

Territory Planning Authority  
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To whom it may concern

**The proposal to add lease purposes to Majura Block 680 (DA202544671) should be refused**

The Conservation Council ACT Region (**Council**) is the leading environmental advocacy organisation in Canberra and hub for over 40 community groups. The Council's mission is to protect nature and safeguard ecosystems in the ACT and region. We also support broader initiatives to counter regional and global climate change. The Council is a non-profit, non-government organisation that runs campaigns, promotes and upskills local groups, undertakes research, advocates passionately, and engages and informs our community.

The proposal to add every available lease purpose to 62.4 ha of Majura Block 680 (DA202544671) should be refused for two reasons. The proponent has provided no justification at all for this change, and any development on that land would be inconsistent with the retention of its sensitive ecological communities.

Figure 7 of the *East Canberra District Strategy* shows that the northern portion of Majura Block 680 includes parts of the ACT's 'urban ecological network' and the remainder is one or other form of 'sensitive ecological community'. The southern half of this figure is reproduced for convenience in the [Enclosure](#).

The Council recognise no additional lease purpose is proposed for the portion of Majura Block 680 that is a 'protected conservation area' along the Molonglo River. Avoiding adding lease purposes to this portion does not justify adding any new lease purposes to the remainder of the block.

The 62.4-hectare area that is the subject of DA202544671 is part of what is described as the protected blue-green network which is "vital in providing clean air, water and visual amenity to suburbs, serving as native plant and animal habitat and supporting liveability and community wellbeing"<sup>1</sup>. Through Figure 7, the District Strategy forecasts no change to the protection of Majura Block 680 at any time before 2038.

ACTmapi indicates the northern portion including large patches of 'Potential Threatened Woodland', most likely Southern Tableland Grassy Woodlands (PCT 16.1.1), and the southern portion is 'ACT Grassland', an important ecosystem for the Territory. The Council believes Majura Block 680 is likely to include patches of ecological communities recognised and listed as threatened under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

The Council notes that the northern portion of Majura Block 680 appears to have a high proportion of hollow-bearing trees. The 'loss of native hollow-bearing trees' is a threatening process listed under the *Nature Conservation Act 2014*. The loss of these critical landscape features would harm woodland bird and other species.

In the absence of a properly constituted ecological survey, based on the East Canberra District Strategy and ACTmapi, we assume all of Majura Block 680 holds significant environmental value that should not be under threat.

Put together, the ecological significance of these areas and its role as part of the blue-green network means this site is wholly unsuitable for any form of development. We do not understand how nor

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<sup>1</sup> ACT Government (2023) *East Canberra District Strategy*, p. 20

why development being considered at all in this location. Suggesting the site should be developed for a 'mixed use' purpose means the proposed amendment is most unclear.

Rather than encouraging the proponent's desire for development, the Government and the Authority need to stand firm and realise responsible environmental protection intention set out in the District Strategy. The Council considers it would set a very poor precedent for the Authority and the Government to allow every form of development allowable *automatically* in the NUZ1 (Broadacre) zone, i.e., without a detailed ecological survey or consistency with considered intent.

No lease purpose should be added to any portion of Majura block 680. If in principle that is not accepted, then an ecological survey ought to be required and, if any portion at all is to be subject to any additional lease purpose, it be only that portion(s) that is not ecologically sensitive.

