

2025

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

ELEVENTH ASSEMBLY

**Major Plan Amendment (MPA) 05 – Removal of areas from the FUA overlay and confirm zoning
pursuant to the *Planning Act 2023, Section 75***

**Presented by
Chris Steel MLA
Minister for Planning and Sustainable Development
December 2025**

Planning (Removing the FUA overlay and setting zoning for a number of sites including Bluetts block and Coombs peninsula) Major Plan Amendment 2025

Notifiable instrument NI2025–

made under the

Planning Act 2023, s 75 (Minister's powers in relation to draft plan amendments)

1 Name of instrument

This instrument is the *Planning (Removing the FUA overlay and setting zoning for a number of sites including Bluetts block and Coombs peninsula) Major Plan Amendment 2025*.

2 Major plan amendment

- (1) I approve under section 75 (2) (a) of the *Planning Act 2023* (the **Act**) the Major Plan Amendment 05 to the Territory Plan.
- (2) In accordance with the Act, section 75 (5) (c), a major plan amendment must be presented to the Legislative Assembly and may only commence by commencement notice under section 80 (2).

3 Dictionary

In this instrument:

Major Plan Amendment 05 to the Territory Plan means the Major Plan Amendment in schedule 1.

Chris Steel MLA
Minister for Planning and Sustainable Development
November 2025



ACT
Government

**Territory
Planning**
Authority

MAJOR PLAN AMENDMENT to the TERRITORY PLAN 05

**Removing the Future Urban Area (FUA) overlay
and setting zoning for a number of sites
including Bluetts block and Coombs peninsula**

November 2025

**This draft major plan amendment was prepared
under division 5.2.7 of the Planning Act 2023**

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1.0 Introduction

1.1 Purpose

This document is major plan amendment 05 (MPA-05) to the Territory Plan.

Key parts of this document are:

- section 2 – summarises the MPA, including amendments to the Territory Plan and associated documents
- section 3 – why this MPA was undertaken
- section 5 – detailed amendment instructions to the Territory plan made by this MPA.

1.2 Outline of process

A major plan amendment (MPA) is a statutory process under the Planning Act that enables the Territory Plan to be amended. The three types of MPAs are:

- Proponent-initiated
- Authority-initiated
- Minister-initiated

MPA-05 is an Authority-initiated MPA.

Under section 63 of the Planning Act, the Authority made MPA-05 available for public comment from 30 June 2025 to 11 August 2025. Following consultation, the Authority considered whether to revise or withdraw the DPA.

After consultation concluded, the Authority considered the comments and gave DPA-05 to the Minister for referral to the relevant Legislative Assembly Standing committee (the Standing Committee). The Standing Committee did not prepare a report in relation to DPA-05.

With the above complete, and in considering the background papers, the ACT Planning Strategy 2018 and relevant District Policies, the Minister for Planning and Sustainable Development approved MPA-05.

The Minister must now present MPA-05 to the Legislative Assembly which may reject it completely or partly. If passed by the Legislative Assembly, the MPA may commence and become part of the Territory Plan.

A commencement notice or rejection notice will be published on the [major plan amendment](#) webpage.

For more information about the content of the [Territory Plan](#) and the [major plan amendment](#) processes please refer to the City and Environment (CED) website.

2.0 Summary of MPA-05

This section summarises:

- the amendments MPA-05 made to the Territory Plan and supporting documents
- outlines the relevant subject area

Amendments to the Territory Plan by this MPA are summarised in section 2.2 and shown in detail at section 6 of this document.

2.1 Site description

MPA-05 amends the Territory Plan map to remove a number of sites from the future urban area (FUA) overlay. Where the FUA overlay is removed the land use zoning is confirmed. This MPA also makes some adjustments to the Molonglo River Reserve boundary.

The subject sites are located at:

- Block 403 Stromlo and part Block 12 Section 1 Denman Prospect (Bluetts block)
- Various parts along the edge of Coombs and the Molonglo River Reserve, including Coombs Peninsula
- Land between Sections 96 and 116 Denman Prospect and the Molonglo River Reserve and some small parts to the north
- Block 1650 Belconnen, Block 15 Section 39 Whitlam, Blocks 88 and 89 Molonglo Valley (infrastructure sites)
- Block 6 Section 109 Amaroo (adjoining the proposed tennis centre)
- Block 1 Section 17 Gungahlin (enclosed oval) and Block 3 Section 19 Gungahlin (urban open space at the western end of the Gungahlin Town Centre) and Block 3 Section 232 Gungahlin, and the nearby parts of Gungahlin Place
- Block 8 Section 96 Weston Creek

2.2 Sites and changes

These sites and changes are described under individual site headings below.

Bluetts Block – remove FUA (Stromlo and Denman Prospect)

MPA-05 considers the area of Bluetts Block (Block 403 Stromlo and part block 12 section 1 Denman Prospect – Figure 1).

This area was identified as nature reserve on 14 February 2025 in Minor Amendment 2024-m. When the minor amendment was placed on public consultation, comments from the Canberra community and environmental groups expressed concern that the site remained under the FUA overlay. This overlay was not able to be uplifted as a part of the minor amendment, consistent with the Act. Therefore, the removal of the FUA over Bluetts Block is made as a

part of this MPA. This also confirms the zoning of the area as NUZ3 Hills, Ridges and Buffer.

An ACT Legislative Assembly resolution requested the ACT Government to release a plan amendment to remove the FUA overlay (see section 2.2 below for further details).

The existing Territory Plan zoning and overlays are shown in Figure 2 and proposed in Figure 3.

Figure 1 – Location Map – Bluetts block

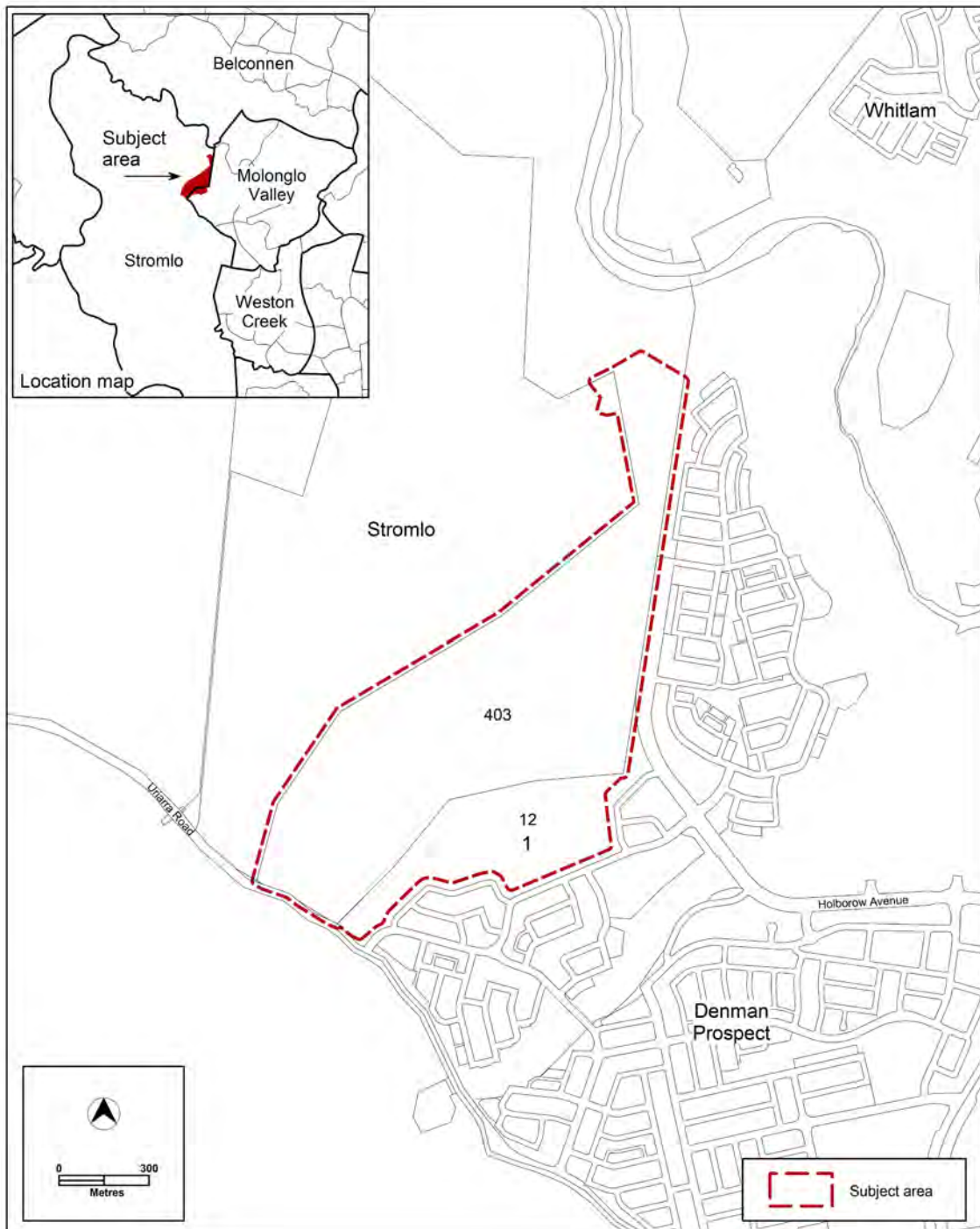


Figure 2 – Existing Territory Plan Map – Bluetts block

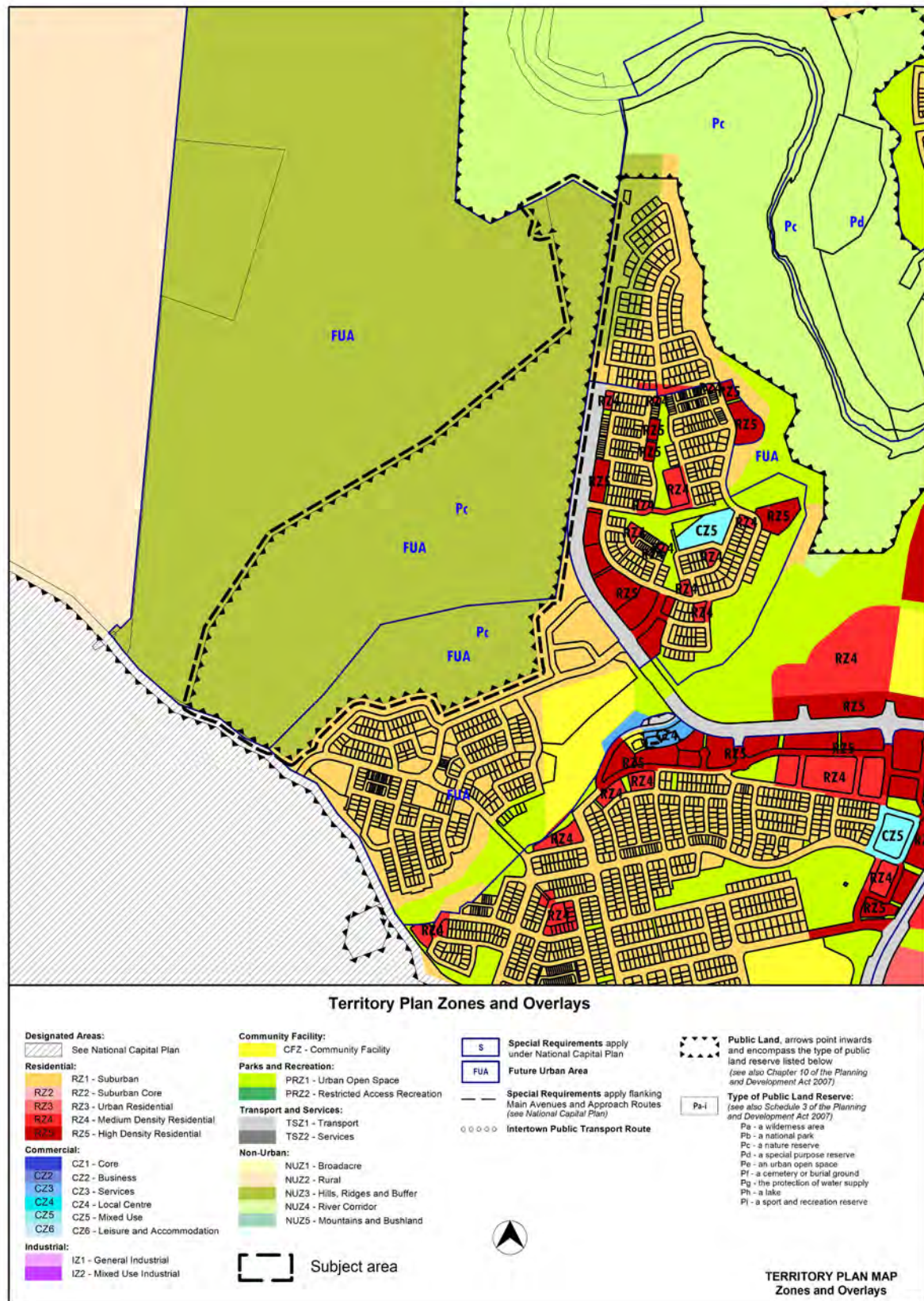
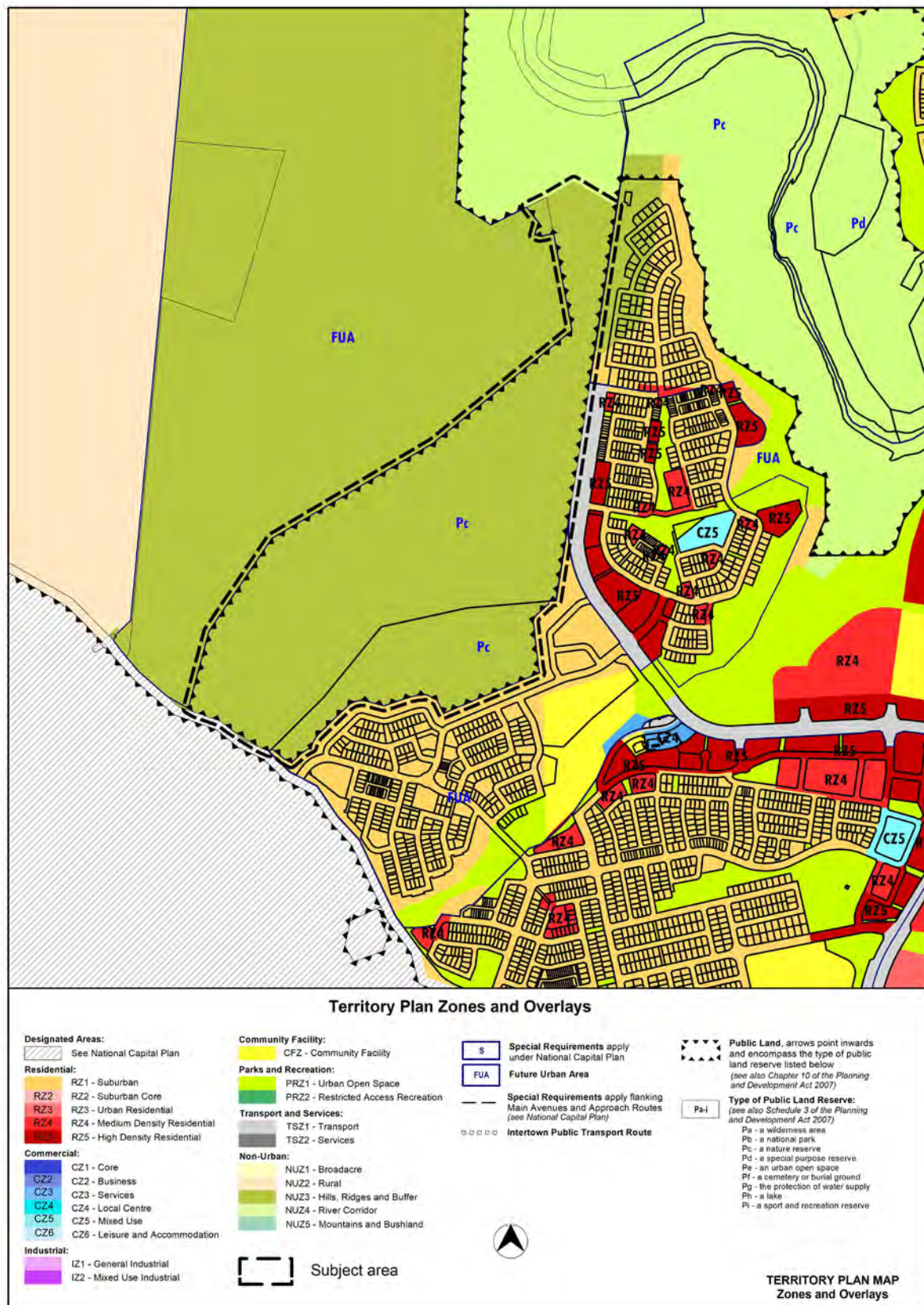


Figure 3 – Proposed Territory Plan Map – Bluetts block



Coombs Peninsula and Molonglo River Reserve – remove FUA, reserve boundary changes and set zoning

MPA-05 proposes the following over Coombs Peninsula (Figure 4):

- remove the FUA overlay
- rezone the majority of the area as NUZ4 River Corridor
- add a 'Pd' special purpose reserve overlay to protect the site for recreational purposes and form a part of the Molonglo River Reserve.
- rezone parts of Coombs Peninsula adjoining the suburb of Coombs to the PRZ1 Urban Open Space zone to allow it to be used as a bushfire inner asset protection zone and enable the development of a future shared path to be accommodated. The area of PRZ1 zoned land adjacent to Annabelle View will allow the future shared path to meet relevant design standards, as there is a significant grade change in this area, and will also enable connection to the existing path.

The FUA overlay is being removed from the majority of the Molonglo River Reserve (Figure 5). PRZ1 Urban Open Space zone is being adopted between the suburb of Coombs and along the edge of the Molonglo River Reserve (Figures 5 and 7). Parts of the boundary of the Molonglo River Reserve are being adjusted in a minor way to follow fence lines and enable better land management practices.

A small area to the east of Coombs in North Weston is retaining the existing FUA overlay as this area is anticipated to be contained in a future subdivision design application, which will be followed by a minor amendment to set the zoning and uplift the FUA. The existing Territory Plan zoning and overlays can be seen in Figure 6.

An ACT Legislative Assembly resolution requested the Coombs Peninsula to be rezoned consistent with the rest of the Molonglo River corridor (see section 3 under the heading "Anything else the territory planning authority considers relevant to the amendment" for Coombs Peninsula).

The specific changes to the Molonglo River reserve are as follows:

- A total of 5.3 ha is added to the reserve network, which comprises 6.7 ha added to the Coombs Peninsula special purpose reserve, with a net loss of 1.4 ha to the river reserve. As outlined in figure 5, this includes both minor increases and decreases elsewhere along the boundary. These changes have been made to align with existing fence lines and land management practices.
- These adjustments include:
 - o decreasing the reserve along part of Annabelle View by moving the boundary from the western side of the existing shared path to the eastern side, where the fence line is located.
 - o increasing the reserve elsewhere along Annabelle View by moving the boundary from its existing location to the existing fence line.
 - o decreasing the reserve near Harold White Avenue to remove land that is not managed as a nature reserve.

Figure 4 – Location Map – Coombs peninsula and Molonglo River Reserve

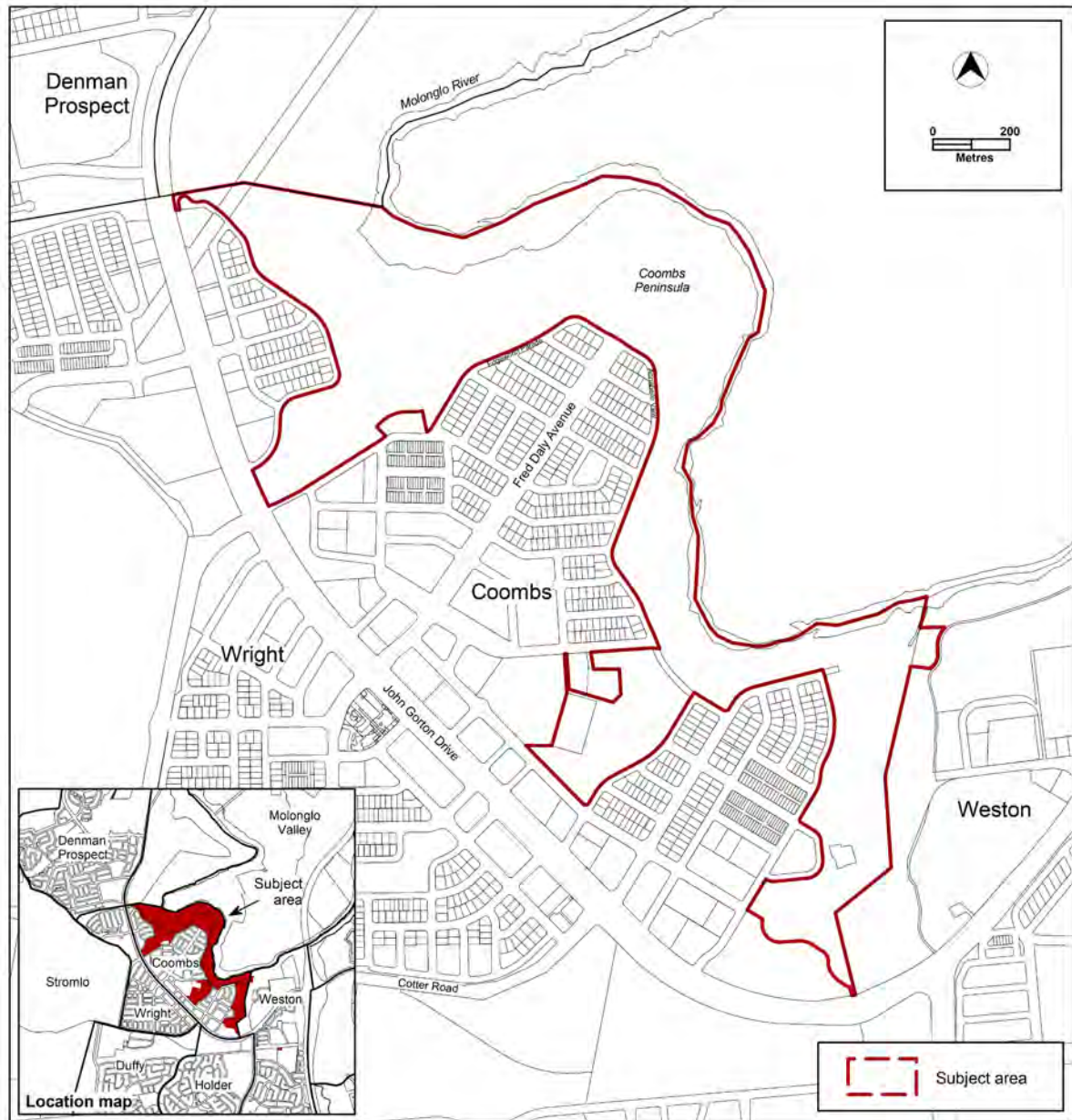


Figure 5 Coombs peninsula and Molonglo River Reserve – changes to zoning and FUA overlay

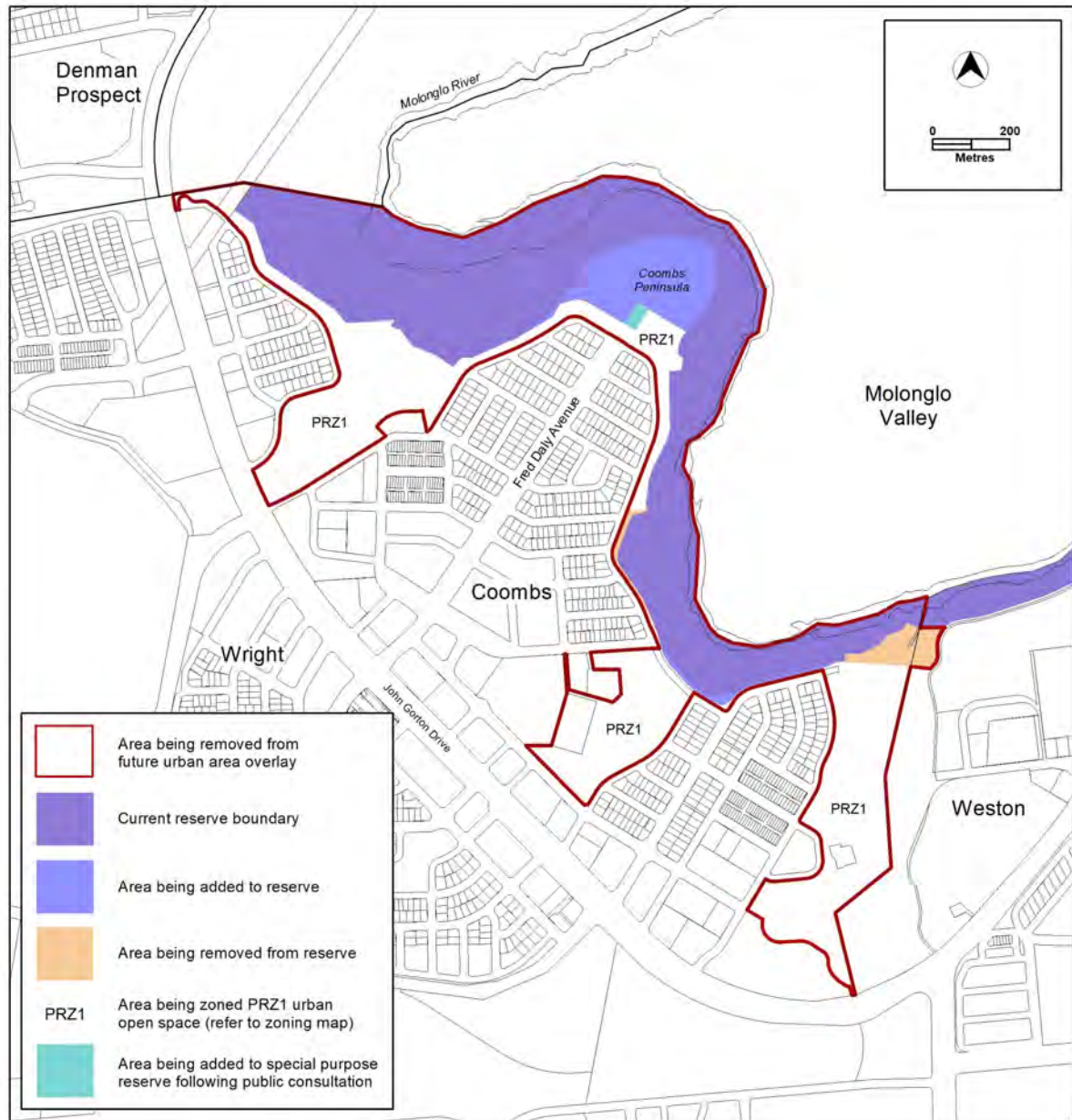


Figure 6 – Existing Territory Plan Map – Coombs

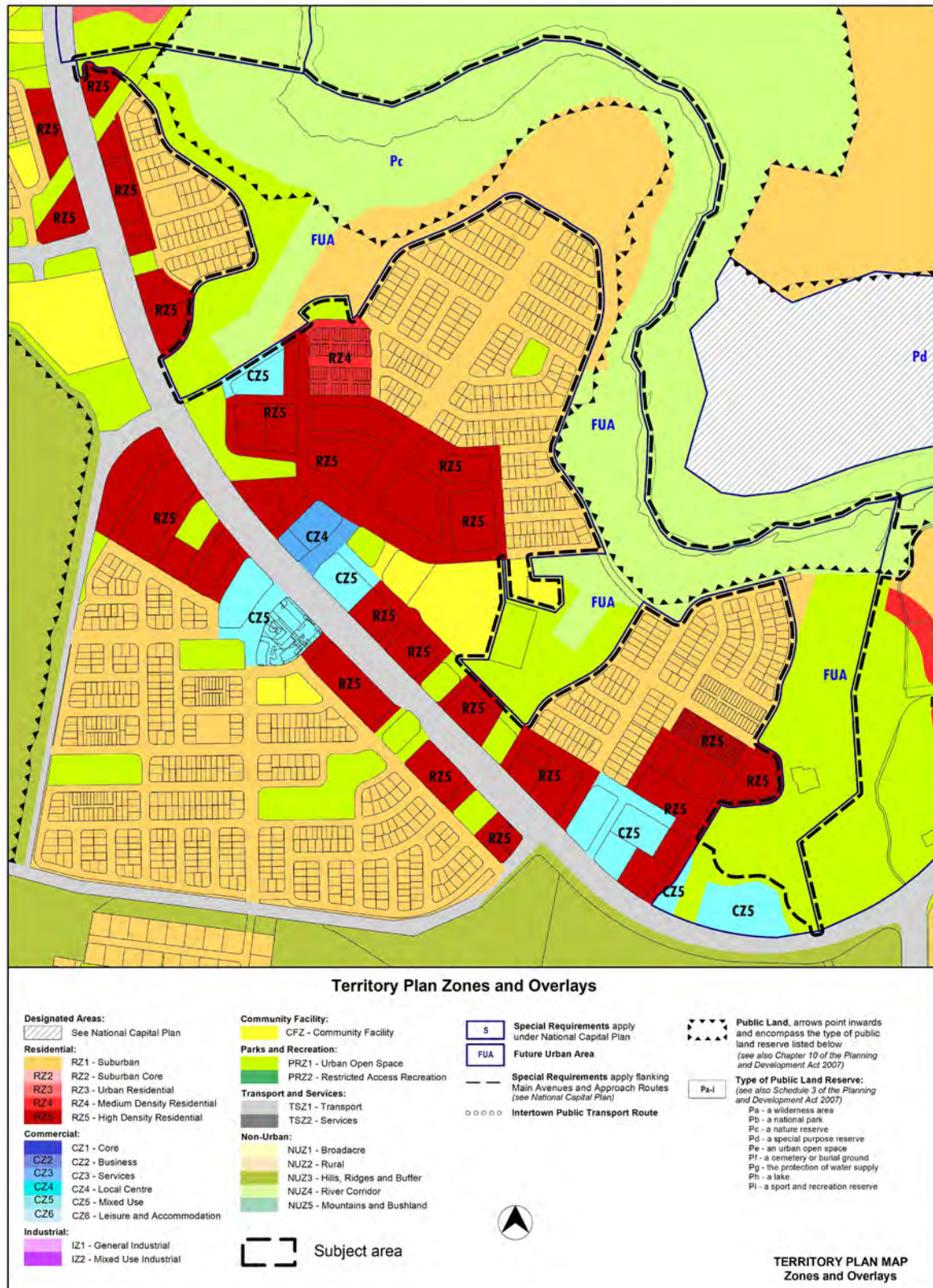
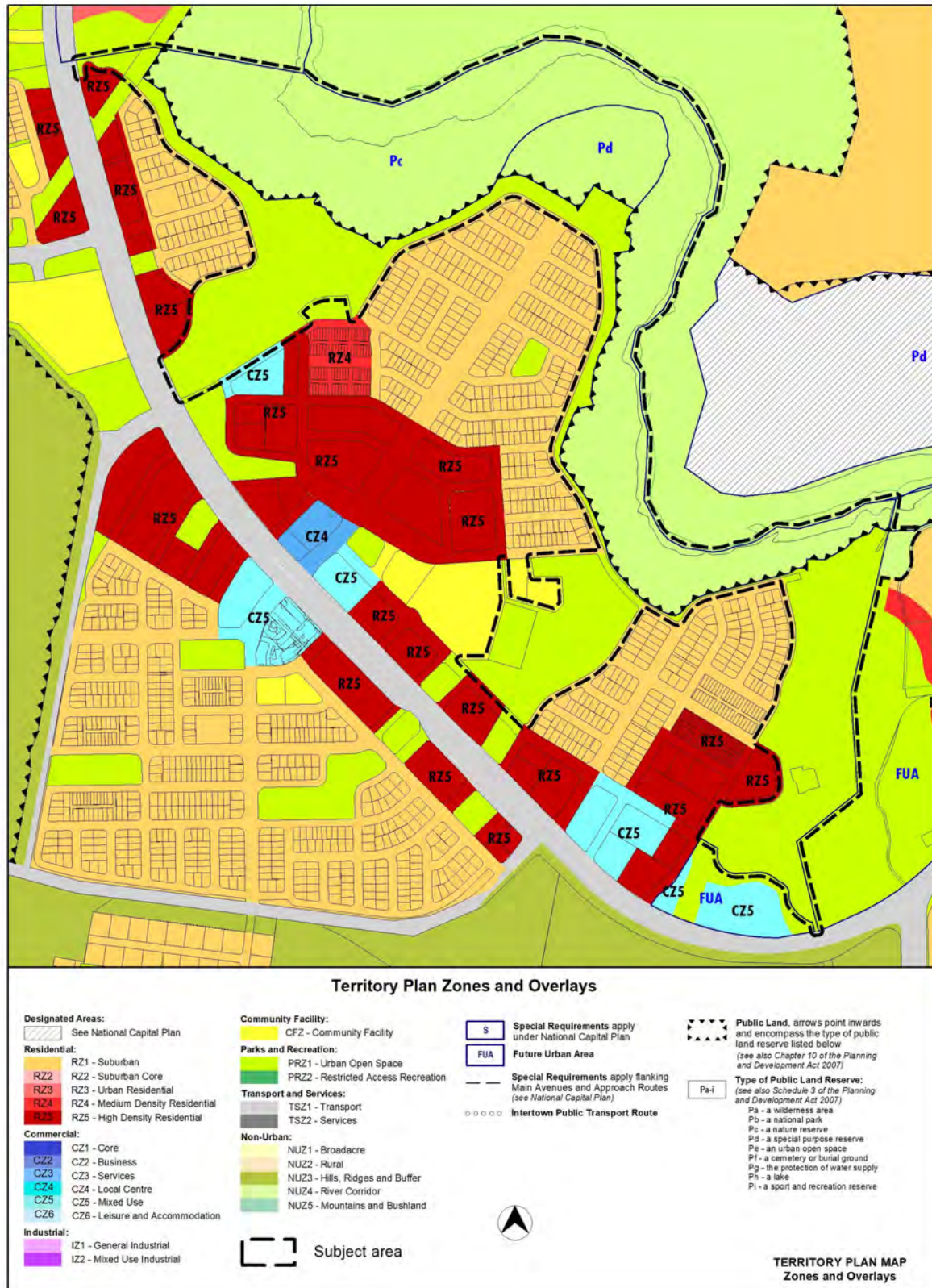


Figure 7 – Proposed Territory Plan Map – Coombs



Denman Prospect – set zoning (retain FUA)

MPA-05 considers an area of Denman Prospect between the existing urban area and the Molonglo River Reserve (Figure 8). The existing Territory Plan zoning and overlays can be seen in Figure 10.

