



Australian Government
National Capital Authority

File No.: 04/713
Job No.: 13170

Ms Jocelyn Plovits
Senior Manager
Chief Minister's Department
GPO Box 158
CANBERRA ACT 2601

Dear Ms Plovits

**FORMAL REQUEST FOR AMENDMENT TO THE NATIONAL CAPITAL PLAN
LEASES AT PIERCES CREEK**

I refer to your letter of 28 March 2006 to the National Capital Authority (NCA) and my verbal advice to you on 24 May 2006 in relation to your request for an amendment to the National Capital Plan (the Plan) for leases at Pierces Creek.

The Authority, at its meeting on 17 May 2006, considered your request to amend the Plan to change the land use from National Capital Open Space System (NCOSS) to Rural to facilitate the implementation of a lease regime for the single remaining house and related Bush Fire Abatement Zone (BAZ) at Pierces Creek.

As we understand, the amendment would require the change of land use from NCOSS to Rural to facilitate the sale of the land. The Authority has agreed not to support an amendment to the Plan for the following reasons:

- The leasing of a single block (of 1400 square metres) is residential in nature, and located outside the urban residential areas of Canberra, which would be contrary to the objectives, principles and policies of the NCOSS as set out in the Plan.
- An amendment to create a small rural block (of approximately 16.5 hectares) surrounded by the NCOSS would also be contrary to the objectives, principles and policies of the Plan.

Supporting such an amendment for isolated rural or residential use within the NCOSS would set a precedent that may lead to similar requests for land use changes in the future, resulting in fragmentation of the NCOSS.

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As previously advised on 11 April 2006, the proposal to lease Block 2 for the purpose of BAZ that would allow the existing horse agistment to continue is not inconsistent with the policies of the Plan. Therefore, no amendment is required for Block 2.

I am happy to discuss the matter further with you. Should you have any query please do not hesitate to contact Mr Shamsul Huda on 6271 2886.

Yours sincerely



Todd Rohl
Managing Director
Planning and Urban Design

7 June 2006