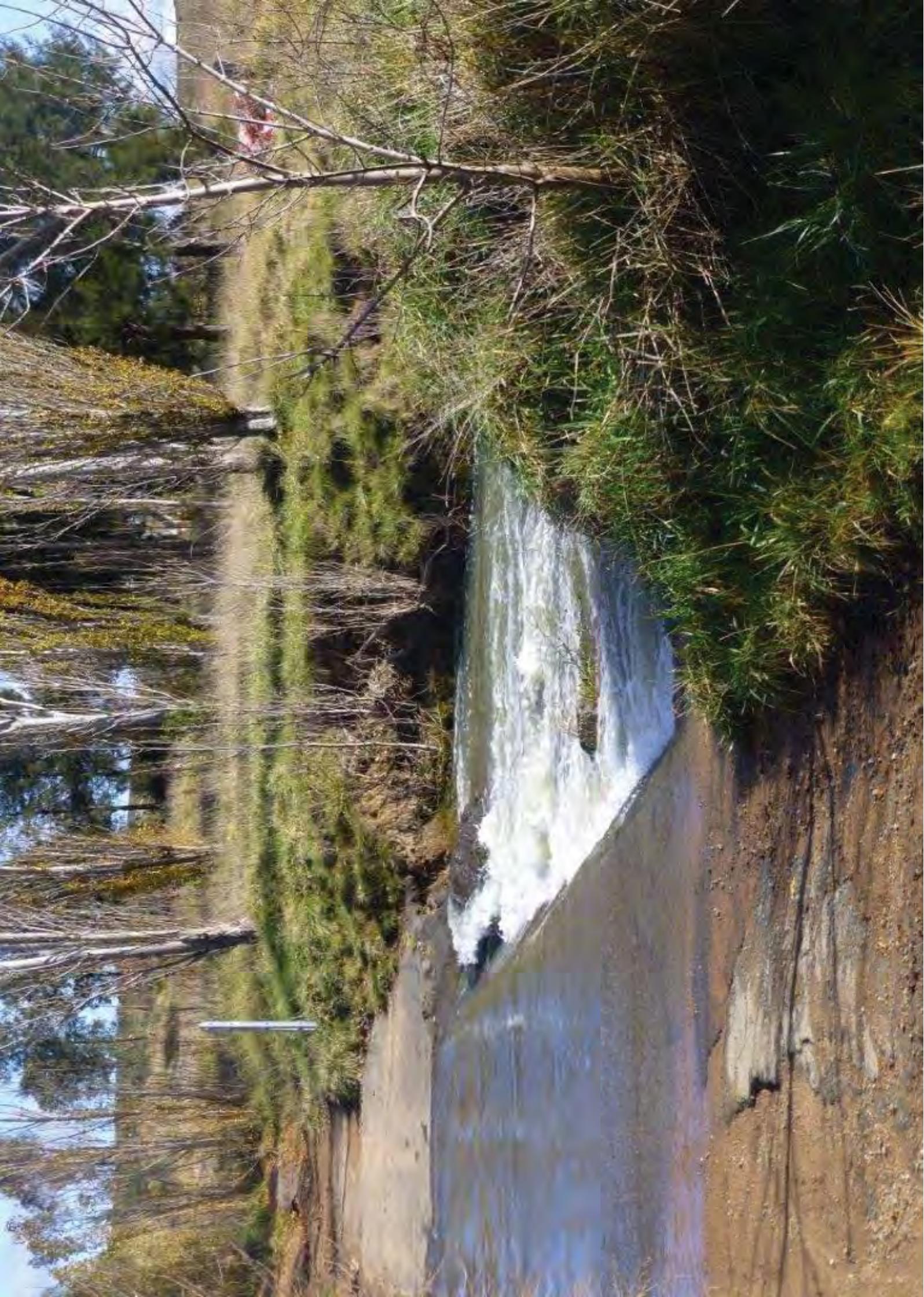










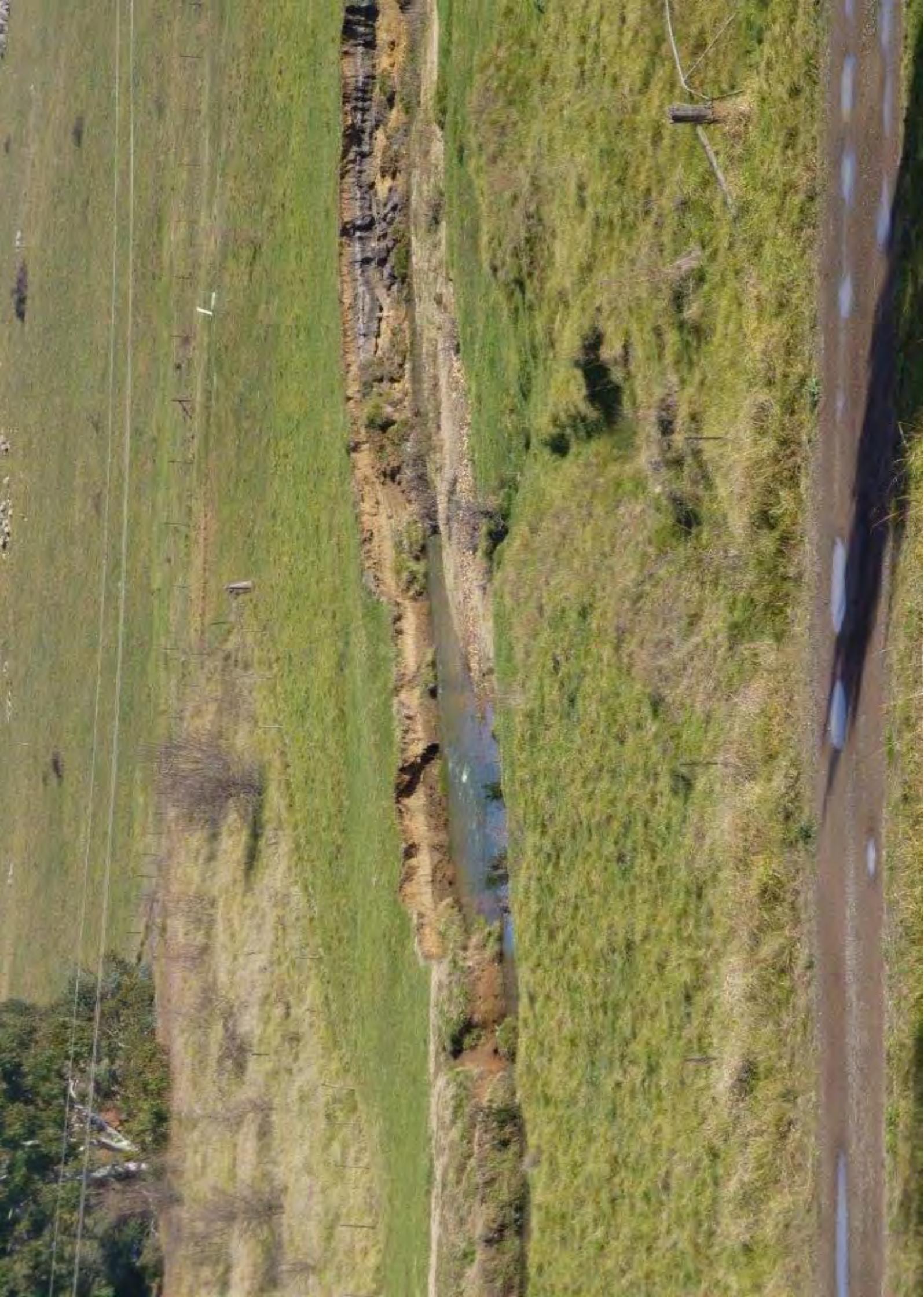




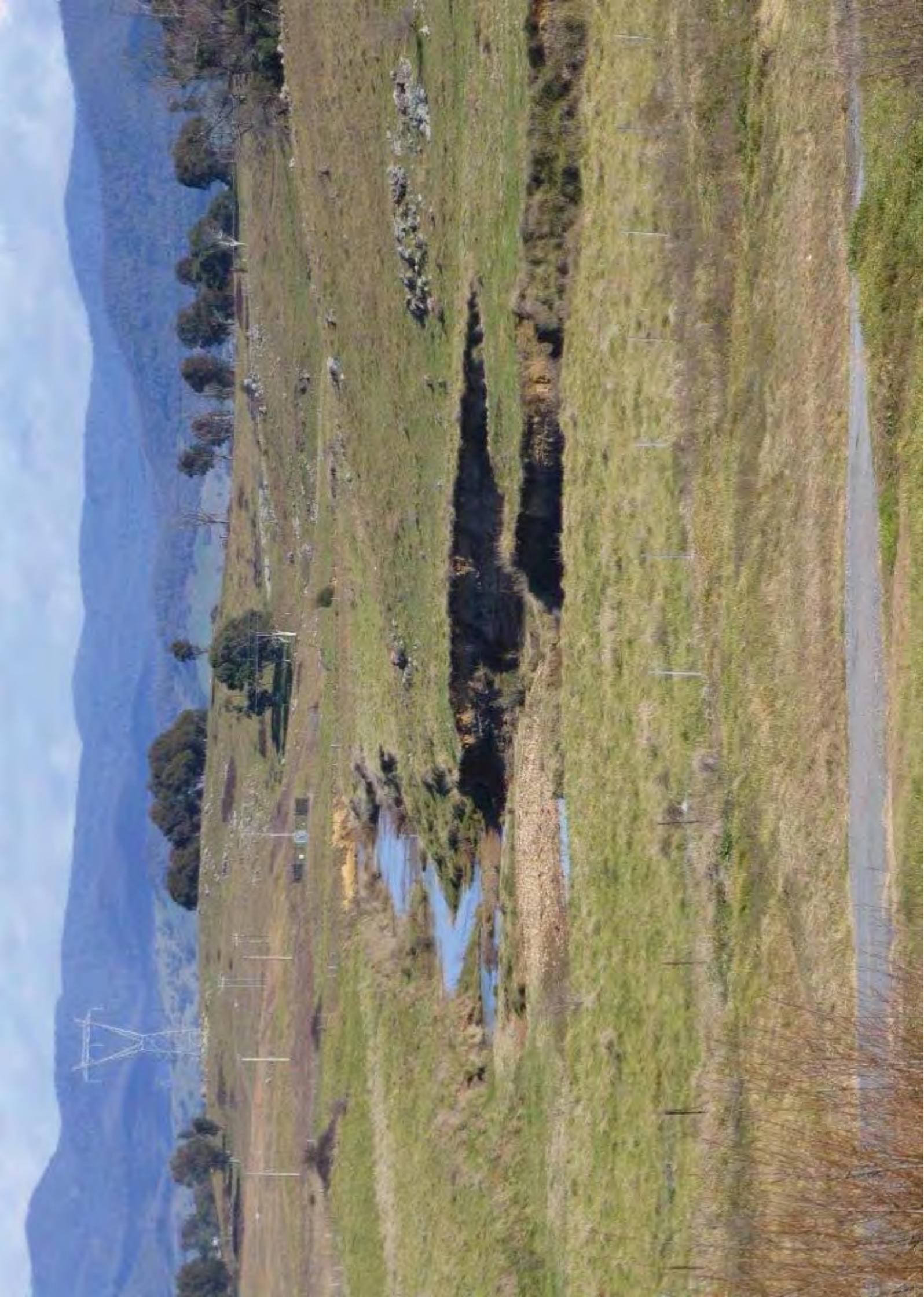
















Woolfenden, Mitchell

From: Kaucz, Alix
Sent: Friday, 11 September 2015 3:53 PM
To: Teasdale, Jonathan; Crowe, Lindsay
Cc: Liston, Tegan; Hai, Helen
Subject: RE: 15/21752 - MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Thanks Tegan!

From: Teasdale, Jonathan
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Cc: Liston, Tegan; Kaucz, Alix
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Phone 02 6205 9636

Planning Delivery | Environment and Planning | ACT Government

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To: EPD Ministerials - Government Services
Cc: Cairney, StephanieX
Subject: MINISTERIAL CORRESPONDENCE - Ministerial – Concern over Ginninderra Creek -

Ministerial Correspondence / Brief Request Form

| |
|---|
| <p>Objective Number:</p> <p>Date due Ministerial Services: 16 Sept</p> <p>Date due Deputy Director-General:</p> <p>Date due Director-General:</p> <p>Date due MINISTER'S OFFICE: 21 Sept</p> <p>Priority: Normal</p> <p>Critical Date:</p> |
|---|

Subject: Ministerial – Concern over Ginninderra Creek -

To:

- | | |
|--|--|
| <input type="checkbox"/> Strategic Planning | <input type="checkbox"/> Construction and Services |
| <input type="checkbox"/> Sustainability and Climate Change | <input type="checkbox"/> Director-General |
| <input type="checkbox"/> Planning Delivery | <input type="checkbox"/> Deputy Director-General |
| <input checked="" type="checkbox"/> <u>Environment</u> | <input type="checkbox"/> Other |

Response by:

Minister

Chief Minister

Director-General ESDD

Minister Chief of Staff

Adviser

Other:

Action required:

Reply to correspondence

Directorate Input

Media Alert / Media Release
(in consultation with Communications)

Information brief

Dept Officer to attend

Speech / Speaking Notes
(in consultation with Communications)

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Functions Brief
(inc arrangements brief)

Talking points (as dot points)
(in consultation with Communications)

Phone constituent

Questions and Answers

For appropriate action

Other

Meeting / Event:

Time:

Date:

Location:

Event Contact/Organiser:

Equipment:

Further Information:



UNCLASSIFIED

To Minister for Planning

From Director-General *[Signature] 20/9/15*
Deputy Director-General *[Signature] 25/9/15*
Executive Director, Strategic Planning

Subject Quarterly meeting with Icon Water

Critical Date Urgent

Critical Reason For the quarterly meeting with Icon Water.

Purpose

1. To provide you with information concerning matters raised by Icon Water in relation to West Belconnen and Draft Variation to the Territory Plan No. 351 (West Belconnen). It is expected that there may be two issues raised in relation to these matters, being the Lower Molonglo Water Quality Control Centre (LMWQCC) and cross border water supply.

Background

2. The (current) Territory Plan's Belconnen District Precinct Code, identifies a 1km clearance zone around LMWQCC that prohibits residential and other sensitive uses.

3. In 2014, the Riverview Group undertook preliminary odour monitoring of LMWQCC, which indicated that odour extends beyond the Territory Plan clearance zone. The Riverview Group on behalf of the Land Development Agency (LDA) advised that due to the need for more detail odour assessment and funding to ameliorate the odour, no development would occur within 1.6km of LMWQCC before 2020. Development staging of West Belconnen demonstrated that this is achievable. It is understood that this was agreed to by Icon Water.

