



Legislative Assembly for the ACT

STANDING COMMITTEE ON PLANNING AND
ENVIRONMENT

**Variation to the Territory Plan No 287
Blocks 1 & 2 Section 23 Ngunnawal Gold Creek Homestead**

NOVEMBER 2007

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Resolution of appointment

On 7 December 2004 the ACT Legislative Assembly agreed to establish general purpose standing committees. The Assembly resolved that:

- (1) The following general purpose standing committees be established and each committee to inquire into and report on matters referred to it by the Assembly or matters that are considered by the committee to be of concern to the community: ...
 - (e) a Standing Committee on Planning and Environment to examine matters related to planning, public works and land management, conservation and heritage, transport services, and environment and ecological sustainability.

The Assembly also agreed that if the Assembly is not sitting when the Standing Committee on Planning and Environment had completed consideration of a report on draft plan variations or draft plans of management referred to the Committee by the Minister under the Land (Planning and Environment) Act 1991, the Committee may send its report to the Speaker, or, in the absence of the Speaker to the Deputy Speaker, who is authorised to give directions for its printing, publication and circulation.¹

Terms of reference

Section 25 of the Land (Planning and Environment) Act 1991 (ACT) states:

The Minister shall, within 28 days of receiving a draft plan variation under section 24, refer —

- (a) the draft plan variation; and
- (b) the documents referred to in section 24(1) that relate to the draft plan variation;

to an appropriate committee of the Legislative Assembly together with a request that the committee report on the draft plan to the Legislative Assembly.

¹ Legislative Assembly of the ACT, *Minutes of Proceedings*, No 2, 7 December 2004, pp12–16

Preface

Both Federal and ACT law and policy governs planning in the ACT. The *Australian Capital Territory (Planning and Land Management) Act 1988* (Cwlth)² establishes the National Capital Authority, which prepares and administers the National Capital Plan. The Act also enables the Legislative Assembly to establish a statutory planning authority – now the ACT Planning and Land Authority – to develop and implement the Territory Plan. The *Land (Planning and Environment) Act 1991* (ACT)³ (the Act) requires the Territory Plan to set out the planning principles and policies for giving effect to its object,⁴ which is:

to ensure, in a manner not inconsistent with the national capital plan, that the planning and development of the ACT provides the people of the ACT with an ecologically sustainable, healthy, attractive, safe and efficient environment in which to live, work and have their recreation.⁵

The Plan includes both a written statement and a map. The written statement contains general planning principles (Part A), specific land use policies (Part B), overlay provisions (Part C), and definitions of terms (Part D). The Territory Plan map shows which land use policies and overlays in the written statement apply to particular sections of land in the Territory. The Territory Plan is developed and implemented taking account of other strategic ACT Government policy documents such as *The Canberra Plan* and *People Place Prosperity: a Policy for Sustainability in the ACT*.⁶

Recognising that land use policies may change over time, the Act provides for variations to the Territory Plan. The ACT Planning and Land Authority prepares these for stakeholder comment. There can be a number of versions of a draft variation depending on the consultation program.

² Accessible via

<<http://www.comlaw.gov.au/ComLaw/legislation/actcompilation1.nsf/browseview?openform&VIEW=current&ORDER=bytitle&CATEGORY=actcompilation-Au>>

³ Accessible at <<http://www.legislation.act.gov.au/a/1991-100/current/pdf/1991-100.pdf>>

⁴ Land (Planning and Environment) Act 1991, sub-section 7(2))

⁵ Land (Planning and Environment) Act 1991, sub-section 7(1)

⁶ Accessible at <<http://www.cmd.act.gov.au/canberraplan/>> and <<http://www.sustainability.act.gov.au/policy.html>>

The Minister is required by the Act to refer each draft variation, within 28 days of receiving it, to an appropriate committee of the Assembly – currently the Standing Committee on Planning and Environment – for consideration and report.⁷ The Minister is required to have regard to the Committee’s recommendations before approving the proposed variation and tabling it in the Assembly (see below), or returning it to the ACT Planning and Land Authority with written directions for further action.⁸

The Territory, the Executive, a Minister or a Territory authority must not do or approve anything that is inconsistent with the Territory Plan, or the proposed draft variation, in relation to land that is subject to a draft variation, for the duration of the relevant period specified in the Act.⁹

Following the Committee’s tabling of its report in the Legislative Assembly, the Minister must take the findings of the committee into account before making his decision in relation to the draft plan variation.¹⁰ If the Minister approves it, he will table the proposed variation and associated documents in the Legislative Assembly.¹¹ Unless wholly or partially disallowed by the Assembly on a motion for which notice has been given within five sitting days, the variation will commence on the date nominated by the Minister.

