

2009

LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY

GOVERNMENT RESPONSE TO THE
STANDING COMMITTEE ON PLANNING AND ENVIRONMENT -
REPORT NO. 35

DRAFT VARIATION NO. 261
PART BLOCKS 2 AND 3 AND BLOCK 5 SECTION 75 WATSON

CHANGES TO COMMERCIAL CZ6 LEISURE AND
ACCOMMODATION ZONE

Circulated by the authority of
Minister for Planning
Mr Andrew Barr MLA

Recommendation 1

The Committee recommends that the proposed Variation to the Territory Plan No. 261 proceed, subject to the recommendations below.

Response

Noted and agreed.

Recommendation 2

The Committee recommends that the ACT Planning and Land Authority (ACTPLA) undertake a strategic assessment of all remaining CZ6 zones in the ACT to determine the current supply.

Response

Noted and not agreed.

ACTPLA undertook a strategic analysis of the CZ6 zones in the ACT in 2006 and the supply at that time was 231 ha, of which 107 ha is unleased, including 52 ha of unleased land in North Watson. The supply of unleased land in aggregate is sufficient to accommodate expected demands.

Recommendation 3

The Committee recommends that future variations to CZ6 zones in the Territory Plan be assessed by ACTPLA at a strategic level and consider the impact on the entire stock of CZ6 zoned areas rather than on a site-by-site basis.

Response

Noted and agreed.

This variation was assessed at a strategic level and ACTPLA undertook an analysis of the entire stock of CZ6 zoned land in 2006 and concluded that the loss of 6.2 ha of Leisure and Accommodation Zoned land would not hinder the ability of the Territory to respond to demands for tourism accommodation or attractions. The analysis took into account current supply, the ability to accommodate leisure and accommodation uses in other zones, previous variations to Leisure and Accommodation Zoned land and an assessment of the demand for such land.

It is noted that many leisure and accommodation uses can be accommodated in other zones. It is anticipated that hotel opportunities will be available under the 08/09 land release program in Civic, Commercial CZ1 Core Zone and in the Kingston Foreshore Development Commercial CZ5 Mixed Use Zone. In December 2005 there were 28 hotels, motels and serviced apartments in North Canberra, 23 in South Canberra, three in Belconnen, three in Woden, two in Tuggeranong and one in Gungahlin. This indicates that there is a greater supply of accommodation in North Canberra when compared to other Canberra regions.

Private sector tourist attractions have been located at Gold Creek and Watson. Whilst the Gold Creek node has had some success, north Watson, despite its location adjacent the Federal Highway has struggled, as reflected in the closure of the Heritage Village site several years ago. A highway service centre was also identified at Gilmore in the mid 1990's but no development has taken place.

Further strategic consideration of CZ6 Zoned land will be considered as part of the Territory Plan Policy Review process.

Recommendation 4

The Committee recommends that the ACT Planning and Land Authority ensure that any further loss of CZ6 zoning is compensated for elsewhere in urban Canberra, including in new green fields development.

Response

Noted and agreed in part.

Further CZ6 zoned land has been incorporated in Variation 281 for Molonglo which commenced and was incorporated into the Territory Plan on 12 December 2008. When determining zoning for future urban areas or rezoning land, the potential incorporation of CZ6 zoning will be assessed in accordance with projected need and demand for such land uses. It will also be considered whether leisure and accommodation type uses would be better provided for by alternative zoning (ie Commercial CZ1 Core or CZ5 Mixed Use), which enable the assessment of these uses.

Recommendation 5

The Committee recommends that the 2004 Navin Officer Cultural Heritage Assessment recommendations be adopted.

Response

Noted and agreed.

This will be a matter for consideration at the development assessment stage when a conservation management plan will need to be approved by the Heritage Council. The two aboriginal sites identified in the report are currently nominally registered heritage sites. The historic European heritage plaque identified in the Navin Officer report is not on the ACT Heritage

register, however, the Council supports the recommendations for its treatment in the Navin Officer Report.

Recommendation 6

The Committee recommends that part Blocks 2 and 3 and Block 5 Section 75 Watson be included in the Built-up Urban Areas Tree Management Precinct, prior to any development work commencing on the site, so that the site is covered by the provisions of the *Tree Protection Act 2005*.

Response

Noted and Agreed.

This matter was referred to the Tree Protection Unit, Environment Protection and Heritage, Department of Territory and Municipal Services. The Unit subsequently included the site in the Tree Protection (Built-up Urban Areas) Declaration 2009 (No 1) under Notifiable Instrument NI2009 – 62 on 16 February 2009.

Recommendation 7

The Committee recommends that cat containment be mandatory for any new residential development bordering the Canberra Nature Park.

Response

Noted and agreed to investigate.

The Department of Territory and Municipal Services (TAMS) administers the *Domestic Animals Act 2000* under which (at s. 81.) a cat curfew area to contain cats may be declared if the Minister is satisfied that cats in an area are a serious threat to native flora and fauna in the area. TAMS has agreed to undertake an assessment of the North Watson development area to determine if it meets the requirements of the *Domestic Animals Act 2000* and whether

the Minister would be justified in making a declaration of the North Watson development area as a cat containment area.

Recommendation 8

The Committee recommends that the ACT Government review current parking provisions at the Watson local centre and future parking needs.

Response

Noted and agreed.

This matter has been referred to the Traffic Management and Safety section of Roads ACT, Department of Territory and Municipal Services who indicated that a parking survey was conducted at the Watson local centre in 2006. A resultant report contained recommendations regarding replacing missing signs and converting unrestricted parking to two hours. These recommendations were implemented and there have been no complaints regarding car parking at the centre since this time.

As a result of the Committee's recommendation, Roads ACT consulted traders from the Watson shops about the introduction of two hour parking restrictions on Gwynne Street next to the shops to discourage long term parking and improve the turnover. There were no objections to the proposal. Accordingly Roads ACT erected two hour limit parking signs as part of the Minor New Works program which was completed in the final quarter of 2008.

Recommendation 9

The Committee recommends that the sewer capacity in North Watson be reassessed and upgraded if necessary.

Response

Noted and agreed.

ActewAGL indicated that the current capacity of the sewer would be able to serve the additional approximately 300 dwellings proposed for the site. It is aware that any residential expansion beyond this point will require major works to upgrade the system and this will be scheduled into its works program when required.