4. As West Belconnen is a LDA development, it was not considered necessary to include the above agreement in the either the Draft Variation or Belconnen District Precinct Code, as it could be accommodated through staging and the Government's land release program.

5. On 6 July 2015, as part of the public consultation period, Icon Water lodged a submission on the Draft Variation. This (original) submission stated that a 2.6km clearance zone is required around LMWQCC and that no change to existing zoning should occur within this distance until such time as the more detailed investigations are undertaken. Icon Water advised that these investigations would be completed by the end of 2015.

Performance Assessment

DUE DATE:/...../..... DATE RECEIVED:...../...../.....

SATISFACTORY

UNSATISFACTORY

According to criteria specified in ACT Government Policy Performance Measures

Signature / .../....

6. A 2.6km clearance zone from LMWQCC would impact on the first release area within West Belconnen (Attachment 1).

Issues

Lower Molonglo Water Quality Control Centre

7. In response to the submission, the Environment and Planning Directorate (EPD) met with Icon Water. Separate meetings were also held between the LDA, the Riverview Group and Icon Water.

8. On 10 August 2015, Icon Water lodged a revised submission indicating that they had reviewed the separation distance requirements and that a 2.45km clearance zone was now considered appropriate. Icon Water also reconfirmed that no land use change should occur within this clearance zone and that the identified investigations would be completed by the end of 2015.

9. A 2.45km clearance zone is just outside the first release area and as such, there is no impact on land release within West Belconnen (Attachment 1).

10. There are four options to respond to Icon Water's request that no land use change occurs within the 2.45km clearance zone and these are discussed below:

- a. Remove the area within the clearance zone from the Recommended Final Variation. A further variation process to introduce urban development would then be required in the future, after the additional studies have been undertaken. It is not considered that this would result in any changes to the current Amendment to the National Capital Plan for West Belconnen.
- b. Retain the current zoning with a Future Urban Area (FUA) overlay for the area within clearance zone in the Recommended Final Variation. Additional text would need to be included in the Variation, structure plan and concept plan in relation to the need to undertake investigations to assess odour to inform the future extent of development. Some restructuring of documents may also be required. The FUA overlay will allow zone changes to be made through Technical Amendment/Estate Development Plan stage, once the investigations are completed.
- c. Delay the Recommended Final Variation until such time as the additional studies have been completed. This would delay the Variation process until 2016 but is fully dependent on Icon Water and the timing for the current investigations. Additional investigations may also be recommended, which may further delay the variation process.
- d. Continue finalising the Recommended Final Variation but include a new rule and criteria that prohibits new development within the clearance zone until such time as the investigations are completed.

