

# Western Greenway

## Community feedback report

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Prepared for the ACT Government

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# 1. Executive summary

In April 2016 the ACT Government invited the community of Tuggeranong to provide feedback on urban renewal ideas for the area between the Tuggeranong Town Centre and the Murrumbidgee River Corridor. This area is known as Western Greenway.

Since that time the ACT Government has been speaking with local stakeholders to find out what they value about the area, the potential for development and how the area could be shaped in the future.

The Communication Link has been engaged by the ACT Government to prepare an independent summary of the community feedback received with respect to Western Greenway during April and May 2016. In preparing this report The Communication Link reviewed correspondence, submissions and notes from meeting with community organisations on this project.

Overwhelmingly the community told the Government that it highly values the Murrumbidgee river corridor, both for its environmental significance as well as its role as a hub for community recreation. Strong opposition has been expressed to any development that compromises these two important values.

Contrary to this opposition, there was also some support for future development. This support was linked to the positive economic impacts on Tuggeranong, in particular the Town Centre and to the benefits of providing increased housing choice in the area.

A number of community, environmental and business organisations highlighted the environmental benefits of urban renewal and the positive sustainability outcomes that can be achieved through construction of new housing close to existing services. These groups suggested that there may be opportunities for development in the area if the environmental values of the Murrumbidgee River Corridor were able to be protected.

This document describes this feedback from the community and is designed to inform the ACT Government's next steps for Western Greenway.

## 2. Introduction

In calling for community feedback, the ACT Government highlighted the importance of growth and development in the Tuggeranong Valley to generate new business, employment and investment confidence in the area. The Government also noted it was important that Canberrans have a wide choice in how and where they live, and that any development in the area protects the environmental and heritage values of the area.

Community engagement about potential development between the Tuggeranong Town Centre and the Murrumbidgee River was undertaken to gather early feedback from the community on the future possibilities for this area.

### 2.1 Community engagement approach

The following activities were undertaken to encourage feedback from the community:

- Presentation to the Tuggeranong Community Council on 6 April 2016
- Individual meetings with community organisations
- Online forum on the *Have Your Say* website
- Invitation to the community to contribute written submissions
- Promotion of the proposal to the community through Ministerial media release and online information

### 2.2 Community participation

The table below provides an overview of the number of people who provided feedback at this stage in the consultation or attended a related community presentation.

Activity	Number of participants
Visits to the <i>Have Your Say</i> website	1800
Contributors to the <i>Have Your Say</i> online forum	259
Emails to the project team (through the <i>Have Your Say</i> website)	47
Written submissions	14
Attendees at the Tuggeranong Community Council Meeting	80
Meetings with 7 community organisations	48
Letters to the Minister	15

### *Meetings with community organisations*

Meetings were held with the following community organisations:

- Tuggeranong Archery Club, 24 March
- Tuggeranong Community Council, 6 April
- Vikings Group, 12 April
- Tuggeranong Dog Training Club, 13 April
- Tuggeranong Hyperdome/Tuggeranong Business Forum, 15 April
- Conservation Council, 18 April
- Save the Corridor, 19 April
- Tuggeranong Hawks, 20 April
- Men's Shed, 22 April

### *Written submissions*

In addition to the 48 emails, 13 written submissions were received from the following organisation. These submissions are summarised as attachment 1 to this report.

- Alpha Hotels and Resorts
- Commissioner for Sustainability and the Environment
- Conservation Council ACT Region
- Friends of Grasslands
- Master Builders Association of the ACT
- National Council of Women
- National Trust
- Tuggeranong and Region Business Forum
- Tuggeranong Dog Training Club
- Tuggeranong Hawks Football Club
- 4 submissions from individuals

For the purposes of this report, a submission is written correspondence that has been provided on behalf of an organisation and/or has been provided as an attachment to an email.

### *Contributions through the Have Your Say website*

There were over 948 contributions through the online forum on the Have Your Say website by 259 contributors. These contributions are captured at attachment 2 to this report.

A further 48 emails were sent to the project team through the automated link on the *Have Your Say* website. These are captured at attachment 3 to this report.

Most of the traffic to the website has come through Facebook.

### *Letters to the Minister*

In addition to the feedback provided through the above channels, there were 15 letters to Mr Mick Gentleman, Minister for Planning. As is protocol with letters to the Minister, these have not been replicated in this report; however the sentiment of these letters has been taken into consideration in determining the feedback from the community.

### 3. Community Feedback

Community feedback on future options for the area between the Tuggeranong Town Centre and the Murrumbidgee River came through a number of avenues as detailed in the previous section.

Social media also provided a significant vehicle for the community to express its views. A Facebook page has been established under the name of 'Save the Murrumbidgee River Corridor'. This page has attracted over 600 likes and provides a continuing vehicle for community discussion. This Facebook page is likely to have contributed significantly to the community discussion on the *Have Your Say* online forum with over 700 visits to the online forum arriving via a Facebook pages.

Similarly, the Tuggeranong Archery Club has established an online petition calling on people to support the protection of its facilities which members believe are at risk from development in the area. At the time of writing this report, the petition had gathered 711 signatures.

Reflecting these social media campaigns, the strongest feedback from the community was opposition to any development on the basis of potential environmental impacts to the Murrumbidgee River Corridor and loss of recreational amenity in the area. While community and environmental organisations were not entirely opposed to development in the area, they also expressed strong concerns about the potential environmental impacts of development and recommended that further environmental and heritage assessments were required before any decision to proceed was made.

*'I strongly oppose any decision by the ACT Government to plan a new Tuggeranong suburb between the town centre and the river.'*

Submission by an individual

#### 3.1 Direct community feedback through the *Have Your Say* website

During the consultation period, the community expressed considerable concern about the proposed development of Western Greenway through emails and the online forum on the *Have Your Say* website.

Over 80 per cent of people providing online comments or emailing the project team through the website expressed opposition to the proposal in its current form. There were a number of clear themes driving this opposition:

### Environmental concerns

Over 60 per cent of emails and online comments expressed concern about the potentially negative environmental impacts. The majority of comments raised concerns about the impact of the development on the Murrumbidgee River and the river corridor. This includes concern about the ecosystem and habitats in the area, threatened species and water quality in the river. It was also suggested that the area was a flood plain.

*'It will degrade an area adjacent to the Murrumbidgee River which provides critical habitat for a number of endangered species and have negative impact on water quality of the river. We should take pride in our "bush capital" and the areas of close in accessible bush. Destroying this popular recreation area will diminish that sense of bush on our door step.*

Email from an individual

### Loss of recreation opportunities

A significant number of participants expressed concern about the impact of the proposed development on the area as an location for recreation and highlighted the number of recreational facilities already existing in the area, in particular the archery facilities which use a large part of the area.

*'I cannot believe that there is a plan to ruin the beautiful bush land on Athllon Drive.'*

Online contribution

*'The proposed development would effectively reduce Tuggeranong Archery Club to an indoor-only club.'*

Online contribution

### Heritage significance

A number of community representatives highlighted the importance of several heritage significant sites in the area and suggested that there may be other Aboriginal and European heritage sites that need to be valued and protected.

### Other comments

Other concerns expressed included:

- Suggestions that there is already sufficient new housing being developed in the Tuggeranong area
- Lack of broader planning considerations, including relationship with the Tuggeranong Town Centre Master Plan
- Suggestions there were better ways to revitalise the town centre and provide housing choice to residents of Tuggeranong.
- Potential construction impacts

### Support for the development

Those in favour of the development (approximately 12 per cent), identified the following reasons for supporting the proposal:

- The development would provide increased housing options for Tuggeranong
- Economic benefits for Tuggeranong, in particular the Town Centre

A small number of participants suggested that development in the area would provide an opportunity to invest in and strengthen the environmental assets of the river corridor.

*'This is an excellent idea. It addresses the need to create greater urban density in and around the struggling town centre, which has the double positive effect of supporting business in that area and adding a new pool of people to the end of the transport link through the City to Belconnen.'*

Online contribution



### 3.2 Community, business and environmental organisations

Through face-to-face meetings and written submissions a number of community, environmental and business organisations provided feedback on future uses of the area between the Tuggeranong Town Centre and the Murrumbidgee River.

A number of themes emerge from feedback from these organisations:

- The importance of balancing protection of the environmental assets of the area with the need for urban renewal and to provide housing close to existing services:
  - Environmental organisations stressed the need for further detailed environmental and heritage studies to be undertaken prior to any decisions being made
  - Business organisations highlighted the importance of the employment and economic benefits associated with more housing in the vicinity of the Town Centre
- Community recreational organisations were keen to ensure their amenity and viability were protected and enhanced by any development in the area, including during construction.
- Concern was expressed about the nature of the community consultation and that the planning appears to be well progressed without community input.

Two written submissions from individuals were directly opposed to any development in the area.

*The ACT Government must strike a careful balance between ecological conservation and development needs associated with a growing population. It may be possible to achieve this balanced approach, but only through rigorous initial assessments, planning and implementation of a management strategy that adequately acknowledges and seeks to maintain the ecological value of the area.'*

Commissioner for Sustainability and the Environment

*The concept is at an early stage and we hope for a collaborative process to identify and protect ecological and heritage values even if that means development does not ever take place..'*

Conservation Council ACT Region

*I certainly share Minister Gentleman and the LDA's passion to move forward and take up the challenge of planning a new region for new families to call Canberra home.*

Tuggeranong and Region Business Forum

*The development will provide an important supply of new home buyers south of Canberra, so that a choice between new developments north, south and west of the city are provided.*

Master Builders Association

## 4. Summary and next steps

The image below provides a graphical representation of the feedback received from the community about potential future development in the area between the Tuggeranong Town Centre and the Murrumbidgee River Corridor.



