

**GOVERNMENT RESPONSE TO THE
STANDING COMMITTEE ON PLANNING AND URBAN SERVICES
REPORT No. 4**

**DRAFT VARIATION TO THE TERRITORY PLAN NO. 174
HUNGARIAN AUSTRALIAN CLUB SITE AND COMMUNITY FACILITY LAND**

**PLANNING AND LAND MANAGEMENT
DEPARTMENT OF URBAN SERVICES**

*12 November
2002*

GOVERNMENT RESPONSE

The Committee's report makes four recommendations on the proposed draft variation no.174 for the Hungarian Australian Club and Community Facility land on blocks 2, 3, 14 and 15 section 124 Narrabundah.

Recommendation 1

The Committee recommends that blocks 14 and 15 section 124 be omitted from draft variation No 174 and be retained as community facility land.

Recommendation 2

The committee recommends that PALM consult with the local community concerning the best use of the site (blocks 14 and 15 section 124) within the current land use policy.

Recommendation 3

The committee recommends that the Entertainment, Accommodation and Leisure land use Policy be retained for blocks 2 and 3 of section 124, Narrabundah, and that the Government proceed no further with draft variation No 174.

Government Response to Recommendations 1,2 and 3:

The Government has directed the ACT Planning Authority to revise draft variation No 174 by retaining the proposed Residential Land Use Policy but including an Area Specific Policy to require that a minimum of 50 percent of the residential units on the site be used for adaptable housing suitable for people with disabilities and to meet the needs of Canberra's ageing population.

The Government has been presented with a situation where an existing club is on the verge of closing and the prospect of an alternative club of a similar size operating viably on the site is remote. Any increase in size of club operations would raise other issues for the adjacent residential areas including traffic and noise issues. There have been noise complaints from the current club activities. The site is also located adjacent to a school.

It should be noted, however, that the Government's decision does not preclude club activities continuing on the site under the existing lease conditions and another organisation which meets the provisions of the disallowable instrument

relating to the concessional lease could also operate the club. The Government also recognises that there are other club facilities in the area.

The Government is concerned to ensure that the site does not become even more derelict. It is clear that there is no appropriate alternative use for the site within the existing Entertainment, Accommodation and Leisure land use policy and it does not believe that the long term operation of a club on that site is viable or desirable. The site is in the middle of a residential area. The government believes that the land use policy should be changed to one which is more appropriate for the area and which delivers community benefits in the longer term.

Using the site for some adaptable housing will meet needs of people with disabilities and Canberra's ageing population. The increase in the number of residents also will provide support to the local infrastructure such as shopping and other services. Residential development on the site will also contribute to the achievement of the government's policy objective of sustainable development and urban infill around local centres and transport routes.

The Government's compromise proposal will ensure that the site continues to provide benefit to the community.

Recommendation 4

The committee recommends that the Government review the operation of all pre self-government leases within the context of the Land (Planning and Environment) Act 1991.

Government Response:

Agreed in part. It is not practicable to review the operation of all pre self government leases within the context of the Act. Such leases number more than two thirds of all the leases in the Territory.

The Government recognised that there are issues concerning concessional leases. It requested that a review relating to concessional leases be undertaken. In July 2002, Planning and Land Management (PALM) released documents providing for the tender of a contract for a full review of the concessional leasing system. The review will examine the various aspects of the policy and administration of concessional leases to ensure that they continue to meet the needs of the ACT community. The consultants are being appointed and the review will commence in the very near future. The review will provide an appropriate response to the committee's recommendation in the area of concessional leases.

In the meantime the Government has adopted an interim guideline for the administration of those leases. Applications for consent to the transfer of a concessional lease or for payment of the concession that applies to it, are now being assessed against that guideline.