11. Option 'd' is preferred because it can deal with Icon Water's concerns; it can prohibit development from within the clearance zone; the clearance zone can be adjusted in response to the outcomes of the detailed investigations and any further work required; and not delay finalising the Recommended Final Variation and land release commencing in West Belconnen. Further, this will result in a clear indication that the land in question is proposed for future development, subject to further assessment and certain approvals.

12. We have informally discussed this option with the proponents of the Riverview development and they did not have any significant concerns.

13. A similar rule and criteria approach has been applied within the Variation in relation to Parkwood Eggs, Belconnen Land Fill and the Green Waste Facility. Specifically, the following rule and criteria is proposed to be included in the Recommended Final Variation:

| Rule | Criteria |
|---|--|
| New residential, community and other sensitive uses are not permitted within the 2.45km clearance zone from the Lower Molonglo Water Quality Control Centre, as shown in Figure XX. | The clearance zone may be adjusted subject to an appropriate independent audit process and approval of the Environment Protection Authority. |

14. It would be possible to require the approval of Icon Water as part of the above criteria but this is not considered necessary due to the identified process and safeguards. Such an addition would also be resisted by the Riverview proponents including the LDA.

15. At the time of writing this briefing, a meeting is being arranged with Icon Water to discuss the above approach.

Cross Border Water Supply

16. The question of the provision of Icon Water services to a possible future NSW West Belconnen development has been raised in the context of the Draft Variation and earlier work. The Government, under the terms of the West Belconnen Heads of Agreement (15 May 2013), has agreed to provide services to the NSW land. The Agreement background section states as follows, and this is articulated in detail in the body of the Agreement:

“The Territory will provide as part of the development of the Land, infrastructure and services to permit the development of the NSW Land.”

17. Icon Water (formally ACTEW Water) has confirmed their capacity to provide the services in a letter dated 13 March 2014 to the Riverview Group (Attachment 2). In summary:

“ACTEW Water is currently working with the Economic Development Directorate to establish the Water Supply Master Plan for the Riverview Estate. This includes both the ACT and NSW supply areas as identified.

From our initial investigations, based on information provided to us from the EDD, we believe that supply of potable water to the entire planned developable area is technically feasible to meet the Actew Water's standards.”

18. The question of payment for services, including payment for the installation of “up-sized” infrastructure in the ACT to provide capacity for future delivery of services to NSW, is subject to negotiation between the proponents in the ACT and NSW, the ACT Government and Icon Water.

19. Importantly, these negotiations are able to proceed independently of the Variation process. Approval of the Draft Variation will lead to the provision of services for the ACT land development, but the approval of the Variation of itself does not have any implications for the provision of, or payment for, any proposed “up-sized” services. Should the negotiations for some reason fail or be protracted then the up-sizing will not occur and servicing provision for the NSW land, if and when it is provided, will be installed separately or retrofitted to ACT infrastructure, with agreed costs charged against the NSW project. In this case costs would inevitably be higher, hence the desire of all parties to facilitate the up-sizing as an “up-front” solution.

Financial Implications

20. There are no financial implications arising from this briefing.

Directorate Consultation

21. This briefing was prepared with the input of the Territory Plan Team within Planning Delivery.

External Consultation

22. There has been no external consultation in preparing this briefing.

Benefits/Sensitivities

23. The Draft Variation to the Territory Plan, if approved, will bring significant benefits to the ACT.

Media Implications

24. There are no media implications arising from this briefing.

Recommendation

That you:

- note the information contained in this brief concerning Icon Water and West Belconnen.

AGREED/NOT AGREED/NOTED/PLEASE DISCUSS

By Minister's office

Mick Gentleman MLA /.../...

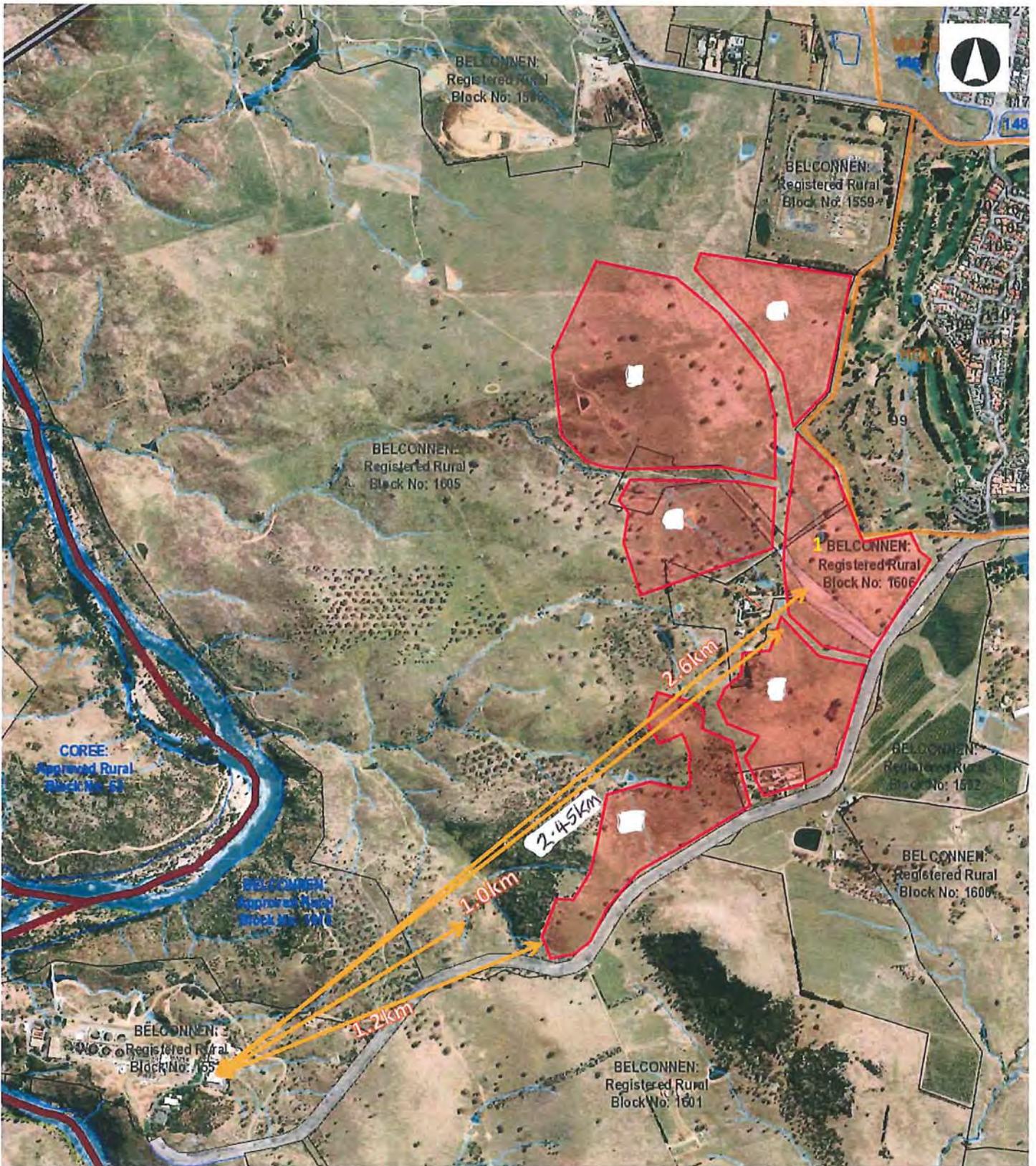
Minister's Comments

Alison Moore
Senior Manager
September 2015

Phone: 72693

Action Officer: Steven Gianakis
Section: Planning Branch

Phone: 71741



Red Area indicates the West Belconnen development area, as proposed through the Draft Variation.

Red area labelled '1' is the first release area

13 March 2014

The Riverview Group
PO Box 3908
Manuka, ACT 2603
Suburb ACT 2000

Dear

Re: West Belconnen Water Supply – Technical Feasibility

ACTEW Water is currently working with the Economic Development Directorate to establish the Water Supply Master Plan for the Riverview Estate. This includes both the ACT and NSW supply areas as identified.

From our initial investigations, based on information provided to us from the EDD, we believe that supply of potable water to the entire planned developable area is technically feasible to meet the Actew Water's standards.

It is currently proposed to provide water to the estate primarily from Higgins Reservoir. Preliminary modeling has indicated that the bulk water supply system has adequate capacity to meet both the estimated demands. The provision of water may require modifications to our current Higgins/Spence zone network and construction of either a new reservoir or valve farm and this will be further investigated as the overall development planning continues. Options will also need to be further investigated for supply to the high elevation areas along Stockdill Road.

