

From: [Baines, Greg](#)
To: [Bootes, Trish](#)
Subject: Draft variations to the Territory Plan no. 299 - Lawson South Structure Plan Concept Plan
Date: Friday, 28 August 2009 2:27:39 PM

Hi Trish,

Research and Planning opposes the proposed draft variation on the following grounds:

- * Previous advice to ACTPLA to extend the 30m wide buffer zone along the entire northern boundary of the development adjacent to the Belconnen Naval Transmission Station (BNTS) has been ignored.
- * The draft variation proposes the construction of Residential (Suburban Core) areas immediately adjacent BNTS on the north-eastern edge of Lawson South. This will change the hydrology of the adjacent portions of BNTS, negatively impacting upon Natural Temperate Grassland of the highest conservation value and on known habitat of the threatened Striped Legless Lizard (*Delma impar*).

ACTPLA must implement the 30m buffer along the entire boundary with BNTS, as advised by Research and Planning in previous comments, before the draft variation is finalised.

Regards

Greg Baines

Wildlife Ecologist

Research and Planning

GPO Box 158, Canberra 2601

ph. 6207 2116

fax. 6207 2122

From: [Richardson, Dave](#)
To: [REDACTED]; [Tomlins, George](#);
[McNamara, Damien](#); [Gianakis, Steven](#); [Lane, Sharon](#); [Mulvaney, Michael](#); [Evans, Murray](#); [McNulty, Hamish](#);
[Lewis, Paul](#)
Cc: [Wood-Bradley, Ian](#); [Reynolds, Chris](#)
Subject: EPBC Coordination Group - Lawson South - Draft EPBC Referral - Email 1 of 2
Date: Tuesday, 1 June 2010 4:22:22 PM
Attachments: [21.05.10 Lawson South Referral.doc](#)
[Figure 6 - LOW.pdf](#)
Importance: High

Hello Everyone,

Here is the first of 2 emails containing all of the draft referral for Lawson South. This one contains Figure 6 (low resolution) and the report. The second email will contains Figures 1-5.

This is for discussion at tomorrow's meeting.

Regards

Dave

Referral of proposed action

Project title: LAWSON SOUTH RESIDENTIAL DEVELOPMENT, BELCONNEN, ACT

1 Summary of proposed action

1.1 Short description

The proposed action is to develop a new residential estate, Lawson South, in the north-eastern part of the town of Belconnen in the Australian Capital Territory (see Figure 1).

1.2 Latitude and longitude

location point	Latitude			Longitude		
	degrees	minutes	seconds	degrees	minutes	seconds
NE corner	35	13	25	149	06	02
SE corner	35	14	03	149	05	29
SW corner	35	13	46	149	04	41
NW corner	35	13	25	149	04	56

1.3 Locality

Lawson South is part of the proposed suburb of Lawson, which is located north-east of the town centre of Belconnen and approximately 10.5 km north-west of Canberra City. Surrounding suburbs include Kaleen, Bruce, Belconnen and McKellar. Lake Ginninderra bounds the area to the west. Commonwealth land, managed by the Department of Defence, adjoins the area to the north (see Figure 2). This land is the site of the former Belconnen Naval Transmitting Station (BNTS) and forms the northern part of the suburb of Lawson.

1.4 Size of the development footprint or work area (hectares)

The Lawson South area covers 100 ha, but only about 42 ha of this area is proposed for development.

1.5 Street address of the site

Not applicable

1.6 Lot description

The site comprises:
 Block 2 Section 13 Lawson (96.6 ha)
 Block 1 Section 4 Lawson
 Block 1 Section 1 Lawson
 Block 1 Section 5 Lawson
 Block 2 Section 5 Lawson

1.7 Local Government Area and Council contact (if known)

Australian Capital Territory

1.8 Timeframe

The ACT land release program indicates the first 50 blocks are to be released in 2010/11 with a further 600 blocks in 2011/12, 500 blocks in 2012/13 and 240 blocks in 2013/14.

1.9 Alternatives

Does the proposed action include alternative timeframes, locations or activities?

No

Yes, you must also complete section 2.2

1.10	State assessment Is the action subject to a state or territory environmental impact assessment?		No
		X	Yes, you must also complete Section 2.4
1.11	Component of larger action Is the proposed action a component of a larger action?		No
		X	Yes, you must also complete Section 2.6
1.12	Related actions/proposals Is the proposed action related to other actions or proposals in the region (if known)?	X	No
			Yes, provide details:
1.13	Australian Government funding Has the person proposing to take the action received any Australian Government grant funding to undertake this project?	X	No
			Yes, provide details:
1.14	Great Barrier Reef Marine Park Is the proposed action inside the Great Barrier Reef Marine Park?	X	No
			Yes, you must also complete Section 3.1 (h), 3.2 (e)

2 Detailed description of proposed action

2.1 Description of proposed action

The proposed action is to develop the new residential suburb of Lawson south, which is located in the north-eastern part of the Canberra town of Belconnen and is one of the last parcels of undeveloped land in Belconnen.

The proposed urban development would take place within Territory land which is located in the southern part of the suburb of Lawson (see Figure 2). The northern part of Lawson is the site of the former Belconnen Naval Transmitting Station (BNTS) and is Commonwealth land managed by the Department of Defence. A draft Development Control Plan (Draft DCP no. 171/10/0003) for this Commonwealth land was released in March 2010 by the National Capital Authority (Ref. 1). This draft DCP proposes that the majority of the land be conserved in a grassland nature reserve and a smaller proportion, those areas of least ecological value, be developed for residential purposes.

Lawson South is bounded by Baldwin Drive and Ginninderra Drive to the east and south respectively, the northern reaches of Lake Ginninderra to the west and the Commonwealth land to the north. The area has been withdrawn from rural lease and is currently grazed under an informal agreement. The land contains an ActewAGL electricity substation in the south-western part of the area.

The proposed action would involve the following activities within the development boundary:

- construction of roads and site services including water supply, sewerage, stormwater, electricity, gas and telecommunications;
- construction of pedestrian and cycleway facilities;
- construction of community facilities;
- landscaping and embellishment of open space areas;
- the rehabilitation of College Creek; and
- release of residential blocks within the suburb.

The proposed action may also involve the relocation of existing overhead transmission lines, present in the middle and southern parts of the area, underground or the replacement of the existing steel lattice frames with concrete monopoles along Ginninderra Drive. This is currently subject to consideration and design by the ACT Planning and Land Authority.

The dwelling yield in Lawson South would be approximately 1400 (March 2010 Indicative Residential Land Release Program) with the density of housing ranging from low (10-15 dwellings/ha) to high (40-60 dwellings/ha).

Figure 3 shows a preliminary concept plan for the proposed development. This may be subject to amendment in the course of future planning but indicates the proposed uses and their general location within the area.

2.2 Alternative locations, time frames or activities that form part of the referred action

The proposed action is one of the final stages in the orderly development of the town of Belconnen. In this context, the consideration of alternative locations, time frames or activities is not applicable.

Several options have been considered for the concept plan, with the preferred option shown in Figure 3.

2.3 Context, planning framework and state/local government requirements

The area of Lawson South has been identified for residential development in the Territory Plan, the statutory planning document established under the ACT's *Planning and Development Act*, that guides future development on Territory land in the ACT (Ref. 2). In this document, the majority of the land within Lawson South is currently zoned RZ1 suburban which allows for affordable and sustainable housing choices within a low density residential environment. In 2007, the ACT Government announced that it would undertake a planning study to identify opportunities for future urban development in Lawson taking into account issues of economic, environmental and social sustainability. The Lawson South Planning Study final report (Ref. 3) was completed in October 2009 and envisaged Lawson South to be a liveable, sustainable 'urban village', and a well connected, integrated and compact neighbourhood, where residential densities are higher than surrounding established suburbs on the basis of providing more sustainable development and residential choice.

The ACT Land and Planning Authority endorsed the Lawson South Planning Study in August 2009 and prepared a Draft Variation to the Territory Plan, No. 299 which was released in October 2009 (Ref. 4). The variation proposes to change the residential RZ1 suburban zone in Lawson South to a range of urban zones, including low, medium and higher density residential, urban open space, community facilities, commercial mixed use and transport, whilst protecting the area's significant natural features and open spaces. This Draft Variation has interim effect until 15 October 2010.

The National Capital Plan is the strategic plan that sets out the broader planning principles and policies for Canberra and the Territory (Ref. 5). The National Capital Plan identifies the town centre of Belconnen as an urban area and anticipates additional urban development in this area to take place through the procedures of the Territory Plan.

The Canberra Spatial Plan is the ACT's key strategic planning document for directing and managing urban growth and change over a 30 year period. A key principal of the plan is residential intensification within a 7.5 kilometre radius of Canberra city centre to ensure that a large proportion of future urban growth would be near major employment centres and facilities such as schools (Ref. 6). Lawson South is located on the boundary of the residential intensification line and is in close proximity to Belconnen town centre, further education campuses, schools and hospitals.

The proposed development is therefore consistent with the Territory Plan, the National Capital Plan and the Canberra Spatial Plan.

2.4 Environmental impact assessments under Commonwealth, state or territory legislation

The requirement for an environmental impact statement under the ACT *Planning and Development Act* is still to be determined, and may be influenced by the outcome of the *EPBC Act* referral.

2.5 Consultation with Indigenous stakeholders

The most recent archaeological assessment for Lawson South was undertaken by Navin Officer in 2009 (Ref. 7). The report was undertaken to identify actual and potential archaeological sites and to prepare a conservation management plan if required. The assessment incorporated two components, a desk top review to gather the existing archaeological knowledge for the Lawson study area, and an archaeological survey. The assessment included consultation and liaison with the ACT Heritage Council, ACT Planning and Land Authority (ACTPLA) and ACT Representative Aboriginal Organisations (RAOs).

Prior to the investigation commencing, contact was made with the four entities declared by the Minister for Territory and Municipal Services to be RAOs for the purposes of Aboriginal cultural heritage within the ACT, under section 14, subsection (7) of the ACT *Heritage Act 2004*. These included:

- Buru Ngunnawal Aboriginal Corporation (BNAC);
- Consultative Body Aboriginal Corporation (CBAC);
- Little Gudgenby River Tribal Council (LGRTC); and
- Ngarigu Currawong Clan (NCC).

Each RAO was informed of the project and a representative from NCC participated in the field survey. The report and results were forwarded to each RAO for their review and comment. According to previous studies that have taken place within the Lawson South area, the proposed development has the potential to directly impact six recorded Aboriginal heritage sites and one potential archaeological deposit (PAD). In the most recent survey, no Aboriginal artefacts were found throughout the site and the PAD is considered to have a low archaeological potential. The ACT Heritage Council has agreed to the proposed development.

2.6 A staged development or component of a larger project

Lawson South forms part of the proposed suburb of Lawson and has been planned to take account of potential development within the Commonwealth land in the north of the suburb. The detailed design and programming of its development, however, is largely independent of the development of the Commonwealth Land, which is currently the responsibility of a different proponent. These two components of Lawson development are therefore considered as separate proposals in relation to the *EPBC Act*.

3 Description of environment & likely impacts

3.1 Matters of national environmental significance

3.1 (a) World Heritage Properties

No World Heritage Properties are affected by the action.

3.1 (b) National Heritage Places

No National Heritage Places are affected by the action.

3.1 (c) Wetlands of International Importance (declared Ramsar wetlands)

No Wetlands of International Significance are affected by the action.

3.1 (d) Listed threatened species and ecological communities

Description

Based on previous ecological reports (Ref. 8) and recent field inspections (Ref. 9), listed threatened species and ecological communities which are known or likely to be present within or around the Lawson South development area are as follows:

- Natural Temperate Grassland of the Southern Tablelands of NSW and the Australian Capital Territory
- White Box – Yellow Box – Blakely's Red Gum grassy woodlands and derived native grasslands
- Golden sun moth (*Synemon plana*)
- Striped legless lizard (*Delma impar*)
- Regent honeyeater (*Xanthomyza phrygia*)

Nature and extent of likely impact

Natural Temperate Grassland of the Southern Tablelands of NSW and the ACT

Two small isolated patches of natural temperate grassland assessed as the endangered ecological community, Natural Temperate Grassland of the Southern Tablelands of NSW and the ACT, are present within the Lawson South development area. At the time of the initial ecological assessment (Ref. 8), the patches occupied 1.09 hectares and 0.26 hectares in the central northern and south-eastern part of the area respectively. A recent site inspection (Ref. 9) confirmed the presence of these two patches of natural temperate grassland, however, the central northern patch appeared to be slightly smaller than previously assessed. The location of these patches is shown in Figure 3.

Both of these patches were determined to be highly modified and have a Botanical Significance Rating of 3 which is the middle ranking in a scale of 1-5 that rates the significance of a grassland in terms of its cover, richness and rarity of plant species (Ref. 10). The ranking system has been applied to all remaining lowland grasslands within the ACT and a BSR of 3 is generally associated with an area that has been moderately altered due to past disturbance, contains a high cover of native grasses with a medium diversity of native species including mostly disturbance tolerant species and few uncommon species (Ref. 11). The south-eastern patch contains a slightly greater diversity of native species than the patch in the central north (Ref. 8).

The proposed development would result in the loss of the entire natural temperate grassland in the south-eastern part of the area and approximately half of the patch in the northern part of the site with the remainder of the grassland to be retained within a 30 metre ecological buffer zone that is to be located along the northern boundary of Lawson South (Ref. 3). The development of Lawson South would have a significant impact on the endangered natural temperate grassland patches within the development area, however, when considered in the regional context, the impact on this endangered ecological community would be minor. The Commonwealth land that borders the area to the north contains approximately 120 hectares of high quality natural temperate grassland that would not be directly or indirectly affected (see Section 3.1 (g)) by the proposed action. The natural temperate grassland on the Commonwealth land contains the threatened plant species, Ginninderra peppergrass (*Lepidium ginninderrense*), and provides habitat for the golden sun moth and the striped legless lizard. The loss of natural temperate grassland within the proposed development area represents approximately one percent of the total community within the entire area of Lawson.

The proposed action would not substantially reduce the extent of the natural temperate grassland across the ACT which has conserved areas of high quality natural grassland in nature reserves throughout the Territory, and would not fragment the larger higher quality natural temperate grassland within the Commonwealth land. The proposed development of Lawson South is not considered to have a significant impact on the endangered ecological community, Natural Temperate Grassland of the Southern Tablelands of NSW and the Australian Capital Territory.

Box – gum woodland

Prior to European settlement, it is likely that yellow box – red gum grassy woodland would have covered a large portion of the lower slopes within the proposed development area, particularly the eastern and western lower slopes of Reservoir Hill (Ref. 8). This community is listed as endangered under the ACT *Nature Conservation Act* and also forms part of the White Box – Yellow Box – Blakely's Red Gum grassy woodlands and derived native grasslands community which is listed as critically endangered under the *EPBC Act*.

Figure 3 shows the location of the existing remnant yellow box – red gum woodland trees within the area. The original assessment of the area (Ref. 8) did not consider these trees to be part of the endangered ecological community because of an understorey (groundcover) of mostly exotic species with some disturbance tolerant forbs. A field inspection in February 2010 supported this conclusion, however, the groundcover appeared to have improved in condition since the original inspection (Ref. 9), a trend that is common across many parts of the ACT over recent years. The composition of the groundcover vegetation is now predominantly native and there are numerous patches of young tree regeneration. The area, however, remains with a low diversity of forb species and the regeneration does not meet the *EPBC Act* criterion of being at least 15 cm circumference at 130 cm above the ground (Ref. 12). The remnant yellow box – red gum grassy woodland does not meet the criteria for the critically endangered White Box – Yellow Box – Blakely's Red Gum grassy woodlands and derived native grasslands ecological community, hence there would be no impact on that endangered ecological community.

A selected area containing remnant yellow box and Blakely's red gum trees in the southern part of this patch would be retained and incorporated into an area of open urban space within the future Lawson South suburb (see Figure 3).

Golden sun moth

The golden sun moth, listed as critically endangered under the *EPBC Act*, is present in low to moderate numbers across the Lawson South site. Figures 4 (Ref. 8) and 5 (Ref. 13) show the distribution of moths across the area gathered from data collected during surveys that were conducted in 2007 and 2009 respectively. The figures generally represent the distribution of male

flying moths which appear to be associated with native pasture and natural temperate grassland. One female moth was recorded in the central part of the area during each of the 2007 and 2009 surveys, indicating that at least part of this area contains breeding habitat for this species.

Lawson South is located adjacent to the Commonwealth land that contains mostly natural temperate grassland and supports an extensive population of the golden sun moth (Ref. 11). It is likely that the population of the golden sun moth in Lawson South is connected to this population although the quality of habitat within the Lawson South development area is much lower.