A further 3.5 ha is added to the Molonglo River Reserve by zoning NUZ4 River Corridor (Figure 9 and 11). These adjustments are being made to the Molonglo River Reserve boundary, adjacent to Denman Prospect, to incorporate and protect recently surveyed pink-tail worm-lizard habitat into the Molonglo River Reserve.

The FUA overlay is retained over this area to enable the final suburb boundary and zoning to be fully considered as a part of a future subdivision design application.

Figure 8 – Location Map – Denman Prospect

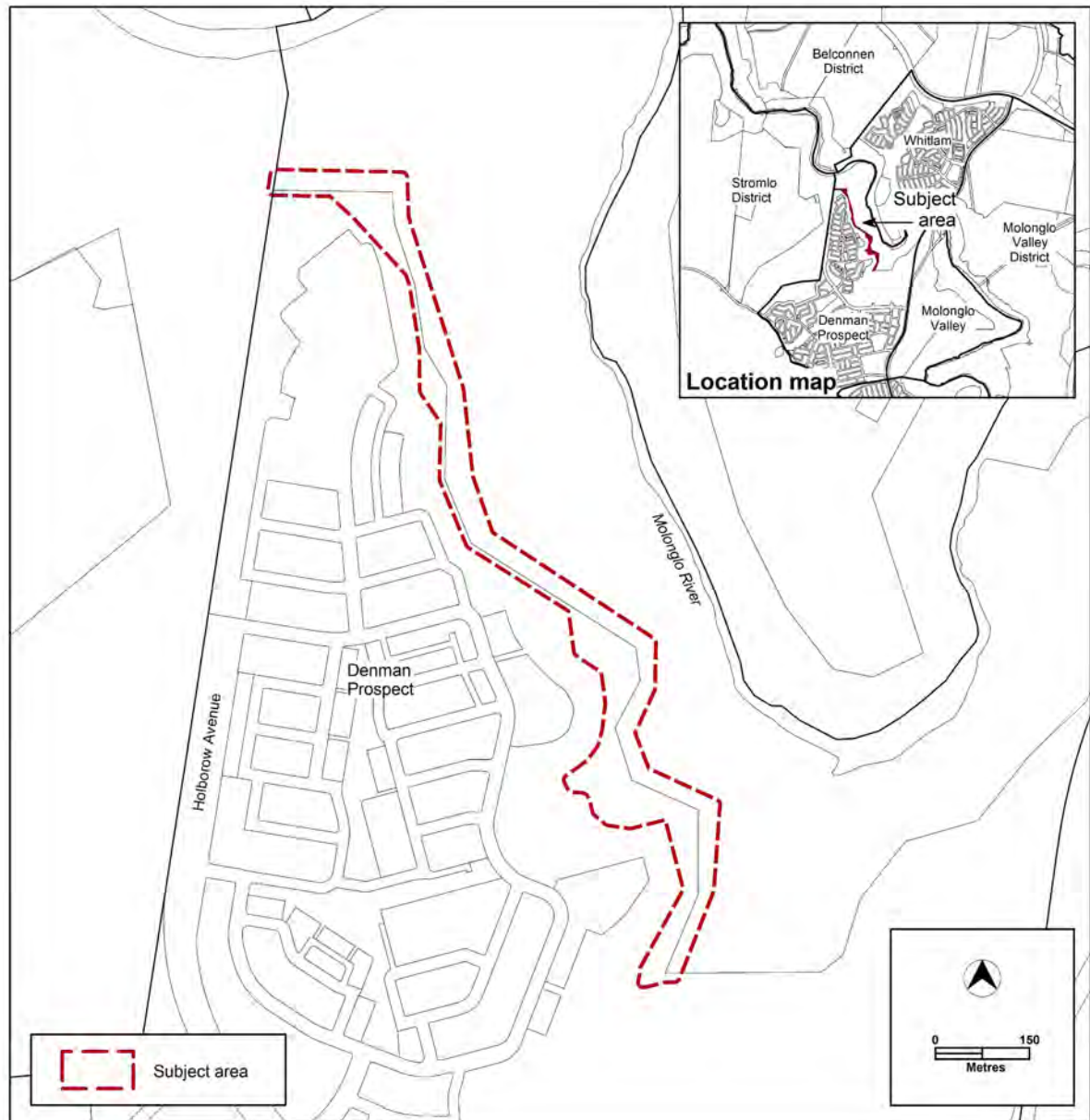


Figure 9 Denman Prospect additions Molonglo River Reserve – changes to zoning

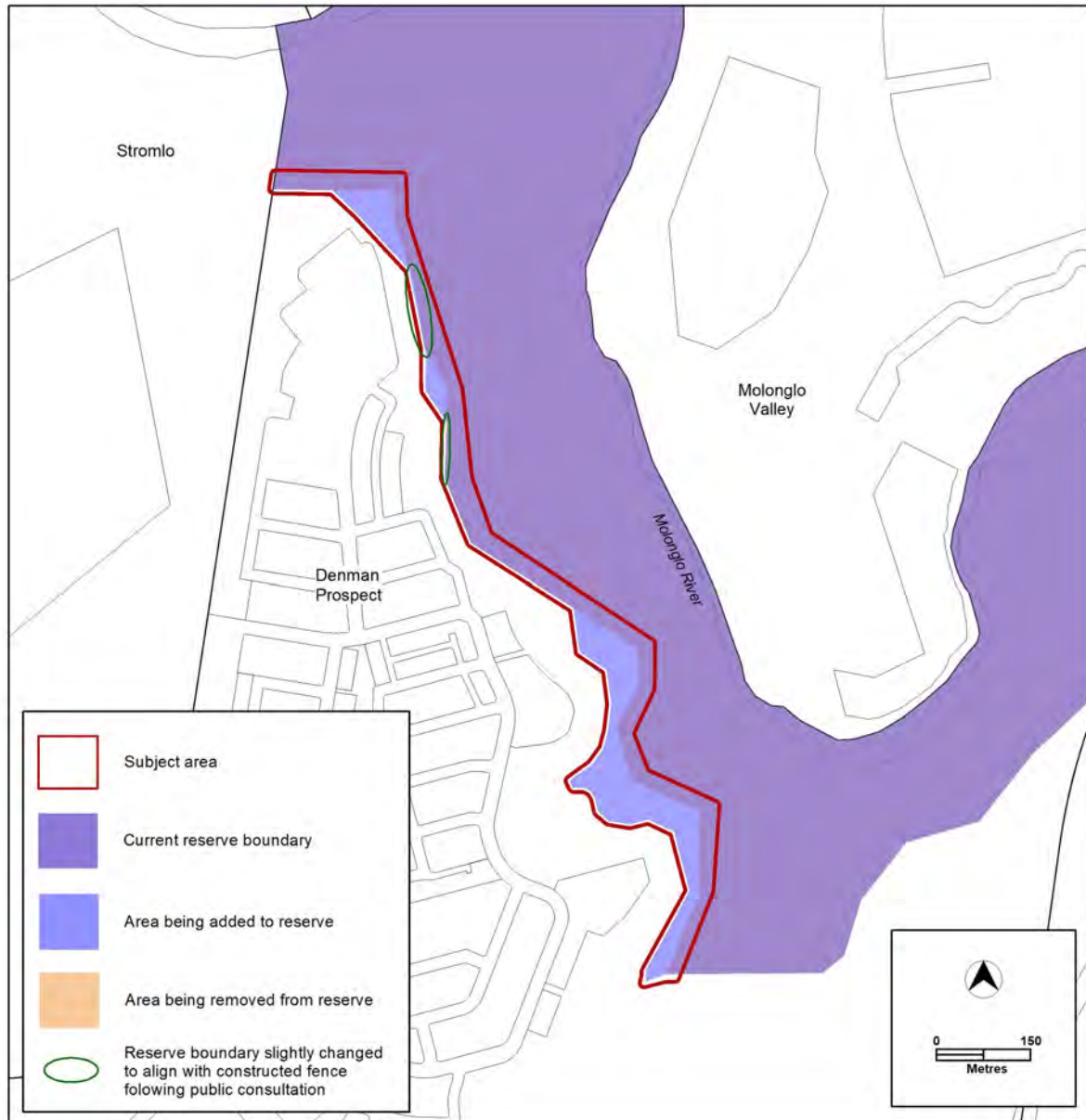


Figure 10 – Existing Territory Plan Map – Denman Prospect

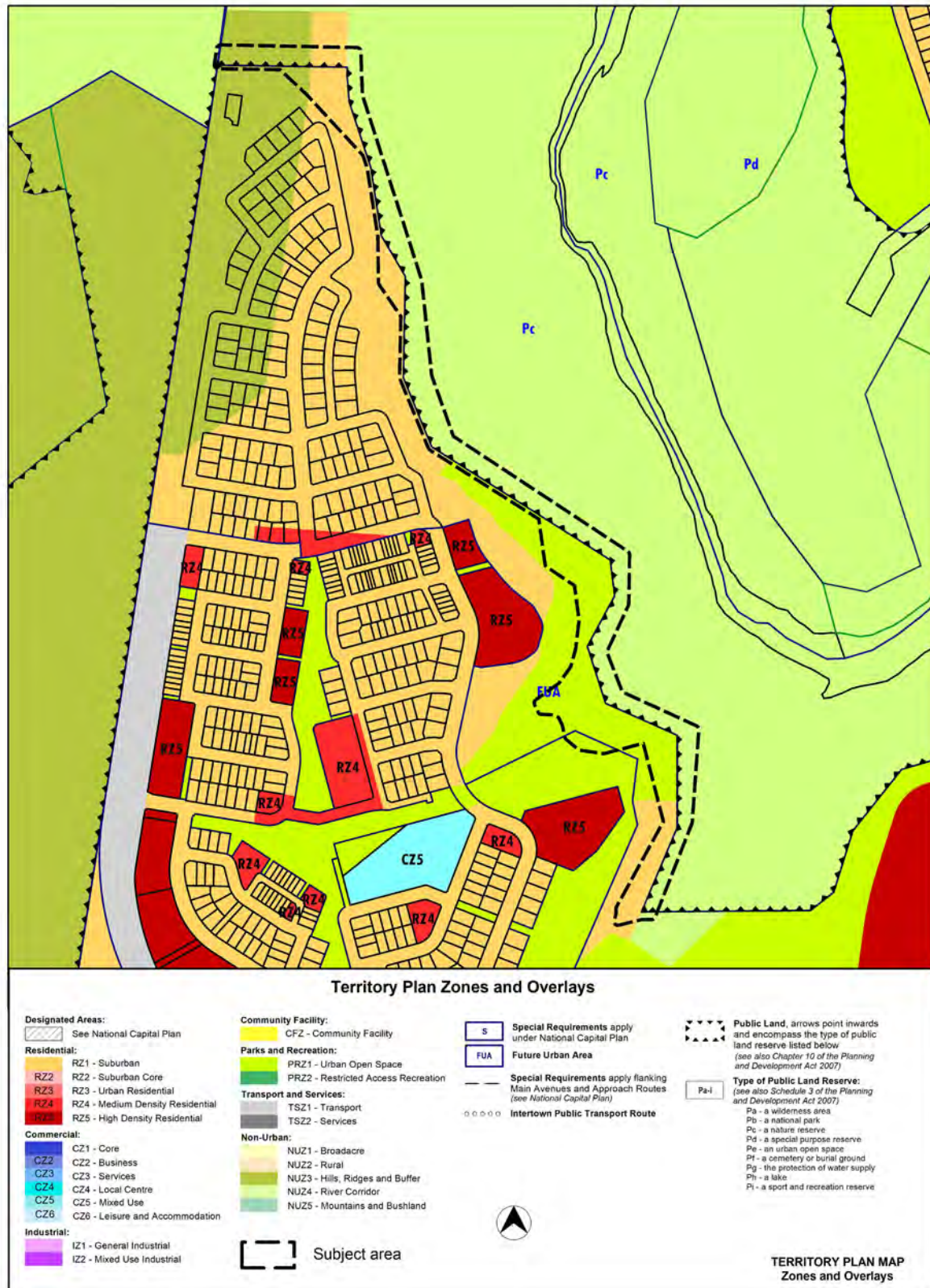
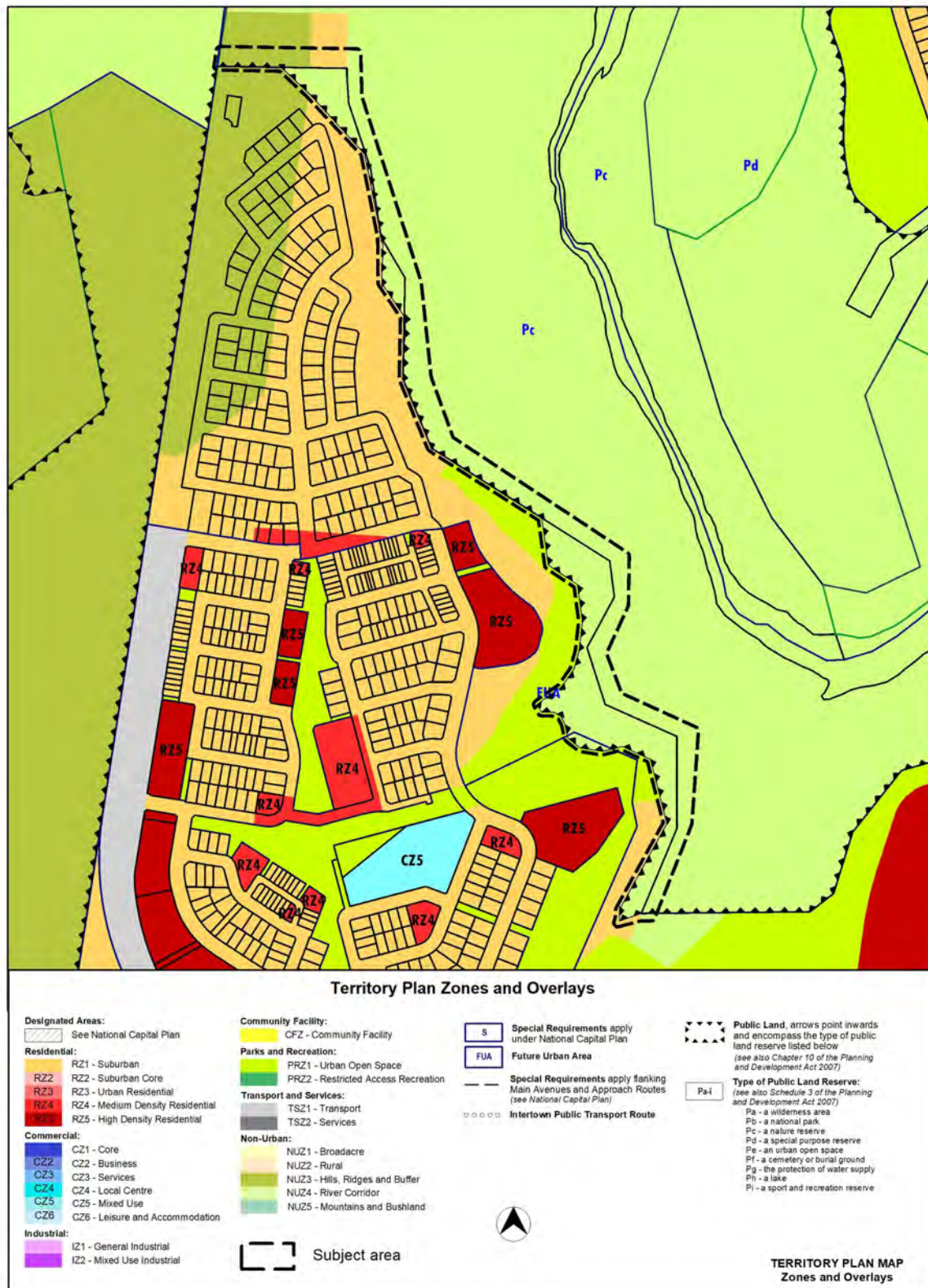


Figure 11 – Proposed Territory Plan Map – Denman Prospect



Molonglo Valley and Belconnen – infrastructure sites – remove FUA and set zoning

MPA-05 makes changes to four infrastructure sites (Figure 12). Three of the sites are located in the Molonglo Valley (Blocks 87 and 89, Molonglo Valley, and Block 15 Section 39 Whitlam), and one site is located in Belconnen (Block 1650). The existing Territory Plan zoning and overlays for these sites can be seen in Figure 13.

The FUA overlay is removed and to set final zoning as TSZ2 Services (Figure 14). This is to facilitate the development of Icon Water facilities (Figure 12).

Figure 12 – Location Map – infrastructure sites

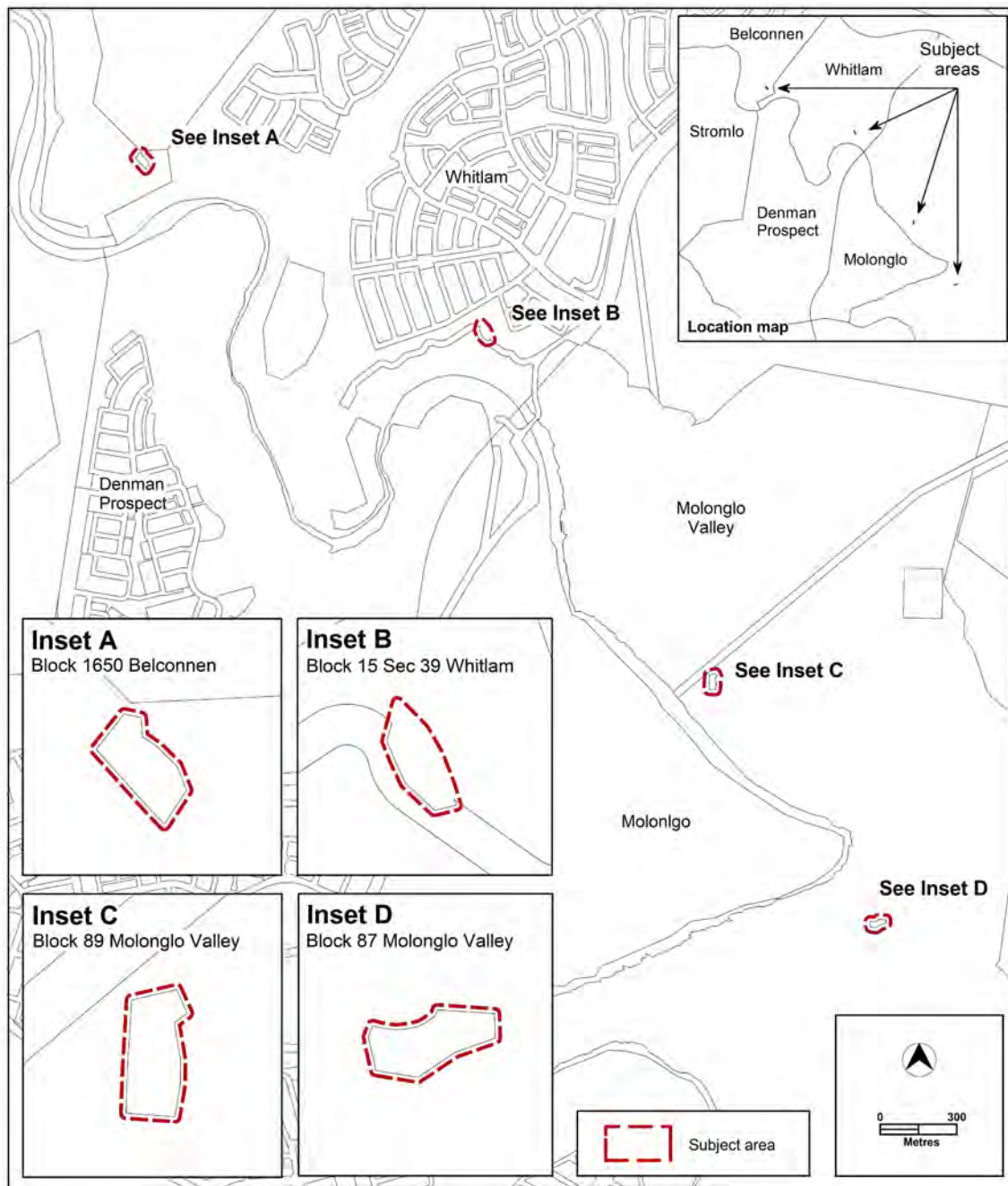


Figure 13 – Existing Territory Plan Map – infrastructure sites

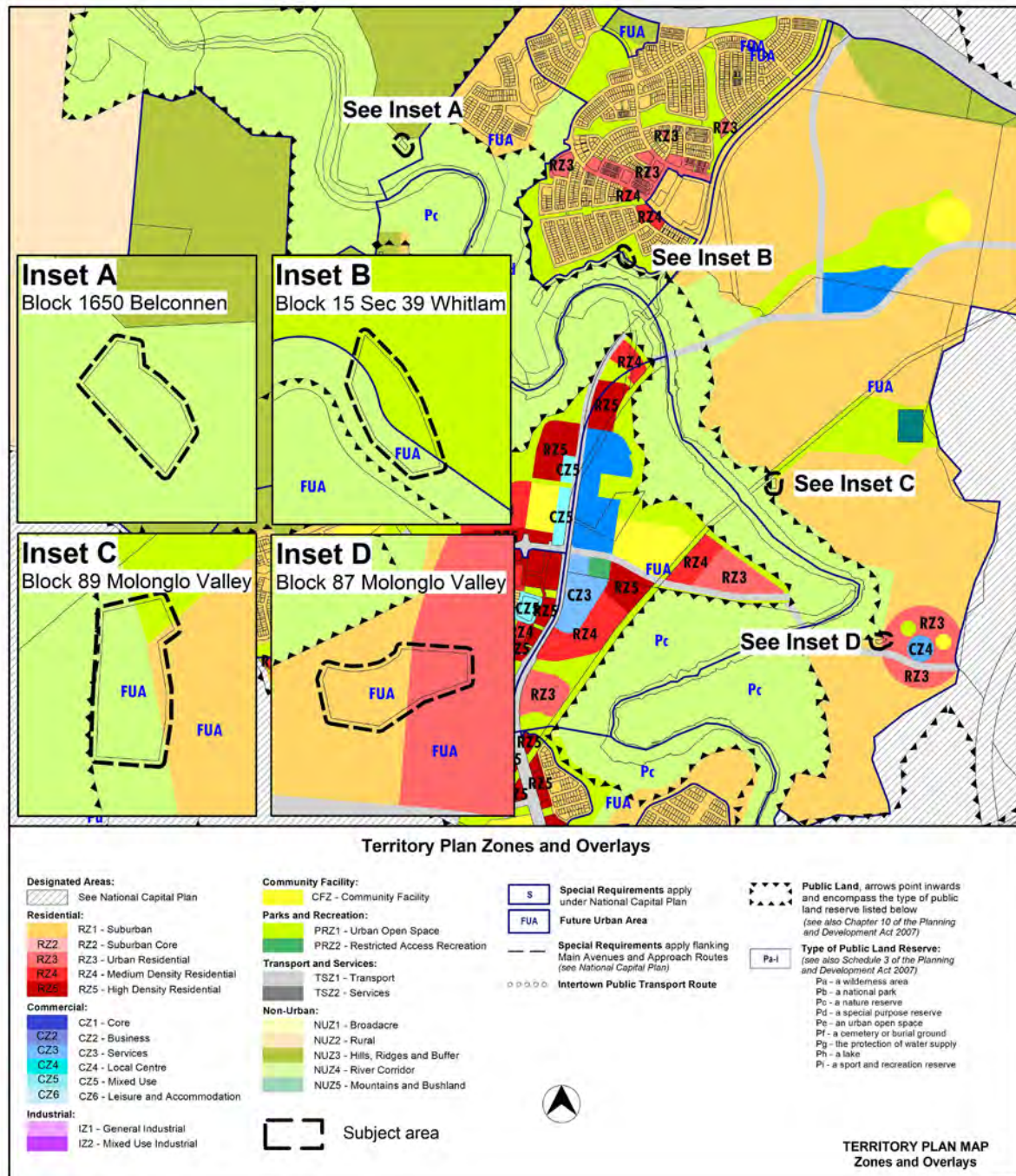
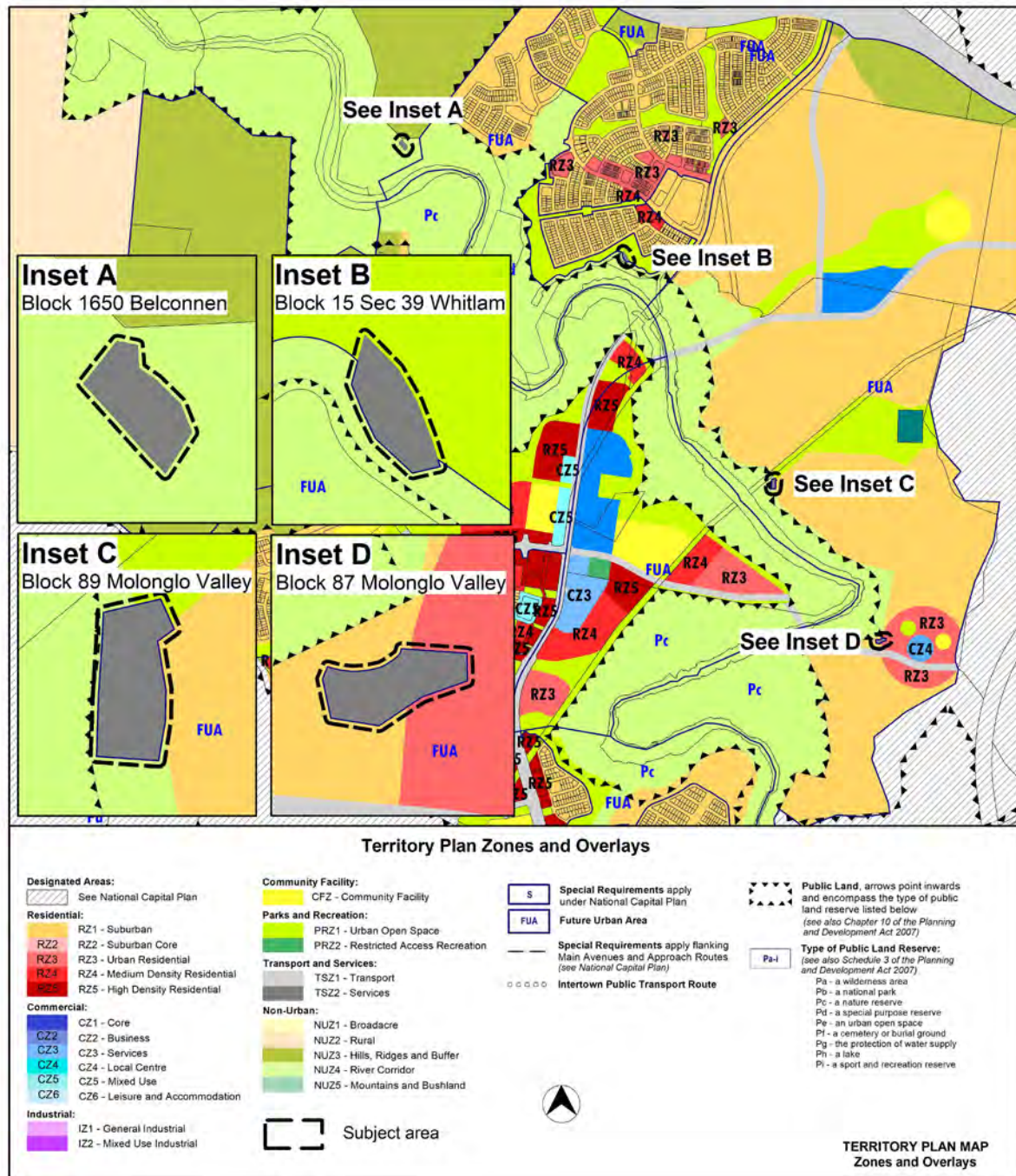


Figure 14 – Proposed Territory Plan Map – infrastructure sites



Gungahlin Town Centre – remove FUA and set zoning

There are a number of remnant sites in the western part of the Gungahlin Town Centre, which were not subject to an estate development application under the previous planning system or a subdivision design application under the current planning system (Figure 15). This means that the FUA overlay is unable to be removed through a minor plan amendment process. As a result, these are removed as a part of this MPA.

The sites, which are outlined in Figure 15, and the changes are described below:

- Block 1, Section 17 Gungahlin (enclosed oval):
 - Remove FUA overlay
 - Set final zoning as PRZ2 Restricted Access Recreation.
- Block 3, Section 19 Gungahlin (open space)
 - Remove FUA overlay
 - Set final zoning as PRZ1 Urban Open Space.
- Block 3, Section 232 Gungahlin (surface car park):
 - Remove FUA overlay
 - Confirm final zoning as CZ1 Commercial Core.
- Block 1 Section 250 Gungahlin (open space)
 - Remove FUA overlay
 - Set final zoning as PRZ1 Urban Open Space.
- The road around Block 1 Section 250 Gungahlin:
 - Remove FUA overlay
 - Set final zoning as TSZ1 Transport.
- Block 1 Section 38 Gungahlin:
 - Remove FUA overlay
 - Set final zoning as CZ1 Core, consistent with the surrounding zoning.

The existing Territory Plan zoning and overlays can be seen in Figure 16 and the proposed zoning can be seen in Figure 17.