As noted in your letter, special administrative provisions (outside ACTEW's jurisdiction) will be required to enable ACT water to be provided across the NSW border. ACTEW would not be in the position to provide water to the area of the development within NSW until these provisions have been resolved.



Actew Water looks forward to working actively with you in planning this substantial development. If you have any queries relating to the provision of water supply please do not hesitate to contact me.

Yours sincerely

Manager Water Strategic Planning
ACTEW Water

Woolfenden, Mitchell

From: Moore, AlisonM (ACTPLA)
Sent: Wednesday, 23 September 2015 9:50 AM
To: Gianakis, Steven
Subject: FW: 15/23091 - URGENT MINISTERIAL BRIEF - Icon water - regular quarterly meeting - October 2015
Attachments: Regular quarterly Meeting with ACTEW Water; 15_23091 - Ministerial-URGENT INFORMATION BRIEF - Icon water - regular quarterly meeting - October 2015.obr
Importance: High

Steve,

Assume you can take carriage of this one.

Thanks

Ali

From: Weekes, Cara
Sent: Wednesday, 23 September 2015 9:42 AM
To: Moore, AlisonM (ACTPLA)
Subject: FW: 15/23091 - URGENT MINISTERIAL BRIEF - Icon water - regular quarterly meeting - October 2015
Importance: High

Due to GS NOON **25 September**. Cara

From: EPD Ministerials - Government Services
Sent: Wednesday, 23 September 2015 9:24 AM
To: EPD Ministerials - Strategic Planning
Cc: Weekes, Cara
Subject: 15/23091 - URGENT MINISTERIAL BRIEF - Icon water - regular quarterly meeting - October 2015
Importance: High

Good morning

Please find attached ministerial due to government services **NOON 25 September**.

NOTE: Icon Water has advised it has a one item agenda covering DV351 West Belconnen. A short brief is to cover ICON water interests in west Belconnen and the potential impact upon its interests of DV351. Minister will have a copy of the QTB on Riverview which covers the DV and its status.

Thanks

Steph

From: McEvoy, Justin
Sent: Tuesday, 22 September 2015 7:01 PM
To: EPD Ministerials - Government Services
Cc: Cairney, StephanieX
Subject: URGENT MINISTERIAL BRIEF - Icon water - regular quarterly meeting - October 2015

Ministerial Correspondence / Brief Request Form

Objective Number: **15/23091**

Date due Ministerial Services: **NOON 25 September 2015**

Date due Deputy Director-General:

Date due Director-General:

Date due MINISTER'S OFFICE: noon 30 September 2015

Priority: Urgent / Normal

Critical Date:

Subject: MINISTERIAL CORRESPONDENCE - Icon water - regular quarterly meeting - October 2015

To:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Strategic Planning (planning) | <input type="checkbox"/> Construction and Services |
| <input type="checkbox"/> Sustainability and Climate Change | <input type="checkbox"/> Director-General |
| <input type="checkbox"/> Planning Delivery | <input type="checkbox"/> Deputy Director-General |
| <input type="checkbox"/> Environment | <input type="checkbox"/> Other |
-

Response by:

- | | | |
|--|---|--|
| <input type="checkbox"/> Minister | <input type="checkbox"/> Chief Minister | <input type="checkbox"/> Director-General ESDD |
| <input type="checkbox"/> Minister Chief of Staff | <input type="checkbox"/> Adviser | <input type="checkbox"/> Other: |
-

Action required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Reply to correspondence | <input type="checkbox"/> Directorate Input | <input type="checkbox"/> Media Alert / Media Release <small>(in consultation with Communications)</small> |
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| <input type="checkbox"/> Phone constituent | <input type="checkbox"/> Questions and Answers | <input type="checkbox"/> For appropriate action |
| | | <input type="checkbox"/> Other |
-

Meeting / Event:

Time:

Date:

Location:

Event Contact/Organiser:

Equipment:

Further Information:

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Woolfenden, Mitchell

Subject: Regular quarterly Meeting with ACTEW Water
Location: Minister's Office

Start: Thu 09/07/2015 10:00 AM
End: Thu 09/07/2015 10:45 AM

Recurrence: Weekly
Recurrence Pattern: Occurs on Thursday every 12 weeks from 10:00 AM to 10:45 AM effective 7/9/2015 until 11/17/2016. (UTC+10:00) Canberra, Melbourne, Sydney

Meeting Status: Accepted

Organizer: Gentleman, Mick
Required Attendees: Cirson, Adina; Clarke, Jason; McEvoy, Justin

Brief request please Justin

Woolfenden, Mitchell

From: EPD Ministerials - Government Services
Sent: Thursday, 28 January 2016 10:30 AM
To: EPD Ministerials - Planning Delivery
Subject: 16/01357 - MINISTERIAL CORRESPONDENCE - DV351 referral to ACT Standing Committee -
Attachments: 20160125084846755.pdf; Untitled; 16 01357 - Ministerial-Information Only - DV351 referral to ACT Standing Committee - .obr

Good morning

Please see attached ministerial for information only.

Many thanks

Steph

Stephanie Cairney | Government Services Officer | Phone: 6207 1072
Environment and Planning Directorate | ACT Government
Level 3 South Dame Pattie Menzies House | GPO Box 1908 CANBERRA ACT 2601

From: McEvoy, Justin
Sent: Wednesday, 27 January 2016 6:27 PM
To: EPD Ministerials - Government Services
Cc: Cairney, StephanieX; Weekes, Cara
Subject: MINISTERIAL CORRESPONDENCE - DV351 referral to ACT Standing Committee -

Ministerial Correspondence / Brief Request Form

| |
|--|
| Objective Number: |
| Date due Ministerial Services: |
| Date due Deputy Director-General: |
| Date due Director-General: |
| Date due MINISTER'S OFFICE: |
| Priority: Urgent / Normal |
| Critical Date: |

Subject: MINISTERIAL CORRESPONDENCE - DV351 referral to ACT Standing Committee -

To:

- | | |
|--|--|
| <input type="checkbox"/> Strategic Planning | <input type="checkbox"/> Construction and Services |
| <input type="checkbox"/> Sustainability and Climate Change | <input type="checkbox"/> Director-General |

X Planning Delivery

Deputy Director-General

Environment

Other

Response by:

Minister

Chief Minister

Director-General ESDD

Minister Chief of Staff

Adviser

Other:

Action required:

Reply to correspondence

Directorate Input

Media Alert / Media Release
(in consultation with Communications)

Information brief

Dept Officer to attend

Speech / Speaking Notes
(in consultation with Communications)

X Information only / NFA

Functions Brief
(inc arrangements brief)

Talking points (as dot points)
(in consultation with Communications)

Phone constituent

Questions and Answers

For appropriate action

Other

Meeting / Event:

Time:

Date:

Location:

Event Contact/Organiser:

Equipment:

Further Information:

NOTE: Government Services to ensure this is not a duplicate request. MO has no record of a request being actioned before now. Related correspondence 15/20822.

NOTE: a copy of the correspondence has been passed to Minister for the Environment FYI.

President Ginninderra Falls Association

Mick Gentleman
ACT Minister for Planning
ACT Legislative Assembly
G.P.O. BOX 1020
ACT 2610.

19-Jan-2016

Dear Mr Gentleman

DV351 Referral to ACT Standing Committee on Planning.

Further to your letter on 29th Nov 2015 I must again express my disappointment at DV351 not being referred to the ACT Standing Committee on Planning. I also feel that the planning process has not been properly followed in that DV351 and DA85 were not considered in parallel so as to ensure that both the ACT planning scheme and the National Capital Plan are internally consistent.

In relation to cross border issues we note that you put considerable emphasis on the need for cross border cooperation in relation to servicing issues "the arrangements for cross border service delivery does not form part of this variation and is an ongoing issue that requires in-depth discussions between the ACT and NSW" and "this includes the requirement for a Cross Border Government Servicing Report that addresses service delivery and recovery of costs. Work on the Servicing Report has commenced and will continue in the coming months" .

However no mention is made of any formal cross border consideration in relation to environmental issues. We think this is a serious shortcoming.

We will be continuing to push for an independent cross border panel on cross border environmental issues to be established. We consider that as this development is the first cross border ACT/NSW urban development a rigorous legislative framework for environmental matters needs to be put in place as it will serve as a precedent for any future such developments. While we commend the current developer Riverview Pty Ltd on the amount of public consultation they have undertaken regarding environmental issues, it is nevertheless a very poor precedent for future cross border developments that environmental issues are left solely to the developer with both ACT and NSW governments effectively washing their hands of environmental issues.