The factors relating to the golden sun moth at Lawson South and the impacts of development on this species are summarised as follows (Ref. 9):

- There is a low level of golden sun moth activity but it is spread over a large proportion of the area.
- Subject to appropriate management of a sufficiently large area, Lawson South appears to be at least moderately viable as golden sun moth habitat.
- The general ecological quality of the golden sun moth habitat varies between native pasture and secondary native grassland with low to moderate forb diversity.
- There are no special scientific or cultural attributes associated with golden sun moths in the area.
- A high proportion of the area is likely to be affected by the proposed development, although some small patches may be retained as suitable habitat.
- Where habitat is disturbed, it is likely to be completely removed.
- The geographical context of the area would leave any remaining habitat largely surrounded by development, although there is the possibility of habitat at the northern edge being linked with the grassland habitat within the Commonwealth land.

These factors are considered in the context of assessing the impacts on the golden sun moth **in the specific context of the Canberra area**, using a methodology developed for this purpose (Ref. 14). Applying that methodology, it is considered that the impact on the golden sun moth in Lawson South would be considered significant at the local level in the context of the *EPBC Act*, as a high proportion of moderate quality habitat supporting a low density population of golden sun moth would be removed. While low numbers of golden sun moth may remain in remnant grassland (eg. along the northern border of the area), these may not maintain a viable population in the long term, unless the habitat quality of these remnants is enhanced.

At the strategic level within the ACT, however, the impact of the Lawson South development on the golden sun moth is **not** considered significant for the following reasons:

- While it extends over a relatively large area, the golden sun moth density or activity level within Lawson South is relatively low, and the habitat quality is at best only moderate.
- The natural temperate grassland in the Commonwealth land in the northern part of Lawson is planned to be retained in Draft DCP No. 171/10/0003 (Ref. 1). This natural temperate grassland is likely to be more significant as golden sun moth habitat, as well as for other native grassland values.
- The reduction in golden sun moth numbers resulting from the Lawson South development would have only a minor impact on the population in the Canberra area or in this part of Belconnen, particularly with a viable population being maintained within the Commonwealth land.

Striped legless lizard

The striped legless lizard, which is listed as vulnerable under the *EPBC Act*, has not been recorded within the Lawson South development area but was found in dry *Themeda* grassland adjacent to the

area in the eastern part of the Commonwealth land in 2002 (Ref. 8). The species is generally found in natural temperate grasslands that are dominated by tussock forming grasses such as kangaroo grass (*Themeda triandra*), spear grass and wallaby grass (Ref. 11).

Potential habitat for the species within the area is likely to be restricted to natural temperate grassland and native pasture, particularly the native pasture in the north-east of the area which adjoins the dry *Themeda* grassland, where the species was found. The development of Lawson South would result in the removal of this potential habitat. If the species is present within the area, removal of this habitat would not, however, result in a significant impact on the species. The proposed development area and adjacent Commonwealth land are not known as important populations of the species within the ACT. The nearest important populations for the species occurs in Gungahlin where three nature reserves containing natural temperate grasslands have been set aside for the specific purposes of conserving several threatened species including the striped legless lizard.

Regent honeyeater

The regent honeyeater is listed as endangered and migratory under the *EPBC Act*. The species has previously been recorded within 2km of the proposed development area (Ref. 8) and is generally associated with flowering yellow box and Blakely's red gum trees (Ref. 15). The remnant yellow box – red gum woodland on the western lower slopes of Reservoir Hill contains habitat characteristics suitable for the species but there are no reported sightings within the site or in the adjacent Commonwealth land to the north.

The proposed development would not have a significant impact on the regent honeyeater. Within the ACT, the species appears to prefer the yellow box – red gum grassy woodland along the lower slopes of Mount Ainslie and Majura and has also been recorded in the Mulligans Flat Nature Reserve (Ref. 15) These areas are approximately 8 km east of Lawson South. In any case, trees that have been identified as being high value within the development site would be retained wherever possible (Ref. 3). This would include some yellow box and Blakely's red gum trees in the central part of Lawson South that could provide refuge for the species within the urban environment.

3.1 (e) Listed migratory species

The 2008 ecological report for the Lawson South Planning Study (Ref. 8) identified three species listed as migratory under the *EPBC Act* that were considered likely or potentially likely to occur at the site. These include the:

- white-bellied sea-eagle (*Haliaeetus leucogaster*)
- great egret (*Ardea alba*); and
- cattle egret (*Ardea ibis*).

Nature and extent of likely impact

Suitable foraging habitat for the white-bellied sea-eagle is present on Lake Ginninderra and surrounding terrestrial areas located to the immediate west of Lawson south. The species is unlikely to breed at the site or in the vicinity of Lake Ginninderra because of frequent disturbance from recreation activities.

Habitat for the great egret is likely to be restricted to the foreshores of Lake Ginninderra and to a lesser degree, College Creek in the western part of the area.

Much of the area is likely to provide potential habitat for the cattle egret as this species is able to exploit pasture for foraging and is often associated with cattle.

While there is potential for these species to utilise the area from time to time, the area is considered highly unlikely to support an ecologically significant proportion or provide important habitat for any of these species.

3.1 (f) Commonwealth marine area

The action does not affect Commonwealth marine areas.

3.1 (g) Commonwealth land

Description

Commonwealth land, managed by the Department of Defence, is located adjacent to the area to the north. The land is the former site of the Belconnen Naval Transmitting Station (BNTS) and comprises 143 hectares, 115 hectares of which is located within a secure fenced area. The site contains natural temperate grassland, which is planned to be retained in the current draft DCP for the land, and supports a core population of the golden sun moth within the ACT. From an ecological perspective this grassland is considered to be one of three such sites in the ACT that has a high Botanical Significance Rating (2) and is over 50 hectares in size (Ref. 11).

Nature and extent of likely impact

The Commonwealth land would not be directly impacted on as a result of the residential development of Lawson South, however, given the close proximity of this land to the development area, there is potential for it to be adversely impacted upon in the long term.

The most likely potential adverse impacts relate to possible alterations in water runoff patterns throughout the Commonwealth land and the risk of introducing weeds to the high quality natural temperate grassland in the Commonwealth land through invasion by garden escapees planted in Lawson South. Using the criteria set out in Policy Statement 1.2 (Ref. 16), the severity of these impacts have been assessed as being minor. While the proposed action would result in continuous, long term impacts, these would be low intensity and localised, and would be mitigated through the appropriate planning and design of Lawson South. This includes managing stormwater runoff to maintain existing hydrological patterns onsite and offsite and the introduction of a 30 metre buffer on the northern boundary of Lawson South to protect the ecological values of the Commonwealth land.

According to the *EPBC Act* Policy Statement 1.2 (Ref. 16), any impact on Commonwealth land is considered significant if there is a real chance or possibility that the action will (*inter alia*):

- introduce potentially invasive species; or
- measurably reduce the quantity, quality or availability of surface water or groundwater.

The Commonwealth land is located within a highly developed urban setting and, to date, has managed to maintain its high quality ecological characteristics despite being surrounded on three sides by residential suburbs. The potential to introduce invasive species is no greater than that which currently exists in the area and the development would not alter the hydrology of the Commonwealth land as much of the development area, with the exception of the north-east corner, drains away from the Commonwealth land and directly into Lake Ginninderra.

The proposed action would therefore not significantly impact upon Commonwealth land.

3.1 (h) The Great Barrier Reef Marine Park

The action does not affect the Great Barrier Reef Marine Park.

3.2 Nuclear actions, actions taken by the Commonwealth (or Commonwealth agency), actions taken in a Commonwealth marine area, actions taken on Commonwealth land, or actions taken in the Great Barrier Reef Marine Park

3.2 (a)	Is the proposed action a nuclear action?	X	No
			Yes (provide details below)
If yes, nature & extent of likely impact on the whole environment			
3.2 (b)	Is the proposed action to be taken by the Commonwealth or a Commonwealth agency?	X	No
			Yes (provide details below)
If yes, nature & extent of likely impact on the whole environment			
3.2 (c)	Is the proposed action to be taken in a Commonwealth marine area?	X	No
			Yes (provide details below)
If yes, nature & extent of likely impact on the whole environment (in addition to 3.1(f))			
3.2 (d)	Is the proposed action to be taken on Commonwealth land?	X	No
			Yes (provide details below)
If yes, nature & extent of likely impact on the whole environment (in addition to 3.1(g))			
3.2 (e)	Is the proposed action to be taken in the Great Barrier Reef Marine Park?	X	No
			Yes (provide details below)
If yes, nature & extent of likely impact on the whole environment (in addition to 3.1(h))			

3.3 Other important features of the environment

3.3 (a) Soil and vegetation characteristics

Much of the vegetation and soil of the Lawson South area has been modified by a long history of agricultural use. The area contains a diverse range of vegetation communities including degraded native pasture, native pasture, modified remnant yellow box – red gum grassy woodland, broad-leaved peppermint – apple box tableland woodland, forward plantings of native and exotic tree and shrub species, riparian vegetation and two small patches of natural temperate grassland. With the exception of the natural temperate grassland, most of the area contains a low component of native forbs. Weeds that are common throughout the area include serrated tussock (*Nassella trichotoma*), St Johns wort (*Hypericum perforatum*), saffron thistle (*Carthamus lanatus*) and catsear (*Hypochaeris radicata*). In the eastern part of the area, woody weeds such as Nepal firethorn (*Pyracantha crenulata*) are common.

3.3 (b) Water flows, including rivers, creeks and impoundments

College Creek begins as an open defined watercourse in the eastern part of the area and runs adjacent to Ginninderra Drive before running through the proposed development site in a north-west direction. The creek is generally slow flowing and receives water from Kaleen, the University of Canberra and other parts of Bruce. It also receives water from the south-east corner of the proposed development area.

The land between the eastern ridgeline and the lake is gently undulating and contains drainage gullies that meander westward to the lake. East of the ridgeline, a small ephemeral drainage channel drains parallel with Baldwin Drive and south to Ginninderra Drive (Ref.3).

3.3 (c) Outstanding natural features, including caves

Reservoir Hill and the ridgeline in the south-eastern corner of the proposed Lawson South estate are highly visible from many surrounding areas and provide views in all directions across Canberra and the ACT including Lake Ginninderra and Belconnen Town Centre, Black Mountain and the Brindabella Range in the distance to the west. The hill and ridgeline would be incorporated into the public open space network for use by residents and visitors. There are no other outstanding natural features within the Lawson South area.

3.3 (d) Gradient (or depth range if action to be taken in a marine area)

The proposed development area ranges in slope of between 2 and 20 percent. The majority of the area contains gentle foothill slopes that are gently undulating and range between 2 and 4 percent. The slopes on Reservoir Hill are generally between 8 and 12 percent, increasing to between 15 and 20 percent at the Ginninderra Drive side.

3.3 (e) Buildings or other infrastructure

The ActewAGL electricity substation is located in the south-western part of the area. 132 kV overhead transmission lines traverse the southern boundary of the Lawson South and 11kV overhead transmission lines are located between the ridge line and Baldwin Drive.

A major survey control mark known as 'Reservoir Trig' is located on Reservoir Hill. There are a number of heritage buildings on the adjacent Commonwealth land site that would not be directly or indirectly impacted on as a result of the proposed development.

3.3 (f) Marine areas

Not relevant

3.3 (g) Kinds of fauna & flora

The faunal diversity of the area is low, with common birds, rabbits, brown hares and foxes being the only vertebrate animals observed during all site inspections (Ref. 8 and 9).

A range of vegetation communities are present throughout the area containing a mixture of native and introduced vegetation. With the exception of the two isolated patches of natural temperate grassland, there is a limited number and diversity of forb species across the area, which is indicative of its past grazing history.

3.3 (h) Current state of the environment in the area

Since the initial ecological assessment was completed in 2008, the cover of native vegetation within the Lawson South development area appears to have increased (Ref. 9). This is consistent with many sites across the ACT and was most obvious in those areas in the western part of the site and on the upper slopes of Reservoir Hill that were previously mapped as exotic pasture. While these areas remain in a degraded condition, they now contain a component of native grass species, particularly spear grasses (*Austrostipa* spp.).

College Creek, the major drainage feature within the area, contains a mixture of native and introduced vegetation. The creek banks are generally stable in the eastern part of the area but are deeply incised in some places in the western part. The common eastern froglet (*Crinia signifera*), a

common ACT frog species, was heard in the creek at the eastern part of the area during a previous site inspection (Ref. 17).

The site contains a large number of trees that have been identified in the tree assessment survey as being high value and a number of trees have been identified as being suitable for retention and protection (Ref. 3). This includes several remnant woodland trees that are present in the central part of the site.

3.3 (i) Other important or unique values of the environment

A historic windbreak made up of *Pinus radiata* is located on the highest part of the area on the ridgeline to the north of the peak of Reservoir Hill. The windbreak was planted in 1939 when the Belconnen Naval Transmission Site was established. A pre-c.1915 travelling stock route is located in the western part of Lawson South and runs through the area in a north-south direction. Both of these features would be retained and incorporated into the open space network of Lawson South.

Commonwealth land containing an area of high value grassland is located adjacent to the area to the north. This is discussed in Section 3.1 (g).

3.3 (j) Tenure of the action area (eg freehold, leasehold)

The area is Territory land which has been withdrawn from lease pending development.

3.3 (k) Existing land/marine uses of area

The majority of the land (96.6 ha, Block 2 Section 13) proposed for development is currently grazed under an informal agreement. The other major land use is the ActewAGL substation in the south-western part of Lawson South.

3.3 (l) Any proposed land/marine uses of area

Urban development. The formal land use designation of most of the project area under the Territory Plan is for low density residential accommodation and urban open space zone. The area is currently the subject of a draft variation to the Territory Plan to allow medium and high density housing within the suburb. Provision is also made in the Territory Plan for the ongoing operation of the electrical zone substation within the area.

4 Measures to avoid or reduce impacts

The primary impacts relevant to the matters protected under the *EPBC Act* relate to the loss of a small area of natural temperate grassland, listed as an endangered ecological community under the Act and the loss of potential habitat for the critically endangered golden sun moth. The indirect impacts on the high quality natural temperate grassland and golden sun moth habitat adjacent to the area within the Commonwealth land are also considered.

The following measures have been incorporated into Draft Precinct Code to avoid and reduce the impacts of the development:

- The establishment of a 30 metre wide ecological buffer zone along the northern site boundary within Lawson South. The buffer zone would serve three main purposes:
 - Preserve the golden sun moth in Lawson South by retaining potential habitat including part of the natural temperate grassland in the central northern part of the area.
 - Provide a buffer to protect the ecological values of the Commonwealth land, particularly the high quality of the natural temperate grassland and the integrity of the habitat for golden sun moth.
 - Function as a potential refuge for golden sun moth (and other fauna) in the event of ecological disturbance on the Commonwealth land (Ref. 3). Since the completion of the Lawson South Planning Study, however, the draft DCP (Ref. 1) for the Commonwealth Land has been released and indicates a substantial proportion of the existing natural temperate grassland containing golden sun moth habitat would remain undeveloped and be set aside for nature conservation.
- Appropriate placement and use of native species in the landscaping of the future suburb. This would include no tree planting in areas of close proximity to the grassland, the use of native species in public planting areas to increase the likelihood of the golden sun moth and other native animal species being able to find suitable habitat within the new suburb and the re-establishment of native grass cover between the edge road and the boundary fence (i.e within the buffer zone) using seed collected from the adjacent grassland in the Commonwealth Land.
- A proposed enforcement of the ACT Government's cat containment policy for residents of Lawson South as outlined in Draft Variation to the Territory Plan No. 299 (Ref. 4).

5 Conclusion on the likelihood of significant impacts

5.1 Do you THINK your proposed action is a controlled action?

- | | |
|-------------------------------------|---------------------------|
| <input type="checkbox"/> | No, complete section 5.2 |
| <input checked="" type="checkbox"/> | Yes, complete section 5.3 |

5.2 Proposed action IS NOT a controlled action.

5.3 Proposed action IS a controlled action

Matters likely to be impacted

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | World Heritage values (sections 12 and 15A) |
| <input type="checkbox"/> | National Heritage places (sections 15B and 15C) |
| <input type="checkbox"/> | Wetlands of international importance (sections 16 and 17B) |
| <input checked="" type="checkbox"/> | Listed threatened species and communities (sections 18 and 18A) |
| <input type="checkbox"/> | Listed migratory species (sections 20 and 20A) |
| <input type="checkbox"/> | Protection of the environment from nuclear actions (sections 21 and 22A) |
| <input type="checkbox"/> | Commonwealth marine environment (sections 23 and 24A) |
| <input type="checkbox"/> | Great Barrier Reef Marine Park (sections 24B and 24C) |
| <input type="checkbox"/> | Protection of the environment from actions involving Commonwealth land (sections 26 and 27A) |
| <input type="checkbox"/> | Protection of the environment from Commonwealth actions (section 28) |
| <input type="checkbox"/> | Commonwealth Heritage places overseas (sections 27B and 27C) |

The proposed development of the residential suburb of Lawson South is considered to be a controlled action due to the potential impact the proposed development of Lawson South may have on the critically endangered golden sun moth. The assessment has been made on a precautionary basis which acknowledges that the action does meet certain criteria outlined in the relevant Significant Impact Guidelines. These guidelines include the *EPBC Act* Policy Statement 1.1 – Matters of National Environmental Significance (Ref. 18) and *EPBC Act* Policy Statement 3.12 – Significant Impact Guidelines for the critically endangered golden sun moth (Ref. 19).