The report provides information that will allow the ACT Government to consider the next steps. In the eyes of the community it will be important to recognise that the two greatest priorities are to protect the Murrumbidgee River Corridor and maintain and build on the community recreational infrastructure already in the area, while seeking to address the housing and economic priorities of the area.

## Summary of Submissions

### Submission 1: Individual

Strongly oppose any decision by the ACT Government to plan a new Tuggeranong Suburb between the town centre and the river. Enough existing studies and investigations undertaken already that demonstrate development is unsuitable for this location.

The community loves this area the way it is and for the existing recreational uses. If this land was developed, all those things would be taken away. People will fight against any decision to develop in this area.

My calculation is that over 90% of the comments on the 'Have your say' discussion page are against the proposal. That is an overwhelming majority and sends a clear message to the ACT Government that the general population are against any development in this area. Strongly believe that both community consensus is against this development and scientific analysis will be against it too.

The economic benefit outlines as the requirement for this development can be met in other ways. The LDA has identified other sites for possible urban development that are less environmentally sensitive.

Reference is made on the Have Your Say website to 'A preliminary study', which study is that and has it been published for the community to read. If there isn't such a study, the public record should be corrected. The website also claims the development can be undertaken with 'no adverse impact on water quality in the river corridor'. How is this possible? Where is the evidence to support such a claim? The claim that the government can develop the site in a way which 'ensures no adverse impact on its assets' is a very strong statement. Does it take into consideration the birdlife, such as the Scarlet Robin, the Tuggeranong Stone Wall, impact on the river?

Any development in the proposed location would contradict a number of previous studies including:

- The Tuggeranong Town Centre Master Plan 2012, which was developed recently and should not be shelved so quickly
- Scarlet Robin Draft Action Plan
- The Murrumbidgee River Corridor (Management Plan 1998)
- National Capital Open Space System (COSS)
- Draft ACT and Region Catchment Strategy

The following provide good reasons why the development ought not to proceed in the location proposed:

- Pink-tail worm lizard

- Murray River crayfish
- Diamond Firetail
- Little eagle
- Scarlet robin
- Tuggeranong lignum
- Broad-palmed frog
- Heritage listed Tuggeranong Stone Wall remnant
- Bicentennial National Trail

Suggest that the residents of Athllon Drive be directly engaged in the community consultation around this proposal. Suggest that the community be kept informed of the nature of the consultation report provided to government from this initial consultation phase.

### **Submission 2: Master Builders Association of the ACT**

Strong support for further investigations of the area for future development for the following reasons:

- There is an urgent need for more land to be supplied in the ACT residential market
- Development of the area will provide an important supply of new homes for buyers in the south of Canberra, so that there is a choice between new developments north, south and west of the city.
- The area is well serviced by existing urban infrastructure which can be efficiently extended to service the site and the area is suitably located to provide economic support to the Tuggeranong Town Centre.

### **Submission 3: Friends of Grasslands**

The environmental values of the whole area and potential impacts on the Murrumbidgee River corridor need to be assessed before further work is undertaken on this development proposal, or any decision is made concerning it. This includes consideration of the native woodland and grassy woodland existing in the area and potential impact on woodland species, such as the scarlet robin.

### **Submission 4: National Trust**

Concerned about the proposal and that the heritage values of the area have not been adequately defined before launching the proposal.

- 'Preliminary study' referred to on the website should be made public.
- Heritage values need to be properly defined; there is reference to 'the natural and heritage assets'.
- Reference to 'Thompson Homestead' on the map should say Pine Island homestead.
- There should be reference to the Conservation Management Plan for Pine Island Homestead; the development area impinges into the area nominated for heritage listing.
- Work to understand the constraints imposed by flora, fauna and indigenous values needs to be undertaken before any further planning consideration.
- The heritage significant Tuggeranong Wall needs recognition and protection.

- There needs to be a detailed archaeological study of the area undertaken before any planning proceeds.

### **Submission 5: Tuggeranong Dog Training Club**

The Tuggeranong Dog Training Club is adjacent to the proposed development site which will impact on the Club's ability to assist the ACT Government to deliver on community health and safety.

The Club promotes and educates for responsible dog owners and the importance of dog-related recreational activities as part of a healthy lifestyle and a closely-knit community.

The Club opposes any proposal that results in the club needing to relocate from its current site, or reduce its existing site, including parking. The Club has spent a significant amount of volunteer time and money developing the existing site to its current high standard and does not have the resources to relocate to redevelop the facility.

The Club is concerned that the proposed development would impact negatively during the construction phase and thereafter due to exposure to noise, traffic and air pollution. Once development was completed it could result in increased unauthorised access to the Club and its facilities.

### **Submission 6: Conservation Council ACT Region**

Concerned about the potential impacts on the Murrumbidgee River corridor, we hope for a collaborative process to identify and protect ecological and heritage values even if this means that the development does not ever take place.

A major concern is that this proposal could add further pressure to undertake even more damaging urban development west of the Murrumbidgee. Proposed developments like this one threaten our existing bushland including threatened plants and animals as well as our waterways – we must protect what remains of our bush capital.

#### Key issues

- Lack of consultation
- Environmental impacts on river corridor; Urban edge impacts, narrow buffer between proposed urban area and the river.
- Identification of natural heritage before development is proposed
- Local Aboriginal and European heritage values not identified
- Residents of the new suburb not working in Tuggeranong would have substantial commute times to major employment centres, meaning car dependence and increased congestion, pollution and greenhouse emissions.

There are better ways to revitalise Tuggeranong Town Centre and facilitate urban renewal than this proposal which will compromise the ecological values of the Murrumbidgee River Corridor.

### **Submission 7: Tuggeranong and Region Business Forum**

We believe that progress is being made in taking the first stages to address population demise in Tuggeranong. Share the Government's passion to move forward and take up the challenge of planning a new region for new families to call home.

### **Submission 8: Commissioner for Sustainability and the Environment**

Concerned about public has been invited to have its say without the benefit of the outcomes of environmental studies as this may raise expectations that the development will proceed regardless of the outcomes of these studies.

The following key environmental values should be flagged:

- Maintaining high quality downstream flows into the Murrumbidgee
- Protecting significant ecosystems and species of the river corridor and Nature Reserve
- Ensuring that heritage values and nature-based recreational values are not impacted
- Ensuring that planning for bushfire protections provides for public safety while maintaining the above values.

Environmental impacts may occur both in the short term through the construction phase and in the longer term as development is completed. Impacts may include:

- Sedimentation and urban run-off impacts
- Effects of clearing vegetation on threatened species and ecosystems
- Urban edge effects, such as cat predation, garden refuse and dumping etc
- Effects of maintaining bushfire asset protection zones

There is an opportunity for this development to showcase the best in environmental protection and reap the environmental benefits of urban renewal – energy saving, reduced footprint and climate change mitigation through a strategic assessment planning approach that involves integrated natural area planning, strong urban planning and building controls and innovative funding models for infrastructure maintenance and on-ground reserve management. This planning approach could consider:

- Best practice water quality infrastructure and innovative funding streams for long-term maintenance to ensure high quality water quality in the River.
- Transport infrastructure and urban design that promote walking and cycling to the town centre and public transport use
- Strong planning codes to ensure living infrastructure is developed, enhanced and maintained and integrated with walking, cycling routes and natural habitats
- Strong building codes to ensure buildings are designed and built to a high environmental standard, using natural ventilation, maximising solar access and light, harvest stormwater and are well insulated

- A plan of management for the Nature Reserve and urban edge recreational space be developed and exhibited at the same time as detailed planning documents to ensure an integrated approach to planning of the urban area, the urban fringe and nature conservation areas.
- Development of a reliable, long-term funding stream for on-ground management of nature reserves and urban fringe to manage increased recreational access.

The ACT Government must strike a careful balance between ecological conservation and development needs associated with a growing population. It may be possible to achieve this balanced approach, but only through rigorous initial assessments, planning and implementation of a management strategy that adequately acknowledges and seeks to maintain the ecological value of the area.

### **Submission 9: Individual**

I am appalled that short term greed is threatening our responsibility to the nation to ensure that clean water is sent down the Murray-Darling Basin.

The western urban limit in Tuggeranong was established in the early planning days with the aim to protect biodiversity in the Murrumbidgee River and to ensure that urban run-off did not pollute water sent downstream.

There are already too many places in the ACT where nature reserves are too close to the River; rural leases and broadacre on the Murrumbidgee Corridor provide protection and such land should not be vulnerable to takeover by urban development.

This proposal attacks biodiversity, threaten increasing urban run-off and create erosion during construction and for decades to come.

There is surprising ecosystem diversity along the river. I am appalled at another attack at our green spaces that make Canberra a liveable city.

Any urban development that drains into the Murrumbidgee is not acceptable

The urban limit negotiated in the 1970s is reasonable and must be maintained.

### **Submission 10: Individual**

As a direct descendent of Darcy and Mabel Thompson, I would appreciate the suburb being names 'Thompson' in recognition of their successful pioneer efforts in the area.

The area would be most suitable to development, mostly cleared, level ground with natural features of the river corridor. In particular suggest that the development include:

- Tree windbreaks – Tuggeranong means cold windy plains
- Small park with a water fountain, seats, flowers etc that would be appreciated by senior citizens
- Provision for a community building for art shows and play equipment
- Dog park

- Open evacuation area as access on riverside is difficult.

