

2005

LEGISLATIVE ASSEMBLY FOR
THE AUSTRALIAN CAPITAL TERRITORY

VARIATION NO. 151 TO THE TERRITORY PLAN – COREE BLOCK 5

URIARRA RURAL VILLAGE

TABLING STATEMENT

Circulated by authority of the
Minister for Planning
Mr Simon Corbell MLA

2.

Mr Speaker, Draft Variation number 151 proposes to implement the recommendations of the Sustainability Study for the Uriarra rural Village by amending the land use policy on the Territory Plan Map from Plantation Forestry to Rural and adding the 11B Area Specific Policy Overlay. The 11B Area Specific Policy will permit a limited range of uses appropriate to a small scale rural village environment and reflect the requirement in the National Capital Plan for a Development Control Plan for small residential holdings in rural areas.

The variation was released for public comment on 19 June 2004, with comments closing on 9 July 2004. A total of eight written submissions were received during that period. Of these, two submissions supported the rebuilding and expansion of the village as proposed in the draft Variation. Three submissions supported the rebuilding of the village, as it previously existed but opposed any further expansion. A further two submissions expressed opposition to the rebuilding and expansion of the village. A number of minor revisions were made to the variation as a result of the consultation process.

In its Report No. 9 of 19 May 2005 the Standing Committee on Planning and Environment made three recommendations in relation to the draft variation.

3.

The Committee's first recommendation was that the content of the approved Development Control Plan be included in DV151. As part of the Australian and ACT Governments' overhaul of the ACT planning regime, the Committee considered that the National Capital Plan should be amended to specify only the broad planning framework for the Uriarra Village, with the detailed principles to be administered and implemented by the ACT Government through the Territory Plan.

While the Committee's deliberations on this matter are appreciated, to achieve a consistent approach to the integration of development control plans, further discussions are required with the NCA and the Government. The Planning System Reform Project Objectives Paper foreshadows such discussions but no timeframes are currently proposed.

In its second recommendation, the Committee indicated a desire to assess proposed body corporate arrangements for Uriarra and Stromlo before they are formally adopted. To this end the Committee recommended that the Chief Minister's Department and Housing ACT should canvass options with former and new residents to ensure that shared responsibilities for the management of the area are recognised in those documents, and/or in a 'shared responsibility' agreement with the ACT Government.

4.

Information on the application of the Community Title Act 2000 can be provided to the Committee as the matter resolves through the tender process for Uriarra and Stromlo.

In its third recommendation, the Committee suggested that the cottages proposed for heritage listing, be internally refurbished, with tenants' consent, at the same time as the other houses in the village are being constructed.

While this matter will be addressed during the developments stage, I am advised that appropriate refurbishment for the houses is programmed as part of the redevelopment project.

I now table Variation to the Territory Plan number 151.