



Legislative Assembly for the ACT

STANDING COMMITTEE ON PLANNING AND
ENVIRONMENT

Draft Variation to the Territory Plan No. 165 – Open Space Network Project

NOVEMBER 2005

Report 18

Committee membership

Chair Mick Gentleman MLA

Deputy Chair Zed Seselja MLA
Mary Porter AM MLA

Secretary: Hanna Jaireth

Administration: Linzi Lamont

Resolution of appointment

On 7 December 2004 the ACT Legislative Assembly agreed to establish general purpose standing committees as follows:

- (1) The following general purpose standing committees be established and each committee to inquire into and report on matters referred to it by the Assembly or matters that are considered by the committee to be of concern to the community: ...

- (e) a Standing Committee on Planning and Environment to examine matters related to planning, public works and land management, conservation and heritage, transport services, and environment and ecological sustainability.

....¹

The Assembly also agreed that if the Assembly is not sitting when the Standing Committee on Planning and Environment has completed consideration of a report on draft plan variations or draft plans of management referred to the Committee by the Minister under the *Land (Planning and Environment) Act 1991*, the Committee may send its report to the Speaker, or, in the absence of the Speaker to the Deputy Speaker, who is authorised to give directions for its printing, publication and circulation.²

Terms of reference

Section 25 of the Land (Planning and Environment) Act 1991 (ACT) states:

The Minister shall, within 28 days of receiving a draft plan variation under section 24, refer—

- (a) the draft plan variation; and
- (b) the documents referred to in section 24(1) that relate to the draft plan variation;

to an appropriate committee of the Legislative Assembly together with a request that the committee report on the draft plan to the Legislative Assembly.

¹ Legislative Assembly of the ACT, *Minutes of Proceedings*, No. 2–7 December 2004, pp.12–16.

² Legislative Assembly of the ACT, *Minutes of Proceedings*, No. 2–7 December 2004, pp.12–16.

Preface

Both Federal and ACT law and policy governs planning in the ACT. The *Australian Capital Territory (Planning and Land Management) Act 1988* (Cwlth)³ establishes the National Capital Authority, which prepares and administers the National Capital Plan. The Act also enables the Legislative Assembly to establish a statutory planning authority – now the Planning and Land Authority⁴ – to develop and implement the Territory Plan. The *Land (Planning and Environment) Act 1991* (ACT)⁵ (the Act) requires the Territory Plan to set out the planning principles and policies for giving effect to its object,⁶ which is:

to ensure, in a manner not inconsistent with the national capital plan, that the planning and development of the ACT provides the people of the ACT with an ecologically sustainable, healthy, attractive, safe and efficient environment in which to live, work and have their recreation.⁷

The Plan includes both a written statement and a map. The written statement contains general planning principles (Part A), specific land use policies (Part B), overlay provisions (Part C) and definitions of terms (Part D). The Territory Plan map shows which land use policies and overlays in the written statement apply to particular sections of land in the Territory. The Territory Plan is developed and implemented taking account of other strategic ACT Government policy documents such as *The Canberra Plan* and *People Place Prosperity: A Policy for Sustainability in the ACT*.⁸

Recognising that land use policies may change over time, the Act provides for variations to the Territory Plan. The Planning and Land Authority prepares these for stakeholder comment. There can be a number of versions of a draft variation depending on the consultation program.

The Minister is required by the Act to refer each draft variation, within

³ Accessible at <<http://scale.law.gov.au/html/pasteact/0/160/top.htm>>.

⁴ Established by the *Planning and Land Act 2002* (ACT).

⁵ Accessible at <<http://www.legislation.act.gov.au/a/1991-100/current/pdf/1991-100.pdf>>.

⁶ Land (Planning and Environment) Act 1991, sub-section 7(2).

⁷ Land (Planning and Environment) Act 1991, sub-section 7(1).

⁸ Accessible at <<http://www.cmd.act.gov.au/canberraplan/>> and <<http://www.sustainability.act.gov.au/policy.html>>.