EPBC Act Policy Statement 1.1 states that an action is likely to have a significant impact on a critically endangered species if there is a real chance or possibility that it will (*inter alia*):

- lead to a long-term decrease in the size of the population;
- reduce the area of occupancy of the species; or
- modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline.

The residential development of Lawson South encompasses an area of approximately 100 hectares and the golden sun moth is present across much of this area. The proposed development would result in the removal of a large amount of vegetation that appears to support the species and would therefore reduce the area of occupancy of the species, potentially leading to a long-term decrease in the size of the population.

EPBC Act Policy Statement 3.12 identifies the significant impact threshold for the golden sun moth that is present in a large or continuous habitat area of greater than 10 hectares to be habitat loss, degradation or fragmentation of an area greater than 0.5 hectares. According to these guidelines, the impact is considered to be significant as the proposed action would result in the removal of more than 0.5 hectares.

Policy Statement 3.12 states that significant impact judgements must be made on a case by case basis and with consideration for the context of the action. A significant impact is one which is *important, notable, or of consequence, having regard to its context or intensity. Whether or not an action is likely to have a significant impact depends upon the sensitivity, value, and quality of the environment which is impacted, and upon the intensity, duration, magnitude and geographic extent of the impacts. You should consider all of these factors when determining whether an action is likely to have a significant impact on matters of national environmental significance* (Ref. 19).

Section 3.1 (d) summarised the factors relating to the golden sun moth at Lawson South and the impacts of development on this species in the specific context of the Canberra area and using a methodology that has been developed for this purpose (Ref. 14). This assessment concluded that the development would result in impacts that would be considered significant in the local context, however these impacts would not be significant at a strategic level within the ACT.

Based on surveys undertaken in 2007 and 2009, the Lawson South area contains low to moderate levels of golden sun moth activity. The site contains one of nearly 60 known populations across Canberra and borders high quality grassland that supports a core population of golden sun moth in the ACT. A proposed conservation strategy for the golden sun moth in Canberra was prepared in early 2009 (Ref. 20) and is in the process of being updated because of the large number of additional golden sun moth sites that were identified in late 2009. The main thrust of the strategy, however, is still relevant in identifying the priorities for golden sun moth conservation in the ACT.

In the context of that conservation strategy and the assessment of significant impacts in the context of the Canberra area, the impact of the Lawson South development on the golden sun moth is not considered significant. The presence of good quality habitat immediately adjacent to the area, along with the large and growing number of sites in the Canberra area, means that any reduction in site area or moth numbers within Lawson South would have a very minor impact on the total ACT population or the ability of the species to remain viable in the ACT region.

In the case of the natural temperate grassland, the proposed action would reduce the extent of the endangered ecological community and according to criteria in Policy Statement 1.1 would therefore result in a significant impact on community. The total amount of natural temperate grassland within the proposed development area is approximately 1 hectare. In the wider context, the loss or reduction in size of two very small patches of natural temperate grassland would have a negligible impact on the endangered ecological community given the large area of high quality grassland in the Commonwealth land adjacent to the area and the presence of grassland conservation reserves throughout the entire ACT.

The proposed development area is adjacent to Commonwealth land and therefore may have the potential to impact on that land, particularly the ecological values of the land. These potential impacts include changes in hydrology and the potential introduction of invasive species and have been assessed to be minor in accordance with Policy Statement 1.2 (Ref. 16). The proposed action would not result in a significant impact on the adjoining Commonwealth land.

Based on the stated intention of the National Capital Authority that the majority of the Commonwealth land in the northern part of the Lawson would remain as a grassland nature reserve (Ref. 1), this could offer the opportunity for managing the grassland to enhance it both as a natural temperate grassland community and as golden sun moth habitat, potentially offsetting the impacts of

developing Lawson South. As it is Commonwealth land, however, such action is not within the power of the ACT Government. Other potential offset options on Territory land outside the Lawson area would need to be addressed in the context of a broader strategy for golden sun moth conservation in the Canberra area.

In summary, the main reason for considering the development of Lawson South to be a controlled action is that it is likely to result in the loss of golden sun moth habitat. While this may result in a significant impact on the species in the local environment within Lawson South, it is not considered significant at a strategic level within the ACT or nationally.

6 Environmental history of the responsible party

	Yes	No
<p>6.1 Does the party taking the action have a satisfactory record of responsible environmental management?</p> <p>Provide details All proposals by the Land Development Agency are subject to detailed environmental analysis and planning, and are reviewed under ACT and Commonwealth environmental assessment procedures.</p>	X	
<p>6.2 Has the party taking the action ever been subject to any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources?</p> <p>If yes, provide details</p>		X
<p>6.3 If the party taking the action is a corporation, will the action be taken in accordance with the corporation's environmental policy and planning framework?</p> <p>If yes, provide details of environmental policy and planning framework</p>		N/A
<p>6.4 Has the party taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act? Land Development Agency</p> <p>Provide name of proposal and EPBC reference number (if known) Dunlop 5 (West) residential development, ACT. (EPBC Ref. 2007/3302) Block 17, Section 102, Symonston, ACT. (EPBC Ref. 2007/3554) Bonner residential development, Stages 1, 2 and 3, Gungahlin, ACT. (EPBC Ref. 2008/4036). Hume West industrial estate. (EPBC Ref. 2009/4766) North Weston residential development, ACT. (EPBC Ref. 2009/4752) Bonner Stage 4, Gungahlin, ACT. Site servicing and land release (EPBC Ref. 2009/4816)</p>	X	

7 Information sources and attachments

7.1 References

1. Australian Government. *Draft DCP No. 171/10/0003 Block 2 Section 6 Lawson and Block 1 Section 16 Lawson*. Prepared by the National Capital Authority. March 2010.
http://www.nationalcapital.gov.au/index.php?option=com_content&view=article&id=1480:block-2-section-6-lawson-and-block-1-section-16-lawson-belconnen-naval-transmitting-station&catid=78:public-consultation&Itemid=359
2. ACT Government. *Territory Plan*
http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/plans/territory_plan
3. ACT Planning and Land Authority. *Lawson South Planning Study Final Report*. Prepared by Land Policy Section Planning Services Branch in association with AECOM and Purdon Associates. October 2009
http://www.actpla.act.gov.au/topics/significant_projects/planning_studies/lawson_planning_study
4. ACT Government. *Draft Variation to the Territory Plan No. 299 Changes to zoning at Lawson South and introduction of a structure plan and concept plan*. Prepared by ACT Planning and Land Authority. October 2009.
http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/plans/territory_plan/current_territory_plan_variations
5. Australian Government National Capital Authority. *The National Capital Plan*.
http://www.nationalcapital.gov.au/index.php?option=com_content&view=article&id=372&Itemid=260
6. ACT Government. *The Canberra Spatial Plan*.
<http://apps.actpla.act.gov.au/spatialplan/introductory/index.htm>
7. Navin Officer Heritage Consultants Pty Ltd. *Lawson, ACT Concept Planning Study. Cultural heritage assessment of Territory Land*. Prepared by Navin Officer Heritage Consultants Pty Ltd for Maunsell AECOM. September 2009.
http://www.actpla.act.gov.au/topics/significant_projects/planning_studies/lawson_planning_study/lawson_consultants_report_contents
8. Eco Logical Australia Pty Ltd. *Environmental Studies, Lawson Land Release (Project No. 205-001)*. Report prepared for ACT Planning and Land Authority. May 2008.
9. Hogg, D.McC. and McIntosh, J. *Lawson South. Review of ecological information*. Prepared by David Hogg Pty Ltd for the Land Development Agency. April 2010
10. Sharp, S. *Assessment of vegetation condition of grassy ecosystems in the Australian Capital Territory*. Ecological Management and Restoration Journal. Volume 7, pp. S63 – S65, June 2006.
11. ACT Government. *A vision splendid of the grassy plains extended: ACT Lowland Native Grassland Conservation Strategy*. Action Plan No. 28, 2005. Arts, Heritage and Environment, Canberra.
http://www.tams.act.gov.au/play/parks_conservation_and_lands/conservation_and_ecological_communities/grassland_conservation_strategy

12. Australian Government. *White Box – Yellow Box – Blakely's Red Gum grassy woodlands and derived native grasslands EPBC Act Policy Statement 3.5*. May 2006.
<http://www.environment.gov.au/epbc/publications/box-gum.html>
13. Rowell, A. *Golden sun moth survey at Lawson ACT*. Report to Land Development Agency, December 2009.
14. Hogg, D.McC. *Assessing the significance of impacts on the golden sun moth in relation to the EPBC Act*. February 2010.
15. ACT Government. *Woodlands for Wildlife: ACT Lowland Woodland Conservation Strategy*. Action Plan No. 27, 2004. Environment ACT, Canberra.
http://www.tams.act.gov.au/play/pcl/conservation_and_ecological_communities/woodlands_strategy
16. Australian Government. *EPBC Act Policy Statement 1.2 – Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies*. May 2006
17. McIntosh, J. and Hogg, D.McC. *Lawson intersection (Allawoona Street) ecological assessment*. Prepared by David Hogg Pty Limited for Cardno Young. September 2009
18. Australian Government. *EPBC Act Policy Statement 1.1 – Matters of National Environmental Significance*. May 2006
19. Australian Government. *EPBC Act Policy Statement 3.12 – Significant impact guidelines for the critically endangered golden sun moth (Synemon plana)*. December 2009
<http://www.environment.gov.au/epbc/publications/golden-sun-moth.html>
20. Hogg, D.McC. *A strategic approach to the conservation and environmental assessment of golden sun moth sites in the Canberra area*. Prepared by David Hogg Pty Ltd on behalf of Land Development Agency, February 2009.

7.2 Reliability and date of information

The ecological and general environmental information used to support this referral was obtained largely from the Environmental Studies Report, dated May 2008, which was compiled through field surveys undertaken between December 2007 and January 2008 (Ref. 7). To confirm the information provided in this report is still accurate and current, a field survey was undertaken on 22 February 2010 and a supplementary report was prepared by this firm in March 2010 to identify any apparent changes in the ecological characteristics of the area over the intervening two year period (Ref. 8). While the site experienced some changes that may have implications in relation to ACT legislation, there were no changes within the site that are considered to be of consequence in relation to the *EPBC Act*.

The background information in the golden sun moth strategy paper (Ref. 20) is current as of February 2009, but does not include approximately 20 additional golden sun moth sites reported during late 2009. Even if those sites were included, it is unlikely to provide a comprehensive list of all of the sites in the Canberra area supporting golden sun moth populations, as there are many potential habitat sites which have not yet been surveyed under suitable conditions.

7.3 Attachments

		✓ attached	Title of attachment(s)
You must attach	figures, maps or aerial photographs showing the project locality (section 1)	✓	<i>Figure 1.</i> Location
	figures, maps or aerial photographs showing the location of the project in respect to any matters of national environmental significance or important features of the environments (section 3)	✓	<i>Figure 2.</i> The Lawson South study area <i>Figure 3.</i> Preliminary concept plan <i>Figure 4.</i> Ecological features <i>Figure 5.</i> Golden sun moth records in 2007 <i>Figure 6.</i> Golden sun moth records in 2009
If relevant, attach	copies of any state or local government approvals and consent conditions (section 2.3)		
	copies of any completed assessments to meet state or local government approvals and outcomes of public consultations, if available (section 2.4)		
	copies of any flora and fauna investigations and surveys (section 3)	✓	Environmental Studies Lawson Land Release (Ref. 8) Lawson South. Review of ecological information (Ref. 9) GSM survey at Lawson (Ref. 13)
	technical reports relevant to the assessment of impacts on protected matters and that support the arguments and conclusions in the referral (section 3 and 4)	✓	Assessing the significance of impacts on the Golden Sun Moth in relation to the <i>EPBC Act</i> (Ref. 14) A strategic approach to the conservation and environmental assessment of golden sun moth sites in the Canberra area (Ref. 20)
	report(s) on any public consultations undertaken, including with Indigenous stakeholders (section 3)		

8 Contacts, signatures and declarations

Project title: LAWSON SOUTH RESIDENTIAL DEVELOPMENT, BELCONNEN, ACT

8.1 Person proposing to take action

Name Chris Reynolds
Title General Manager Development
Organisation Land Development Agency
ACN / ABN (if applicable) 20 419 925 579
Postal address Level 6, TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
Telephone 62075432
Email chris.reynolds@ act.gov.au
Declaration I declare that the information contained in this form is, to my knowledge, true and not misleading. I agree to be the proponent for this action.
Signature _____ Date _____

8.2 Person preparing the referral information (if different from 8.1)

Name [REDACTED]
Title [REDACTED]
Organisation David Hogg Pty Ltd
Postal address PO Box 213, Jamison Centre, ACT 2614
Telephone [REDACTED]
Email [REDACTED]
Declaration I declare that the information contained in this form is, to my knowledge, true and not misleading.
Signature _____ Date _____

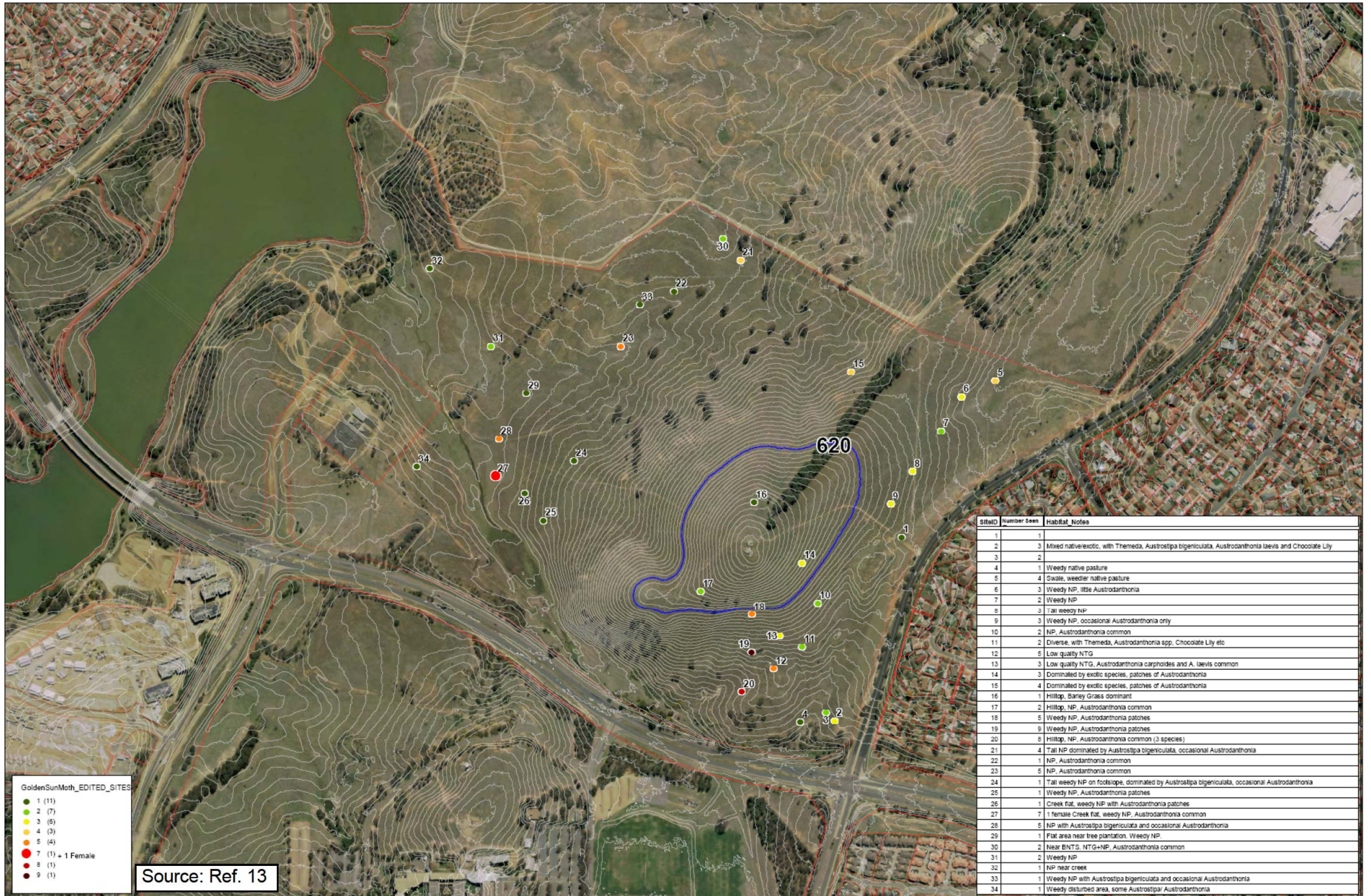


Figure 6. Golden sun moth records in Lawson South in 2009

From: [McKeown, Helen](#)
To: [Bootes, Trish](#)
Subject: FW: DV299 - Lawson south - response to Conservator"s comments URGENT
Date: Monday, 14 September 2009 9:39:14 AM
Attachments: [Conservator comments and response - DV299.doc](#)
[Lawson South Concept Plan - Public consultation version.doc](#)
[Lawson South Draft Variation to the Territory Plan No.299 - Public consultation version.doc](#)
Importance: High

Trish

Would you like to cast your eye over this and see if we are happy with their response?

