

ACT GOVERNMENT

# Draft Variation process and procedures

**Reimagine Gold Creek Country People's Panel**



**ACT**  
Government

# What is the Territory Plan?

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The Territory Plan is a statutory document that guides planning and development in the ACT to provide the people with an attractive, safe and efficient environment in which to live, work and play.

The Territory plan is used to:

- manage development, particularly how land is used and what can be built (particularly through zoning)
- assess development applications
- guide the development of new estates and the management of public land

# What does the Territory Plan contain?

Under the *Planning and Development Act 2007* the Territory Plan is required to contain...

## Statement of Strategic Directions (SSD)

The SSD's are derived from high level planning policy documents such as the ACT Planning Strategy. If the Territory Plan is to be varied it must consistent with the SSD's

## Territory Plan Zones

Zoning divides ACT into a number of different areas and ensures that development can be undertaken in an orderly manner with complimentary and compatible areas being co-located.

There are 23 different zones which are divided into 7 main groups from Residential to Non Urban Zones.

## Objectives and development tables

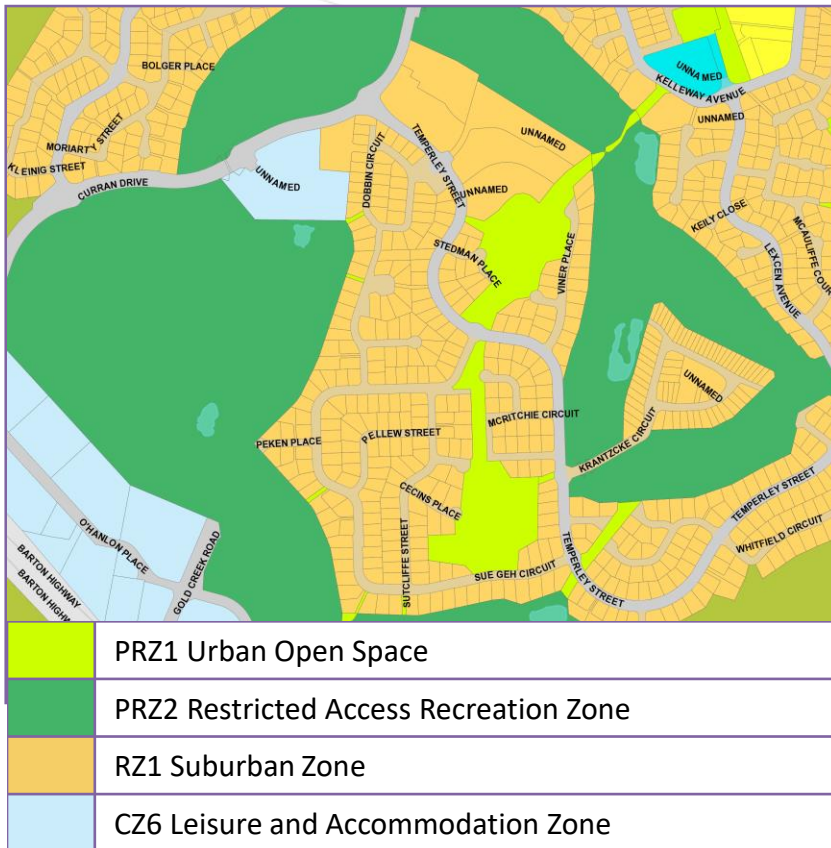
Each zone of the Territory Plan has a development table which contains the zone objectives and, among other things, a list of permissible (subject to a development application) and prohibited development within that zone.

## Codes

Precinct, Development and General Codes contain the detailed rules and criteria that a development application is assessed against.

# What development is currently permitted?

The Gold Creek Golf Course is zoned 'PRZ2 – Restricted Access Recreation Zone'



The PRZ2 Development table currently permits things like

Ancillary use	Aquatic recreation facility
Car park	Child care centre
Club	Communications facility
Community activity centre	Educational establishment
Guest house	Hotel
Indoor recreation facility	Major utility installation
Motel	Outdoor recreation facility
Parkland	Public agency

