

## Attachment 7

### Draft Amendment 63 – Molonglo and North Weston Summary of Submissions

**Note: Details of each submitter have only been reproduced in this table where a submitter has granted permission for their name and/or address to be used by the National Capital Authority for the purposes of the Report on Consultation for Draft Amendment 63 – Molonglo and North Weston.**

No.	Details of Submitter	Key points raised in submission	NCA Consideration
1	NA	<ul style="list-style-type: none"> <li>• Reasonable to have two new suburbs in the valley adjacent to Molonglo</li> <li>• Does not support changing the plan west of Eucumbene Drive, adjacent to Narrabundah Hill, as the land is used for grazing, horse riding and recreational walking</li> <li>• Building on land at the corner of Warragamba and Eucumbene Drive would have potential light impacts in Mt Stromlo</li> <li>• Suburbs in the valleys are close to Belconnen and Weston Creek; are in close proximity to and provide access to community and emergency services</li> </ul>	<ul style="list-style-type: none"> <li>• Support for development in some areas is noted.</li> <li>• ACTPLA commissioned the <i>Molonglo Valley Light Impact Study (2006)</i>, which identified that a Light Limitation Zone will be established. This zone effectively encompasses North Weston and east Molonglo (central and west Molonglo will not affect the observatory).</li> <li>• The light impact study identified a number of key recommendations to minimise upward light spill, including: dense tree planting as screening devices between the observatory and urban areas; applying relevant Australian standards to outdoor lighting; applying light sensitive practices to sports grounds; and minimising light spill from lighting systems to ensure down-lighting only.</li> <li>• The National Capital Plan also contains policies relevant to development or installations that may adversely affect the operation of Mt Stromlo Observatory. In these cases, development is to be referred to the ANU for examination and comment.</li> <li>• DV281 proposes principles and policies in recognition of the need to minimise upward light spill in east Molonglo due to its</li> </ul>

<p>2</p>	<p>Edward Keith Joliffe  8 Searle Street, HOLT ACT 2615</p>	<ul style="list-style-type: none"> <li>• General opposition to population expansion and urban sprawl – fundamental causes of global human and ecological tragedy</li> <li>• Development in the lower Molonglo will impact on the nationally significant vista, the expansive view of the bushland/rural/urban interface – this is one of the few surviving large-scale examples of the iconic Australian landscape visible from the suburban edges of Canberra</li> <li>• Concern that the necessary technical research has not been undertaken, for example to determine whether it is appropriate to build new suburbs in an upper catchment of the Murray/Darling system and in a proven bushfire path</li> <li>• The Draft Amendment does not provide the ACT Government to be flexible enough to consider alternatives to the lower Molonglo development – therefore the plan is deficient in terms of meeting the following key objective: <i>‘Provide a plan offering flexibility and choice to enable the Territory Government to fulfil its functions properly’</i></li> <li>• The <i>Molonglo Valley Suitability Study</i> displays insufficient detailed environmental analysis, and there is no departure from the assumption of significant population growth</li> <li>• Need to preserve the gazetted nature reserve and connectivity lines shown within the Suitability Study, and implementing the recommendations</li> <li>• The Landscape Priority Zones defined in the Suitability Study appear to be encroached upon by the proposed areas for urban development</li> </ul>	<p>proximity to the Mt Stromlo Observatory.</p> <ul style="list-style-type: none"> <li>• The ACT Planning and Land Authority initiated the planning process for the lower Molonglo, by identifying the area as ‘urban capable’ within the <i>Canberra Spatial Plan</i> in 2004, and requesting the NCA undertake a Draft Amendment to the National Capital Plan. The ACT Planning and Land Authority retains the flexibility to undertake detailed planning for new urban development</li> <li>• Technical studies relating to urban suitability; major infrastructure (roads, stormwater management, bushfire risk analysis, etc) have been undertaken by either the ACT Government or in conjunction with the National Capital Authority and will continue as planning progresses.</li> <li>• Population growth and suburban expansion is a policy matter for the ACT Government.</li> <li>• The <i>Molonglo Valley Suitability Study (2005)</i> examined the extent of landscape assets that define the character and identity of the Molonglo Valley area. The study identified key <i>Landscape Priority Zones (LPZ)</i>, which were based on spaces that contribute to the essential and contributory landscape and open space framework for the area.</li> <li>• The areas identified for urban development in DA63 are largely located in areas outside those identified as LPZ in the suitability study. NCA and ACTPLA officers had further discussions on the LPZ in February 2007 and resolved the LPZ for consultation purposes.</li> <li>• The intent of DA63 was to ensure that urban areas do not encompass ridgelines, and ridgelines would be retained as part of the National Capital Open Space System (NCOSS).</li> <li>• DV281 contains policies which reflect the visual importance of the ridgelines and the hills providing a visual backdrop to urban development. These policies state that development is to</li> </ul>
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			<p>management in accordance with the existing <i>Strategic Bushfire Management Plan for the ACT (2005)</i>. The proposed principles and policies also acknowledge that a further bushfire risk assessment must be undertaken at the estate development plan stage or earlier.</p> <ul style="list-style-type: none"> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> </ul>
3	NA	<ul style="list-style-type: none"> <li>• The lower Molonglo is the only known habitat for several rare birds and other fauna</li> <li>• The common ACT practice of not building in the River Corridors should be continued – to protect the environment and recreational areas and to preserve the downstream water quality</li> <li>• The lower Molonglo is the only rural dog walking area within a reasonable distance from Woden/Weston Creek</li> <li>• There is other damaged dry land available elsewhere in the ACT for development; no need to develop around the Molonglo River Corridor.</li> </ul>	<ul style="list-style-type: none"> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>• DV281 includes policies relating to minimising the impact of urban development on areas on high conservation value (including the River Corridor) through suitable mechanisms including the provision of appropriate buffers.</li> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded</li> </ul>

			<p>between NCA and ACTPLA.</p> <ul style="list-style-type: none"> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• The Draft Amendment proposes land use policy changes only, and is not required to identify potential pedestrian and cycle paths.</li> <li>• ACTPLA is responsible for the detailed planning of the area through concept plans, estate development plans and so on.</li> <li>• Pedestrian and cycle paths should be incorporated into the planning at a future stage, and will include connectivity with existing routes in the area.</li> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</li> </ul>
4	Patricia Varga	<ul style="list-style-type: none"> <li>• We should be developing on vacant land in the city rather than on undeveloped land; new development</li> </ul>	<ul style="list-style-type: none"> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for</li> </ul>

	<p>6 DeMestre Place, HOLT ACT 2615</p>	<p>should be environmentally designed.</p>	<p>greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</p> <ul style="list-style-type: none"> <li>• Subsequently the <i>Molonglo Valley Suitability Study (2005)</i> was undertaken jointly by the NCA and ACTPLA. The study for Molonglo was in response to the proposed growth scenarios within the <i>Canberra Spatial Plan</i>. The suitability study, in conjunction with other studies relating to the environment and infrastructure, informed the urban boundary presented in DA63.</li> <li>• Development in the Molonglo and North Weston area conforms to the <i>Canberra Spatial Plan</i> of containing urban growth within a 15 kilometre radius of the city centre, and residential intensification within a 7.5 kilometre radius of the city centre.</li> </ul>
<p>5</p>	<p>S.G. Rohan-Jones  34 MacKie Crescent, STIRLING ACT 2611</p>	<ul style="list-style-type: none"> <li>• The proposed amendment will alter the distinctive atmosphere, culture and environment of Canberra – this needs to be maintained with any development There is a need to maintain the ‘bush’ capital nature of the city.</li> <li>• Concerns that perceived negative aspects of Gungahlin will be repeated, such as small blocks and lack of consideration for natural environment.</li> <li>• Any development will need to maintain paths for runners/cyclists/walkers, with a variety of surfaces and terrain to encourage exploration of the area.</li> </ul>	<ul style="list-style-type: none"> <li>• Urban development within the Molonglo and North Weston area will promote a more sustainable city. A more sustainable urban form will be achieved by containing residential growth in more central locations to major employment centres, thereby reducing travel times and the consumption of land, water and energy. The proposed urban areas represent a more compact city, and place some limitations on the continued dispersal of the Canberra urban form.</li> <li>• Open space will be maintained through the NCOSS, including maintaining separation between towns, and between existing urban areas and proposed development within Molonglo and North Weston.</li> <li>• The NCOSS will retain the ‘bush’ nature of Canberra, and broad expanses of bushland, and views to the Brindabella’s will largely be maintained.</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan</li> </ul>

			<p>identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</p> <ul style="list-style-type: none"> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• The Draft Amendment proposes land use policy changes only, and is not required to identify potential pedestrian and cycle paths.</li> <li>• ACTPLA is responsible for the detailed planning of the area through concept plans, estate development plans and so on.</li> <li>• Pedestrian and cycle paths should be incorporated into the planning at a future stage, and will include connectivity with existing routes in the area.</li> </ul>
6	NA	<ul style="list-style-type: none"> <li>• The section of yellow-box red-gum grassy woodland in the north east section of East Molonglo should be incorporated into the Hills, Ridges and Buffer Spaces to allow regeneration and potentially form part of the Arboretum</li> <li>• Central Molonglo should be included as either Hills, Ridges and Buffer Spaces or River Corridor to allow regeneration of the yellow-box red-gum grassy woodland</li> <li>• The River Corridor should be expanded to protect Aprasia habitat and native grasslands as proposed in the Molonglo River Corridor Boundary Study</li> <li>• Support for residential development on degraded land</li> </ul>	<ul style="list-style-type: none"> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study (Option 1)</i> is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological</li> </ul>

		in East Molonglo	<p>and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</p> <ul style="list-style-type: none"> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> </ul>
7	NA	<ul style="list-style-type: none"> <li>• There is a need to protect the Cotter/Uriarra Crossing loop for use in road cycling races by avoiding excess road linkages from Molonglo ‘Suburb 2’ to Uriarra Road; also need to avoid excessive linkages onto Cotter Road</li> <li>• Recommends that a number of principles/policies be adopted to guide development in Molonglo/North Weston – investment by the ACT Government in the Stromlo Forest Park cycling facilities be protected or enhanced with any new development; and road circuit around Cotter/Uriarra Crossing loop be protected for continued use in road cycling events, and protection of the viability of road cycling events within the vicinity of Stromlo Forest Park, by limiting intersections on both these roads</li> <li>• Desirable to enhance access between Stromlo Forest Park and the Central National Area</li> </ul>	<ul style="list-style-type: none"> <li>• The Draft Amendment proposes land use policy changes only, and is not required to identify potential pedestrian and cycle paths.</li> <li>• ACTPLA is responsible for the detailed planning of the area through concept plans, estate development plans and so on.</li> <li>• Pedestrian and cycle paths should be incorporated into the planning at a future stage, and will include connectivity with existing routes in the area.</li> <li>• The extent to which Stromlo Forest Park is developed, and the investment in the facility is a matter for the ACT Government to determine.</li> </ul>
8	Jennifer Gibson 122 Drake	<ul style="list-style-type: none"> <li>• Ornithologists have noted that out of 13 raptor species in the Molonglo Valley, 11 will be displaced by development (including a nesting pair of Little Eagle).</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the</li> </ul>



	<p>Brockman Drive, HOLT ACT 2615</p>	<p>To lose this unique environment would be unfathomable.</p> <ul style="list-style-type: none"> <li>• Bushfire risk – the Environmental Impact Statement of 1991 indicated that it would take approximately 18 years for the development to become less of a bushfire threat than the present bush landscape. The bushfires of 2003 indicate that there is not reasonable cooperation between ACT and NSW bushfire authorities for a development close to the ACT/NSW border.</li> <li>• Concerns that perceived negative aspects of Gungahlin will be repeated, as developers try and maximise profit and governments aim to maximise land taxes/rates.</li> </ul>	<p>proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</p> <ul style="list-style-type: none"> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The ACT Government has commissioned bushfire risk assessments for the area, including the <i>Bushfire Risk Assessment for the Molonglo Valley including North Weston (2005)</i> and the <i>Molonglo Valley Australian Capital Territory Stage 2 Bushfire Risk Assessment (2006)</i>.</li> <li>• DV281 proposes principles and policies for bushfire risk management, requiring implementation of bushfire risk management in accordance with the existing <i>Strategic Bushfire Management Plan for the ACT (2005)</i>. The proposed principles and policies also acknowledge that a further bushfire risk assessment must be undertaken at the estate development plan stage or earlier.</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas</li> </ul>
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			<p>under the Plan are the responsibility of ACTPLA.</p> <ul style="list-style-type: none"> <li>All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> </ul>
9	NA	<ul style="list-style-type: none"> <li>Concern at the infilling of green spaces around existing suburbs.</li> <li>Concern that the ACT is expanding with a lack of consideration for environmental capacity (in particular water resources) to cater for increased population.</li> <li>Concerns for Orana School – high capacity road in vicinity of school; detracting from amenity of school with development in close proximity.</li> <li>Increase in crime (vandalism and theft) as residents will be ‘hemmed in’ between the Tuggeranong Parkway and Cotter Road and existing development such as the Ba’hai centre and existing suburbs – green space will be limited to the schools which will be accessible to all.</li> <li>The plans show no provision for cycleways/walking tracks/parklands/wildlife corridors.</li> <li>Poses the question as to why, if the CIT and AFP are relocating, can’t the existing CIT gardens and arboretum be retained for such uses?</li> <li>Believes the decisions have been made and plans already drawn.</li> </ul>	<ul style="list-style-type: none"> <li>The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>The Draft Amendment proposes land use policy changes only, and is not required to identify potential pedestrian and cycle paths.</li> <li>ACTPLA is responsible for the detailed planning of the area through concept plans, estate development plans and so on. The plans do not exclude the CIT gardens and Arboretum from being utilised as parkland areas following the relocation of the organisations.</li> <li>Pedestrian and cycle paths should be incorporated into the planning at a future stage, and will include connectivity with existing routes in the area.</li> <li>In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological</li> </ul>

			<p>and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</p> <ul style="list-style-type: none"> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The methods employed through public consultation are intended to reach as many community groups and individuals as possible, and all groups and individuals have an equal opportunity to provide formal submission and comment on the Draft Amendment. The NCA has considered each issue raised in all submissions and considered changes to the Draft Amendment.</li> </ul>
<b>10</b>	<p>S. Comfort 87 Shackleton Circuit, MAWSON AACT 2607</p>	<ul style="list-style-type: none"> <li>• Current and proposed development within existing and planned residential areas will continue to provide additional accommodation, and strains on existing services (water, transport, access) raise the question as to whether additional residential areas on the scale proposed are required.</li> <li>• Development based around the former pine plantations is preferred. Other areas closer to Belconnen have considerable value as wildlife habitat, and there is the need for protection of woodlands, grassland and aquatic ecosystems.</li> <li>• Development of Central Molonglo is not considered necessary; East Molonglo can still house 55,000</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to</li> </ul>