### **Submission 11: Alpha Hotels and Resorts**

Are supportive of this development; the more people in the area the better. A significant issue is avoiding disruption to our business during construction.

It will be important to develop up the Tuggeranong Town Centre to service the new district, not create another satellite town. A major public attraction that complements the district, such as an outdoor amphitheatre or such would be good.

### **Submission 12: National Council of Women ACT**

Provides a copy of a Habitat Report to highlight the risks to habitats associated with the Western Greenway and Riverview, West Belconnen proposals. Concerns include:

- the potential small size of the buffer zone between houses and the Murrumbidgee River
- proximity of suburb and impact of weeds, domestic animals and litter
- protection of habitat for endangered and vulnerable bird species
- hope for a collaborative process to identify ecological and heritage values
- the proposal could add further pressure towards undertake damaging urban development west of the Murrumbidgee.

### **Submission 13: Individual**

Hold grave concern for the long term ecology and quality of the Murrumbidgee River as a result of the proposed change to development and building codes within the Murrumbidgee River Corridor along section 46 Greenway.

The area is already failing under stormwater management from the Caroline Chisholm Centre and Tuggeranong Office Park. Removal of the natural riparian buffer zone will further exacerbate problems already caused by urban runoff.

This proposal directly impacts on members of the Tuggeranong Men's Shed, users of the Tuggeranong Indoor Hall, the Archery club and other community groups in the area. In particular impacts to car parking and access to the community sites are highlighted.

### **Submission 14: Tuggeranong Hawks Football Club**

This development would provide walking access for residents living in the Town Centre. Believe the continued development of the area as a sporting hub to be most important for the whole Tuggeranong region.

Need to consider access to the site and potential impact of the development on current (or future) sport and recreational users.



### Have Your Say online forum

*Note: The content of the table below has been extracted electronically from the online forum and has not been edited for grammatical or contextual errors.*

100% for a new suburb to be developed. Canberra has been short of land and prices are sky rocketing because of this. The purposed development will be in a fantastic location and will really appeal to young families wishing to build a new home.

The Tuggeranong area needs this, there is little reason for businesses to open in the area and a boost like this can really attract more businesses and work for the locals. What an amazing spot to buy right under the mountains...

Completely opposed to any development in this location. The land is natural bushland close to the Murrumbidgee River and is too environmentally sensitive to be destroyed. As well as the impact on the river itself, any development here would destroy the habitat for birds, reptiles and plants. The Yellow Box-Red Gum Grassy Woodland ecological community that exists here is endangered in the ACT and should be protected, not further destroyed. Think long-term, not short term with thoughts of house prices and business activity. It would be madness to destroy this area of bush next to an iconic river that needs all the help it can get.

Actually, with the new suburbs in Weston and up North, townhouse prices have been falling. There is no shortage of housing in Canberra. I suggest you go and look at how many dwellings are currently under construction. Creating a new suburb that destroys an environmentally sensitive area is criminal when there are literally grass fields with much smaller environmental importance languishing on the side of the Monaro Highway. You want more housing down South? Populate along the Monaro before you take down remnant bushland with endangered species living there.

I am completely against this proposed suburb. The Murrumbidgee river corridor was never meant to be built along and only greed has propelled the plans for this new suburb. It won't help the town centre, house prices or affordability anyway, as it will be promoted as high end living with amazing views. Many of the current residents of this area live here because Tuggeranong is still true to the 'Bush Capital' vision, though it's being chopped away slowly but surely. If we wanted to live in a densely populated, treeless, suburb we would move over to Crace or many other new areas in the North. The bushland in the strip where this suburb has been proposed has unique and rare environmental value and there is a precious habitat for many species of flora and fauna. There are also some heritage valued sites in that space. This space will not be given up easily.

I think this land should not be a suburb, instead it should be used to facilitate the future expansion of the Tuggeranong Town Centre. The Town Centre is already extremely geographically constrained. There is little room for the addition of major community and commercial facilities. I agree that the centre of Tuggeranong needs more population to sustain businesses, educational and community facilities.

However, by creating yet another suburb of low density housing, you will be restricting the potential of the Town Centre itself to grow and provide the desperately needed job, educational and mass public transport requirements of the people of Tuggeranong. I have to say I am extremely sceptical of future commercial, transport and community facilities development ever occurring.

As I say, I support a greater population in the centre of Tuggeranong, but you have got to start thinking more like a local resident. Do any of the planners actually live in Tuggeranong? How about some more high rise car parking to accommodate existing daily requirements. How about reserving a corridor for a future (ha ha) mass public transport system to service Lanyon-Town Centre-Kambah/Wanniassa-Mawson-Woden and beyond?

I see no evidence of imaginative long term planning to serve the people's needs, only the prospect of more revenue for a selfish government from land sales and rates which then get invested north of Hindmarsh Drive.

So sick of the small-minded planning for Tuggeranong.

I never said shortage of housing, I said shortage of land. I don't think it's unreasonable for people wanting to build and buy a house, not a 9x9 unit or townhouse. I would suggest you look at current land prices in the ACT, not townhouse.

As I said, there's lots of land available where you don't have to devastate ecologically sensitive areas. Fill in the gaps

before you bulldoze unnecessarily.

I'm against this development because of the negative impact it will have on Murrumbidgee River Corridor, and because it will lead to the irreversible loss of high quality bushland and ecosystems.

The website states "Anecdotally the commercial viability of the town centre is also suffering". Anecdotes are no way to make decisions about town planning, particularly where there will be a significant negative environmental impact. Instead some proper economic and environmental analysis should be undertaken.

They won't be building houses there, just townhouses, which we already have surplus of

Please leave this area alone, the river is way too important to muck around with, it's a part of our water supply! The ecosystem and bush land is of a high quality and we need to leave it this way. We need to preserve this area for future generations, Canberra is meant to be a bush capital, not feed the greedy for a quick short term buck.

Canberra doesn't need any more new suburbs. We are soon going to suffer from oversupply. Have a look at the empty apartments in Coombs and Wright.

I am totally opposed this proposed new development. It would only destroy the beautiful environment in which we live and could result in significant damage to the Murrumbidgee River Corridor. The development of South Quay will strain existing facilities and will include an ugly tower. Government cannot control pollution which makes Lake Tuggeranong unusable too often. What damage would the proposed suburb do - just add to the problems.

I agree with the other comments opposing the plan to build this new suburb. It smacks of a desperate attempt to simply make money at the cost of destroying one of the few relatively untouched areas that is easily accessible for nature lovers. I work in Tuggeranong and walk in that area most weeks because it's one of the few areas around the Tuggeranong town centre that is nice to walk apart from the lakefront, which is man-made.

Few people mention that this area also contains paths that are part of the Canberra Centenary Trail and, more importantly, the remnants of the Tuggeranong stone wall. This was a boundary marker built in the latter part of the 19th century and is one of the last historical structures of the area before Canberra was settled. It's a simple dry stone wall that, even if it survived the bulldozers, would be pulled apart by vandals and neighbourhood children.

I am a Canberran born and raised and am love being able to travel just a short distance to watch birds and relax in a natural environment. I'm proud to have seen the development of the city in my lifetime and retain the nickname as "the bush capital". I do not want to see native bushland destroyed for what appears to be no better a reason than to keep greedy developers and politicians happy. I don't disagree with the need for new suburbs but surely there are better places for them than here.

I do not support this development at all. The area is environmentally sensitive and we only have to look at Pine Island with its rubbish and broken glass in the river sand to see what's in store for this area should the development go ahead. What Tuggeranong ACTUALLY NEEDS is better public transport, improved amenity, encouragement for businesses to flourish and come to the area. There is plenty of development happening in Greenway and whilst that may bring in residents it is not going to make people stay if the town centre precinct is not good. The retail vacancy is not because of the lack of people; I suspect it's more to do with the rocketing rent. I say no to this development - most emphatically.

Why won't you let me comment. This is my third attempt. I am opposed on two counts.

Firstly this parcel of land is a FLOOD PLAIN as well as a catchment area and is totally unsuitable for habitation.

Secondly, the environmental impact of building here will be immense as will the pollution. Which begs the question of why a Labour/Greens government would sanction such environmental vandalism.

Green or Greedy, you can't have it both ways.

Plus, it would ruin the view from Ron's yet-to-be-constructed housing precinct: <http://www.domain.com.au/news/the-brindabella-precinct-brings-vibrant-village-life-to-tuggeranong-20151015-gk9656/>

Surely we don't need more high density housing here. The impact from Ron's project probably hasn't been taken into account either. What's the ecological impact from the Brindabella Residences Ron?

Oz, you are 100% correct, this part of Tuggeranong does not need high density housing. Stage one of the Brindabella Residences will feature Town Houses only, in a medium density village type setting, with apartments eventually being built along Athlon Drive, well away from the flood plain.

As the flood plain slopes down to the Murrumbidgee River, anything other than a high rise apartment would not impact on the view from our development.

As you are probably aware, the Brindabella Residences will occupy the space between the Dept of Human Services and the Archives building. I am not aware of the ecological impact of our development, but I assume no more than the existing buildings either side of us, and certainly less than the impact of the John Kjar sports field and the Town Centre Sports Club, which are both considerably closer to the river than we will be.

In any case, my objection still stands. A flood plain is not safe to build on, and being a water catchment area as well as a nature corridor, this land should be left as it is currently zoned, a nature reserve.