Helen McKeown
>Environment & Recreation Planning and Conservator Liaison Officer
Licencing & Compliance
Land Management and Planning

Ph: 6207 2247 Fax: 6207 5956

-----Original Message-----

From: McFarlane, Trina
Sent: Thursday, 10 September 2009 2:49 PM
To: McKeown, Helen
Subject: DV299 - Lawson south - response to Conservator's comments
Importance: High

Helen

Attached is a response to the Conservator's comments (email dated 3/9/09) on DV299 - Lawson south structure plan and concept plan.

I have also attached the revised draft variation document and the concept plan with relevant changes made in response to comments from the Conservator and government agencies.

As discussed, I would appreciate a quick response, since we have tight deadlines on this DV.

Thanks,

Trina McFarlane | Senior Planner | Land Policy | Planning Services Branch | ACT Planning and Land Authority
| T 02 6207 1920

**DV299 - GOVERNMENT AGENCY COMMENT AND RESPONSE
(MANDATORY REFERRAL UNDER S61(b) OF PLANNING AND DEVELOPMENT ACT 2007)**

AGENCY	COMMENT	RESPONSE
<p>Conservator (Robert Neil A/g Conservator of Flora and Fauna)</p>	<p>The proposed development of south Lawson is adjacent to the Commonwealth owned former Belconnen Naval Transmission Station (BNTS) that contains Natural Temperate Grassland (NTG), an endangered ecological community, and one not well represented in the ACT. The grasslands are rated as Category 1 Conservation Class (the highest level possible) in the ACT Lowland Native Grassland Conservation Strategy 2005. To be rated Category 1, Core Conservation, it is necessary to meet the following criteria:</p> <ul style="list-style-type: none"> • high botanical significance rating (BSR of 1 or 2), but may contain or adjoin areas of lower rating; or • key threatened species habitat; or • large sites (more than 100 ha) with a BSR of 3. <p>Nineteen sites in the ACT meet the criteria and these sites represent the core group of areas needed to ensure conservation of the best quality natural temperate grassland and the major habitats for grassland threatened species. The former BNTS site forms the core conservation area for Striped Legless Lizard, Golden Sun Moth and Perunga Grasshopper and must be protected from impacts of development.</p> <p>The draft Variation allow for the provision of a grassed buffer zone along the boundary with the BNTS for the majority of the interface and states that the buffer will be extended to the entire northern boundary of Lawson south if the Commonwealth land is not developed. However, the Draft Territory Plan Map indicates that RZ4 – Residential (Medium Density) development is proposed within Lawson south along the north eastern boundary adjacent to the BNTS pre-empting that residential development will occur within the eastern portion of the BNTS. The Striped Legless Lizard (<i>Delma impar</i>), a nationally threatened species, has been found in the NTG in this eastern portion of BNTS and any development on this portion of the BNTS would require referral to the Commonwealth under the EPBC Act. To ensure protection of the grasslands it is recommended that the concept plans and land use zoning on the draft variation be changed and that the residential development on the north east</p>	<p>Agree. A 30 metre wide buffer zone along the northern boundary within Lawson south will maintain the integrity the natural temperate grasslands and habitat for endangered species on the Commonwealth land, and assist with bushfire protection in Lawson south.</p> <p>There is some flexibility built into the planning of Lawson south to accommodate any possible future development of the BNTS site. If the Commonwealth land is not developed, the buffer will extend for the entire length of the boundary. If the Commonwealth land is developed, the eastern portion will be zoned residential. The most appropriate way for the eastern section of the buffer to be indicated on the proposed Territory Map is as residential zoning. There is enough of a safeguard of providing for continuation of the buffer along the boundary to ensure if no development occurs, the buffer will extend along the entire length of the boundary.</p>

	<p>boundary be replaced with a grassland buffer zone (minimum 30 metres wide) with a Hills Ridges and Buffer land use. It is also recommended that all references to potential future connections to possible future development in the BNTS site be deleted. The rules and criteria provided in the Concept Plan, that will form the Precinct Code for future development, needs to reflect the requirement for a minimum of 30 metre wide grassland buffer for the entire boundary with the Commonwealth land and this must be a mandatory requirement.</p>	
	<p>There must also be a requirement that no services are to traverse the adjoining grasslands as any trenching will have an unacceptable impact on the grasslands.</p>	<p>This is beyond the scope of the concept plan. Servicing for Lawson south would be fully independent of Lawson north and would not encroach into Lawson north.</p>
	<p>Cat containment is supported, however, to be effective it would need to be applied across the whole suburb. Cats have been known to range for more than one kilometre and their presence in Lawson south could pose a significant threat to the endangered grassland reptile species and Golden Sun Moths in BNTS.</p>	<p>Noted. The concept plan was amended accordingly to ensure cat containment is applied across the whole of Lawson south.</p>
	<p>The north eastern corner of Lawson south is in a separate drainage catchment from the rest of the site. The area drains towards the north east into the BNTS site which contains nationally threatened NTG and the Striped Legless Lizard. Runoff from urban development will have an adverse impact on the NTG and habitat of the Striped Legless Lizard. It is noted that Element 4, Rule R40 indicates that a water quality control pond should be provided in the north-eastern corner of Lawson South. It is recommended that the water quality control pond is located within the grassland buffer zone that should be provided along the north eastern boundary of Lawson south.</p>	<p>Noted. The water quality control pond would be located within the 30m wide grassland buffer zone along the northern boundary within Lawson south. The concept plan was amended accordingly to highlight the location of the pond.</p>

Lawson South Concept Plan

September 2009

Public consultation version

Amendment history: This version of the Lawson South Concept Plan commenced on (date) following a variation to the *Territory Plan* (reference).

Contents

Introduction	1
Part A – Land use.....	3
1. Land use plan	3
Part B – Subdivision	4
2. Dwelling yield.....	4
3. View corridors.....	4
4. Open space	4
5. Shared paths	8
6. Road network.....	9
7. Stormwater	9
8. Electrical infrastructure	10
9. Cat containment.....	10
Part C – Buildings and structures	14
10. Mixed use site.....	14
11. Building heights	14
12. Noise mitigation	14
13. Affordable housing.....	14
Part D – Controls applying to specific blocks.....	15

Introduction

Due to its location and accessibility to Canberra City centre and Belconnen town centre, Lawson south will serve as a higher density residential area with associated community facilities and the possibility of small scale retail/commercial uses in defined locations.

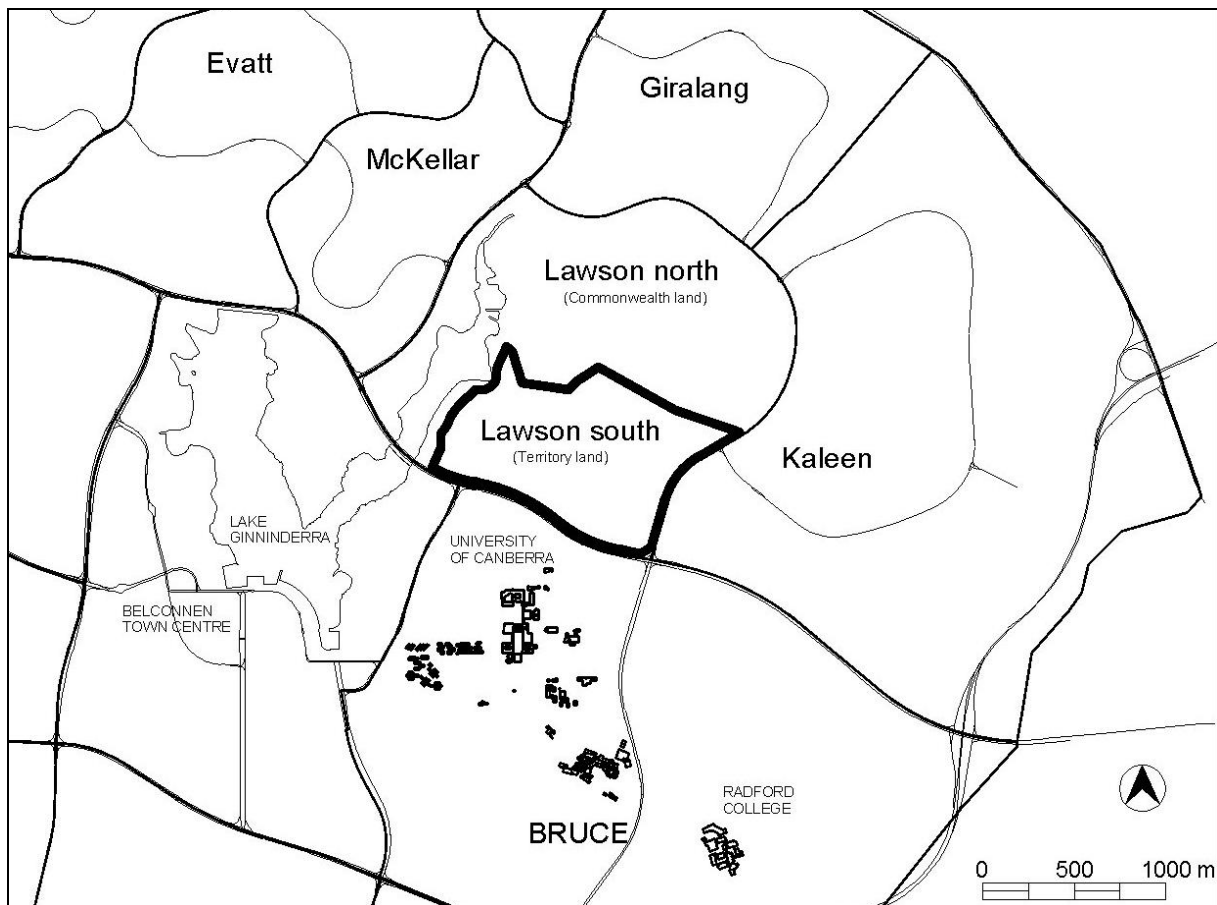
Application

This plan applies to land at **Lawson south** in the district of Belconnen, as shown on **Map 1**. The plan does not apply to Lawson north, which is Commonwealth-owned land and the site of the former Belconnen Naval Transmission Station.

Parts A and B of this plan apply only to the future urban area (FUA) within North Weston. The FUA will diminish in size as estate development plans are approved, and final zones established under part 5.5 of the *Planning and Development Act 2007*.

Parts C and D of this plan apply to the whole of Lawson south, as defined by **Map 1**.

This plan contains **rules**, which provide the quantitative or definitive controls for development, and **criteria**, which provide qualitative controls for development. In some instances rules are mandatory. Mandatory rules are marked by the words “This is a mandatory requirement. There is no applicable criterion” in the adjacent criteria column. Non-compliance with a mandatory rule will result in the refusal of a development application. In other instances the words “There is no applicable rule”. In this case the proposal is assessed against the relevant criterion. Where both rule and criterion apply, compliance with the rule is deemed to satisfy the particular requirement. A departure from strict compliance with the rule can be allowed provided that the relevant criterion is met.



Map 1: Location of Lawson south in district of Belconnen

Purpose

The purpose of this plan is to:

- a. guide the design and assessment of estate development plans (subdivision proposals) in Lawson south
- b. inform the allocation of final zones at the time when a parcel of land ceases to be part of the future urban area following subdivision
- c. guide the development of individual blocks in concert with other relevant codes under the *Territory Plan*
- d. guide the development and management of the public domain.

Desired planning outcomes

The purpose of the development controls (i.e. rules and criteria) is to:

- a. provide diverse housing zones, types and densities to meet the changing needs of the community
- b. allow for zoning to accommodate higher residential densities and building heights generally close to public transport routes, retail/commercial centres and areas of high amenity
- c. provide for community facilities and small scale retail/commercial uses
- d. provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- e. adhere to the principles of a child-friendly city promoted by UNICEF
- f. encourage walking, cycling and the use of public transport
- g. incorporate principles of contemporary best practice for energy efficiency, water conservation, solar access and ecological sustainability
- h. retain significant elements of the site as part of the urban open space network that connects to adjacent suburbs with public access and high levels of amenity and safety
- i. minimise the impact of arterial traffic noise on residential development
- j. provide for effective buffers between residential development and high value grassland
- k. provide for effective buffers between residential development and electrical infrastructure
- l. ensure protection of areas or items of heritage significance
- m. provide a legible road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to adjacent areas including the suburb of Kaleen, Lake Ginninderra, and the University of Canberra
- n. employ stormwater management measures
- o. encourage efficient use of water through water sensitive urban design
- p. encourage the efficient use of energy through block ratings and the integration of public transport

Code hierarchy

This concept plan is deemed to be a **precinct code** under the *Planning and Development Act 2007*.

More than one type of code may apply to a particular development proposal. Occasionally inconsistencies between the provisions arise, particularly where a precinct code seeks to apply special provisions in response to particular local circumstances or planning issues. Where this occurs, a **precinct code** prevails over a **development code** and a **general code**, but only to the extent of the inconsistency.

Part A – Land use

Note: Precincts referred to in this part are shown on **Map 2**.

Rules	Criteria
1. Land use plan	
<p>R1 The land use plan submitted with an estate development plan (EDP) is in accordance with the <i>Territory Plan</i> map under the future urban area overlay.</p>	<p>C1 The land use plan submitted with an EDP is generally in accordance with Map 2 including:</p> <ul style="list-style-type: none"> a) high density residential RZ5 and mixed use development in precinct A b) medium density residential RZ4 development in precinct B and adjacent to the main collector road in precinct C c) low density residential RZ1 development in precinct C, particularly on the higher slopes of Reservoir Hill d) the stands of trees on the southern slopes of Reservoir Hill included in urban open space (PRZ1) e) the historic windbreak, including those trees identified as medium, high or exceptional value, included in urban open space (PRZ1) f) the travelling stock route and adjoining land containing trees identified as medium, high or exceptional value, included in urban open space (PRZ1).
<p>R2 Mixed use site development is located in accordance with Map 2.</p>	<p>C2 Mixed use commercial development CZ5 zone:</p> <ul style="list-style-type: none"> a) is located along the main collector road and near the community facility site b) overlooks Lake Ginninderra with northerly aspect and views.
<p>R3 A block with a minimum area of 1 hectare is provided for a community facility in the community facility zone (CFZ).</p>	<p>C3 This is a mandatory requirement. There is no applicable criterion.</p>
<p>R4 Land above the RL620 contour is to be designated as urban open space (PRZ1).</p>	<p>C4 This is a mandatory requirement. There is no applicable criterion.</p>

Part B – Subdivision

Note: This part should be read in conjunction with:

Residential Subdivision Development Code

Guidelines for the Preparation of Estate Development Plans

Water Ways: Water Sensitive Urban Design General Code.

Rules	Criteria
2. Dwelling yield	
Note: Precincts referred to in this part are development precincts shown on Map 3 .	
R5 A range of housing types, densities and block sizes are provided that accommodate varying lifestyle and housing needs to achieve a dwelling yield between 1,150 and 1,850.	C5 A range of block sizes are provided and are distributed evenly throughout the development precincts indicated on Map 3 .
R6 In precinct A, dwelling yield is between 350 and 550.	C6 This is a mandatory requirement. There is no applicable criterion.
R7 In precinct B, dwelling yield is between 400 and 600.	C7 This is a mandatory requirement. There is no applicable criterion.
R8 In precinct C, a maximum of 50% of blocks to be less than 500m ² , of which a maximum of 15% of blocks are to be less than 250m ² .	C8 This is a mandatory requirement. There is no applicable criterion.
3. View corridors	
R9 There is no applicable rule.	C9 Block layout in precinct A ensures a minimum of four 'view corridors' from both sides of Lake Ginninderra to Reservoir Hill, and maximises northern orientation and solar access.
4. Open space	
Note: Precincts referred to in this part are landscape precincts shown on Map 5 .	
R10 Open space is provided in accordance with Map 2 and Map 4 .	C10 Open space is provided with the following characteristics: a) neighbourhood parks with a minimum dimension of 50 metres within 400 metres of 90% of dwellings b) linear parks in street verges c) located on generally level land, excluding the slopes of Reservoir Hill d) an appropriate interface with adjacent land uses that enhances amenity and surveillance of spaces

	<ul style="list-style-type: none"> e) accessible f) in accordance with the principles for landscape precincts (refer to C12-21).
<p>R11</p> <p>There is no applicable rule.</p>	<p>C11</p> <p>Edge roads with address frontage, street trees and indented on-street car parking are provided adjacent to areas of open space to maximise passive surveillance of open space including:</p> <ul style="list-style-type: none"> a) main water quality control pond at the confluence of College Creek and Lake Ginninderra b) along College Creek and chain-of-ponds c) 30 metre wide grasslands buffer in Lawson south along the northern boundary d) Reservoir Hill e) along Baldwin Drive and Ginninderra Drive.
<p>R12</p> <p>Lake Ginninderra eastern foreshore (Map 5 - precinct 1) has the following characteristics:</p> <ul style="list-style-type: none"> a) minimum 80 metre wide corridor between the lake foreshore edge and leased block boundaries b) minimum 30 metre wide landscape buffer from the lake foreshore edge. 	<p>C12</p> <p>Lake Ginninderra eastern foreshore (Map 5 - precinct 1) has the following characteristics:</p> <ul style="list-style-type: none"> a) a setback from the lake foreshore edge that ensures leased block boundaries are not within the open space PRZ1 zone, and are above the 100 year flood level of College Creek and Lake Ginninderra b) a landscape buffer that ensures retention of existing forward plantings c) continuous pedestrian/cycleway d) seating to take advantage of water views and shade from plantings e) access to the water for canoes and kayaks f) existing plantings retained where possible g) water quality control pond at the confluence of College Creek and Lake Ginninderra, with a boardwalk over the pond, and recreational area and mixed use development on the south side to maximise northern orientation and water views h) predominantly native plantings with exotic tree cover restricted to more developed spaces near the mixed use development and water quality control pond.

