

2008

TABLING STATEMENT

VARIATION NO. 285 TO THE TERRITORY PLAN

BLOCK 17 SECTION 102 SYMONSTON
CHANGES TO NUZ 1 BROADACRE ZONE
DEVELOPMENT TABLE

Circulated by authority of the
Minister for Planning
Mr Andrew Barr MLA

01 / 04 / 2008

Mr Speaker, Draft Variation Number 285 to the Territory Plan proposes to add Block 17 Section 102 Symonston to the Broadacre Zone Development Table Figure 7 Symonston Area 'b' to permit Mobile home park use on the site. This is in order to facilitate the land swap agreement between the ACT Government and Dytin Pty Ltd, the lessee of Block 8 Section 97 Symonston which is the site of the Narrabundah Long Stay Caravan Park. The agreement will enable the caravan park to continue on Block 8 Section 97, provided land with equivalent development potential is made available to the lessee in the land swap.

Draft Variation No. 285 was released for public comment in July 2007 and attracted ten public submissions. Seven raised objections and three - including two form letters with a total of 32 signatures - expressed support for the proposal. The main issues related to the environmental and heritage status of the block, the presence of the Grassland Earless Dragon, suitability of the uses in a Broadacre zone, the transparency of the planning process, and concern for the residents of the caravan park if the variation and land-swap did not proceed. A Report on Consultation was prepared by the ACT Planning and Land Authority responding to the issues raised in the submissions.

The Standing Committee on Planning and Environment has considered the Consultation Report and the recommended final variation. In its report released in February 2008, the Committee

made six recommendations in relation to the draft Variation, among which was a recommendation that the Variation proceed.

The Government has considered the issues raised and a Government Response that provides a detailed response to the Committee's recommendations has been prepared.

Mr Speaker, I will now provide a brief outline of the Government's response to the Committee Report.

The Committee's first recommendation is that the proposed variation to the Territory Plan proceed.

The Committee's second recommendation is that the ACT Planning and Land Authority include in any lease and development conditions a requirement that the developer is to ensure thorough trappings and searches are conducted of arthropod burrows on the site, prior to any site development, with the aim of salvaging Grassland Earless Dragon individuals.

The Government agrees and the Land Development Agency, which is responsible for the leasing arrangements over the land, have made the appropriate arrangements to ensure that a survey be undertaken of Grassland Earless Dragons on the block prior to site development.

The Government concurs with the Committee's third recommendation that a Grassland Earless Dragon specialist be consulted to assist in the above process.

The Land Development Agency engaged David Hogg, an Environmental Consultant, to undertake a survey of the Grassland Earless Dragon in consultation with Alison Rowell, a specialist Biological Consultant. This work was undertaken during March 2008.

The Committee's fourth recommendation is that the ACT Planning and Land Authority and the Department of Territory and Municipal Services adopt the recommendations of the Conservator of Flora and Fauna, particularly in relation to the preservation and maintenance of remaining Grassland Earless Dragon grassland habitat.

This recommendation is supported. The grassland areas identified as being future reserves have been withdrawn from leasing and fenced, and have been identified as public land nature reserves on the new Territory Plan map to ensure the protection of grassland habitat.

The Committee's fifth recommendation is that the proposed grassland nature reserves are managed in a way to maintain the Natural Temperate Grassland habitat for Grassland Earless Dragon populations, including appropriate pasture management and weed control.

The Government is committed to managing the proposed grassland nature reserves to ensure the maintenance of natural habitat for Grassland Earless Dragon populations, including appropriate land management agreements, pasture management, conservation leases and weed control.

The Committee's sixth recommendation is that in relation to ongoing management of remaining grasslands in the area, the Committee recommends that the Government take into consideration the findings of the Commissioner for Sustainability and the Environment's investigation into the ACT's Lowland Native Grasslands when it is completed.

Once the investigation into the ACT's Lowland Native Grasslands is completed these findings will be taken into consideration by the ACT Government in relation to the ongoing management of remaining grasslands in the area.

Mr Speaker, I now table the approved Variation and the Government's response to the Planning and Environment Committee's Report on Draft Variation to the Territory Plan No. 285. I would also like to take this opportunity to thank the Committee for considering the draft variation.

2008

LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY

GOVERNMENT RESPONSE TO THE
STANDING COMMITTEE ON PLANNING AND ENVIRONMENT -
REPORT NO 32

DRAFT VARIATION NO. 285
BLOCK 17 SECTION 102 SYMONSTON
CHANGES TO NUZ 1 BROADACRE ZONE DEVELOPMENT TABLE

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Mr Andrew Barr MLA

Recommendation 1

The Committee recommends that this proposed variation to the Territory Plan proceed.

Response

Agreed.

Recommendation 2

The Committee recommends that the ACT Planning and Land Authority include in any lease and development conditions a requirement that the developer is to ensure thorough trappings and searches are conducted of arthropod burrows on the site, prior to any site development, with the aim of salvaging Grassland Earless Dragon individuals.

Response

Agreed.

The Land Development Agency, which is the Government agency responsible for the leasing arrangements over the land, have made the appropriate arrangements to ensure that a survey be undertaken of Grassland Earless Dragons on the block prior to site development.

Recommendation 3

The Committee further recommends that a Grassland Earless Dragon specialist be consulted to assist in the above process.

Response

Agreed.

The Land Development Agency engaged David Hogg, an Environmental Consultant, to undertake a survey of the Grassland Earless Dragon in consultation with Alison Rowell, a specialist Biological Consultant. This work was undertaken during March 2008.

Recommendation 4

The Committee recommends that the ACT Planning and Land Authority and the Department of Territory and Municipal Services adopt the recommendations of the Conservator of Flora and Fauna, particularly in relation to the preservation and maintenance of remaining Grassland Earless Dragon grassland habitat.

Response

Agreed.

The grassland areas identified as being future reserves have been withdrawn from leasing and fenced, and have been identified as public land nature reserves on the new Territory Plan map to ensure the protection of grassland habitat.

Recommendation 5

The Committee recommends that the proposed grassland nature reserves are managed in a way to maintain the Natural Temperate Grassland habitat for Grassland Earless Dragon populations, including appropriate pasture management and weed control.

Response

Agreed.

The ACT Government is committed to managing the proposed grassland nature reserves to ensure the maintenance of natural habitat for Grassland Earless Dragon populations, including appropriate land management agreements, pasture management, conservation leases and weed control.

Recommendation 6

In relation to ongoing management of remaining grasslands in the area, the Committee recommends that the government take into consideration the findings in the Commissioner for Sustainability and the Environment's investigation into the ACT's Lowland Native Grasslands when it is completed.

Response

Agreed.

Once the investigation into the ACT's Lowland Native Grasslands is completed these findings will be taken into consideration by the ACT Government in relation to the ongoing management of remaining grasslands in the area.