Figure 15 – Location Map – Gungahlin

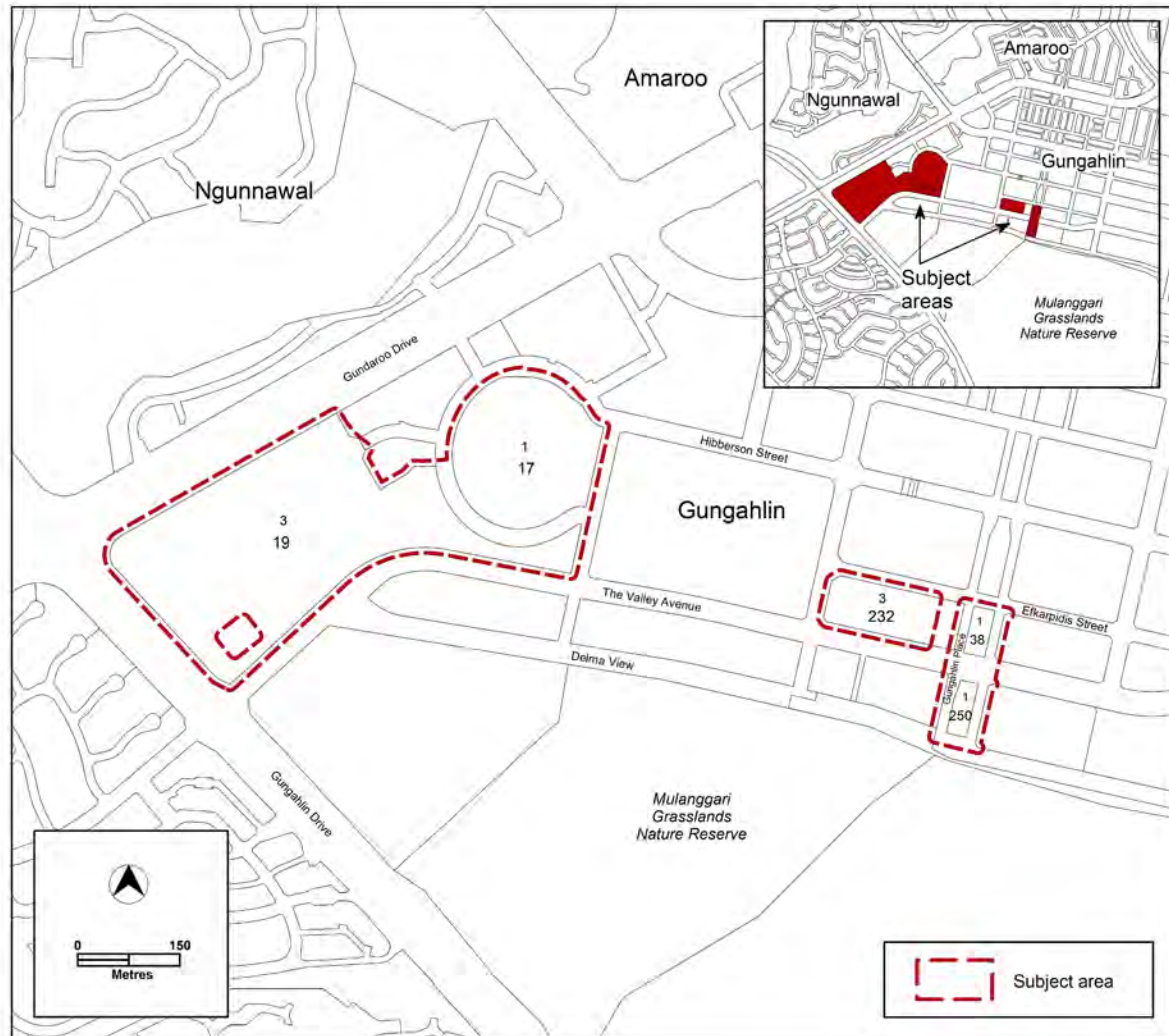


Figure 16 – Existing Territory Plan Map – Gungahlin

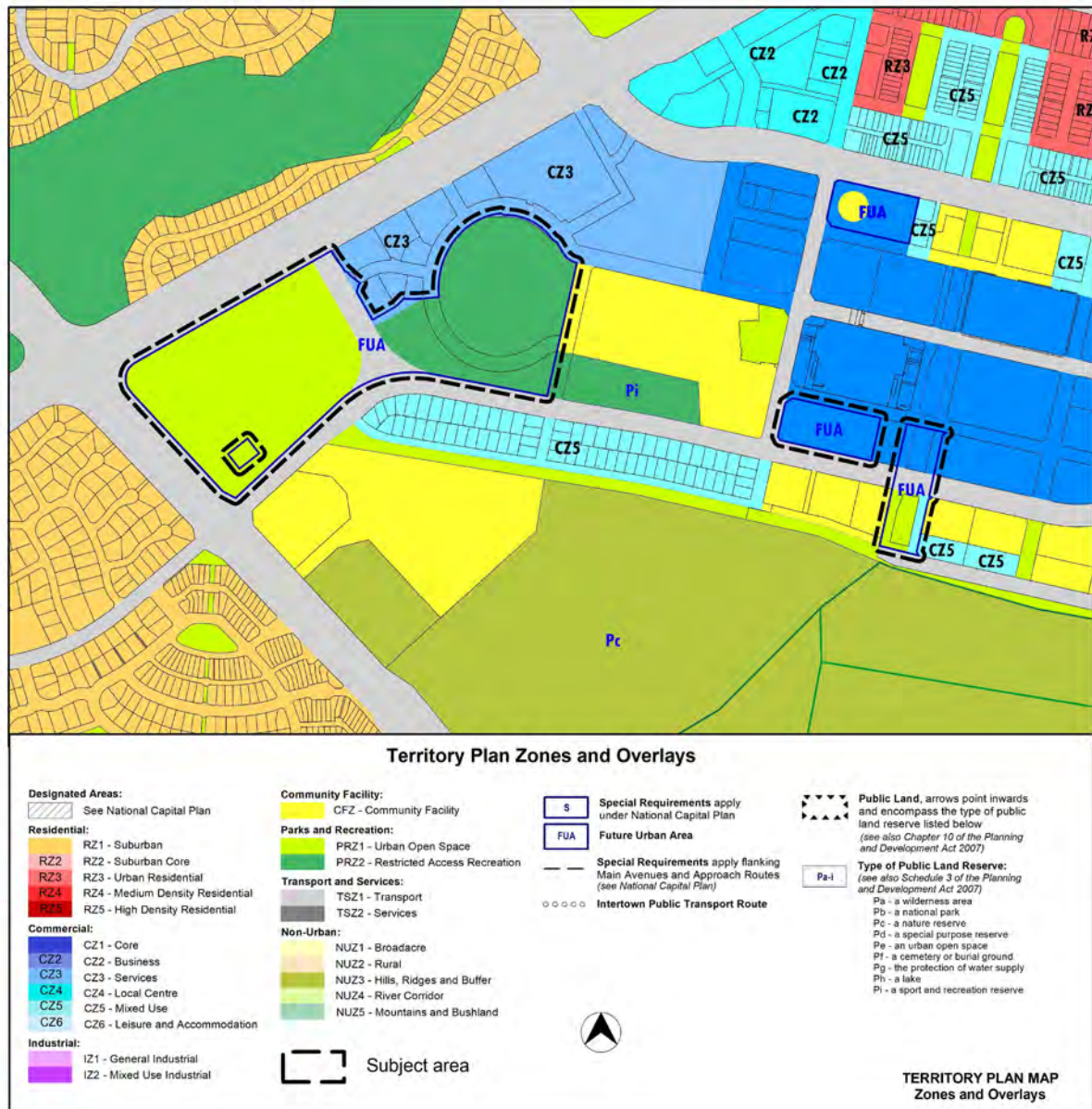
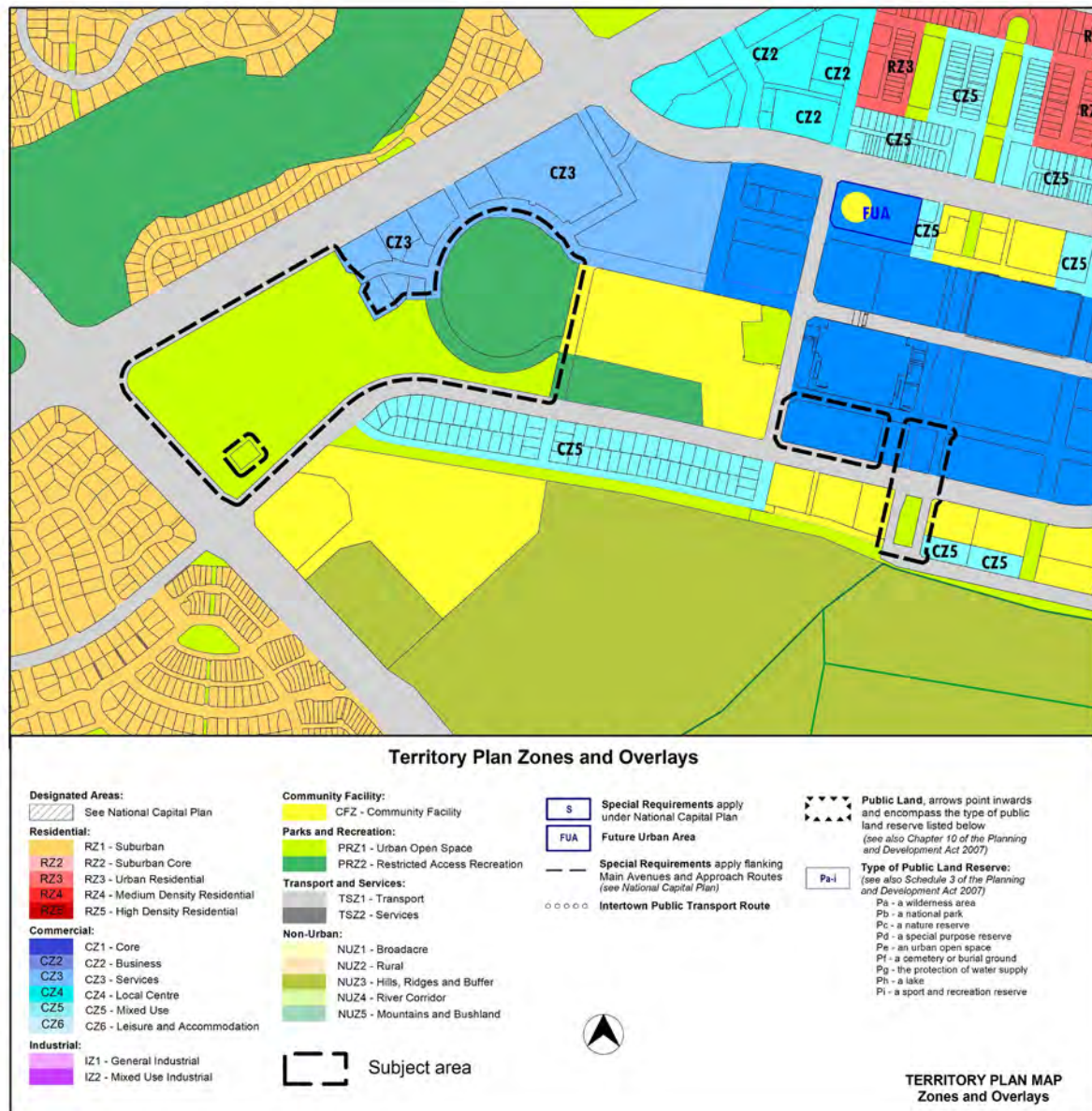


Figure 17 – Proposed Territory Plan Map – Gungahlin



Amaroo Urban Open Space – remove FUA and set zoning

MPA-05 makes changes to one remaining parcel of open space in Amaroo (Block 6 Section 109 – Figure 18). This area is the last part of the suburb to have a FUA overlay. The existing Territory Plan zoning and overlays can be seen in Figure 19.

The FUA overlay is removed which confirms the zoning as PRZ1 Urban Open Space. A small strip of land adjacent to Horse Park Drive (currently zoned TSZ1 Transport) is zoned to PRZ1 to regularise the zoning (Figure 20).

Figure 18 – Location Map – Amaroo



Figure 19 – Existing Territory Plan Map – Amaro

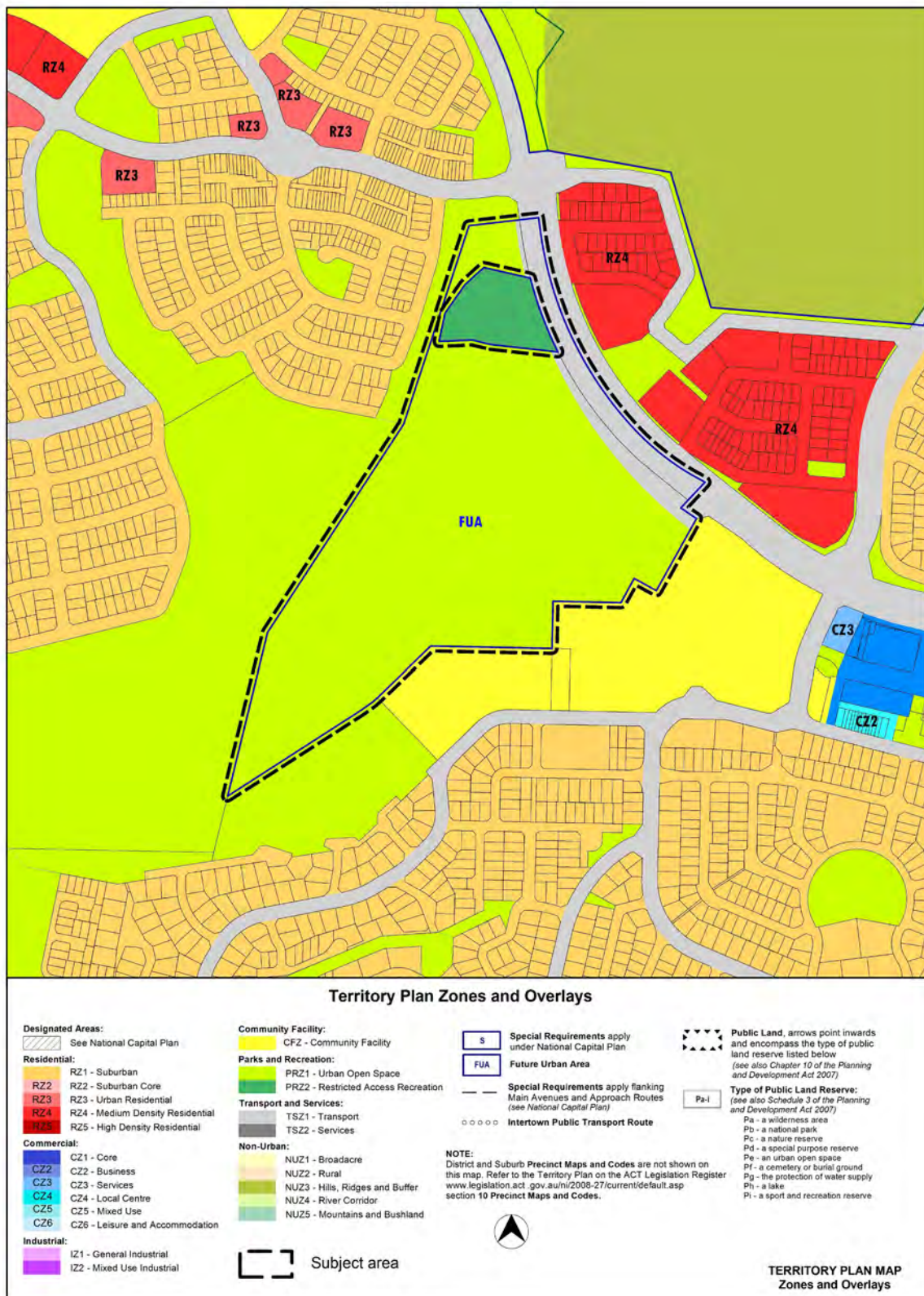
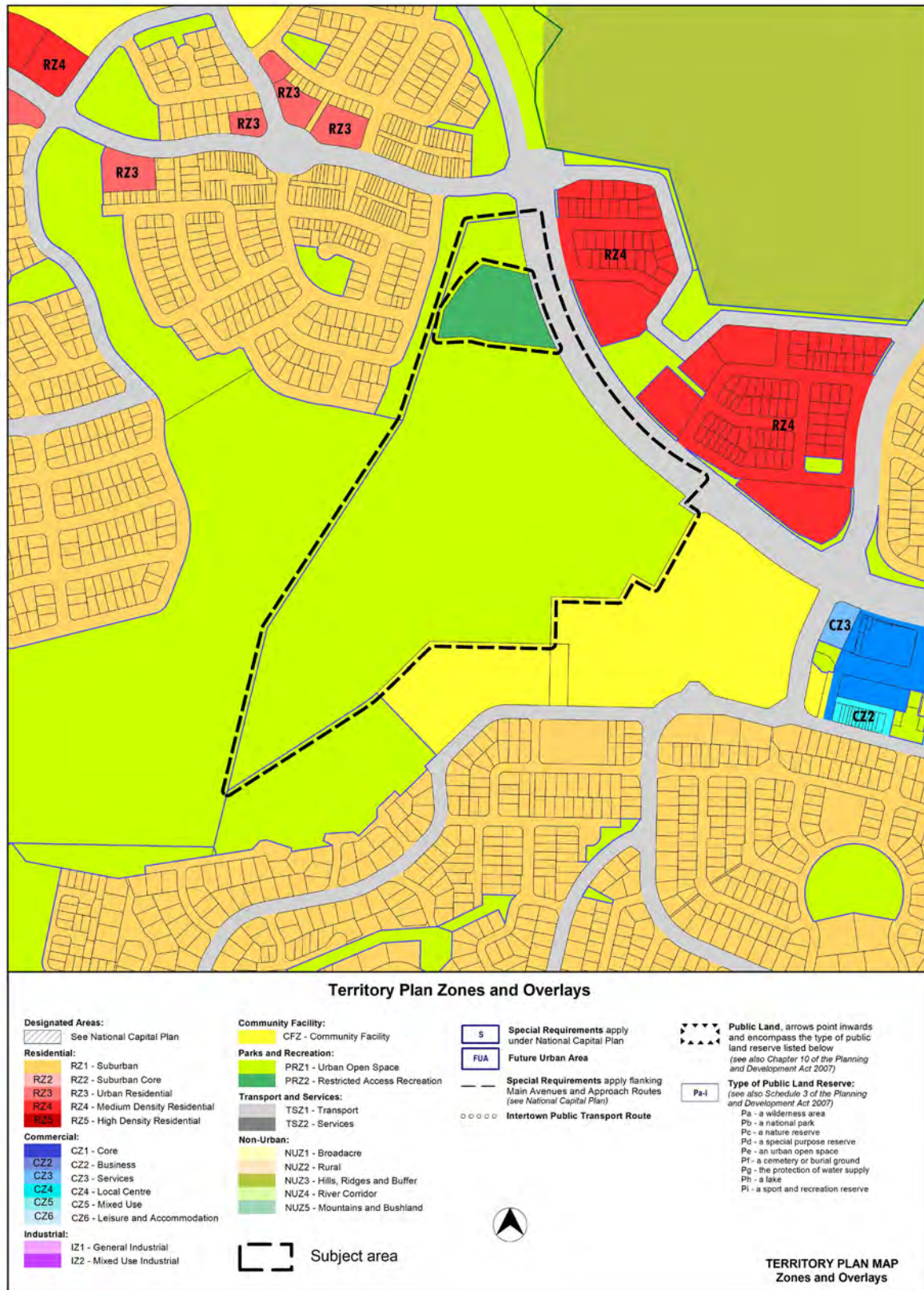


Figure 20 – Proposed Territory Plan Map – Amaroo



Weston Urban Open Space – remove FUA and set zoning

MPA-05 makes changes to Block 8 Section 96 Weston (Figure 21), which is a remnant block with an FUA overlay. The existing Territory Plan zoning and overlays can be seen in Figure 22.

The FUA overlay is removed which sets the zoning as PRZ1 Urban Open Space. The change from the indicative RZ4 Medium Density Residential zoning reflects the current use and management of the land. (Figure 21 and 23).

Figure 21 – Location Map – Weston



Figure 22 – Existing Territory Plan Map – Weston

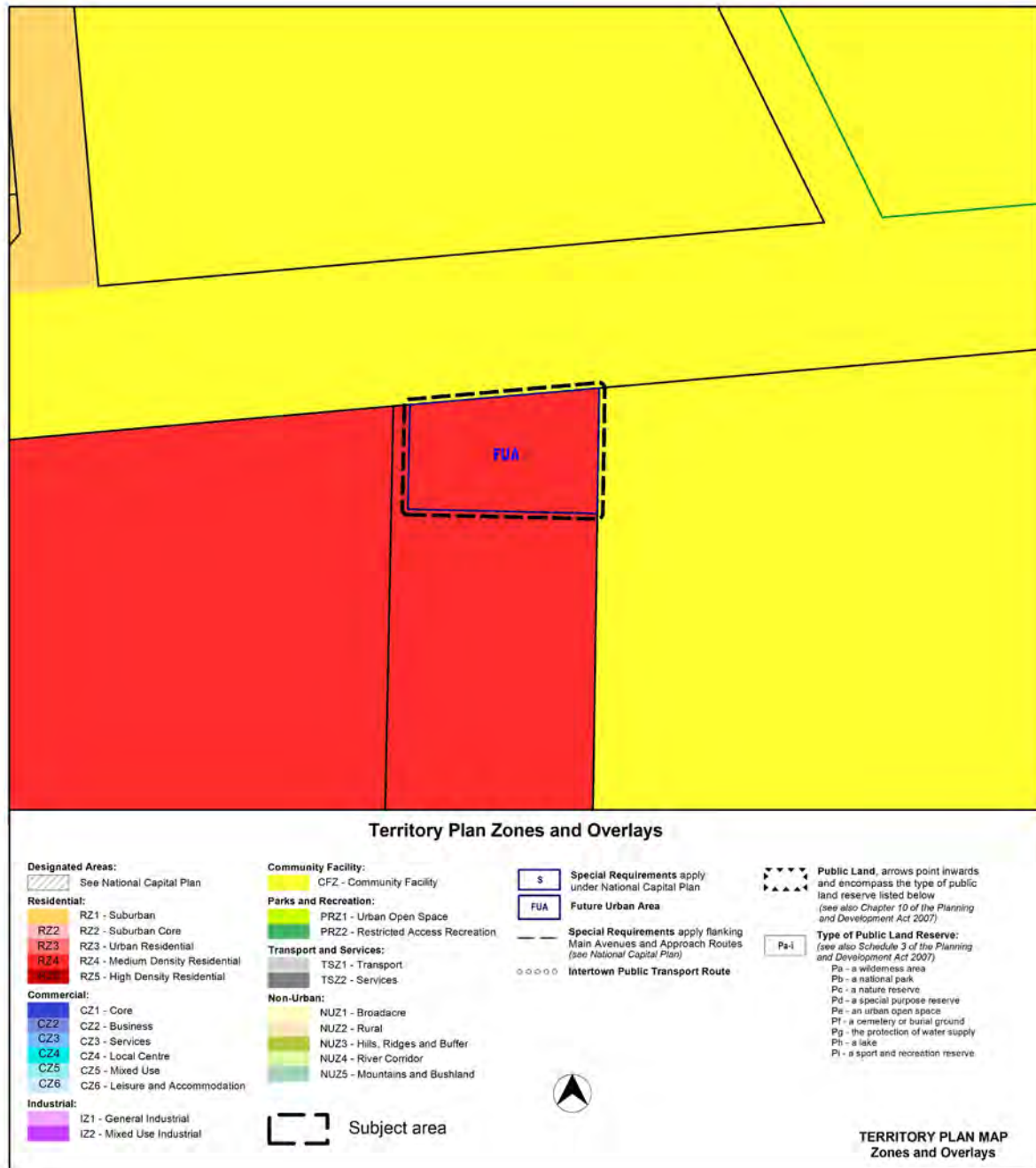
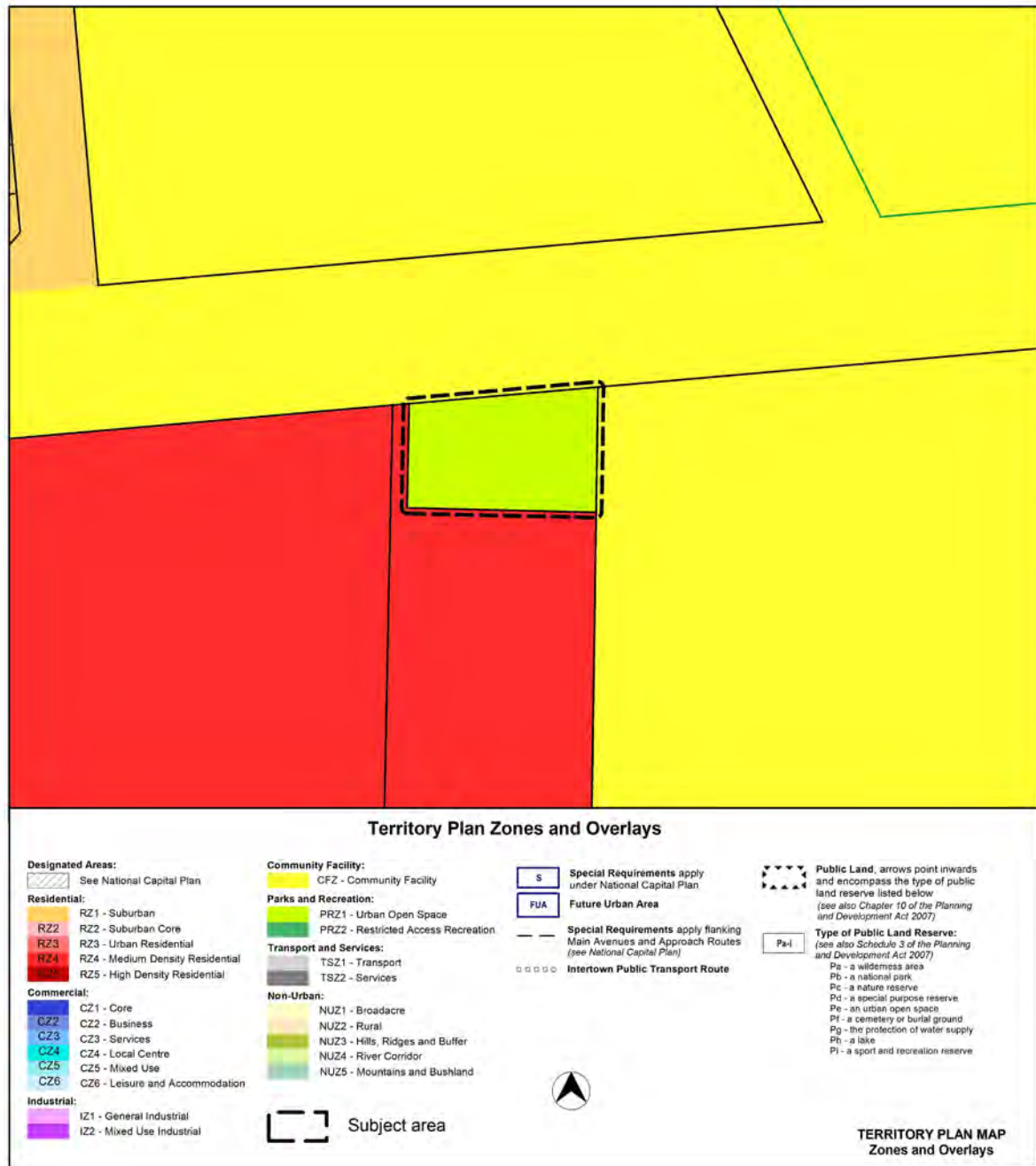


Figure 23 – Proposed Territory Plan Map – Weston



2.3 Summary of amendments to the Territory Plan

MPA-05 amends the Territory Plan by removing the Future Urban Area (FUA) overlay from a number of sites and confirms land use zoning. Removal of the sites from the FUA will facilitate conservation of sites where appropriate, including Bluetts block, Coombs peninsula and the river corridor and allow urban development including in the Gungahlin Town Centre, and allow the development of infrastructure in the Molonglo Valley.

3.0 SUPPORTING REPORT

The need for the proposed amendment

The sites identified in this DPA largely have FUA overlays remaining as these areas were not contained in previous subdivision design applications when the areas were developed. Following approval of previous subdivision design applications, surrounding FUA overlays have been uplifted through minor amendments to the Territory Plan, in accordance with the Act.

In this instance, as these sites are now surrounded by leased blocks and were not contained in a subdivision design application, the changes are required to be made by a major plan amendment.

Positive and negative impacts

The positive impact of the major plan amendment is the removal the FUA overlay and setting of zones enables land to be developed for urban purposes or to further protect land in the Molonglo River Reserve, such as Bluetts block.

There is potential of a future negative impact, being the opportunity cost of setting the zoning in place and removing the FUA overlay. If future changes are required to zoning and overlays, they would need to occur via an MPA and there would be no possibility of using a minor plan amendment (a much more streamlined process) to amend zoning of the sites.

The planning strategy

The proposed changes align with the five (5) themes of the ACT Planning Strategy: compact and efficient city, diverse Canberra, sustainable and resilient Territory, liveable Canberra and accessible Canberra.

Removing sites from the FUA overlay and confirming zoning aligns with the directions of the ACT planning strategy by limiting urban growth, managing waterways, and protecting parks and reserves for the community and biodiversity.

The relevant district strategy

The district strategies seek to capture and protect the valued character and attributes of the nine districts of Canberra. The district strategies deliver the ACT Planning Strategy by providing more specific and targeted directions for each district. The districts strategies guide the strategic management of growth and change on a district scale in the context of green and blue spaces, good travel connections, housing, employment growth and support commercial areas.

The proposal is consistent with the relevant District Strategies because the zoning for most of the sites that are being removed from the FUA overlay is being confirmed as is, or is rezoned to urban open space or river corridor. This is consistent with the initiative for blue-green network.

This amendment is also consistent with other drivers and initiatives of the district strategies. These are considered further in the table below.

MAJOR PLAN AMENDMENT 05 – APPROVED VERSION

Site	Relevant District Strategy	Compliance with drivers and initiatives
Bluetts Block- remove FUA (Stromlo and Denman Prospect)	Molonglo Valley	Blue-green network preservation and expansion. Identified as part of the ecological network.
Coombs Peninsula and Molonglo River Reserve – remove FUA and set zoning	Molonglo Valley	Blue-green network preservation and expansion. Coombs peninsula is identified as part of the ecological network which is consistent with zoning the site river corridor. The river corridor is identified as part of the ecological network and protected river corridor.
Denman Prospect – set zoning (retain FUA)	Molonglo Valley	Blue-green network preservation and expansion. The river corridor is identified as part of the ecological network and protected river corridor. This is consistent with adding 3.5 hectares to the river corridor.
Molonglo Valley – infrastructure sites – remove FUA and set zoning	Molonglo Valley Belconnen	The changes will facilitate integrated infrastructure planning initiative.
Gungahlin Town Centre – remove FUA and set zoning	Gungahlin	Blue-green network preservation and expansion. The changes will facilitate the inclusive centres and communities initiative.

Amaroo Urban Open Space – remove FUA and set zoning	Gungahlin	Blue-green network preservation and expansion. Identified as urban open space which is consistent with zoning the site urban open space.
Weston Urban Open Space – remove FUA and set zoning	Weston Creek	Blue-green network preservation and expansion. Identified as part of the ecological network which is consistent with zoning the site urban open space.

Any current or proposed amendments of, or of policies in, the Territory Plan

Policies within the Territory Plan are key to shaping places and communities in the ACT, implementing strategic planning objectives, protecting and minimising the impacts on our environment, and establishing future urban form and development patterns. The policies outline the desired outcomes that are important to a district or zone, and include assessment outcomes and key assessment requirements that must be met by proposed development.

The proposal is consistent with the relevant policy outcomes in the Belconnen District Policy, Gungahlin District Policy, Weston Creek District Policy, and the Non-Urban District Policy.

The statement of planning priorities

The relevant minister responsible for planning and sustainable development can set a statement of planning priorities. These planning priorities must arise from the planning strategy and contain actions to be taken in the short to medium term to achieve the priorities.

The removal of land from the FUA is not inconsistent with the 2024-2025 Statement of Planning Priorities. Specifically, one of the priorities is to facilitate environmental protection of block 403 Stromlo and block 12 section 1 Denman Prospect (Bluetts block).

Anything else the territory planning authority considers relevant to the amendment

Coombs Peninsula

On 14 May 2025, the ACT Legislative Assembly passed a Resolution seeking to protect Coombs Peninsula from future development. Specifically, the resolution called on the ACT Government to:

- (a) remove the Coombs Peninsula from the land release program and rezone it to be consistent with the rest of the Molonglo River corridor, for example the Non-Urban NUZ4- River Corridor Zone; and*
- (b) report back to the Assembly by 3 September 2025 with the rezoning paperwork for the Minister to refer to the appropriate committee.*

The changes have been incorporated into this DPA consistent with the resolution of the Legislative Assembly. Coombs peninsula is proposed to be rezoned to NUZ4 Non Urban River Corridor to form part of the Molonglo River Reserve and be protected by a 'Pd' special purpose reserve overlay. The ACT Government formally responded to the resolution of the Legislative Assembly on 3 September 2025, and outlined the public consultation period and that following consideration of comments the Authority may revise the DPA prior to giving it to the Minister to refer to the Standing Committee on Environment and Planning, in accordance with usual MPA processes. This is the revised DPA given to the Minister that will be referred to the Committee.

Bluetts Block

On the 10 April 2025 the ACT Legislative Assembly passed a Resolution calling on the ACT Government to protect the Western Edge and Eastern by undertaking a number of actions. One of these actions included to following, which is relevant to this DPA:

- c) removing the Future Urban Area overlay for Block 403 and part Block 12 Section 2 Denman Prospect and implementing this by releasing an amendment to the Territory Plan by 30 June 2025.*

Under the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance (NES Plan) that was endorsed by the relevant Commonwealth Minister on 7 October 2011, minor changes to the Molonglo River reserve as permitted to ensure conservation outcomes of the corridor are maintained. In this instance, these changes are being undertaken through the DPA, as opposed to a subdivision design application.

Separately to DPA-05, the ACT Government is working to program the delivery of the 'missing link' in the shared path adjacent to Edgeworth Parade and Annabelle View at Coombs peninsula.

4.0 REASONS FOR THE MAJOR PLAN AMENDMENT

A supporting report was prepared for the proposed DPA (included in this MPA) at Section 3.0 in this document. The supporting report outlines:

- the need for the proposed amendment.
- the positive and negative impacts of the proposed amendment.
- how the proposed amendment would give effect to the planning strategy and any relevant district strategy.
- how the proposed amendment would be consistent or inconsistent with relevant planning outcomes contained in other government strategies and policies.
- any consultation undertaken including with relevant entities who may have an interest in the proposed amendment.

An FUA overlay generally indicates an intention that land will be used for urban purposes in the future. The overlay is generally placed over rural or undeveloped areas, for example the Molonglo Valley.

Over time, subdivision design applications consider how the land can be effectively used for urban purposes and, following the approval of the application, zones and block boundaries are set. Subsequently, FUA overlays can be uplifted through a minor amendment, in accordance with the Act. In some circumstances, like with many of the sites subject to this MPA, there may be land which has been placed under an FUA which is not subject to a subdivision design application. In this instance, a major plan amendment may be required to remove the FUA and set zoning.

The sites where a FUA overlay is being removed and zones confirmed is explained in section 2.2 of this document. The uplifting of a FUA overlay enables final zoning to be set, giving certainty to where land may be developed for urban purposes, remain as open space or as a reserve, such as the Molonglo River Reserve.

The reasons for undertaking this major plan amendment can be summarised as:

- Allowing land to be developed for urban purposes and in some instances recognising the exiting uses of sites by removing the FUA overlay.
- Protecting non-urban land and land from development within a reserve (i.e. nature and special purpose reserves).

5.0 CONSULTATION

5.1 Consultation with entities

In accordance with section 62 of the Planning Act the Authority must consult with each of the following in relation to this MPA:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- each referral entity
- if unleased or leased public land, each custodian of the land likely to be affected.

5.2 Consultation with the public

Written comments were invited from the public on this MPA from 30 June 2025 to 11 August 2025.

Seven comments were received during the public consultation period.

Comments received from the public during the consultation period were considered by the Minister in approving this MPA.

6.0 MAJOR PLAN AMENDMENT 05

This section details how MPA-05 amends the Territory Plan.

6.1 Amendment to the Territory Plan Map

The relevant part of the Territory Plan map is varied in accordance with Figures 24 to 30 below.