28 days of receiving it, to an appropriate committee of the Assembly – currently the Standing Committee on Planning and Environment – for consideration and report.⁹ The Minister is required to have regard to the Committee’s recommendations before approving the proposed variation and tabling it in the Assembly (see below), or returning it to the Planning and Land Authority with written directions for further action.¹⁰

The Territory, the Executive, a Minister or a Territory authority must not do or approve anything that is inconsistent with the Territory Plan, or the proposed draft variation, in relation to land that is subject to a draft variation, once the draft variation has been notified for public consultation under the Legislation Act and until it commences operation, is disallowed by the Legislative Assembly, or is withdrawn.¹¹

Following the Committee’s tabling of its report in the Legislative Assembly, the Minister must take the findings of the committee into account before making his decision in relation to the draft plan variation.¹² If the Minister approves it, he will table the proposed variation and associated documents in the Legislative Assembly.¹³ Unless wholly or partially disallowed by the Assembly within five sitting days, the variation will commence on the date nominated by the Minister.

⁹ Land (Planning and Environment) Act 1991, section 25.

¹⁰ Land (Planning and Environment) Act 1991, paragraphs 26(1)(a) and (b), sub-section 26(2).

¹¹ Land (Planning and Environment) Act 1991, section 9.

¹² Land (Planning and Environment) Act 1991, sub-section 26(2).

¹³ Land (Planning and Environment) Act 1991, section 29.

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Summary of Recommendations

RECOMMENDATION 1

The Committee recommends that Draft Variation to the Territory Plan No. 165 - Open Space Network Project proceed, subject to the following recommendations.

RECOMMENDATION 2

The Committee recommends that the ACT Planning and Land Authority review open space and landscaping requirements applicable to the Commercial land use policy in the Territory Plan as part of the Planning System Reform Project.

RECOMMENDATION 3

The Committee recommends that the Planning and Land Authority review the land use policies applicable to Percival Hill, in Nichols, Stirling Park in Yarralumla, section 51 in Aranda, blocks 33 and 34 of Section 78 in Griffith and Block 42, Section 78 Griffith.

Introduction

- 1.1 The ACT Planning and Land Authority (Authority), through the Open Space Network Project, has identified and assessed open spaces in the Territory Plan. For many Canberrans, these spaces are a treasured aspect of the ACT landscape.
- 1.2 Open spaces in the ACT, in the words of stakeholders who made submissions to the Committee –
 - form a key element of our Bush Capital and Garden City, making Canberra a capital city like no other¹⁴
 - provide breathing space for the spirit¹⁵
 - are beloved by residents and envied by visitors¹⁶
 - meet important community needs in a physical and aesthetic sense¹⁷
 - provide space for health promoting linear recreation activities such as running, cycling and horseriding¹⁸
 - allow for the planting of large shade trees which add a sense of permanency and security, absorb pollutants and increase oxygen levels;¹⁹ and
 - provide opportunities for community involvement in management encouraged by a sense of ownership.²⁰
- 1.3 The aim of the Open Space Network Project was to determine whether sites should become part of the designated open space network with full statutory protection, be given enhanced protection because of their public space values, or whether the existing land use policy should be retained.

