

2025

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

ELEVENTH ASSEMBLY

Coombs Peninsula Rezoning - Response to Assembly Resolution of 14 May 2025

Tabling Statement

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

On 14 May 2025, the Legislative Assembly passed a resolution which called on the Government to remove Coombs Peninsula from the land release program and to rezone the land.

In my response to the motion moved by Ms Carrick, I noted that last term the Government had already agreed the Coombs peninsula would not be considered for land release for future development. This continues to be the Government's position.

At this time, it was anticipated the Territory Planning Authority (the Authority) would progress a Subdivision Development Application (SDA) as the mechanism for rezoning this part of Coombs from residential to non-urban. A minor Territory Plan amendment process would then be undertaken following approval of the SDA to reflect these changes in the Territory Plan.

Since then, the Government has been considering the future of the other, remaining undeveloped areas along the Coombs edge with the Molonglo River Nature Reserve and how these areas could be incorporated either into the Molonglo River Nature Reserve, or as public open space.

As a result, the Government is progressing the rezoning process for the area through the authority-initiated major plan amendment, draft plan amendment 05 (DPA-05). DPA-05 proposes to:

- remove the Future Urban Area overlay from Coombs Peninsula, to confirm the land use zoning;
- rezone part of the area to NUZ4 River Corridor and add a “Pd” special purpose reserve overlay to protect the site for recreational purposes – adding a further 5.1 hectares to the Molonglo River Reserve;
- rezoning other areas along the Coombs edge to Urban Open Space; and
- progress other changes to the Territory Plan, including removing the Future Urban Area overlay from Block 403 Stromlo and part of block 12 section 1 Denman Prospect (“Bluetts Block”).

DPA-05 was on public exhibition from 30 June to 11 August this year, per consultation requirements of the *Planning Act 2023* (the Act). Following this consultation period, the Authority may revise DPA-05 in consideration of any comments received during consultation. The Authority will then give me DPA-05, alongside any background papers related to the amendments, a consultation report, and a copy of comments received during consultation, in accordance with section 67 of the Act.

The Act then requires me to refer the draft amendment to the relevant Assembly committee, being the Standing Committee on Environment and

Planning (the Committee) within five (5) working days. I will refer DPA-05 to the Committee in accordance with the legislative timeframe once it has been provided to me by the Authority.

I am pleased to table the Government's response to the resolution of 14 May 2025 confirming that the actions to protect the future of Coombs Peninsula are already well underway.

ENDS