

2005

**LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

**VARIATION NO. 205 TO THE TERRITORY PLAN
OASIS LEISURE CENTRE
BLOCK 11 SECTION 68 DEAKIN**

TABLING STATEMENT

**Circulated by authority of the
Minister for Planning
Simon Corbell MLA**

Mr Speaker, Draft Variation Number 205 proposes to change the land use policy for Oasis Leisure Centre site in Deakin to Commercial B2E Corridors and Office Sites.

One submission was received during public consultation, which raised opposition to the proposed condition that leases for other units cannot be changed to include office use until the Unit 17 is refurbished.

The submission also raised concerns that there was no justification for vacant medical suites to remain vacant until the pool is refurbished and the smaller units would have very little impacts on the dynamics of the total use of the site.

The Standing Committee on Planning and Environment, in its report on the Draft Variation, made four recommendations.

The first recommendation was that the Authority develop a Master Plan for the West Deakin area, which addresses issues on traffic, parking, public transport, environmental issues and retail facilities. If resources are not available in 2005-06 budget to prepare a Master plan, the issues to be addressed in a revised Draft Variation Number 205 or a new draft variation.

In response to this recommendation, Variation 205 has been revised as detailed in *Annexure A* to the approval instrument.

Secondly, the Committee recommended that the Authority amend the Variation to enable the office development to be built before the Oasis pool is refurbished, on condition that the pool is upgraded under a performance bond.

The Government does not support this recommendation.

The original proposal for the Draft Variation put forward by the proponent was to add office use to the existing uses of *Entertainment, Accommodation and Leisure* Land Use Policy. The financial difficulty to meet the conditions of the proposed variation was first raised by the proponent with the Planning and Environment Committee. This is in contrary to what the proponents arranged with the Authority during the planning study stages.

I believe that it is important that the proponent address the issue of the refurbishment of the pool prior to the development of the office building. The swimming clubs that use the pool are anxious to see the future of the pool addressed and the development of the pool before any office building development will, ensure that that can happen.

The Planning and Land Council, in its advice to the Planning and Land Authority, supported the proposed Draft Variation, subject to any office development only being permissible after the swimming pool has been refurbished.

The third and fourth recommendations are that the proponent be required to provide security lighting for the car park on Block 23 Section 67, and access to the Oasis Leisure Centre complies with relevant standards and guidelines respectively. Both these recommendations are design related issues and will be addressed at development application stage.

Mr Speaker, I now table Variation Number 205 to the Territory Plan.