¹⁴ Submission No. 4

¹⁵ Submission No. 4

¹⁶ Submission No. 4

¹⁷ Submission No. 3

¹⁸ Submissions No. 3 and 4

¹⁹ Submission No. 3

²⁰ Submission No. 3

- 1.4 The categories of land considered during the project included –
- Land designated in the Territory Plan as subject to Urban Open Space land use policy, which includes pedestrian ways, sports grounds, parks and some other landscaped spaces. These tend to be areas for recreation, environmental protection and amenity, storm water drainage and minor public utilities.
 - Hills, Ridges and Buffer Areas under the Territory Plan (and Hills Ridges and Buffer Spaces under the National Capital Plan), which are protected areas that conserve the environmental integrity and landscape views of Canberra’s hills. They can be used for recreation, cultural and natural heritage and biodiversity protection, buffer areas, education and research, utilities and agriculture.
 - Unleased ‘developable’ Territory land, identified by the Territory Plan as having a land use policy which may permit development such as Residential, Community Facility and Commercial.
 - Open space without full statutory protection;
 - Urban open space with the X (subject to review) overlay;
 - School ovals and grounds;
 - Commercial centres ‘open space’; and
 - Other spaces.
- 1.5 The issues that the Planning and Land Authority took into account when developing its recommendations in relation to identified open space sites for review included –
- the known or inferred planning intent
 - how long the site had existed in a particular state and how it had been maintained
 - relationship to the formal open space network, including relationship to creek corridors and hill reserves
 - relationship to commercial centres and major roads
 - landscape attributes such as trees
 - built amenities such as paths
 - community aspirations where known

- known formal or informal uses of the site
- ACT Government Agency comments, especially in relation to planning policy, and
- land supply issues.²¹

1.6 The Planning and Land Authority has summarized the outcome of the review in relation to various land categories as follows –

Land to which Urban Open Space / Hills Ridges and Buffer Area or Public Land Overlays would be applied –

1.7 Of the 206 sites assessed the Authority recommended that:

- 71 sites be designated open space with full statutory protection i.e. either Urban Open Space land use policy or Hills, Ridges & Buffer Areas land use policy with a public land overlay;
- 7 sites be recommended as partial open space with full statutory protection and part of the site to retain existing land use policy and be registered as land stock on the Authority's Land Assets Register;
- 5 sites recommended for the Hills, Ridges & Buffer Areas land use policy without a public land overlay;
- 1 site recommended for a Pd (Special purpose reserve) public land overlay in addition to the existing Urban Open Space land use policy;
- 1 site recommended for a Pe (Urban open space) public land overlay in addition to the existing Hills Ridges & Buffer Areas land use policy;
- 1 site recommended for part of the block to become Restricted Access Recreation with a Ph (a Sport and Recreation Reserve) Overlay;
- 1 site in a Designated Area recommended for an additional Pe (urban open space) public land overlay to the existing National Capital Plan Hills Ridges & Buffer Spaces land use policy;
- 59 sites recommended to retain the existing land use policy but record the public place value of the site on the Authority's Land Assets Register; and

²¹ ACT Planning and Land Authority, Variation to the Territory Plan No.165: Open Space Network Project, July 2005, p.4

- 60 sites recommended to retain existing land use policy and be registered as land stock on the Authority's Land Assets Register.²²

Land subject to Public Land Exclusion (X) Overlay

- 1.8 Land identified on the Territory Plan Map by the 'X' Overlay and described in the Territory Plan Written Statement in clause 1, Part C as subject to review, was also assessed during the Open Space Network Project. Of the 25 sites reviewed, the Planning and Land Authority concluded that 24 sites should be confirmed as public land.
- 1.9 Only one site is to retain the X Overlay (part block 3 Section 20 Weetangera) as a result of this project. However an additional 3 sites which were not included in the study as they were the subject of other studies, such as the Woden Town Centre Master Plan. These were also included in DV165.²³

New Area Specific Policy within the Community Facility Land Use Policy

- 1.10 This proposed variation seeks to introduce into the Territory Plan a new Area Specific Policy that applies only to the 76 ACT Government school grounds. This is the new (4E) land use policy within the Community Facility land use policy at Part B of the Territory Plan Written Statement. The aim of this policy is to protect the identified school oval, playing field or landscaped grounds by only permitting development on that land if it is for education, recreation and/or parkland purposes and related activities.

Consultation comments

²² ACT Planning and Land Authority, Variation to the Territory Plan No.165: Open Space Network Project, July 2005, p.6

²³Personal communication, Alexandra Steven, PA/EIA Project Officer, Territory Plan Team, Statutory Planning and Development Services, ACT Planning and Land Authority, 14 September 2005.