We will be writing to both the ACT Chief minister Andrew Barr and the NSW Minister for Planning and environment seeking proper cross border cooperation on environmental issues.

Yours sincerely,

President, Ginninderra Falls Association

Email correspondence:

Woolfenden, Mitchell

From: Gallagher, Abigail
Sent: Monday, 25 January 2016 10:10 AM
To: McEvoy, Justin
Cc: Clarke, Jason
Attachments: 20160125084846755.pdf

Hi there,

Please see attached correspondence for a planning response. Thankyou 😊

Abigail Gallagher | Office Manager
Office of Mick Gentleman MLA | Member for Brindabella
Minister for Planning,
Minister for Roads and Parking,
Minister for Workplace Safety and Industrial Relations,
Minister for Children and Young People,
Minister for Ageing
t: 620 50218 | e: abigail.gallagher@act.gov.au

Public consultation of DV351 was finished on 6 July 2015. All public submissions are now available for public viewing at www.act.gov.au/draftvariations. Meanwhile, a report on consultation will be prepared to consider all matters that were raised in the public submissions.

The report on consultation will also be made publicly available in due course. In this regard, you can be notified of new items on the webpage via Really Simple Syndication (RSS) feeds. If you wish to receive information directly from the RSS feeds please visit:

http://www.planning.act.gov.au/help/rss_feed

For more advice about RSS feeds you may wish to use the help function of your internet browser.

As you may be aware, public consultation of DV351 was undertaken in conjunction with the public consultation process of Draft Amendment No 85 (DA85) to the National Capital Plan. If you have made a submission to DA85, any matters in relation to your submission should be referred to the National Capital Authority.

Woolfenden, Mitchell

From: EPD Communications
Sent: Friday, 22 July 2016 12:13 PM
Subject: FOR INFO: Minister Gentleman Media Release - Green light for residential development in west Belconnen [SEC=UNCLASSIFIED]

All staff

Please see below media release issued by Minister Gentleman today.

Regards

EPD Communications

From: ACT Government Executive Media
Sent: Friday, 22 July 2016 12:00 PM
To: McGirr, Hayden
Subject: Minister Gentleman Media Release - Green light for residential development in west Belconnen



MICK GENTLEMAN MLA

Minister for Planning and Land Management
Minister for Racing and Gaming
Minister for Workplace Safety and Industrial Relations
Manager of Government Business

Member for Brindabella

MEDIA RELEASE

22 July 2016

Green light for residential development in west Belconnen

Approximately 6500 dwellings including retail and community infrastructure will be developed in west Belconnen with a 360 ha nature reserve created along the Murrumbidgee River, Minister for Planning and Land Management, Mick Gentleman announced today.

Proposed development in NSW immediately adjacent to the ACT border could accommodate a further 5000 dwellings and could potentially add another 220 ha to the conservation corridor.

“The required amendment to the National Capital Plan was recently approved by the Australian Government and I am pleased to announce that Variation 351 to the Territory Plan commenced today. This

means that the area of land immediately west of the suburbs of Holt and Macgregor is now rezoned for urban development,” Minister Gentleman said.

Public consultation for Variation 351 was undertaken jointly with the National Capital Authority for six weeks from late May to early July 2015.

“Under Variation 351 a full-line supermarket at the new West Belconnen commercial centre will be allowed eight years after the variation commences. This will encourage new residents from west Belconnen to use existing commercial centres until the population in West Belconnen grows to a size that requires its own full-line supermarket,” Minister Gentleman said.

“The development potential of west Belconnen was previously recognised in the Canberra Spatial Plan and then in the ACT Planning Strategy. I am excited with the scene we have set for the development in west Belconnen,” Minister Gentleman concluded.

Statement ends

Media contacts: Hayden McGirr T (02) 6207 4596 M 0434 860 282 hayden.mcgirr@act.gov.au

ACT LEGISLATIVE ASSEMBLY

Phone (02) 6205 0218 **Email** gentleman@act.gov.au



@GENTLEMANMick MickGentleman

Woolfenden, Mitchell

From: EPD Communications
Sent: Monday, 25 July 2016 11:28 AM
To: ##All Staff EPD; #EPD, PCS
Subject: Yvette Berry Media Release - Strathnairn and Macnamara become Canberra's newest suburbs [SEC=UNCLASSIFIED]

Good Morning,
Please see below media release from Minister Berry announcing new suburb names for Belconnen.
EPD Communications

From: ACT Government Executive Media
Sent: Monday, 25 July 2016 11:10 AM
Subject: Yvette Berry Media Release - Strathnairn and Macnamara become Canberra's newest suburbs



YVETTE BERRY MLA

Minister for Housing, Community Services and Social Inclusion
Minister for Multicultural and Youth Affairs
Minister for Sport and Recreation
Minister for Women

Member for Ginninderra

MEDIA RELEASE

25 July 2016

Strathnairn and Macnamara become Canberra's newest suburbs

Two new suburbs in West Belconnen will be named after a pioneering medical scientist and a historic local homestead.

Strathnairn and Macnamara will be the first two suburbs in the new West Belconnen/Parkwood development that is a joint venture between the ACT Government, through the Land Development Agency, and Riverview Developments.

A cross-border development that will ultimately add 11,500 new dwellings to the region, this new community will be developed over the next 30 to 40 years. In addition to the two suburbs announced today the development will have two more suburbs, one in NSW and one more in the ACT.

The suburb of Strathnairn is named after the historical homestead that is located in the first stage of the development area. The Strathnairn property was part of a land grant to 19th century explorer Captain Charles Sturt and was established as a grazing property in 1920s. The property became known as Strathnairn in 1934 when it was transferred to Mr Ian Hamilton Baird, whose family farmed the property till 1974. It has been used as a community arts facility since 1977 and continues to provide working spaces and facilities for a range of artists, crafts people and community groups.

Macnamara is named after Australian medical pioneer Dame Jean Macnamara, who played a crucial role in the development of a polio vaccine. As Honorary Medical Officer in the Physiotherapy Department of the Royal Children's Hospital in Melbourne from 1927-59, Dame Jean organised the care of children suffering from polio and trained doctors and physiotherapists in the management of the disease. In collaboration with Macfarlane Burnet her discovery of multiple strains of the poliomyelitis virus, proved pivotal in the development of the effective Salk vaccine and was reported in 1931 in the British Journal of Experimental Pathology. In 1935 she was appointed Dame Commander of the Order of the British Empire for services to the welfare of children.

The announcement of these two suburbs today is a significant milestone in this important development that is an essential part of the continued growth of Belconnen, Canberra and the region.

This new West Belconnen/Parkwood development will be underpinned by leading-edge design and development practices combined with a high level of environmental awareness. It will be a community that provides diverse, affordable and inclusive places to live, work and play and inspire sustainable living.

Protecting and respecting the unique environment of the area is a key objective of the project. Set on 1623 hectares that span the ACT and NSW border, the development will contain 800 hectares of protected open space, including 577 hectares that will be set aside to be maintained as a conservation, bushfire management and recreation area. This includes the land adjacent to the Murrumbidgee River and Ginninderra Creek.

Land sales are slated for early next year for the first parts of the development in the suburb of Strathnairn.

Statement ends

Media contacts: Kaarin Dynon T (02) 6205 0348 **M** 0422 772 215 kaarin.dynon@act.gov.au

ACT LEGISLATIVE ASSEMBLY

Phone (02) 6205 0233 **Email** berry@act.gov.au



 [@YvetteSBerry](https://twitter.com/YvetteSBerry)  [YvetteSBerry](https://www.facebook.com/YvetteSBerry)

Woolfenden, Mitchell

From: Priestly, Sharon
Sent: Thursday, 28 July 2016 4:39 PM
To: Placenames
Subject: ACT Place Names - notice of two new division (suburb) names in west Belconnen - Macnamara and Strathnairn [SEC=UNCLASSIFIED]
Attachments: DI2016-193 - Macnamara and Strathnairn (Belconnen).pdf

Good afternoon

I'm pleased to confirm that the disallowable instrument to name the new divisions (suburbs) of **Macnamara** and **Strathnairn** in west Belconnen was notified in the ACT Legislation Register on Monday 25 July 2016. I have attached a copy of DI2016-193 and enclosed a link to the documents on the register for your information:

<http://www.legislation.act.gov.au/di/2016-193/default.asp>

The new division names were launched on Monday 25 July at the Strathnairn Arts Centre by the Minister for Housing, Yvette Berry MLA. The launch followed Minister Gentleman's announcement on Friday 22 July about the commencement of Variation 351 to the Territory Plan and the rezoning of land immediately west of the suburbs of Holt and Macgregor for urban development.