		<p>people.</p> <ul style="list-style-type: none"> <li>• A major landscape setting for Canberra is the outlook to the west with a background of mountains and foreground of open space – this outlook will be compromised by the establishment of suburbs in Central Molonglo.</li> <li>• Proposed development would result in the clearing of endangered yellow-box red-gum grassy woodland which provides connectivity to other woodland areas; the Kama reserve as proposed will not be adequate as a wildlife corridor; Central Molonglo should not be developed which will protect a large area of woodland and improve the viability of the Kama wildlife corridor.</li> <li>• Development around the river corridor must maintain the ecological values of the river; the river corridor should receive the maximum protection from urban development to be retained as a wildlife corridor and habitat.</li> </ul>	<p>be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</p> <ul style="list-style-type: none"> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study (Option 1)</i> is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including essential services such as water and electricity; transport infrastructure; and community facilities. The <i>Molonglo Valley Suitability Study (2005)</i> examined the extent of landscape assets that define the character and identity of the Molonglo Valley area. The study identified key <i>Landscape Priority Zones (LPZ)</i>, which were based on spaces that contribute to the essential and contributory landscape and open space framework for the area.</li> <li>• The areas identified for urban development in DA63 are largely located in areas outside those identified as LPZ in the suitability study. NCA and ACTPLA officers had further discussions on the LPZ in February 2007 and resolved the LPZ for consultation purposes.</li> </ul>
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11	NA	<ul style="list-style-type: none"> <li>• Concern with the ecological impacts associated with Central Molonglo; areas set aside for protection of woodland and grassland areas (and subsequent flora and fauna habitat) are not adequate, in particular the proposed Kama reserve is not adequate.</li> <li>• Central Molonglo should be retained as a ‘Nature Park’ or similar.</li> <li>• Bushfire risk for development should not be underestimated. A lake on the Molonglo would not necessarily provide protection.</li> <li>• Does not support a lake on the Molonglo and would prefer to see a series of ‘ponds’ which would be more in keeping with the natural environment.</li> <li>• Concern that the ‘rural’ feel of Canberra may be lost and thinks demand for development could be accommodated in other ways (eg.. higher density in existing areas)</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>• The ACT Government has commissioned bushfire risk assessments for the area, including the <i>Bushfire Risk Assessment for the Molonglo Valley including North Weston (2005)</i> and the <i>Molonglo Valley Australian Capital Territory</i></li> </ul>

			<p><i>Stage 2 Bushfire Risk Assessment (2006).</i></p> <ul style="list-style-type: none"> <li>• DV281 proposes principles and policies for bushfire risk management, requiring implementation of bushfire risk management in accordance with the existing <i>Strategic Bushfire Management Plan for the ACT (2005)</i>. The proposed principles and policies also acknowledge that a further bushfire risk assessment must be undertaken at the estate development plan stage or earlier.</li> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</li> </ul>
12	<p>Daris Olsauskas on behalf of client</p> <p>Parsons Brinckerhoff Pty Ltd, GPO Box 331, CANBERRA ACT 2601</p>	<ul style="list-style-type: none"> <li>• Requests that the entirety of Blocks 1605 and 1606 District of Belconnen be included in the area of amendment/variation</li> <li>• National Capital Plan land use policies currently applying to the blocks are Hills, Ridges and Buffer Spaces; and River Corridor – the amendment will change that part of the blocks within the amendment area to Broadacre land use policy. A high percentage of existing Broadacre lands are constrained by being committed to other development or constrained – requests that the entirety of Blocks 1605 and 1606 be included as Broadacre land use policy to help address the loss of Broadacre land across the ACT</li> <li>• The Canberra Spatial Plan indicates Blocks 1605 and 1606 as having potential for urban development, including the future expansion of residential lands</li> <li>• A Broadacre land use policy would permit a wider range of land uses on Blocks 1605 and 1606 than the</li> </ul>	<ul style="list-style-type: none"> <li>• In regard to requesting block specific land use policy changes and an extension of the amendment area, this is not supported. The <i>Molonglo Valley Suitability Study</i> and other technical and environmental studies concluded appropriate land use policy within the current amendment area. The land use policy of the blocks in question will not be altered until appropriate studies have been commissioned, and at this stage, no studies are planned that cover the area.</li> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau.</li> <li>• Subsequently the <i>Molonglo Valley Suitability Study (2005)</i> was undertaken jointly by the NCA and ACTPLA. The study for Molonglo was in response to the proposed growth scenarios within the <i>Canberra Spatial Plan</i>. The suitability study, in conjunction with other studies relating to the environment and infrastructure, informed the urban boundary</li> </ul>

		<p>current uses permitted under the River Corridor and Hills, Ridges and Buffers land use policies</p> <ul style="list-style-type: none"> <li>• Suggests that in the longer term the Broadacre land use policy applied to Blocks 1605 and 1606 be converted to urban</li> <li>• Requests that an ‘overlay’ be provided for Blocks 1605 and 1606 consistent with Areas Under Investigation for Urban Use as per the General Policy Plan</li> </ul>	<p>presented in DA63.</p>
13	NA	<ul style="list-style-type: none"> <li>• The proposal lacks detailed information and assessment as to the impacts of development on transport, water, power requirements, global environmental impact, amenity of surrounding areas, social well-being, jobs, schools and community facilities.</li> <li>• Need to determine the long-term sustainable population of Canberra.</li> <li>• Lack of transport planning – need for integrated transport planning, dedicated public transport corridors and facilities.</li> <li>• Cycling from Molonglo suburbs to Woden/Belconnen/Civic would be a realistic transport option – plan indicates no cyclepaths, and there is a need for a well-built (wide, smooth) cycle path from Molonglo to Civic as an integral part of the design.</li> <li>• Support is given to preserve all remnant woodlands, which should be incorporated into ‘nature parks’ or similar; a thorough scientific and community-based assessment of these need to be undertaken; any reserves should be linked by pathways.</li> <li>• Block sizes need to be of adequate size to support gardens and trees, and new housing codes need to be</li> </ul>	<ul style="list-style-type: none"> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including the investigation and development of transport infrastructure throughout the Molonglo and North Weston area. DA63 identifies a proposed Inter-Town Public Transport Route, however this is only indicative. In this case it aligns with options presented in DV281 and the Preliminary Assessment.</li> <li>• The indicative route does not specify the mode of transport, and therefore does not preclude light rail. The mode of transport will be determined by the ACT Government.</li> <li>• The Draft Amendment proposes land use policy changes only, and is not required to identify potential pedestrian and cycle paths.</li> <li>• ACTPLA is responsible for the detailed planning of the area through concept plans, estate development plans and so on.</li> <li>• Pedestrian and cycle paths should be incorporated into the planning at a future stage, and will include connectivity with existing routes in the area.</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> </ul>

		<p>in place to ensure development of high energy efficient housing.</p> <ul style="list-style-type: none"> <li>• Planning in North Weston precinct has no regard for any previous proposals such as a community park along Streeton Drive, and issues relating to transport and traffic raised in previous submissions have not been addressed.</li> <li>• The ridge behind the Baha'i centre/Orana School and CIT needs to be preserved as is, and made the 'heart' of a park/recreation area.</li> </ul>	<ul style="list-style-type: none"> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• It is intended to incorporate the Hills, Ridges and Buffer Spaces land use policy in this area between existing uses such as Orana School and the Baha'i Centre, and the Tuggeranong</li> </ul>
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			Parkway.
14	<p>Andrew Zelnik 33 Dalabon Crescent, WARAMANGA ACT 2611</p>	<ul style="list-style-type: none"> <li>• There has been a lack of rigour in questioning key assumptions in the <i>Molonglo Valley Suitability Study</i>, including those relating to future population, dwelling average occupancy rates, work force, employment distribution and public transport use</li> <li>• A population target of 500,000 by 2031 is inappropriately high and irresponsible given current trends in ecological footprints, recognition of the need to minimise climate change impacts; uncertainty of future water supply; and moral and statutory obligations to protect flora, fauna and ecological processes</li> <li>• Changes in Government policies, actions and funding may see, over time, an increase in public transport patronage both within and beyond the 7.5km cut off radius assumed in the <i>Molonglo Valley Suitability Study</i> – assumptions used to justify development of Molonglo and North Weston may not be valid</li> <li>• The river corridor and threatened ecological communities are currently isolated from existing urban developments – existing environmental studies are inadequate in identifying direct and indirect processes and impacts of development, including introduced predatory animals; escape of environmental weeds from gardens; increased fire risk from arson or accident; alteration of groundwater flows; loss of woodland patches and associated habitat functions; and reduction in river water quality as a result of urban garden and stormwater runoff and sewer leakage system</li> </ul>	<ul style="list-style-type: none"> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</li> <li>• Subsequently the <i>Molonglo Valley Suitability Study (2005)</i> was undertaken jointly by the NCA and ACTPLA. The study for Molonglo was in response to the proposed growth scenarios within the <i>Canberra Spatial Plan</i>. The suitability study, in conjunction with other studies relating to the environment and infrastructure, informed the urban boundary presented in DA63.</li> <li>• Development in the Molonglo and North Weston area conforms to the <i>Canberra Spatial Plan</i> of containing urban growth within a 15 kilometre radius of the city centre, and residential intensification within a 7.5 kilometre radius of the city centre.</li> <li>• The mentioned population ‘target’ is not a target in the sense that it is the aim to increase population to this level by 2031. This is an assumed population based on population trends and forecasts, which must be planned for in regard to transport systems, urban land availability and other infrastructure.</li> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including essential services such as water and electricity; transport infrastructure; and community facilities.</li> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including the investigation and development of transport</li> </ul>

			<p>infrastructure throughout the Molonglo and North Weston area.</p> <ul style="list-style-type: none"> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study (Option 1)</i> is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> </ul>
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15	<p>Stephen Hodge  Hodge Day &amp; Associates Pty Ltd, PO Box 318, MAWSON ACT 2607</p>	<ul style="list-style-type: none"> <li>• Indicates support for the submission by the ACT Government Department of Territory and Municipal Services (TaMS) on behalf of Stromlo Forest Park.</li> <li>• Support for the commitment to the potential of Stromlo Forest Park as a sport and recreation precinct integrated with other significant areas via the Molonglo river corridor. Identifies the possibility to enhance the environment and realise a highly liveable and active community.</li> </ul>	<ul style="list-style-type: none"> <li>• The extent to which Stromlo Forest Park is developed, and the investment in the facility is a matter for the ACT Government to determine.</li> </ul>
16	<p>Louis Young  25 Serpentine Street, DUFFY ACT 2611</p>	<ul style="list-style-type: none"> <li>• Submission to ACTPLA provided for information of NCA</li> <li>• Noted that two stakeholders were omitted from list of key stakeholders – Weston Creek Community Council (represents interests of local residents) and ACT Cross Country Club (key recreational users of the area).</li> </ul>	<ul style="list-style-type: none"> <li>• Key stakeholders identified by the NCA include rural leaseholders in the Molonglo and North Weston area, key environmental groups such as the Molonglo Catchment Group and South East Region and Canberra Conservation Council; lessees of existing uses such as the RSPCA and Defence Training College; and ACT Government departments.</li> <li>• Other key stakeholders, such as Woden Valley, Weston Creek and Belconnen Community Councils requested that briefings be held following public release of the document. In these circumstances the NCA, in conjunction with the ACT Planning and Land Authority, attended meetings held by these organisations and presented material relating to the Draft Amendment (and Draft Variation).</li> <li>• The methods employed through public consultation are intended to reach as many community groups and individuals as possible, and all groups and individuals have an equal opportunity to provide formal submission and comment on the Draft Amendment.</li> </ul>
17	<p>NA</p>	<ul style="list-style-type: none"> <li>• Indicates no major issues with overall plan, and note that new residential areas in Molonglo and North Weston are a good idea.</li> <li>• Issue with proposed linking of Gruner Street to Cotter Road – Gruner Street is a residential street that cannot</li> </ul>	<ul style="list-style-type: none"> <li>• Support for development in some areas is noted.</li> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including the investigation and development of transport infrastructure throughout the Molonglo and North Weston</li> </ul>

		handle an increase in traffic.	area.
18	NA	<ul style="list-style-type: none"> <li>Request for consideration of minor boundary readjustment in terms of Arboretum – the area of yellow-box red-gum grassy woodland close to the northwest corner of the Arboretum could be preserved either by altering the Arboretum boundary to incorporate the area or by specifically reserving the area for the Southern Tableland Ecological Project (STEP)</li> <li>Recognises the need to facilitate an open space link between Mt Stromlo and the International Arboretum</li> <li>Request that ancillary uses for the Stromlo Forest Park be recognised and facilitated in the National Capital Plan in order for the area to develop as a major recreational facility</li> </ul>	<ul style="list-style-type: none"> <li>The NCA is not responsible for determining the boundaries of the International Arboretum, nor has the jurisdiction to reserve areas of bushland for projects such as STEP.</li> <li>It is intended to include a planning provision to facilitate an open space link between Mt Stromlo and the International Arboretum.</li> <li>It is intended to include <i>Tourist Facility</i> and <i>Overnight Camping</i> as additional permitted land uses at Stromlo Forest Park.</li> <li>It is intended to include a planning provision to facilitate an open space link between Mt Stromlo and the International Arboretum.</li> </ul>
19	Mike Zissler ACT Government Territory and Municipal Services, GPO Box 158, CANBERRA ACT 2601	<p>Comments specifically regarding Stromlo Forest Park:</p> <ul style="list-style-type: none"> <li>Need for the full development potential of Stromlo Forest Park to be realised in the National Capital Plan (need to recognise the Concept Plan prepared for the Park)</li> </ul>	<ul style="list-style-type: none"> <li>It is intended to include a planning provision to facilitate an open space link between Mt Stromlo and the International Arboretum.</li> <li>It is intended to include <i>Tourist Facility</i> and <i>Overnight Camping</i> as additional permitted land uses at Stromlo Forest Park.</li> <li>The extent to which Stromlo Forest Park is developed, and the investment in the facility is a matter for the ACT Government to determine.</li> </ul>
20	NA	<ul style="list-style-type: none"> <li>Development around Baha’i centre, Orana School and CIT goes against NCA policy of developing on ridges – this area needs to be reclassified as Hills, Ridges and Buffer Spaces. This area also contains yellow-box red-gum grassy woodland which needs to be protected.</li> <li>The top of the Baha’i centre is visible from the Governor-General’s Lookout on Lady Denman Drive</li> </ul>	<ul style="list-style-type: none"> <li>ACTPLA is responsible for the detailed planning of the area through concept plans, estate development plans and so on. The plans do not exclude the CIT gardens and Arboretum from being utilised as parkland areas following the relocation of the organisations.</li> <li>The proposed urban boundary from Molonglo River to Weston (adjoining the Tuggeranong Parkway) has the potential to</li> </ul>