Statutory consultations

- 1.11 The Planning and Land Authority released DV165 for public comment between 23 July 2004 and 3 September 2004. Various amendments were made to the final recommended variation following this consultation. These amendments affected sites in Tuggeranong, McKellar, Giralang, Griffith, Kaleen Chisholm, Spence and Lyneham.²⁴ 26 additional sites were included as Urban Open Space.²⁵
- 1.12 Of the 22 written submissions on DV165 provided to the Planning and Land Authority, 4 expressed in principle support for the protection of open space in the ACT. The Weston Creek Council supported all the proposals relating to the Weston Creek District. One submission expressed concern that development opportunities were being restricted. Canberra Urban Parks and Places expressed concern about increased maintenance costs. The Department of Education and Training expressed some concerns about the proposed new 4E area specific policy for outdoor recreation areas near government schools.
- 1.13 The broader issues raised in submissions to the Authority, and the Authority's response, are summarised in Table 1. Site-specific comments are not summarised here.²⁶

Table 1: Summary of issues and the Planning and Land

²⁴ ACT Planning and Land Authority, Variation to the Territory Plan No.165: Open Space Network Project, July 2005, p.8.

²⁵ ACT Planning and Land Authority, Variation to the Territory Plan No.165: Open Space Network Project, July 2005, pp.9–10.

²⁶ Refer ACT Planning and Land Authority, Report on Consultation with Public and Government Agencies, Draft Variation to the Territory Plan No. 165– Open Space Project, pp.13–19.

Authority's responses²⁷

Stakeholder comment	Response by the Planning and Land Authority
The proposed 4E Area Specific Policy Overlay was supported by one submission but two others expressed concerns about possible impacts on student safety.	Urban open space is important to Canberra's garden city character. The ACT Government Solicitor advised that DV165 would not have a detrimental impact on schools' lawful activities or community attitudes to the relevant land, nor on maintenance issues. The Department accepted this advice.
DV165 may limit the Government's options for the future development of excess school grounds and restrict developments such as new buildings and structures.	The intent of DV165 is to ensure community and Legislative Assembly involvement via the Territory Plan variation process in relation to any proposed developments on land identified as having open space value. Charnwood High School and Lyons Primary School have been redeveloped following a Territory Plan variation process. Developments for the purpose of education, recreation and parkland and/or related activities would be permissible under the proposed new policy.
More consultation is needed in relation to specific sites and the area of space affected should be noted in the DV.	Where parts of blocks will be Urban Open Space and partly another land use, the boundaries are indicative only. This affects some part blocks in Barton, Griffith, Kaleen, Stirling and Wanniasa.
Some unused open space areas are degraded because of drought and are a fire risk and if they are very large they are often unsightly. The resources needed to maintain urban open spaces could be better dedicated elsewhere. There is no tree-replacement	The ACT Government had a specific policy commitment to review the status of various unleased urban sites outside the open space network to determine which should be formally added to the network.

²⁷ ACT Planning and Land Authority, Report on Consultation with Public and Government Agencies, Draft Variation to the Territory Plan No. 165– Open Space Project.

program in place. In addition to the \$1248 per hectare per annum needed for maintenance, an estimated additional \$19 474 per annum per hectare would be needed to maintain additional sites. [CHECK]	
The need for urban open space will decline with Canberra's ageing population. Flexibility is needed to enable redevelopment of excess school sites. Cost effective development opportunities should not be limited.	The review did not address the issues of whether identified open areas would be better used for development or could be considered excess to requirements. The Government's policy is that it will not support development of urban open space unless there is a substantial community development.
The amount of land in school grounds subject to the new 4E overlay should not be used to justify development on other areas of open space.	Recommendations were not developed following a comparison of urban open space areas. The 4E policy overlay will not preclude consideration of future development opportunities.
Restricted Access Recreation sites did not need to be reviewed as they were effectively Urban Open Space.	Restricted Access Recreation Areas, such as golf courses, are not open to the public. Smaller areas retained in the course of developing a larger Restricted Access Recreation Area should be formally identified as Urban Open Space and given maximum statutory protection under the Territory Plan.
Significant trees need to be protected in urban space areas for their habitat value and contribution to Canberra's 'urban forest'.	Trees were considered when developing the recommendations for DV165 and this was a determining factor in relation to 5 blocks. For sites not recommended for inclusion in the Open Space Network tree protection legislation will apply in relation to proposed development. 7 sites contain trees that will need to be considered further in future planning affecting those sites.
The Ginninderra Catchment Group sought clarification in relation to two blocks so that Landcare activities could be planned.	Landcare proposals need to be developed in consultation or Environment ACT or Canberra Urban Parks and Places. Most of