The ACT Place Names Committee is grateful for the support provided by the families of Dame Jean Macnamara and Strathnairn grazier, Mr Ian Hamilton Baird, as well as artsACT and the Strathnairn Arts Association Inc.

Legislative naming process: DI2016-193 is scheduled to be tabled in the ACT Legislative Assembly in the August sitting period.

Place Names website: Information on the origin of the new division names is stored electronically on the ACT Cadastre and will be made available to the public in the next couple of weeks at: http://www.planning.act.gov.au/tools_resources/place_search

Please contact me if you have any questions about the new division names.

Kind regards
Sharon Priestly

Sharon Priestly | ACT Place Names Officer

Phone 02 62050057

Office of the Surveyor-General and Land Information

Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

www.planning.act.gov.au



- Jarramlee Boundary
- ACT/NSW Border
- Bicentennial Trail
- Jarramlee Centre Track
- Rivers & Creeks

Figure 1
Jarramlee Offset Area

Proposed technical amendment to the Territory Plan pursuant to Section 89 of the Planning and Development Act 2007 (“the Act”).

Proposal

This proposal relates to the northern corner of Jarramlee area at west Belconnen (Part block 1620 Belconnen), which was inadvertently excluded from the Jarramlee nature reserve created as part of Variation 351 West Belconnen. The intent of Variation 351 was to apply a nature reserve overlay consistent with the requirements of the Jarramlee management plan – the boundary line was intended to include all of Jarramlee but has failed to do so.

Legislative provision

Section 96A of the Act allows for a zone or overlay boundary change:

“...if the change is consistent with—

- (a) the apparent intent of the original boundary line; and*
- (b) the objective for the zone”*

Each of (a) and (b) is addressed below.

Supporting statement

(a) the apparent intent of the original boundary line

Page 10 of the Jarramlee Offset Management Plan, Prepared by Territory and Municipal Services on Behalf of the ACT Government in May 2013, says as follows:

“Jarramlee will be incorporated into Canberra Nature Park by way of a Variation to the Territory Plan. This includes protecting the area with the inclusion of ‘Pc-a nature reserve’ overlay...”

The “Jarramlee” that is referred to is described in Figure 1 of the same management plan and shows that the northernmost triangular area of the site is to be included in the nature reserve overlay. Amongst other things, the intent of Variation 351 was to create the Jarramlee nature reserve, fulfilling the commitment made in the management plan. This small triangular area was omitted from the DV351 amendment for no apparent reason.

The intent of DV351 was to apply a nature reserve overlay consistent with the requirements of the Jarramlee management plan – the boundary line was intended to include all of Jarramlee but has failed to do so.

(b) the objective for the zone”

The subject land is located within a “ Hills Ridges and Buffer” Zone; the zone objectives are set out in the left hand column of the table below; the commentary in the right hand column shows that the proposal is consistent with the zone objectives.

| Hills Ridges & Buffer Zone objectives | Commentary |
|---|---|
| a) Conserve the environmental integrity of the hill system as a visual backdrop and a unified landscape setting for Canberra | Inclusion of then land within a reserve will meet this objective. |
| b) Provide opportunities for appropriate recreational uses | The proposal will not change the opportunities for recreational use of the land as it is already subject to the requirements of the Jarramlee offset management plan. |
| c) Conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors | Inclusion of the land in a nature reserve will facilitate the preservation of natural resources. |
| d) Provide predominantly open buffer spaces for the visual separation of towns and to provide residents with easy access to hills, ridges and buffer areas and associated recreation facilities | The land will remain as an open buffer space. |
| e) Provide opportunities for appropriate environmental education and scientific research activities | Inclusion of the land in a nature reserve will facilitate environmental education and scientific research. |

Conclusion

A technical amendment to extend the nature reserve overlay so that it includes the northern corner of Block 1620 Belconnen is in accord with the requirements of section 96A, and should be implemented forthwith.

Woolfenden, Mitchell

From:
Sent: Wednesday, 13 January 2016 11:04 AM
To: Hai, Helen
Cc: Gianakis, Steven; Kaucz, Alix;
Subject: RE: Issue in relation to Jarramalee nature reserve
Attachments: Proposed Jarramalee technical amendment.docx

Helen

Happy new year.

Please see attached document which I think contains all the necessary information, but I'm not sure of the format that it should be presented in.

Let me know if anything further is needed

Regards

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From: Hai, Helen [mailto:Helen.Hai@act.gov.au]
Sent: Friday, 18 December 2015 11:19 AM
To:
Cc: Gianakis, Steven; Kaucz, Alix;
Subject: RE: Issue in relation to Jarramalee nature reserve

Hi

Thanks for your reply.

As stated in my previous email, a statement about how s96A (1) and (2) are to be met, is what we need so to show how a TA can be supported. Your response below could be used to address s96A(1)(b).

Happy to discuss any further.

Regards

Helen

From:
Sent: Thursday, 17 December 2015 8:15 AM

To: Hai, Helen
Cc: Gianakis, Steven; Kaucz, Alix;
Subject: RE: Issue in relation to Jarramalee nature reserve

Helen

Page 10 of the Jarramlee Offset Management Plan, Prepared by Territory and Municipal Services on Behalf of the ACT Government in May 2013, says as follows:

“Jarramlee will be incorporated into Canberra Nature Park by way of a Variation to the Territory Plan. This includes protecting the area with the inclusion of ‘Pc-a nature reserve’ overlay...”

The “Jarramlee” that is referred to is described in Figure 1 of the same management plan and clearly indicates that the northernmost triangular area of the site is to be included in the nature reserve overlay. Amongst other things, the intent of DV351 was to create the Jarramlee nature reserve, fulfilling the commitment made in the management plan. This small triangular area was omitted from the DV351 amendment for no apparent reason.

Section 96A of the Act allows for a zone or overlay boundary change:

“...if the change is consistent with—

(a) the apparent intent of the original boundary line.....”

The intent of DV351 was to apply a nature reserve overlay consistent with the requirements of the Jarramlee management plan – the boundary line was intended to include all of Jarramlee but has failed to do so. A technical amendment to rectify this would be in accord with the requirements of section 96A.

This all seems to be fairly straightforward, please let me know if anything further is needed.

Kind regards

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From: Hai, Helen [<mailto:Helen.Hai@act.gov.au>]
Sent: Wednesday, 16 December 2015 4:56 PM
To:
Cc: Gianakis, Steven; Kaucz, Alix;
Subject: Issue in relation to Jarramalee nature reserve

Hi

Steven has informed us about the oversight in relation to the north-western corner of Jarramalee, which hasn't been included in the nature reserve through V351 West Belconnen.

Because the area has never been included in the study area of V351 West Belconnen, an error Technical Amendment cannot be considered under the Planning and Development Act. However, a Technical Amendment

under section 96A (Rezoning- boundary changes) could be considered if you can demonstrate that the proposed change satisfactorily meets all requirements under section 96A. Once this information is provided to us, Territory Plan Section will determine whether a TA under section 96A can be undertaken. Time frame for a TA is generally 8 – 12 weeks. Otherwise, a full Territory Plan variation would be required, which normally takes 6-12 months to complete. As we are headed into the Christmas/New Year period, the time frame could be longer than the stated.

If you have any question on the subject matter, please feel free to contact me.

Kind regards

Helen Hai | Planning Officer Territory Plan Section

Phone 02 6205 3989

Planning Delivery Branch | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

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MINUTE

Obj. Id: A11708907

**SUBJECT: Territory Plan
Technical Amendment No. 2016-03 Jarramlee Nature Reserve
Rezoning – Boundary changes**

Jim Corrigan
Executive Director Planning Delivery

PURPOSE

To obtain your approval, as a delegate of the Planning and Land Authority, for a proposal to vary the Territory Plan in relation to zone boundary changes pursuant to section 89 (making technical amendments) and section 96A (Rezoning-boundary changes) of the *Planning and Development Act 2007*.

Background

Territory Plan Variation No 351 (V351) West Belconnen was approved by the Minister for Planning and Land Management on 23 October 2015 and passed the Legislative Assembly on 19 November 2015. One of the aims of V351 was to make Jarramlee (an area shown in Figure 1 of the Jarramlee Offset Management Plan) a nature reserve so to be consistent with the requirements of the Jarramlee management plan, which was an environmental offset site approved by the Commonwealth under the Environment Protection and Biodiversity Conservation Act. However, the northern corner of Jarramlee (part block 1620 Belconnen) was inadvertently excluded from the offset area under V351.

Variation to the Territory Plan

This Technical Amendment is to include the northern corner of Jarramlee (part block 1620 Belconnen) to the Jarramlee Nature Reserve as it was originally intended under V351. The Territory Plan map is proposed to be varied as indicated in the **Schedule** to extend the Pc a nature reserve overlay to the northernmost triangular area of Jarramlee.