The Territory Plan defines each of the uses listed in the development tables

# Why is the Territory Plan varied?

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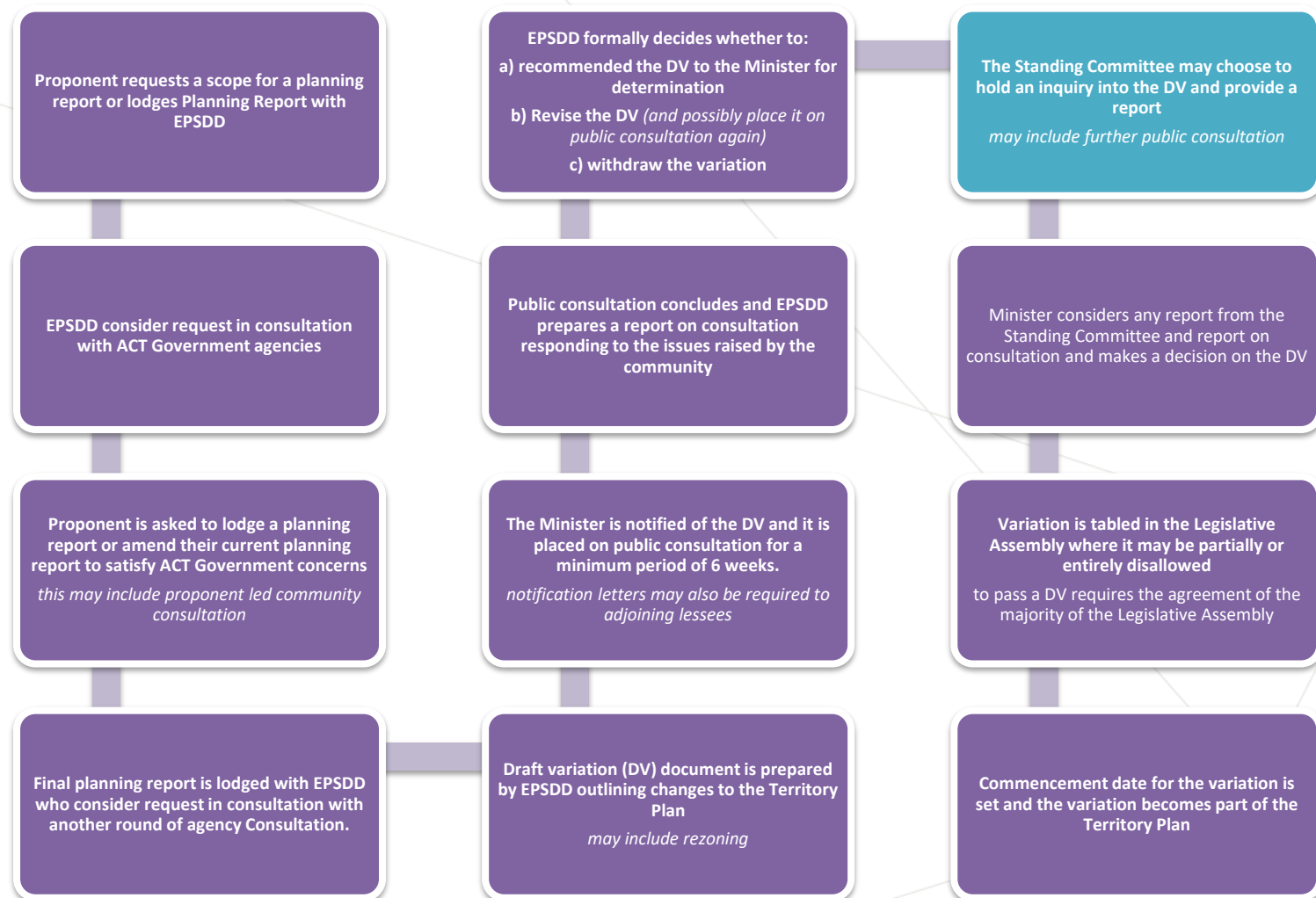
Territory Plan Variations are changes to the policy content of the Territory Plan to:

- better reflect the changing needs of the Canberra and the ACT community;
- to ensure a contemporary planning system;
- achieving the goals and objectives of new strategic planning policy (i.e. ACT Planning Strategy 2012, Master Plans, Statement of Planning Intent, Territory Plan's Strategic Directions etc.).

The Territory Plan can be varied under two main mechanisms:

- **draft variations (*major changes*)**; or
- technical amendments (*minor changes*)

# What is the draft variation process



Process can take 12-24 months

*If a draft variation does not have planning merits or has significant issues it may be rejected by EPSDD at any point in the process before it is recommended to the Minister*

## What a variation does not do

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A variation does not propose or approve any particular development. A variation allows a type of development to be considered for approval.

Once a variation has effect, a proponent can lodge a development application for buildings and structures against the rules and criteria of the Territory Plan. These development applications have their own public consultation and processes.