	Section 21 Block 3 (corner of Haydon Drive and Belconnen Way is Urban Open Space). Gossan Hill Naure Park has been enlarged.
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- 1.14 In accordance with the *Land (Planning and Environment) Act 1991*, the ACT Planning and Land Authority also sought and considered the views of the National Capital Authority, the ACT Heritage Council and the Conservator of Flora and Fauna.
- 1.15 On 28 August 2004 the National Capital Authority expressed concern about Fisher Parkland. The Planning and Land Authority amended the recommended final variation in response.²⁸
- 1.16 The ACT Heritage Council advised on 1 September 2004 that several blocks subject to the draft variation had been nominated to, or entered on the interim Heritage Places Register, and that a site in Wanniasa included an Aboriginal scarred tree that was on the interim heritage register. It supported the application of the proposed 4E Area Specific Policy. The Planning and Land Authority responded that measures to protect heritage values would be further considered if and when a development application was submitted.²⁹
- 1.17 The Planning and Land Authority made various amendments to the proposed variation in response to comments from the Conservator of Flora and Fauna dated 13 July 2004. Following further consultations in relation to specific sites the Conservator advised that she had no outstanding issues of concern. Following a later request from the Conservator, an existing Urban Open Space Land Use Policy site in Gungahlin was recommended for Restricted Access Recreation with a Ph (Sport and Recreation Reserve) overlay.³⁰
- 1.18 The Planning and Land Council expressed support for the recommended final variation and commended the Authority for its good work in developing the

²⁸ ACT Planning and Land Authority, Report on Consultation with Public and Government Agencies, Draft Variation to the Territory Plan No. 165- Open Space Network Project, p.20.

²⁹ ACT Planning and Land Authority, Report on Consultation with Public and Government Agencies, Draft Variation to the Territory Plan No. 165- Open Space Network Project, p.20.

³⁰ ACT Planning and Land Authority, Report on Consultation with Public and Government Agencies, Draft Variation to the Territory Plan No. 165- Open Space Network Project, p.22.

proposal and on the quality of the submission.

Committee consultations

- 1.19 On 19 July 2005, pursuant to the *Land (Planning and Environment) Act 1991* (ACT), Mr Simon Corbell MLA, Minister for Planning, referred DV165 to the Legislative Assembly's Standing Committee on Planning and Environment Committee for inquiry and report.
- 1.20 The Committee considered DV165 at meetings on 29 July, 13 September, 11 and 25 October, and 9 and 22 November 2005. On 13 September 2005 the Committee decided on to invite submissions by way of public advertisements and correspondence, with an extended closing date for submissions of 11 November 2005.
- 1.21 The Committee received five submissions, and several submissions made in response to the Committee's inquiry into wildlife corridors and Draft Variation to the Territory Plan No. 231 were also relevant. In relation to DV231, for example, the Commissioner for the Environment, Dr Rosemary Purdie, suggested there was a need for policy development in relation to the 'urban forest' of the future – 'that provides explicit objectives about the nature of the urban forest to be achieved through deliberate tree plantings (native or exotic) in new suburbs'.³¹
- 1.22 Dr Purdie also noted that the Spatial plan provides no contextual planning framework for recognising and valuing open space areas and 'secondary' wildlife corridors (i.e. corridors within suburbs that also provide cross linkages between the primary corridors). She suggested that the biological role of these spaces should be better recognised for their contribution to the wildlife corridor network, or for their conservation values that are, or may warrant being incorporated into, the urban open space network.³²
- 1.23 The Conservation Council of the South East Region and Canberra expressed similar concerns in relation to both DV231 and DV165, recommending that a