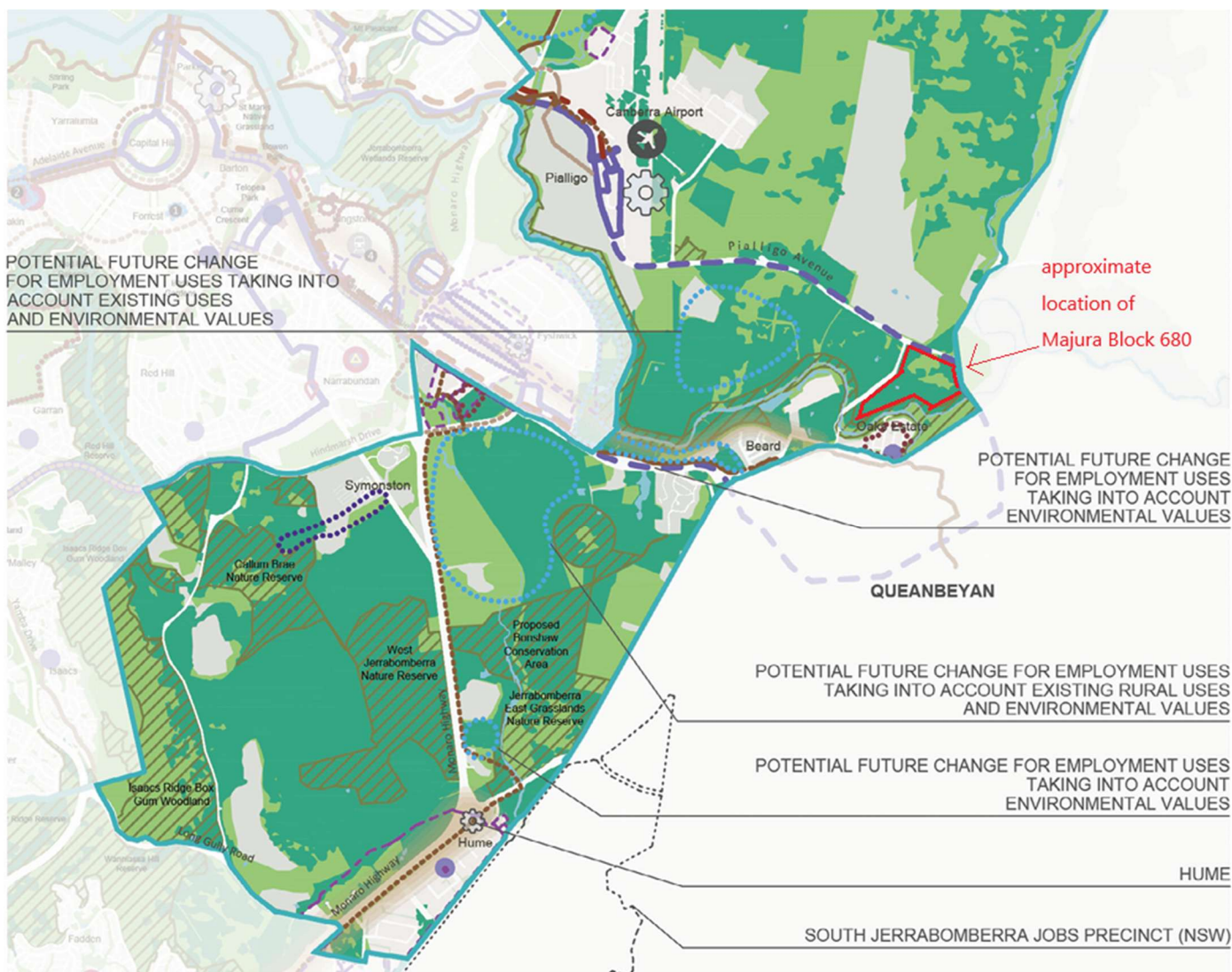
Yours sincerely,

SIGNED

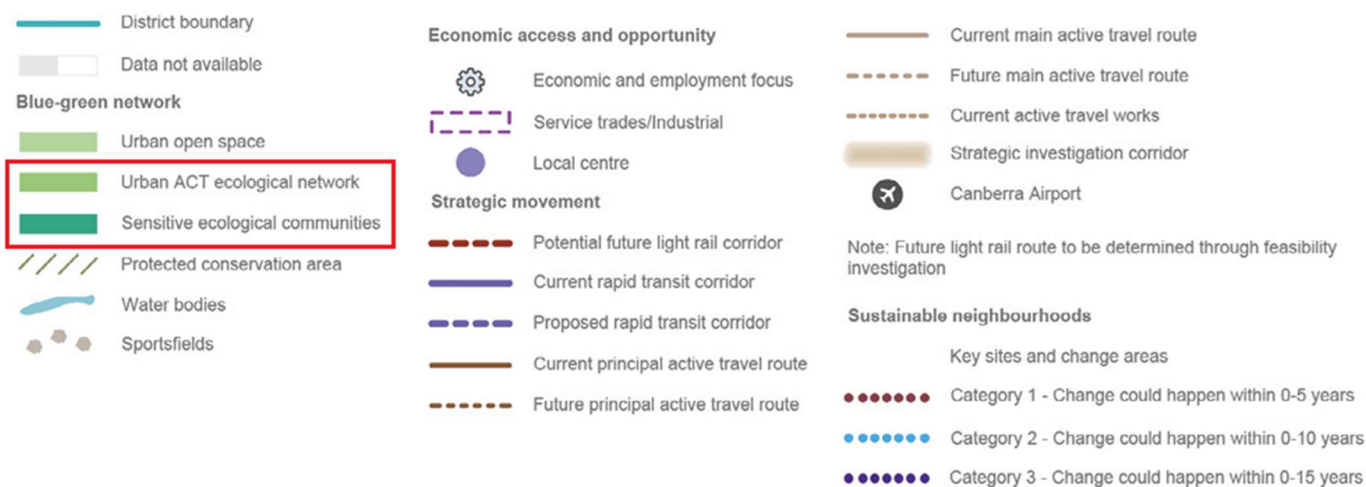
Dr Simon Copland  
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Conservation Council ACT Region

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Enclosure: Figure 7 of the East Canberra District Strategy<sup>2</sup> showing the approximate location of Majura Block 680



## Legend



<sup>2</sup> ACT Government n 1, Figure 7 on p. 13 (Extract). The Legend has been rearranged and the red rectangles added.