		<p>(within the Central National Area), and therefore proposed urban development to the east of Baha’i centre would also be visible.</p> <ul style="list-style-type: none"> <li>• The current proposal ignores the existing CIT arboretum, which could become a public park, with the ridge providing recreational space in the form of pathways for pedestrians/cyclists.</li> </ul>	<p>allow urban development that may be viewed from the Central National Area. It is intended to incorporate the Hills, Ridges and Buffer Spaces land use policy in this area between existing uses such as Orana School and the Baha’i Centre, and the Tuggeranong Parkway.</p>
21	NA	<ul style="list-style-type: none"> <li>• The Molonglo Valley is used for nesting sites/hunting grounds for raptors and reptiles – these species and the areas of the corridor they frequent are important to conserve in a functioning river corridor, and raise the value of the landscape</li> <li>• The Molonglo Valley forms a critical point for the inter-relation of native bushland in Canberra, and links to the open lands and woodland corridors to the west and south, the Murrumbidgee River Corridor and the Naas Valley and Brindabella Range – this provides natural habitat for native fauna, vital connectivity for migrating birds and animals and spawning fish</li> <li>• The <i>Molonglo River Corridor Boundary Study</i> and associated Land Protection Zone Boundaries ignores a number of considerations: birds are migratory and require large territory to roam; trees and shrubs take years to mature and are the foundation of food cycles, provide shelter, shade and oxygen</li> <li>• The ongoing sustainability of the Pink-tailed Worm Lizard and habitat is at a critical point and preservation is essential – the species is listed as nationally threatened and is subject to a national recovery plan by the Commonwealth Department of Environment, Water, Heritage and Arts</li> <li>• Bird populations and other animals are at high risk of</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels,</li> </ul>

		<p>detrimental impact including the Brown Treecreeper, Little Eagle, Superb Parrot, other migratory birds, native and introduced fish species, platypus and Eastern Long-necked Turtle</p> <ul style="list-style-type: none"> <li>• Need for a comprehensive study addressing river corridor; visual assessment; metropolitan structure and sustainable transport systems; and impact on national institutions, notably the requirements of Stromlo Observatory</li> </ul>	<p>landscape, cultural, recreational).</p> <ul style="list-style-type: none"> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>• The ACTPLA commissioned the <i>Molonglo Valley Light Impact Study (2006)</i>, which identified that a Light Limitation Zone will be established. This zone effectively encompasses North Weston and east Molonglo (central and west Molonglo will not affect the observatory). The light impact study identified a number of key recommendations to minimise upward light spill, including: dense tree planting as screening devices between the observatory and urban areas; applying relevant Australian standards to outdoor lighting; applying light sensitive practices to sports grounds; and minimising light spill from lighting systems to ensure down-lighting only.</li> <li>• The Plan also contains policies relevant to development or installations that may adversely affect the operation of Mt Stromlo Observatory. In these cases, development is to be referred to the ANU for examination and comment.</li> <li>• DV281 proposes principles and policies in recognition of the need to minimise upward light spill in east Molonglo due to its proximity to the Mt Stromlo Observatory.</li> <li>• Technical studies relating to urban suitability; major infrastructure (roads, stormwater management, bushfire risk analysis, etc) have been undertaken by either the ACT Government or in conjunction with the National Capital Authority and will continue as planning progresses</li> </ul>
<p><b>22</b></p>	<p>Lynton Bond President, Molonglo Catchment Group</p>	<ul style="list-style-type: none"> <li>• The development of Central Molonglo will reduce the area of native vegetation to the extent it will compromise the values in the critically endangered ecological community in Kama – Yellow Box Red</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological</li> </ul>

	<p>Inc., PO Box 1573, FYSHWYCK ACT 2609</p>	<p>Gum Grassy Woodland and natural temperate grassland, also habitat for threatened, declining and rare bird species</p> <ul style="list-style-type: none"> <li>• Supports retaining Kama and the entire Central Molonglo area as a conservation zone</li> <li>• Critical to maintain connectivity of natural and semi-natural areas to ensure long term viability – development in Central Molonglo would compromise the long term resiliency of a contiguous east-west corridor extending eastward through to Black Mountain, west to Murrumbidgee Corridor and towards the Brindabellas</li> <li>• Urban boundaries of East Molonglo should exclude those areas with conservation values or at least so the boundaries are structured to minimise effects of ‘fringe effects’ of urban development</li> <li>• Does not support a lake on the lower Molonglo River – this will inundate areas of habitat of the Pink-tailed Worm Lizard</li> <li>• A Central Molonglo Conservation Zone would provide buffering to ensure minimum disturbance of the Pink-tailed Worm Lizard and reduce the likelihood of the colonies spreading to new habitat</li> <li>• A Central Molonglo Conservation Zone would be the most practical and cost-effective means of protecting populations of raptor species which survive in the vicinity of urban development</li> <li>• Does not support a lake on the lower Molonglo River – this does not take into account environmental impacts and is unsustainable. Suburbs should be designed with Water Sensitive Urban Design principles with water harvesting and recycling intrinsic</li> </ul>	<p>and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</p> <ul style="list-style-type: none"> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The <i>Molonglo River Corridor Boundary Study (2007)</i> was commissioned in order to review the values of the Molonglo River Corridor based on those identified in the National Capital Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational). The study examined the scenario by which a lake would be created, however did not recommend this option as the construction of a lake would severely impact on the degree to which the corridor can satisfy the values in the National Capital Plan.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>• The ACT Government has commissioned bushfire risk assessments for the area, including the <i>Bushfire Risk</i></li> </ul>
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		<p>to development; stormwater should be controlled higher in the subcatchments and smaller offline or online ponds can be developed</p> <ul style="list-style-type: none"> <li>• In regard to fire management, there is a possibility of a zone of small acreage development to the west of a Central Molonglo Conservation Zone – there is potential for involving community in fire hazard reduction and providing a buffer against bushfire (this together with a program of fire hazard reduction in central Molonglo)</li> <li>• Concentrating urban development in East Molonglo would provide a buffer to keep urban ‘fringe effects’ (eg. Feral and roaming cats and dogs, invasive garden plants, and rubbish dumping) from impacting on conservation values of Central Molonglo</li> <li>• Need for recognition and protection of natural and cultural heritage, including geological, European and Aboriginal heritage sites</li> </ul>	<p><i>Assessment for the Molonglo Valley including North Weston (2005) and the Molonglo Valley Australian Capital Territory Stage 2 Bushfire Risk Assessment (2006).</i></p> <ul style="list-style-type: none"> <li>• DV281 proposes principles and policies for bushfire risk management, requiring implementation of bushfire risk management in accordance with the existing <i>Strategic Bushfire Management Plan for the ACT (2005)</i>. The proposed principles and policies also acknowledge that a further bushfire risk assessment must be undertaken at the estate development plan stage or earlier.</li> </ul>
23	NA	<ul style="list-style-type: none"> <li>• Contests the traffic flow projections of the ACTPLA Preliminary Assessment - identifies the need for upgrades of the Cotter Road due to increased vehicle usage (delays already evident); indicate that Lady Denman Drive may require upgrades also. Wary that Yarralumla will become a detour for drivers frustrated with delays on major arterial roads.</li> <li>• Concerns that development will be visible from the Central National Area, particularly to the east of the ridge separating Molonglo and North Weston from the Parkway and Lake Burley Griffin – need to preserve this vista.</li> <li>• Expressed interest in water management options for the Molonglo/North Weston area. Concerns raised as</li> </ul>	<ul style="list-style-type: none"> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including the investigation and development of transport infrastructure throughout the Molonglo and North Weston area.</li> <li>• The proposed urban boundary from Molonglo River to Weston (adjoining the Tuggeranong Parkway) has the potential to allow urban development that may be viewed from the Central National Area. It is intended to incorporate the Hills, Ridges and Buffer Spaces land use policy in this area between existing uses such as Orana School and the Baha’i Centre, and the Tuggeranong Parkway.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred</li> </ul>



		to how water use from Lake Burley Griffin is monitored, and the impacts of development on Lake Burley Griffin and downstream flows into the Murrumbidgee.	water management strategy, however is subject to further analysis.
24	Mary French 11 Millhouse Crescent, HIGGINS ACT 2615	<ul style="list-style-type: none"> <li>• Accepts that if Canberra needs to expand there is logic to build urban infrastructure in degraded former pine forest areas and leased farmland in East Molonglo.</li> <li>• Does not approve of proposed urban development in the valley west of Coppins Crossing.</li> <li>• Disturbed that the ACTPLA Preliminary Assessment concludes that because raptor species in the Molonglo Valley are not nationally threatened, their habitat can be destroyed.</li> <li>• Although the ACTPLA Preliminary Assessment acknowledges Central Molonglo’s ecological value, including valuable habitats for rare and threatened species, the proposed development seems to ignore this.</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> </ul>
25	Anthony Green 1/313 Hindmarsh Drive, RIVETT ACT 2611	<ul style="list-style-type: none"> <li>• Does not support a lake on the lower Molonglo River – this will threaten Pink-tailed Worm Lizard in addition to being capitally expensive and environmentally damaging</li> <li>• Opposes the loss of Broadacre land use policy at North Weston to residential – this will degrade amenity and reduce opportunity for employment, social and</li> </ul>	<ul style="list-style-type: none"> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>• Existing uses in North Weston will be permitted to be retained on their existing sites. Detailed design and outcomes of the new suburbs within Molonglo and North Weston is the</li> </ul>

		<p>community services in Weston Creek</p> <ul style="list-style-type: none"> <li>• Opposes to development in the Central Molonglo area, south of Hawker and Holt – this area corresponds to the area of high conservation values Yellow Box Red Gum Grassy Woodland on the former Kama lease</li> <li>• Opposes variation to the river corridor –excising areas for urban development will make it more likely that: weed infestation will occur; chemical residues will enter the marine environment through the reduced corridor; loss of habitat for endangered species; and the ability of the corridor to function as a unified system becomes marginal</li> <li>• By excising river corridor land for urban development, infrastructure is more likely to adversely affect water quality – reducing the river corridor will make it more likely that stormwater runoff will be contaminated when it reaches the Molonglo River</li> <li>• The National Capital Plan indicates growth should be focussed in Gungahlin until lower cost alternatives are identified or Gungahlin approaches capacity</li> <li>• Development in the lower Molonglo will induce very high capital costs for infrastructure – the National Capital Plan indicates that development in the lower Molonglo should be delayed on fiscal grounds</li> <li>• Given estimated population growth, development of Molonglo can be delayed and pushed further back on the development timeline</li> </ul>	<p>responsibility of ACTPLA, who have indicated land use provision for community and social infrastructure in North Weston and Molonglo.</p> <ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan</li> </ul>
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			<p>apply to any development in the Molonglo River Corridor.</p> <ul style="list-style-type: none"> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</li> <li>• Subsequently the <i>Molonglo Valley Suitability Study (2005)</i> was undertaken jointly by the NCA and ACTPLA. The study for Molonglo was in response to the proposed growth scenarios within the <i>Canberra Spatial Plan</i>. The suitability study, in conjunction with other studies relating to the environment and infrastructure, informed the urban boundary presented in DA63.</li> <li>• Development in the Molonglo and North Weston area conforms to the <i>Canberra Spatial Plan</i> of containing urban growth within a 15 kilometre radius of the city centre, and residential intensification within a 7.5 kilometre radius of the city centre.</li> </ul>
<p><b>26</b></p>	<p>Kerry McKillop Secretary, Walter Burley Griffin Society, 140 Edinburgh Road, CASTLECRAG NSW 2068</p>	<ul style="list-style-type: none"> <li>• The statutory layout of the National Capital Plan and the Griffin legacy constitute a landscape setting and urban form where the land and water axes, the Lake, the Great Triangle and the vistas from the Central National Area in all directions and distances must be maintained – new proposals need to be carefully assessed to maintain this</li> <li>• It is not clear whether the proposals will adversely affect the westerly vistas from the Central National Area</li> <li>• New development may impair the geometry and elevated vistas of Griffin’s plan due to the mass of 15 new suburbs and transport corridors</li> </ul>	<ul style="list-style-type: none"> <li>• The city of Canberra has evolved from Griffin’s plan, however the National Capital Authority has ensured that key elements of his plan are maintained (including maintaining the National Capital Open Space System; the geometry of the Central National Area; and key views and vistas)</li> <li>• The <i>Molonglo Valley Suitability Study (2005)</i> examined the extent of landscape assets that define the character and identity of the Molonglo Valley area. The study identified key <i>Landscape Priority Zones (LPZ)</i>, which were based on spaces that contribute to the essential and contributory landscape and open space framework for the area.</li> <li>• The areas identified for urban development in DA63 are largely located in areas outside those identified as LPZ in the</li> </ul>

		<ul style="list-style-type: none"> <li>• The urgency and scale of the proposals do not appear justified – the Molonglo priority of urban sprawl and low density is inappropriate</li> <li>• The National Capital Authority has a stake in the realisation of sustainability in Canberra – DV No.281 and associated PA cover sustainability only in general terms and is deficient in structural, sectoral and technological detail</li> <li>• DV No.281 makes no mention of employment in Molonglo and North Woden Town Centre is expecting to provide offices for Molonglo residents – job locations is another argument for postponing Molonglo in favour of Central Canberra/Woden</li> <li>• A sustainability scenario for Molonglo/North Weston would envisage a greater provision for public transport</li> </ul>	<p>suitability study. NCA and ACTPLA officers had further discussions on the LPZ in February 2007 and resolved the LPZ for consultation purposes.</p> <ul style="list-style-type: none"> <li>• The intent of DA63 was to ensure that urban areas do not encompass ridgelines, and ridgelines would be retained as part of the National Capital Open Space System (NCOSS).</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> </ul>
27	<p>John Leech Orana School WESTON ACT 2611 on behalf of Orana School, Weston Creek Community Council, Baha’i and Sikh Centres</p>	<ul style="list-style-type: none"> <li>• Concerns raised that the introduction of low/medium density residential development immediately surrounding Orana School, Sikh and Baha’i centres will adversely impact on the area in terms of traffic generation, amenity, current seclusion, security and vandalism, and the public use of institutional property.</li> <li>• Concern that development will prohibit the expansion of the existing uses (Orana School, Baha’i and Sikh centres).</li> <li>• Concern that community opposition will be directed to the Sikh centre, which generates loud music and increased traffic flows during particular religious ceremonies.</li> <li>• Support given by the Weston Creek Community</li> </ul>	<ul style="list-style-type: none"> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• On-going discussions have occurred with the various groups party to the submission, in order to resolve some of the key</li> </ul>

		<p>Council – in particular, the WCCC advocates that the land to the east of CIT be made public open space, as it contains valuable environmental and recreational space. The loss of this land for residential purposes is opposed.</p> <ul style="list-style-type: none"> <li>• All parties to the submission (Orana School, WCCC, Baha’i and Sikh centres) oppose the proposals for residential infill of the land between Cotter Road and Heyson Street.</li> </ul>	<p>concerns expressed in the submission. Concerns have been alleviated through the following:</p> <ul style="list-style-type: none"> <li>○ A buffer is intended between the existing suburbs of Duffy and Holder and new development. It is proposed that the visual separation be further enhanced with a new open space link, linking the Cotter Road and the Molonglo River.</li> <li>○ It is intended to incorporate the Hills, Ridges and Buffer Spaces land use policy in this area between existing uses such as Orana School and the Baha’i Centre, and the Tuggeranong Parkway.</li> </ul>
28	NA	<ul style="list-style-type: none"> <li>• Under the plans, Weston Creek appears to become part of a ‘mega-district’ and will not remain as a distinct town</li> <li>• A greater proportion of land abutting Weston Creek needs to remain as open space – including a major open space buffer between Weston Creek and new residential development, to include areas that are used for recreation</li> <li>• Need for visual separation between existing suburbs in Weston Creek and new development</li> <li>• The Tuggeranong Parkway needs to remain the major transport connection between Molonglo and Woden</li> <li>• The semi-rural/open space character around the Cotter Road needs to be retained</li> <li>• Existing land use (notably the RSPCA) should be allowed to remain on their present site</li> </ul>	<ul style="list-style-type: none"> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• A buffer is intended between the existing suburbs of Duffy and Holder and new development. It is proposed that the visual separation be further enhanced with a new open space link, linking the Cotter Road and the Molonglo River.</li> <li>• It is intended to incorporate the Hills, Ridges and Buffer Spaces land use policy in this area between existing uses such as Orana School and the Baha’i Centre, and the Tuggeranong Parkway.</li> </ul>

