AUSTRALIAN CAPITAL TERRITORY
(PLANNING AND LAND MANAGEMENT) ACT 1988

AMENDMENT OF THE
NATIONAL CAPITAL PLAN

AMENDING SERIES NO 8

September 1993
PREAMBLE

The National capital Plan was approved by the Minister for the Arts, Tourism and Territories on 21 December 1990.

One of the statutory functions of the National Capital Planning Authority is to keep the National Capital Plan under constant review and to propose amendments to it when necessary. Draft Amending Series 8 is a response to this process. Details of the Amendments are set out below:

Amendments 8.1 and 8.2 overcome a number of minor inconsistencies between the Draft Territory Plan and the National Capital Plan.

The Draft Territory Plan, when initially released for public consultation, was inconsistent with the National Capital Plan in a number of ways. The Australian Capital Territory (Planning and Land Management) Act 1988 requires that the Territory Plan not be inconsistent with the National Capital Plan. Most of these inconsistencies were rectified after consultation between the two planning authorities, however, some were deemed better resolved by amending the National Capital Plan. These fell into two primary categories:

- **Pine Forests.** Existing pine forests in non-urban areas where forestry is either not a permitted use or only specifically named pine forests are permitted. This arose essentially through omission. Because forestry is a commercial activity in the ACT, it is most important that the Plan does not inadvertently render the activity inconsistent. In most cases, it was appropriate to overcome the inconsistency by inserting the name of the relevant forest in the land use category.

- **Land Use.** Instances of minor significance where the National Capital Plan land use category areas do not precisely coincide with cadastral boundaries or adjustment of the boundary between adjoining land use categories would better reflect the existing use. In principle, land parcels should not be split by different land use policies unless there are compelling reasons.

Amendment 8.3 changes the definition of 'office' in the National Capital Plan to remove an absolute restriction on retailing activities within office developments. This will enable the Authority to consider small scale proposals to improve the amenity and utility in selective office employment locations, particularly within employment areas some distance from commercial centres.

Amendment 8.4 deals with a cartographic error in Figure 8 which sets out detailed conditions for the Central National Area (Barton). The error resulted in a linear "Open Space" land use policy extending from Kings Avenue to Canberra Avenue along the alignment of Windsor Walk. The land use policy was correctly specified in the text of Amending Series No 3 as "National Capital Use".
AMENDMENT OF THE NATIONAL CAPITAL PLAN
AMENDING SERIES NO 8

8.1 Amend the General policy Plan - Metropolitan canberra which follows page 14, as set out below:

<table>
<thead>
<tr>
<th>Location of Amendment</th>
<th>Nature of Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hume Industrial Estate (Refer Figure 1)</td>
<td>Extend &quot;Broadacre Areas&quot; and &quot;Urban Areas&quot; at Northern and Southern ends of Hume</td>
</tr>
<tr>
<td>Block 584 Majura - part of Fairbairn Pine Forest (Refer Figure 2)</td>
<td>Change land use category from &quot;Broadacre Areas&quot; to &quot;Hills, Ridges and Buffer Spaces&quot;</td>
</tr>
<tr>
<td>Block 49 Kowen and adjacent block to North (Refer Figure 3)</td>
<td>Change land use category from &quot;Rural Areas&quot; to &quot;Hills, Ridges and Buffer Spaces&quot;</td>
</tr>
<tr>
<td>Blocks 5 and 23 Coree (Refer Figure 4)</td>
<td>Change from &quot;Rural Areas&quot; to &quot;Mountains and Bushland&quot;</td>
</tr>
<tr>
<td>Part Block 1461 Tuggeranong (Refer Figure 5)</td>
<td>Change from &quot;Hills, Ridges and Buffer Spaces&quot; to &quot;Rural Areas&quot;</td>
</tr>
<tr>
<td>Parts Blocks 1305 and 1307 Tuggeranong (Refer Figure 5)</td>
<td>Change from &quot;Rural Areas&quot; to &quot;Hills, Ridges and Buffer Spaces&quot;</td>
</tr>
<tr>
<td>Part Block 1429 Tuggeranong (Refer Figure 5)</td>
<td>Change from &quot;Rural Areas&quot; to &quot;Hills, Ridges and Buffer Spaces&quot;</td>
</tr>
<tr>
<td>Parts Blocks 104, 1429 and 1430 Tuggeranong (Refer Figure 5)</td>
<td>Change from &quot;Rural Areas&quot; to &quot;River Corridors&quot;</td>
</tr>
<tr>
<td>Section 295 Conder (Refer Figure 6)</td>
<td>Change from &quot;Hills, Ridges and Buffer Spaces&quot; to &quot;Urban Areas&quot;</td>
</tr>
</tbody>
</table>
8.2 Amend the Policies of the Plan within the various land use category areas as follows:

. Within **Broadacre Areas** on page 42 amend the identification of paragraph 5.2(h) to be 5.2(l) and at the new paragraph 5.2(l) between "Education ..." and "General Farming", insert:

    
    
    Forestry (Majura and Kowen Pine Plantations only)

. Within **Broadacre Areas** following paragraph 5.2(g) on page 42, insert:

    
    
    "(h) Pine plantations permitted under 5.2(i) should be retained as multiple use areas. Native vegetation in plantations should be retained, particularly along plantation edges, public roads and rivers and creeks, to preserve wildlife corridors and habitats."