⁷ Land (Planning and Environment) Act 1991, section 25

⁸ Land (Planning and Environment) Act 1991, paragraphs 26(1)(a) and (b), sub-section 26(2)

⁹ Land (Planning and Environment) Act 1991, section 9

¹⁰ Land (Planning and Environment) Act 1991, sub-section 26(2)

¹¹ Land (Planning and Environment) Act 1991, section 29

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SUMMARY OF RECOMMENDATIONS

RECOMMENDATION 1

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

RECOMMENDATION 2

2.9 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 – *Draft Variation to the Territory Plan No 229-Supportive Housing and Adaptable Housing Provisions and Other Minor Amendments: Report 13*, regarding service provision to community facilities.

RECOMMENDATION 3

2.14 The Committee recommends 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.

RECOMMENDATION 4

2.18 The Committee recommends that the heritage values of the site, including evidence of prior use such as some of the farm buildings, should be retained if economically feasible.

RECOMMENDATION 5

2.19 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.

RECOMMENDATION 6

2.20 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.

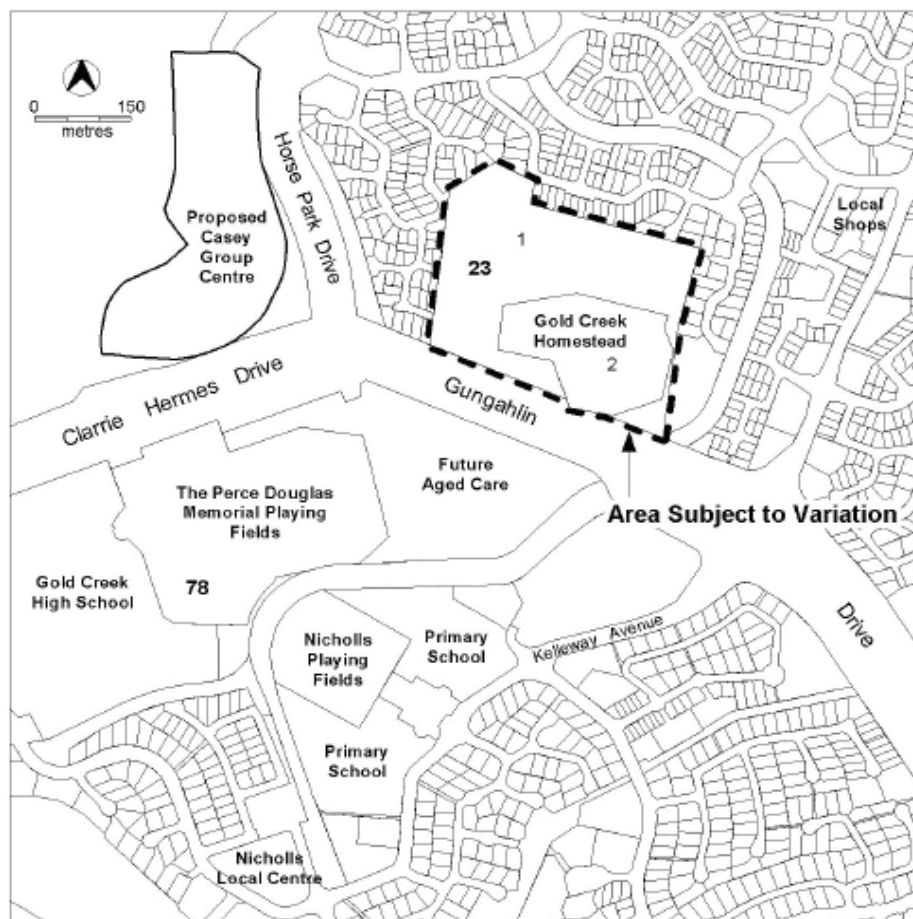
RECOMMENDATION 7

2.25 The Committee recommends that detailed parking, traffic and visitor impact assessments be undertaken before community arts and craft spaces or a market are developed on the site.