			<ul style="list-style-type: none"> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including the investigation and development of transport infrastructure throughout the Molonglo and North Weston area.</li> <li>• Existing uses such as Orana School, RSPCA and the Defence Training College can continue on their existing sites, although it is acknowledged that some uses are currently contemplating a move to more adequate premises.</li> </ul>
29	Sue Holmes	<ul style="list-style-type: none"> <li>• Poses the question as to why development in Molonglo is needed if the Y-plan catered for a population of 500,000 (without identifying development in the Molonglo)</li> <li>• The notion of Canberra as the ‘bush capital’ has been undermined by creating a ‘blob’ like city plan – the exposure to large areas of open space will be lost</li> <li>• Gungahlin needs to be developed first – large scale urban development in Molonglo should not commence until near-completion of Gungahlin</li> <li>• Notes that if an objective of the development is to provide more ‘south-side’ land, this will only be met by North Weston – the remainder of the development areas are more ‘north-side’</li> <li>• As community needs and demographics change, decisions regarding greenfield development should be delayed as long as possible to allow an assessment of progressive community needs – development may not be required at all</li> <li>• Belconnen residents currently have easy access to views and to nature – this will be lost with urban expansion in the Molonglo</li> <li>• The Molonglo Valley plays a vital role in separating</li> </ul>	<ul style="list-style-type: none"> <li>• The 1967 ‘Y-Plan’ envisaged population centres in the locations of existing urban areas within the ACT , in addition to urban settlements over the border in NSW (including settlements around Sutton, Gooromon and Googong/Tralee/Queanbeyan), which could potentially accommodate a population of 500,000. The <i>Canberra Spatial Plan</i> does not take into account NSW settlements.</li> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</li> <li>• Subsequently the <i>Molonglo Valley Suitability Study (2005)</i> was undertaken jointly by the NCA and ACTPLA. The study for Molonglo was in response to the proposed growth scenarios within the <i>Canberra Spatial Plan</i>. The suitability study, in conjunction with other studies relating to the environment and infrastructure, informed the urban boundary presented in DA63.</li> <li>• Development in the Molonglo and North Weston area conforms to the <i>Canberra Spatial Plan</i> of containing urban growth within a 15 kilometre radius of the city centre, and</li> </ul>

		<p>the distinct townships of Canberra – filling the gaps and merging these areas will destroy this characteristic of Canberra</p> <ul style="list-style-type: none"> <li>• The proposed plans show disregard for the importance of different parts of the valley for biodiversity – there is a strong case for conserving the central and west Molonglo areas and development should occur only on degraded, former pine forest land</li> <li>• Studies are still required to determine appropriate buffer areas and management strategies for the Kama woodland area – inappropriate isolation of the bushland area may compromise the quality of the reserve and threaten valuable species</li> <li>• Economic interests appear to be dominating social and environmental interests</li> <li>• Suggests development of North Weston only to provide additional housing, address bushfire concerns, not threaten areas valued for their biodiversity, preserve the role of the Molonglo alley providing separation between towns, and preserving the principle of the ‘bush capital’</li> </ul>	<p>residential intensification within a 7.5 kilometre radius of the city centre.</p> <ul style="list-style-type: none"> <li>• The <i>Molonglo Valley Suitability Study (2005)</i> examined the extent of landscape assets that define the character and identity of the Molonglo Valley area. The study identified key <i>Landscape Priority Zones (LPZ)</i>, which were based on spaces that contribute to the essential and contributory landscape and open space framework for the area.</li> <li>• The areas identified for urban development in DA63 are largely located in areas outside those identified as LPZ in the suitability study. NCA and ACTPLA officers had further discussions on the LPZ in February 2007 and resolved the LPZ for consultation purposes.</li> <li>• The intent of DA63 was to ensure that urban areas do not encompass ridgelines, and ridgelines would be retained as part of the National Capital Open Space System (NCOSS).</li> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> </ul>
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			<ul style="list-style-type: none"> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> </ul>
30	NA	<ul style="list-style-type: none"> <li>• Not opposed to utilising degraded rural land for urban development, such as the footprint of the former pine forest area in East Molonglo</li> <li>• Concerned that community views have largely been ignored since the release of the Structure Plan – those areas identified for urban development have changed very little</li> <li>• The development plans underestimate the value of the Molonglo Valley overall as a system for supporting varied habitats for birds, reptiles and other animals – the Molonglo Valley has a high diversity and number of breeding birds of prey, which reflects the significance of prey species available and indicates very high biodiversity values overall</li> <li>• The plans, in particular the north Molonglo Valley including the Kama woodland, would be a disaster for woodland birds and birds of prey – breeding and feeding habitats will be destroyed, including the last breeding territory for the Little Eagle, and the last urban fringe group of the Brown Treecreeper (whose species will become locally extinct in the Central Molonglo)</li> <li>• Disagrees with the apparent approach that only communities and species which have reached critical threatened status or only high quality habitat should receive consideration for preservation – it would appear social and economic considerations are more</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The <i>Molonglo River Corridor Boundary Study (2007)</i> was commissioned in order to review the values of the Molonglo River Corridor based on those identified in the National Capital Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational). The study examined</li> </ul>



		<p>important</p> <ul style="list-style-type: none"> <li>• The ACTPLA Preliminary Assessment is inadequate in addressing environmental issues and fails to properly apply the ACT Government’s principles for sustainable development, and Government policy on woodlands, grasslands, riparian communities and threatened species conservation</li> <li>• Concern that only minimal measures have been proposed to address significant loss of a range of habitats for birds, or to mitigate impacts on the raptor community</li> <li>• Concern for the significant loss of Yellow Box Red Gum Grassy Woodland – the destruction of the endangered ecological community can not be justified, particularly in light of the amount of degraded rural land in East Molonglo available for development</li> <li>• Concern regarding the impact on a ‘recognised wildlife corridor’ from the open western land, through The Pinnacle to Black Mountain</li> <li>• Concern regarding the impact on the Brown Treecreeper, which will result in local extinction of the ACT threatened species</li> <li>• Concern for the impacts on a range of other birds, thirteen species which are listed as threatened or near threatened in the ACT</li> <li>• Development of Central Molonglo will result in the loss of important breeding and foraging habitat for twelve species of birds of prey – the loss of Central Molonglo for development would retain the chance of these species breeding</li> <li>• Does not support a lake on the lower Molonglo River</li> </ul>	<p>the scenario by which a lake would be created, however did not recommend this option as the construction of a lake would severely impact on the degree to which the corridor can satisfy the values in the National Capital Plan.</p> <ul style="list-style-type: none"> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>• The NCA is not responsible for determining the boundaries of the International Arboretum.</li> </ul>
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		<p>– will impact on a functioning river corridor and wildlife corridor, and will destroy a significant habitat area of the threatened pink-tailed worm lizard. There are less environmentally damaging options to deal with run-off and water quality issues. A rehabilitated and functioning river corridor will be a far better outcome for birds and biodiversity in general, and will also meet other needs such as recreational opportunities.</p> <ul style="list-style-type: none"> <li>• Recommends the urban boundary north of the Arboretum be re-considered and moved further west to conserve woodland and secondary grassland – this will also conserve potential raptor habitat</li> <li>• Development of Central Molonglo will impact significantly on the landscape value of the hills and ridges in the northern part of the valley – the value of the landscape backdrop value has been underestimated in the plans</li> <li>• The Draft Amendment appears more concerned with ensuring that urban areas cannot be seen from the Parliamentary Triangle than it is about protecting biodiversity assets and landscape values</li> </ul>	
<p><b>31</b></p>	<p>Joe Kurtz 38 Burdekin Street, DUFFY ACT 2611</p>	<ul style="list-style-type: none"> <li>• The Molonglo River Corridor has been made (in parts) nearly insignificant – the original National Capital Plan provided a River Corridor was much closer to the goal of sustaining the environmental quality, landscape setting and the natural and cultural resources of the Molonglo River Corridor</li> <li>• The proposed lake will have devastating effects on the River Corridor</li> <li>• The changes in boundaries of the River Corridor allows intrusion of developed areas into sensitive</li> </ul>	<ul style="list-style-type: none"> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> </ul>

		<p>transitional zones between the river and surrounding and areas</p> <ul style="list-style-type: none"> <li>• ACTPLAs plans for 33,000 dwelling and other building will allow a density of development that will not be conducive to homes being able to harvest solar energy or use solar passive building designs – the NCA needs to highlight these concerns with ACTPLA to have an influence on meaningful modernisation of building codes and standards of practice</li> <li>• The sewerage issue in North Weston needs to be rectified</li> </ul>	<ul style="list-style-type: none"> <li>• The <i>Molonglo River Corridor Boundary Study (2007)</i> was commissioned in order to review the values of the Molonglo River Corridor based on those identified in the National Capital Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational). The study examined the scenario by which a lake would be created, however did not recommend this option as the construction of a lake would severely impact on the degree to which the corridor can satisfy the values in the National Capital Plan.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• In regard to the existing sewer odour problems within the Weston Creek area, the ACT Government is currently investigating options to rectify the issue.</li> </ul>
32	NA	<ul style="list-style-type: none"> <li>• Supports development of degraded land along Cotter Road, but the Central Molonglo area and northward must be preserved</li> <li>• Additional clearing of red box red gum grassy woodland will endanger native birds, animals and</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded</li> </ul>

		<p>reptiles, notably the Little Eagle and Brown Tree creeper</p> <ul style="list-style-type: none"> <li>• The woodland/grassland is important as a corridor for migrating birds, animals and reptiles</li> <li>• The proposed lake will completely alter the natural function of the river and destroy the ecological balance</li> </ul>	<p>between the NCA and ACTPLA.</p> <ul style="list-style-type: none"> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> </ul>
33	<p>Peter Farrell 540 Cotter Road, WESTON CREEK ACT 2611</p>	<ul style="list-style-type: none"> <li>• Odours from sewerage vents currently affect Weston Creek residents – this has been well documented publicly since 2003</li> <li>• The observations regarding raptors discussed in various studies does not match that of the observations of the submitter – for example, the nest of a Little Eagle that has successfully bred is not documented in any of the studies of Molonglo/North Weston.</li> <li>• The issue of sufficient water supply to proposed suburbs must be addressed</li> <li>• Further assessment of contaminated sites needs to be undertaken before any development is approved –</li> </ul>	<ul style="list-style-type: none"> <li>• In regard to the existing sewer odour problems within the Weston Creek area, the ACT Government is currently investigating options to rectify the issue.</li> <li>• The ACT Government is committed to ongoing environmental and technical studies, including those in respect of contaminated land and biodiversity issues.</li> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor</i></li> </ul>

		<p>Blocks 1203 and Block 1196 have evidence of contamination and both sites are affected by the proposal for a pond on Weston Creek. Comprehensive remediation and rectification needs to be undertaken at both sites.</p> <ul style="list-style-type: none"> <li>• The Molonglo River Corridor needs to be maintained at it's current size or larger to protect the river from encroachment by suburbs</li> </ul>	<p><i>Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</p> <ul style="list-style-type: none"> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including essential services such as water and electricity; transport infrastructure; and community facilities.</li> </ul>
34	NA	<ul style="list-style-type: none"> <li>• Supports the Draft Amendment with the exception of the proposed extent of the Molonglo River Corridor, in particular the north western side of the river adjacent to Misery Hill</li> <li>• The area shown for the river corridor appears excessive – the economic value if the 51.6Ha area is estimated at \$100 million to the ACT Government (approximately \$137 million by 2018)</li> <li>• The area contains a section of native grass in poor condition due to being grazed, as well as two moderate-value patches of Yellow Box Red Gum Grassy Woodland – there is potential for development while also retaining the moderate value YBRGGW</li> <li>• A loss of developable area means a loss of premium residential land will make off-setting of affordable housing blocks in the remainder of the development area less viable and will reduce funds available to deliver infrastructure, community facilities and services to the development</li> <li>• The loss of developable land will also mean the proposed Group Centre cannot be located immediately adjacent to the proposed lake – uncertainty regarding the proposed location of the Group Centre has the potential to impact on the more detailed planning that</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed Molonglo River Corridor was based on maintaining the values identified in the National Capital Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational), as opposed to maximising income for the ACT Government.</li> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>• The ACT Government is responsible for implementing the fiscal balance necessary to deliver both adequate services while achieving housing affordability objectives.</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas</li> </ul>

		has commenced for the early stages of development	<p>under the Plan are the responsibility of ACTPLA.</p> <ul style="list-style-type: none"> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including essential services such as water and electricity; transport infrastructure; and community facilities. The ACT Government is also responsible for implementing the fiscal balance necessary to deliver both adequate services while achieving housing affordability objectives.</li> </ul>
35	<p>Peter Harris</p> <p>Development Officer, Scouts Australia ACT Branch, 89 Kitchener Street, GARRAN ACT 2605</p>	<ul style="list-style-type: none"> <li>• Provides information on the activities and programs offered by Scouts Australia</li> <li>• Requests consideration of the provision of community land to allow for four Scout Activity Centres – there is a need for provision of community facilities and support infrastructure to cater for the needs of new residents</li> </ul>	<ul style="list-style-type: none"> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including essential services such as water and electricity; transport infrastructure; and community facilities (which may include Scout Activity Centres).</li> </ul>
36	<p>Joan Thomas</p> <p>29 Blackwood Terrace, HOLDER ACT 2611</p>	<ul style="list-style-type: none"> <li>• Concerns with the effect development will have on raptors, whose habitat has already been limited by bushfire</li> <li>• The buffer areas as proposed wildlife protection zones are uselessly small</li> <li>• Does not support a lake on the Lower Molonglo – dams across river valleys cause problems down stream</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in</li> </ul>