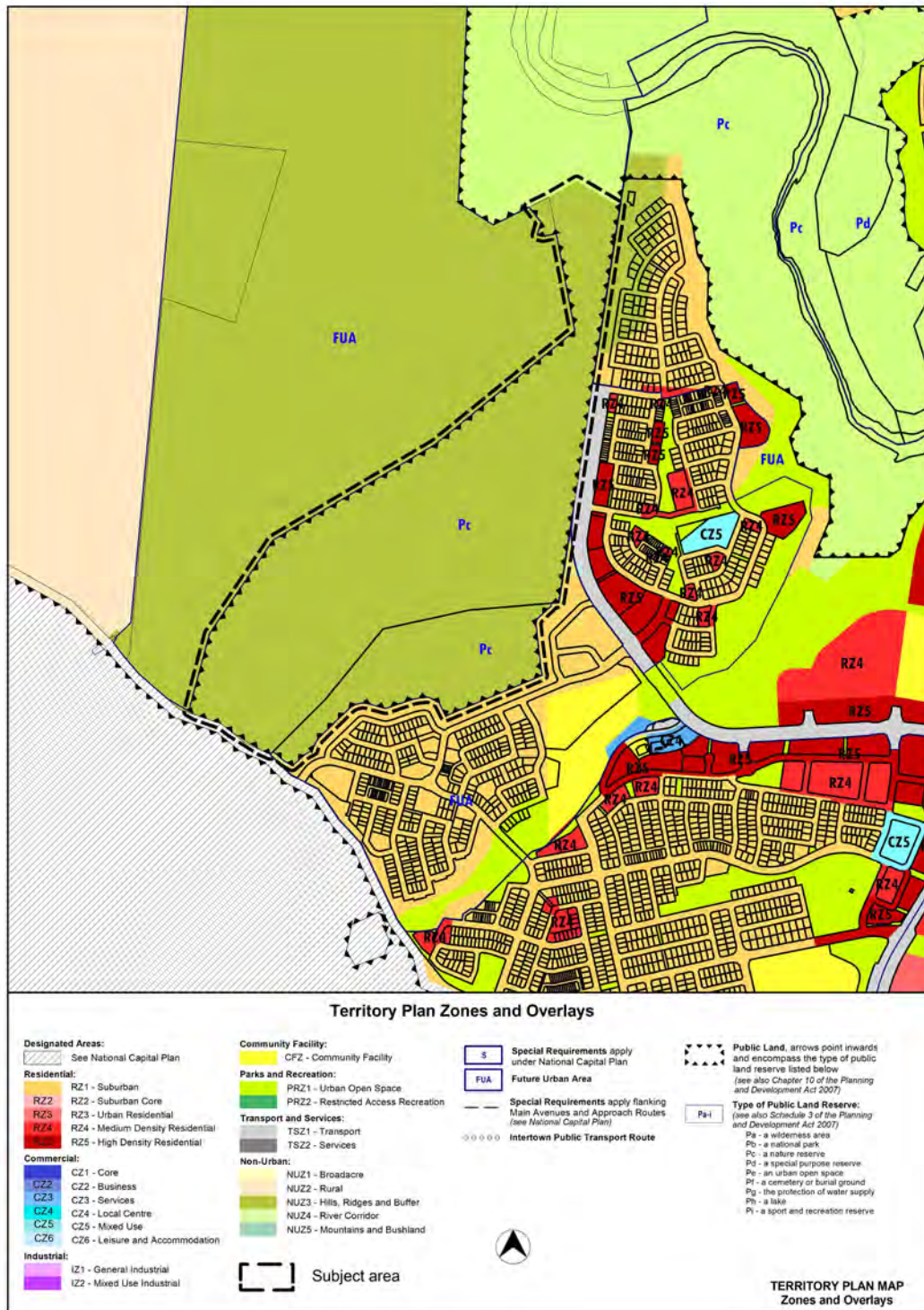


Figure 24 – Territory Plan Map – Bluetts block

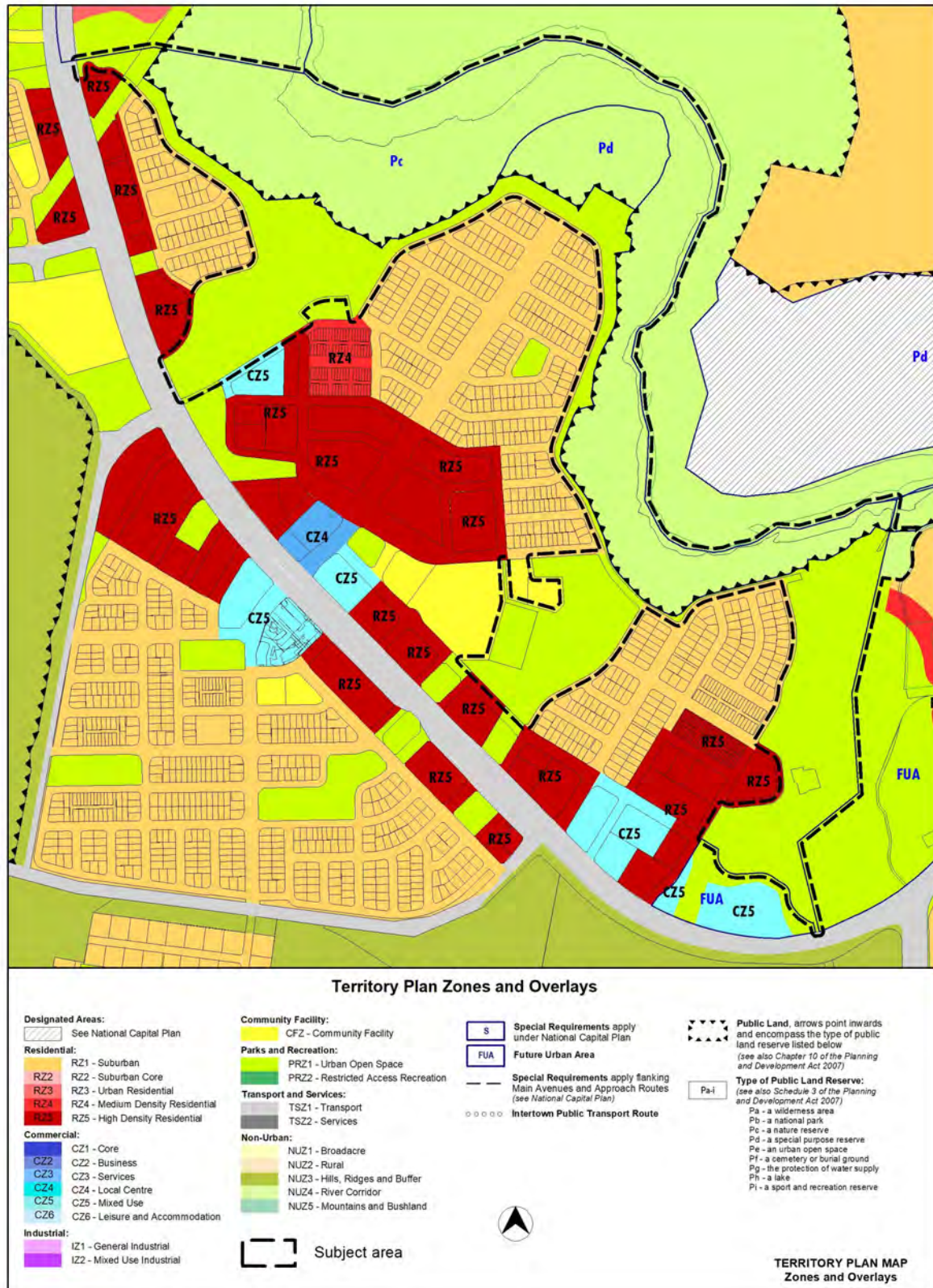


Figure 25 – Territory Plan Map – Coombs

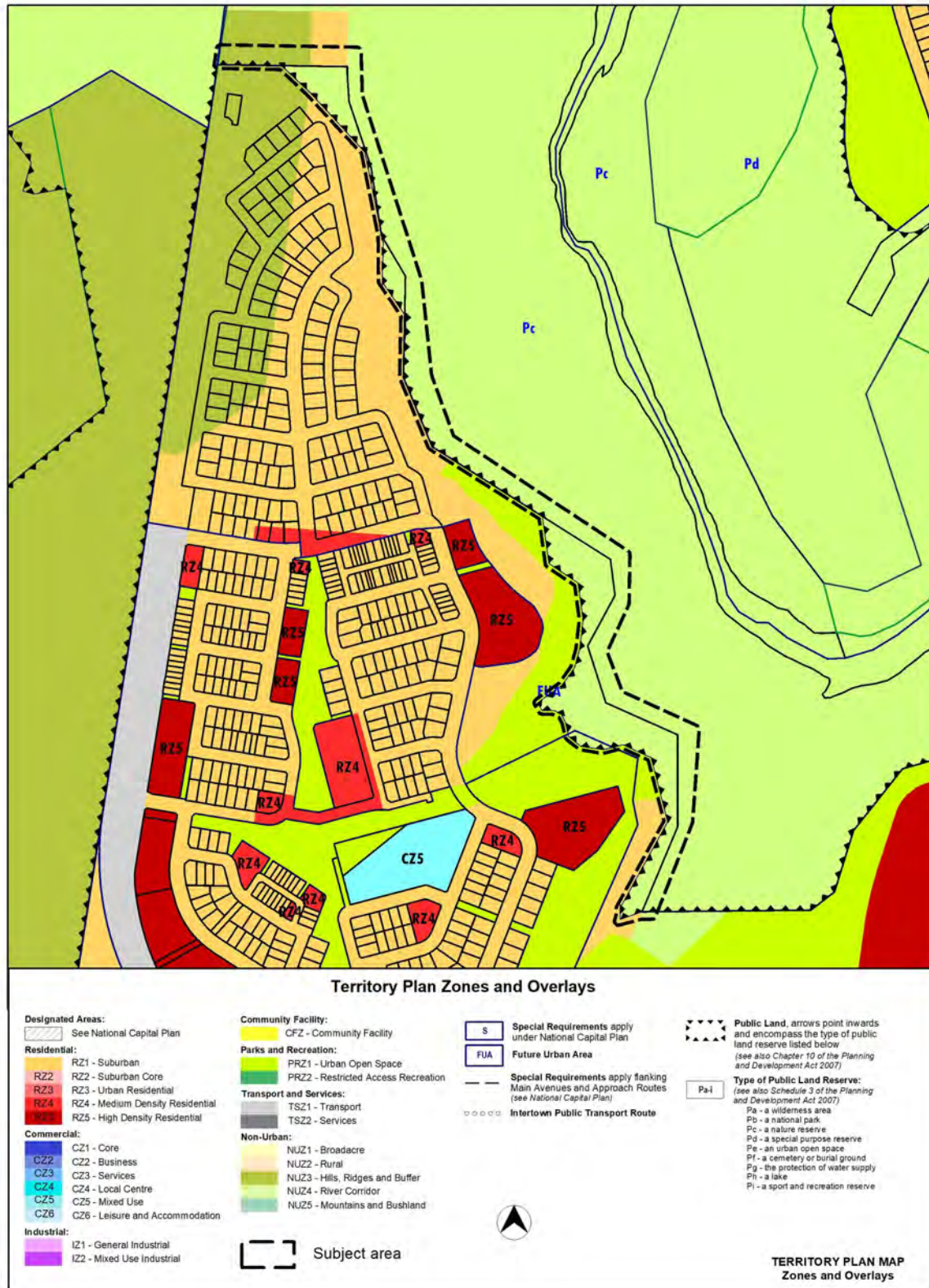


Figure 26 – Territory Plan Map – Denman Prospect

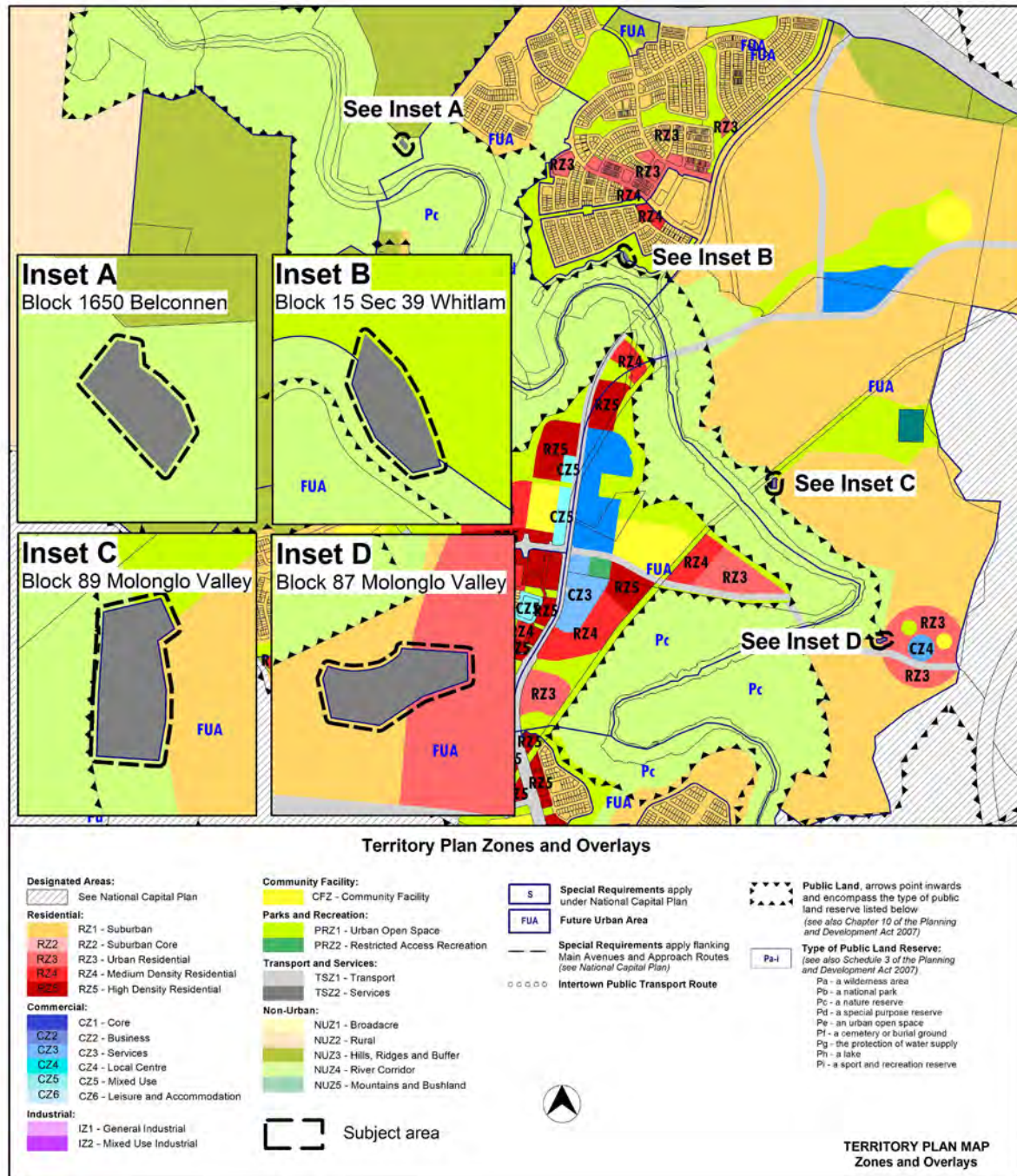


Figure 27 – Territory Plan Map – infrastructure sites

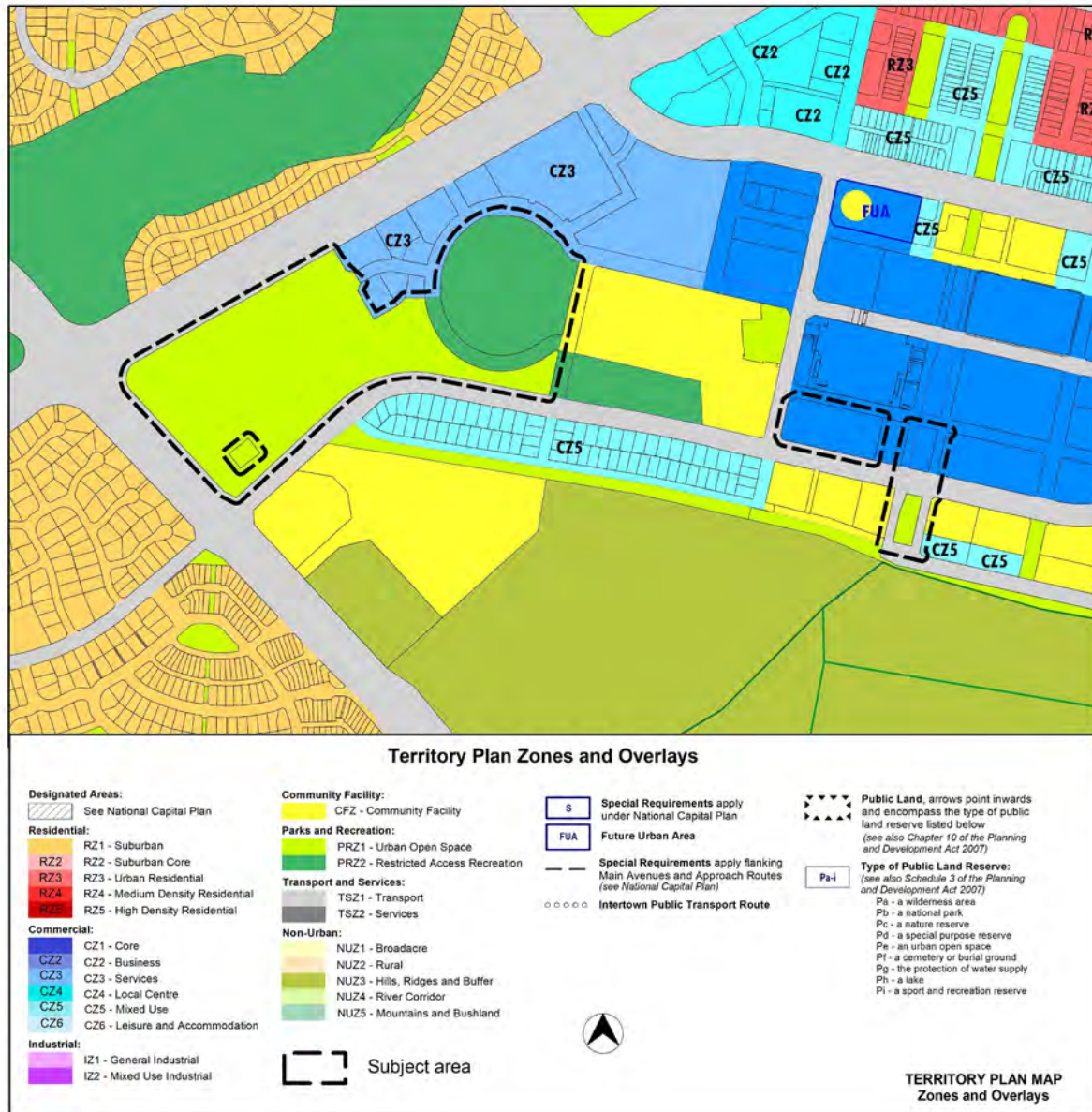


Figure 28 – Territory Plan Map – Gungahlin

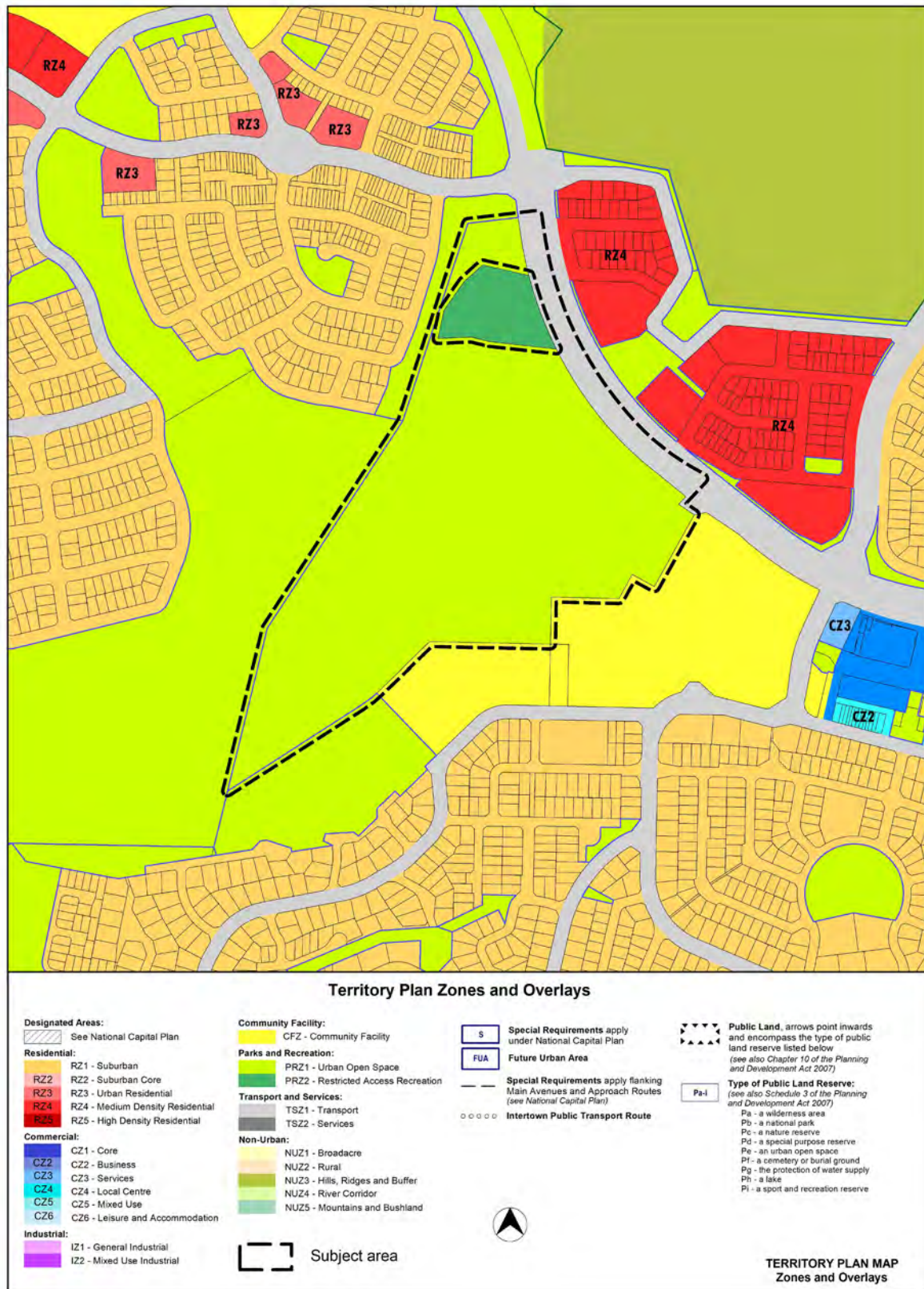


Figure 29 – Territory Plan Map – Amaroo

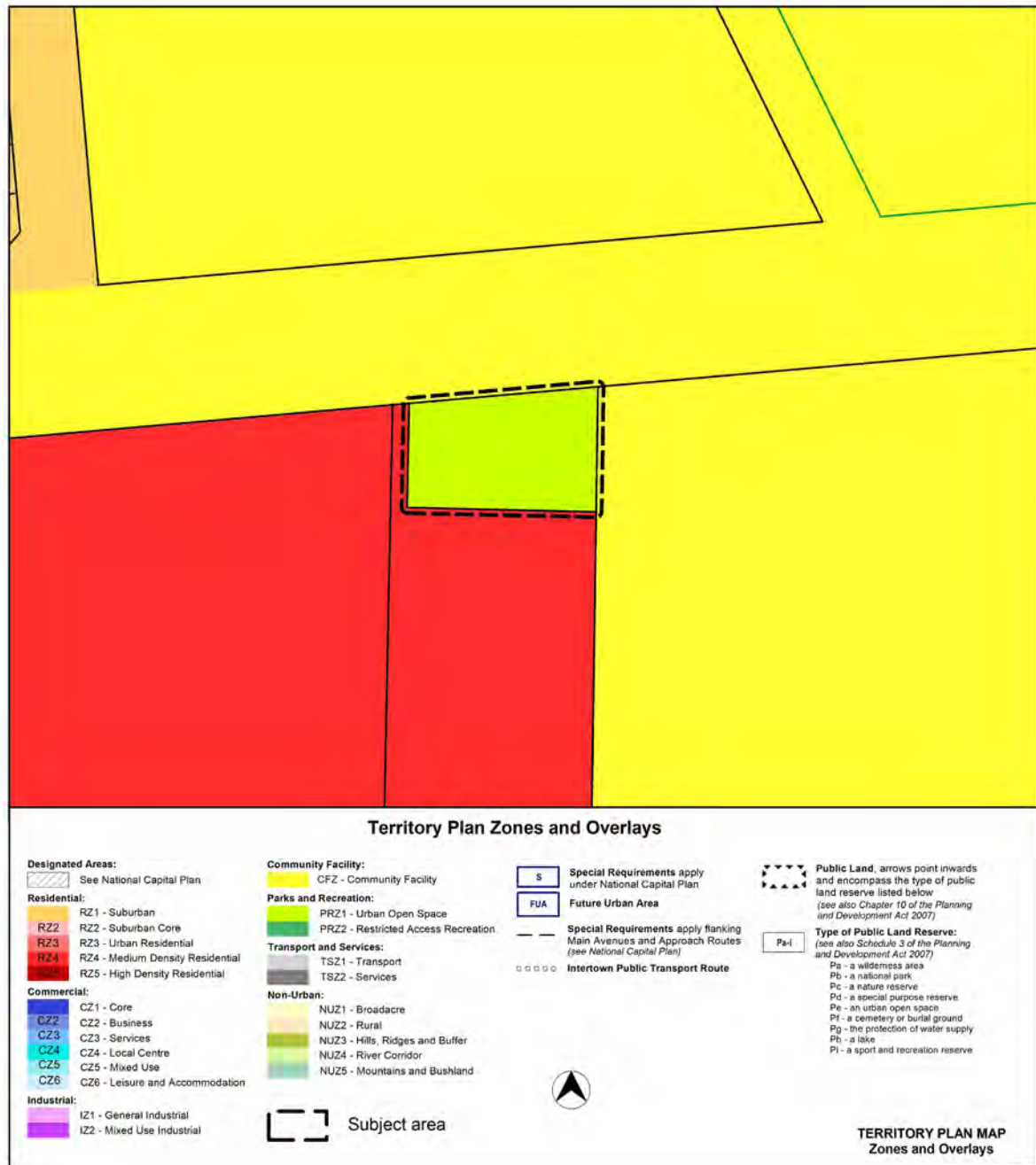


Figure 30 – Territory Plan Map – Weston

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Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.
Punjabi / ਪੰਜਾਬੀ	ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰਾ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50
Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
Greek / Ελληνικά	Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50
Italian / Italiano	Se hai bisogno di un interprete, chiama: 13 14 50
Hazaragi / هزاره گی	اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیرید.
Thai / ภาษาไทย	หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50
Karen / ကညီကျိင်	ဖဲန့မ့ၢ်လိာ်တၢ်ပုၤကတိၤကျိးထံတၢ်တဂၤအခါဝံသးစူၤကိးဘၣ်-၁၃၁ ၄၅၀ တက့ၢ်.

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ACT
Government

**Territory
Planning**
Authority

CONSULTATION REPORT

**Draft Plan Amendment to the Territory
Plan 05 - Removing the
Future Urban Area (FUA) overlay
and setting zoning for a number of sites
including
Bluett's Block and Coombs Peninsula**

October 2025

This consultation report was prepared
under division 5.2.5 of the Planning Act 2023

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1.0 INTRODUCTION

1.1 Purpose

This document, prepared under section 67 (3) of the *Planning Act 2023* (the Act), details the outcomes of entity and public consultation the Territory Planning Authority (the Authority) has undertaken for Draft Plan Amendment 05 (DPA-05).

This document should be read in conjunction with the DPA-05 document that has been given to the Minister which is available on the [Authority's website](#).

Key parts of this document are:

- section 2 – outlines comments received from government agencies
- section 3 – outlines comments received from the public
- section 4 – outlines summary of changes the Authority has made to DPA-05 in response to government agency and public comments received during the consultation period

1.2 Outline of process

DPA-05 has been given to the Minister for consideration and referral to the relevant Legislative Assembly Standing Committee. More information about the next steps for this DPA are provided in the DPA document that is available on the [Authority's website](#). General information about the major plan amendment process is also available on the Authority's website [here](#).

2.0 CONSULTATION WITH GOVERNMENT ENTITIES

In accordance with section 62 of the Planning Act the Authority has consulted with each of the following in relation to this DPA:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- each referral entity
- if unleased or leased public land, each custodian of the land likely to be affected.

A copy of the comments received from the abovementioned entities are provided in Appendix 1 of this document.

Below is a summary of each of the agency's comments.

Entity	Entity comments
National Capital Authority	The proposed amendments are not inconsistent with the National Capital Plan, and the National Capital Authority has no objections with the proposed amendment.
ACT Heritage Council	Following a review of heritage records, the Council noted no objection to the amendment, as it supports the protection of heritage places and aligns with existing infrastructure.

DRAFT MAJOR PLAN AMENDMENT 05 – CONSULTATION REPORT

Entity	Entity comments
Environment Protection Authority	Environment Protection Authority noted it has no comments to provide at this time.
Conservator of Flora and Fauna	Conservator of Flora and Fauna identified two locations where additional land could be added to reserve.
Suburban Land Agency	Suburban Land Agency is currently working to accelerate release of block 3 section 232 Gungahlin. The FUA is required to be uplifted prior to sale.

The Authority notes all of the above comments.

3.0 CONSULTATION WITH THE PUBLIC

3.1 Consultation

In accordance with 63 of the Act, DPA-05 was made available on the [ACT planning website](#).

The public consultation period for DPA-05 commenced on 30 June 2025 and concluded on 11 August 2025.

3.2 Comments

Seven written comments were received during the public consultation.

Copies of public comments were made available after the completion of public consultation and have been provided at Appendix 2 of this document.

3.3 Summary of comments

Below is a summary of the issues raised in written comments during public consultation that are relevant to the planning system.

3.3.1 Support for the amendment

Most comments support the changes proposed by DPA-05, particularly the removal of the future urban area overlay from Bluetts block and Coombs peninsula, citing environmental, ecological, and community benefits.

3.3.2 Reduction in extent of nature reserve

Several comments do not support the proposed removal of a portion of land from the existing nature reserve adjacent to Harold White Avenue in Coombs.

Response

The small section being excised from the reserve at this location contains minimal conservation values and contains a network of underground services which are more appropriate outside the reserve boundary. Ecological mapping earlier this year confirms that the area is largely dominated by exotic species, has low forb diversity and is highly degraded. Due to poor ecological condition, the extent of planned infrastructure, and the historical degradation, it was determined that retaining this portion in nature reserve would not be beneficial. The reserve's primary purpose is to protect and enhance areas of ecological significance.

As part of the construction of the bridge and shared path, the proponent will be required to undertake significant restoration and rehabilitation works that will aim to complement and protect the adjacent reserve values.

3.3.3 Part block 12 section 1 Denman Prospect

One comment recommended that all of block 12 should be included in nature reserve.

Response

Capital Estate Developments hold a development deed over block 12 Denman Prospect. Block 12 is subject to the two EISs (EIS-202100040 and EIS-201500255). The undeveloped portion of block 12 will be transferred to Parks and Conservation Service to be managed as nature reserve. Most of block 12 became nature reserve on 14 February 2025 with the commencement of minor plan amendment MA2025-m.

3.3.4 Block 402 Stromlo

One comment recommended that all of block 402 Stromlo should also be included in nature reserve.

Response

Block 402 is currently leased to the Australian National University. On 28 March 2023, an application for a lease extension was supported on the condition that it was a 15-year lease, not a 99-year lease as proposed. The reason for only supporting a shorter-term lease was to ensure that the land could be made available to the ACT Government, if required in the future, to assist with managing environmental values and offsets in the area. As such, the Territory Planning Authority granted a further lease for a period of 15-years which commenced on 14 June 2023.

3.3.5 Reserve boundary alignment along the edge of Denman Prospect

One comment noted some slight inconsistencies in the alignment of the nature reserve overlay with the fencing that had been constructed along the interface with the suburb of Denman Prospect.

Response

The boundary of the proposed nature reserve overlay has been modified to align with the fencing that has been constructed.

4.0 CHANGES MADE TO DPA-05 FOLLOWING CONSULTATION

The DPA-05 document, available on the [Authority's website](#), contains all changes to the Territory Plan proposed by DPA-05.

Some changes have been made to DPA-05 following consultation with government entities and the public. The matters raised have been addressed in sections 2 and 3 of this document where required.

Further information about comments received from government entities can be found in section 2 and appendix 1 of this document. Further information about comments received from the public can be found in section 3 and appendix 2 of this document.

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Karen / ကညီကျိာ်	ဖဲနမ့ၢ်လိာ်တၢ်ပုၤကတိၤကျိးထံတၢ်တၢ်အခါဝံသးစူၤကိးတၢ်-၁၃၁ ၄၅၀ တက့ၢ်.

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APPENDIX 1 Comments from Government entities

From: [WorksApproval](#)
To: [Terrplan](#)
Subject: RE: REQUEST FOR COMMENTS BY 25 JULY 2025 - mandatory entity consultation - Draft Major Plan Amendment 05 (DPA-05) [SEC=OFFICIAL]
Date: Thursday, 3 July 2025 10:25:33 AM

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

OFFICIAL

Dear Territory Plan Team

Thank you for the referral for Major Plan Amendment 05, removing future urban area overlays at various sites. The proposed amendments are not inconsistent with the National Capital Plan and the NCA has no objections.

Kind regards

██████████ | Planning Officer

National Capital Authority

☎ (02) 6272 2989 | 📠 6273 4427

National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600

GPO Box 373, CANBERRA ACT 2601 | ; www.nca.gov.au | Twitter: @NCA_Media

OFFICIAL

From: [REDACTED]
To: [Terrplan](#)
Cc: [REDACTED]
Subject: ACT Heritage Council advice - Draft Major Plan Amendment 05 (DPA-05)
Date: Thursday, 24 July 2025 4:47:45 PM

OFFICIAL

Hello Territory Plan and Coordination team,

Thank you for seeking ACT Heritage Council (Council) advice on the draft Major Plan Amendment (DPA-05).

It is understood that DPA-05 proposes to amend the Territory Plan map to remove a number of locations from the future urban area (FUA) overlay, confirm the applicable land use zoning and to undertake some minor adjustments to the Molonglo River reserve boundary. The subject sites are located across a number of suburbs in the Molonglo Valley and Molonglo River Reserve, Weston Creek, Gungahlin and Belconnen.