1 INTRODUCTION

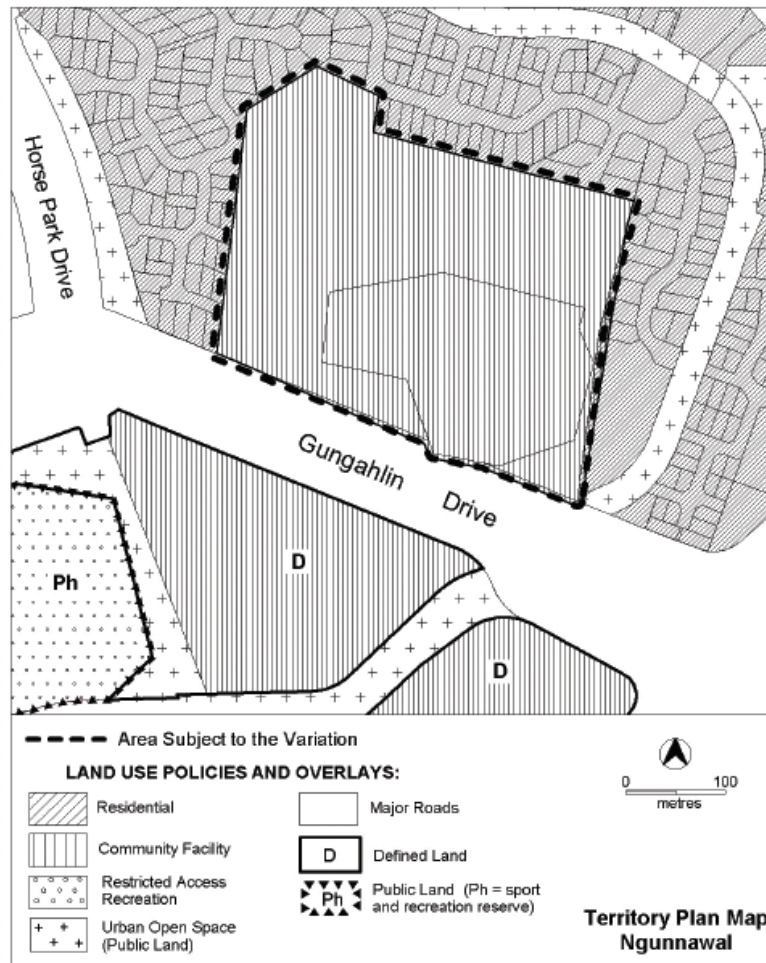
- 1.1 This proposed variation to the Territory Plan concerns Blocks 1 and 2 of Section 23 Ngunnawal, including the Gold Creek Homestead. It proposes to replace the Entertainment, Accommodation and Leisure Land Use Policy which currently applies to the 11ha site, with Community Facility Land Use Policy, as represented in Figures 1 and 2:

Figure 1: Blocks 1 and 2 Section 23 and surrounding land uses¹²



¹² Reproduced from ACT Planning and Land Authority, *Recommended Final Variation No 287 Blocks 1 and 2 Section 23 Ngunnawal Gold Creek Homestead*, September 2007, p4

Figure 2: Territory Plan proposed land use policies¹³



As specified in the Territory Plan, the objectives of the Community Facility Land Use Policy are to:

- ensure that adequate sites are available to meet community needs for community services and facilities in appropriate and accessible locations;
- enable the efficient use of sites by allowing a broad range of uses appropriate for the location on sites;
- provide sites for adaptable and affordable housing for people in need of supportive housing and residential care;
- provide sites for emergency services which are within response times for their areas of coverage; and

¹³ Reproduced from Planning and Land Authority, *Recommended Final Variation to the Territory Plan No 287: Blocks 1 and 2 Section 23 Ngunnawal Gold Creek Homestead*, September 2007, p7

