



ACT
Government

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

**GOVERNMENT RESPONSE TO THE STANDING COMMITTEE ON
PLANNING AND URBAN RENEWAL REPORT 10 –
Draft Variation to the Territory Plan No 355 Calwell Group
Centre – Zone changes and amendments to the Calwell
Precinct Map and Code**

**Presented by
Mick Gentleman MLA
Minister for Planning and Land Management**

The ACT Government thanks the Standing Committee on Planning and Urban Renewal for the recommendations put forward in Report 10 Draft Variation to the Territory Plan No 355 Calwell Group Centre: Zone changes and amendments to the Calwell precinct map and code.

Careful consideration has been given to the six recommendations contained in the report and the relevant changes will be made to the draft variation consistent with the following responses:

Recommendation 1

The Committee recommends that, subject to the following recommendations, Draft Variation 355: Calwell Group Centre – Zone changes and amendments to the Calwell Precinct Map and Code is approved.

Response

Noted and agreed.

Recommendation 2

The Committee recommends that the Environment, Planning and Sustainable Development Directorate consider a review of references to the Planning and Development Act 2007 in Draft Variation 355: Calwell Group Centre – Zone changes and amendments to the Calwell Precinct Map and Code.

Response

Agreed. A review of references to the Planning and Development ACT 2007 has been conducted and it occurred a total of four times in the draft variation document. The first two occurrences were on the title page. The third reference was in relation to a consultation notice which is a requirement of the legislation. The final reference was in relation to interim effect of the draft variation, which again is also a requirement of the legislation.

Recommendation 3

The Committee recommends that the ACT Government finalises the development of master plans in a more timely fashion.

Response

Agreed. The master planning programme initiated under the 2012 ACT Planning Strategy is now complete. The Kippax and Curtin group centre master plans were released

concurrently with the associated draft Territory Plan variations (DV361 Kippax and DV363 Curtin respectively).

Recommendation 4

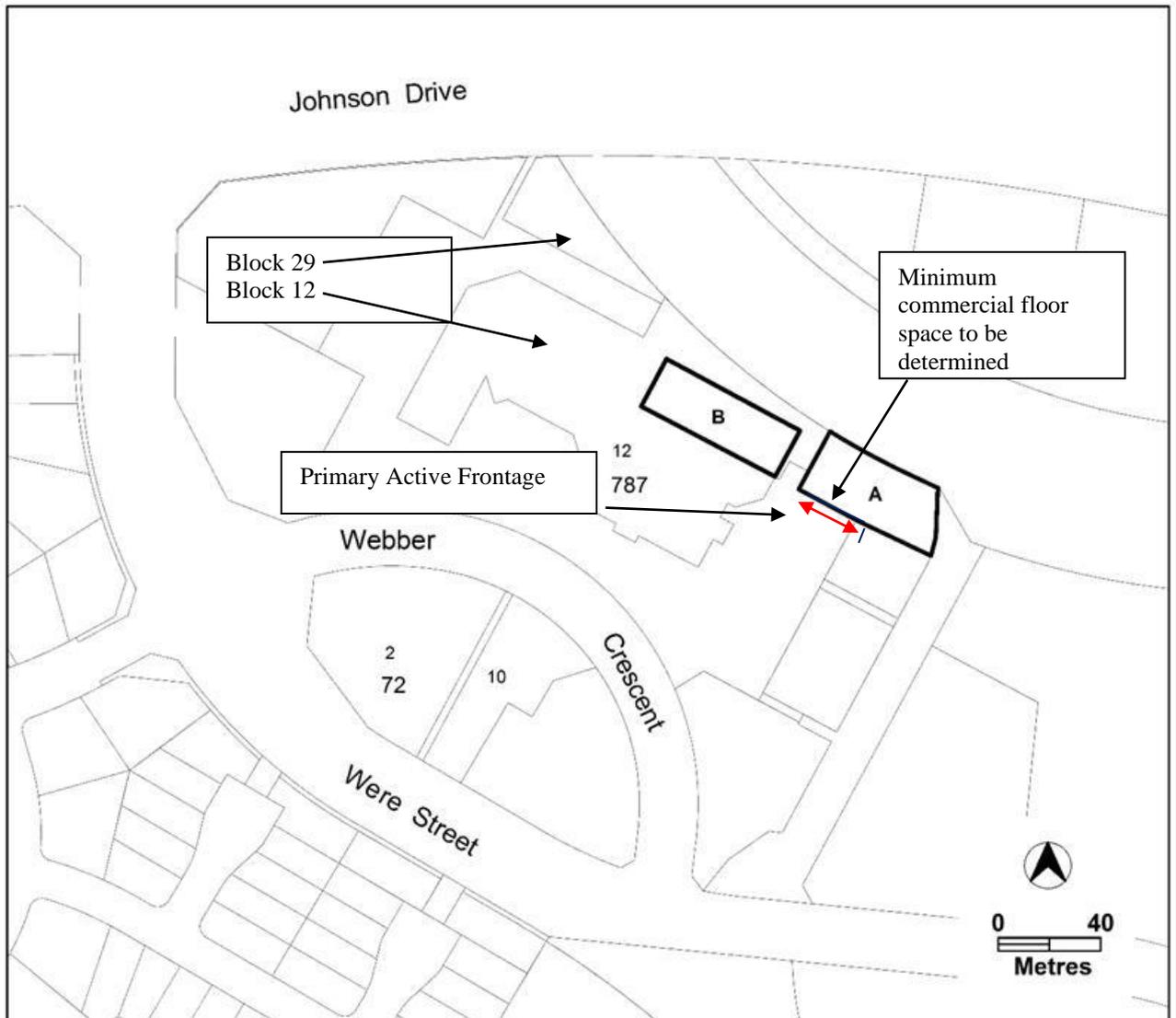
The Committee recommends that for redevelopment area A (as indicated in Figure 5 on page 25 of the Committee's report), only, proposed Rule 1 is amended so that residential uses is permitted on the ground floor in areas where there is no designated primary active frontage.