³¹ Submission No. 18 to DV231 Inquiry, p.4

³² Submission No. 18 to DV231 Inquiry, p.4

biodiversity overlay be incorporated in the Territory Plan which identifies major and minor wildlife corridors.³³

1.24 The other main issues raised in these submissions were –

- the positive attributes and values attached to Urban Open Space³⁴
- delight that Block 3 section 79 Giralang has been recommended for inclusion in the Urban Open Space Network³⁵
- endorsement of the recommended land use policy for various Open Space sites³⁶
- a request that policy be developed in relation to Open Space in town centres³⁷
- a request that various apparent anomalies be reviewed such as Percival Hill, in Nichols, Stirling Park in Yarralumla and section 51 Aranda which would be better protected if incorporated in Canberra Nature Park as Hills, Ridges and Buffers with a Pc (nature reserve) overlay;³⁸
- a request that not part, but all, of blocks 33 and 34 of Section 78 Griffith be designated Urban Open Space as it is a much loved children's playground and has a significant number of mature trees³⁹
- a request that all of Block 42, Section 78 Griffith, be designated Urban Open Space, or that which part of it will be so designated is clarified⁴⁰
- a request that some blocks or parts of blocks have their protection level upgraded from Urban Open Space to Hills, Ridges and Buffers with a Pc overlay so as to have the conservation values of the area managed by Parks and Conservation.⁴¹

³³ Submission No. 2 to DV165 and Submission No. 15 to DV231

³⁴ Submissions 3 and 4

³⁵ Submission No. 1

³⁶ Submissions No. 4 and 5.

³⁷ Submission No. 4

³⁸ Submission No. 4

³⁹ Submission No. 5

⁴⁰ Submission No. 5

⁴¹ Submission No. 4, commenting on Conder Block 29, Section 137; Fisher Block 1243, Section TD .

Committee comments

- 1.25 The Committee notes the diverse values that ACT residents and visitors attach to open space. The ACT Government has undertaken significant policy development in recent years on the creation and preservation of wildlife corridors as the Committee recently noted in its report on DV231. The ACT Government is also promoting the creation of landscaped areas and parks in new and redeveloped commercial centres. Each town centre has a public park (some more amenable than others). Group centres tend to have less open space, unless they are being redeveloped and this has been addressed in a Master Plan process. Each local centre has a small open area, usually with a playground for children. There are new parks proposed for the City West Precinct and there is active community debate and engagement in relation to the future of City Hill and the Margaret Timpson Town Park in Belconnen.
- 1.26 In relation to the submissions about the hierarchy of open spaces in Canberra, the Committee notes that the *Land (Planning and Environment) Act 1991* (ACT) enables the Conservator of Flora and Fauna to prepare Plans of Management for all public land.⁴² This ensures that management of public land is consistent with the relevant land use policies of the Territory Plan, and that stakeholders are consulted about that management. Areas of public land are managed in accordance with the management objectives applying to the area, and the plan of management (if any) for the area.
- 1.27 When the ACT Planning and Land Authority is developing greenfields areas it undertakes structural and concept planning. These involve detailed biodiversity assessments.⁴³ These planning stages respond in part to recommendations made in the 2003 State of the Environment Report by the Commissioner for the Environment, that biodiversity conservation be integral to ACT Government land-use planning, post-fire recovery programs, and fire prevention programs.
- 1.28 These assessments focus upon assessing environmental values based on

⁴² ss.195(2)

⁴³ ACT Government, *ACT Planning and Land Authority Annual Report 2004–05*, Canberra, 2005, pp.63–65.