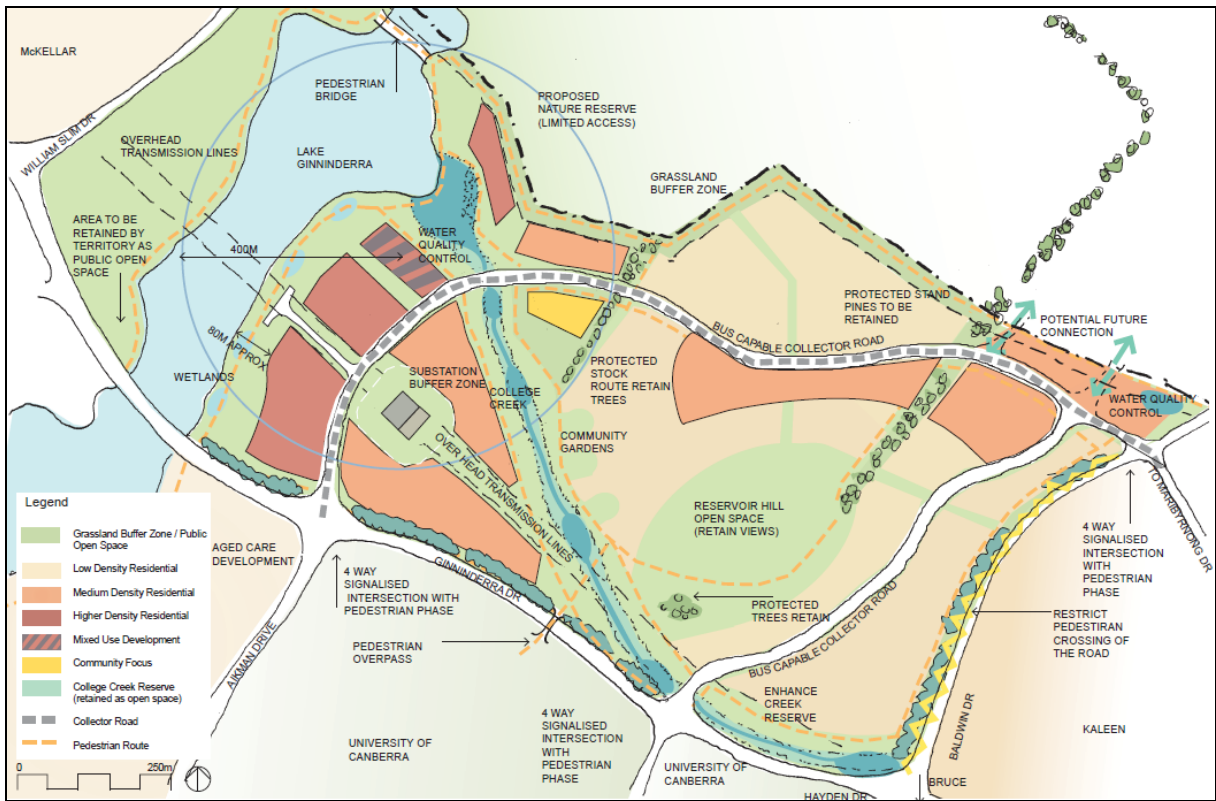
<p>R13</p> <p>There is no applicable rule.</p>	<p>C13</p> <p>Lake Ginninderra western foreshore (Map 5 - precinct 1) has the following characteristics:</p> <ul style="list-style-type: none"> a) minimum 30 metre wide landscape buffer from the lake foreshore with native planting b) continuous pedestrian/cycleway c) incidental seating at rest points d) provision for pedestrian, cycle and vehicular access to the lake.
<p>R14</p> <p>There is no applicable rule.</p>	<p>C14</p> <p>College Creek corridor (Map 5 - precinct 2) has the following characteristics:</p> <ul style="list-style-type: none"> a) spaces for active and passive recreation, informal seating areas and opportunities for community gardens b) primarily native landscaping, with deciduous planting at nodes such as play spaces c) measures to enhance stormwater flows and improve water quality and landscape amenity, including a chain-of-ponds.
<p>R15</p> <p>There is no applicable rule.</p>	<p>C15</p> <p>The historic windbreak (Map 5 - precinct 3) is retained with an ongoing management strategy for replacement plantings to ensure public safety, with species selection in accordance with requirements of TaMS.</p>
<p>R16</p> <p>There is no applicable rule.</p>	<p>C16</p> <p>Reservoir Hill (Map 5 - precinct 4) has the following characteristics:</p> <ul style="list-style-type: none"> a) retains views out of Lawson south b) predominantly open character with plantings of local eucalypt species c) footpaths connect to University of Canberra and College Creek corridor, and via the historic windbreak to the eastern part of the Commonwealth land.

<p>R17</p> <p>The boundary of Lawson south with the Commonwealth land (Map 5 - precinct 5) has the following characteristics:</p> <ul style="list-style-type: none"> a) 30 metre wide grasslands buffer within Lawson south along the boundary with the Commonwealth land b) the buffer is to extend along the entire length of the boundary if the Commonwealth land is not developed; or extend along the western part of the boundary, and not the eastern part of the boundary, if the Commonwealth land is developed. 	<p>C17</p> <p>The boundary of Lawson south with the Commonwealth land (Map 5 - precinct 5) has the following characteristics:</p> <ul style="list-style-type: none"> a) no tree planting in the 30m wide grasslands buffer, but include native grass species in the buffer using seed collected from the natural temperate grasslands on the Commonwealth land b) edge road in Lawson south located outside the buffer, with footpaths located on the residential side of the edge road c) a boundary fence is to be provided to the satisfaction of the Territory that will restrict public access to Commonwealth land.
<p>R18</p> <p>There is no applicable rule.</p>	<p>C18</p> <p>Ginninderra Drive edge treatment (Map 5 - precinct 6) has the following characteristics:</p> <ul style="list-style-type: none"> a) minimum 10 metre and maximum 20 metre wide landscape buffer b) additional native planting consistent with existing forward planting species, particularly where housing faces Ginninderra Drive, to include canopy trees and with a shrub layer varying in height up to 5 metres c) plantings at Aikman Drive intersection to include large deciduous trees, such as <i>Plantanus</i> species backed by native tree plantings, to highlight the entry to Lawson south d) plantings at collector road in Lawson south opposite Allawoona Street to continue the theme from University of Canberra.
<p>R19</p> <p>There is no applicable rule.</p>	<p>C19</p> <p>Baldwin Drive edge treatment (Map 5 - precinct 7) has the following characteristics:</p> <ul style="list-style-type: none"> a) minimum 8 metre and maximum 12 metre wide landscape buffer b) edge planting to be mainly native trees with minimal understorey planting of native shrubs to provide screening to adjacent residents along Baldwin Drive, with an emphasis on Ginninderra Drive intersection c) continue the existing theme of rows of local eucalypt species in dryland grass

	d) planting of native shrubs to be broken up to avoid a continuous strip.
R20 There is no applicable rule.	C20 The travelling stock route (Map 5 - precinct 8) is retained with an ongoing management strategy for existing plantings and supplementary planting where required.
R21 There is no applicable rule.	C21 Screening of the existing electrical zone substation (Map 5 - precinct 9) with landscaping and/or built form is in accordance with a design concept prepared by a suitably qualified person and endorsed by ACTPLA.
R22 Landscape master plan includes provision for the planting of Wallaby Grass and other native herbaceous species recorded on Commonwealth land in Lawson north in public open space and road reservations.	C22 This is a mandatory requirement. There is no applicable criterion.
5. Shared paths	
R23 There is no applicable rule.	C23 A shared paths network is provided generally in accordance with Map 6 that: a) provides for continuous links around Lake Ginninderra foreshore, along both sides of College Creek, and to and around Reservoir Hill b) links to: i. the future pedestrian/cycle bridge over Ginninderra Drive from the University of Canberra ii. potential future development on Commonwealth land in Lawson north iii. a future pedestrian/cycle bridge across the northern part of Lake Ginninderra (adjacent to the Lawson south boundary) iv. existing shared paths in Kaleen v. incorporates bicycle racks throughout the suburb adjacent to shared paths at key nodes, particularly at the community facilities site, key open spaces and the mixed use zone in precinct A.

6. Road network	
<p>R24</p> <p>Road network consistent with Map 2 and Map 7 provides:</p> <p>a) measures to prevent pedestrian access across Baldwin Drive to Kaleen, except at the proposed traffic lights</p> <p>b) vehicle access points to Lawson south only at the upgraded signalised intersections with:</p> <p>i. Baldwin Drive</p> <p>ii. Ginninderra Drive (opposite Aikman Drive)</p> <p>iii. Ginninderra Drive (opposite Allawoona Street).</p>	<p>C24</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R25</p> <p>No direct vehicular access to residential blocks fronting the proposed collector road between Ginninderra Drive and College Creek.</p>	<p>C25</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R26</p> <p>There is no applicable rule.</p>	<p>C26</p> <p>A bus stop is centrally located close to mixed use CZ5 commercial development.</p>
7. Stormwater	
<p>R27</p> <p>Stormwater quality control ponds are provided as indicated on Map 2 for the purpose of stormwater management.</p>	<p>C27</p> <p>Water quality control ponds are located to create high quality urban amenity, habitat and biodiversity of the waterway, and to not endanger public safety.</p>
<p>R28</p> <p>A main stormwater quality control pond is provided at the confluence of College Creek and Lake Ginninderra for the purpose of stormwater management, as shown indicatively in Map 2.</p>	<p>C28</p> <p>A water quality control pond is provided to form a key visual/recreational feature for Lawson south, landscaped as public parkland, with waterside promenades, boardwalk, adjacent mixed use development, picnic areas, playgrounds and cycle path connections.</p>
<p>R29</p> <p>A range of small neighbourhood water quality control ponds are provided along the College Creek corridor and in the north-eastern corner of Lawson south as shown indicatively on Map 2 for the purpose of stormwater management.</p>	<p>C29</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>

R30 There is no applicable rule.	C30 Stormwater harvesting of flows along College Creek and use of existing reservoir water tanks for collection of stormwater for supplementary use on-site, provided a detailed assessment confirms the suitability of their re-use.
R31 There is no applicable rule.	C31 Collector roads utilise runoff to naturally irrigate median and verge plantings to promote attractive and sustainable landscape.
8. Electrical infrastructure	
R32 No residential block is within 50 metres of the electrical zone substation boundary fence or wall.	C32 This is a mandatory requirement. There is no applicable criterion.
R33 Easement widths for 132 kilovolt (kV) transmission lines associated with the electrical substation are to comply with ActewAGL requirements.	C33 This is a mandatory requirement. There is no applicable criterion.
9. Cat containment	
Note: 24 hour cat containment measures will apply to all of Lawson south, since it borders the high value conservation area in the Commonwealth land, in accordance with requirements of TaMS.	



