



## **Representation on DA 201833473 – Proposed Crown Lease variation for Blocks 7 and 8 Section 66 Deakin**

**May 2018**

If you have any queries regarding this submission please contact Larry O'Loughlin Executive Director on 02 6229 3202 or [director@conservationcouncil.org.au](mailto:director@conservationcouncil.org.au).

The Conservation Council ACT region is the peak non-government environment organisation for the Canberra Region, and has been the community's voice for the environment in the Canberra region since 1979.

We represent the interests of community conservation organisations in the region as well as the broader environmental interests of all the citizens of the ACT.

Our mission is to achieve an ecologically sustainable and zero net carbon society through advocacy, education, research and engagement with community, the private sector and government.

The Conservation Council is active in a number of campaign areas. Our current focus includes:

- **Biodiversity Conservation** – protecting our unique ecological communities and the Bush Capital
- **Climate Change** – a regional, national and global challenge
- **Planning** – the right things in the right places
- **Transport** – connecting people and places
- **Waste** – being efficient through closed-loop systems
- **Water** – smart use of a scarce resource
- **Governance** – for a Smarter, Sustainable Canberra

The Conservation Council welcomes the opportunity to comment on the Development Application and the extension of time allowed for representations.

The Conservation Council supports points made in representations by several groups including Red Hill Regenerators and Friends of Grasslands and the Garran and Hughes Residents' Action Group.

We note that the development application has been proposed to obtain maximum development on the site – removing all natural habitat values as far as possible – before an integrated plan has been developed for the Red Hill precinct.

The mechanism proposed to give effect to this environmental destruction is to increase the maximum gross floor area permitted on site from 500 square metres to 20,500 square metres. The proponents argue that no building will be more than 500 square metres so really that's OK even though there would now be 41 buildings.

The proponent cites a Legislative Assembly resolution as the reason for its Development Application.

*"A recent resolution by the ACT Legislative Assembly set a moratorium for all variations to sites adjacent the Red Hill nature reserve pending the development of an integrated plan for the area. In light of the moratorium on rezoning, Hindmarsh are [sic] proposing an alternate use of the site which is consistent with the current TSZ2 Zoning, a self-storage facility."<sup>1</sup>*

The proponent seems to be now suspending its negotiations with the ACT Government to undertake a Territory Plan Variation for a mixture of uses on the site and adjacent sites. At the same time the Development Application argues that "use of the site for 'store' is considered to carry a significantly low impact in terms of visual amenity, noise, light spill and traffic and is therefore considered a suitable interim use of the sites"<sup>2</sup>.

In fact, the Development Application is seeking to evade the Assembly resolution by making changes to the site before integrated planning is considered for the whole area. And it is proposing that the use of the site as a store will be an interim use. Given that the development is proposed as an interim stage the proponent seems to be expecting there might be changes to the ACT planning system which would enable further development on what would then be a patch of concrete with some low value buildings.

It is interesting to note, nonetheless, that this first planning change, the increase in gross floor area, is estimated to increase the monetary value of the site from \$4million to \$8.5million an increase of \$4.5million.<sup>3</sup>

The Development Application should not be accepted for a range of reasons including its impacts on the environment both within the site and more broadly on Red Hill and that the development will adversely impact on the amenity of local residents and businesses through additional traffic and lighting and noise.

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<sup>1</sup> Richard Nash, Purdon Planning, Statement against criteria <http://203.9.249.10/e-registerfiles/pubnote/pdf/SCRITERIA-201833473-01.pdf> p1

<sup>2</sup> Richard Nash, Purdon Planning, Statement against criteria <http://203.9.249.10/e-registerfiles/pubnote/pdf/SCRITERIA-201833473-01.pdf> p5.

<sup>3</sup> Phil Green, Manuka Realty Pty Ltd, Valuation for assessing the lease variation charge <http://203.9.249.10/e-registerfiles/pubnote/pdf/VALUE-201833473-01.pdf>