			<p>DA63 and DV281 in terms of the proposed urban boundary.</p> <ul style="list-style-type: none"> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> </ul>
37	Tracey Gardiner 19 Fowles Street, WESTON ACT 2611	<ul style="list-style-type: none"> <li>• Allowing residential development on land between the Baha’i Centre, Orana School and the Tuggeranong Parkway seems to contradict NCA policies to protect the backdrop of hills to the Central National Area – proposes that the land be included in the National Capital Open Space System</li> <li>• Proposed ridge development will be visible from the Central National Area – for example the roof of the Baha’i Centre is visible from the Governor-General’s Lookout on lady Denman Drive, and residential development around the Baha’i Centre could generally be expected to be visible as well.</li> <li>• It seems consistent with existing planning policy that the area of ridgeline around Orana School and the Baha’i centre should be included in the National Capital open Space System</li> <li>• Unlike most of the inner hills west of the Tuggeranong Parkway, the ridge around Orana School and the</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed urban boundary from Molonglo River to Weston (adjoining the Tuggeranong Parkway) has the potential to allow urban development that may be viewed from the Central National Area. This is intended to be resolved by incorporating the Hills, Ridges and Buffer Spaces land use policy in this area between existing uses such as Orana School, the Baha’i Centre, Weston Creek Arboretum and Defence Training College and the Tuggeranong Parkway.</li> <li>• The NCA does not having the jurisdiction to name the ridge.</li> </ul>

		<p>Baha’i Centre has never been covered in pine forest. The ridge has some Yellow Box Red Gum Grassy Woodland with eucalypts up to perhaps 200 years old – development around these eucalypts, and the change to their environment, may lead to their demise</p> <ul style="list-style-type: none"> <li>• Suggests that if no name exists already, the ridge be named ‘Illoura Ridge’ after the homestead that existed on its eastern side, close to the Tuggeranong Parkway</li> </ul>	
38	<p>Jenny Andrews 5 Juad Place, ARANDA ACT 2614</p>	<ul style="list-style-type: none"> <li>• Supports development in former pine forest areas north of Weston Creek, and on the land presently leased as farmland, but does not support development west of Coppins Crossing Road (Central Molonglo), as this area contains communities of Yellow Box Red Gum Grassy Woodland</li> <li>• Does not support a lake on the Lower Molonglo – a lake would likely become polluted by urban run-off and subject to blue-green algae. Shallow wetlands and ponds would be a better alternative</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further</li> </ul>



<p><b>39</b></p>	<p>Isla Patterson  10 Mainoru Place, HAWKER ACT 2614</p>	<ul style="list-style-type: none"> <li>• Does not support development in Molonglo/North Weston – the area is picturesque and should be kept for future heritage</li> <li>• There are other areas around Canberra (for example, those areas that are flat and uninteresting) that are more suitable for building houses without impacting on the landscape and river foreshores</li> </ul>	<p>analysis.</p> <ul style="list-style-type: none"> <li>• The <i>Molonglo Valley Suitability Study (2005)</i> examined the extent of landscape assets that define the character and identity of the Molonglo Valley area. The study identified key <i>Landscape Priority Zones (LPZ)</i>, which were based on spaces that contribute to the essential and contributory landscape and open space framework for the area.</li> <li>• The areas identified for urban development in DA63 are largely located in areas outside those identified as LPZ in the suitability study. NCA and ACTPLA officers had further discussions on the LPZ in February 2007 and resolved the LPZ for consultation purposes.</li> <li>• The intent of DA63 was to ensure that urban areas do not encompass ridgelines, and ridgelines would be retained as part of the National Capital Open Space System (NCOSS).</li> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</li> <li>• Subsequently the <i>Molonglo Valley Suitability Study (2005)</i> was undertaken jointly by the NCA and ACTPLA. The study for Molonglo was in response to the proposed growth scenarios within the <i>Canberra Spatial Plan</i>. The suitability study, in conjunction with other studies relating to the environment and infrastructure, informed the urban boundary presented in DA63.</li> <li>• Development in the Molonglo and North Weston area conforms to the <i>Canberra Spatial Plan</i> of containing urban growth within a 15 kilometre radius of the city centre, and residential intensification within a 7.5 kilometre radius of the</li> </ul>
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<p><b>40</b></p>	<p>Rosemary Blemings 3 Wyles Place, FLYNN ACT 2615</p>	<ul style="list-style-type: none"> <li>• Central and West Molonglo areas represent a last, untouched visual entity – the views west of Coppins Crossing Road reflect the achievement that is the National Capital within the ‘quintessential’ Australian landscape</li> <li>• Development in the Central and West Molonglo areas would severely alter natural environments, the scenic magnificence of the inner hills and distant views to the Brindabellas</li> <li>• Policies in the National Capital Plan for hills, ridges and buffer spaces reflect the importance of the National Capital Open Space System and the importance of the Designated Areas – the NCA appears to be prepared to sacrifice iconic views and vistas for urban sprawl</li> </ul>	<p>city centre.</p> <ul style="list-style-type: none"> <li>• The <i>Molonglo Valley Suitability Study (2005)</i> examined the extent of landscape assets that define the character and identity of the Molonglo Valley area. The study identified key <i>Landscape Priority Zones (LPZ)</i>, which were based on spaces that contribute to the essential and contributory landscape and open space framework for the area.</li> <li>• The areas identified for urban development in DA63 are largely located in areas outside those identified as LPZ in the suitability study. NCA and ACTPLA officers had further discussions on the LPZ in February 2007 and resolved the LPZ for consultation purposes.</li> <li>• The intent of DA63 was to ensure that urban areas do not encompass ridgelines, and ridgelines would be retained as part of the National Capital Open Space System (NCOSS).</li> </ul>
<p><b>41</b></p>	<p>Rosemary Blemings 3 Wyles Place, FLYNN ACT 2615</p>	<ul style="list-style-type: none"> <li>• Does not support development in the Central and West Molonglo areas – this contravenes the ‘matters of national significance’ under the National Capital Plan</li> <li>• There is an unwillingness to protect ecological values in Central and West Molonglo</li> <li>• The sense of space, landscape character, and ‘bush’ and rural essence of Canberra will be destroyed if development is allowed to occur west of Coppins Crossing Road</li> <li>• Concerned at potential pressures on roads and there is no reassurance that transport infrastructure would be an improvement on what Gungahlin has endured due to lax planning stipulations</li> <li>• The ACT Governments’ planning documents (DV281 and PA) show only minimal protection for the Molonglo River in this area – protection measure do</li> </ul>	<ul style="list-style-type: none"> <li>• The <i>Molonglo Valley Suitability Study (2005)</i> examined the extent of landscape assets that define the character and identity of the Molonglo Valley area. The study identified key <i>Landscape Priority Zones (LPZ)</i>, which were based on spaces that contribute to the essential and contributory landscape and open space framework for the area.</li> <li>• The areas identified for urban development in DA63 are largely located in areas outside those identified as LPZ in the suitability study. NCA and ACTPLA officers had further discussions on the LPZ in February 2007 and resolved the LPZ for consultation purposes.</li> <li>• The intent of DA63 was to ensure that urban areas do not encompass ridgelines, and ridgelines would be retained as part of the National Capital Open Space System (NCOSS).</li> <li>• Open space will be maintained through the NCOSS, including maintaining separation between towns, and between existing</li> </ul>

		<p>not have regard for riverine ecosystems, and bias humans rather than habitat for endemic and native species</p> <ul style="list-style-type: none"> <li>• The NCA needs to consider the visual impact of the development beyond the Central National Area – open space and extensive vistas provide Canberra’s uniqueness, and the Central Molonglo should be retained as open space as it provides the last uncorrupted views to the Brindabellas</li> <li>• The NCA should not accept the provision of buffers zones as appropriate for providing for the retention of ‘bush capital’ values – the buffer zones are inadequate in scope, do nothing for native plants and animals and are not adequate as fire-retardant zones</li> </ul>	<p>urban areas and proposed development within Molonglo and North Weston.</p> <ul style="list-style-type: none"> <li>• The NCOSS will retain the ‘bush’ nature of Canberra, and broad expanses of bushland, and views to the Brindabella’s will largely be maintained.</li> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow</li> </ul>
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			<p>adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</p> <ul style="list-style-type: none"> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including the investigation and development of transport infrastructure throughout the Molonglo and North Weston area.</li> </ul>
42	<p>Benjamin Walcott 10 Wickham Crescent, RED HILL ACT 2603</p>	<ul style="list-style-type: none"> <li>• An attraction of Canberra is the preservation of bush land near and between suburbs – these natural areas are essential for the preservation native birds, animals and plants</li> <li>• Development in Central Molonglo will destroy important natural habitat for endangered species including the Little Eagle</li> <li>• Damming the river will destroy important habitat and create a sterile deep lake</li> <li>• Questions why additional population is being catered for when there is not enough water for the current population</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further</li> </ul>

			<p>analysis.</p> <ul style="list-style-type: none"> <li>The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including essential services such as water and electricity; transport infrastructure; and community facilities.</li> </ul>
43	NA	<ul style="list-style-type: none"> <li>The proposed changes do not provide adequate protection for the Yellow Box Red Gum Grassy Woodland or the existing raptor population</li> <li>A river corridor of a minimum of several kilometres either side of the river needs to be implemented</li> <li>Does not support a dam on the Lower Molonglo river – this will change the ecology of the area</li> <li>Regeneration of trees and grass species indigenous to the area should be included in the changes to the National Capital Plan</li> </ul>	<ul style="list-style-type: none"> <li>In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>The recommendation of the <i>Molonglo River Corridor</i></li> </ul>

			<p><i>Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</p> <ul style="list-style-type: none"> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> </ul>
44	NA	<ul style="list-style-type: none"> <li>• The Molonglo region is a major bushfire risk – by populating the area it will increase the risk of fire by reducing the ability of a natural ecosystem to retard the progress of bushfires towards already developed areas of the ACT</li> <li>• The Molonglo Valley has a history of aboriginal cultural importance, as well as a cultural significance to the history of European settlement – the area should be preserved for the development of environmental and ecological landscapes that represent the naturally occurring diversity of the region</li> <li>• The entire Molonglo area is a wildlife corridor for the movement from one side of the ACT to the other – development here will affect the runoff and quality of water and flow into the Molonglo and Murrumbidgee River systems</li> <li>• Does not support a lake on the Lower Molonglo river – this will dramatically alter water way ecosystems</li> <li>• The impact on the Pink-tailed Worm Lizard and raptor species has not been adequately researched and more needs to be done to assess the impact of development on these species</li> </ul>	<ul style="list-style-type: none"> <li>• The ACT Government has commissioned bushfire risk assessments for the area, including the <i>Bushfire Risk Assessment for the Molonglo Valley including North Weston (2005)</i> and the <i>Molonglo Valley Australian Capital Territory Stage 2 Bushfire Risk Assessment (2006)</i>.</li> <li>• DV281 proposes principles and policies for bushfire risk management, requiring implementation of bushfire risk management in accordance with the existing <i>Strategic Bushfire Management Plan for the ACT (2005)</i>. The proposed principles and policies also acknowledge that a further bushfire risk assessment must be undertaken at the estate development plan stage or earlier.</li> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to</li> </ul>

			<p>be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</p> <ul style="list-style-type: none"> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> </ul>
45	NA	<ul style="list-style-type: none"> <li>• Does not support continuing urban sprawl in Canberra – to develop in the Molonglo will essentially create continuous urban sprawl from Bank and Gordon to Dunlop and Fraser</li> <li>• The notion of the bush capital is slowly fading - the farm lands and former pine forest areas are important in retaining the open space system</li> <li>• Notes that Canberra has a water shortage and questions where the water supply will come from to service proposed development</li> <li>• The open spaces around Canberra are ideal for bushwalking and the protection of woodland and grassland corridors is important so the ecology of the region can continue to be enjoyed</li> </ul>	<ul style="list-style-type: none"> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</li> <li>• Subsequently the <i>Molonglo Valley Suitability Study (2005)</i> was undertaken jointly by the NCA and ACTPLA. The study for Molonglo was in response to the proposed growth scenarios within the <i>Canberra Spatial Plan</i>. The suitability study, in conjunction with other studies relating to the environment and infrastructure, informed the urban boundary presented in DA63.</li> <li>• Development in the Molonglo and North Weston area conforms to the <i>Canberra Spatial Plan</i> of containing urban growth within a 15 kilometre radius of the city centre, and residential intensification within a 7.5 kilometre radius of the city centre.</li> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government,</li> </ul>

			<p>including essential services such as water and electricity; transport infrastructure; and community facilities. Open space will be maintained through the NCOSS, including maintaining separation between towns, and between existing urban areas and proposed development within Molonglo and North Weston.</p> <ul style="list-style-type: none"> <li>• The NCOSS will retain the ‘bush’ nature of Canberra, and broad expanses of bushland, and views to the Brindabella’s will largely be maintained.</li> </ul>
46	<p>Veronica Ninham 18 Booth Crescent, COOK ACT 2614</p>	<ul style="list-style-type: none"> <li>• Does not support development in Molonglo/North Weston which will have negative effects on endangered Yellow Box Red Gum Grassy Woodland and the habitat provided for the Molonglo raptor population</li> <li>• The Molonglo Valley has a history of Aboriginal and European settlement which needs preserving</li> <li>• The Inner Hills currently provide the scenic backdrop and natural setting for Canberra’s urban areas – this backdrop needs to be retained</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• ACTPLA commissioned the <i>Molonglo Valley Heritage Review (2006)</i> and subsequent <i>Molonglo Valley Heritage Review</i></li> </ul>



			<p><i>Geological Heritage Addendum Report (2006)</i> which recommend further heritage (Aboriginal, non-Aboriginal and natural) investigations. The recommendations are aimed at minimising the impact of development on any cultural resources located within the Molonglo and North Weston area. DV281 contains relevant principles pertaining to the recognition and conservation of significant aboriginal and historic heritage places.</p> <ul style="list-style-type: none"> <li>• The intent of DA63 was to ensure that urban areas do not encompass ridgelines, and ridgelines would be retained as part of the National Capital Open Space System (NCOSS).</li> <li>• DV281 contains policies which reflect the visual importance of the ridgelines and the hills providing a visual backdrop to urban development.</li> </ul>
47	NA	<ul style="list-style-type: none"> <li>• Concerns that perceived negative aspects of Gungahlin will be repeated- Gungahlin is an eyesore in places of high density and concern that this will become evident in Central Molonglo, together with small, unattractive lots</li> <li>• Canberra’s natural and open spaces are much appreciated and should not be lost</li> <li>• Fire risk will still be significant and needs to be more adequately addressed</li> <li>• Woodland/grasslands need to be protected from urban sprawl</li> <li>• Concern with the loss of Aboriginal sites</li> <li>• Apprehension that the impacts of development on nationally threatened raptor species have not been treated with real concern</li> <li>• In regard to water resources management , the area is not viable for development, as proven by Professor Peter Cullen</li> </ul>	<ul style="list-style-type: none"> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• The ACT Government has commissioned bushfire risk assessments for the area, including the <i>Bushfire Risk Assessment for the Molonglo Valley including North Weston (2005)</i> and the <i>Molonglo Valley Australian Capital Territory Stage 2 Bushfire Risk Assessment (2006)</i>.</li> <li>• DV281 proposes principles and policies for bushfire risk</li> </ul>