Following review of the ACT Heritage Register and other Council records, I provide the following heritage information on the specific subject blocks:

- Block 403 Stromlo and part Block 12 Section 1 Denman Prospect (Bluett's Block) is proposed to be confirmed as NUZ4 River Corridor. These blocks contain numerous recorded and registered Aboriginal places;
- Various parts along the edge of Coombs and the Molonglo River Reserve is proposed to be zoned as NUZ4 River Corridor, with an area PRZ1 Urban Open Space of between the suburb of Coombs and along the edge of the Molonglo River Reserve. These areas also contain numerous recorded and registered Aboriginal places and parts of this area is also archaeologically sensitive. The intent to use part of the PRZ1 land as an asset protection zone and for the future development of a shared pathway is identified in DPA-05;
- Part Block 5 Section 134 Denman Prospect Land is proposed to be zoned NUZ4 River Corridor. These areas contain recorded Aboriginal places, some of which have been subject to salvage;
- Block 1650 Belconnen, Block 15 Section 39 Whitlam, and Blocks 87 and 89 Molonglo Valley are proposed to be zoned to TSZ2 Services. These four identified areas are already developed as infrastructure sites, and contain no heritage places, however there are heritage places in the vicinity of each structure;
- Block 6 Section 109 Amaroo is to be confirmed as PRZ1 Urban Open Space. There are numerous registered and recorded Aboriginal places in and around this block;
- Block 1 Section 17 Gungahlin, Block 3 Section 19 Gungahlin, Block 3 Section 232 Gungahlin, Block 1 Section 50 Gungahlin and its adjacent road, and Block 1 Section 38 are proposed to be zoned or confirmed to various uses dependent on each block. This includes PRZ1 Urban Open space, PRZ2 Restricted Access Recreation, CZ1 Commercial Core, and TSZ1 Transport. Some of these blocks contain historic places of interest including part of Old Gundaroo Road, part of Old Well Station Road and historic plantings; and
- Block 8 Section 96 Weston Creek is proposed to be zoned as PRZ1 Urban Open Space. There are no heritage places recorded in this block.

Noting the above, and as a delegate of the Council, I advise that there is no objection to the

proposed Major Plan Amendment (DPA-05) as:

- The removal of FUA and confirmation of the applicable zoning will not damage any heritage places or objects and provides certainty in relation to the retention of these heritage places;
- The zoning of certain areas as NUZ4 River Corridor and PRZ1 Urban Open Space will assist in the retention of the heritage places; and
- The identified TSZ1 Transport, TSZ2 Services, PRZ2 Restricted Access Recreation, and CZ1 Commercial Core zoning largely accords with existing infrastructure or facilities at these locations and is therefore unlikely to damage any heritage places or objects.

However, it is noted that any future development any of the subject blocks, such as new shared pathway development, must comply with relevant *Heritage Act 2004* provisions and future Council requirements for heritage assessment and management actions.

Regards,

[REDACTED]

[REDACTED] | Director, Approvals and Advice, ACT Heritage: as delegate for the ACT Heritage Council

Phone: 13 22 81 | [REDACTED]

City and Environment Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601

www.act.gov.au

From: [REDACTED]
To: [Terrplan](#)
Cc: [EPAPlanningLiaison](#)
Subject: FW: REQUEST FOR COMMENTS BY 25 JULY 2025 - mandatory entity consultation - Draft Major Plan Amendment 05 (DPA-05)
Date: Monday, 21 July 2025 9:19:31 AM

OFFICIAL

Dear Territory Plan and Coordination Team,

Thank you for referring the below Draft Major Plan Amendment 05 (DPA-05) for removing the Future Urban Area overlay and setting zoning for a number of sites to the Office of the Environmental Protection Authority (EPA) for comments.

EPA has no comments to provide at this stage.

For further information, please contact the EPA Planning Liaison Officer at EPAPlanningLiaison@act.gov.au.

Regards,

[REDACTED] | Senior Director | Delegate, Environment Protection Authority

Phone: + [REDACTED]

Environment Protection | Access Canberra | ACT Government

Dickson Office Block | 480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.accesscanberra.act.gov.au

We acknowledge the Traditional Custodians of the ACT, the Ngunnawal people. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

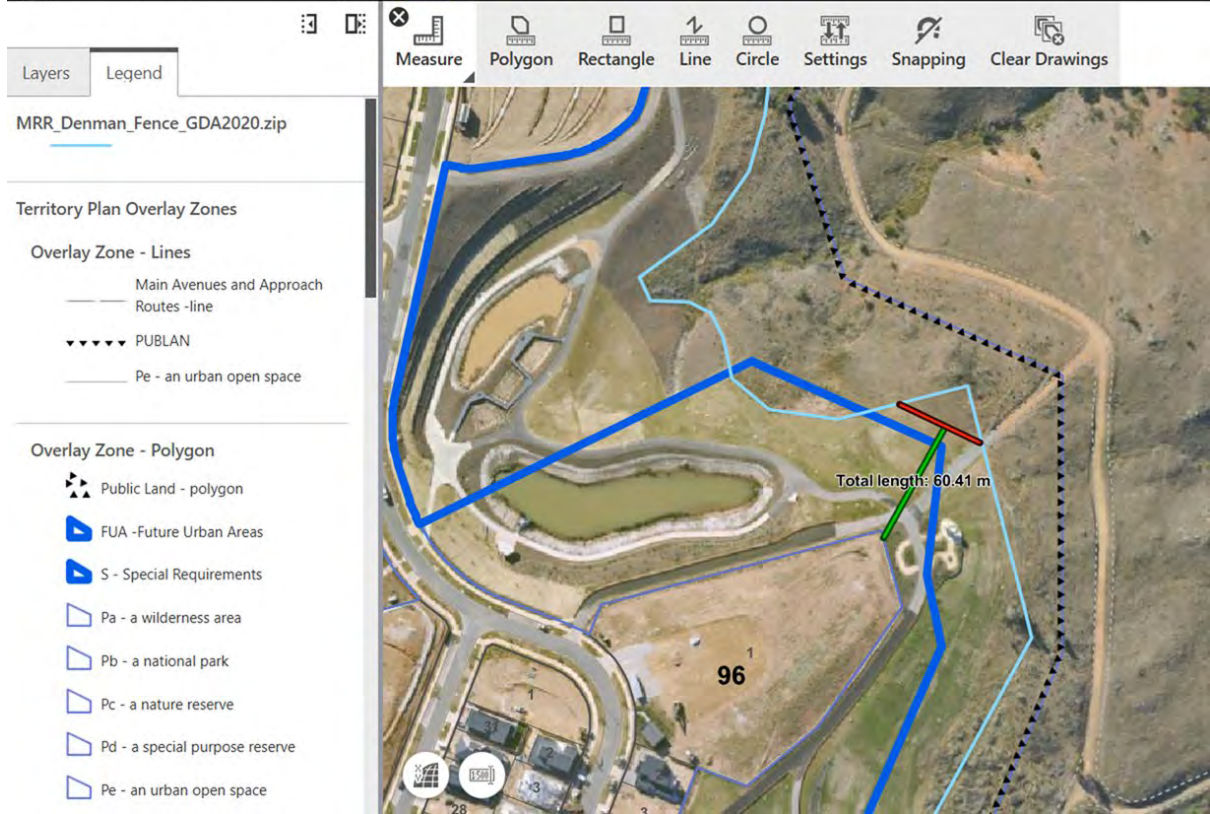
Good Morning [REDACTED],

Please find below minor comments for this DPA-05.

Change 1: Coombs – Please shift the PCS management boundary (SPR) to the east of the tree line as shown. This is also supported by TCCS who has been consulted on the matter. The markup below is approximate, with the aim being to take in the drip line of the trees.



Change 2: Denman North – Please shift the PCS management boundary (Pc: Nature Reserve) to the red line as shown below. The reason for this change is that the area north of this line is beyond the estate inner asset protection zone delineation. The area retains predominant native ground cover, having not been disturbed for the estate works. This has been agreed with Capital Estate Development, who have indicated they are comfortable with it, if PCS take on the approximate 40m fence amendment needed here to consolidate the change. Molonglo district have the capacity to action this minor fence correction.





Regards.

[Redacted]

Conservation Officer

Office of the Conservator of Flora and Fauna | City and Environment Directorate

Email: [Redacted]

City and Environment Directorate | ACT Government

480 Northbourne Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 |

<https://www.act.gov.au/environment> | www.planning.act.gov.au

From: [REDACTED] on behalf of [SLA Executive Support](#)
To: [Terrplan](#)
Cc: [SLA Place Delivery Executive](#); [SLA Executive Support](#)
Subject: SLA COMMENTS Draft Major Plan Amendment 05 (DPA-05)
Date: Wednesday, 23 July 2025 11:41:26 AM
Attachments: [image005.jpg](#)
[image006.gif](#)
[image007.gif](#)

OFFICIAL

Good morning

Please see below SLA input/response in relation to the above mentioned Draft Major Plan Amendment 05 (DPA-05).

SLA Group	Issue	Proposed recommendation/comments	Rationale / How does this feedback relates to SLA work
General Comments			
Place Delivery, Gungahlin team	SLA is currently working to accelerate release of B3 S232 Gungahlin for FY 2025-26. FUA overlay must be removed to allow release. Prior to circulation of DPA-05, SLA was planning to submit an SDA to remove the FUA overlay. Is there a risk that issues related to other sites could delay progression of this MPA, thereby impacting the timing of FUA uplift for this site?	If there are concerns raised on uplifting FUA on other sites listed in this MPA, is there scope to carve out this site and progress a separate MPA? If not, is there benefit in SLA progressing an SDA in parallel?	Delay to release of land for residential dwellings and revenue is a high risk to Government.

With thanks

[REDACTED]

A/g Director Government Business

Office of the Chief Executive Officer

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**Suburban Land Agency | ACT
Government**

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APPENDIX 2 Comments from the public

- Name: **Friends of Bluetts Block**
- Contact details: [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- Confidentiality of personal details required: Yes

Draft Plan Amendment 05 –100000000403 Removal of the Future Urban Area (FUA) overlay and setting zoning for a number of sites, including Bluetts Block and Coombs Peninsula

THE PURPOSE OF THIS SUBMISSION BY FRIENDS OF BLUETTS BLOCK (FOBB) IS TO SUPPORT REMOVAL OF PLANNING OVERLAY FUA FROM BOTH AREAS.

PROPOSAL: Removal of FUA overlay from *Bluetts Block and Coombs Peninsula and other areas abutting the Molonglo River Reserve* (various parts along the edge of Coombs and the Molonglo River Reserve, including Coombs Peninsula; Land between Sections 96 and 116 Denman Prospect and the Molonglo River Reserve and some small parts to the north).

FOBB RECOMMENDATION: Removal of FUA overlay on both areas

Any Future Urban Development on Bluetts Block (Stromlo Block 403 + Part Denman Prospect Block 12) would reduce biodiversity value of the Block Bluetts; the Block supports threatened Red Box grassy-woodland and old growth trees and much of the area fits the category of “Hills & Ridge Areas”.

The Coombs Peninsula and other small areas in the Molonglo River valley are a natural part of the Molonglo River Corridor and any development on these areas would badly degrade the Molonglo River Reserve by narrowing the width of the river corridor.

Background

- Bluetts Block, bearing zoning codes NUZ3, NUZ4 and FUA, is now annexed to the Molonglo River Reserve [Preserve], which bears the zoning code NUZ4.
- In a public announcement in August 2024 the ACT Minister for Planning and Development, Mr Chris Steel, issued a press release declaring that “A minor plan amendment is being prepared to create a nature reserve at Block 403 in Stromlo, and the undeveloped areas of Block 12 Denman Prospect.”
- Minister Steel declared that “If a decision by the Territory Planning Authority is made to turn the identified parts of Bluetts Block into a nature reserve, it will mean this area and the significant environment values are protected in perpetuity under the Nature Conservation Act 2014. [our emphasis].
- **The area was annexed to the Molonglo River Reserve on 15 February 2025.**
- *Unfortunately, until the FUA overlay is removed, the future is not guaranteed at all.*

Support for removal of FUA Planning Code from Bluetts Block

- Removal of the FUA overlay from Bluetts Block and the small areas of Coombs will ensure protection of the threatened open woodland/dry sclerophyll forest, and grassland left in the Molonglo valley and future-protect' the wildlife corridor across the Molonglo Corridor Reserve to the reserve areas in the northern parts of the ACT. Connectivity across the landscape is recognised as being critical for biodiversity conservation, particularly in the face of climate change.
- In support of our recommendation, we note the strong biodiversity values of Bluetts Block: its high floristic diversity (Rehwinkel 1919) including the high orchid diversity — with 33 orchid species from 14 genera it compares favourably with that of the much larger Black Mountain (Corrigan & Lech 2024). The fauna, too, is of high biodiversity value, especially of birds, among them the threatened Superb Parrot, Gang-gang Cockatoo and Scarlet Robin and the locally rare Painted Buttonquail and Chestnut-rumped Heathwren (see Ebird 2025). The area also supports populations of the threatened Pink-tailed Worm-lizard, and rare Slender-tailed Dunnart and Yellow-footed Antechinus (ACT Government 2022).

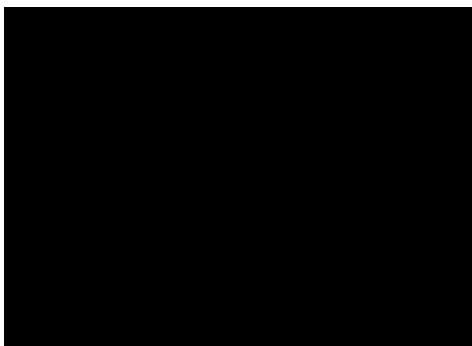
References

ACT Government (2022) A preliminary survey of small native mammals and their habitat at Stromlo east and west, ACT. Conservation Research and ACT Parks and Conservation Service Environment, Planning and Sustainable Development Directorate.

Corrigan, Derek & Lech, Megan (2024) Bluetts Block-Piney Ridge Baseline Orchid Survey. Orchid Society of Canberra Inc., Conservation Group.

Ebird (2025) <https://ebird.org/hotspot/L2542387/bird-list>

Rehwinkel, Rainer (1919) Vegetation Survey of Bluetts Block: Denman Prospect, Molonglo Valley, ACT. Private Report, to Jean Casburn.



16 July 2025

From: [REDACTED]
To: [Terrplan](#)
Subject: DPA-05 Coombs peninsula consultation
Date: Saturday, 2 August 2025 3:42:07 PM

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Hi,

We wish to support removing Coombs Peninsula from future development.

There are a number of kangaroos, wombats, and other wildlife that live on Coombs peninsula. We wish to request that it is developed that keeps with sustaining the wildlife, additional native vegetation (mindful of fire risk), and provide natural walking tracks for residents. It has plenty of potential to be more, it is a bit barren, and it could be further developed to be an Australian native landscape.

We also request that bbq facilities be put on the peninsula where the lookouts are.

For your consideration.



**CONSERVATION
COUNCIL** ACT REGION

Submission to the ACT Government Territory Planning Authority

Submission on Draft Plan Amendment 05 – Removing the Future Urban Area (FUA) overlay and setting zoning for a number of sites, including Bluetts Block and Coombs Peninsula

5 August 2025

The Conservation Council ACT Region is the peak non-government environment organisation for the Canberra region. Since 1981, we have spoken up for a healthy environment and a sustainable future for our region. We harness the collective energy, expertise and experience of our more than 40 member groups to promote sound policy and action on the environment.

We campaign for a safe climate, to protect biodiversity in our urban and natural areas, to protect and enhance our waterways, reduce waste, and promote sustainable transport and planning for our city. Working in the ACT and region to influence governments and build widespread support within the community and business, we put forward evidence-based solutions and innovative ideas for how we can live sustainably.

At a time when we need to reimagine a better future, we understand that the changes we need will only happen with the collective support of our community.

For further information please contact:

██████████, Executive Director, ██████████

██
info@conservationcouncil.org.au www.conservationcouncil.org.au

Introduction

The Conservation Council ACT Region appreciates the opportunity to provide comments to the Territory Planning Authority and ACT Government on the proposed Draft Plan Amendment 05 – Removing the Future Urban Area (FUA) overlay and setting zoning for a number of sites, including Bluetts Block and Coombs Peninsula.

The Conservation Council understands that part of the DPA-05's purpose is to recognise current uses of some sites by removing the Future Urban Area (FUA) overlays, and in so doing protects non-urban land and land from development within nature and special purpose reserves. DPA-05 also confirms relevant land use zoning and proposes some adjustments to the Molongolo River reserve boundary.

Summary and Recommendations

The Conservation Council supports all proposed changes in DPA-05, especially those where areas of (nature) reserves are increased (e.g. removal of the FUA over Bluetts Block, which also confirms the zoning of the area as NUZ4 River Corridor¹).

The Conservation Council also supports removal of the FUA at the Coombs Peninsula and rezoning the majority of the Molongolo River Reserve as NUZ4 River Corridor.

However, the Conservation Council does not support decreasing the reserve along part of Annabelle View by moving the boundary from the western side of the existing shared path to the eastern side where the fence line is located. This action decreases the reserve (by 1.4 ha) near Harold White Avenue by removing land that is not managed as a nature reserve.

It is our understanding that removing this section of land is to potentially facilitate the development of a pedestrian bridge in the area. We support the building of a pedestrian bridge; we believe that it must be allowed WITHIN the reserve. Such an action would have a dual benefit: it not only enhances the accessibility of the Reserve to the community but also strengthens the ecological viability of the Reserve.

¹ We note that the relevant maps related to Bluetts Block show this as NUZ3, while the text refers to NUZ4. We support either zoning, and confirm our support for removing the urban overlay, but suggest the Government confirms which zoning will be applied to Bluetts Block following this decision.

CANBERRA BIRDS
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cogoffice@canberrabirds.com.au
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Environment, Planning and Sustainable Development Directorate (EPSDD)
ACT Government
Email: terrplan@act.gov.au

Draft plan amendment 05 (DPA-05) to the Territory Plan

Canberra Birds is responding to the invitation for public comment on DPA-05, which proposes to amend the Territory Plan map to remove a number of sites from the future urban area (FUA) overlay.

The particular sites which Canberra Birds has interest in and is providing comments on are:

- Coombs Peninsula – included with various parts along the edge of Coombs and the Molonglo River Reserve, and
- Bluetts Block – Block 403 Stromlo and part Block 12/section 1 Denman Prospect.

Canberra Birds is a volunteer-based community group with around 350 members, and a mission that includes the conservation of native birds and their habitats. Canberra Birds plays an active role in advocating for the protection of native vegetation and bird habitats, and for the mitigation of threats to and impacts on native birds. Canberra Birds also advocates generally for good, science-based environmental outcomes for biodiversity, including adequate buffers (from urban edge effects) for sensitive and threatened ecological communities and threatened species habitats (birds and other fauna).

Coombs Peninsula

Canberra Birds supports the removal of the future area overlay (FUA) on the land known as the Coombs Peninsula, and the re-zoning proposed to protect the site as part of the Molonglo River Reserve. This essentially vindicates the view and position of the environmental community supported by expert advice, that the original planning in 2011 for urban/housing on that site very close to the river corridor and threatened species habitat was flawed, ignoring important environmental considerations.

The community advocated in 2011/12, and the ACT Conservation Council took a case (Reference: Development Application 2011-20676) to the ACT Civil and Administrative Tribunal (ACAT), to limit urban housing proposed on the Coombs Peninsula, to better protect threatened species habitat adjacent (Pink Worm-tailed Lizard - PWTL), and to ensure that bushfire management for asset/urban protection did not intrude into/impact that habitat or the river reserve. A deferment was agreed for an area of land at the Coombs “tip”, and for a future Plan of Management for the river corridor reserve to more appropriately consider the important environmental considerations and resolve inconsistencies.

While the overall outcome now to remove the FUA overlay is welcomed (no urban/housing there), it is disappointing the process has taken the ACT Government many years to reach this outcome, and with consequent delays in taking appropriate restoration/management actions on the site including for the entrenched invasive weed, African Love Grass which impacts on PWTL and other habitats.

Canberra Birds has recently participated in a workshop and community consultation about the preliminary concept plans for areas in the Molonglo River corridor which includes the Coombs Peninsula, organised by the ACT Parks and Conservation Service. Canberra Birds is supportive of the restoration focus discussed at these consultations, including for Pink Worm-tailed Lizard habitat restoration and woodland restoration on the Peninsula, as well as the intention for minimal, low impact recreational infrastructure (pathway, view/sitting sites) compatible with a conservation and restoration focus for the site.

- This should be consistent with the NES (National Environmental Significance) Plan/Agreement with the Commonwealth, and to comply with relevant legislation affecting the ACTs listed threatened species.

Bluetts Block - Block 403 Stromlo and part 12 section 1 Denman Prospect

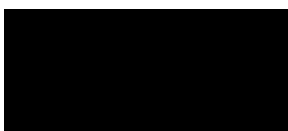
Canberra Birds supports removing the areas proposed from a future urban overlay (FUA). This will facilitate the remnant, native grassy woodland and dry forest with significant biodiversity and connectivity values becoming a nature reserve (Bluetts Block). Canberra Birds and other community groups have strongly campaigned for the conservation of that land for some years.

However, Canberra Birds takes this opportunity to reiterate the community's view that all of Block 12 should, applying the precautionary principle, have been retained as a suitable buffer to mitigate urban edge impacts (not part of the Block under housing). This would better protect the values of the future nature reserve encompassing Bluetts Block and allow for strategic bushfire mitigation.

Canberra Birds has also supported, with other community groups, a larger conservation area incorporating the adjoining Block 402 Stromlo (in addition to Block 403), which would also provide better connectivity to the Molonglo River corridor. Block 402 should also be removed from any future urban consideration, and be managed for conservation objectives and purposes.

Canberra Birds can be contacted on: cogoffice@canberrabirds.org.au.

Yours sincerely



, President

08 August 2025



SUBMISSION ON DPA-05

10 August 2025

The Molonglo Valley Community Forum (the Forum) welcomes the opportunity to provide written comments on *Draft Plan Amendment 05 – Removing the Future Urban Area (FUA) overlay and setting zoning for a number of sites, including Bluetts Block and Coombs Peninsula* (DPA-05).

The Forum was established by residents in 2021 to preserve and improve the social, cultural, economic and environmental wellbeing of the Molonglo Valley and its community. The Forum has reviewed DPA-05 with a view to ensuring it is consistent with these aspirations.

Following careful consideration of the proposed changes to the Territory Plan, the Forum believes that DPA-05 should be approved. The removal of the future urban area overlay from Coombs Peninsula and Bluetts Blocks will provide much needed protection for these areas of national environmental significance.

Recommendation 1 – DPA-05 should be approved.

The Forum questions, however, the necessity and sustainability of requiring adjustments to the Molonglo River Reserve boundary to facilitate the delivery of new active travel infrastructure. It is our strong view that these facilities provide safe and accessible mobility options for residents and are highly desirable *within* the river reserve, if delivered in an environmentally sensitive manner.

If current policy prohibits new active travel infrastructure from being constructed within the Molonglo River Reserve, the Forum recommends that this be changed as a matter of priority. It is not fair or reasonable for the Molonglo Valley's future 70,000 residents to rely on changes to a legislated reserve boundary to enable the future delivery of new paths and pedestrian bridges in this key recreational area.

Recommendation 2 – Regulatory barriers preventing the delivery of safe, accessible and environmentally sensitive active travel infrastructure within the Molonglo River Reserve should be removed.

The Forum Executive is available to discuss the contents of this submission.

Yours sincerely,

[Redacted Signature]

Convenor
Molonglo Valley Community Forum

[Redacted Contact Information]

info@mvcommunityforum.org.au



Friends of Grasslands

supporting native grassy ecosystems

web: <http://www.fog.org.au>

Re. Draft Territory Plan amendment 05 - removal of FUA from Bluetts Block and Coombs Peninsula

Friends of Grasslands (FOG) is a community group dedicated to the conservation of grassy ecosystems in south-eastern Australia - natural temperate grasslands and grassy woodlands. FOG advocates, educates and advises on matters to do with the conservation of these ecosystems, and carries out surveys and on-ground work. FOG is based in Canberra and its members include professional scientists, landowners, land managers and interested members of the public.

FOG supports the removal of the Future Urban Area (FUA) overlay from Bluetts Block and from parts of Coombs. In respect of Bluetts Block, FOG has seen and supports the submission by Friends of Bluetts Block which states:

- Removal of the FUA overlay from Bluetts Block and the small areas of Coombs will ensure protection of the threatened open woodland/dry sclerophyll forest, and grassland left in the Molonglo valley and future-protect the wildlife corridor across the Molonglo Corridor Reserve to the reserve areas in the northern parts of the ACT. Connectivity across the landscape is recognised as being critical for biodiversity conservation, particularly in the face of climate change.
- In support of our recommendation, we note the strong biodiversity values of Bluetts Block: its high floristic diversity ... including the high orchid diversity — with 33 orchid species from 14 genera The fauna, too, is of high biodiversity value, especially of birds, among them the threatened Superb Parrot, Gang-gang Cockatoo and Scarlet Robin and the locally rare Painted Buttonquail and Chestnut-rumped Heathwren (see Ebird 2025). The area also supports populations of the threatened Pink-tailed Worm-lizard, and rare Slender-tailed Dunnart and Yellow footed Antechinus (ACT Government 2022).

FOG supports the removal of the FUA overlay from Coombs Peninsula and other parts of Coombs. This appears consistent with Figure 6 on p. 14 of the ACT Government's *NES Plan* for East Molonglo.

The reason given for the removal of 1.4 ha from the Molonglo River Nature Reserve, close to its junction with Weston Creek, is not good. The values of this 1.4 ha are not mentioned. Whether this area is remnant grassy woodland is not stated. The reason provided in support of the removal, and this is all the explanation provided, is "to align with existing fence lines and land management practices." If this area has significant values, there are alternatives. These include changing fence lines and management practices. Alternatively, a case with substance should be put explaining and illustrating the problem.

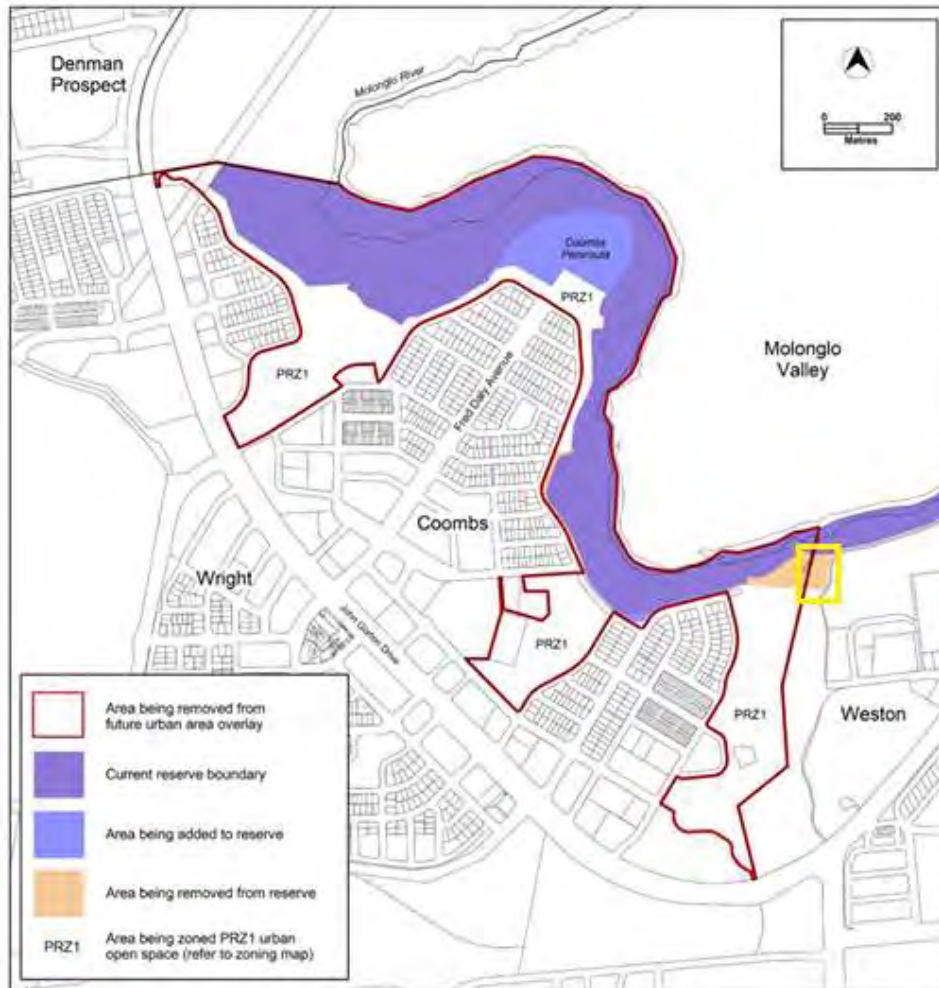
On its face, developing the portion of this 1.4 ha that will retain its FUA overlay ([Figure 1](#), the area within the yellow rectangle) could sever *part* of the good connection between the nature reserve and the urban open space to its south. This will be significant if Weston Section 124 Block 3 is developed.

Yours sincerely

President, Friends of Grasslands

11 August 2025

Figure 1: Land to be removed from Molonglo River NR – close to its junction with Weston Creek – including a portion that could, in future, be developed (in the yellow box)



From: [REDACTED]
To: [Terriplan](#)
Subject: Submission on DPA05
Date: Wednesday, 13 August 2025 9:50:19 AM
Attachments: [PCS FENCE WAE-CX520 2025-08-11.pdf](#)
[PCS FENCE WAE 070825.dwg](#)
[WFE958Z.pdf](#)

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Hi Territory Plan Team,

we have reviewed the draft plan amendment at consultation and we noticed the alignment in figures 8-11 were slightly incorrect. We (CED) have provided the Territory Plan team the correct alignment based on works as executed data on Monday 11th August (and attached here again). This data shows the correct alignment to be used in Figures 8-11 for the Molonglo river boundary adjacent Denman North.

thanks [REDACTED]

[REDACTED]
Project Manager | Capital Estate Developments



Our office is located in the Plaza Offices – West above the terminal car park. Click [here](#) for directions

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Representation for EIS or Territory Plan Variation Notification_1 - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

11 Aug 2025 2:50:27 PM

Reference code

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acepdcustomerservices@act.gov.au

Type of representation

About this form

Use this form to lodge a representation for a current amendment to the Territory Plan or a current Environment Impact Statement during the notification period.

Application type

Please select the application type:*

Territory Plan Amendment Notification



Representor details

Title

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Capital Estate Development

Enter at least one phone number: *

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Application details

Amendment number*

Provide the details of your representation*

You may upload any additional supporting documentation or photos.

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Disclaimer

Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the Environment, Planning and Sustainable Development Directorate (EPSDD) [Information Privacy Policy](#), which is available for viewing on EPSDD's website.

Copies of written comments will be made available on the authority website unless the submission is withdrawn. Copies of written comments will also be given to the proponent of the development proposal.

If you would not like your comments or a part of your comments to be made available on the website or to the applicant, a request must be made under Sections 502 or 503 of the *Planning Act 2023* (or Sections 411 or 412 of the *Planning and Development Act 2007*). A request for exclusion under these sections must be in writing, clearly identifying what parts of your submission you are seeking to exclude and how the request satisfies the exclusion criteria.

Printed copies of the draft amendment (this document) and background documents are available for inspection and purchase at the EPSDD Customer Service Centre, 8 Darling Street, Mitchell, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call [\(02\) 6207 1923](#) to arrange a copy for purchase.

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To approve your request to exempt all or part of your representation from the public register the Territory Planning Authority must be satisfied that the part of the representation to which your exclusion application relates contains information that:

- (a) the publication of which would disclose a trade secret; or
- (b) the publication of which would, or could reasonably be expected to
 - (i) endanger the life or physical safety of any person; or
 - (ii) lead to damage to, or theft of, property.

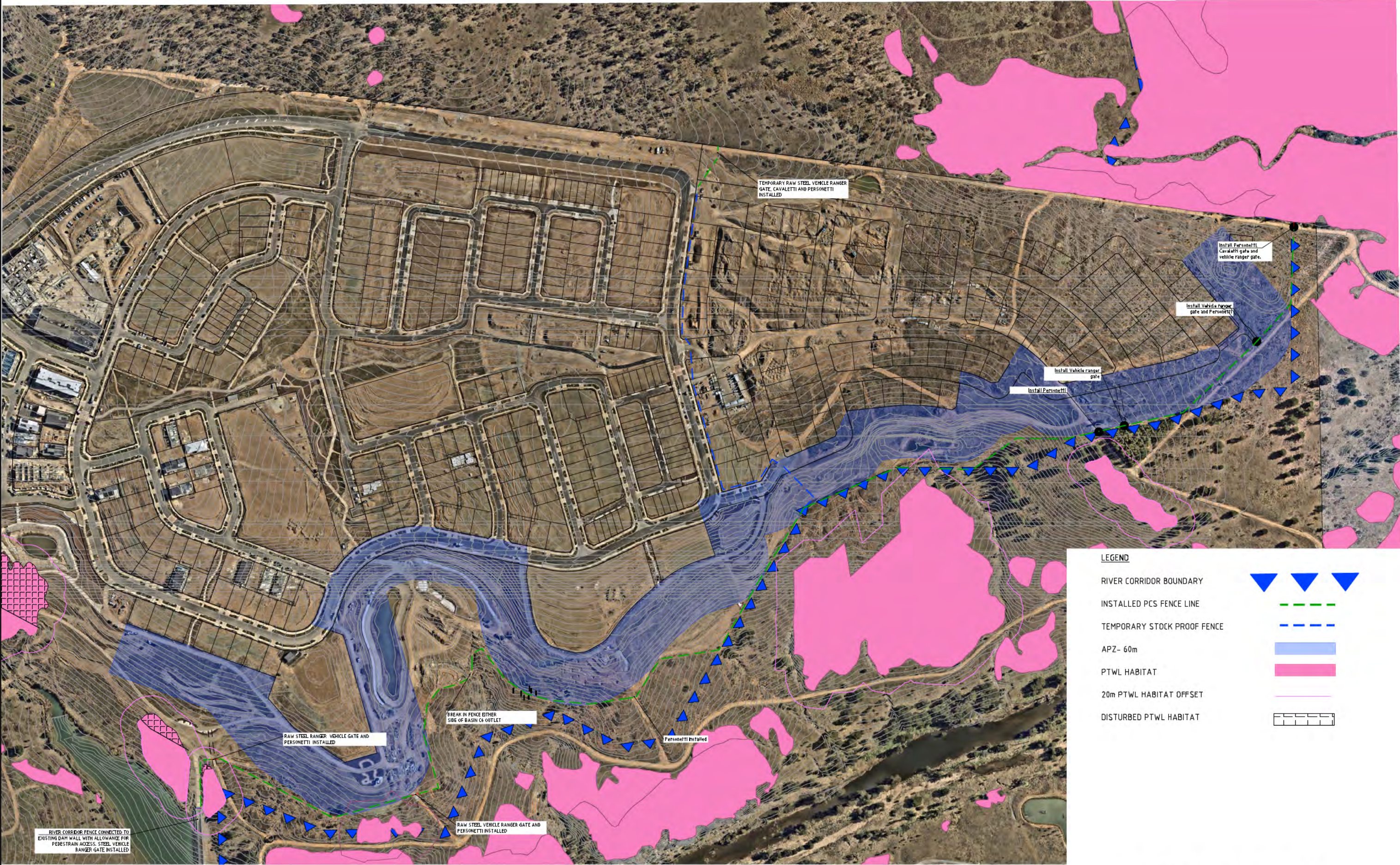
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Provide details of your exemption request*

no exemption request

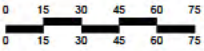


LEGEND

- RIVER CORRIDOR BOUNDARY
- INSTALLED PCS FENCE LINE
- TEMPORARY STOCK PROOF FENCE
- APZ- 60m
- PTWL HABITAT
- 20m PTWL HABITAT OFFSET
- DISTURBED PTWL HABITAT

Rev	Amendments	Approved	Date

1:1500@A1
SCALE
1:3000@A3



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APPENDIX 3 Public consultation version of DPA-05



ACT
Government

**Territory
Planning**
Authority

DRAFT

MAJOR PLAN AMENDMENT

to the

TERRITORY PLAN 05

Removing the
Future Urban Area (FUA) overlay
and setting zoning for a number of sites
including
Bluetts block and Coombs peninsula

June 2025

This draft major plan amendment was prepared
under division 5.2.3 of the *Planning Act 2023*

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1.0 INTRODUCTION

1.1 Outline of the process

Draft plan amendment 05 (DPA-05) to the Territory Plan is an authority-initiated major plan amendment (MPA).