I do not want to see and new development in the area. We do not any more high rises and squashed up homes. We have already put a strain on the natural environment.

I'm completely opposed to the new development. My husband and I have chosen to live here specifically because of the location, space, and views. The environmental impact of having a suburb so close to the Murrumbidgee River Corridor is likely to have significant and long-term impacts. The Brindabella townhouses development near Dept Human Services is bad enough.

I like the idea of a well-planned area, if it results in better lifestyle amenities like bike and walking tracks, boardwalks, and picnic areas kept nicely. Also more investment in the Tuggeranong town centre which is pretty desolate and ugly. So I can't make up my mind until I see more detail and can be assured that the flooding and environmental protection issues are addressed. In my experience, if it is planned properly, a new suburb with sustainable design principles and a decent sized green buffer between homes and river, can result in a better environmental outcome. We just have to do it right and we need some assurance because there are too many dud examples around. Just need to involved our local catchment groups and community groups and make sure this is a good idea for Tuggeranong.

NO before you start building a new suburb you to fix the suburbs that are already in Tuggeranong e.g roads / streets that have a fair amount of traffic on them, playgrounds, foot paths and the lake just a few things at the moments

Fabulous idea - more suburbs like it for us older folk who want new large detached single-level new homes on small blocks so we can stay in the Tuggeranong area close to our family, friends and services that we know. Currently there is nothing in Tuggeranong that fits this description so we are being forced to look at Molonglo or Gungahlin away from the area we have spent most of our lives in. New homes would allow for low maintenance and small gardens would make it easier to care for. Bring it on!!!!

Thumbs up for this new south side suburb. Don't want to see this populated with high density housing or units. More Single level dwellings is the way to go and would surely encourage a more family friendly community and also entice those wishing to downsize. As long as this is area is well planned and environmental issues are addressed properly I say bring it on!! The only option available for new housing south side presently is to cross the border to south Jerra.

NO, the suburb should not be built in a major river corridor. It will only further degrade water quality into the Murrumbidgee River (which provides drinking water downstream). Rubbish will directly flow into the Murrumbidgee river from the new suburb. In fact, it looks illegal to me, as it is inside a river corridor buffer zone.

Infill along major bus routes, such as at Erindale, would be a better option. Southquay is a good idea, BUT it is along Lake Tuggeranong (that flows into the Murrumbidgee) and I have not seen any infrastructure to limit water pollution. How then, can any local government be trusted to limit pollution going into the Murrumbidgee from the proposed new suburb?? BTW, what has been done with the several tens of millions of dollars allocated to Canberra to clean up its waterways - ACT waterways were recently published as the most polluted urban waterways in Australia. I haven't seen any works at Lake Tuggeranong to clean up the pollution.

Better public transport for Tuggeranong would revitalise the town centre. The public transport we currently have is woeful, and the Gungahlin-CBD link that my taxes are paying for will do nothing for Tuggeranong.

The ACT Government will do what it wants, but please do not name the new suburb 'Thompson', which is largely in the same category as 'Smith' and 'Jones'. If the Government insists on recognising Darcy Thompson, why not name the suburb 'Darcy'? This would be a much better and more respectable name than the rather common name of 'Thompson'. I am sure the Australian Post Office would be happier.

Absolutely not. The river already has people polluting it and to want to put housing right near it will make it worse.

I think any new housing development in Tuggeranong should not be near the river. Living in Tuggeranong has the great advantage of living near (not on) the river corridor and the mountain bushland beyond. This should be preserved for future generations, not auctioned off for a quick injection of income from developers.

A terrible idea. Our local bushlands and the species they support are already compromised, we should be doing more to protect them not flogging them off to self-interested developers. This is public land and open space, and it should remain both.

No, I do not agree with a planned suburb in an ecologically fragile area. Funds should be spent to improve current infrastructure, like bus services and existing parks and cleaning up the mess along the waterways that humans have left (which will only get worse when bringing in more population). Why put an ecosystem at risk? Why put our drinking water at risk?

I'm not necessarily opposed, but quite concerned about the risks to the major river and its ecosystem, that is downhill from this proposed development. At least Tuggeranong has the lakes to reduce the runoff damage. Do you know what's in urban runoff?

No to development of this type in the Murrumbidgee River Corridor. Canberra's expansion is already over-reaching sustainability. The environmental issues associated with a floodplain development are not discussed adequately. We owe it to our downriver neighbours to improve not degrade the river.

Please don't destroy the river corridor with another housing suburb. The Bicentennial Trail and walking/riding along the river is so beautiful, the wildlife deserves protection.

I strongly disagree with the proposal. Development on land between Tuggeranong town centre and the river is simply a terrible idea. It is the direct opposite of urban renewal. Expanding urban development into environmentally sensitive areas has already had a negative impact on wildlife in the Molonglo and Denman Prospect area. Please stop urban expansion and focus on renewal of existing urban areas.

Is this comment meant to be a joke? Expand the town centre into the river corridor?? Wouldn't town houses and apartments be enough to destroy the ever-shrinking habitat of our birds and other wildlife?

Do I call your opinion a joke?

This area is within a designated town (district) and that designation hasn't been revoked. The river corridor itself is not planned to be built upon.

All I'm saying is either Tuggeranong is to become a sustaining town with more diversity of development (land is necessary for that to happen) or it will decay (already happening as our children leave to seek education and employment) and eventually die.

I respect the opinions of others expressed here, perhaps you could grow to embrace that too.

I am totally opposed to the development of the new suburb in Tuggeranong. This is an environmentally sensitive area. You are, slowly but surely, taking the bush out of the bush capital. Soon all that will remain are isolated pockets of remnant bushland. Tuggeranong is already being revived by the high density high rise blocks being built near the lake which will house thousands of people.

I think that the area should be preserved for the environment it offers and for public use. One of the great attractions of Canberra is that the river corridors remain as wildlife sanctuaries and corridors. It would in my opinion be a big mistake to lose these and the current flavour of Canberra to housing developments

I am opposed to housing development beyond that already approved along the Murrumbidgee corridor. I cannot see how the river can be protected with this proposal. When Gleneagles Estate was being planned the Tuggeranong Community Council supported it on the basis that all development stormwater runoff could be captured in existing sediment ponds. I cannot see how this plan could achieve the same result.

No, not in favour of this at all. Wrong place for such a proposal. I thought the ACT was trying to rein in expansion into the bush, expansion which just exaggerates the problems of transport, pollution, loss of native habitat that we already have far too much of. Yes, a proposal that only the Building Association could really be in favour of.

This is a beautiful pristine area that borders the great Murrumbidgee River. The separation between the river and the town centre/suburbs that we have now is ideal. I have no confidence that this new suburb development will be done in a way that protects this fragile area. Please leave this area alone and think of other ways to overcome the dying town centre problem.

Yes, I would you like to see the ACT Government plan a new Tuggeranong suburb between the town centre and the river.

I am confident it can be designed and built with careful consideration of the environment. This is a perfect location to allow the town centre and surrounding community to benefit from much needed developments. Tuggeranong is a lovely place with so much more potential.

Strongly opposed to this development. Please provide a map with a scale so we can determine how close the area of proposed urban development will be to the river. Based on what I can see it looks frighteningly close. It appears the river corridor will be significantly reduced. This area is a habitat for native fish and wildlife, including the endangered Trout cod, Macquarie perch and Murray river cray. Based on the topography of the area, it would appear runoff from the 3500 planned dwellings (and that created through construction) will flow directly into the Murrumbidgee river and Tuggeranong creek and negatively impact the entire length of the river. This area holds a strong value to many in the ACT and I believe that it is worth preserving. I will also be contacting the ACT government about this matter on [communicationsandengagement@act.gov.au](mailto:communicationsandengagement@act.gov.au) and would strongly encourage others to do the same. Thank you for the opportunity to voice my concerns.

I am strongly opposed to this proposed redevelopment. There is a genuine threat that the health of the river is at risk. I see no value in having a new suburb in this location. Yes you may manage environmental concerns during constructions but in the years that follow it will be goodbye to the pristine bidgee waters and hello to a hydrocarbon polluted system likened to the disgusting metropolitan rivers. Yeah you may whack in a couple of gross pollutant traps to tick a few boxes but they are only as good as their maintenance regimes and we all know that regular cleaning isn't going to be a priority during budget discussions. Email me if you want to chat.

Found the map, development area approx 100m from the river.

I strongly oppose the idea of building anything so close to the river corridor. From working on building sites I feel this would negatively impact on our beautiful river system, No matter how good the waste management of a building site is there is always waste and run off which will get past. Also having endangered species such as Trout cod, Murray Cray and other species which are just as important and or endangered in the system is a big reason not to build here as even losing a couple of these fish would be a great loss and could lower the chances of the species coming back from the verge of extinction. Please don't ruin our river, fix up our other Tuggeranong suburbs, roads and public areas not ruin one of our reasons for living in this area (easy access to a beautiful river).

Really pleased to see the vast majority of people oppose this ridiculously stupid idea. Messing with catchment areas never ever ever ends well and rarely stops with one development.

Looking at what has happened to the Molonglo and the shambles that has ensued, whoever thinks it'll be better this time is, frankly, dreaming.

The cost of river regeneration when the Bidgee has become a sewer will dwarf the short term economic boost of this land release.