- safeguard the amenity of surrounding residential areas against unacceptable adverse impacts due to the operation of community facilities, such as traffic, parking, noise, or loss of privacy.
- 1.2 Although the Community Facility Land Use Policy of the current Territory Plan permits any of a range of specified developments, some with additional conditions and controls,¹⁴ retirement and aged care accommodation is preferred for this site.
- 1.3 If the development were to provide supportive housing within the aged care community facility, under the Territory Plan this may only be permitted where
- the occupation of individual dwellings in the supportive housing complex is restricted by the lease to persons with special housing needs for reasons of age or disability; and
 - the site has not been identified by the Authority as being required for Community Use; and
 - all dwellings are designed to meet the relevant Australian Standard or Building Code for Adaptable Housing, or other guidelines adopted by the Authority for adaptable housing and the relevant Code in Appendix III; and
 - the land is held as a single undivided parcel. Subdivision of the lease to provide separate title to individual dwellings, including subdivision under the *Unit Titles Act 2001*, shall not be permitted.
- 1.4 The Community Facility Land Use Policy objectives will not be amended substantively in the new restructured Territory Plan provisions concerning community facilities. Under the new arrangements, development in the Community Facility Zone will be assessed primarily against the Community Facility Zone Development Code. The minimum assessment track for residential care accommodation or supportive housing is the merit track. If

¹⁴ See ACT Government, Part B4 Territory Plan Written Statement Vol 1, 2002, and conditions and other controls. Permitted uses include: ancillary use, business agency, child care centre, community activity centre, community theatre, cultural facility, educational establishment, emergency services facility, funeral parlour, health facility, hospital, indoor recreation facility, office, outdoor recreation facility, parkland, place of worship, public agency, religious associated use, residential care accommodation, retirement complex, supportive housing, temporary use

additional controls were to apply to a proposed development, the Territory Plan would have to be formally varied, and would be subject to the public consultation processes applicable to those variations.

Background studies

- 1.5 The future of the Gold Creek Homestead site has been of interest to stakeholders for many years, and several studies have been commissioned to provide advice to ACT Governments.

2000 Report by Small and Quinton Architects

- 1.6 This study is said to have recommended that the Gold Creek Homestead site be divided for mixed uses including residential, commercial, tourism and education. Community feedback preferred community based activities such as aged care, open space or markets.¹⁵

2004 Report of the Gold Creek Homestead Site Committee

- 1.7 In 2004, the former Minister for Urban Services, Mr Bill Wood MLA, established a committee with ACT Government and community representatives to make recommendations to the government on the future use of the site. The Committee recommended that:
- land use which allows for aged care accommodation, combined with other uses, would be acceptable provided other components of social and community benefit were generated from the sale of the land for the Gungahlin area and in particular Gold Creek Homestead site; and
 - the Government conduct a feasibility study to investigate the uses recommended by the Committee, or other suitable options, with a view to assigning a more appropriate land use for the site ... [and]... go out for tender for the development of the site with a tender proposal that ensures the restoration of the homestead for a viable community use.¹⁶

¹⁵ Redbox Design Group, Final Draft Planning Study Gold Creek Homestead, Blocks 1 and 2, Section 23 Ngunnawal, Canberra, 28 September 2005, Executive Summary.

¹⁶ Gold Creek Homestead Site Committee Report to Government, Report to Government on Future Use of the Gold Creek Homestead site, Canberra, 2004

2005 Planning Study

- 1.8 In 2005 Redbox Design Group completed a detailed planning study for the Gold Creek Homestead and a tree assessment. The study provided an indicative development plan for the site which incorporated a 3-storey aged care hotel, 54 single-storey independent living units, and 30 apartments in three 3 storey buildings. This document does not have the status of a development proposal or application, but the recommended final variation states:

It is intended that the indicative concept plan will form the basis of lease and development conditions, which will inform the release of the site for development following the variation to the Territory Plan. Any separate aged care dwellings will be part of a managed complex and will not be individually leased.¹⁷

Statutory consultations – ACT Planning and Land Authority

- 1.9 The ACT Planning and Land Authority released DV287 for public comment on 11 May 2007. Written comments were invited by 25 June 2007. However there were no written submissions to the Authority concerning DV287.
- 1.10 In accordance with the *Land (Planning and Environment) Act 1991* (ACT), the ACT Planning and Land Authority sought and considered the views of the ACT Conservator of Flora and Fauna, the ACT Heritage Council, and the National Planning Authority concerning the Draft Variation.
- The Conservator advised on 12 February 2007 that he had no objections provided that the mature trees on the site were taken into consideration in any redevelopment proposals.¹⁸
 - The ACT Heritage Council advised the Committee that it had instigated a formal heritage assessment of Gold Creek Homestead, which was undertaken by the National Trust (ACT) in 1999, following a nomination of

¹⁷ ACT Planning and Land Authority, *Variation to the Territory Plan No 287*, p3

¹⁸ Letter from the Conservator of Flora and Fauna, Mr Hamish McNulty, to the Chief Planning Executive, ACT Planning and Land Authority, dated 12 February 2007

the Homestead to the interim Heritage Register. The Council had rejected the nomination after the assessment, due to the lack of integrity of the site.