RECOMMENDATIONS

That you as a delegate of the Planning and Land Authority.

- approve the technical amendment;
- sign the relevant notifiable instrument for publication in the Legislation Register; and
- agree to the notification of this technical amendment in *The Canberra Times*.

Alix Kaucz
Manager
Territory Plan Section
Date:

AGREED/NOT AGREED/NOTED

Jim Corrigan
Delegate of the Planning and Land Authority
Date:

Contact: Helen Hai ph: 6205 3989

Australian Capital Territory

Planning and Development (Technical Amendment No 2016-03 - Jarramlee Plan Variation) Commencement Notice 2016

Commencement Notice CN2016—

made under the

Planning and Development Act 2007, s 89 (Making technical amendments)

1 Name of instrument

This instrument is the *Planning and Development (Technical Amendment No 2016-03 - Jarramlee Plan Variation) Commencement Notice 2016*.

2 Commencement of Technical Amendment No 2016-03

Under section 89(4) of the *Planning and Development Act 2007* I fix the date for the commencement of Technical Amendment No 2016-03 to the Territory Plan as being the day this notice commences.

Note: the notifiable instrument relating to Technical Amendment No 2016-03 may be obtained from the ACT Legislation Register.

Jim Corrigan
Delegate of the planning and land authority
February 2016

Planning and Development (Technical Amendment - Jarramlee Plan Variation) Notice 2016

Notifiable Instrument NI2016—

Technical Amendment No 2016-03

made under the

Planning and Development Act 2007, s 89 (Making technical amendments) and s 96A (Rezoning-boundary changes)

1 Name of instrument

This instrument is the *Planning and Development (Technical Amendment - Jarramlee Plan Variation) Notice 2016*.

2 Technical amendment

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

3 Commencement

This technical amendment commences on the day after it is notified.

4 Meaning of *Moncrieff plan variation*

For this instrument:

Jarramlee plan variation means the technical amendment to the Territory plan variation 2016-03 in the schedule.

Note: no consultation was required in relation to the Jarramlee plan variation under section 88 of the Act.

Jim Corrigan
Delegate of the planning and land authority
February 2016



ACT
Government

Environment and Planning

Planning & Development Act 2007

Technical Amendment to the Territory Plan Variation 2016-03

Nature reserve overlay change
Jarramlee (part block 1620 Belconnen)

February 2016

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Table of Contents

| | | |
|-----|---|-------------------------------------|
| 1. | INTRODUCTION | 3 |
| 1.1 | Purpose | 3 |
| 1.2 | Public consultation | 4 |
| 1.3 | National Capital Authority | 4 |
| 1.4 | Process..... | 4 |
| 1.5 | Types of technical amendments under the Act | 4 |
| 2. | EXPLANATION..... | 5 |
| 2.1 | Territory Plan Map | 5 |
| 2.2 | Moncrieff Precinct Map and Code..... | Error! Bookmark not defined. |
| 3. | TECHNICAL AMENDMENT | 6 |
| 3.1 | Territory Plan Map | 6 |
| 3.2 | Moncrieff Precinct Map and Code..... | Error! Bookmark not defined. |

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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 apply a nature reserve overlay to part block 1620 Belconnen.

1.2 Public consultation

Under section 88 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 *Planning and Development Act 2007* (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:

- (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 (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
- (c) a variation in relation to a future urban area under section 95 (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);
- (e) a variation to change the boundary of a zone or overlay under section 96A (Rezoning – boundary changes);
- (f) a variation required to bring the territory plan into line with the national capital plan;
- (g) a variation to omit something that is obsolete or redundant in the territory plan;
- (h) a variation to clarify the language in the territory plan if it does not change the substance of the plan;
- (i) a variation to relocate a provision within the territory plan if the substance of the provision is not changed.

TA2016-01 has been prepared in accordance with section 87 (a) and d).

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 apply Pc a nature reserve overlay to part block 1620 Belconnen.

Existing Territory Plan Map

map

Proposed Territory Plan Map

map

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 area to have a nature reserve overlay.

Map

Interpretation service

| | |
|------------|---|
| ENGLISH | If you need interpreting help, telephone: |
| ARABIC | : إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف : |
| CHINESE | 如果你需要传译员的帮助，请打电话： |
| CROATIAN | Ako trebate pomoć tumača telefonirajte: |
| GREEK | Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο |
| ITALIAN | Se avete bisogno di un interprete, telefonate al numero: |
| MALTESE | Jekk għandek bżonn l-għajnuna t'interpretu, çempel: |
| PERSIAN | : اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید: |
| PORTUGUESE | Se você precisar da ajuda de um intérprete, telefone: |
| SERBIAN | Ako vam je potrebna pomoć prevodioca telefoniрајте: |
| SPANISH | Si necesita la asistencia de un intérprete, llame al: |
| TURKISH | Tercümana ihtiyacınız varsa lütfen telefon ediniz: |
| VIETNAMESE | Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại: |

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

**Territory Plan
Commencement of Technical Amendment
TA2016-03 Jarramlee**

The amendment changes the boundary of a nature reserve overlay.

This took effect on **XXXX** February 2016 and has been approved by the planning and land authority in accordance with Sections 87 and 96A of the *Planning and Development Act 2007*.

The notifiable instrument can be viewed at:
www.act.gov.au/approvedta

Woolfenden, Mitchell

From: Harding, Barbara (ACTPLA)
Sent: Friday, 11 March 2016 11:10 AM
To:
Cc: Van Vucht, Lisa; Terrplan; Kaucz, Alix; EPD Impact; Teasdale, Jonathan; Saad, Monica; Chapman, Maggie; Zeller, Sam; Quirk, Mike; Gianakis, Steven; Dixon, Megan; Neilsen, Andrew; ESD, LRAC
Subject: Telstra telecommunications tower in West Belconnen (part Block 1622 Belconnen district)

Property Consultant
Service Stream Mobile Communications
(for Telstra Corporation)

Hi

Following up our conversation with some written advice, as promised.

In regard to your enquiry about Block 1440 Belconnen district – I confirm this block is subject to the same Future Urban Area (FUA) overlay on the Territory Plan as Block 1622 Belconnen district. Therefore, any proposal to relocate the Telstra telecommunications tower development to this block would receive the same response at development application (DA) lodgement stage as received for the current site (Block 1622).

While Telsra is not able to lodge a DA on the current site (or any site within the FUA there) at this time, there is a variation to the Territory Plan which is nearing completion and that would change the circumstances. The variation is recommended variation **V351 West Belconnen Urban Development** and can be viewed at this link on our website:

http://www.planning.act.gov.au/tools_resources/legislation_plans_registers/plans/territory_plan/recommended_final_variations

As you will see, the variation includes a West Belconnen Structure Plan, which will replace the existing West Belconnen Structure Plan. This is important in that the new structure plan includes a statement (under “Prohibited Development”) that:

“For the purposes of s136(2) of the *Planning and Development Act 2007*, development by an entity is not prohibited, provided that the land on which the development is proposed was transferred to the entity by a Territory authority for the purpose of land development.”

Section 136(2) of the *Planning and Development Act 2007* is:

“A development by an entity other than the Territory or a territory authority in a future urban area is prohibited unless the structure plan for the area states otherwise.”

So you can see that in a situation where the current Structure Plan makes no statement, the development is prohibited under Section 136(2). However, the new structure plan, when commenced, will provide an ability for the Telstra development to be considered against the statement in the new structure plan (ie. not to be prohibited) if the land on which the development is proposed has been transferred to them by a Territory authority for the purpose of land development.

I understand the planning and land authority has issued a (land) licence to Telstra Corporation Limited over the currently proposed site (on part Block 1522 Belconnen district) for the installation, construction, etc of a telecommunications facility. As such licences are the normal way land is provided for telecommunications facilities, I would expect that would meet the requirements of the statement in the new structure plan, however that interpretation would need to be confirmed by our Leasing/licencing area. (Suggest you contact Monica Saad, Manager of General Leasing: Monica.saad@act.gov.au or ph: 6207 2112).

I would suggest that waiting for recommended Territory Plan Variation 351 to commence appears to be the best option for Telstra, although I recommend you seek the above confirmation from Leasing as a priority. I understand from our Territory Plan Section that the commencement is waiting on some National Capital Authority action/process and they were not able to give me a reliable timeframe when I spoke to them yesterday. Territory Plan Section has an email inbox (Terrplan@act.gov.au) should you wish to check directly with them about progress. The Manager is Alix Kaucz (ph: 6205 0864).