. Within **Hills, Ridges and Buffer Spaces**, at paragraph 8.5.3(d) on page 54 delete:

    
    
    "Existing pine plantations (Stromlo Forest, Green Hills Forest, Fairbairn Pines)" and substitute:

    
    
    "Pine plantations permitted under 8.5.3(h)"

The amended policy reads:

    
    
    "Pine plantations permitted under 8.5.3(h) shall be managed in a manner which reinforces the landscape character and which allows their use as multiple use areas. Native vegetation in plantations should be retained, particularly along plantation edges, public roads and rivers and creeks, to preserve wildlife corridors and habitats."

. Within **Hills, Ridges and Buffer Spaces**, at paragraph 8.5.3(h) on page 55, between the brackets following the word "Forestry", immediately after "Green Hills," insert:

    
    
    "Tuggeranong, Ingledene,"
The amended use is:

"Forestry (Green Hills, Tuggeranong, Ingledene, Stromlo and Fairbairn
Pine Plantations and woodlots only)"

Within River Corridors, at paragraph 8.6.3(h) on page 57, between the
brackets following the word "Forestry", immediately after "Ingledene",
insert:

", Kowen, Stromlo and Uriarra"

and replace the word "Plantation" with "Plantations"

The amended use is:

"Forestry (Ingledene, Kowen, Stromlo and Uriarra Pine Plantations
and woodlots only)"

Within Mountains and Bushland, at paragraph 8.7.3(f) on page 59 delete:

"Existing pine plantations (Pierce's Creek, Uriarra, Sherwood
Tidbinbilla and Gibraltar Creek Forests)" and substitute:

"Pine plantations permitted under 8.7.3(h)"

The amended policy reads:

"Pine plantations permitted under 8.7.3(h)" should be retained as
multiple purpose areas. Native vegetation in plantations should be
retained particularly along plantation edges, public roads and rivers
and creeks to preserve wildlife corridors and habitats".

Within Mountains and Bushland, at paragraph 8.7.3(h) on page 59:

(i) between the brackets following the word "Forestry", immediately
after "Tidbinbilla", insert:

", Ingledene"

The amended use is:

"Forestry (Pierce's Creek, Uriarra, Tidbinbilla, Ingledene and Gibraltar
Valley pine plantations and woodlots only)"

(ii) between "Agriculture....." and "Forestry.....", insert

".  Educational Establishment (Birrigai)"
Within **Rural Areas** at paragraph 9.3(c) on page 61 delete:

"Existing pine plantations (Kowen Forest)" and substitute:

"Pine plantations permitted under 9.3(h)"

The amended policy reads:

"Pine plantations permitted under 9.3(h) should be retained as multiple use areas for other compatible uses, including grazing, recreation, roads and engineering services. Native vegetation in plantations should be retained particularly along plantation edges, public roads and rivers and creeks to preserve wildlife corridors and habitats".

Within **Rural Areas** under paragraph 9.3 on page 62 replace paragraph identification letters "(e)", "(f)" and "(g)" with "(f)", "(g)" and "(h)" respectively and at re-identified paragraph 9.3(h), between the brackets following the word "Forestry", immediately after "Kowen", insert:

"and Pierces Creek"

and replace the word "plantation" with "plantations"

The amended use is:

"Forestry (Kowen and Pierces Creek pine plantations only)"

### 8.3 Amend Appendix A - Land use Definitions as follows:

Delete, from the definition of "Office" at page 10 of Appendix A, the words:

"but does not include retailing".

The amended definition reads:

"**Office**

Any premises used for the purpose of administration (including commercial and public administration), and clerical, technical, professional or like business activities".

### 8.4 Amend Figure 8 - The Central National Area (Barton) as follows:

Delete the linear "Open Space" land use policy extending from Kings Avenue to Canberra Avenue and substitute a land use policy of "National Capital Use".
Figure 4
NATIONAL CAPITAL PLAN
AMENDING SERIES No. 8

AMEND FROM "RURAL AREAS"
TO "MOUNTAINS & BUSHLAND"
Figure 6
NATIONAL CAPITAL PLAN
AMENDING SERIES No. 8

AMEND FROM "HILLS, RIDGES & BUFFER SPACES" TO "URBAN AREAS"
Figure 7
NATIONAL CAPITAL PLAN
AMENDING SERIES No. 8