A new nomination, addressing criteria against social values under the Heritage Act 2004, was presented to the Council for consideration on 1 December 2005. The Council agreed to accept the nomination, and the Homestead now has the status of being 'nominated' to the ACT Heritage Register. Before and whether the Homestead can be provisionally registered under the Act, it must undergo a fuller assessment against the heritage significance criteria specified in section 10 of the Act. The Council will have to be satisfied on reasonable grounds, that the place or object may have heritage significance. That assessment has not yet been undertaken as the Heritage Unit in the Department of Territory and Municipal Services is actively working through the significant number of places and objects that have been nominated to the ACT Heritage Register.

The Council advised the Planning and Land Authority in February 2006 that it did not expect the new nomination to impact on the proposed changes to the Draft Variation and that it supported the changes in principle.¹⁹

- The National Capital Authority (NCA) had made initial comment on DV287 on 24 January 2007 concerning the functions of the Authority and the operation of the National Capital Plan. The final recommended variation no 287 took these comments into account. The Authority advised that it had 'no issues' with the Draft Variation No 287 document it received on 11 May 2007.²⁰

Consultations by Planning and Environment Committee

- 1.11 The Minister for Planning, Mr Andrew Barr MLA, referred Draft Variation to the Territory Plan No 287 – Gold Creek Homestead, Blocks 1 and 2 Section 23

¹⁹ Letter from Mr Gerhard Zatschler, Secretary, ACT Heritage Council, to ACTPLA Senior Officer Ms Joyce Rajasekaram, dated 2 February 2006

²⁰ Letter from Mr Todd Rohl., Planning and Urban Design, to the Manager, Planning and Land Policy, ACT Planning and Land Authority, dated 22 August 2007

Ngunnawal, by letter dated 19 September 2007, for the Committee's consideration. The Committee's inquiry was uploaded onto the Committee's website shortly thereafter.

- 1.12 On 3 October 2007 the Secretary emailed a wide range of stakeholders inviting comment on the proposed Territory Plan variation by 6 November 2007. The Committee received two submissions in response, which were uploaded onto the Committee's website after their publication was authorised by the Committee.
- 1.13 The Committee visited the Gold Creek Homestead site on 23 October 2007. The Committee met with Mr John Starr, Mrs Starr, and their son Craig Starr, and received a briefing Mr Rod Baxter and Mr Garrick Calnan from the Planning and Land Authority. The Authority staff briefed members on the background and content to the proposed variation of the Territory Plan, and responded to Members' questions. The group then toured the site. Mr Starr raised with the Committee several concerns about an ACTEW proposal for legal arrangements concerning an easement over part of the lease, and his hopes for financial assistance in relocating some of the buildings on the property so that the farm-tourism business can continue.
- 1.14 The Committee received two written submissions in response to its invitation for comment.
 - Mr Ian Ruecroft, in a personal capacity, advised the Committee that the final recommended variation was inconsistent with recommendations made to the ACT Government in 2004 by the Gold Creek Homestead Site Committee. He recommended that the Territory Plan variation include requirements that the homestead be retained, repaired and utilised for not-for-profit community purposes; that development only be permitted that would complement the homestead and homes near the site, and that a significant portion of the site be dedicated for structured community use, management and ownership. His preferred mix of uses on the site includes aged care facilities, accommodation and housing for older people, and community facilities permitting activities such as craftwork, quilting,

working with timber and metal, gardening, art, automotive restoration, pottery making and other compatible hobbies and interests.²¹

- Mr Jonathon Reynolds, who has also been involved with community advocacy in relation to the Gold Creek Homestead site, submitted that
final variation 287 to the Territory Plan formalises the change of land use for this site, with what I personally believe [are] appropriate safeguards, to allow appropriate future development and restoration work to occur.