Map 2: Concept plan



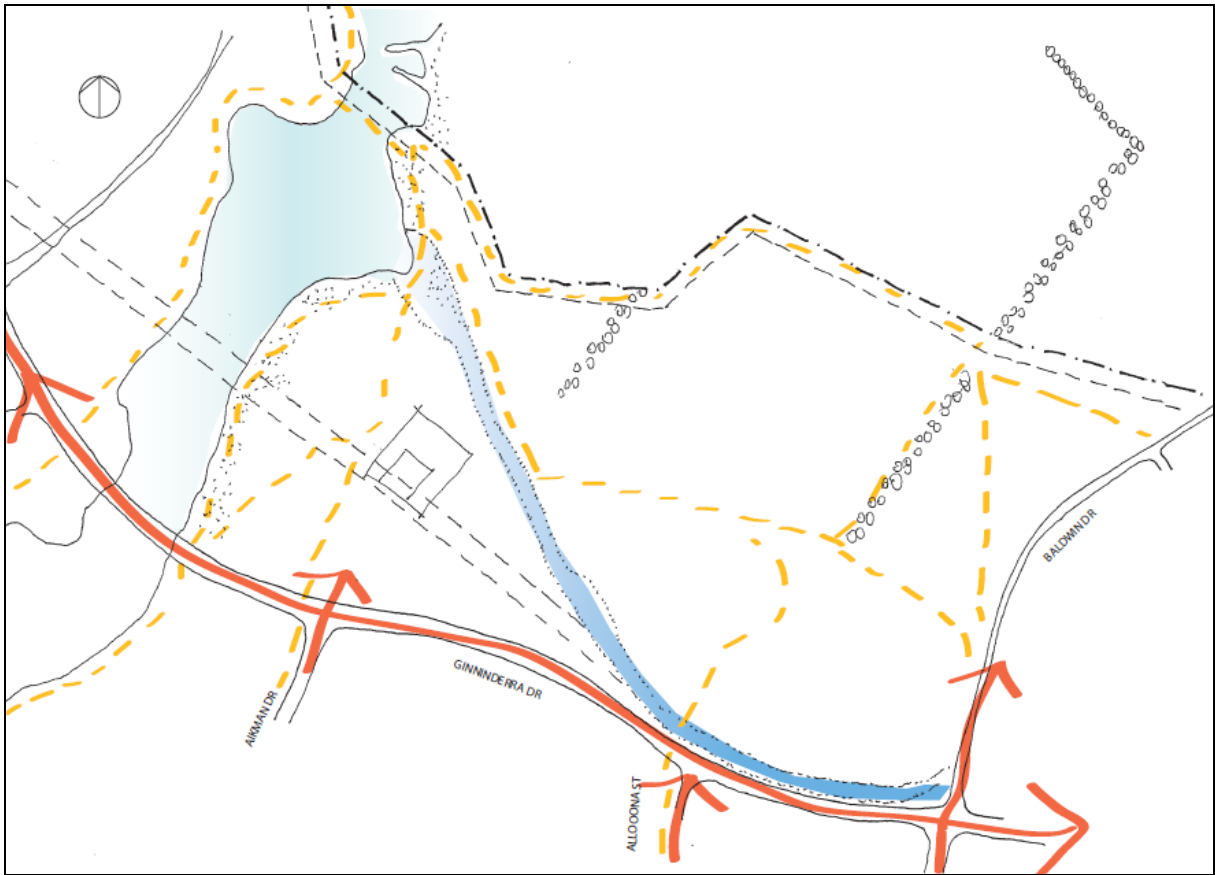
Map 3: Development precincts



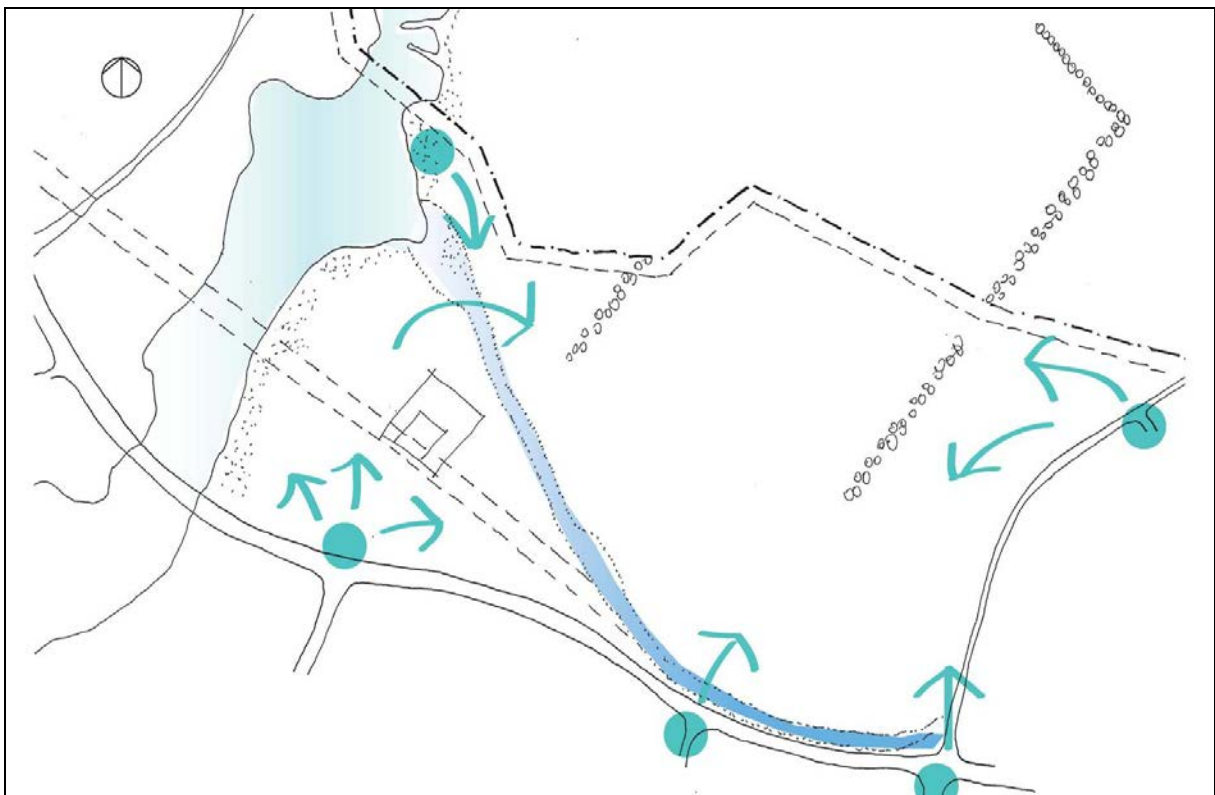
Map 4: Open space network



Map 5: Landscape precincts



Map 6: Movement network – pathways



Map 7: Movement network – gateways

Part C – Buildings and structures

Rules	Criteria
10. Mixed use site	
<p>R34</p> <p>Buildings in the commercial mixed use zone (CZ5) in precinct A have the following characteristics:</p> <ul style="list-style-type: none"> a) minimum building height of three (3) storeys b) total maximum gross floor area for commercial uses, over the whole mixed use zone, is 1,500m² c) maximum gross floor area for a supermarket is 700m², which is part of the 1,500m² maximum gross floor area d) minimum floor to ceiling height at the ground floor is 3 metres to allow for future commercial use. 	<p>C34</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>
11. Building heights	
<p>R35</p> <p>Building heights do not exceed RL620</p>	<p>C35</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>
12. Noise mitigation	
<p>Note: Building structures will meet requirements of the Building Code of Australia, particularly buildings adjacent to Baldwin Drive and Ginninderra Drive.</p>	
13. Affordable housing	
<p>Note: Affordable housing is provided in accordance with ACT Government policy.</p>	

Part D – Controls applying to specific blocks

Introduction

Controls applying to the development of specific blocks may be added to this code after the relevant estate development is approved, ordinarily through a technical amendment to the *Territory Plan*. To qualify as a technical amendment the proposed provisions must be consistent with the intent of this code and the rules found in any relevant development code. The onus will be on the applicant for the relevant estate development plan to justify why the proposed block specific controls should be added to the code through a technical amendment. Proposed changes that go beyond this restriction can only be included through a full variation to the *Territory Plan*.



Planning & Development Act 2007

**Draft
Variation to the
Territory Plan
No. 299**

Lawson South Structure Plan and
Concept Plan

September 2009

Table of Contents

1.	INTRODUCTION	1
1.1	Summary of the Proposal	1
1.2	Outline of the process	1
1.3	This document	2
1.4	Public Consultation	2
2.	EXPLANATORY STATEMENT	3
2.1	Background	3
2.2	Site Description	4
2.3	Proposed Changes	6
2.4	Reasons for the Proposed Draft Variation	7
2.5	Planning Context	8
2.6	Interim Effect	9
2.7	Consultation with Government Agencies	10
3.	DRAFT VARIATION	12
3.1	Variation to the Territory Plan Map	12
3.2	Variation to the Territory Plan Written Statement	13

1. INTRODUCTION

1.1 Summary of the Proposal

This draft variation proposes to change the residential RZ1 suburban zone in Lawson south to a range of urban zones to enable higher density urban development, whilst protecting significant natural features and open spaces and retaining the services TSZ2 zone as the site of the electrical substation.

The purpose of the draft variation is to provide greater guidance for urban development at Lawson south through the introduction of more specific urban zones - including low, medium and higher density residential, urban open space, community facilities, commercial mixed use and transport - a structure plan and a concept plan (precinct code).

The draft variation responds to the strategic direction provided by The Canberra Spatial Plan (2004) for higher densities within a 7.5 kilometre radius of the Canberra City centre. Specifically, Lawson south is identified as a future greenfield residential area.

1.2 Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the P&D Act) establishes the ACT Planning and Land Authority (ACTPLA) as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary.

The Territory Plan is comprised of the written statement and a map. The written statement contains a number of parts, namely Governance; Strategic Directions; Zones; Precinct Codes; General Codes; Overlays; Definitions; Structure Plans, Concept Plans and Development Codes for Future Urban Areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of Residential, Commercial, Industrial, Community Facility, Urban Parks and Recreation, Transport and Services and Non Urban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the volumes of the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the P&D Act. Following the release of the draft variation under section 63 of the P&D Act, submissions from the public are invited. At the conclusion of the consultation period the ACTPLA submits a report on consultation and a recommended final variation to the Minister for Planning for approval. The Minister has the discretion to determine if referral to the Legislative Assembly Standing Committee on Planning, Public Works and Territory and Municipal Services is warranted prior to approval, depending on the nature and significance of the proposal.

If the draft variation is referred to the Committee by the Minister or otherwise, the Minister must consider the findings of the Committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

1.3 This document

This document contains the background information in relation to the proposed variation. It comprises the following parts:

- Part 1 - This **Introduction**;
- Part 2 - An **Explanatory Statement**, which gives reasons for the proposed variation and describes its effect; and
- Part 3 - The **Draft Variation**, which details the precise changes to the Territory Plan that are proposed.

Copies of all written comments received from the public will be made available for public inspection at the ACTPLA's Customer Service Centre, Dickson, during normal office hours for a period of not less than 15 working days after the closing date listed above.

1.4 Public Consultation

Comments from the public are invited on the draft variation. Subject to consideration of responses received, the Authority proposes to submit this draft variation to the Minister for Planning in accordance with the P&D Act.

The documents relating to this draft plan variation may be obtained from:

- the Authority's website at http://www.actpla.act.gov.au/topics/your_say ; or
- the Authority's Customer Service Centre, Ground Floor, South Building, Dame Pattie Menzies House, 16 Challis Street, Dickson (opposite the Motor Registry), 8:30am to 4:30pm weekdays.

Note that access to the Internet is available free of charge at all ACT Public Libraries during library opening hours.

Written comments from the public are invited on the draft plan variation by **2008**. Comments should include reference to this draft variation, a return postal address, and be addressed to:

The Manager, Development Policy Section
ACT Planning and Land Authority

Comments may be submitted in one of the following ways:

- Hand deliver to: The Authority's Customer Service Centre, 16 Challis Street, Dickson

- Post to: GPO Box 1908, Canberra ACT 2601
- Email: terrplan@act.gov.au

Copies of all written comments received from the public will be made available for public inspection at the Authority's Customer Service Centre, Dickson, during normal office hours for a period of not less than 15 working days after the closing date listed above.

2. EXPLANATORY STATEMENT

2.1 Background

The ACT Government announced in 2007 that it would proceed with a planning study to identify opportunities for future urban development in the southern part of Lawson. ACTPLA engaged a consultant team to prepare the study in August 2008 and released a draft report for public comment in April 2009. The Lawson South Planning Study Final Report (September 2009) is available from the ACTPLA website

actpla.act.gov.au/topics/significant_projects/planning_studies/lawson_planning_study

The overall objectives of the study were to:

- analyse the site from social, environmental, economic and governance perspectives within its local and regional context, and identify and address opportunities and constraints for development;
- produce an agreed set of planning goals, objectives, principles and policies that will shape future development;
- undertake public consultation in relation to the planning studies; and
- to inform the preparation of a precinct code (concept plan) to be incorporated into the Territory Plan to guide the development of Lawson south via a draft variation.

Consultation was undertaken as part of the planning process to consider and address issues raised by the community and government agency stakeholders. Consultation sessions were attended by local residents and representations were made by a wide range of community groups and individuals.

The vision for Lawson south is a liveable, sustainable 'urban village' that minimises the impact on the surrounding environment and maximises the positive aspects of the suburb. A number of sustainability initiatives and higher density development are proposed in this location close to public transport, Lake Ginninderra, Belconnen Town Centre, University of Canberra, and other significant services and facilities. Planning for Lawson south envisages a well connected, integrated and compact neighbourhood, where residential densities are higher than surrounding established suburbs, thus providing more sustainable development and residential choice. The proposed development

meets the broad objectives of the Spatial Plan for higher density residential development within a 7.5 kilometre radius of Canberra City centre.

2.2 Site Description

The southern part of Lawson, the subject of this variation, is located in the district of Belconnen in the ACT (refer to **Figure 1.1**). The site is Territory land and is currently vacant except for some electrical infrastructure. The northern part of Lawson is Commonwealth-owned land and the site of the former Belconnen Naval Transmission Station. The future of the Commonwealth land is currently not known, and therefore is not included in the area subject to this draft variation.

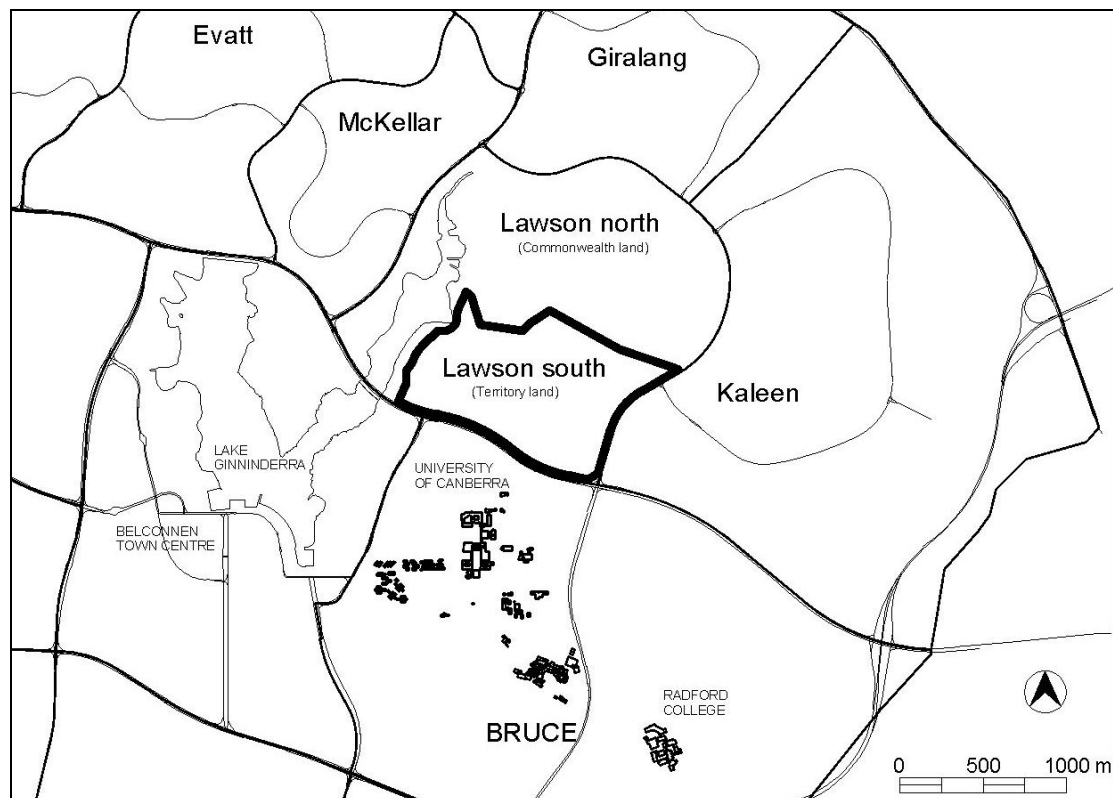


Figure 1.1 Location of Area Subject to Draft Variation in District of Belconnen

2.2.1 Current Territory Plan Provisions

The area subject to the draft variation and the current Territory Plan for this area is indicated in **Figure 1.2**. The main current Territory Plan zoning of the area is residential RZ1 suburban. The objectives of this zone are to create a wide range of housing choices within a low density residential environment. The site of the electrical substation is also part of the area and is currently zoned TSZ2 services.

The changes proposed in this draft variation will permit medium and higher density development and greater building heights than under the current zoning. The changes will also create a community facilities site and mixed use site.

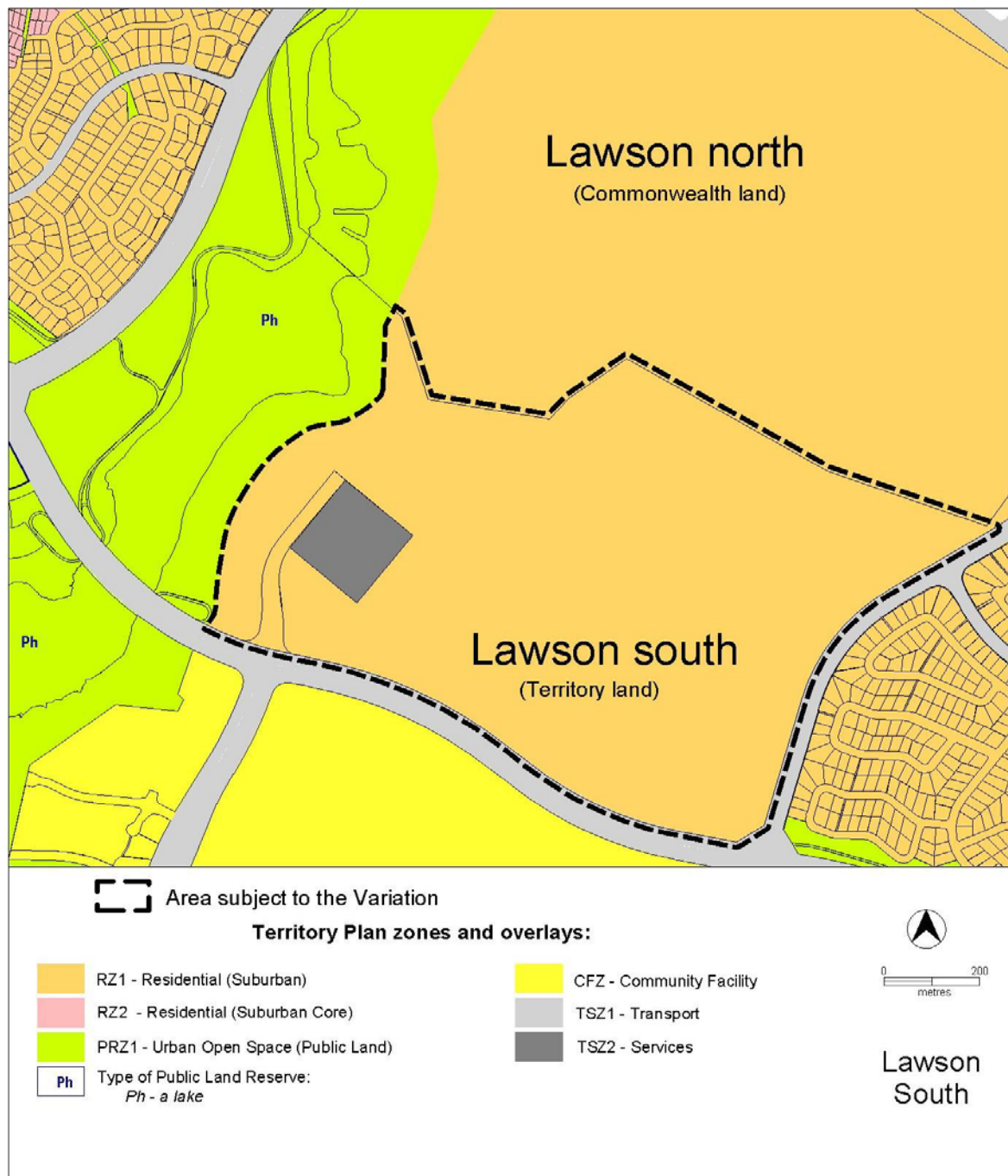


Figure 1.2 Current Territory Plan Zones Map for Area Subject to Draft Variation

2.3 Proposed Changes

2.3.1 Proposed Changes to the Territory Plan Map

Lawson south could currently be developed exclusively for low density residential development under the residential RZ1 suburban zoning of the Territory Plan. However, it was thought prudent to undertake a planning study for Lawson south to determine the best land use for the area, taking into account issues of economic, environmental and social sustainability. On the basis of the recommendations of the study, changes proposed to zoning in Lawson south will include a future urban area overlay and new provisions that will meet the objectives of the study.

