

ACT Division
Planning Institute of Australia
11 National Circuit
Barton ACT 2600

3 June 2011

Veronica Strkalj
Secretary
Standing Committee on Planning, Public Works and Territory and Municipal Services
ACT Legislative Assembly Secretariat

Dear Veronica

**Subject: Inquiry into Draft Variation to the Territory Plan No. 302
– Community Facility Zone**

We refer to our presentation to the Standing Committee on Planning, Public Works and Territory and Municipal Services held on Wednesday 1 June 2011 and thank the Committee for considering the matters we raised.

The Committee requested that we provide a list of suggested land uses that are currently in the “Prohibited” section of the Development Table that could be considered for inclusion within the “Permissible” section, either as Merit Track or Impact Track applications. The following is our list of suggested land uses.

Agriculture	Home business	Recycling facility
Animal care facility	Indoor entertainment facility	Relocatable unit
Aquatic recreation facility	Land management facility	Restaurant
Boarding house	Major utility installation	Road
Car park	Mobile home park	Scientific research establishment
Caretakers residence	Multi-unit housing	Serviced apartment
Caravan park/camping ground	Municipal depot	Shop
Cemetery	Nature conservation area	Single dwelling housing
Civic administration	Overnight camping area	Special dwelling
Corrections facility	Pedestrian plaza	Store
Craft workshop	Place of assembly	Tourist facility
Drive-in cinema	Plantation forestry	Veterinary hospital
Farm tourism	Produce market	Woodlot
Financial establishment	Public transport facility	Zoological facility
Group or organised camp	Railway use	
Habitable suite	Recyclable materials collection	

PIA ACT makes no suggestion as to which assessment track they should be allocated to. We respectfully suggest that in considering the status of each listed use that where it has potential to have a significant adverse environmental effect or social impact that this would direct its status to the Impact track, which then triggers an accompanying Environmental Impact Statement requirement. If no such significant effects were contemplated then we would suggest a Merit Track placement.

PIA understands that placement in either Merit or Impact track does not carry with it a presumption of planning consent, rather the expectation is that the full planning and community consultative processes would then be engaged to assess the appropriateness of

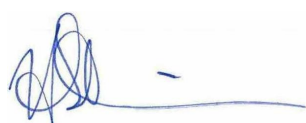
any application. This in our view is a preferable and transparent approach to the current absolute prohibition and consequential hidden application of ancillary use status

PIA ACT also wishes to stress that any review of the list of prohibited uses should be cognisant of rules - Land Use Restrictions- that address scale, when determining permissible status and location as Merit or Impact Track development.

PIA supports improving the transparency of the planning system by enabling development applications to be made for the actual development rather than to disguise as 'ancillary' when their 'common' term is a prohibited use.

We would be happy to further clarify the above list through ongoing discussions with either the Standing Committee or ACTPLA

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Hamish Sinclair', is positioned above the printed name.

Hamish Sinclair
President PIA (ACT Division)