I don't believe that the shopping centre is suffering more than any other main centre in the ACT. It has a large captive market to the east and south and if businesses are closing as they are in other shopping centres, it is due to the fact that there is an over supply of them. If houses are built to have their main aspect towards the Brindabellas for the view it will result in large heat loads from the afternoon sun in the west, which will require more cooling energy to be used and a negative effect on climate change.

It would be useful for this to be accessible from at least TimeToTalk, rather than just in a single obscure location.

Encroaching into any nature reserve or environmental corridor goes against the Bush capital concept. Are we going to have urban infill into our nature reserves next?

The argument of the need to boost the town centre (which has never been geographically central to Tuggeranong) is poor. Let the businesses stand on their own merits and the town centre compete against the group centres elsewhere in Tuggeranong (initiatives to promote one may be detrimental to the other). Rather than expansion into the river corridor, change of use of some of the run down shopping areas or centres in the town centre to allow for residential units or integrated vertical developments would be preferable (but without encroaching further on Lake Tuggeranong greenspace). There are also other areas around Tuggeranong where residential expansion would be more palatable and pose fewer environmental risks where development could be prioritised (although they may be less lucrative for Government or appealing to buyers). Other options could be greater urban infill options within Tuggeranong. I also

note that no matter the environmental management measures adopted across Canberra to date, significant rubbish ends up in and around the waterways and related holding ponds meant to mitigate this flowing into the river (reflects a measure of success but also an indicator that residential developments have flow-on rubbish and environmental costs). Any development proceeding would still have this issue.  
As such, I disagree with the plan for the new suburb in the proposed location.

I'm opposed to this proposed development on three grounds.

Firstly, I'm concerned about the potential for this proposal to increase the pollution of the Murrumbidgee River and its catchment area. The proposed development will be in a narrow area between the existing developed area and the river, and the terrain slopes quickly down to the river. Any polluting waste during construction or polluted run-off after construction would quickly flow down-slope into the river. The ACT Government doesn't have a good record in continuing to manage such pollution - Lake Tuggeranong is an example.

Secondly, the area as it currently exists provides a good wildlife habitat for, as a minimum, kangaroos, wallabies, eastern rosellas and crimson rosellas. Those are just the ones I recognised while walking through the area last Sunday. The proposed development would reduce the size of this wildlife habitat.

Thirdly, and I must express some self-interest here, the proposed development would effectively reduce Tuggeranong Archery Club to an indoor-only club. The club as it exists has:

- 1) an indoor archery range in the multi-use facility that was funded by the ACT Government;
- 2) two target archery ranges, one of which is used for competition events, the other being used mainly to introduce new archers to the sport;
- 3) the only area in the ACT that can be used for clout events that can be used without risk to other users of the area or to surrounding developed areas; and
- 4) the only field archery course in the ACT, and what I believe is the only field archery course in Australia that can be, and has been, used by disabled archers.

The field and clout courses would be lost if this development was to go ahead.

Further, the risk profile for the target ranges would be changed from what is currently a very low risk to one that would be much higher as the ranges would be surrounded by developed areas rather than the current arrangement where there is a large buffer between the ranges and any development. This would, I believe, lead to the eventual loss of the target ranges.

Finally, the current parking area would be greatly reduced, affecting not just Tuggeranong Archery Club, but all users of the multi-use facility.

Hi \_\_\_\_, the original river corridor allowance was 500 meters from the river. You will find that the back of the Tuggeranong office park and the Vikings club already fall very close to that line. In actual fact, the proposed suburb falls right into the corridor. That is why so many are opposing it. There are very good reasons why the river and its banks need a buffer zone to protect them from harm.

I am opposed to this plan on several grounds.

1) Natural beauty/utility: I have cycled through this section on the Centenary Trail, and when out there enjoying the beauty of the river corridor myself have also seen many others out walking, riding, or with their dogs enjoying the nature park. This suburb would encroach on the river corridor, and reduce the shared utility of the nature park. Furthermore, building a suburb here will restrict the access to the beautiful river front to the few who buy here - even if not in actual fact, it will make it harder for others to access. This should remain a shared nature reserve, to be enjoyed by all.

2) The potential for increased pollution of the river corridor: The river is a wildlife habitat, as well as a popular swimming and paddling location. Building a suburb so close to the river, and uphill from the river, could result in increased pollution - including litter, run off from the building process, and garden run-off that will potentially pollute the river. Kambah Pool, a very popular swimming location is downstream, and could be strongly affected with more frequent closures.

3) Heritage destruction: the Bicentennial trail and Centenary trail both pass through this area. There is also the historical Tuggeranong boundary wall in this area. I am concerned that these trails and infrastructure will be destroyed to make way for this suburb. The 'rural' setting of the wall and the trails is important - as it reminds us of Canberra's heritage. Thus, even if these could be preserved within the new suburb it would still affect the heritage value.

Once the area's developed it's gone forever, no chance to rectify such a mistake.

I oppose the plan, find some other area to develop away from the river, if more development is even needed. The

apartments being built at Tuggeranong Town Centre aren't finished and occupied yet, wait and see what impact that has before desecrating even more natural beauty.

I oppose the plan, this area should be protected from development which could destroy a valuable wildlife buffer zone from the existing Tuggeranong area and the Murrumbidgee River.

Suburbs as close to the Murrumbidgee River as proposed will have a significant detrimental effect on the health of the river and its surrounding environment. This is the major river for this region and will impact not just the immediate area but those down river. This plan is contrary to the ACT Minister's recent pledge to take care of Canberra's surrounding nature areas and the Murrumbidgee River corridor conservation plan - it is a very bad idea.

No. Urban sprawl for the sake of developers profit is not the right way to do things. there are plenty of "reserved for future development" housing plots within existing suburbs. Develop them first.  
Keep as wide a corridor as possible between the river and the housing to decrease pollutant run-off. you only need look at the Parramatta, Lane Cove and Cook rivers to see what happens when masses of humanity leave near a water course- nothing good.

I am opposed to this proposed development. It would ruin a beautiful natural area. There should be other priorities for the Tuggeranong Hyperdome precinct which will not only improve the appearance of the area but attract more people to use the facilities and show greater leadership from our politicians. Improvements could include improving the look, feel and safety of the area west of the Hyperdome where the CIT will be. Dealing with shopping trolley pollution - make it impossible to move a trolley outside the Hyperdome carpark areas. More police resources to get rid of goons. More parking to deal with the growth coming from Southquay, Brindabella developments and the new CIT. Fix the pollution of Lake Tuggeranong. With Southquay and Brindabella developments there will be an extra 1175 dwellings in the area. We don't need any more.

Strongly disagree: yet more habitat destruction and reduced biodiversity in a sensitive area, close to the Murrumbidgee River.

I'm also opposed to this development and am heartened to see so many others of the same view. I have three concerns:  
1. This section of the Murrumbidgee River consistently returns good quality results during regular Water Watch monitoring. This development will threaten this quality and result in either a reduction or expensive mitigation measures that the rate payers will have to cover.  
2. The rural environment surrounding the Tuggeranong dry-stone wall boundary marker will inevitably change. This wall is listed in the ACT Heritage Register and is a unique remnant of some 1.8km of wall erected in the second half of the 19th Century. (The other portion was destroyed by the development of Lake Tuggeranong - here we go again!)  
3. The emerging dry sclerophyll woodland located between the River and the Town Centre will need to be cleared. This woodland has been recovering for 20 years since the removal of grazing. For a city that prides itself on its green credentials, the removal of this carbon store seems somewhat disingenuous.

We don't need any more incursions toward the river corridors. We don't need a new suburb there. I will do all I can to stop it from happening.

I am opposed to this development. Canberra does not need any more urban sprawl. The area is an important buffer between the Tuggeranong town centre and the Murrumbidgee river corridor. The development will also have impacts on Pine Island and the surrounding natural/recreational areas.

No, I would not. I am concerned about the environmental impact of a suburb so close to the river.

No, I would not like to see this proposal go ahead as it would mean that the Tuggeranong Archery Club would be basically wiped out.

The Tuggeranong Archery Club currently has some of the best archery facilities in the Southern Hemisphere and is on par with any in the world. We are a large club by archery standards with many of our members representing Australia in Field archery, Olympic Games, World Championships and World Indoor Championships.  
We have held the Australian Nationals twice in recent years and we have just been given the opportunity to hold the Para and Vision Impaired National Championships in 2017 and 2018. These championships are used to select the Australian team to go to the Paralympics. Currently there are only 2 clubs in Australia that are deemed to be suitable to hold these events with the Tuggeranong Archery Club being one of them. This will mean a huge loss to the disabled archers in the ACT and Nationally. Archery is one of the few sports where anyone can participate; there are no age

restrictions or ability restrictions a true sport of the people.

We also have the only Archery Australia field course in the ACT, which has been used for 2 National Championships, 1 NSW Championships and every ACT Championships for the last 12 years. These competitions bring in competitors from all over the country and internationally.

Any new developments will mean we are unable to hold future Australian Nationals, State and local competitions, and junior development, which will mean a huge loss to the ACT and Australia.

The current proposal means we are going to lose the field course, clout ranges, beginner lines, and carpark. This will be a considerable loss for the club as approximately 80 percent of the current land we use will be lost to housing. Our club will be surrounded by housing which will have severe consequences if there is a stray arrow. We will also see a real increase in unauthorised use of the grounds, which we have already gone to considerable expense to address this and we have gone to considerable effort to keep our members and the local wildlife safe.

We are lucky to have a dedicated team of volunteers that have worked tirelessly over the past 16 years to obtain these world class facilities and we now find it possible to lose this wonderful facility at the stroke of a pen.