Action Plans established under the Nature Conservation Act, advice from Environment ACT, and further detailed assessments, which together influence land use plans that are intended to incorporate and protect environmental values, including biodiversity conservation and connectivity. Environmental assessments (typically including flora and fauna assessment, Aboriginal and European heritage assessment, tree surveys and assessment, geotechnical assessment and bushfire risk assessment) are part of the concept planning stage.⁴⁴

- 1.29 In its report on DV231 the Committee agreed with submissions that it would be timely to incorporate a Biodiversity Overlay or a Green Plan in the Territory Plan. The Committee noted that this should be recognised in ACT legislation (such as the revised legislation expected to be introduced as a result of the Planning System Reform Project, or under the Nature Conservation Act).
- 1.30 The Committee also noted in its report on DV231 that local scale wildlife corridors are recognised in Design Standard 14 – Urban Open Space in *Design Standards for Urban Infrastructure*,⁴⁵ which superseded the 1992 ACT Landscape Guidelines.⁴⁶ These draw on recommendations in the report – *Wildlife Corridors and Landscape Restoration: Principles and Strategies for Urban Nature Conservation*, Canberra, 1998, which Canberra Urban Parks and Places commissioned.⁴⁷ Plans of Management developed by Canberra Urban Parks and Places also protect corridors in the open space system.

⁴⁴ Submission No. 9 to the DV231 inquiry.

⁴⁵ accessible at <<http://www.parksandplaces.act.gov.au/public/designstandards.html>>.

⁴⁶ Department of Urban Services, *Landscape Design and Construction Guidelines for Canberra and the ACT*, 1992.

⁴⁷ Enviro Links Design Pty Ltd, Geoff Butler and Assoc. and Anne-Marie Wilson, *Wildlife Corridors and Landscape Restoration: Principles and Strategies for Urban Nature Conservation*, Canberra, 1998. The design standards are accessible at <<http://www.parksandplaces.act.gov.au/public/urbanopenspace.pdf>>.

- 1.31 The Department of Urban Services has a tree replacement program, which is guided by the '2004–2005 Asset Management Plan for Urban Trees'. The Department removed approximately 4000 of the 7000 trees that died during the drought of recent years in 2004–05.⁴⁸ Canberra Urban Parks surveyed approximately 2800 ageing trees in 2004–05. By June 2005, more than 1600 trees and 5000 other plants had been planted under this program.
- 1.32 The Department has also commissioned a study, through the ANU, on the Asset Management Plan, which aims to assist in the quantification of funding needed for improved management of Canberra's urban forest. This evaluation will examine amenity, community benefit and environmental evaluation.⁴⁹
- 1.33 It should also be noted that the Native Seed Bank Project has been funded to support revegetation initiatives.⁵⁰ The project can provide seeds for native species restoration work in degraded parkland.⁵¹
- 1.34 The Committee notes the submissions requesting a reconsideration of the recommended status for several parcels of land, and requests that these be referred back to the Planning and Land Authority for review.

Committee recommendations

RECOMMENDATION 1

- 1.35 The Committee recommends that Draft Variation to the Territory Plan No. 165 - Open Space Network Project proceed, subject to the following recommendations.

RECOMMENDATION 2

- 1.36 The Committee recommends that the ACT Planning and Land Authority review open space and landscaping planning requirements applicable in the

⁴⁸ ACT Government, *Urban Services Annual Report 2004–2005*, vol 1, Canberra, 2005, p.106.

⁴⁹ ACT Government, *Urban Services Annual Report 2004–2005*, vol 1, Canberra, 2005, p.17.

⁵⁰ Submission No. 6

⁵¹ ACT Government, *Urban Services Annual Report 2004–2005*, vol 1, Canberra, 2005, pp.13, 14, 107.

Commercial land use policy in the Territory Plan as part of the Planning System Reform Project.

RECOMMENDATION 3

- 1.37 The Committee recommends that the Planning and Land Authority review the land use policies applicable to Percival Hill, in Nichols, Stirling Park in Yarralumla, section 51 in Aranda, blocks 33 and 34 of Section 78 in Griffith, and Block 42, Section 78 Griffith.

Mick Gentleman
Chair
22 November 2005

Appendix 1 – List of submissions

No 1 — Sue Taylor for Giralang residents

No 2 — Trish Harrup for Conservation Council of the SE Region & Canberra

No 3 — Dr Robert Boden & Prof Ken Taylor AM

No 4 — Jean Geue

No 5 — Trish Bootes for Griffith/Narrabundah Community Association Inc