

LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

*DRAFT VARIATION TO THE TERRITORY PLAN FOR KAMBAH SECTION 7
PART BLOCK 11 (PART OF GLENEAGLES ESTATE)*

**REPORT NO.17 OF THE STANDING COMMITTEE ON PLANNING,
DEVELOPMENT AND INFRASTRUCTURE**

DECEMBER 1993

STANDING COMMITTEE ON PLANNING, DEVELOPMENT AND INFRASTRUCTURE

On 27 March 1992 (at the commencement of the Second Assembly) the Legislative Assembly established a Standing Committee on Planning, Development and Infrastructure 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 relating to planning, land management, transport, economic development, commercial development, industrial and residential development, infrastructure and capital works, science and technology.

The Assembly also authorised the Committee to 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 and circulation, if the Assembly is not sitting when the Committee completes consideration of a report on draft Plan variations referred pursuant to Section 25 of the *Land (Planning and Environment) Act 1991* or draft Plans of Management referred pursuant to Section 204 of the *Land (Planning and Environment) Act 1991*.

Committee Membership

Mr David Lamont (Chairman)

Mr Trevor Kaine (Deputy Chairman)

Mr Tony De Domenico

Ms Annette Ellis

Ms Helen Szuty

Secretary: Mr Rod Power

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Background

Sections 25 and 26 of the *Land (Planning and Environment) Act 1991* require the Executive to refer draft Variations to the Territory Plan to an appropriate committee of the Legislative Assembly for report, and for the Executive to then have regard to the committee's recommendations before approving any Variation. The Standing Committee on Planning, Development and Infrastructure is the appropriate committee to consider such draft Variations.

On 26 November 1993 the Minister for the Environment, Land and Planning, Mr Bill Wood MLA, referred the draft Variation and background papers relating to the draft Variation for Kambah Section 7 Part Block 11 (part of Gleneagles Estate) to the Committee.

The draft Variation proposes to vary the land use policies from part 'Rural', part 'Hills, Ridges and Buffer Area' and part 'Restricted Access Recreation' to 'Residential'. The proposal involves the development of nine additional residential blocks as part of the Gleneagles Golf Course Estate.

Consideration by the Committee

The Committee considered the draft Variation at its meeting on 10 December 1993. The Committee heard from one person objecting to the proposal (Mr A Ulrich) and from the proponent (Mr T Beat, Managing Director, NavyB Pty. Ltd.; and Mr B Hill, Director, Ormond Ridge Consultants).

The Committee questioned the ACT Chief Planner (Mr G Tomlins) and staff of the ACT Planning Authority about the draft Variation.

The Committee notes the concern of the objector about the design of the intersection of Whitton Circuit and Winsor Crescent. However, the Committee observes that the design of the corner is no different to many others in Canberra and meets the Australian design standards.

Recommendation

The Standing Committee on Planning, Development and Infrastructure has examined the draft Variation for Kambah Section 7 Part Block 11 (part of Gleneagles Estate) and endorses the Variation.

Postscript

The *Land (Planning and Environment) Act 1991* requires the ACT Executive to have regard to the recommendations of this Committee before approving any draft Variation to the Territory Plan.

A Variation, together with the background papers and other documents, must be tabled in the Legislative Assembly within five sitting days of approval by the Executive. A further five sitting days is then provided for any Member of the Assembly to move that the Variation be rejected in whole or in part. Any such motion must be dealt with by the Assembly within five sitting days.

If a Variation is not rejected by the Assembly, the ACT Planning Authority will publish a notice in the *Gazette* specifying the date of commencement of the Variation.

David Lamont MLA
Chairman
10 December 1993