Mr Reynolds asked the Committee to recommend that the safeguards in the proposed variation concerning retention and enhancement of landscape and heritage qualities; provision of residential aged care and supportive housing units on the western portion of the site; and restoration of the Homestead to provide a community meeting place suitable for art exhibitions, open days etc., be incorporated in the final approved Territory Plan.²²

Mr Reynolds also provided the Committee with background documents relating to the site.

²¹ Submission no 1

²² Submission no 2

2 COMMITTEE COMMENTS

- 2.1 The Committee supports this proposed variation to the Territory Plan.
- 2.2 The Committee recognises the need to increase the supply of retirement and aged care accommodation in the ACT. According to ACT Government figures, by 2031 more than 100 000 men and women in the ACT will be aged over 55 years, with the biggest growth occurring in the over 70-age group.²³
- 2.3 As was recognised in a 2003 ACT community needs assessment, land in Gungahlin should be reserved for aged care facilities to meet future population and demographic trends. The co-location of facilities was recommended in that report, with the development of facilities emphasising the principles of flexibility and adaptability to accommodate change.²⁴
- 2.4 The site which is the subject of this proposed Territory Plan variation, Block 1 and 2, Section 23 Ngunnawal, is now largely enclosed by suburban blocks. It has a number of advantages that make it well suited for a community facility for older residents. It is close to public transport, away from noise, adjacent to residences, and near medical facilities and the proposed Casey Group Centre etc.²⁵
- 2.5 The Committee has previously inquired into aged accommodation facilities and made various recommendations to the Assembly following stakeholder input.²⁶ The Committee reviewed an earlier variation to the Territory Plan, No 229 Supportive Housing and Adaptable Housing Provisions and Other Minor Amendments: Report 13, which concerned supportive and adaptable housing

²³ ACT Government media release, 'New aged care facility a welcome step towards meeting high future demand', 7 November 2007

²⁴ Leigh Cupitt and Associates in conjunction with SMEC and Chalkley Consulting, *Draft Final Report, ACT Community Facility Needs Assessment (Central Canberra, Belconnen & Gungahlin) Report to Planning and Land Management*, May 2003, p18, <http://www.actpla.act.gov.au/__data/assets/pdf_file/0003/3873/CFNA_north.pdf>, viewed 7 November 2007

²⁵ See table 3, Redbox Design Group, *Final Draft Planning Study Gold Creek Homestead, Blocks 1 and 2, Section 23 Ngunnawal*, Canberra, 28 September 2005, pp13–15

provisions and identified some stakeholders' concerns about arrangements concerning the provision of services.

- 2.6 By applying a Community Facility Land Use Policy, supportive housing residences in the complex cannot be individually titled, and this should assist in maximising the efficient administration and aesthetics of the site. It will also ensure that the complex continues as a community facility, and probably an aged care facility, into the future, which would be less likely if properties in the complex were individually, and not strata titled.
- 2.7 In its response to the Committee's report, the Minister for Planning advised that as further research was needed on proposed Territory Plan provisions defining 'supportive housing' and 'approved provider', the current Territory Plan provisions would be retained. As the new Territory Plan is policy neutral, the review of its definitions is unlikely to occur until the Territory Plan is reviewed at a later date.

RECOMMENDATION 1

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

RECOMMENDATION 2

- 2.9 **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 – *Draft Variation to the Territory Plan No 229-Supportive Housing and Adaptable Housing Provisions and Other Minor Amendments: Report 13*, regarding service provision to community facilities.**

²⁶ See generally the Committee's earlier recommendations: ACT Legislative Assembly, Standing Committee on Planning and Environment, *Draft Variation to the Territory Plan No.229-Supportive Housing and Adaptable Housing Provisions and Other Minor Amendments: Report 13*, 2005, accessible at <<http://www.parliament.act.gov.au/committees/index1.asp?committee=55&inquiry=298&category=19>>