One of the reasons for the archery club being on Section 46 is that it is a flood area and archery being a low impact sport we are able to use the area with very little to no damage to the environment. We work closely with the Rangers and have taken steps to control the erosion and were about to begin a planting regime to further alleviate the problems with the runoff that comes through this area. This of course is on hold due to the announcement of the Minister.

I find it hard to understand the reasoning behind this development on such a flood prone area, the level of work to make this area suitable for housing would be prohibitively expensive.

There is a need and demand in the Tuggeranong area for provision of suitable housing choices for retirees wishing to downsize to INDEPENDENT SINGLE LEVEL HOUSES OF A REASONABLE SIZE ON SMALLER MORE MANAGABLE PLOTS OF LAND. Due to the age of Tuggeranong suburbs there are many people who fit this profile and would like the choice of staying in the area close to friends, families and familiar services and infrastructure into their retirement years. This need is not being met by the recent and

current high rise developments occurring within close proximity to the town centre. Therefore I would agree with the development of an area such as that proposed west of the town centre if in part it provided options for retirees choosing to downsize to more manageable plots of ground. Such a development would essentially have to be sensitive to all environmental considerations regarding the Murrumbidgee river

corridor. A further comment is in regard to the name Thompson. Even though Darcy Thompson built his home in the area as an early settler there were Indigenous peoples residing in the region for millennium before and MORE IMPORTANTLY there is a great imbalance between the number of anglicized and indigenous named suburbs in the ACT the numbers being around 105 of the former to 9 of the latter. It is my view that any further suburb naming in Canberra suburbs should address this imbalance.

One last comment regarding RESIDENTIAL DEVELOPMENTS in and around the Tuggeranong Town Centre concerns the lack of provision of adequate longer stay car parking generally and specifically lack of parking spaces for visitors to residents homes in these areas.

I am opposed to this development for the following reasons:

- potential for additional pollution to the Murrumbidgee, which has been struggling for some time now,
- noise pollution in the area. I regularly walk and cycle between Pine Island and the Tuggeranong pool and over the years traffic and general urban noise has increased significantly
- the loss of more of the bushland from which Canberra earns its name 'the Bush Capital'.

I would not like to see this suburb go ahead. Tuggeranong has at present all the building of units and townhouses near Bunnings and the Brindabella townhouses and units near the Murrumbidgee. Further building near the river and taking the green buffer would be a loss for the community.

I would definitely not like to see a new suburb between the Tuggeranong Hyperdome and the Murrumbidgee River. Previous plans have always been to leave at least one kilometre between building and the river and I feel that that should stay. I feel that this was put into place originally to protect the valuable Flora and fauna are in the area. The area is a beautiful nature area that a number of people enjoy being out and about in. Taking it away would be detrimental to the entire Tuggeranong community.

I am completely opposed to this suggestion.

To build up to 3,500 dwellings in such close proximity to the Murrumbidgee, on a floodplain, doesn't seem to make any



sense at all. The wombats and echidnas that I see in this area don't want any close neighbours, they have enough with the scores of kangaroos that visit every day. This is a very small and sensitive area, and there would be nothing between it and the river for any protection against urban run-off.

I work in this area, and if the suburb does go ahead, most people would be driving to the Hyperdome adding to the existing parking issues - it will not be a gentle stroll, it will be significantly uphill. It will not be a solution to retired couples, nor for people looking for a traditional house - there is not enough land for the later. It cannot be a generational solution to any commercial problems the Hyperdome is experiencing, nor for Tuggeranong itself - it would be a stop gap measure only, not a long term solution.

I must also admit a more personal self interest - as this is a flood plain and sensitive area, the Tuggeranong Archery Club has been allowed to use this area, and volunteers have spent hundreds of hours to develop a world class facility over 16 years. Placing a suburb around an archery area would see the end of one of the most complete archery facilities in Australia, and severely impact the many users of the Tuggeranong Multi-use Indoor Hall.

Regardless of this association though, there are so many other negatives that this should not proceed.

Developing the area would destroy the easy access to the Tuggeranong Mens Shed, the Archery complex and do untold damage to the local ecology.

Why do this, there are other areas to use that would do less damage. Do not do this development just to score political points.

In one word NO. This area is a recreation area used by many people. When there are so many other new suburbs in Molonglo, Gungahlin and those under construction in Greenway, why the sudden need for a new suburb in Tuggeranong. I am not convinced.

I'm opposed to building a new suburb between the Tuggeranong town centre and the Murrumbidgee River. I understand the environmental and urban planning need to build close to town centres; however, Kambah Pool, which is part of the Murrumbidgee River, was closed for periods of time this summer due to algal blooms. We know these blooms are exacerbated by run off from the existing Tuggeranong suburbs. Why would we endanger this important water system even further by adding to the problem?

The Murrumbidgee corridor is a precious area environmentally to the ACT and all of Australia. Please don't build any suburbs near it.

I think the area towards the river should be kept free of development. I concur with the other statements already made opposing this plan. Please have more consideration for preserving our environment.

Completely opposed to this idea. We moved to Tuggeranong because of its natural character. Let's not turn this into another Gungahlin

I am opposed to this plan. There are alternative locations of less environmental value which are closer to amenities and require less travel.

I am opposed to this development, due to the important environmental and recreational values of the Murrumbidgee corridor. There must be an alternative location that could be found in a less important area?

I am a property investor and from the point of view of maintaining house prices and investment in real estate it is a bad idea. There is an oversupply of properties in Canberra and lack of job growth and hence population growth. As such the Government should focus on investing in existing suburbs only and not waste time or money spreading the metropolitan area out further stretching resources. Please invest in existing areas to improve infrastructure and services, and try and reduce the oversupply of housing.

I think its a great idea, why not open up Tuggeranong, so long as it doesn't have too many apartments. Townhouses are ok

I agree with you XX

I live in Kambah and have every species of bird in Canberra in my backyard.

No, the land has environmental value left undeveloped. Green open space is disappearing very quickly throughout the ACT and there is no need for this area to go as well.

Leave it natural and for the birds - and other wildlife.

I do like the idea of more housing near the town centre, and in Tuggeranong in general. I see the concerns with the river corridor that people have - why not cross the river a km or two and establish a suburb there? Still with great views and still close to the town centre

Can I suggest a name for the main road? No Fricking Way

yes I support further housing land releases in the Tuggeranong valley. Adults born in the Tuggeranong valley who now are grown up and want to remain in their neighbourhood have little choice of housing and are thus forced to northwards to Molonglo.

I am opposed to the development. Pt Hutt, Pine Island have been places to visit by families for decades. The trails linking Pt Hutt to Kambah Pool are well used by walkers and mountain bikers alike. Why not develop on the eastern side of Tharwa Drive opposite Lanyon Homestead? Or well above Pt Hutt on the western side?

Short answer NO, NO WAY! Completely opposed to any development in that area ever. Development would destroy a world class Archery venue and a sensitive wetland area. Additionally Canberra has many square kilometres of urban development already occurring in the Weston Creek and Gungahlin areas, and an abundant oversupply of units, so this development would just represent bad news for existing home owners. I'm sure the ACT Government is already banking fat rolls from existing development so this just seems like more gratuitous revenue gouging. Lastly building a suburb so close to the river has the potential to further exacerbate environmental issues for and degradation of the Bidgee, and the river corridor adjacent to it.

It would Over one early silly planning that put a major shopping centre on the edge of population. Stress is an ever increasing factor in lives and is not being given any recognition. A proliferation of studies look at suicide, alcohol, family violence etc but not on stress. Any new suburb design should include a statement how it will reduce the stress for parents that is presently being created in Canberra's newer suburbs.

I disagree. I am strongly opposed to redevelopment and creation of a new suburb. I am a member of the Tuggeranong Archery Club and am very grateful to all those before me who created this space, including the government. I also look forward to one day becoming a member of the Men's Shed. The space is a true treasure of Canberra and should be maintained. It is a space that is beautiful, functional and above all makes me proud of what Canberra is, "The Bush Capital".

I am totally against this proposal.

Myself and hundreds of others enjoy the corridor and all it has to offer.

Bushwalking and mtb riding in this area with all the wildlife is such a rare experience these days close to a major city.

Much too close to the river - changing the corridor width for a property profit is a real sell-out to the river quality and the environment. Build a new suburb away from the river!

That area is used by Canberrans because of its natural beauty. It provides habitat to our native wildlife and acts as a buffer between urban and (semi) natural environments. Why would we destroy something that is valued for its natural beauty and one of the precise reasons we choose to live down in this area. My family strongly disagrees - please leave this area alone!

I'm opposed to expanding the development footprint, especially close to an environmentally sensitive area. Canberra doesn't need to keep expanding, it needs to use its existing footprint smarter. Money should be put into revitalising the town centre first, it has a rundown non-vital feel and it's not just because of a low population, it's how the town centre is set up. There are many businesses in little courtyard places that don't encourage thoroughfare and which are in rundown buildings; many businesses close down in these areas. Revitalising the town centre will attract consumers from other suburbs...it's the main shopping area south of Woden but has a completely different feel and no-one except locals go there. I would like to see planning and development for a better mix of commercial and residential buildings in and around the town centre.

I agree rebuilding and revitalising the town centre is a far better way to strengthen the overall community. There is already infrastructure in place so there would be little stress put on community resources. In the long term you to think about preserving environmentally sensitive areas for future generations.