			<p>management, requiring implementation of bushfire risk management in accordance with the existing <i>Strategic Bushfire Management Plan for the ACT (2005)</i>. The proposed principles and policies also acknowledge that a further bushfire risk assessment must be undertaken at the estate development plan stage or earlier.</p> <ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• ACTPLA commissioned the <i>Molonglo Valley Heritage Review (2006)</i> and subsequent <i>Molonglo Valley Heritage Review Geological Heritage Addendum Report (2006)</i> which recommend further heritage (Aboriginal, non-Aboriginal and natural) investigations. The recommendations are aimed at</li> </ul>
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			<p>minimising the impact of development on any cultural resources located within the Molonglo and North Weston area. DV281 contains relevant principles pertaining to the recognition and conservation of significant aboriginal and historic heritage places.</p> <ul style="list-style-type: none"> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including essential services such as water and electricity; transport infrastructure; and community facilities.</li> </ul>
48	<p>Neil Savery</p> <p>Chief Planning Executive, ACT Planning and Land Authority, GPO Box 1908, CANBERRA ACT 2601</p>	No comments – ongoing discussions have occurred	NA – ongoing discussions have occurred
49	NA	<ul style="list-style-type: none"> <li>• Development will impact on an area significant to Australia’s first inhabitants – setting aside specific sites as proposed in the Preliminary Assessment is not sufficient, and the sites need to be preserved in an integrated environment</li> <li>• The proposed lake would also prevent further examination and understanding of indigenous heritage in the area</li> <li>• Concerned about the loss of habitat for wildlife and birdlife – corridors need to be maintained with like areas of neighbouring regions of high ecological value</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central</li> </ul>

			<p>Molonglo area should be excluded from urban development at this time.</p> <ul style="list-style-type: none"> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• ACTPLA commissioned the <i>Molonglo Valley Heritage Review (2006)</i> and subsequent <i>Molonglo Valley Heritage Review Geological Heritage Addendum Report (2006)</i> which recommend further heritage (Aboriginal, non-Aboriginal and natural) investigations. The recommendations are aimed at minimising the impact of development on any cultural resources located within the Molonglo and North Weston area. DV281 contains relevant principles pertaining to the recognition and conservation of significant aboriginal and historic heritage places.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The <i>Molonglo River Corridor Boundary Study (2007)</i> was commissioned in order to review the values of the Molonglo River Corridor based on those identified in the National Capital Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational). The study examined the scenario by which a lake would be created, however did not recommend this option as the construction of a lake would severely impact on the degree to which the corridor can satisfy the values in the National Capital Plan.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> </ul>
50	Catherine Carter	<ul style="list-style-type: none"> <li>• Supports (in principle) the identification of Molonglo and North Weston as areas for future urban</li> </ul>	<ul style="list-style-type: none"> <li>• In-principle support for development in some areas is noted.</li> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in</li> </ul>

	<p>Property Council of Australia (ACT), GPO Box 1025, CANBERRA ACT 2601</p>	<p>development – in particular support urban infill in close proximity to existing and developing physical infrastructure</p> <ul style="list-style-type: none"> <li>• Concern that competing objectives (for example, a significant component of affordable housing and aim of carbon neutrality) may not be achievable as joint objectives – a more narrowly targeted series of objectives is required</li> <li>• Recommends the establishment of a dedicated body to manage the Molonglo development, to ensure that the overall vision, urban design quality and Environmentally Sustainable Development outcomes are achieved</li> <li>• Recommends that the priority and role of Molonglo be considered and clarified in the proposed land release program for the ACT over the next five years and coming decades</li> <li>• A detailed cost-benefit and lifecycle analysis of infrastructure servicing costs and opportunities should be undertaken, including remediation of contaminated sites for future uses, provision and staging of all trunk and infrastructure services, and stage construction of public transport, schools, and parks</li> <li>• Concern that due to expected site and servicing costs and constraints in the Molonglo/ North Weston area, housing affordability objectives are at risk</li> <li>• A number of Estate Planning issues are raised: need for clearer ESD targets; need for traffic impact studies at a regional level; densities appear too restrictive and too low; the emphasis on single block residential appears to restrict accommodation choice; there needs to be a clear delineation of adequate bush fire</li> </ul>	<p>2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</p> <ul style="list-style-type: none"> <li>• Subsequently the <i>Molonglo Valley Suitability Study (2005)</i> was undertaken jointly by the NCA and ACTPLA. The study for Molonglo was in response to the proposed growth scenarios within the <i>Canberra Spatial Plan</i>. The suitability study, in conjunction with other studies relating to the environment and infrastructure, informed the urban boundary presented in DA63.</li> <li>• Development in the Molonglo and North Weston area conforms to the <i>Canberra Spatial Plan</i> of containing urban growth within a 15 kilometre radius of the city centre, and residential intensification within a 7.5 kilometre radius of the city centre.</li> <li>• The ACT Government is responsible for the land release program in the Molonglo and North Weston area, with recent media noting that the first land releases could be expected in late 2008.</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North</li> </ul>
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		<p>protection zones; proposed broadacre zoning in close proximity to Belconnen town centre should be reconsidered for residential and commercial zoning; analysis and execution of industrial site remediation should be undertaken prior to finalising the urban planning framework; and planning flexibility and urban design should not be compromised for the area.</p>	<p>Weston is the responsibility of ACTPLA.</p> <ul style="list-style-type: none"> <li>The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including essential services such as water and electricity; transport infrastructure; and community facilities. The ACT Government is also responsible for implementing the fiscal balance necessary to deliver both adequate services while achieving housing affordability objectives.</li> </ul>
51	NA	<ul style="list-style-type: none"> <li>While no research telescopes currently operate on Mt Stromlo, the option to install telescopes on the site must be preserved</li> <li>Concerns raised regarding light pollution emanating from urban development close to Mt Stromlo, and concerns relating to land management practices and fire mitigation policies around the observatory, particularly to the north and west</li> <li>Urban development is not supported in the area north of Cotter Road, and west and south of Uriarra Road, an area within approximately two kilometres of Mt Stromlo</li> <li>Supports extending Stromlo Forest Park activities around Mt Stromlo to the north and west, but would not support any modification to include urban development</li> <li>Requests various caveats and conditions be applied to all development, including compliance with Australian Standards for lighting; restricting the installation of intrusive lighting; orientation of streets, restricting housing at high altitudes relative to Mt Stromlo; strategic planting of trees to screen light pollution; disallowing flood lighting; and no lit sports arenas within a five kilometre radius of Mt Stromlo</li> </ul>	<ul style="list-style-type: none"> <li>The ACTPLA commissioned the <i>Molonglo Valley Light Impact Study (2006)</i>, which identified that a Light Limitation Zone will be established. This zone effectively encompasses North Weston and east Molonglo (central and west Molonglo will not affect the observatory). The light impact study identified a number of key recommendations to minimise upward light spill, including: dense tree planting as screening devices between the observatory and urban areas; applying relevant Australian standards to outdoor lighting; applying light sensitive practices to sports grounds; and minimising light spill from lighting systems to ensure down-lighting only.</li> <li>The Plan also contains policies relevant to development or installations that may adversely affect the operation of Mt Stromlo Observatory. In these cases, development is to be referred to the ANU for examination and comment.</li> <li>DV281 proposes principles and policies in recognition of the need to minimise upward light spill in east Molonglo due to its proximity to the Mt Stromlo Observatory.</li> <li>The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed</li> </ul>

		<ul style="list-style-type: none"> <li>• Need to employ sound land management and fire safety principles to ensure devastation like that of 2003 is not repeated – for example, access tracks to be provided and maintained; plant growth monitored and controlled</li> </ul>	<p>planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</p> <ul style="list-style-type: none"> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• The ACT Government has commissioned bushfire risk assessments for the area, including the <i>Bushfire Risk Assessment for the Molonglo Valley including North Weston (2005)</i> and the <i>Molonglo Valley Australian Capital Territory Stage 2 Bushfire Risk Assessment (2006)</i>.</li> <li>• DV281 proposes principles and policies for bushfire risk management, requiring implementation of bushfire risk management in accordance with the existing <i>Strategic Bushfire Management Plan for the ACT (2005)</i>. The proposed principles and policies also acknowledge that a further bushfire risk assessment must be undertaken at the estate development plan stage or earlier.</li> </ul>
52	NA	<ul style="list-style-type: none"> <li>• Existing public transport system in the ACT is not coping with demands placed upon it, and is not attractive to many users in its current form and service level – recommends grade separated light rail linking Molonglo to Civic or Woden with buses serving as a feeder to the light rail, as an alternative to travel by private vehicle</li> <li>• The introduction of light rail presents the opportunity to increase residential density, and the existence of a light rail line is an incentive for developers to build medium to higher density accommodation</li> <li>• The plans do not appear to include high density housing – this is contrary to other sustainable planning initiatives, and high density housing needs to be</li> </ul>	<ul style="list-style-type: none"> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including the investigation and development of transport infrastructure throughout the Molonglo and North Weston area. DA63 identifies a proposed Inter-Town Public Transport Route, however this is only indicative. In this case it aligns with options presented in DV281 and the Preliminary Assessment.</li> <li>• The indicative route does not specify the mode of transport, and therefore does not preclude light rail. The mode of transport will be determined by the ACT Government.</li> <li>• Light rail as a public transport option has not been investigated significantly by the ACT Government for the Molonglo and North Weston development. Instead, development of the area</li> </ul>

		<p>provided in transport corridors</p> <ul style="list-style-type: none"> <li>• Grade separated light rail means that congested roads have no impact on travel times, providing further certainty to public transport users when planning their trips</li> <li>• Grade separated light rail routes should be provided between Molonglo and Civic, Woden and/or Weston Creek – linking population areas and employment areas with reliable public transport is sound public policy</li> </ul>	<p>is considered an opportunity to expand and strengthen the inter-town bus network by creating an orbital system in addition to the existing line haul system.</p> <ul style="list-style-type: none"> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> </ul>
53	NA	<ul style="list-style-type: none"> <li>• Development of Central Molonglo is an intrusion in the landscape which is part of the Griffin philosophy of a city within a rural setting</li> <li>• The area of grassy woodland in the north east area near the International Arboretum and Gardens should be retained as a reserve</li> <li>• Central Molonglo is largely high conservation value Yellow Box Red Gum Grassy Woodland which is listed as an endangered ecosystem both in the ACT and nationally – this area needs to be preserved and conservation values enhanced</li> <li>• Critical to retain links and buffers from Kama woodland to Mt Painter, the Pinnacle, Aranda bushland and Black Mountain – the retention of rural landscapes follows the Griffin philosophy of maintaining a rural landscape as an integral part of design of the national capital</li> </ul>	<ul style="list-style-type: none"> <li>• The <i>Molonglo Valley Suitability Study (2005)</i> examined the extent of landscape assets that define the character and identity of the Molonglo Valley area. The study identified key <i>Landscape Priority Zones (LPZ)</i>, which were based on spaces that contribute to the essential and contributory landscape and open space framework for the area.</li> <li>• The areas identified for urban development in DA63 are largely located in areas outside those identified as LPZ in the suitability study. NCA and ACTPLA officers had further discussions on the LPZ in February 2007 and resolved the LPZ for consultation purposes.</li> <li>• The intent of DA63 was to ensure that urban areas do not encompass ridgelines, and ridgelines would be retained as part of the National Capital Open Space System (NCOSS).</li> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the</li> </ul>



	<ul style="list-style-type: none"> <li>• Any dismemberment of grassy woodland should be offset by the rehabilitation and preservation of an equivalent area</li> <li>• Need for urban development on degraded land, of high sustainable design, next to woodland reserves linked to other reserves and buffered by rural lands for conservation</li> <li>• The proposed Kama reserve is too small to be viable – the size of the reserve must be increased to include most of Central Molonglo and the Critical Management Zone outside the nature reserve to form a buffer between the reserve and urban development</li> <li>• If the Glenloch rural lease is broken up, Aranda Woodland and Aranda Grassland (Blocks 150 and 149 Belconnen) should be made nature reserve</li> <li>• The loss of a major part of the Molonglo Valley will wreck havoc with the ACT raptor population – researcher Esteban Fuentes indicates that only two of the thirteen raptor species would survive urbanisation. It is not sufficient to protect only the nest sites.</li> <li>• Does not support a lake on the lower Molonglo River – current sustainable development objectives favour a biological solution involving restoration of wetlands and riparian vegetation</li> <li>• Fire protection arguments in favour of the lake are not warranted – water bombing is generally an ancillary strategy in fire control and Lake Burley Griffin would be an easier source of water</li> </ul>	<p>proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</p> <ul style="list-style-type: none"> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>• The ACT Government has commissioned bushfire risk assessments for the area, including the <i>Bushfire Risk Assessment for the Molonglo Valley including North Weston (2005)</i> and the <i>Molonglo Valley Australian Capital Territory Stage 2 Bushfire Risk Assessment (2006)</i>.</li> <li>• DV281 proposes principles and policies for bushfire risk management, requiring implementation of bushfire risk management in accordance with the existing <i>Strategic Bushfire Management Plan for the ACT (2005)</i>. The proposed principles and policies also acknowledge that a further</li> </ul>
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			bushfire risk assessment must be undertaken at the estate development plan stage or earlier.
54	Ian Falconer 44 Mirning Crescent, ARANDA ACT 2614	<ul style="list-style-type: none"> <li>• Does not support a lake running along the Molonglo Valley, formed by a 25 metre high dam built below Coppins Crossing</li> <li>• Any lake will be deep, with limited shallow areas where macrophytes can establish</li> <li>• Water quality is likely to be poor, with two major urban creeks running into it, and intermittent discharges of cold, high nutrient water from Scrivener Dam – extensive cyanobacterial blooms in the lake may result from these circumstances, causing offensive odour, unsightly appearance and impact on aquatic activities</li> <li>• A reduction in nutrient concentrations can be helped by the construction of artificial wetlands, shallow ponds and natural reedbeds</li> <li>• A chain of ponds in the incoming creeks combined with a sequence of small waterbodies in the river is a better prospect than one deep lake</li> </ul>	<ul style="list-style-type: none"> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The <i>Molonglo River Corridor Boundary Study (2007)</i> was commissioned in order to review the values of the Molonglo River Corridor based on those identified in the National Capital Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational). The study examined the scenario by which a lake would be created, however did not recommend this option as the construction of a lake would severely impact on the degree to which the corridor can satisfy the values in the National Capital Plan.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> </ul>
55	NA	<ul style="list-style-type: none"> <li>• Development of Central Molonglo is an intrusion in the landscape which is part of the Griffin philosophy of a city within a rural setting</li> <li>• Central Molonglo is largely high conservation value Yellow Box Red Gum Grassy Woodland which is listed as an endangered ecosystem both in the ACT and nationally – this area needs to be preserved and conservation values enhanced</li> <li>• Critical to retain links and buffers from Kama woodland to Mt Painter, the Pinnacle, Aranda bushland and Black Mountain – the retention of rural landscapes follows the Griffin philosophy of</li> </ul>	<ul style="list-style-type: none"> <li>• The <i>Molonglo Valley Suitability Study (2005)</i> examined the extent of landscape assets that define the character and identity of the Molonglo Valley area. The study identified key <i>Landscape Priority Zones (LPZ)</i>, which were based on spaces that contribute to the essential and contributory landscape and open space framework for the area.</li> <li>• The areas identified for urban development in DA63 are largely located in areas outside those identified as LPZ in the suitability study. NCA and ACTPLA officers had further discussions on the LPZ in February 2007 and resolved the LPZ for consultation purposes.</li> <li>• The intent of DA63 was to ensure that urban areas do not</li> </ul>