The proposed changes to the Territory Plan map are indicated in **Figure 3.1** at Part 3 of this document and are detailed as follows:

Retain residential RZ1 suburban zone for low density residential development, generally located around Reservoir Hill in the eastern part of Lawson south, for Lawson Section 13 part Block 2. This zoning limits residential development to a maximum of two storeys, which will ensure the top of Reservoir Hill will be retained as the skyline when viewed from the lake foreshore and surrounding areas.

Remove residential RZ1 suburban zone from Lawson Section 13, part Block 2, and insert a future urban area overlay for the whole area subject to the draft variation and insert the following zones:

Residential

- residential RZ4 medium density residential, located at various points along both sides of the main collector road through Lawson south connecting Aikman Drive to Maribyrnong Avenue to provide connection with public transport and community and commercial facilities, and an urban edge to major roads, and for greater dwelling choice.
- residential RZ5 high density residential, located along the eastern foreshore of Lake Ginninderra in areas of higher amenity, close to Lake Ginninderra and other open space, and major roads and public transport.

Urban open space

- urban open space PRZI, located at the significant open spaces in Lawson south that are to be retained and form part of the open space network.

Hills, ridges and buffer

- hills, ridges and buffer NUZ3, located in Lawson south along the boundary shared with the Commonwealth land in Lawson north. A 30 metre wide buffer zone in Lawson south will maintain the integrity of habitat for endangered species on the Commonwealth land and will assist with bushfire protection. If the Commonwealth land is not developed, the NUZ3 buffer will extend for the entire length of the boundary. If the Commonwealth

land is developed, the eastern portion will be zoned residential RZ3 medium density or residential RZ4 high density.

Commercial mixed use

- commercial CZ5 mixed use, located on the eastern foreshore of Lake Ginninderra south of College Creek at the point where the creek meets the lake to provide opportunities convenient access to shops in Lawson south.

Community facility

- community facility CFZ, located along the southern side of the main collector road and near mixed use development in Lawson south to provide opportunities for a strong local identity and focus on community activity.

Transport and services

- transport TSZ1, located along route of the two collector roads in Lawson south to provide the main transport routes through the suburb.
- services TSZ2, the site of the electrical zone substation in Lawson south.

The draft variation map indicates the proposed zone boundaries as accurately as possible, but may be subject to adjustments following detailed surveys.

2.3.2 Proposed Changes to Territory Plan Written Statement

It is proposed to vary the Territory Plan Written Statement in the following manner:

- at Part 14 Structure Plans, insert 14.11 Lawson South Structure Plan; and
- at Part 15 Concept Plans (Precinct Codes) for Section 93 of the Planning and Development Act 2007, insert 15.13 Lawson South Concept Plan.

2.4 Reasons for the Proposed Draft Variation

This draft variation proposes to change the residential RZ1 suburban zone in Lawson south to a range of urban zones to enable higher density urban development, whilst protecting significant natural features and open spaces.

The purpose of the draft variation is to provide greater guidance for urban development at Lawson south through the introduction of more specific urban zones - including higher density residential zones, urban open space zone, community facilities zone, commercial mixed use zone, and transport and services zone - a structure plan and a concept plan (precinct code).

This will provide for a diversity of housing types and densities close to a commercial centre (Belconnen town centre) and adjacent to major transport routes. This will increase housing choice, provide opportunities for affordable housing and encourage some intensification of development, whilst maintaining residential amenity in accordance with the strategic directions contained in the Territory Plan.

2.5 Planning Context

2.5.1 National Capital Plan

The Australian Capital Territory (Planning and Land Management) Act 1988 established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The Planning and Land Management Act 1988 also required that the Territory Plan is not inconsistent with the NCP.

Under the National Capital Plan the subject site falls within the Urban Area classification and is located in Belconnen. Under Section 4.4 Policies for Urban Areas in the National Capital Plan sub-section (b) states that:

“The planning of urban areas should seek to introduce measures through which urban consolidation may occur.”

It is considered that the changes proposed in the draft variation by encouraging intensification of development in the residential RZ2 low density, residential RZ4 medium density and residential RZ5 high density zones, will support this policy and is therefore consistent with the provisions of the National Capital Plan.

2.5.2 Territory Plan

The proposal is consistent with the Territory Plan’s statement of strategic directions in terms of environmental, economic and social sustainability and spatial planning and urban design principles, particularly the following:

“Planning policies will seek to ensure the efficient use of all resources and to reduce consumption of non-renewable resources. Waste minimisation, reuse and recycling will be encouraged, whilst energy-rating and conservation measures will be applied wherever appropriate, particularly in transport, subdivision planning, and building design and construction.

“Urban expansion will be contained in order to minimise impacts on valuable natural and rural areas.

“A variety of open space types will be provided in each district or local area to meet the diverse recreational needs of residents and visitors, and to contribute to community health.

“New suburban areas will be planned with a legible and permeable hierarchy of roads; conveniently located commercial and community facilities; a network of open spaces; an off-road system for pedestrians and cyclists; and provision for accessible public transport.

“A wide range of housing types will be permitted in identified residential areas close to commercial centres and some major transport routes to increase choice; maximise opportunities for affordable housing; and secure some intensification of development consistent with maintaining residential amenity. Outside of these areas, planning policies will protect the typically low density, garden city character of Canberra’s suburban areas.

“Higher density development will be encouraged within and near major centres, and in other suitable locations that are well served by public transport.

“Development will be planned to encourage use of public transport, walking and cycling, including commuter cycling.”

2.5.3 Planning Strategy for the ACT

Spatial Plan

The Canberra Spatial Plan (2004) is the Territory’s key strategic planning document for directing and managing urban growth and change over the next 30 years and beyond. The Spatial Plan outlines the strategic direction for growth to achieve social, environmental and economic sustainability for Canberra.

The proposed development in Lawson south meets the broad objectives of the Spatial Plan for a compact city and higher density residential development in a residential intensification line within a 7.5 kilometre radius of Canberra City centre. The Spatial Plan also identifies the protection of biodiversity as an important element of sustainability. The proposed development in Lawson south will ensure protection and enhancement of the significant ecological resources and areas of high conservation value. Development in Lawson south will also improve water quality of Lake Ginninderra and College Creek through water sensitive urban design measures to reduce the impact of stormwater runoff.

Sustainable Transport Plan

The proposed development meets the broad objectives of the Sustainable Transport Plan in terms of providing higher density residential development and greater housing choice, and encouraging the use of more sustainable modes of transport (such as walking, cycling and public transport). This is appropriate on the basis of the site’s location in close proximity to the Belconnen Town Centre, major transport corridors and other significant services and facilities.

2.6 Interim Effect

The draft variation does not have interim effect and therefore section 65 of the P&D Act does not apply. The current Territory Plan will continue to apply while the variation remains in draft form.

2.7 Consultation with Government Agencies

2.7.1 National Capital Authority

In preparing this draft variation, ACTPLA is required under section 61(b)(ii) of the P&D Act to consult with the NCA in relation to the proposed draft variation.

The NCA provided the following comments on 24 August 2009:

“The variation is not inconsistent with the National Capital Plan, and the NCA has no objection to DV299 proceeding. The NCA supports the intent of the variation in facilitating urban consolidation and increasing residential densities, and supporting mixed use development in a key location.”

Response:

Noted.

2.7.2 Conservator of Flora and Fauna

In preparing this draft variation, ACTPLA is required under section 61(b)(iii) of the P&D Act to consult with the Conservator of Flora and Fauna in relation to the proposed draft variation.

The Conservator made the following comments on **XXX 2009**:

“Copy Conservator’s comment.”

Response:

?????

2.7.3 Environment Protection Authority

In preparing this draft variation, ACTPLA is required under section 61(b)(iv) of the P&D Act to consult with the Environment Protection Authority in relation to the proposed draft variation.

The Environment Protection Authority provided the following comments on 4 September 2009:

“The EPA finds no new areas of concern raised in this draft variation. Our previous comments on the Lawson South Planning Study are to stand, including the following requirement regarding contaminated sites:

The Contamination Environmental Management Plan (CEMP) referred to in section 2.2.6 of the Planning Study must be prepared by a suitably qualified environmental consultant and endorsed by the EPU prior to redevelopment of the site. The CEMP must include details of the proposed validation methodologies for the areas of potential concern based on past studies.”

Response:

Noted.

2.7.4 Heritage Council

In preparing this draft variation, ACTPLA is required under section 61(b)(v) of the P&D Act to consult with the Heritage Council in relation to the proposed draft variation.

The Heritage Council provided the following comments on **X XX 2009**:

“Copy Heritage Council’s comment”

Response:

????

2.7.5 Land Development Agency

In preparing this draft variation, ACTPLA is required under section 61(b)(v) of the P&D Act to consult with the Land Development Agency in relation to the proposed draft variation.

The Land Development Agency provided the following comments on 8 September 2009:

“The LDA supports the draft variation, noting that a number of detailed matters are still to be resolved by ACTPLA, as per our email response of 4 September 2009.”

Response:

Noted. The comments emailed by the LDA on 4 September 2009 related to the contents of the structure plan and concept plan, and were responded to by ACTPLA in preparing this version of the draft variation. Other comments provided related to process and land release and will require further discussion between the relevant government agencies.

3. DRAFT VARIATION

3.1 Variation to the Territory Plan Map

The Territory Plan map is varied as indicated in **Figure 3.1**. This map indicates the proposed land use zone boundaries as accurately as possible, but may be subject to adjustment following detailed surveys.

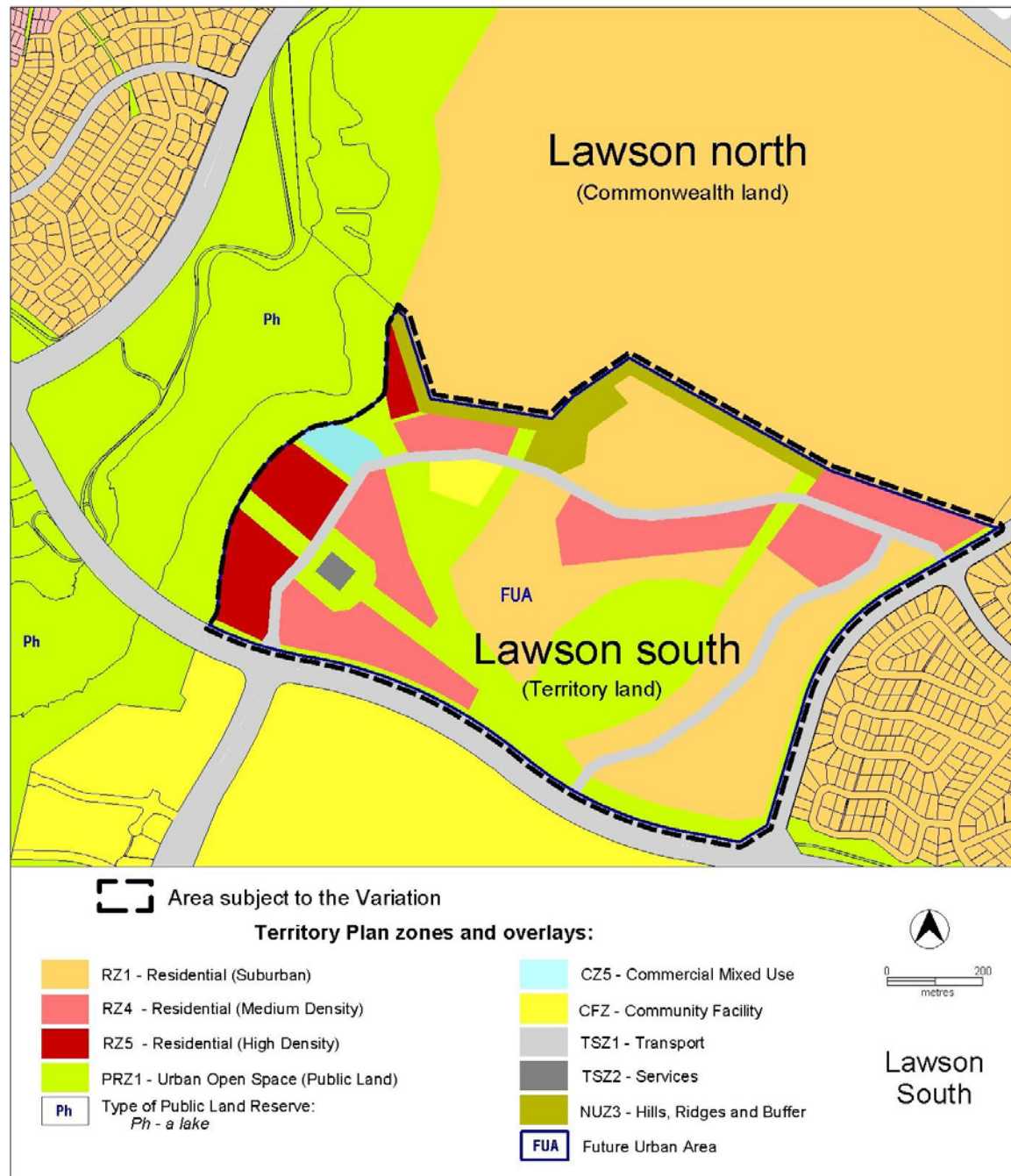


Figure 3.1 Proposed Changes to Territory Plan Map for Area Subject to Variation

3.2 Variation to the Territory Plan Written Statement

The Territory Plan Written Statement is varied at:

- Part 14 Structure Plans, by inserting 14.11 Lawson South Structure Plan; and
- Part 15 Concept Plans (Precinct Codes) for Section 93 of the Planning and Development Act 2007, by inserting 15.13 Lawson South Concept Plan.

Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE
131 450
Canberra and District - 24 hours a day, seven days a week

From: [Bootes, Trish](#)
To: [McKeown, Helen](#)
Cc: [Baines, Greg](#); [Evans, Murray](#); [Lane, Sharon](#)
Subject: Lawson
Date: Tuesday, 1 September 2009 4:18:28 PM
Attachments: [South Lawson DV 299 - Structure Plan & Concept Plan - R&P comments 31 Aug 09.doc](#)

Helen,

Comments from R&P attached.

cheers

Trish Bootes

Senior Strategic Planner

Research & Planning

Parks, Conservation and Lands

ACT Department of Territory and Municipal Services

Tel: (02) 6205 0805

Fax: (02) 6207 2122

Email: xxxxx.xxxxxx@xxx.xxx.xx

Draft Variation to the Territory Plan No. 299 Lawson South Structure Plan and Concept Plan Research and Planning comments 31 August 2009

Research and Planning has provided advice to ACTPLA on previous planning studies for Lawson south. We note that the Draft Variation to the Territory Plan No. 299 has partially addressed one of the key issues raised in our previous submissions, that is, provision of a buffer zone along the entire northern boundary of Lawson south if the Commonwealth land on the former Belconnen Naval Transmission Station (BNTS) is not developed. However, the Draft Variation still pre-empts that residential development will occur within the eastern portion of the former BNTS by zoning the area as residential land.

Variation to the Territory Plan Map, figure 3.

The Draft Territory Plan Map indicates that RZ4 – Residential (Medium Density) development is proposed within Lawson south along the north eastern boundary adjacent to the Belconnen Naval Transmitting Station (BNTS). The eastern portion of the BNTS contains Natural Temperate Grassland (NTG), an endangered ecological community, and one not well represented in the ACT. The grasslands are rated as Category 1 Conservation Class (the highest level possible) in the ACT Lowland Native Grassland Conservation Strategy 2005, prepared by the Conservator of Flora and Fauna under the *Nature Conservation Act 1980*. To be rated Category 1, Core Conservation, it is necessary to meet the following criteria:

- high botanical significance rating (BSR of 1 or 2), but may contain or adjoin areas of lower rating; or
- key threatened species habitat; or
- large sites (more than 100 ha) with a BSR of 3.

Nineteen sites in the ACT meet the criteria and these sites represent the core group of areas needed to ensure conservation of the best quality natural temperate grassland and the major habitats for grassland threatened species. The former BNTS site forms the core conservation area for Striped Legless Lizard, Golden Sun Moth and Perunga Grasshopper. The Striped Legless Lizard (*Delma impar*) has been found in the NTG in the eastern portion of BNTS. Any development on this portion of the BNTS would require referral to the Commonwealth under the EPBC Act.

Recommendations:

- It is recommended that the RZ4 Residential land use zone be removed from the Territory Plan Map in the north eastern corner of the Lawson south site and replaced with a 30 metre wide (minimum) buffer zone of NUZ3 – Hills Ridges and Buffer Zone.