To the folks who have commented in support of the development because they feel there is a need for smaller blocks for retirees in Tuggeranong. There are over 100 Mr Fluffy homes being demolished in Kambah in the very near future

and almost all of them have blocks over 700sqm. As the ACT Government has changed the rules for Mr Fluffy block sales, this means that the vast majority of these blocks are to be split and sold as two. This will potentially bring almost 200 new homes on small sized blocks into Kambah alone, where you can enjoy your local community and the lovely established trees, parks and community facilities without tearing up an integral part of the Murrumbidgee River corridor and destroy endangered species, heritage sites and our beautiful river.

No I would not like to see another suburb infringing on the Murrumbidgee River Corridor, please leave this natural area to the wild life, flora and fauna and the enjoyment of those who go quietly to this retreat.

Definitely not! I oppose the development for all the reasons stated by the Murrumbidgee Corridor Support Group. This unspoiled area is a unique and beautiful feature of the Tuggeranong Valley that should not be destroyed and can never be replaced.

There are plenty of alternatives for housing development that are not natural areas!  
Leave it for many to enjoy, not just a few.

Definitely not this is a precious and historic area of Canberra. I have walked frequently on this land and it should remain recreational. It is also home to our native Wombats. Please do not use this land for housing

I would not like to see a new suburb in this area. This is an environmentally important and beautiful area. We need to keep the area open to the public for birdwatching, walking, and other recreational activities and for the native flora and fauna to continue to thrive. There are other areas that with smarter planning can allow for more unit development.

Absolutely no. This land acts as an environmental corridor, and something the local community can also enjoy and we have a responsibility to protect. Urban sprawl is not sustainable, not like this. There's no reason to cut into an important and established environmental corridor that supports wildlife.

I think it is a great initiative. Infill around established infrastructure makes great economic sense and would make the viability of the community's businesses more viable. I grow tired of the not in my backyard approaches especially as there is ample room for our flora and fauna west of the river.

Absolutely opposed to this proposed development. The reasons why this is an unwise and irresponsible proposal have been well canvassed in other responses. The Murrumbidgee is a key and indeed iconic river in the Murray Darling system. It needs to be protected not degraded by developer priorities. There is something astray with town planning in Canberra that it is so often out of touch with community attitudes and values. This is an unfortunate proposal and should be abandoned forthwith.

NO - never!!! Canberra used to be a beautiful city, and is now becoming an urban nightmare!! Leave what's left of our beautiful natural environment alone...

The Murrumbidgee River Corridor is a beautiful part of the natural landscape of the ACT. I absolutely do not support a new suburb encroaching on the river near Tuggeranong. Surely the land releases at Molonglo, Lawson etc are plenty to satisfy the demand for housing in the ACT for some time to come.

No no no! It is a sanctuary for the people of Tuggeranong and Canberra as a whole. The views the sound of the river the animals we have taken enough away from this part of our region. Not needed! We have enough development happening as it is.

I am opposed to the proposal to develop a new suburb in Tuggeranong. The reasons for my opposition are as follows:

- the land has strong environmental values and is a valuable bush buffer between the river and the town centre, which protects the water quality of the river and the diversity of animals and plants that rely on this habitat. Waste water from a new development will pollute the river. Endangered species such as the Murray crayfish, declining woodland birds like the Scarlet Robin and the Diamond Firetail would be threatened by development on this site.
- the heritage listed Tuggeranong Stone Wall passes through this area - it is the final remaining part of the wall and the only known drystone wall in the ACT remaining in its original rural setting. The Aboriginal cultural heritage that links Tharwa to Kambah Pool would be violated by high-density housing intruding on the river corridor. The heritage values of this landscape are of critical importance to our past and future and would be lost forever.
- mountain bike riders, bushwalkers using the Canberra Centenary Trail, birdwatchers, swimmers regularly enjoy the benefits of this wild place. The Tuggeranong Archery Club would lose their entire outdoor archery range.
- Canberra already has enough development and is too spread out as it is. Why do we need population growth??? Infill

is the answer.

No, please leave some sacred places alone! Canberra needs to be rejuvenated within the suburbs not taking away more bush land.

Absolutely not. Leave this area alone. Canberra doesn't need more sprawl and urban nightmares like Gungahlin destroying great swathes of bush land. Canberra needs to use its existing footprint much much smarter.

Leave this area alone, the Murrumbidgee is such a special place for all Canberrans to enjoy. The housing would suffocate the river causing untold damage to the flora and fauna. I ride my bike in this area and every time I am down there I count myself lucky living in such a wonderful environment. Canberra is the bush capital for a reason, we need to keep it that way.

No. We need to preserve our valuable river systems.

Happy for this to go ahead. I am in support of this proposal.

No. I am strongly opposed to the proposal to develop a new suburb in Tuggeranong. As a runner and mountain bike and runner I love to use the Canberra Centenary Trail and swim in the Murrumbidgee. Canberrans are privileged to have access to this remarkable environment. The impact of the suburb would not only be on human usage but also on the environment. Endangered species such as the Murray crayfish, declining woodland birds like the Scarlet Robin and the Diamond Firetail would be threatened by development on this site.

No. I think that we should keep increasing density in the already populated areas. Hopefully that will improve public transport and add some life to the existing shops and communities. Preserve the bush land.

The increased population density will put pressure on existing resources and the environmental impact will be considerable. We need a green corridor between the Murrumbidgee River and Tuggeranong.

I am strongly opposed to this new development for all the reasons outlined by those who have commented before me. We have enough development in Canberra - awful development I might add with characterless concrete bunker houses taking up the whole block in the newer suburbs, and the demolition of older style houses in the more established areas. Tuggeranong does not need more housing to enliven the Town Centre. We need to preserve our 'bush capital', this is what makes us unique in Australia, and such a special place to live.

+1 for urban infill.

No!!

This is a terrible idea, the river corridor is more important. There are other places to put new suburbs, not where it will stress the local ecology.

I'm totally opposed to the new suburb proposal. This is an environmentally important and beautiful area that needs protecting. It was zoned as recreational land for a reason. With all of the new developments along Tuggeranong lake already in development and extra across the lake in coming years as well as Brindabella Residences, there will be a huge injection of new residents to Tuggeranong. This should be more than enough to sustain Tuggeranong as a suburb. Why should it matter that there is nothing west of the town centre, true locals know and support their local businesses.

I am really worried about the environmental impacts it's not like we can start over if we get it wrong

No, I don't support another money grab by the ACT government. When does the infill stop. We would have lost the Tuggeranong Homestead 15 years ago, to development, if the ACT Government had their way. Like the song says 'you don't know what you got till it's gone'

If there is to be any re development it could be semi rural 5 acres blocks instead with shared community grounds around the river.

There is already plenty of medium and high density housing in Tuggeranong.

This is a terrible idea and it disturbs me that our public servants and politicians are making this a serious proposal. There appears to be no good reason for this new suburb as there is plenty of in fill sites that remain undeveloped. There is no realistic plan to protect the river from run off and considering the state of the Tuggeranong Lake I don't believe the Government has any idea how to manage this problem.

Lots of residents in this area use that land for biking, walking, bird watching, archery, horse riding and many other things. Where do those activities move to?

This seems to me just a money grabbing theft of our public space so property developers can make a quick buck and once again our self serving politicians caring more about justifying their political donations than the future of our "bush capital".

The current proposal is to put at least 2,000 residences on the 87 hectares so no hope of semi rural blocks in the town centre. if it did each 5 hectare block would have to be a few million bucks to buy so not sure your idea would fly.

I strongly disagree with this. This high density development would ruin the character of the area. The council needs to consider the amnesty of the overall area before the demands of property developers, rates and council tax collection. The real value of Canberra as a whole and Tuggers in particular is the swathes of open space. Those who make decisions on the council, daydreaming of trips to London and other high density cities should just go and live there; they fail to appreciate what the real value is in this region. I consider that the consultation period given of 16 days is risible. Can a member of the planning team please contact me to discuss the formal objections and appeals process. I think it is about time that we as a community stood up for our amenity. I would be interested in forming a community action group to stop this, and would like to hear from others who would like to do so.

i do not support the current planning proposal. foa - it is in a flood plain. as well, it may be within walking distance of the Hyperdome, but it is uphill and not good for us retirees. now the minister states that current leases held by the various sporting bodies at the western end of soward way will not be in anyway affected. however i wonder if this also includes disruptions that may occur to the car parking arrangements, for both the hockey field and the Tuggeranong indoor sports centre patrons? these carparks are very popular and constantly in use on a daily basis, by both 100's of commuters and other community facility users, including us men's shedders. is this proposed new suburb rational progress? hope so...

I strongly disagree with this planning proposal. I cannot believe that the ACT Government would even think that such a development would get any form of support. This development is not just encroaching on the Murrumbidgee River corridor ; it is sitting in the middle of it. The beautiful views looking over the river corridor to the south and west, and up to the mountains would be destroyed with over over 3500 dwellings. To get such a large under of dwellings into an area of less that 80 Hectares, the primary form of development would need to be high-rise, or to use the term used by the Government, high-density. This would immediately impact on both the natural and heritage assets that make this area unique.

There are many other areas within the Territory that could be used, other than the banks of the Murrumbidgee River, for urban infill.

I sincerely do not support this proposal. The scenic views of Tuggeranong are what makes the area attractive. Encroaching on the Murrumbidgee corridor is criminal. Such a plan will destroy the appeal of Canberra and I am sure many other residents of this city live here precisely because they enjoy the scenery. If we wanted to look over houses we would still be in Melbourne or Sydney. There are many other areas that could be used for urban high density development, why would you choose to destroy what attracts people to the region? There is only one answer to that and it is greed.