Under section 63 of the Planning Act 2023 (the Act) the Territory Planning Authority (the Authority) is making DPA-05 available for public comment.

For more information about the content of the Territory Plan and the major plan amendment processes please refer to the planning website www.planning.act.gov.au/professionals/our-planning-system/the-territory-plan/amendments-to-the-territory-plan.

1.2 The National Capital Plan

The Commonwealth Australian Capital Territory (Planning and Land Management) Act 1988 (ACT PALM Act) established the National Capital Authority, which is required to prepare and administer a National Capital Plan (NCP) and to keep it under constant review and propose amendments as necessary.

The NCP is required to make sure Canberra and the Territory are planned and developed in accordance with their national significance. Additionally, the ACT PALM Act requires that the Territory Plan is not inconsistent with the NCP.

1.3 The Proposal and Site Description

DPA-05 proposes to amend the Territory Plan map to remove a number of sites from the future urban area (FUA) overlay. Where the FUA overlay is removed the land use zoning is confirmed. This DPA also makes some adjustments to the Molonglo River Reserve boundary.

The subject sites are located at:

- Block 403 Stromlo and part Block 12 Section 1 Denman Prospect (Bluetts block)
- Various parts along the edge of Coombs and the Molonglo River Reserve, including Coombs Peninsula
- Land between Sections 96 and 116 Denman Prospect and the Molonglo River Reserve and some small parts to the north
- Block 1650 Belconnen, Block 15 Section 39 Whitlam, Blocks 88 and 89 Molonglo Valley (infrastructure sites)
- Block 6 Section 109 Amaroo (adjoining the proposed tennis centre)
- Block 1 Section 17 Gungahlin (enclosed oval) and Block 3 Section 19 Gungahlin (urban open space at the western end of the Gungahlin Town Centre) and Block 3 Section 232 Gungahlin, and the nearby parts of Gungahlin Place
- Block 8 Section 96 Weston Creek

These sites and changes are described under individual site headings below.

Bluetts Block- remove FUA (Stromlo and Denman Prospect)

DPA-05 considers the area of Bluetts Block (Block 403 Stromlo and part block 12 section 1 Denman Prospect – Figure 1).

This area was identified as nature reserve on 14 February 2025 in Minor Amendment 2024-m. When the minor amendment was placed on public consultation, comments from the Canberra community and environmental groups expressed concern that the site remained under the FUA overlay. This overlay was not able to be uplifted as a part of the minor amendment, consistent with the Act. Therefore, the removal of the FUA over Bluetts Block is proposed as a part of this DPA. This also confirms the zoning of the area as NUZ4 River Corridor.

An ACT Legislative Assembly resolution requested the ACT Government to release a plan amendment to remove the FUA overlay (see section 2.2 below for further details).

The existing Territory Plan zoning and overlays are shown in Figure 2 and proposed in Figure 3.

Figure 1 – Location Map – Bluetts block

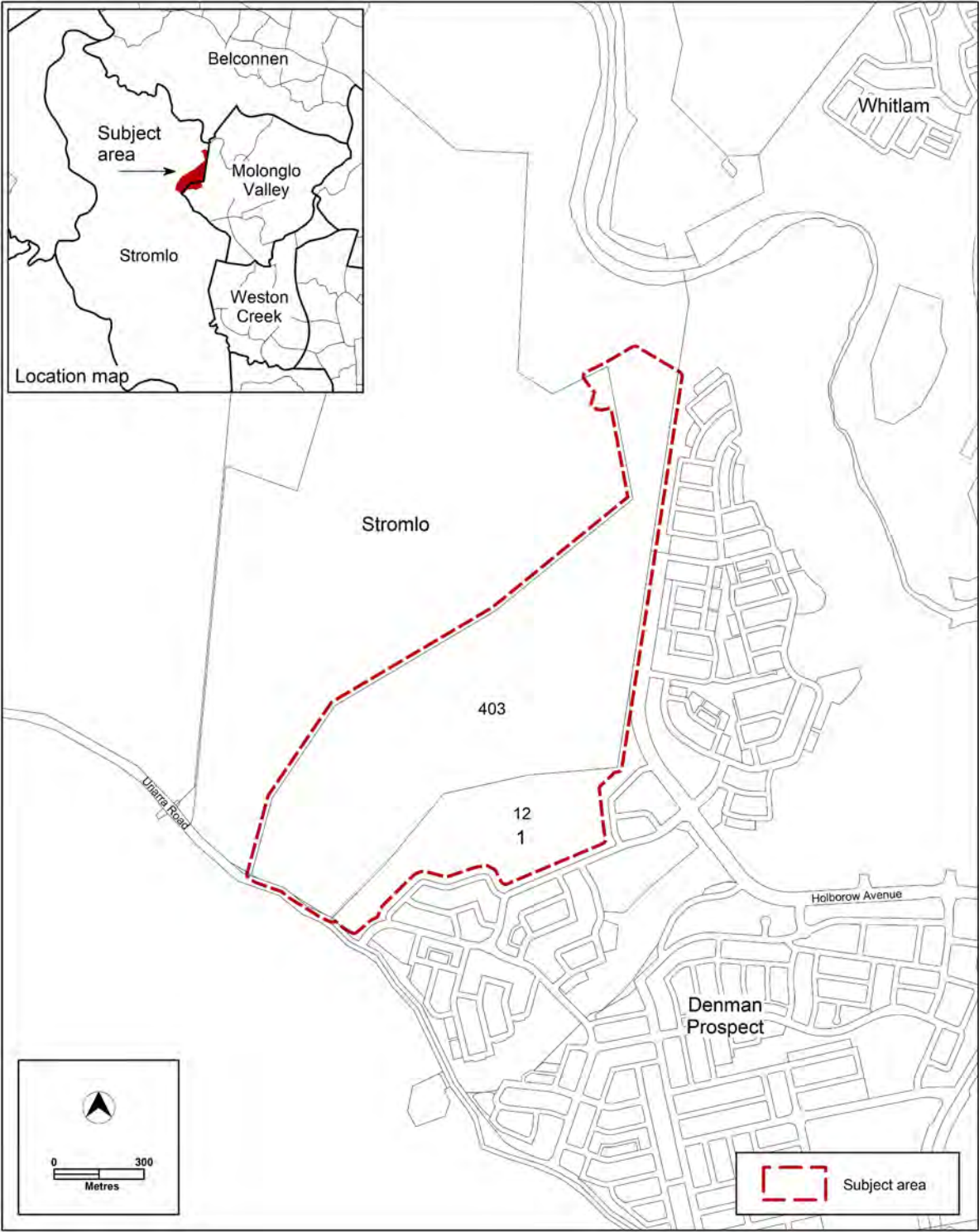


Figure 2 – Existing Territory Plan Map – Bluetts block

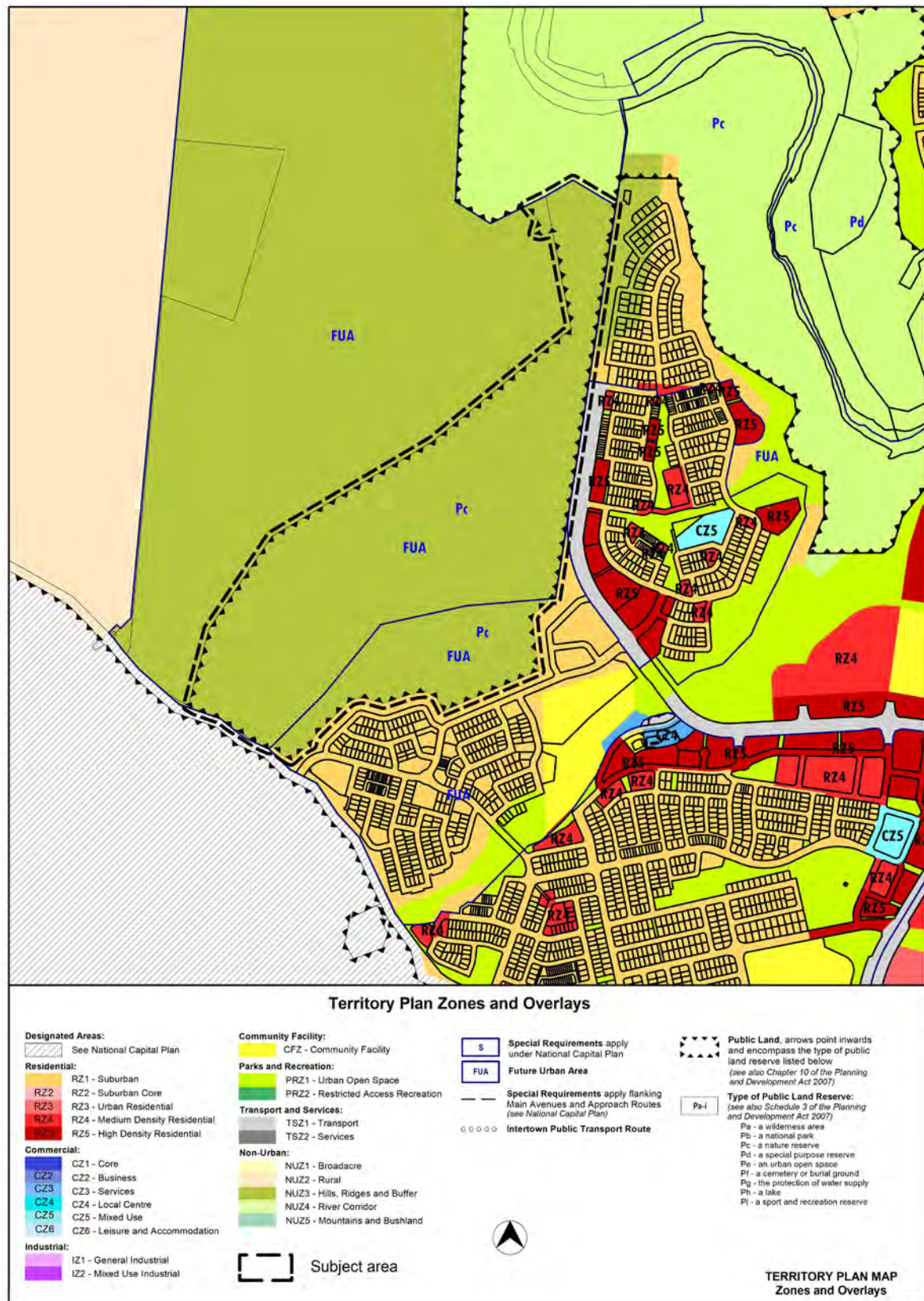
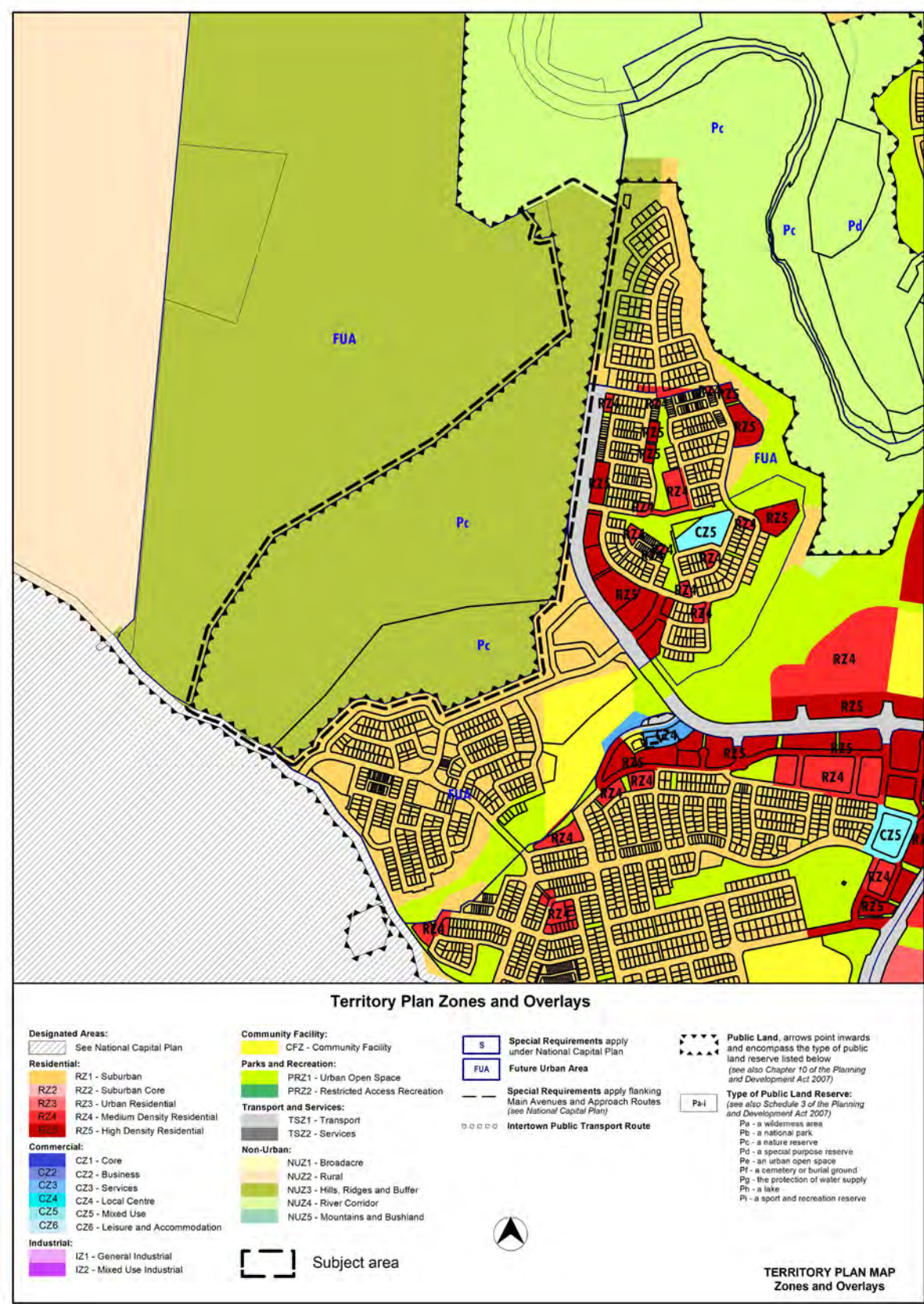


Figure 3 – Proposed Territory Plan Map – Bluetts block



Coombs Peninsula and Molonglo River Reserve – remove FUA, reserve boundary changes and set zoning

- DPA-05 proposes the following over Coombs Peninsula (Figure 4):
- remove the FUA overlay
- rezone the majority of the area as NUZ4 River Corridor
- adding a 'Pd' special purpose reserve overlay to protect the site for recreational purposes and form a part of the Molonglo River Reserve.
- rezone parts of Coombs Peninsula adjoining the suburb of Coombs will be zoned PRZ1 Urban Open Space to allow it to be used as a bushfire inner asset protection zone and will allow the development of a future shared path to be accommodated. The area of PRZ1 zoned land adjacent to Annabelle View is to allow the future shared path to meet relevant design standards, as there is a significant grade change in this area, and to connect to the existing path.

The FUA overlay is being removed from the majority of the Molonglo River Reserve (Figure 5). PRZ1 Urban Open Space zone is being adopted between the suburb of Coombs and along the edge of the Molonglo River Reserve (Figures 5 and 7). Parts of the boundary of the Molonglo River Reserve are being adjusted in a minor way to follow fence lines and enable better land management practices. A small area to the east of Coombs in North Weston is retaining the existing FUA overlay as this area is anticipated to be contained in a future subdivision design application, which will be followed by a minor amendment to set the zoning and uplift the FUA. The existing Territory Plan zoning and overlays can be seen in Figure 6.

An ACT Legislative Assembly resolution requested the Coombs Peninsula to be rezoned consistent with the rest of the Molonglo River corridor (see section 1.4 under the heading “Anything else the territory planning authority considers relevant to the amendment” for Coombs Peninsula).

The specific changes to the Molonglo River reserve are as follows:

- A total of 5.1 ha is added to the river reserve, which comprises 6.5 ha added to the Coombs Peninsula special purpose reserve, with a net loss of 1.4 ha. This figure includes both minor increases and decreases elsewhere along the boundary. These changes have been made to align with existing fence lines and land management practices.
- These adjustments include:
 - o decreasing the reserve along part of Annabelle View by moving the boundary from the western side of the existing shared path to the eastern side, where the fence line is located.
 - o increasing the reserve elsewhere along Annabelle View by moving the boundary from its existing location to the existing fence line.
 - o decreasing the reserve near Harold White Avenue to remove land that is not managed as a nature reserve.

Figure 4 – Location Map – Coombs peninsula and Molonglo River Reserve

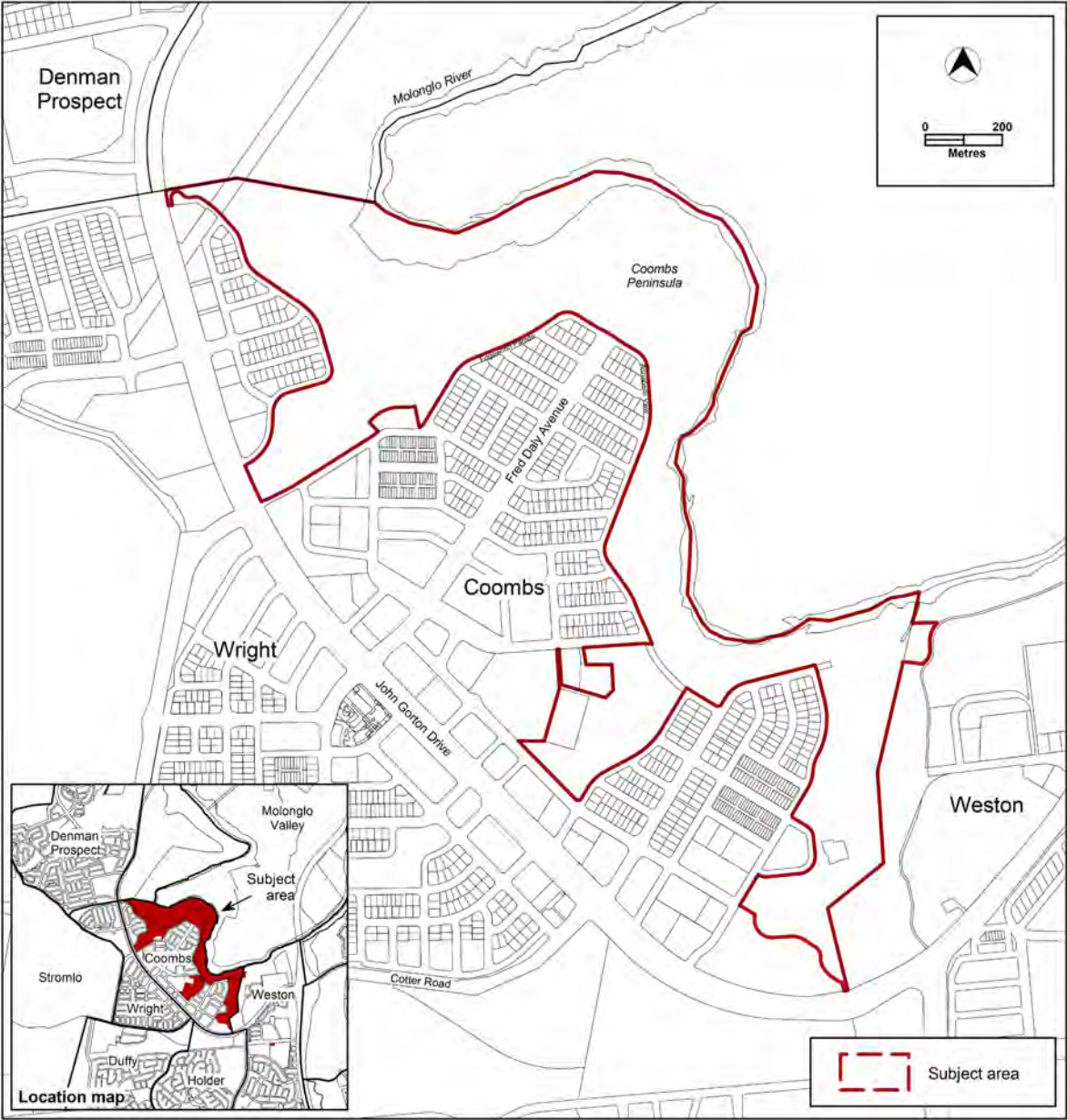


Figure 5 Coombs peninsula and Molonglo River Reserve – changes to zoning and FUA overlay

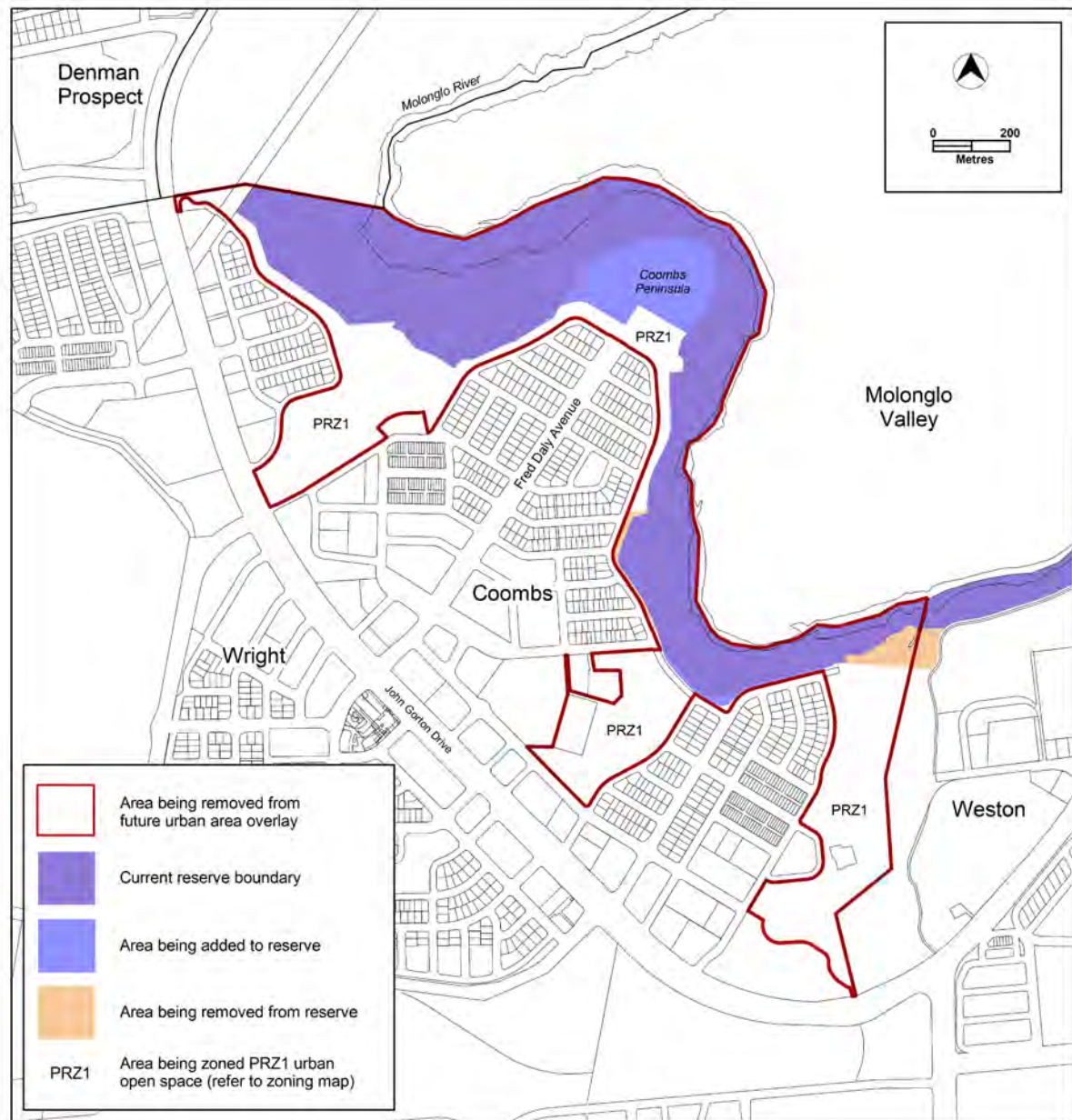


Figure 6 – Existing Territory Plan Map – Coombs

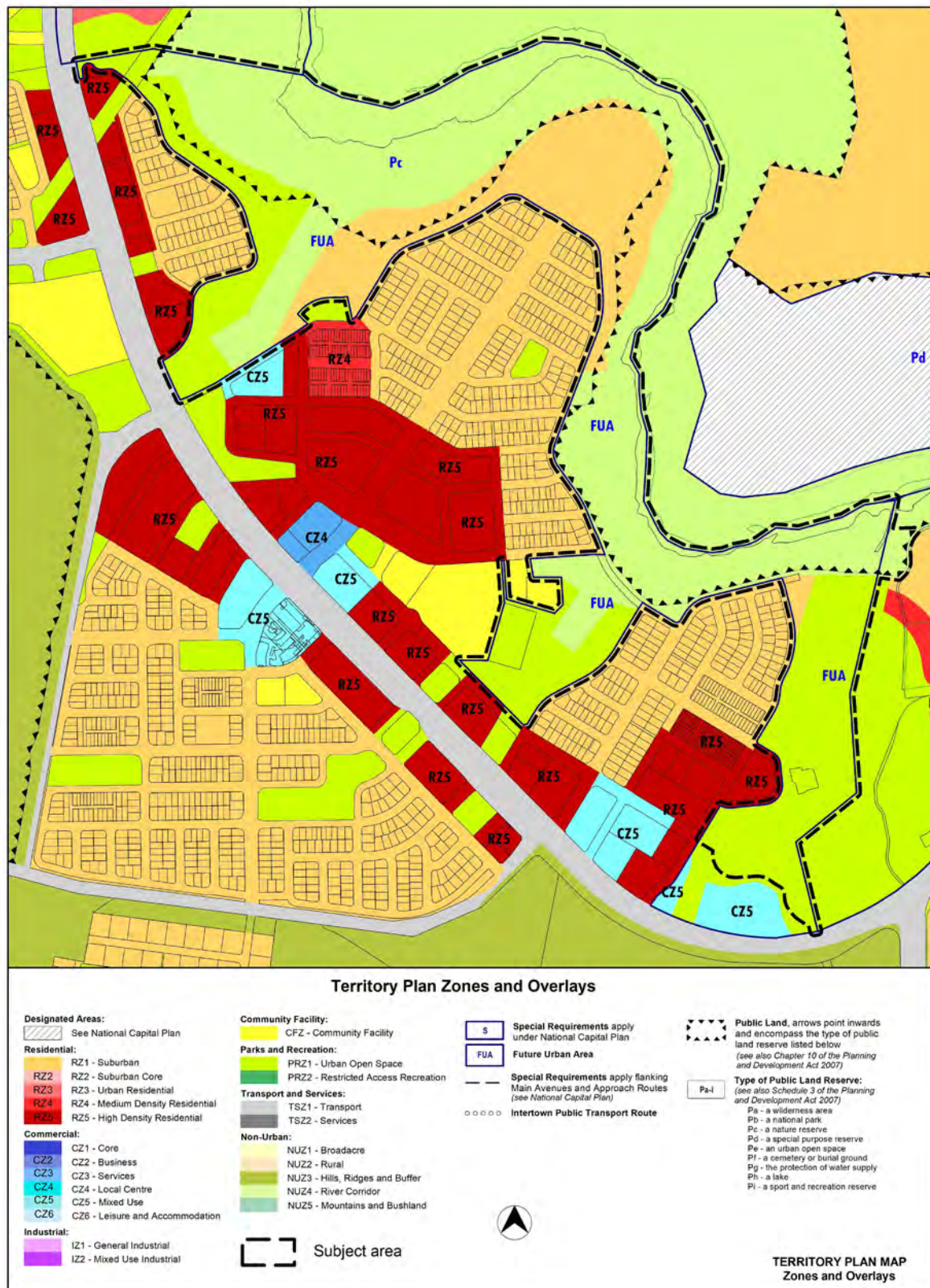
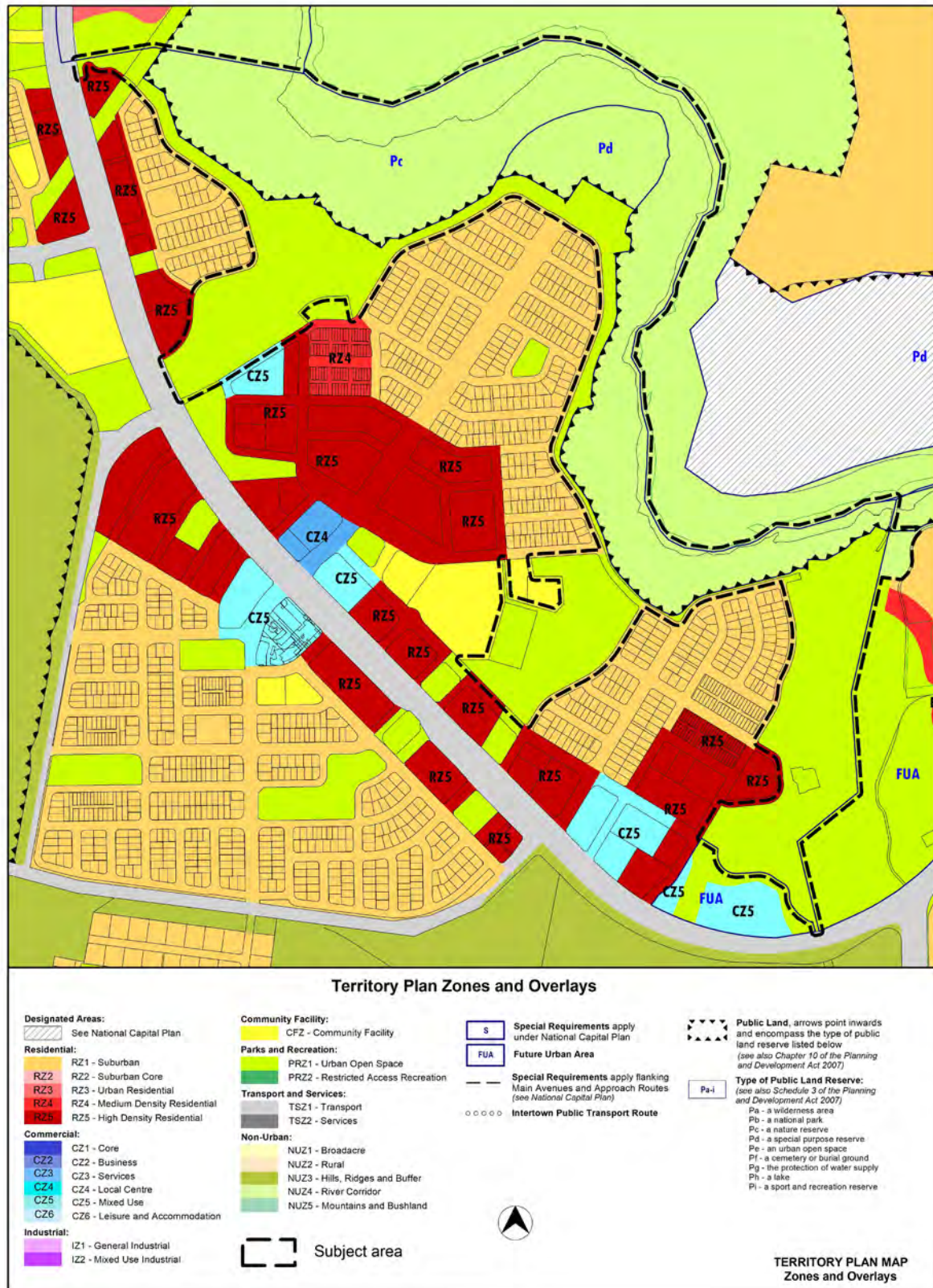


Figure 7 – Proposed Territory Plan Map – Coombs



Denman Prospect – set zoning (retain FUA)

DPA-05 considers an area of Denman Prospect between the existing urban area and the Molonglo River Reserve (Figure 8). The existing Territory Plan zoning and overlays can be seen in Figure 10.

It is proposed to add a further 3.5 ha to the Molonglo River Reserve by zoning NUZ4 River Corridor (Figure 9 and 11). These adjustments are being proposed to the Molonglo River Reserve boundary, adjacent to Denman Prospect, to incorporate and protect recently surveyed pink-tail worm-lizard habitat into the Molonglo River Reserve.