Response

Agreed in part. DV355 Calwell Group Centre will be amended to allow ground floor residential uses in Area A for all frontages that are not primary active frontages, as recommended by the Standing Committee.

The rules and criteria will be amended accordingly. However, it is not considered that Rule 1 is the most appropriate rule to accommodate this change as it relates specifically to ground floor uses along primary active frontages.

For the part of Area A that does have a primary active frontage, ground floor uses will be commercial. The draft variation will be amended to specify a minimum floor space for commercial uses on this active frontage. The rules and criteria will be updated accordingly. Figure 1 refers:



Recommendation 5

The Committee recommends that redevelopment area B (as indicated in Figure 5 on page 25 of the Committee’s report), is extended as far as the western end of Blocks 12 and 29, Section 787, with rules and criteria included to protect solar access and protect future residents from amenity issues arising from the loading docks.

Response

This recommendation is not supported. The master planning process focused on the land suitability for the long-term development of the Calwell group centre.

The Calwell Group Centre Master Plan identified the need for modest levels of commercial mixed use and residential intensification in the Calwell centre consistent with the hierarchy of commercial centres. The location of areas A and B for residential intensification (up to 4 storeys) are the most appropriate locations within the group centre because of the following planning considerations:

- their proximity to and nexus with surrounding residential and community uses on the eastern side of the centre; and
- the need for separation of these areas from Commercial CZ3 Service industrial uses and the existing loading dock, both of which are located on the western side of the centre.

The implementation of this draft variation does not preclude consideration in the longer term of further residential development in the group centre. However, this would be considered through a separate Territory Plan variation process in which the need for the residential expansion would be required to be demonstrated.

Recommendation 6

The Committee recommends that the ACT Government ensure that shadow diagrams are provided to the Committee and the ACT Community for all similar future variations.

Response

Agreed in principle. Shadow diagrams are prepared for all variations where overshadowing of residential dwellings and public places and space may occur. Where shadow diagrams have not been prepared, the ACT Government will provide a brief explanation to the Committee outlining why they were unnecessary. Shadow diagrams were not prepared for DV355 because the proposed taller building elements at areas A and B are sufficiently removed from surrounding residential areas and public places and spaces.