

2008

TABLING STATEMENT

VARIATION NO. 287 TO THE TERRITORY PLAN

BLOCKS 1 AND 2 SECTION 23 NGUNNAWAL
GOLD CREEK HOMESTEAD

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

12 / 02 / 2008

The Committee's second recommendation is that if the site is developed as a retirement complex or aged care facility, that the ACT Planning and Land Authority consider, when developing lease and development conditions, the Government response to, and the Committee's recommendations in Report No. 13 on *Draft Variation to the Territory Plan No 229 – Supportive Housing and Adaptable Housing Provisions and Other Minor Amendments* regarding service provision to community facilities.

The ACT Planning and Land Authority intends to undertake a review of definitions including those relating to aged care accommodation and service provision as part of the Territory Plan restructure project following the adoption of the new Territory Plan.

The Government agrees to the Committee's third recommendation that the Minister for Tourism, Sport and Recreation, and/or other Ministers as appropriate, provide departmental assistance to Mr Starr to support his pursuit of financial assistance under available Australian and ACT Government programs, for the continuation of his family farm tourism business.

In my capacity as the Minister for Tourism, Sport and Recreation, I will take the matter up with the Australian Capital Tourism unit within the Department of Territory and Municipal Services.

Australian Capital Tourism oversees programs to provide funding assistance for tourism related development in the ACT to successful applicants.

The Committee's seventh recommendation is that detailed parking, traffic and visitor impact assessments be undertaken before community arts and craft spaces or a market are developed on the site.

The ACT Planning and Land Authority will ensure that traffic and parking impacts are considered for any community arts and craft spaces or market proposed for the site.

Mr Speaker, I now table the approved Variation and the Government's response to the Planning and Environment Committee's Report on Draft Variation to the Territory Plan No. 287. I would also like to take this opportunity to thank the Committee for considering the draft variation.

Recommendation 1

The Committee recommends that this proposed variation to the Territory Plan proceed.

Response

Agreed.

Recommendation 2

The Committee recommends that if the site is developed as a retirement complex or aged care facility, that the ACT Planning and Land Authority consider, when developing lease and development conditions, the Government response to, and the Committee's recommendations in Report No. 13 on *Draft Variation to the Territory Plan No 229 – Supportive Housing and Adaptable Housing Provisions and Other Minor Amendments* regarding service provision to community facilities.

Response

Noted.

The Government has acknowledged previously in response to Report No. 13 that there is a need for further refinement of definitions relating to aged care accommodation and a need for greater clarity on classifications of an 'approved provider'.

It is intended that a review of definitions be undertaken by the Authority as part of the Territory Plan restructure project once the new Territory Plan comes into effect.

Recommendation 5

The Committee recommends that the ACT Planning and Land Authority require the developer to include high quality landscaping with native vegetation of local provenance on the site, replacing the remnant exotic plant species which are not trees of significance.

Response

Agreed.

The ACT Planning and Land Authority will require the developer to include high quality landscaping with native vegetation of local provenance on the site as part of the Landscape Plan that is to be submitted at the development application stage.

Recommendation 6

The Committee recommends that the hilltop near the homestead should be retained as urban open space or an urban park, preferably with seating and a plaque commemorating the heritage values of the site. This open space should be well connected with access points from nearby streets and be fully accessible to the public.

Response

Agreed.

It is intended that the Indicative Development Plan contained in the Planning Study that supported the initiation of the draft Variation will inform the preparation of the lease and development conditions for the site.

The plan shows the hilltop near the homestead being retained as open space, and pedestrian linkages from the surrounding residential area being provided at various access points around the site. The Plan also makes provision to