		<p>maintaining a rural landscape as an integral part of design of the national capital</p> <ul style="list-style-type: none"> <li>• Need for urban development on degraded land, of high sustainable design, next to woodland reserves linked to other reserves and buffered by rural lands for conservation</li> <li>• The proposed Kama reserve is too small to be viable – the size of the reserve must be increased to include most of Central Molonglo and the Critical Management Zone outside the nature reserve to form a buffer between the reserve and urban development</li> <li>• If the Glenloch rural lease is broken up, Aranda Woodland and Aranda Grassland (Blocks 150 and 149 Belconnen) should be made nature reserve</li> <li>• The loss of a major part of the Molonglo Valley will wreck havoc with the ACT raptor population – researcher Esteban Fuentes indicates that only two of the thirteen raptor species would survive urbanisation. It is not sufficient to protect only the nest sites.</li> <li>• Does not support a lake on the lower Molonglo River – current sustainable development objectives favour a biological solution involving restoration of wetlands and riparian vegetation</li> <li>• Fire protection arguments in favour of the lake are not warranted – water bombing is generally an ancillary strategy in fire control and Lake Burley Griffin would be an easier source of water</li> <li>• Light rail or another adequate public transport system should be put in place from the beginning, as should any Government office employment</li> </ul>	<p>encompass ridgelines, and ridgelines would be retained as part of the National Capital Open Space System (NCOSS).</p> <ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>• The ACT Government has commissioned bushfire risk assessments for the area, including the <i>Bushfire Risk Assessment for the Molonglo Valley including North Weston (2005)</i> and the <i>Molonglo Valley Australian Capital Territory Stage 2 Bushfire Risk Assessment (2006)</i>.</li> </ul>
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			<ul style="list-style-type: none"> <li>• DV281 proposes principles and policies for bushfire risk management, requiring implementation of bushfire risk management in accordance with the existing <i>Strategic Bushfire Management Plan for the ACT (2005)</i>. The proposed principles and policies also acknowledge that a further bushfire risk assessment must be undertaken at the estate development plan stage or earlier.</li> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including the investigation and development of transport infrastructure throughout the Molonglo and North Weston area. DA63 identifies a proposed Inter-Town Public Transport Route, however this is only indicative. In this case it aligns with options presented in DV281 and the Preliminary Assessment.</li> <li>• The indicative route does not specify the mode of transport, and therefore does not preclude light rail. The mode of transport will be determined by the ACT Government.</li> </ul>
56	NA	<ul style="list-style-type: none"> <li>• Considers the proposal to be an act of vandalism – the view over the Molonglo Valley to Mt Stromlo is the only beautiful part of the city</li> <li>• Canberra is in need of public rubbish bins – there is litter and broken glass everywhere</li> </ul>	<ul style="list-style-type: none"> <li>• The <i>Molonglo Valley Suitability Study (2005)</i> examined the extent of landscape assets that define the character and identity of the Molonglo Valley area. The study identified key <i>Landscape Priority Zones (LPZ)</i>, which were based on spaces that contribute to the essential and contributory landscape and open space framework for the area.</li> <li>• The areas identified for urban development in DA63 are largely located in areas outside those identified as LPZ in the suitability study. NCA and ACTPLA officers had further discussions on the LPZ in February 2007 and resolved the LPZ for consultation purposes.</li> <li>• The intent of DA63 was to ensure that urban areas do not encompass ridgelines, and ridgelines would be retained as part of the National Capital Open Space System (NCOSS).</li> </ul>

			<ul style="list-style-type: none"> <li>• Provision of public domain infrastructure (including rubbish bins) is part of the more detailed planning process, and such infrastructure is not required to be indicated at this stage</li> </ul>
57	<p>Fiona Long 32 Dickson Drive, HOLDER ACT 2611</p>	<ul style="list-style-type: none"> <li>• There is inadequate planning for infrastructure development, which instead is to be developed ‘as needed’ – this is inefficient and is not cost-effective</li> <li>• Concerns that perceived negative aspects of Gungahlin will be repeated – congestion and ugliness – new development is great opportunity to look at natural products, environmentally friendly construction and greater use of open space</li> <li>• Supports the diversity of activities the area currently supports, and the compatibility of such activities, for example endurance riding, orienteering, car rallying, bushwalking, bird-watching and dog-walking</li> </ul>	<ul style="list-style-type: none"> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including essential services such as water and electricity; transport infrastructure; and community facilities.</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• The Draft Amendment proposes land use policy changes only, and is not required to identify potential pedestrian and cycle paths.</li> <li>• ACTPLA is responsible for the detailed planning of the area through concept plans, estate development plans and so on.</li> <li>• Pedestrian and cycle paths should be incorporated into the planning at a future stage, and will include connectivity with existing routes in the area.</li> </ul>
58	<p>Trish Harrup</p>	<ul style="list-style-type: none"> <li>• Does not support a lake on the lower Molonglo River – this will diminish the ecological values of the area,</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review</li> </ul>

<p>Director, Conservation Council of the South East Region and Canberra, GPO Box 544, CANBERRA ACT 2601</p>	<p>destroy habitat of the Pink-tailed Worm Lizard, inundate riparian fringe and instream vegetation and deliver poor water quality and urban water management outcomes</p> <ul style="list-style-type: none"> <li>• Development should rely on Water Sensitive Urban Design, to construct off-river ponds for treatment of stormwater and to protect the river corridor’s environment</li> <li>• Any lake will be deep, with limited shallow areas where macrophytes can establish</li> <li>• Water quality is likely to be poor, with two major urban creeks running into it, and intermittent discharges of cold, high nutrient water from Scrivener Dam – extensive cyanobacterial blooms in the lake may result from these circumstances, causing offensive odour, unsightly appearance and impact on aquatic activities</li> <li>• The reference in the National Capital Plan to the Molonglo River Valley providing separation between towns needs to be retained or at least amended to retain the separation role of the existing Molonglo River Nature Reserve</li> <li>• The proposed area for the Kama wildlife corridor is inadequate to protect either a high quality example of the endangered ecological community or its landscape function as a wildlife corridor between the south Belconnen hills and the Molonglo River</li> <li>• The boundaries of the Kama reserve approximate those areas with the least modification and highest conservation – this is a narrow and poorly informed interpretation and does not account for the roles and values of the adjacent woodlands and the way</li> </ul>	<p>of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</p> <ul style="list-style-type: none"> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The <i>Molonglo River Corridor Boundary Study (2007)</i> was commissioned in order to review the values of the Molonglo River Corridor based on those identified in the National Capital Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational). The study examined the scenario by which a lake would be created, however did not recommend this option as the construction of a lake would severely impact on the degree to which the corridor can satisfy the values in the National Capital Plan.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> </ul>
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		<p>woodland birds use the habitat; it also fails to appreciate the conservation status of the Yellow Box Red Gum Grassy Woodland ecological community</p> <ul style="list-style-type: none"> <li>• Does not support clearing over 600Ha of Yellow Box Red Gum Grassy Woodland in order to develop the Central Molonglo area</li> </ul>	
59	<p>Alison Russell-French</p> <p>President, Birds Australia, Suite 2-05 60 Leicester Street, CARLTON VIC 3053</p>	<ul style="list-style-type: none"> <li>• The maintenance and enhancement of remaining Yellow Box Red Gum Grassy Woodland should be a priority and not considered for further reduction or modification – losses of this ecosystem have generally resulted in continued decline and local extinctions of many species</li> <li>• Cumulative losses of grassy woodlands pose severe threats to the continued viability of many species, notably the Brown Treecreeper and Diamond Firetail</li> <li>• Major concern raised with the cumulative affect of loss of grassy woodlands, and the impact on species – assessment of such impacts needs to be undertaken prior to further loss or modification</li> <li>• There may be opportunity to tap into ACT NRM Regional Initiative funding to pursue restoration and rehabilitation of Central Molonglo woodlands and the river corridor upstream of Coppins Crossing to enhance their value as wildlife corridors</li> <li>• Does not support a lake on the Molonglo River – a proposed lake will have negative impacts on the river’s function as well as removing the current wildlife corridor and habitat values</li> <li>• Climate change will potentially benefit some bird species, but disadvantage others – there is importance in conserving and managing existing landscapes, including the need to improve regional level</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The <i>Molonglo River Corridor Boundary Study (2007)</i> was commissioned in order to review the values of the Molonglo River Corridor based on those identified in the National Capital Plan (ecological, environmental, water quality, flood</li> </ul>

		<p>conservation of threatened and valuable ecosystems</p> <ul style="list-style-type: none"> <li>• Conserving existing native vegetation areas needs to be extended to the restoration and rehabilitation of adjoining areas – developing a regionally scaled network of habitat areas is becoming more important to ensure that species have the capacity to adapt and respond to changing circumstances</li> <li>• It is not adequate to preserve just core elements of an at-risk species at local level – this approach is not successful as the needs of species are not covered fully in small areas set aside for conservation purposes. For example, this approach will not address the needs of raptors such as the Little Eagle, Peregrine Falcon and Brown Goshawk that require large nesting and foraging territories</li> <li>• It would be a more sensible approach to focus urban development into degraded areas (previous pine plantation or agricultural areas) rather than remove valuable existing grassy woodlands in the Central Molonglo area</li> </ul>	<p>levels, landscape, cultural, recreational). The study examined the scenario by which a lake would be created, however did not recommend this option as the construction of a lake would severely impact on the degree to which the corridor can satisfy the values in the National Capital Plan.</p> <ul style="list-style-type: none"> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> </ul>
<p><b>60</b></p>	<p>NA</p>	<ul style="list-style-type: none"> <li>• Accept development of East Molonglo and North Weston, but have concerns regarding development of Central and West Molonglo areas</li> <li>• The nationally endangered Yellow Box Red Gum Grassy Woodland is of critical importance to the ecology of the area as a wildlife corridor to the lower Molonglo</li> <li>• Concerns with the sustainability of large scale development and a lack of provision of water to more than 50,000 residents</li> <li>• The area is vital to the breeding and foraging of various raptor species</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> </ul>



		<ul style="list-style-type: none"> <li>The creation of a lake on the lower Molonglo is unconscionable</li> </ul>	<ul style="list-style-type: none"> <li>The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>The provision of an adequate and reliable water supply is required for the expanding population, regardless of where this expansion occurs (Gungahlin, Molonglo or through consolidation of existing urban areas). Development cannot occur unless provision of such a supply can be guaranteed. This also applies to other required services.</li> </ul>
61	Terrence Digwood 11 Gardiner Street, DOWNER ACT 2602	<ul style="list-style-type: none"> <li>The river corridor is not wide enough, especially considering development is on both sides – setback of development should be increased to 750 metres</li> <li>Urban development close to the river and on both sides is inappropriate and is inconsistent with both the Territory Plan and the National Capital Plan</li> <li>Community surveys were done in 1980 in regard to the NCDC’s West Murrumbidgee development proposals – community overwhelmingly rejected development on both sides of the river, with the community favouring development on one side of the river only and at some distance. Although the results are old, they could be applied to the Molonglo River</li> </ul>	<ul style="list-style-type: none"> <li>The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>The recommendation of the <i>Molonglo River Corridor Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>DV281 includes policies relating to minimising the impact of urban development on areas on high conservation value (including the River Corridor) through suitable mechanisms including the provision of appropriate buffers.</li> </ul>

		<p>which is not dissimilar to the Murrumbidgee.</p> <ul style="list-style-type: none"> <li>• Incorporating Aboriginal cultural values into the development plans would mean incorporating a reasonably wide development-free corridor – traditional Aboriginal camps would have had less impact on the river than modern urban environments which suggests that modern urban development should be located further away from the river</li> <li>• The Molonglo River has been subject to much abuse and has a high level of weed infestation – development can still occur but the river corridor must be made wider</li> </ul>	<ul style="list-style-type: none"> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</li> <li>• Subsequently the <i>Molonglo Valley Suitability Study (2005)</i> was undertaken jointly by the NCA and ACTPLA. The study for Molonglo was in response to the proposed growth scenarios within the <i>Canberra Spatial Plan</i>. The suitability study, in conjunction with other studies relating to the environment and infrastructure, informed the urban boundary presented in DA63.</li> </ul>
62	NA	<ul style="list-style-type: none"> <li>• Strongly opposed to proposals to open up additional greenfield residential areas in the ACT – current demographic and social trends provide opportunity for Canberra to achieve growth through urban infill and renewal</li> <li>• The so-called ‘Y-plan’ provided for three corridors of urban expansion from Central Canberra – planning reports and studies confirmed this structure , as well as protection of the Murrumbidgee and Molonglo River corridors and an open land policy for the rural area west of the city, recognising the visual importance of maintaining a strongly defined urban/rural boundary for the future protection of the landscape setting of the National Capital</li> <li>• Natural topography of the ACT is generally unsuited for large-scale urban development – longer term metropolitan growth across the ACT-NSW border around Queanbeyan and to the north must be seen in a positive light and as part of greater Canberra’s</li> </ul>	<ul style="list-style-type: none"> <li>• Sub-regional planning has progressed, and the ACT-NSW Regional Management Framework 2006 (an agreement between the ACT Government and NSW Government) involves cooperative management of growth and urban development issues in the sub-region consistent with key principles and objectives of the Canberra Spatial Plan and Sydney-Canberra Corridor Regional Strategy.</li> <li>• The ACT Government released the <i>Canberra Spatial Plan</i> in 2004, which identifies two new areas deemed capable for greenfield residential development, being the Molonglo Valley and Kowen Plateau. This is in addition to the completion of Gungahlin and residential intensification within existing urban areas of Canberra.</li> <li>• Subsequently the <i>Molonglo Valley Suitability Study (2005)</i> was undertaken jointly by the NCA and ACTPLA. The study for Molonglo was in response to the proposed growth scenarios within the <i>Canberra Spatial Plan</i>. The suitability study, in conjunction with other studies relating to the environment and infrastructure, informed the urban boundary</li> </ul>