Lawson South Concept Plan Part A – Precinct Controls

Map 1.2: Concept Plan and Map 1.3: Housing Precincts

These maps show proposed medium density residential development in the north eastern portion of the Lawson south site and potential future road connections to the former BNTS site. It is not certain that the land that will be developed and is more likely that it will not be developed given the ecological constraints.

Recommendations:

- It is recommended that the concept plans be changed and that the residential development on the north east boundary be replaced with a grassland buffer zone (minimum 30 metres wide).
- It is recommended that all references to potential future connections to possible future development in the BNTS site be deleted.

Element 2

At the end of the Rules and Criteria tables, a Note has been inserted which states

“Twenty-four (24) hour cat containment measures are included for all individual residential blocks in Lawson south that border the high value conservation area in the Commonwealth land, in accordance with the requirements of TaMS”.

Cat containment is supported, however, to be effective it would need to be applied across the whole suburb. Cats have been known to range for more than one kilometre and their presence in Lawson south could pose a significant threat to the endangered grassland reptile species and Golden Sun Moths in BNTS.

Recommendation:

- It is recommended that cat containment be made a condition for the entire Lawson south development.

Element 4

The north eastern corner of Lawson south is in a separate drainage catchment from the rest of the site. The area drains towards the north east into the BNTS site which contains nationally threatened NTG and the Striped Legless Lizard. Runoff from urban development will have an adverse impact on the NTG and habitat of the Striped Legless Lizard. We note that the Element 4, Rule R40 indicates that a water quality control pond should be provided in the north-eastern corner of Lawson South.

Recommendation:

- That the water quality control pond is located within the grassland buffer zone that should be provided along the north eastern boundary of Lawson south.

From: [Baines, Greg](#)
To: [Bootes, Trish](#)
Subject: Lawson
Date: Wednesday, 20 May 2009 4:05:55 PM

Recommendation

1. The Lawson site supports endangered ecological communities and threatened species. Research and Planning believes that the consultant report has overlooked an area of the White Box - Yellow Box - Blakely's Red Gum Grassy Woodland EEC in the central northern portion of the development area. This site meets the following requirements for classification of the EEC; Yellow Box is at least one of the most common overstorey species, the patch has a predominantly native understorey, the patch is more than 2 hectares in size and there is natural regeneration of the dominant Eucalypt (refer to: EPBC Act Policy Statement for White Box - Yellow Box - Blakely's Red Gum grassy woodlands and derived grasslands). For this reason we reiterate the need for the development to be referred to the Commonwealth Department of Environment, Water, Heritage and Arts.

2. Potential Road connections in the north east corner of the development leading into the current Belconnen Naval Transmission Site should be removed from the concept plan and a continuous buffer established along the northern side of the ring road. The grasslands that will be impacted by the proposed road linkage are rated as Category 1 Conservation Class (the highest level possible) and is contiguous with similar vegetation that forms the core conservation area for Striped Legless Lizard, Golden Sun Moth and Perunga Grasshopper. Striped Legless lizard has been found on this area.

Cheers

Greg Baines
Wildlife Ecologist
Research and Planning
GPO Box 158, Canberra 2601
ph. 6207 2116
fax. 6207 2122

From: [Hughes, Stephen](#)
To: [Lane, Sharon](#); [Steward, Fay](#)
Cc: [Bootes, Trish](#)
Subject: RE: Lawson north
Date: Tuesday, 6 April 2010 11:32:59 AM
Attachments: [image001.jpg](#)

Fay

We will prepare a budget bid in 09/10 to manage this land

Stephen Hughes
Acting Director
Parks Conservation and Lands
Department of Territory and Municipal Services
Ph: 02 62075486
Fx: 02 62075366
www.tams.act.gov.au

From: Lane, Sharon
Sent: Monday, 5 April 2010 3:12 PM
To: Steward, Fay; Byles, Gary
Cc: Hughes, Stephen; Bootes, Trish
Subject: RE: Lawson north

Fay and Gary

The Belconnen Naval Transmission Station (BNTS) (recently very controversial for the culling of 400 kangaroos on the site) is currently Commonwealth land managed by the Defence Department. Approximately 100 ha of the site is endangered Natural Temperate Grassland. Three threatened species have also been recorded on the site, including Golden Sun Moth which occurs there in healthy numbers. The email below refers to this area as being environmentally sensitive and therefore it is proposed to transfer it to the Territory at no cost. The area is zoned as future urban under the Territory Plan which I've never really understood how this could be, as no other Commonwealth managed land is zoned as such and the ACT Government has made several public statements committing the Territory to protecting the grasslands. I doubt whether the Territory would ever be granted compensation for the loss of developable land as the Commonwealth would never approve the destruction of this grassland for housing.

A much smaller portion of the Defence site is of lower conservation value (although Striped Legless Lizard occurs in part of it) and Defence Housing is planning to develop a 'boutique housing development' on part of that area.

Adjacent to the area is ACT land where the new suburb of Lawson has been planned. It contains two small patches of Natural Temperate Grassland and Golden Sun Moth so there are some issues to work through with the Commonwealth before development will ultimately go ahead.

The BNTS site could provide an important offset area for the loss of Golden Sun Moth habitat that is likely to be lost in other development areas.

In terms of the implications for TAMS we would inherit:

- 100 ha of natural temperate grassland to manage;
- A captive kangaroo population (some are fertility control research animals which we have been supporting - CSIRO is doing the research);
- Heritage listed buildings - relics of the Defence Communications base;
- Perimeter fence that currently keeps people out of the site (it would be best if the fence was retained so that research can continue on the site and to protect it from dogs, cats and people).

- The base also contains extensive copper wiring which would be a very attractive magnet for thieves and vandals.

Sharon Lane
Manager, Research and Planning
Parks Conservation and Lands
PO Box 156
Canberra 2601

6207 1911

From: Steward, Fay
Sent: Wednesday, 31 March 2010 1:57 PM
To: Hadinnapola, Jeevani
Subject: FW: Lawson north
Importance: High

Jeevani would you mind following through re request below?
thanks

From: Watkinson, Russell
Sent: Wednesday, 31 March 2010 1:40 PM
To: Steward, Fay
Subject: FW: Lawson north
Importance: High

Fay,
Stephen or Jeevani will be better placed to direct these inquiries.
Samantha is strongly focussed on our business support systems and reporting.
Sharon should be able to answer this.

Russell Watkinson
Director- Parks, Conservation and Lands
Department Territory and Municipal Services
GPO Box 158 Canberra ACT 2601
Telephone: 02 6207 5486
Location: L8 Macarthur House 12 Wattle Street Lyneham
www.tams.act.gov.au

From: Black, Samantha
Sent: Wednesday, 31 March 2010 12:57 PM
To: Watkinson, Russell
Subject: FW: Lawson north
Importance: High

Russell, this is out of scope for my area (ie. I have no idea!), can you please advise Fay?
Thank you,

Samantha Black
Manager, Organisational Support
Parks, Conservation & Land Management
Territory & Municipal Services
Email: xxxxxxxx.xxxxx@xxx.xxx.xx

Phone: (02) 6207.2307

From: Steward, Fay
Sent: Wednesday, 31 March 2010 12:54 PM
To: Black, Samantha
Subject: FW: Lawson north

[Samantha - who in PCL would normally deal with these matters?](#)

From: Byles, Gary
Sent: Wednesday, 24 March 2010 9:36 PM
To: Steward, Fay
Subject: FW: Lawson north

[might try to gauge potential impact on us](#)

From: Savery, Neil
Sent: Tuesday, 23 March 2010 17:25
To: Dawes, David
Cc: Byles, Gary
Subject: FW: Lawson north

[David, is this something the ACT Government is considering taking on without the compensation of being able to sell the developable land to pay for the cost of maintaining what I expect will become part of the broader nature conservation asset?](#)

Neil

From: Gianakis, Steven
Sent: Tuesday, 23 March 2010 2:02 PM
To: Savery, Neil; Walsh, Kelvin
Cc: Murray, Chris
Subject: Lawson north

FYI ONLY.

just talking to Andy Wilson from LaPS, Federal Minister Mike Kelly has written to the CM advising that

-

"The Department of Defence has approved the priority sale of the transmitting station site to the Defence Housing Australia, conditional on it transferring the environmentally sensitive part of the site to the Territory at no cost."

I'm seeking a copy of the letter. No impact at this stage on Lawson south. Other than another DV will be required for the reserve sometime in the future.

Steven Gianakis

Greenfields Planning Team Leader | Land Policy

p (02) 62071741 | e steven.gianakis@act.gov.au | web www.actpla.act.gov.au



From: [McKeown, Helen](#)
To: [Bootes, Trish](#)
Subject: RE: South Lawson Planning Study
Date: Wednesday, 20 May 2009 2:21:02 PM

Trish

A thought - the Planning Authority won't change the Territory Plan to include nature reserve over National Land. They will wait until it is handed to the Territory. The proposal may be inconsistent with the National Capital Plan as it stands at the moment so we may have to write to the NCA as well (it is shown as urban area in the National Capital Plan)

*Helen McKeown
Environment & Recreation Planning and Conservator Liaison Officer
Licencing & Compliance
Environment & Recreation*

Ph: 6207 2247 Fax: 6207 5956

From: Bootes, Trish
Sent: Tuesday, 19 May 2009 10:28 AM
To: McKeown, Helen
Cc: Lane, Sharon; Baines, Greg
Subject: South Lawson Planning Study

Hi Helen,

**Our previous advice is below and in the attachment.
We also had intended to have the Conservator send a letter to ACTPLA requesting that the Defence land be re-zoned from Residential RZ1 Suburban to Non-Urban NUZ3 Hills, Ridges and Buffer with a Public Land Overlay of Pc - a nature reserve. We did not get past a draft letter at that stage.**

**I have not yet spoken to Sharon but I'm sure we will be making further comment and we will probably redraft the Conservator letter to ACTPLA to incorporate some of the findings of the Commissioner's Grassland Inquiry.
I will get back to you as soon as I have an opportunity to draft some further comments and discuss them with Sharon.**

Cheers

Trish Bootes
Senior Strategic Planner,

**Research and Planning
Parks, Conservation and Lands
ACT Department of Territory and Municipal Services
Tel: (02) 6205 0805
Fax: (02) 6207 2122**

Email: xxxxx.xxxxxx@xxx.xxx.xx

From: Lane, Sharon
Sent: Tuesday, 17 March 2009 5:00 PM
To: Frazer, Bruce
Cc: Baines, Greg; Bootes, Trish
Subject: FW: Comments on Draft Lawson South Planning Study

Attachments: Lawson R&P vegetation assessment(final).doc
[Bruce](#)

[Trish Bootes](#) and [Greg Baines](#) have undertaken an assessment of the Lawson site that was recently investigated in your planning study. See [Trish's email](#) below and the attached ecological assessment undertaken by [Greg](#). By and large it aligns with your consultant's report with a slight difference in the ratings for ecological value for the grassland area.

Happy to discuss further if required.

Regards

[Sharon Lane](#)
[Manager](#)
[Research and Planning](#)
[Parks, Conservation and Lands](#)
[Department of Territory and Municipal Services](#)

[Phone:](#) 6207 1911
[Mobile:](#) 0407 958 146
[Fax:](#) 6207 2122
[Email:](#) [xxxxxx.xxxx@xxx.xxx.xx](#)

[PO Box 158](#)
[Canberra ACT 2601](#)

From: [Bootes, Trish](#)
Sent: [Wednesday, 4 March 2009 3:06 PM](#)
To: [Lane, Sharon](#)
Subject: [FW: Comments on Draft Lawson South Planning Study](#)

[Hi Sharon,](#)
I propose to send the following email to [Bruce Frazer](#) or you could send it if you are happy with it.

[Bruce,](#)

Further to your telephone discussion with [Sharon Lane](#) about the ecological values of the South Lawson site, and further to comments that [Research and Planning](#) previously submitted to [Deedman](#) on 13 February, we provide the following information.

Our Senior Grassland and Woodland Ecologist, [Greg Baines](#) has considered in detail, the [Environmental Studies](#) that you provided with the Draft Planning Study. He has advised us that his

opinion on the Botanical Significance Rating of the floristic condition of the vegetation at South Lawson differs slightly from that expressed in the Environmental Studies Report. In analysing the report he has reached the conclusion that the Lawson site does support endangered ecological communities and threatened species and should therefore be referred to the Commonwealth Department of Environment Water and Heritage under the EPBC Act. Please see attached a copy of the document summarising his considerations and recommendations regarding the site.

Research and Planning would be grateful if you could consider this additional information and we will be happy to provide further input into this project to ensure the best possible conservation outcomes for the site.

Trish Bootes

Senior Strategic Planner
Research & Planning
Parks, Conservation and Lands
ACT Department of Territory and Municipal Services
Tel: (02) 6205 0805
Fax: (02) 6207 2122
Email: xxxxx.xxxxxx@xxx.xxx.xx

From: Bootes, Trish
Sent: Monday, 16 February 2009 9:27 AM
To: Deedman
Subject: FW: Comments on draft Lawson planning study

I hope that these comments will be accepted. I used the incorrect email address on Friday.

Trish Bootes

Senior Strategic Planner
Research & Planning
Parks, Conservation and Lands
ACT Department of Territory and Municipal Services
Tel: (02) 6205 0805
Fax: (02) 6207 2122
Email: xxxxx.xxxxxx@xxx.xxx.xx

From: Lane, Sharon
Sent: Friday, 13 February 2009 7:02 PM
To: 'xxxxxx@xxx.xxx.xx'
Cc: Bootes, Trish
Subject: Comments on draft Lawson planning study

To Deed Management

The Draft Lawson Planning Study generally reflects comments previously made by Research and Planning. We are pleased to note that a 30 metre wide buffer zone has been located inside the ACT land adjacent to Defence land to protect the Golden Sun Moth and Natural Temperate Grassland on the Defence land. It would be preferable that this buffer zone be increased to incorporate the small pocket of Natural Temperate Grassland located to the north of the site in the vicinity of the Stock Route.

It is preferable that the buffer zone should extend for the entire length of the boundary with the Defence land to the north, including along the boundary in the north eastern corner.

The Concept Plan indicates that there will be potential future access roads in the north eastern corner

of the proposed development giving access to the Defence land. Access to the Defence land and development of this area of Defence land is not supported as it is located in an area of high quality Natural Temperate Grassland which is also Striped Legless Lizard (*Delma impar*) habitat.

The collector road that is indicated as forming a 4 way signalised intersection with Maribyrnong Avenue could function as an urban edge road in the north eastern corner of the development site.

Any development within the north eastern corner of the Lawson South development site must not alter the drainage characteristics of Defence land to the north.

The preferred land use zoning for the buffer strip is Urban Open Space.

Regards

Sharon Lane
Manager
Research and Planning
Parks, Conservation and Lands
Department of Territory and Municipal Services

Phone: 6207 1911
Mobile: 0407 958 146
Fax: 6207 2122
Email: xxxxxx.xxxx@xxx.xxx.xx

PO Box 158
Canberra ACT 2601

From: [Mulvaney, Michael](#)
To: [Liston, Tegan](#); [Bootes, Trish](#)
Cc: [Teasdale, Jonathan](#); [Peterson, Belinda](#)
Subject: RE: SUPP-201200117-REVISED EIS-ADDENDUM REPORT-01
Date: Tuesday, 14 January 2014 10:01:00 AM

Thanks Tegan

CPR has commented on the EIS and an early version of the ecological report. We made some minor suggestions which have been taken on board or addressed. CPR is comfortable that the statement under Item 2 can't be supported and is also comfortable that the EIS and addendum is accepted given the wealth of information and measures taken relevant to these species from South Lawson.

Cheers Michael Mulvaney

Phone 02 62059964 |
Conservation Planning and Research, Natural Policy Branch | Environment and Sustainable Development | **ACT Government**
GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: Liston, Tegan
Sent: Monday, 13 January 2014 5:01 PM
To: Mulvaney, Michael
Cc: Teasdale, Jonathan; Peterson, Belinda
Subject: FW: SUPP-201200117-REVISED EIS-ADDENDUM REPORT-01

Hi Michael,

Attached is the EIS Addendum Report (which was provided in place of a revised EIS) for the Lawson South 132kV Power Line Relocation project.

I just wanted to check item 2 with you. The consultant has provided comments on the impacts from noise, vibration and lighting on Golden Sun Moth, Striped Legless Lizard, Grassland Earless Dragon and Regent Honeyeater. They have stated that "these fauna are mobile and if they were present in the vicinity of the construction works, would likely temporarily move away from development areas into adjacent habitat if disturbed by construction noise". I am aware that GSM in particular is not a mobile species and as such I was concerned about this statement. However, enough information has been provided to address the issue of impacts on these species from noise etc. The EIS and addendum provide survey information, impacts and mitigation measures and there is an offset associated with the residential development which covers the impacts on this area.

Are you comfortable with us stating in our assessment report that this statement is not supported, but accepting the EIS and addendum given the other information which is provided to address this issue?

Appreciate your advice on this.

Cheers, Tegan