It is proposed to retain the FUA overlay over this area to enable the final suburb boundary and zoning to be fully considered as a part of a future subdivision design application.

Figure 8 – Location Map – Denman Prospect

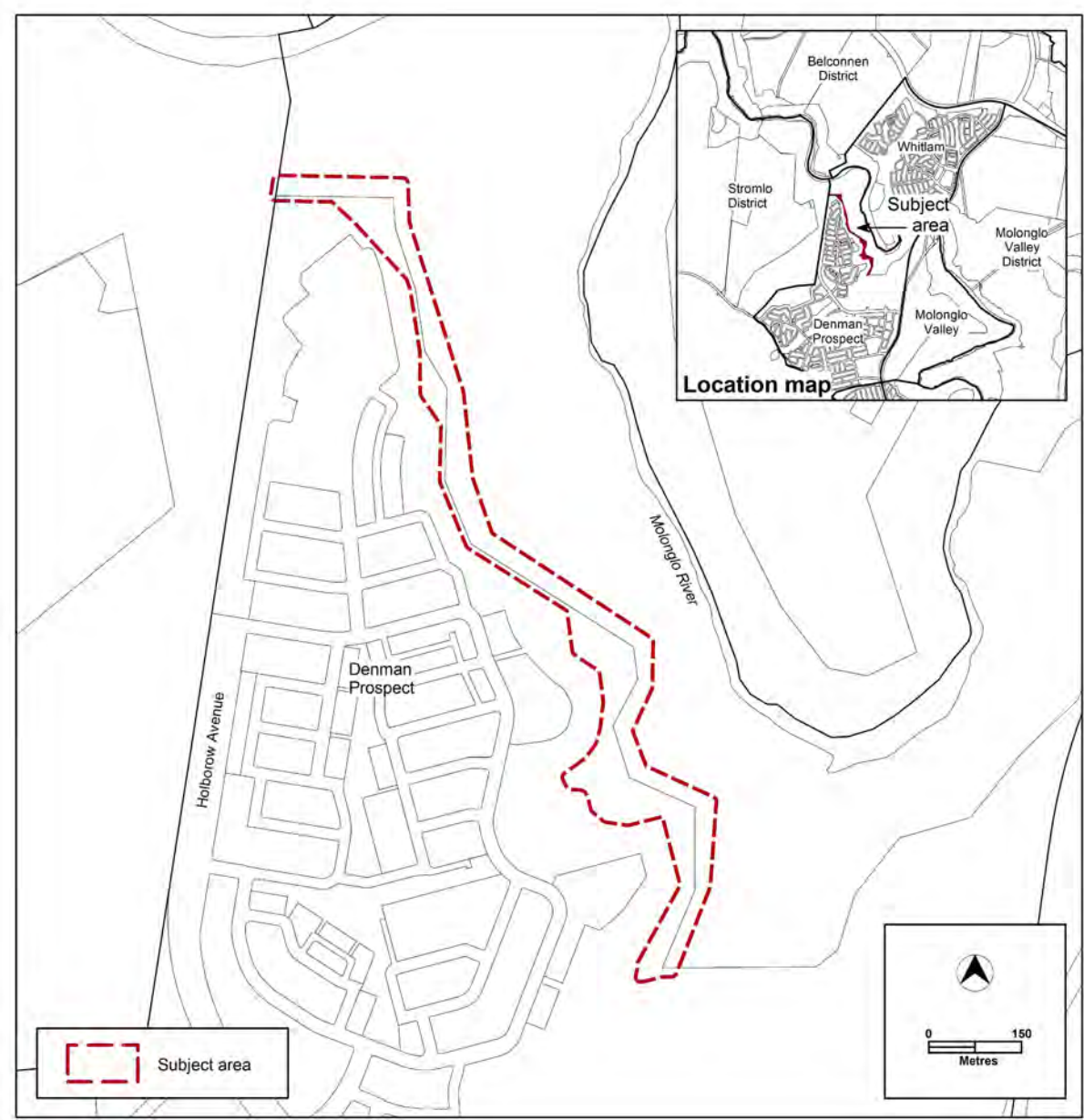


Figure 9 Denman Prospect additions Molonglo River Reserve – changes to zoning

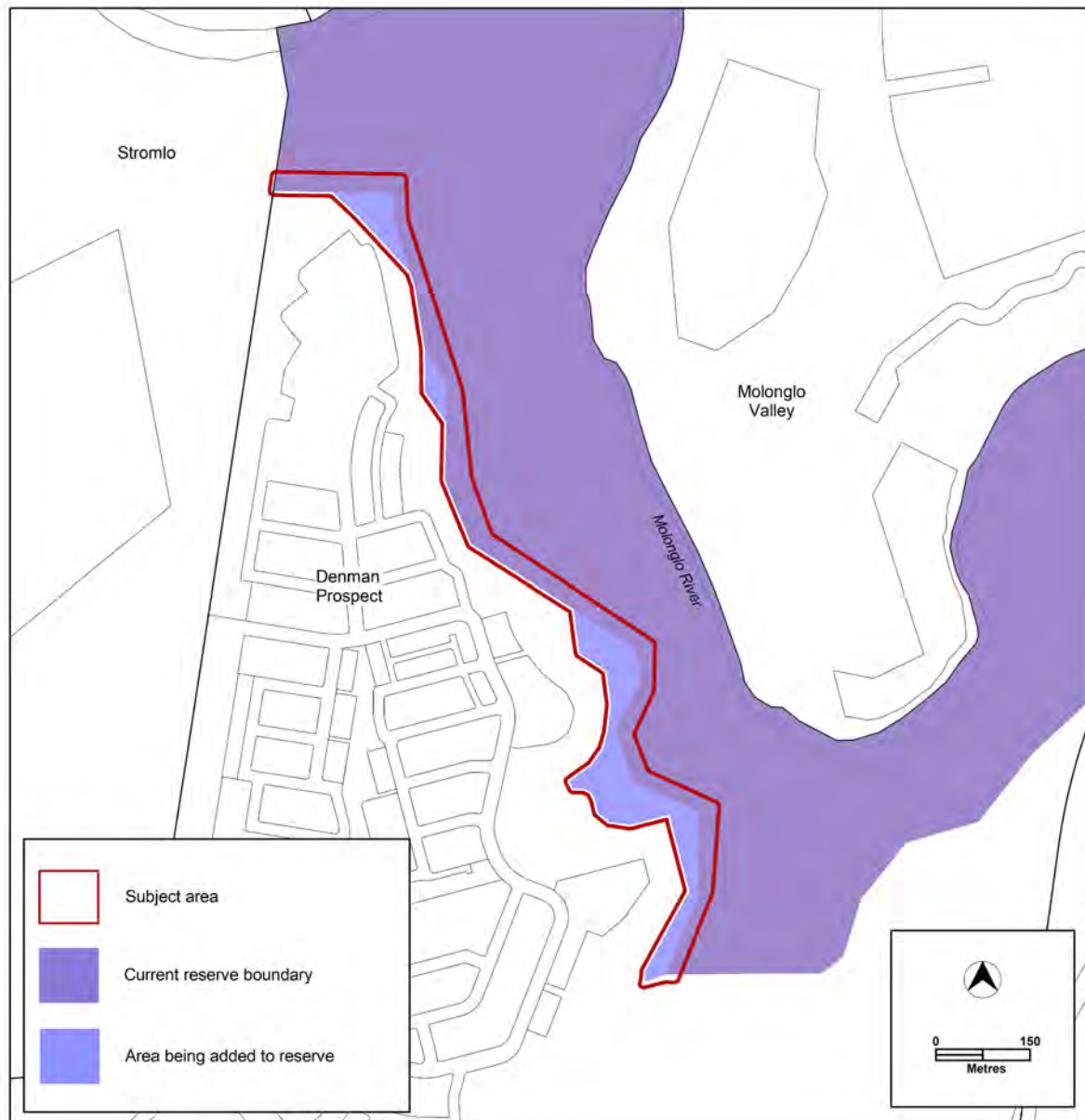


Figure 10 – Existing Territory Plan Map – Denman Prospect

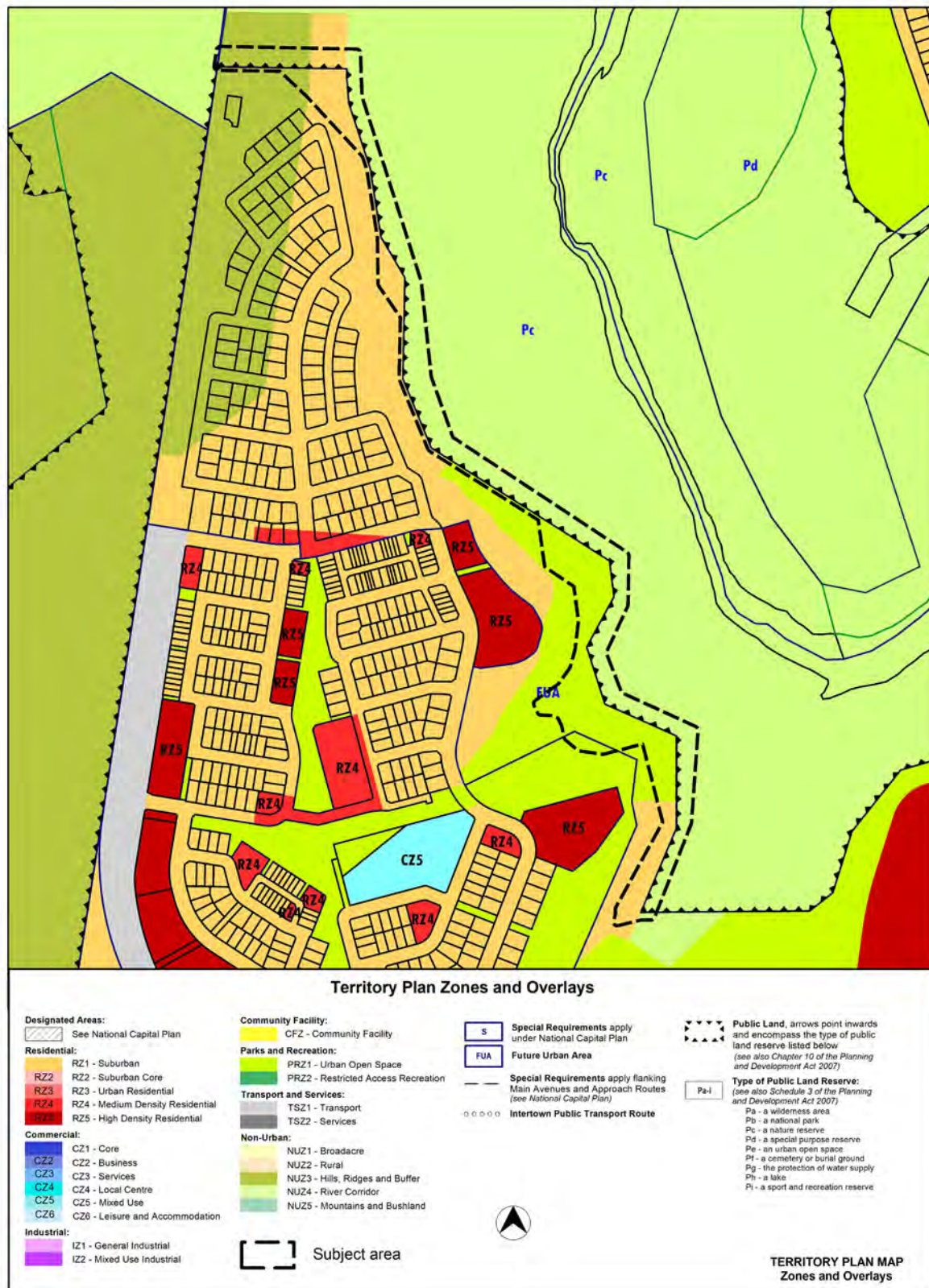
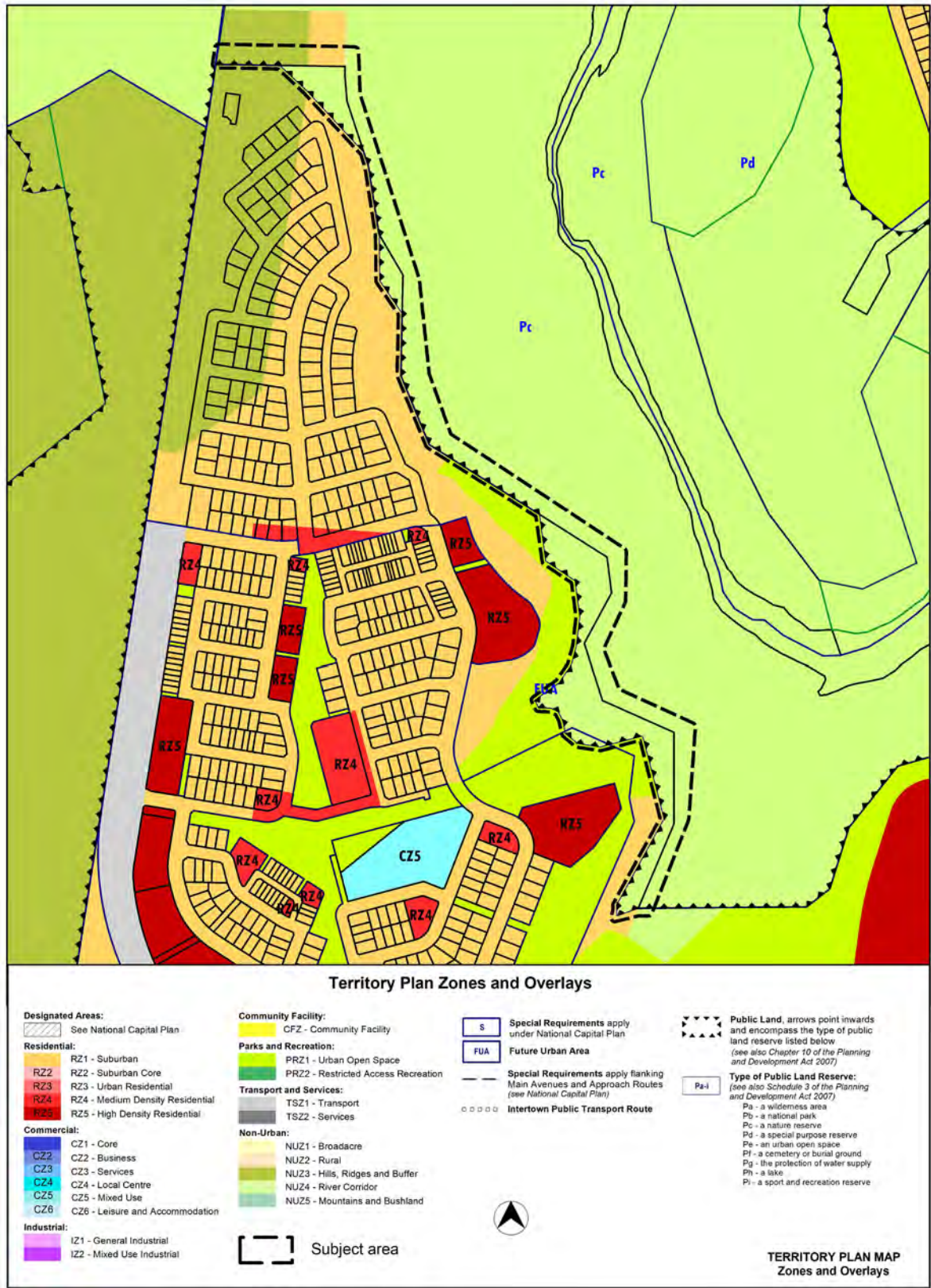


Figure 11 – Proposed Territory Plan Map – Denman Prospect



Molonglo Valley and Belconnen – infrastructure sites – remove FUA and set zoning

DPA-05 considers four infrastructure sites (Figure 12). Three of the sites are located in the Molonglo Valley (Blocks 87 and 89, Molonglo Valley, and Block 15 Section 39 Whitlam), and one site is located in Belconnen (Block 1650). The existing Territory Plan zoning and overlays for these sites can be seen in Figure 13.

It is proposed to remove the FUA overlay and to set final zoning as TSZ2 Services (Figure 14). This is to facilitate the development of Icon Water facilities (Figure 12).

Figure 12 – Location Map – infrastructure sites

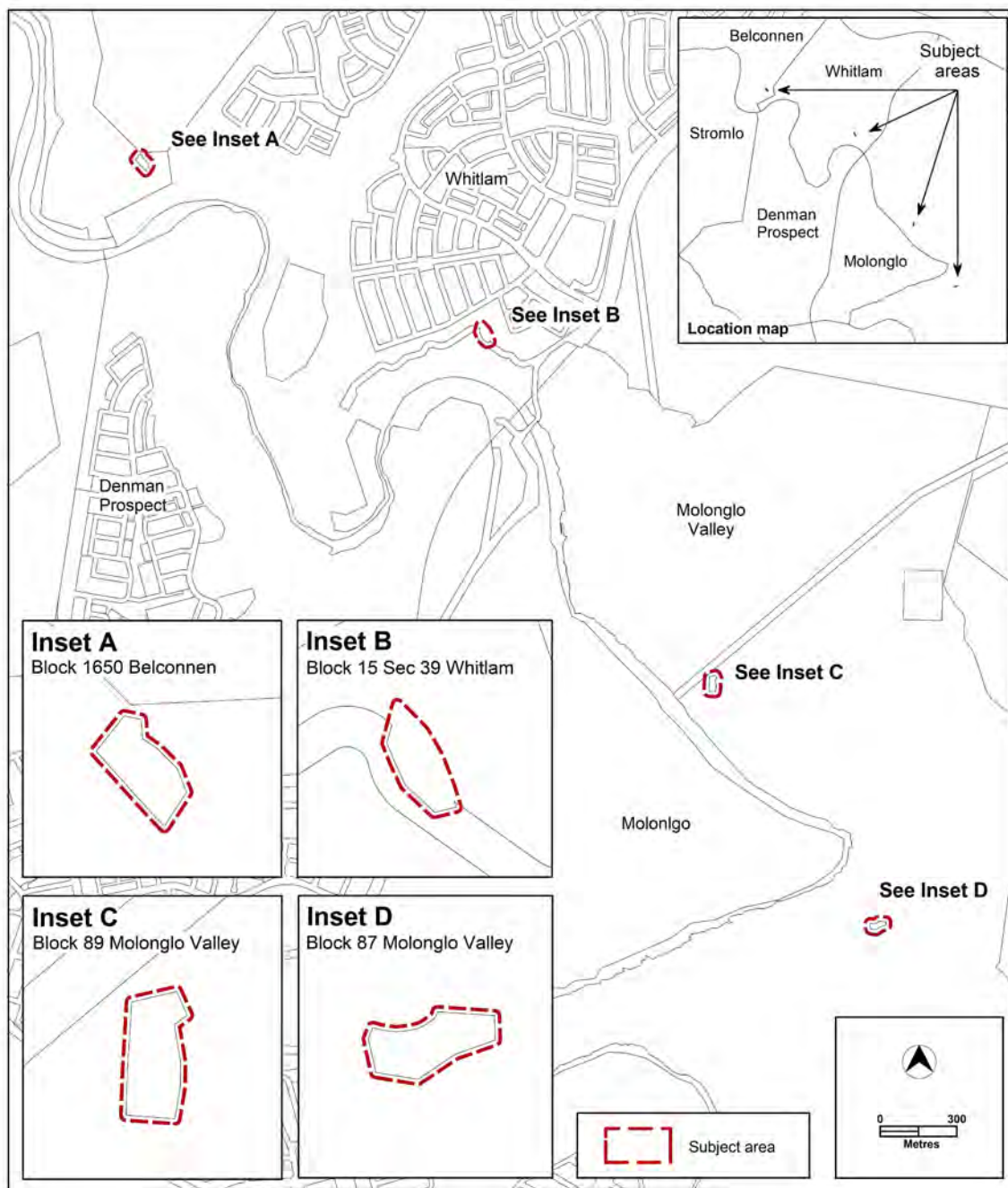


Figure 13 – Existing Territory Plan Map – infrastructure sites

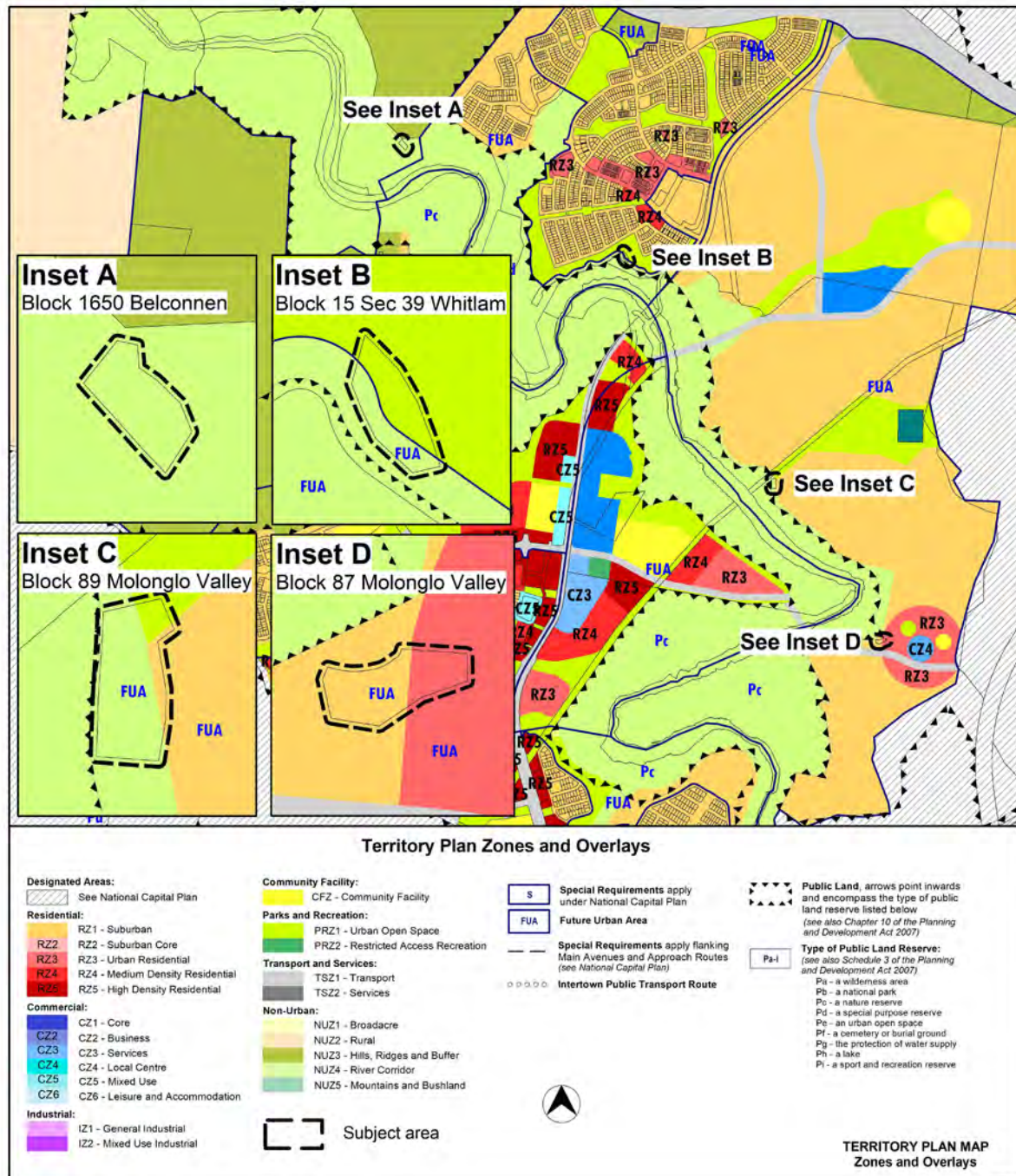
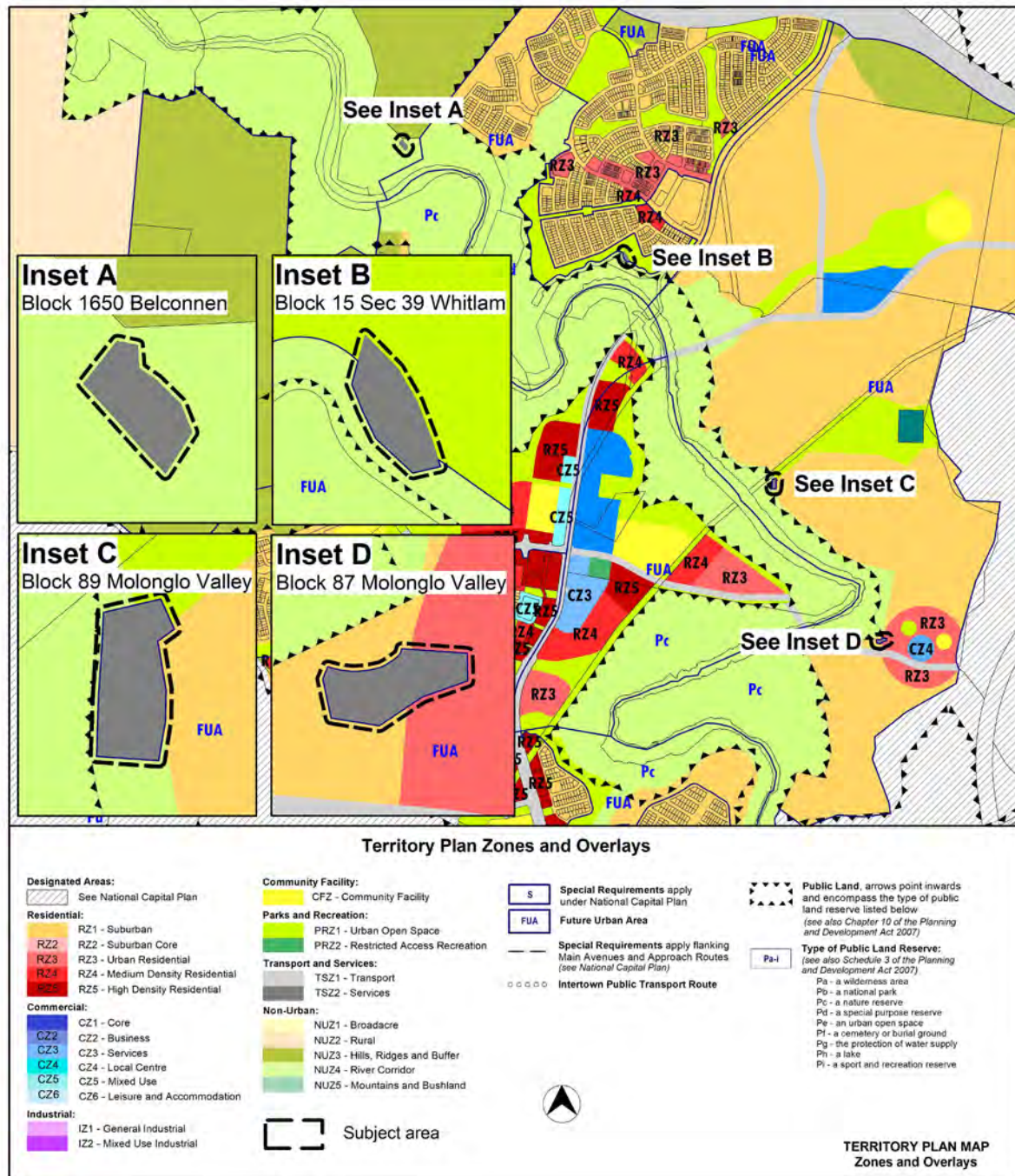


Figure 14 – Proposed Territory Plan Map – infrastructure sites



Gungahlin Town Centre – remove FUA and set zoning

There are a number of remnant sites in the western part of the Gungahlin Town Centre, which were not subject to an estate development application under the previous planning system or a subdivision design application under the current planning system (Figure 15). This means that the FUA overlay is unable to be removed through a minor plan amendment process. As a result, these are proposed for removal as a part of this DPA.

The sites, which are outlined in Figure 15, and the proposed changes are described below:

- Block 1, Section 17 Gungahlin (enclosed oval):
 - Remove FUA overlay
 - Set final zoning as PRZ2 Restricted Access Recreation.
- Block 3, Section 19 Gungahlin (open space)
 - Remove FUA overlay
 - Set final zoning as PRZ1 Urban Open Space.
- Block 3, Section 232 Gungahlin (surface car park):
 - Remove FUA overlay
 - Confirm final zoning as CZ1 Commercial Core.
- Block 1 Section 250 Gungahlin (open space)
 - Remove FUA overlay
 - Set final zoning as PRZ1 Urban Open Space.
- The road around Block 1 Section 250 Gungahlin:
 - Remove FUA overlay
 - Set final zoning as TSZ1 Transport.
- Block 1 Section 38 Gungahlin:
 - Remove FUA overlay
 - Set final zoning as CZ1 Core, consistent with the surrounding zoning.

The existing Territory Plan zoning and overlays can be seen in Figure 16 and the proposed zoning can be seen in Figure 17.