I did look at other options, however none of these appeared better, or even very viable in some instances. These were:

1. Whether the FUA overlay could be uplifted from the Telstra site. The Territory Plan Section advised this could only be done by a full Territory Plan variation process or through an Estate Development Plan DA approval. The variation option would be a long process (you can check the details with the Territory Plan unit if you wish), does not have a guaranteed outcome, and is unlikely to be in place before recommended variation 351 (the structure plan variation). I spoke to the area that deals with Estate Development Plan DA's and they did not consider it would be reasonable for an Estate Development Plan process to be applied for one, small, block.
2. Is it worth trying to locate a site outside the current FUA Overlay to proceed on? As recommended variation 351 appears relatively imminent and will massively increase the amount of land in West Belconnen under an FUA overlay (see map below), there doesn't seem to be much benefit for Telstra in going this way. Time spent finding and getting agreement to an alternative site might not "outrun" the incoming variation (ie. when most of the relevant land will be put under FUA), and even if it does, it is unlikely to "outrun" the overall process (consultation, DA assessment and approval.) That is to say, it is likely any other land will come under FUA during the process and Telstra will probably still end up in the position of needing to meet the requirements of the statement in the new structure plan. Still, if Telstra wishes to pursue this path, I would suggest you seek assistance from the Land Policy and Strategy area in Chief Minister, Treasury and Economic Development (CMTEDD), which is the area in the ACT Government that identifies sites for special purposes. There is a lot happening in the West Belconnen area, so such assistance would be advisable. (You might try the Senior Manager, Megan Dixon: megan.dixon@act.gov.au, ph: 6205 9537).



Figure 1: Future urban area at commencement of the West Belconnen Structure Plan

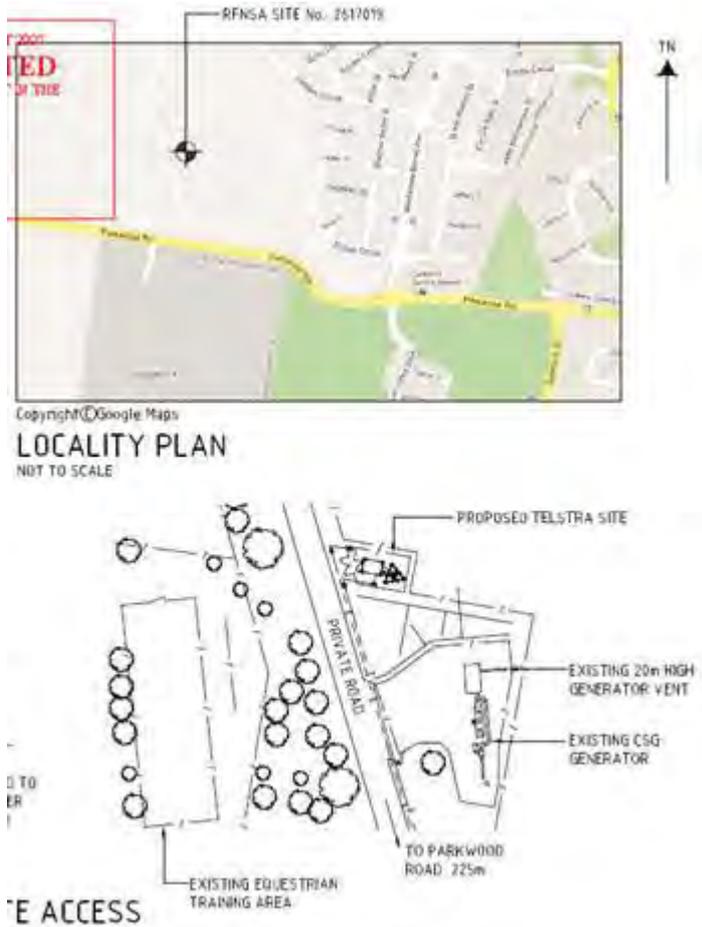
Should Telstra stay with the current site, as suggested, I don't know whether there is anything that it can be doing to progress matters while waiting for the variation 351 outcome, however it may be worth seeking advice from Lisa Van Vucht in the Development Assessment Gateway team (ph: 620 5187) about whether it would be appropriate or not to be doing some of the consultation required?

I hope my advice on what appears to be the best way forward is understandable and helpful.

I have included a location map (below) of the currently proposed location for the information of those copied into this email (extracted from the previously approved DA.)

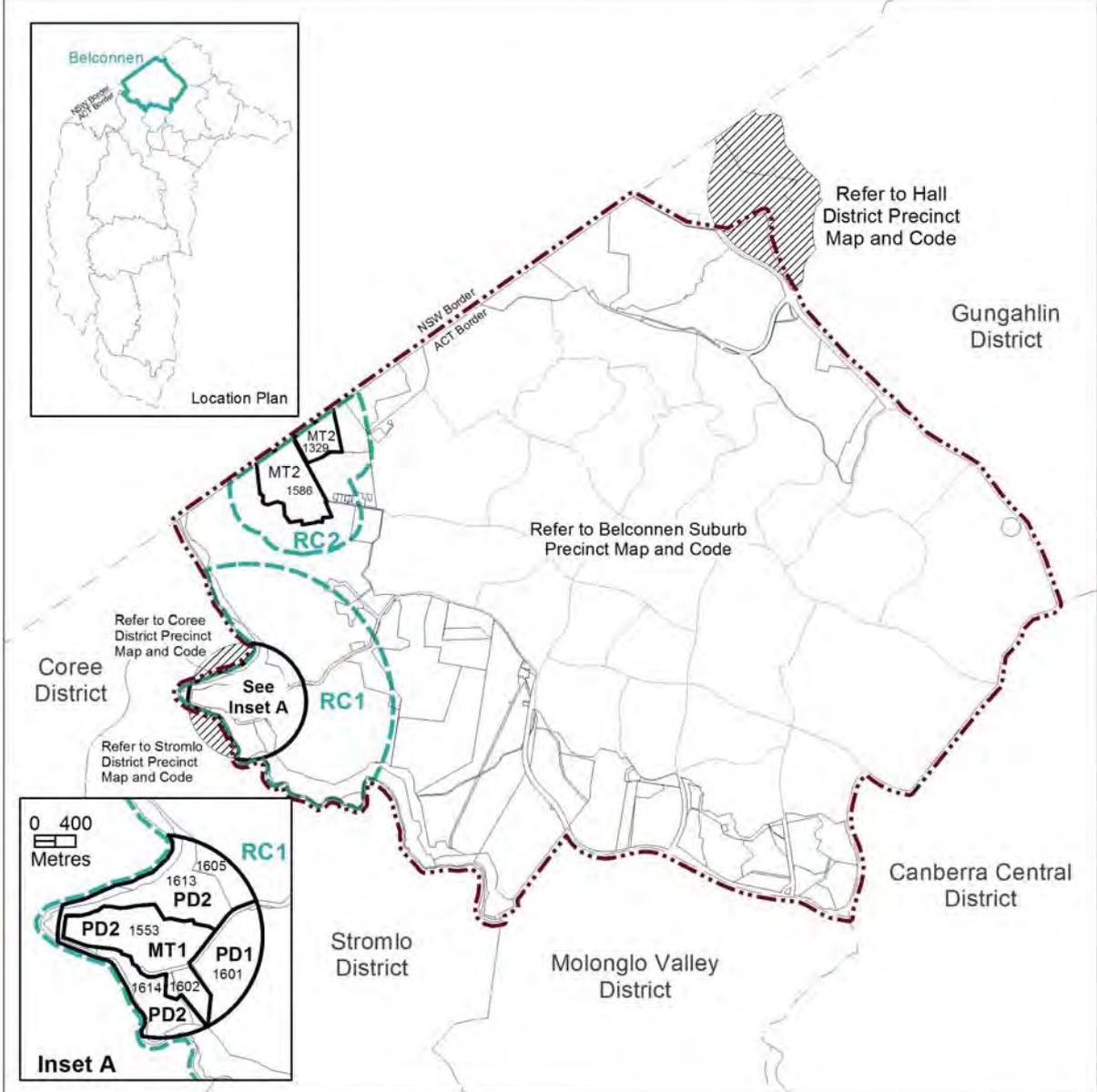
Barbara

Barbara Harding
Senior Officer
Forward Policy and Research
Strategic Planning Division
Environment and Planning Directorate
ACT Government

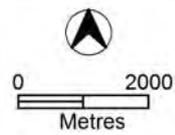


Appendix A

Belconnen District Precinct Map



- PD_n** Additional prohibited development applies see Table 1
- MT_n** Additional merit track development applies see Table 2
- RC_n** Additional rules and criteria apply see Belconnen District Precinct Code



Note: Rural block boundaries and numbers are for information only and may change overtime.