- 2.10 Following the visit to the site on 23 October 2007, Committee Members discussed their assessment of the proposed variation and agreed that the site should no longer remain undeveloped, but that the social, heritage and landscape values of the site should nevertheless be protected.
- 2.11 The Gold Creek Homestead was built in c.1883 but it has had many owners and extensions. It is currently in a state of serious disrepair. The homestead building has not been open to the public for many years. As noted above, various stakeholders advocate that the homestead should become a community centre for Gungahlin.
- 2.12 The Committee agrees that the heritage values of the site, whether meeting statutory criteria or otherwise, including evidence of prior use such as some of the farm buildings, should be retained if economically feasible, but that if the homestead is derelict and structurally compromised beyond reasonable repair, the heritage values of the site should be recognised in other ways. This could be by restoring some of the natural heritage flora and fauna values of the site for example, and creating interpretative fixtures on the site, drawing on detailed historical works such as Chris Newman's *Gold Creek: Reflections of Canberra's Heritage* (2004).
- 2.13 The Committee appreciates Mr Starr's concerns that his farm tourism business should be assisted to continue, and recommends that the ACT Government assist Mr Starr with seeking financial assistance through available Australian and ACT Government programs.

RECOMMENDATION 3

- 2.14 **The Committee recommends 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.**
- 2.15 The Committee agrees with the Redbox Design Group Planning Study that at least 50% of the total area of the site should be retained as a mix of private and public urban open space, and that the hilltop near the homestead be retained as urban open space/urban park.

- 2.16 In the Committee's view, the hilltop near the homestead should be retained as urban open space, 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 fully accessible to the public.
- 2.17 The Committee considered the Redbox Design Group's planning study and tree assessment and appreciates the significance of many of the trees on the site, and particularly the local *Eucalyptus melliodora* (Yellow Box) and non-local *Eucalyptus bicostata* (Blue Gum). The Committee did not regard the exotic vegetation on the site, excluding significant exotic trees, as warranting restoration, and considers that the site could be much enhanced with high quality landscaping with native species of local provenance. This would be consistent with the Water Sensitive Urban Design Guidelines and be a sound response to climate change.

RECOMMENDATION 4

- 2.18 **The Committee recommends that the heritage values of the site, including evidence of prior use such as some of the farm buildings, should be retained if economically feasible.**

RECOMMENDATION 5

- 2.19 **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.**

RECOMMENDATION 6

- 2.20 **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.**

- 2.21 The Committee notes the references in the proposed final variation, as also referred to in Mr Reynolds' submission, concerning community activities on the site. These provide:

The fundamental landscape and heritage qualities of the site are retained and enhanced and residential aged care and supportive housing units are provided on the western part of the site. The indicative concept plan provides for the Homestead and parts of its curtilage are restored to create a community meeting place that is suitable for art exhibitions, open days and the like. Opportunities exist to construct additional buildings in a vernacular style to accommodate community arts and craft spaces that would be managed as an adjunct to the aged care facility while also allowing for broader community involvement.

It is intended that the indicative concept plan will form the basis of lease and development conditions, which will inform the release of the site for development following the variation to the Territory Plan. Any separate aged care dwellings will be part of a managed complex and will not be individually leased.²⁷

- 2.22 Mr Reynolds preferred that the Territory Plan be amended to incorporate these commitments, rather than having them addressed in lease and development conditions.
- 2.23 However, in the Committee's view, the Territory Plan is not the appropriate vehicle for such detailed safeguards, and lease and development conditions should suffice.
- 2.24 The Committee also notes that the 2005 Redbox Design Group's planning study referred to the nuisance created to adjoining neighbours when the homestead was used as a convention centre in the mid-1980s, and suggests that detailed parking, traffic and visitor impact assessments should be undertaken if community arts and craft spaces or market are to be included on the site. The final recommended variation notes that vehicular access to the site is proposed from Gungahlin Drive, and that access and egress would

²⁷ ACT Planning and Land Authority, Final Recommended Final Variation No 287 Blocks 1 and 2 Section 23 Ngunnawal Gold Creek Homestead, September 2007

require careful consideration at design stage.

RECOMMENDATION 7

- 2.25 **The Committee recommends that detailed parking, traffic and visitor impact assessments be undertaken before community arts and craft spaces or a market are developed on the site.**

Mick Gentleman MLA
Chair
9 November 2007

APPENDIX A: List of submissions

The Committee received 2 submissions to the inquiry:

No	Author
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1	Mr Ian Ruecroft
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2	Mr Jonathon Reynolds
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