Figure 15 – Location Map – Gungahlin

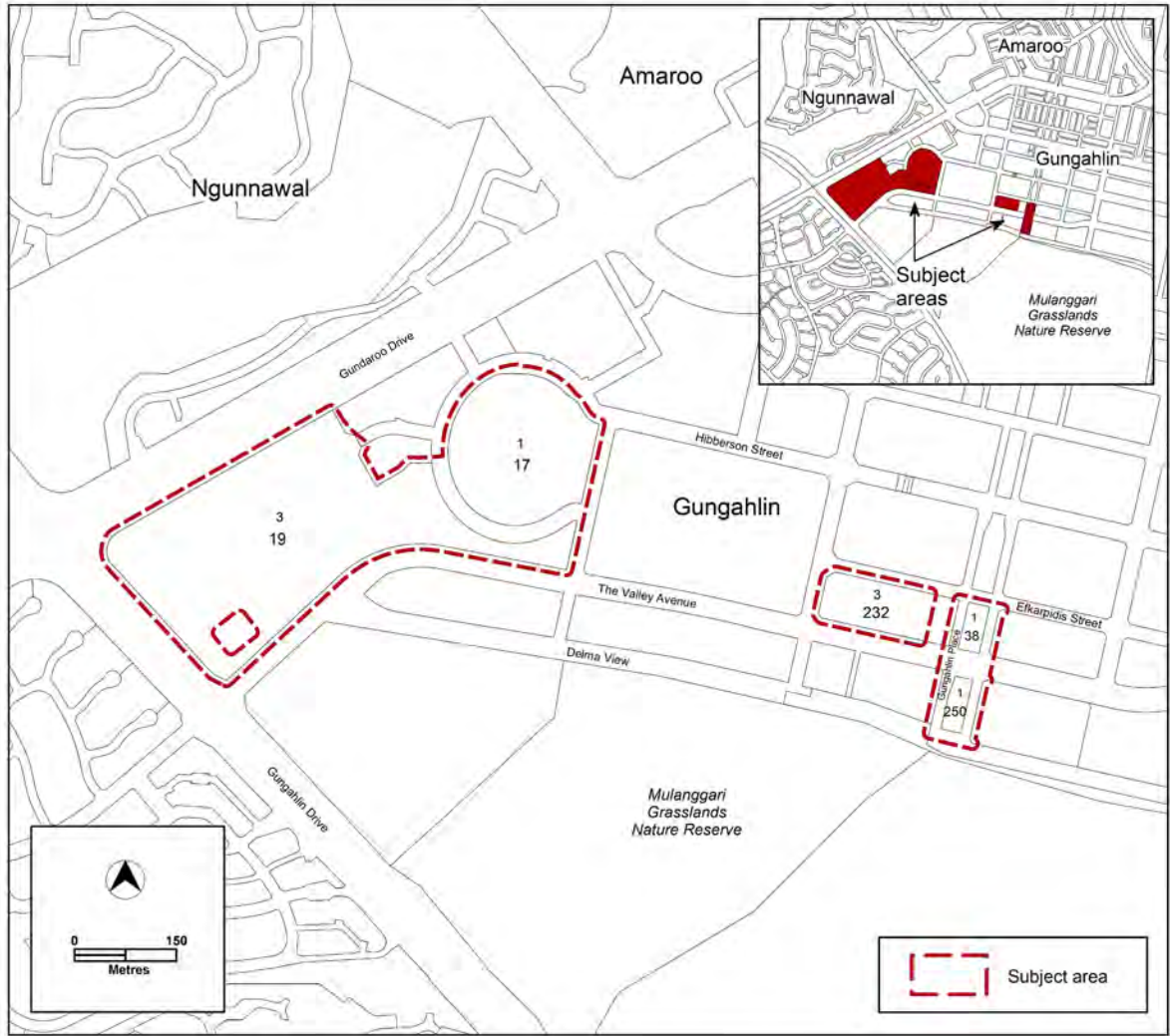


Figure 16 – Existing Territory Plan Map – Gungahlin

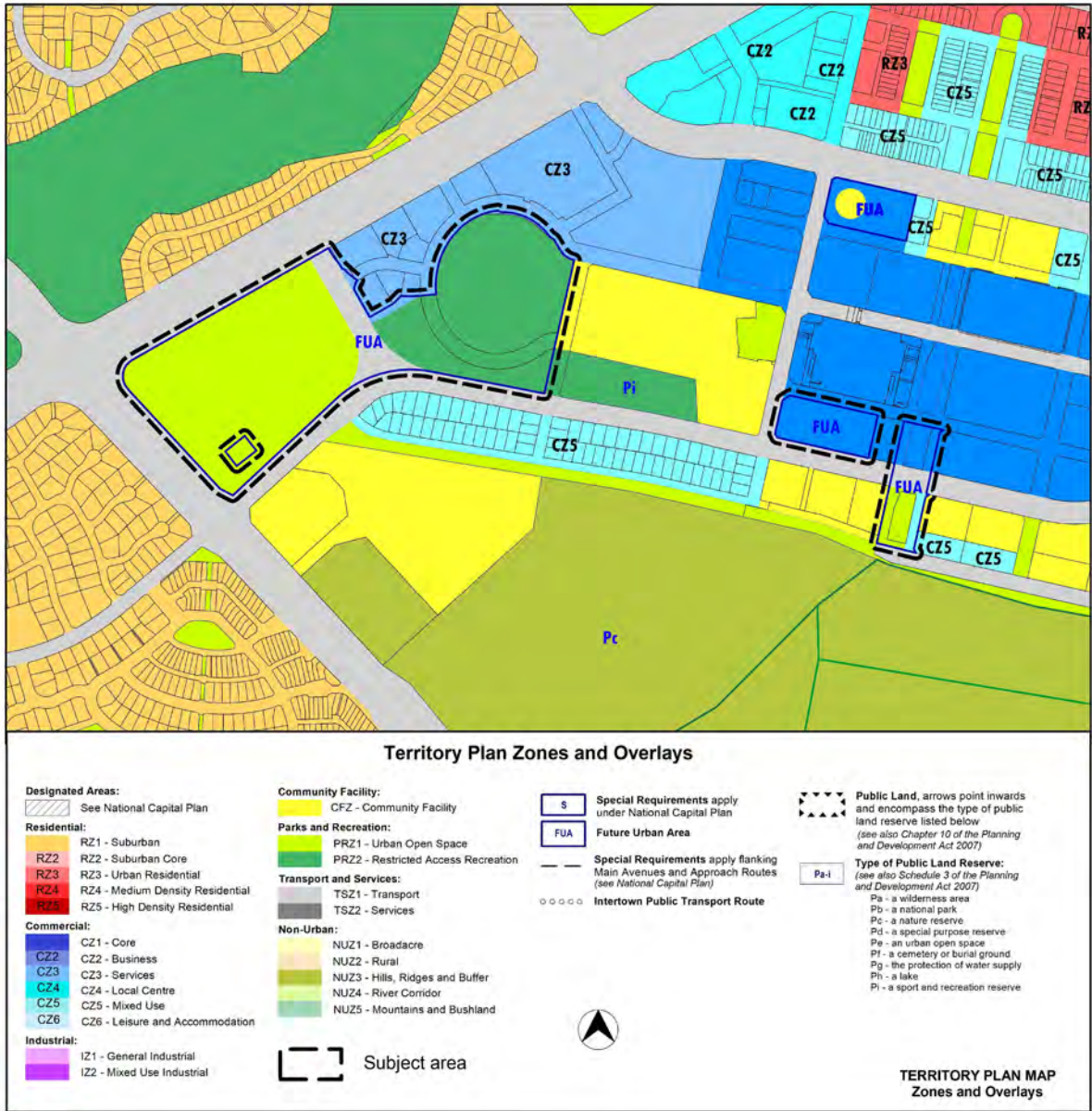
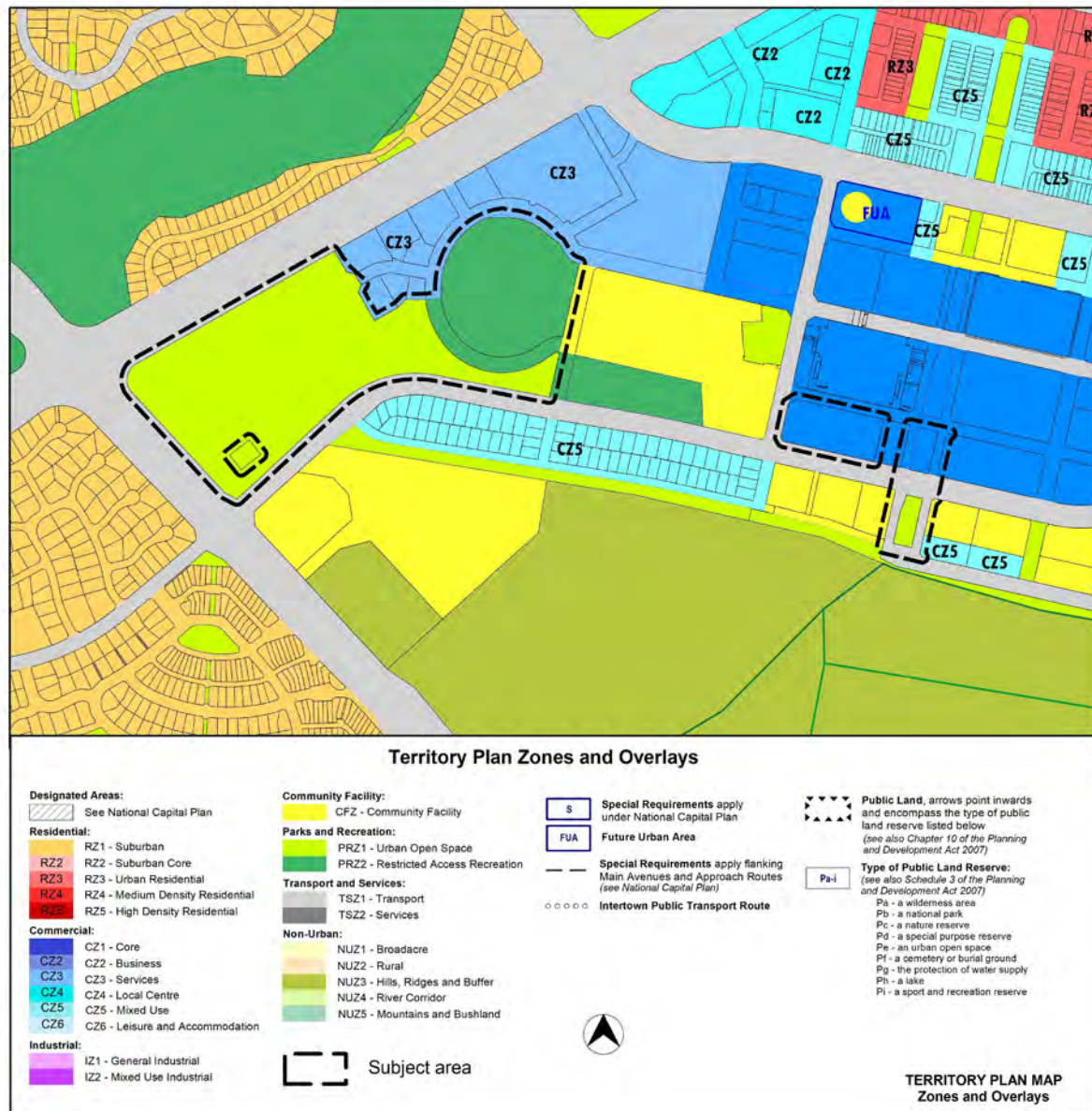


Figure 17 – Proposed Territory Plan Map – Gungahlin



Amaroo Urban Open Space – remove FUA and set zoning

DPA-05 considers one remaining open space land in Amaroo (Block 6 Section 109 – Figure 18). This area is the last part of the suburb to have a FUA overlay. The existing Territory Plan zoning and overlays can be seen in Figure 19.

It is proposed to remove the FUA overlay, and to confirm the zoning as PRZ1 Urban Open Space. A small strip of land adjacent to Horse Park Drive (currently zoned TSZ1 Transport) is proposed to be zoned to PRZ1 to regularise the zoning (Figure 20).

Figure 18 – Location Map – Amaroo



Figure 19 – Existing Territory Plan Map – Amaro

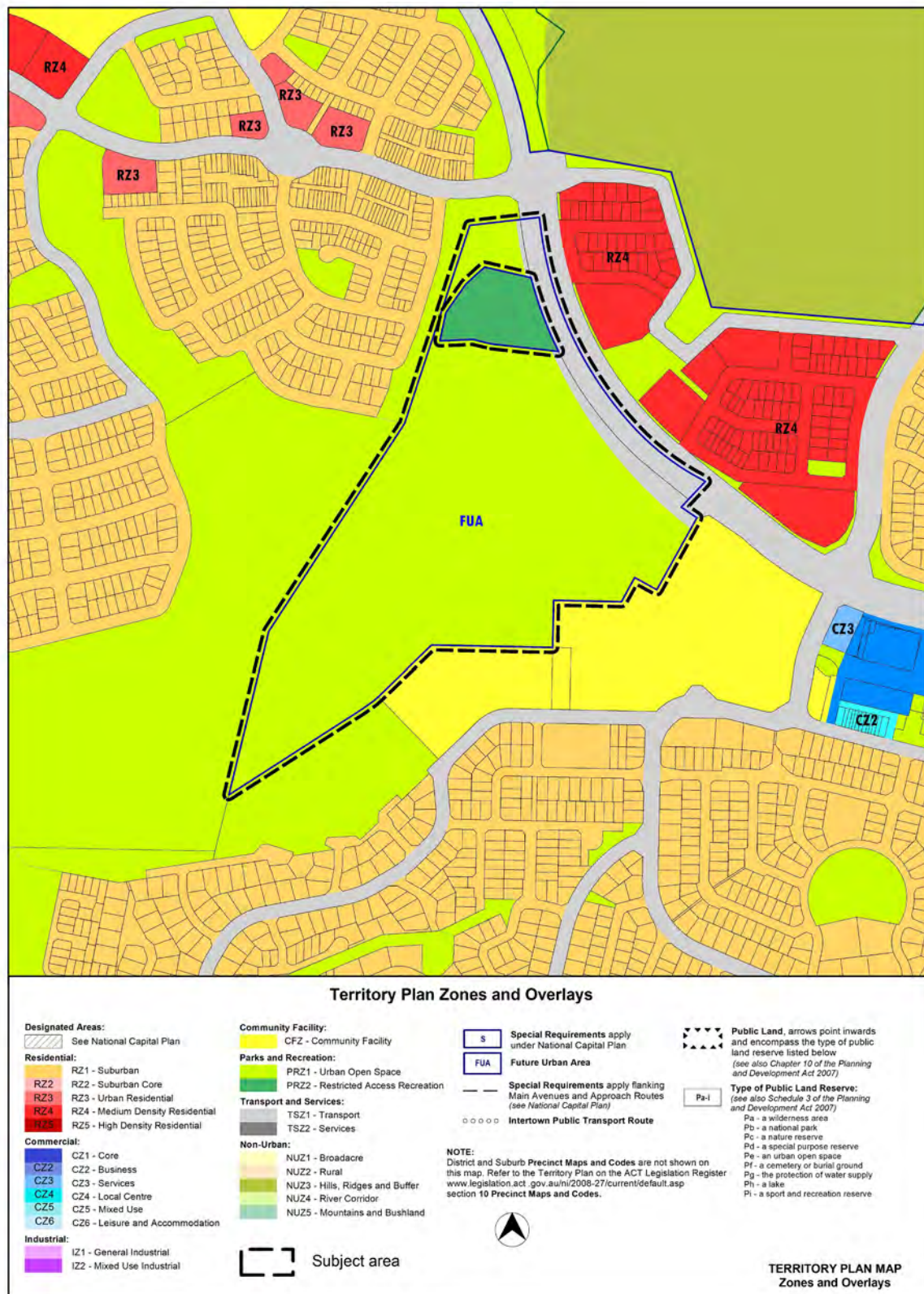
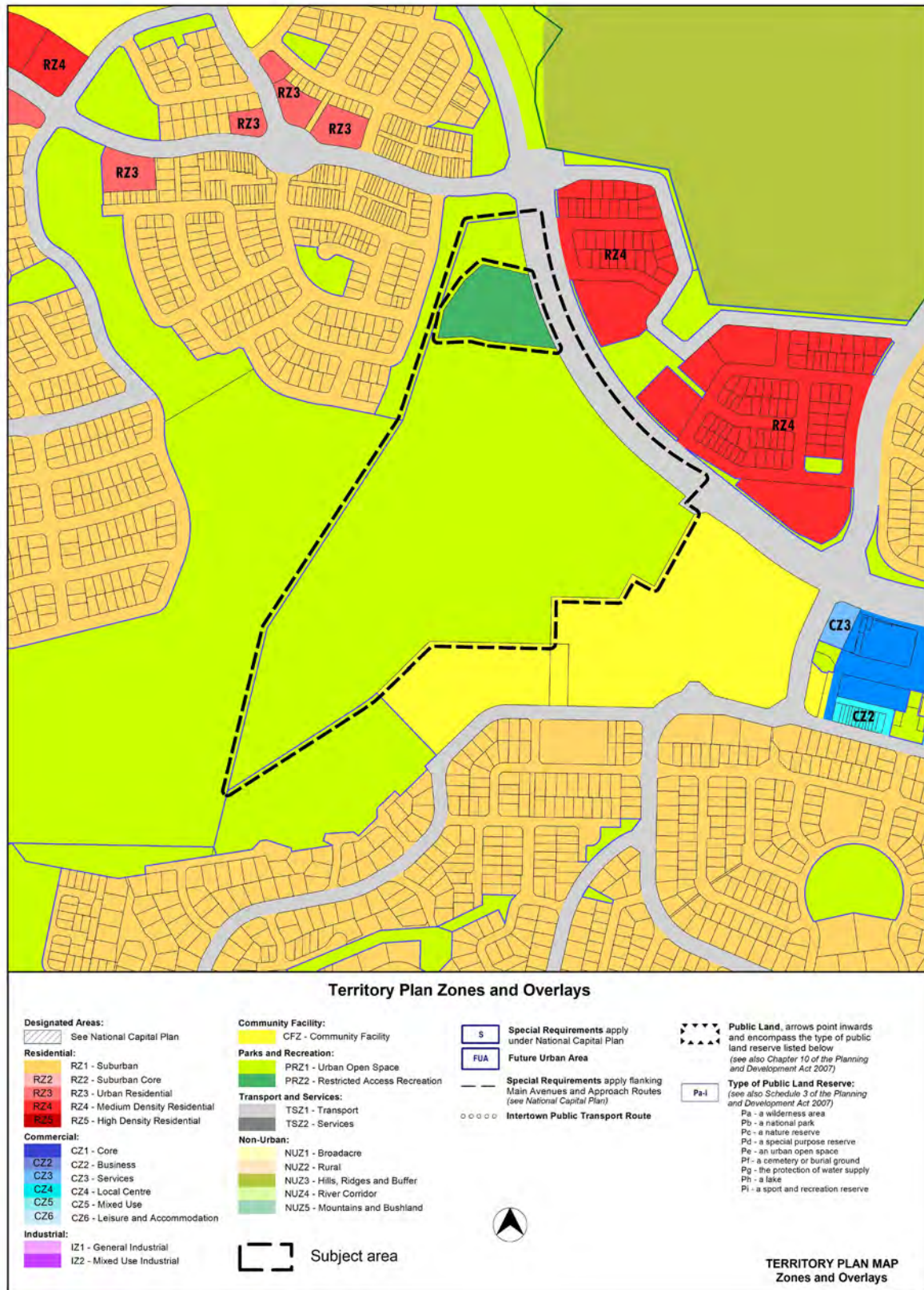


Figure 20 – Proposed Territory Plan Map – Amaroo



Weston Urban Open Space – remove FUA and set zoning

DPA-05 considers Block 8 Section 96 Weston (Figure 21), which is a remnant block with an FUA overlay. The existing Territory Plan zoning and overlays can be seen in Figure 22.

It is proposed to remove the FUA overlay and set the zoning as PRZ1 Urban Open Space. The change from the indicative RZ5 High Density Residential zoning reflects the current use and management of the land. (Figure 21 and 23).

Figure 21 – Location Map – Weston



Figure 22 – Existing Territory Plan Map – Weston

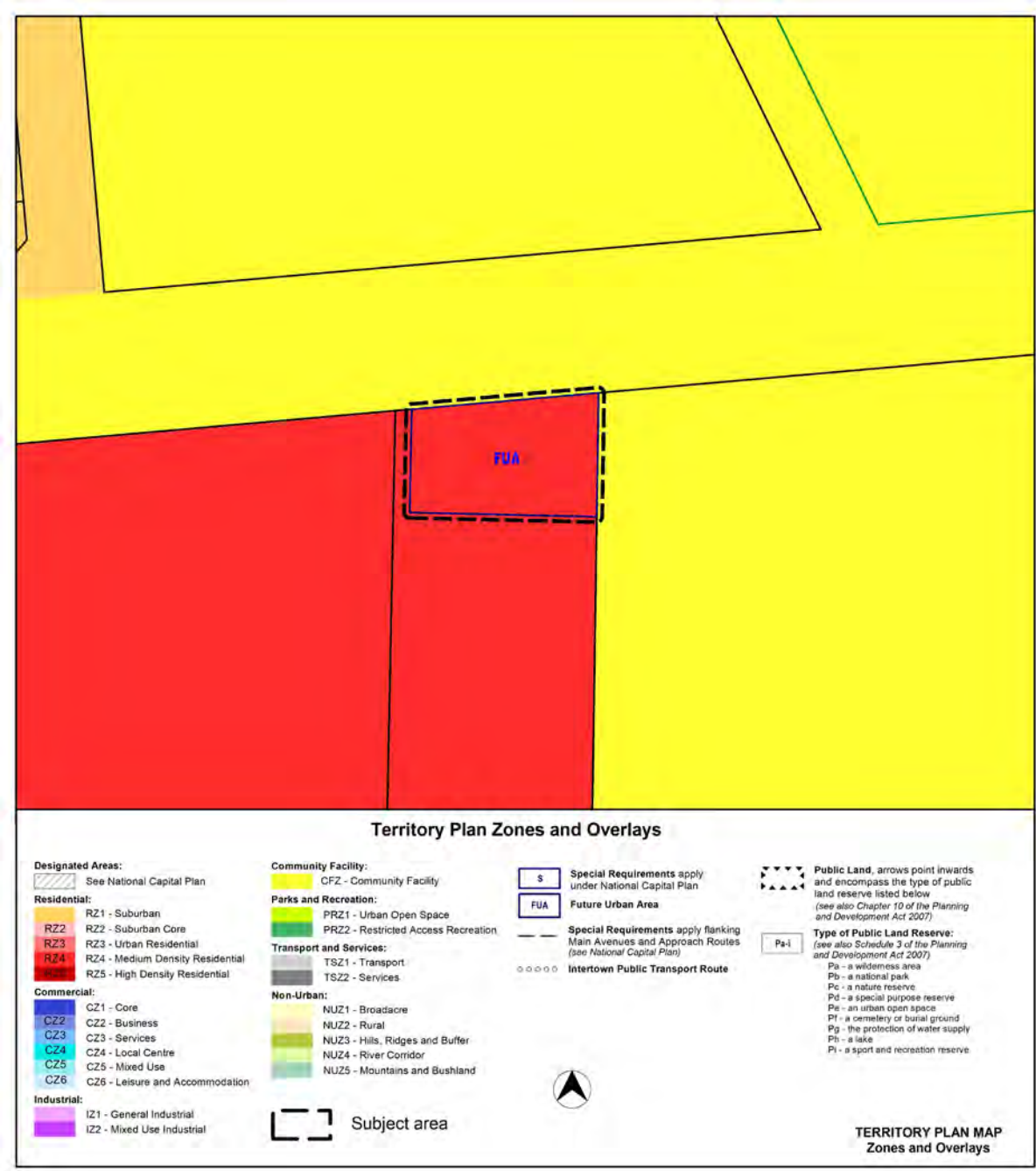
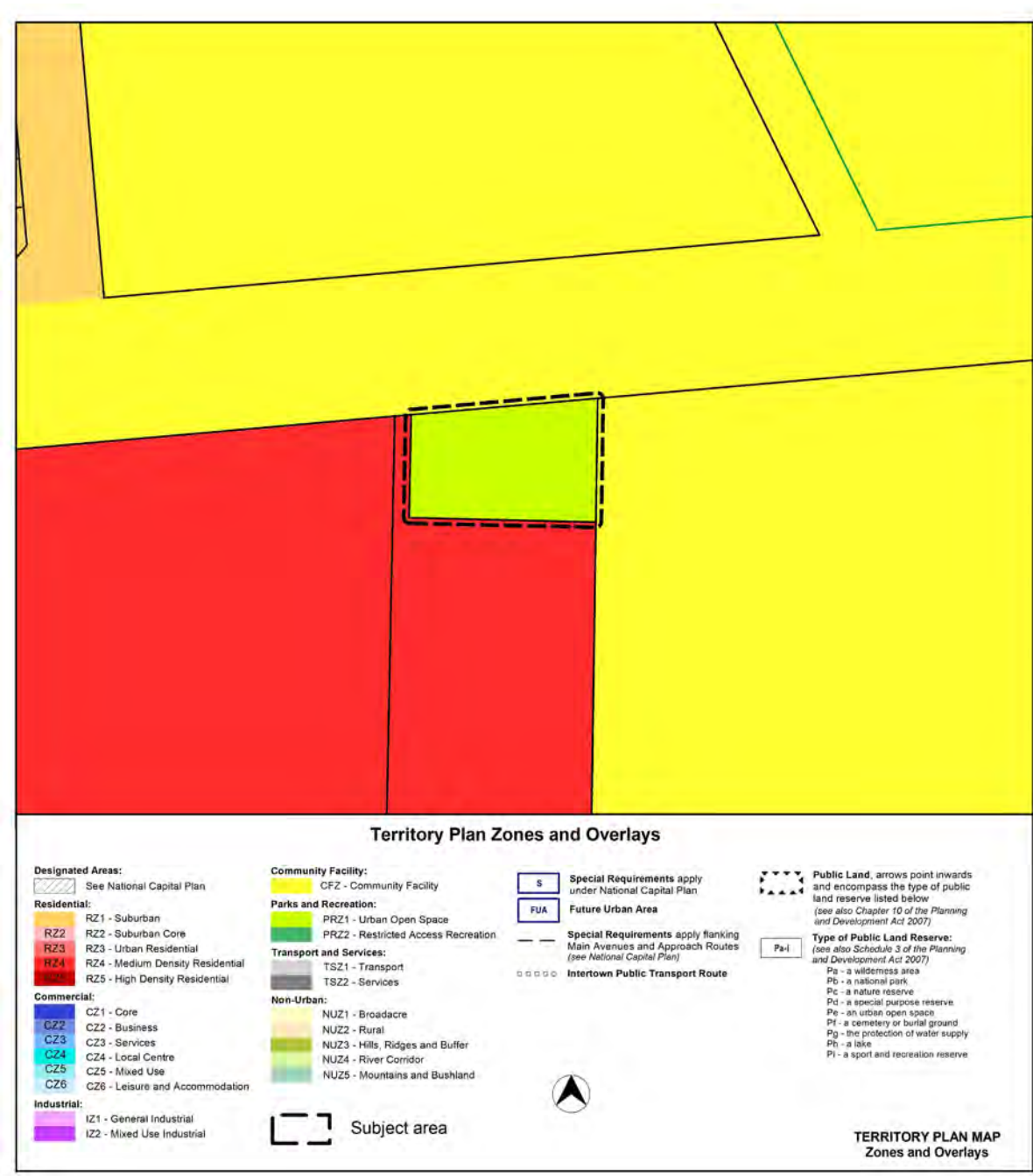


Figure 23 – Proposed Territory Plan Map – Weston



1.4 Supporting Report

The below has been prepared, pursuant to section 61 of the Act, to support the MPA.

The need for the proposed amendment

The sites identified in this DPA largely have FUA overlays remaining as these areas were not contained in previous subdivision design applications when the areas were developed. Following approval of previous subdivision design applications, surrounding FUA overlays have been uplifted through minor amendments to the Territory Plan, in accordance with the Act.

In this instance, as these sites are now surrounded by leased blocks and were not contained in a subdivision design application, the changes are required to be made by a major plan amendment.

Positive and negative impacts

The positive impact of the major plan amendment is the removal the FUA overlay and setting of zones enables land to be developed for urban purposes or to further protect land in the Molonglo River Reserve, such as Bluetts block.

There is potential of a future negative impact, being the opportunity cost of setting the zoning in place from the FUA overlay is being removed. If future changes are required to zoning and overlays, they would need to occur via an MPA and there would be no possibility of using a minor plan amendment (a much more streamlined process) to amend zoning of the sites.

The planning strategy

The proposed changes align with the five (5) themes of the ACT Planning Strategy: compact and efficient city, diverse Canberra, sustainable and resilient Territory, liveable Canberra and accessible Canberra.

Removing sites from the FUA overlay and confirming zoning aligns with the directions of the ACT planning strategy by limiting urban growth, managing waterways, and protecting parks and reserves for the community and biodiversity.

The relevant district strategy

The district strategies seek to capture and protect the valued character and attributes of the nine districts of Canberra. The district strategies deliver the ACT Planning Strategy by providing more specific and targeted directions for each district. The districts strategies guide the strategic management of growth and change on a district scale in the context of green and blue spaces, good travel connections, housing, employment growth and support commercial areas.

The proposal is consistent with the relevant District Strategies because the zoning for most of the sites that are being removed from the FUA overlay is being

confirmed as is, or is rezoned to urban open space or river corridor. This is consistent with the initiative for blue-green network.

This amendment is also consistent with other drivers and initiatives of the district strategies. These are considered further in the table below.

Site	Relevant District Strategy	Compliance with drivers and initiatives
Bluetts Block- remove FUA (Stromlo and Denman Prospect)	Molonglo Valley	Blue-green network preservation and expansion. Identified as part of the ecological network.
Coombs Peninsula and Molonglo River Reserve – remove FUA and set zoning	Molonglo Valley	Blue-green network preservation and expansion. Coombs peninsula is identified as part of the ecological network which is consistent with zoning the site river corridor. The river corridor is identified as part of the ecological network and protected river corridor.
Denman Prospect – set zoning (retain FUA)	Molonglo Valley	Blue-green network preservation and expansion. The river corridor is identified as part of the ecological network and protected river corridor. This is consistent with adding 3.5 hectares to the river corridor.
Molonglo Valley – infrastructure sites – remove FUA and set zoning	Molonglo Valley Belconnen	The changes will facilitate integrated infrastructure planning initiative.
Gungahlin Town Centre – remove FUA and set	Gungahlin	Blue-green network preservation and

zoning		expansion. The changes will facilitate the inclusive centres and communities initiative.
Amaroo Urban Open Space – remove FUA and set zoning	Gungahlin	Blue-green network preservation and expansion. Identified as urban open space which is consistent with zoning the site urban open space.
Weston Urban Open Space – remove FUA and set zoning	Weston Creek	Blue-green network preservation and expansion. Identified as part of the ecological network which is consistent with zoning the site urban open space.

Any current or proposed amendments of, or of policies in, the Territory Plan

Policies within the Territory Plan are key to shaping places and communities in the ACT, implementing strategic planning objectives, protecting and minimising the impacts on our environment, and establishing future urban form and development patterns. The policies outline the desired outcomes that are important to a district or zone, and include assessment outcomes and key assessment requirements that must be met by proposed development.

The proposal is consistent with the relevant policy outcomes in the Belconnen District Policy, Gungahlin District Policy, Weston Creek District Policy, and the Non-Urban District Policy.

The statement of planning priorities

The relevant minister responsible for planning and sustainable development can set a statement of planning priorities. These planning priorities must arise from the planning strategy and contain actions to be taken in the short to medium term to achieve the priorities.

The removal of land from the FUA is not inconsistent with the 2024-2025 Statement of Planning Priorities. Specifically, one of the priorities is to facilitate environmental protection of block 403 Stromlo and block 12 section 1 Denman Prospect (Bluetts block).

Anything else the territory planning authority considers relevant to the amendment

Coombs Peninsula

On 14 May 2025, the ACT Legislative Assembly passed a Resolution seeking to protect Coombs Peninsula from future development. Specifically, the resolution called on the ACT Government to:

- (a) remove the Coombs Peninsula from the land release program and rezone it to be consistent with the rest of the Molonglo River corridor, for example the Non-Urban NUZ4- River Corridor Zone; and*
- (b) report back to the Assembly by 3 September 2025 with the rezoning paperwork for the Minister to refer to the appropriate committee.*

The ACT Government will formally respond to the resolution in the Legislative Assembly in due course. The changes have been incorporated into this DPA to meet the timeline outlined in the resolution for the Territory Plan amendment to be referred to the Standing Committee on Environment, Planning, Transport and City Service by 3 September 2025. Coombs peninsula is proposed to be rezoned to NUZ4 Non Urban River Corridor to form part of the Molonglo River Reserve and be protected by a 'Pd' special purpose reserve overlay. This is consistent with the resolution of the Legislative Assembly.

Bluetts Block

On the 10 April 2025 the ACT Legislative Assembly passed a Resolution calling on the ACT Government to protect the Western Edge and Eastern by undertaking a number of actions. One of these actions included to following, which is relevant to this DPA:

- c) removing the Future Urban Area overlay for Block 403 and part Block 12 Section 2 Denman Prospect and implementing this by releasing an amendment to the Territory Plan by 30 June 2025.*

Under the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance (NES Plan) that was endorsed by the relevant Commonwealth Minister on 7 October 2011, minor changes to the Molonglo River reserve as permitted to ensure conservation outcomes of the corridor are maintained. In this instance, these changes are being undertaken through the DPA, as opposed to a subdivision design application.

Separately to DPA-05, the ACT Government is working to program the delivery of the 'missing link' in the shared path adjacent to Edgeworth Parade and Annabelle View at Coombs peninsula.

2.0 REASONS FOR THE DRAFT PLAN AMENDMENT

An FUA overlay generally indicates an intention that land will be used for urban purposes in the future. The overlay is generally placed over rural or undeveloped areas, for example the Molonglo Valley.

Over time, subdivision design applications consider how the land can be effectively used for urban purposes and, following the approval of the application, zones and block boundaries are set. Subsequently, FUA overlays can be uplifted through a minor amendment, in accordance with the Act. In some circumstances, like with many of the sites subject to this DPA, there may be land which has been placed under an FUA which is not subject to a subdivision design application. In this instance, a major plan amendment may be required to remove the FUA and set zoning.

The sites where a FUA overlay is being removed and zones confirmed is explained in section 1.3 of this document. The uplifting of a FUA overlay enables final zoning to be set, giving certainty to where land may be developed for urban purposes, remain as open space or as a reserve, such as the Molonglo River Reserve.

The reasons for undertaking this major plan amendment can be summarised as:

- Allowing land to be developed for urban purposes and in some instances recognising the exiting uses of sites by removing the FUA overlay.
- Protecting non-urban land and land from development within a reserve (i.e. nature and special purpose reserves).

2.1 Amendment to the Territory Plan Map

The existing Territory Plan zoning for the individual sites is shown in Figures 2, 6, 10, 13, 16, 19 and 22.

2.2 Justification against the Act

A supporting report has been prepared for DPA-05 at Section 1.3 in this document.

The supporting report outlines

- the need for the proposed amendment.
- the positive and negative impacts of the proposed amendment.
- how the proposed amendment would give effect to the planning strategy and any relevant district strategy.
- how the proposed amendment would be consistent or inconsistent with relevant planning outcomes contained in other government strategies and policies.
- any consultation undertaken including with required entities who may have an interest in the proposed amendment.

3.0 CONSULTATION WITH THE PUBLIC AND GOVERNMENT ENTITIES

3.1 Entity comments

Formal entity comments will be sought concurrently at the start of the public consultation period.

3.2 Public consultation period

Written comments are invited from the public on DPA-05 by COB 11 August 2025. Consultation with government entities, including mandatory referral entities under Section 62 of the Act, will be undertaken simultaneously.

3.3 Requirements for written comments

Comments need to include your name and reference to DPA-05. The Authority may contact you in relation to your comments to request further information. Please include your contact details, including an email address and/or telephone number.

3.4 How to submit written comments

Written comments can be submitted by:

- Completing the smartform at <https://forms.act.gov.au/smartforms/servlet/SmartForm.html?formCode=1316>
- email to terrplan@act.gov.au
- mail to GPO Box 158, Canberra ACT 2601
- hand deliver to Access Canberra Building Services Shopfront at 8 Darling Street, Mitchell ACT 2911

Where comments are mailed or hand delivered to the addresses above they should be attention to Territory Plan & Coordination Section, EPSDD

3.5 Public release of written comments

Written comments received on this DPA will be published on the Authority's website for at least 30 working days, starting no later than 10 working days after the consultation period finishes.

Your personal information will be managed in accordance with the Information Privacy Act 2014 and the EPSDD Information Privacy Policy (the latter is viewable on EPSDD's website). Unless requested otherwise:

- names and contact details of individuals making written submissions will not be published.
- contact information of business or community, industry, political and interest groups making written submission may be published.

You may request part of your submission to be excluded from public release under section 502 of the Act.

3.6 Consultation Report

Entity comments and community comments will be considered, and a summary of matters raised and responses to those matters will be detailed in a consultation report. This report will also indicate if any change were made to DPA-05 recommended to the Minister for Planning and Sustainable Development. The availability of those documents will be notified in a public availability notice and published on the planning website. This notification and documents will be accessible here: [Major plan amendments - Environment, Planning and Sustainable Development Directorate - Planning](#)

4.0 INTERIM EFFECT

Section 64 of the Act does not apply to DPA-05 which means it does not have interim effect. This means that the provisions of the current Territory Plan continue to apply.

5.0 DRAFT MAJOR PLAN AMENDMENT 05

DPA-05 is proposing to amend the Territory Plan in the following ways:

5.1 Amendment to the Territory Plan map

The parts of the Territory Plan map that will be varied are shown in Figures 3, 7, 11, 14, 17, 20 and 23.

The instructions regarding how to make these changes will be included following consultation if DPA-05 is given to the Minister.

INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

LANGUAGE	DETAILS
English	If you need an interpreter please call: 13 14 50
Mandarin (Simplified Chinese) / 简体中文	如果您需要翻译，请致电：13 14 50
Arabic / العربية	إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم 13 14 50
Cantonese (Traditional Chinese) / 繁體中文	如果你需要傳譯員，請致電：13 14 50
Vietnamese / Tiếng Việt	Nếu bạn cần thông dịch viên, xin gọi: 13 14 50
Korean / 한국어	통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50
Spanish / Español	Si necesita un intérprete, llame al 13 14 50
Persian (Farsi) / فارسی	اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50
Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.
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Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
Greek / Ελληνικά	Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50
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Hazaragi / هزاره گی	اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیرید.
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Karen / ကညီကျိာ်	ဖဲနမ့ၢ်လိာ်ဘၢန့ၢ်ကတိၢ်ကျိးထံတၢ်တဂၢၢ်အခါဝံသးစူၤကိးဘၢ-၁၃၁ ၄၅၀ တက့ၢ်.

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week