		<p>population</p> <ul style="list-style-type: none"> <li>• The 1995 ACT &amp; Sub-Region Planning Strategy noted that the Molonglo Valley has been recognised in studies as a possible location for national capital uses requiring large sites and/or urban fringe locations – the high landscape quality is better suited to non-urban uses</li> <li>• The 1995 ACT &amp; Sub-Region Planning Strategy examined all possible future urban areas and concluded that development should not be pursued</li> <li>• Current trends in housing size, housing type and location choice indicate that over the next twenty-five years, greenfield land for single dwelling and some multi-unit housing could be met within Gungahlin and other towns without development of Molonglo (or Kowen). Demand for other multi-unit housing could be located in town centres, redevelopment areas and along public transport routes</li> <li>• There will be higher land servicing costs because of the nature of topography and geology (slope variation, rocky ground, river and stream crossings and proposed lake)</li> <li>• Need for further evaluation of bushfire risk and management as a result of exposure to NW winds and NSW grasslands based on CSIRO research and outcome of inquiries</li> <li>• No thorough traffic modelling of road system and the impact of Molonglo development on existing road network has been undertaken</li> <li>• Heritage and aboriginal cultural sites and conservation of biological habitats, native grasslands and woodlands and areas of high scenic value have not</li> </ul>	<p>presented in DA63.</p> <ul style="list-style-type: none"> <li>• Development in the Molonglo and North Weston area conforms to the <i>Canberra Spatial Plan</i> of containing urban growth within a 15 kilometre radius of the city centre, and residential intensification within a 7.5 kilometre radius of the city centre.</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including essential services such as water and electricity; transport infrastructure; and community facilities.</li> <li>• The ACT Government has commissioned bushfire risk assessments for the area, including the <i>Bushfire Risk Assessment for the Molonglo Valley including North Weston (2005)</i> and the <i>Molonglo Valley Australian Capital Territory Stage 2 Bushfire Risk Assessment (2006)</i>.</li> <li>• DV281 proposes principles and policies for bushfire risk management, requiring implementation of bushfire risk management in accordance with the existing <i>Strategic Bushfire Management Plan for the ACT (2005)</i>. The proposed principles and policies also acknowledge that a further</li> </ul>
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		<p>been adequately integrated with the planning of the river corridor and the urban area to ensure their protection</p> <ul style="list-style-type: none"> <li>• Changing existing broadacre areas in North Weston to permit residential is unacceptable – demand for broadacre sites is difficult to predict but areas need to be set aside for this purpose</li> <li>• There has been no archaeological survey along the Molonglo River to identify Aboriginal sites and their cultural significance</li> <li>• Does not support a lake on the lower Molonglo River due to the geological and visual significance of the bluffs and river meanders – preference is for continuous water flow in the natural river bed and a system of off-river ponds and swales to ensure water quality</li> <li>• Concern with the dormitory suburbs approach to the planning of Molonglo and centralising employment in the Central National Area without any provision for employment and other land uses in Molonglo</li> </ul>	<p>bushfire risk assessment must be undertaken at the estate development plan stage or earlier.</p> <ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>• New Broadacre Area land use policy is proposed to the west of the amendment area, in part to recognise existing uses, but also to balance the loss of Broadacre land in North Weston.</li> </ul>
63	Environmental Defender’s Office	<ul style="list-style-type: none"> <li>• Supports the establishment of a ‘nature reserve’ at the ecologically important and sensitive Kama area</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review</li> </ul>

	<p>(ACT) Inc. GPO Box 574, CANBERRA ACT 2601</p>	<ul style="list-style-type: none"> <li>• Concerns raised about the potential impact on ecological communities and endangered species, notably the Yellow Box Red Gum Grassy Woodland, and natural temperate grasslands</li> <li>• Concerns raised on the impact on raptors in the valley, in terms of loss of nesting and foraging areas, and additional pressures on raptor populations</li> <li>• Does not support a lake on the lower Molonglo river – a lake poses a risk of increased algal and bacterial growth; there exists two geological sites of heritage significance that would be at least partially inundated; a lake would result in the destruction of pink-tailed worm lizard habitat and some raptor nesting sites</li> <li>• Concerns that financial land returns have been given more weight than environmental impacts of a proposed lake.</li> <li>• Indicates support for development principles regarding water sensitive urban design and energy efficient housing, however mandatory planning principles measures to support energy efficient housing do not go far enough. The encouragement of certain technologies without mandatory components cannot yield environmental benefits and provide best practice design.</li> <li>• Concerns raised for the implications of climate change and the lack of information describing how this will be addressed – risk to the number of threatened species and ecological communities, and the fire risks associated with the proposed development area are likely to increase due to changing climatic conditions</li> </ul>	<p>of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</p> <ul style="list-style-type: none"> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• ACTPLA commissioned the <i>Molonglo Valley Heritage Review (2006)</i> and subsequent <i>Molonglo Valley Heritage Review Geological Heritage Addendum Report (2006)</i> which recommend further heritage (Aboriginal, non-Aboriginal and natural) investigations. The recommendations are aimed at minimising the impact of development on any cultural resources located within the Molonglo and North Weston area. DV281 contains relevant principles pertaining to the recognition and conservation of significant aboriginal and historic heritage places.</li> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan</li> </ul>
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			<p>(ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</p> <ul style="list-style-type: none"> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study</i> (Option 1) is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>• DA63 <b>does not</b> propose a lake on the Molonglo River.</li> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas under the Plan are the responsibility of ACTPLA.</li> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• The NCA is not concerned with income from land sales or land taxes, and therefore decisions have been based on studies such as the recent environmental review, and <i>Molonglo River Corridor Boundary Study</i>.</li> </ul>
64	<p>Deb Foskey ACT Greens, ACT Legislative Assembly, GPO</p>	<ul style="list-style-type: none"> <li>• It makes sense to develop those areas of degraded farmland and much of the past softwood plantations which have little ecological value – however, those parts of Central Molonglo where threatened species and grasslands are intact (including those areas</li> </ul>	<ul style="list-style-type: none"> <li>• The ACTPLA commissioned the <i>Molonglo Valley Light Impact Study (2006)</i>, which identified that a Light Limitation Zone will be established. This zone effectively encompasses North Weston and east Molonglo (central and west Molonglo will not affect the observatory). The light impact study</li> </ul>

	<p>Box 1020, CANBERRA ACT 2601</p>	<p>deemed capable of restoration) should be set aside for their survival.</p> <ul style="list-style-type: none"> <li>• There is no indication that studies have been conducted on the impacts on Mt Stromlo in regard to light shed from development.</li> <li>• Concerns that the ecological value of the Molonglo Valley is being ignored and that the recommendations of the River Corridor Boundary Study have been ignored – the study argues against a lake and prefers a chain of ponds.</li> <li>• A significant portion (14%) of the remaining 12,100 Ha of Yellow Box Red Gum Grassy Woodland in the ACT is located in the Molonglo Valley – the development of Central Molonglo (and subsequent loss off of 655 Ha of the endangered YBRGGW) needs to be rethought.</li> <li>• The river corridor is home to at least five species of reptile that are geographically uncommon in the area, as well as the eastern long-necked tortoise, eastern wallaroo and platypus – these species and the areas of the corridor they frequent are important to conserve in a functioning river corridor.</li> <li>• A number of heritage sites need to be maintained, including the Pioneer cemetery, the Coonan’s woolshed (which incorporates timbers from the original Coppins’ homestead), and the site of the original Coppins’ homestead which has some original stonework/foundations</li> <li>• The visual amenity of the hills of the Molonglo Valley need to be protected – housing sprawl should not be visible as a continuance from Belconnen to Weston Creek, and the Bush Capital concept needs to be</li> </ul>	<p>identified a number of key recommendations to minimise upward light spill, including: dense tree planting as screening devices between the observatory and urban areas; applying relevant Australian standards to outdoor lighting; applying light sensitive practices to sports grounds; and minimising light spill from lighting systems to ensure down-lighting only.</p> <ul style="list-style-type: none"> <li>• The Plan also contains policies relevant to development or installations that may adversely affect the operation of Mt Stromlo Observatory. In these cases, development is to be referred to the ANU for examination and comment.</li> <li>• DV281 proposes principles and policies in recognition of the need to minimise upward light spill in east Molonglo due to its proximity to the Mt Stromlo Observatory.</li> <li>• The NCA commissioned the <i>Molonglo River Corridor Boundary Study (2007)</i> to review the values of the Molonglo River Corridor based on those identified in the Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational).</li> <li>• The recommendation of the <i>Molonglo River Corridor Boundary Study (Option 1)</i> is implemented in DA63, and the Draft Amendment also proposes that Appendix F of the Plan apply to any development in the Molonglo River Corridor.</li> <li>• DA63 does not propose a lake on the Molonglo River.</li> <li>• The <i>Molonglo River Corridor Boundary Study (2007)</i> was commissioned in order to review the values of the Molonglo River Corridor based on those identified in the National Capital Plan (ecological, environmental, water quality, flood levels, landscape, cultural, recreational). The study examined the scenario by which a lake would be created, however did not recommend this option as the construction of a lake would severely impact on the degree to which the corridor can satisfy the values in the National Capital Plan.</li> </ul>
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		<p>retained</p> <ul style="list-style-type: none"> <li>• Public transport should be at the forefront of Molonglo and North Weston planning – sustainable transport needs to be an integral part of the planning and needs to be given higher priority. Light rail should be investigated.</li> <li>• Neighbourhood design needs to be based on walking and cycling, with safe cycling infrastructure to town centres</li> <li>• Need for sustainable design – including street and housing block orientation, grey water systems and other technologies to reduce water usage and create energy</li> <li>• Does not support a lake on the lower Molonglo River – all environmental studies concur that a chain of ponds would be the most environmentally preferred option, and this advice has been ignored by the NCA. The river corridor needs to continue the protection of water quality in the catchment, and the integrity of buffers, protection of inflows and vegetation that naturally filters over-land flow need to be protected.</li> <li>• It would be appropriate for Appendix F “Requirements for Murrumbidgee River Corridor” to be extended to include the Molonglo River Corridor.</li> </ul>	<ul style="list-style-type: none"> <li>• The ACT Government has indicated that a lake is the preferred water management strategy, however is subject to further analysis.</li> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• ACTPLA commissioned the <i>Molonglo Valley Heritage Review (2006)</i> and subsequent <i>Molonglo Valley Heritage Review Geological Heritage Addendum Report (2006)</i> which recommend further heritage (Aboriginal, non-Aboriginal and natural) investigations. The recommendations are aimed at minimising the impact of development on any cultural resources located within the Molonglo and North Weston area. DV281 contains relevant principles pertaining to the</li> </ul>
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			<p>recognition and conservation of significant aboriginal and historic heritage places.</p> <ul style="list-style-type: none"> <li>• The Draft Amendment proposes land use policy changes only, and is not required to identify potential pedestrian and cycle paths.</li> <li>• ACTPLA is responsible for the detailed planning of the area through concept plans, estate development plans and so on.</li> <li>• Pedestrian and cycle paths should be incorporated into the planning at a future stage, and will include connectivity with existing routes in the area.</li> <li>• Urban development within the Molonglo and North Weston area will promote a more sustainable city. A more sustainable urban form will be achieved by containing residential growth in more central locations to major employment centres, thereby reducing travel times and the consumption of land, water and energy. The proposed urban areas represent a more compact city, and place some limitations on the continued dispersal of the Canberra urban form.</li> <li>• Open space will be maintained through the NCOSS, including maintaining separation between towns, and between existing urban areas and proposed development within Molonglo and North Weston.</li> <li>• The NCOSS will retain the ‘bush’ nature of Canberra, and broad expanses of bushland, and views to the Brindabella’s will largely be maintained.</li> <li>• The General Policy Plan – Metropolitan Canberra of the Plan identifies land use policies for the ACT. An Amendment to the Plan is required before the Draft Variation to the Territory Plan can be implemented.</li> <li>• The NCA has detailed planning responsibility for those areas identified within the Plan as being Designated Areas. Detailed planning for those areas not identified as Designated Areas</li> </ul>
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			<p>under the Plan are the responsibility of ACTPLA.</p> <ul style="list-style-type: none"> <li>• All urban areas identified by DA63 are proposed to be outside of Designated Areas, and therefore detailed design and outcomes of the new suburbs within Molonglo and North Weston is the responsibility of ACTPLA.</li> <li>• The detailed design, including the provision of services and infrastructure is the responsibility of the ACT Government, including the investigation and development of transport infrastructure throughout the Molonglo and North Weston area. DA63 identifies a proposed Inter-Town Public Transport Route, however this is only indicative. In this case it aligns with options presented in DV281 and the Preliminary Assessment.</li> <li>• The indicative route does not specify the mode of transport, and therefore does not preclude light rail. The mode of transport will be determined by the ACT Government.</li> </ul>
65	<p>Heather Leeming 2 Hannan Crescent, AINSLIE ACT 2602</p>	<ul style="list-style-type: none"> <li>• Development in the Molonglo Valley will be an environmental disaster for the birds of prey that occupy the Molonglo Valley corridor</li> <li>• Decisions like this should not be allowed without consultation with environmental scientists and the people of Canberra</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> </ul>

			<ul style="list-style-type: none"> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> <li>• Environmental studies, including species specific fauna and flora surveys have been previously commissioned by the ACT Government and NCA, and will continue as detailed planning progresses. The most recent consultation period has allowed the Canberra community to have their say, and the community will have further opportunities for involvement as detailed planning progresses.</li> </ul>
66	NA	<ul style="list-style-type: none"> <li>• The Molonglo Valley is ‘hotspot’ for endangered ecological communities and threatened species – the development plans cover a key wildlife corridor and could lead to the long term local extinction of a number of bird species in the valley</li> <li>• The proposed development could destroy the endangered Aprasia habitat and drown Aboriginal heritage sites</li> <li>• The NCA has the responsibility to ensure environmental values in the valley and of the national capital are protected</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area</li> </ul>

			<p>for urban development.</p> <ul style="list-style-type: none"> <li>• ACTPLA commissioned the <i>Molonglo Valley Heritage Review (2006)</i> and subsequent <i>Molonglo Valley Heritage Review Geological Heritage Addendum Report (2006)</i> which recommend further heritage (Aboriginal, non-Aboriginal and natural) investigations. The recommendations are aimed at minimising the impact of development on any cultural resources located within the Molonglo and North Weston area. DV281 contains relevant principles pertaining to the recognition and conservation of significant aboriginal and historic heritage places.</li> </ul>
67	<p>Mary Falconer Friends of Aranda Bushland Inc., PO Box 376, JAMISON ACT 2614</p>	<ul style="list-style-type: none"> <li>• Concern for the future of the South Aranda bushland – this area contains mostly Yellow Box Red Gum Grassy Woodland, and endangered ecological community, and a population of the endangered Purple Pea – it is designated an area of high conservation value</li> <li>• Concern with continuity of access to the walkway, across a rural lease – access has been through an agreement with the rural lessee, Environment ACT and Friends of Aranda Bushland</li> <li>• South Aranda Woodland should be brought into the Canberra Nature Park and added to the Aranda Bushland/Aranda Snow Gums complex – ensuring connectivity between three different vegetation regions would enhance biodiversity and the conservational value of the area</li> </ul>	<ul style="list-style-type: none"> <li>• In light of submissions received during the public consultation period, the NCA identified the need for an independent review of previous environmental work undertaken to determine if the proposed urban boundary was justified in terms of biological and environmental conservation. This study was jointly funded between the NCA and ACTPLA.</li> <li>• The purpose of the study was to review existing environmental studies that have been undertaken to inform the urban boundary of the proposed Molonglo and North Weston development, and determine if the recommendations of the studies are consistent with what has been implemented in DA63 and DV281 in terms of the proposed urban boundary.</li> <li>• The independent study concluded that further study needs to be completed (at a detailed planning level) and that the central Molonglo area should be excluded from urban development at this time.</li> <li>• The central Molonglo area is potentially not required for urban development for another 20-30 years, which would allow adequate time to conduct long-term monitoring of endangered species and determine conclusively the suitability of the area for urban development.</li> </ul>

			<ul style="list-style-type: none"> <li>• The NCA is not involved in the continuity of access to the walkway.</li> <li>• The NCA is not involved in determining which areas are included within the Canberra Nature Park.</li> </ul>
<b>68</b>	NA	CONFIDENTIAL	