You want to expand Tuggeranong? You can't even run a reliable bus service to what already exists! How on earth do you think the local public transport system could cope with more? 1.5 hours from in Gordon to the city on public transport in the middle of the day.

If you destroy the river corridor then there is no reason anyone would want to live here. The mountain views and nature is the selling point of Tuggeranong, once that is gone then no one will be interested in living 1.5km from a dead shopping centre with no public transportation. Try servicing the suburbs already here before you have grand plans to destroy the landscape with more dwellings.

If you truly want to revitalise Tuggeranong town centre then clean up the lake so it doesn't stink, get restaurants and entertainment on the foreshore instead of a drive through KFC and a library, use the lovely courtyards for business that attract people and social events. All the restaurants on Anketell Street with the bus fumes? Why were they not placed in the courtyards and lake front where it would be attractive to eat? Get a reliable and regular public transport system between Lanyon/Erindale/Hyperdome and Woden. 5,000 new dwellings will not revitalise the Hyperdome. How are all these supposed retirees going to get anywhere when the bus service is so dismal?

Infill other urban areas and keep our nature and environment! There is heritage areas in that space!

Awesome and about time..yes I support a new suburb in Tuggeranong we have been looking to move and want to stay and build in the valley but to date there has been nothing available ..... so yes yes yes :)

I would love to see a new Tuggeranong suburb between the town centre and the river, but not high density as there is too much already in the area. I think it should all be low density dwellings.

I'm against it. This proposal will only benefit the population boosters (politicians and property developers). Stop immigration and it doesn't need to go ahead.

It is about time that the ACT Government released more land in Tuggeranong to support local business and increase the population of ACT as a whole

I disagree with this new Tuggeranong suburb between the town centre and the river. We should be preserving our natural environment, in this case the Murrumbidgee corridor. There are some things in our world we can't change including our biological nature that requires clean air, clean water, clean soil for our health and well being. Other things, like capitalism, free enterprise, the economy, currency, the market are not forces of nature, we invented them - they can be changed. It makes no sense to prioritize these things over the natural environment upon which we depend.

I do not support this development.

There are already plenty of high density developments underway in the Tuggeranong area without needing to encroach on more of the natural spaces that we should be trying to protect.

A significant percentage of our society continue to show disrespect for the environment through littering etc (take a look at lake Tuggeranong...).

One can only imagine what the river will look like once you permit thousands of people to live so close to it.

Stop the crazy ponzi scheme of growth, growth, growth. Our natural environment and the services it provides is already decimated. Who wants to exist in a concrete wasteland with no natural space? The area currently is a beautiful amenity allowing some space for people, plants and animals. The river is already pretty much ruined - this will likely make it even worse.

I strongly disagree with the plan of adding a residential suburb to this part of Canberra and agree with the comment from \_\_\_ (4 days ago).

I strongly agree with this proposal .This area is unique and is home to much wild life , it should be left for all to enjoy as it is. There are plenty of other places to build which would not have such an impact on the natural environment

A resounding no! This is poorly thought out at best. It is a flood plain! Who choose to live on one once they know they can't get insurance? For goodness sake ACT government, do your homework BEFORE you make announcements like this. Leave the wetlands and the river alone.

I STRONGLY disagree. The heart of Canberra's personality is its open urban spaces and its unspoiled natural surrounds. I understand the need for more housing, especially low-cost, but selling Pine Island to developers is only going to turn the beautiful public area into either a cookie cutter suburb or a too-exclusive-for-you enclave.

I am firmly against the plan to build a new suburb anywhere near the Murrumbidgee River. I thought it was policy not to build in the Murrumbidgee corridor. I want the corridor to remain open and accessible to all. Build in this area and you remove another natural area for people to enjoy. Build somewhere else away from the river.

I am strongly opposed to this proposal. River corridors should be protected from most forms of development to ensure ecosystem function and provide social amenity. The Murrumbidgee River is home to numerous threatened species (Murray cod, Blue nosed cod, Murray River crayfish, Macquarie perch) and further development will have negative impacts on these, and other species. This proposal is also contradictory to the ACT's commitments to improving water quality in the Murrumbidgee River. This highlights a major flaw in having both environment and planning matters sitting under the one minister. Planning and environment should have separate ministers. This current arrangement is stifling debate, to the detriment of sustainable development..

Yes yes yes!! But don't be overly greedy and expensive people. What is wrong with you???

Yes yes yes!! But don't be overly greedy and expensive people. What is wrong with you???

Concerns we have are connected to having a suburb with 3,500 dwellings so close to the river. We are not convinced this is in the best interests of Tuggeranong or the environment. 3,500 dwellings population would be around 12,000 a large burden on a fragile area. As far as then developing a recreation area beside the river this would further add to the problems as such a development both environmentally and social brings many other problems with it. We know we will be assured all has been studied and checked through etc. we doubt whether we will be convinced. The river is vitally important not just for us but for all future generations we cannot allow the water or the river itself (with erosion water quality etc) to be damaged.

Absolutely NOT!!

Absolutely Not. Keep the Murrumbidgee River corridor free of development for the sake of the river and for all Canberrans, current and future, to enjoy. The walk from Pine Island to Kambah Pool is a delight for Canberra and should be kept as an easily accessible chance to get close to nature. Building a new suburb is not the answer to revitalise Tuggeranong. The Tuggeranong Town Centre from Anketell St to the lake needs a refresh, clean the lake and improve the bus network public transport.

Did you mean to say that you disagree? Your first sentence sounds like you are in favour of the development but the rest seems to be against it.

I encourage the government to consider elsewhere for development and leave the beautiful, wildlife rich Murrumbidgee River alone. This is a beautiful part of South Canberra and with a suburb (and particularly the way new suburbs are built) it will be destroyed.

Unfortunately I fear that the government will outsource the build to a consortium who are only focused on profit and will build high density housing that will look ugly and won't value and allow the proposed residence to enjoy the beauty of this area.

Sadly too me developments these days and building 4 bedroom houses in 400 square meter blocks with no back yard so houses are on the boundary line. As suburbs grow this only leads to problems when houses have to be fixed but can't be accessed within that property.

Thank you for correcting me I most certainly meant to write disagree.

We shudder when nature, with human assistance, comes close to destroying forever something as precious as our Great Barrier Reef.

How do we feel when humans alone, our political representatives, threaten to deliberately impact negatively upon something as precious as our low-lying Murrumbidgee Corridor?

A friend who once lived in the NT and was familiar with Kakadu told me this area takes him back to Kakadu. Since then I have observed, with my back to the National Archives, the "insignificant" pond which has flocks of birds, including large water-birds, flying around the area. I see what he means.

This is what we must retain so close to our town centre.

In decades to come our town planners will be remembered for their foresight, not their destruction.

I commend your emphasis on consultation and readiness to "listen to the people".

Thankyou.

Why is a new suburb being proposed within the Murrumbidgee Riverine Corridor near Tuggeranong when this same corridor is being protected from encroachment along other sections of the river & its tributaries? In particular the corridor downstream of the Murrumbidgee's confluence with the Molonglo River has been protected from the 'Riverview' development in West Belconnen. The developers have undertaken extensive, peer-reviewed surveys and assessments of the river's corridor through to the confluence with Ginninderra Creek. A protected zone has been declared there as a result with included protections for native flora, fauna, habitats and geology.

To even propose the development near Tuggeranong shows the ACT government is not consistent in its approach to land management, planning and suburban development.

I vehemently oppose this proposal. We have more than enough problems with the eutrophication of Canberra's waterways already. Lake Tuggeranong is often a stinking cesspit in warm dry weather and this proposal would inflict even lower water quality on fellow citizens downstream of us in the Murray-Darling system. I have no faith in the safeguards mooted, which are window dressing. The proposal should be treated as an April Fool's joke in poor taste.

Strongly DISAGREE....please focus your developments elsewhere, for our children's and future generations sake.....

I am not happy about the proposal to develop the suburb of Thompson for the following reasons:

1) It has not been properly considered. The Tuggeranong Master Plan 2012 did not prioritise the development of land for residential use in this part of the Town Centre. On page 38 of the plan it states that this area of the plan "The leisure and accommodation area along the western edge of the centre will act as a transition between the urban activities to the east of Athlon Drive and Rowland Rees Crescent and the bush to the west of centre. It will be composed of a range of low impact and low scale uses such as outdoor and indoor entertainment and recreation facilities, such as ovals and other sporting facilities, community facilities and commercial accommodation."

2) The Murrumbidgee Corridor is an area of high natural values and its proximity to Tuggeranong is one of the great natural features of the area, identified as such in the Master Plan. It should not be threatened by residential development. If further accommodation is required in the area, greater infill and innovative re-developments of existing underutilised commercial spaces could be considered.

3) Development of this suburb will open up the case for further development west of the Murrumbidgee. This is not desirable for the environmental and natural conservation values of the river corridor.

The wonderful views and closeness to an iconic river are the principal features of Tuggeranong. Let's keep it that way!

Don't do it! Please find another location. This site is extremely important for our children and their children and needs to be left natural and not built upon. It's a great place to walk, ride a push bike or just appreciate nature. Leave it alone.

I would not support this plan at this time whilst the Master Plan which was developed for the area over a long period of negotiation which, took into account other areas around the centre of Tuggeranong which might be used as suitable for housing development is ignored and not followed through.

No not at all. The answer to a declining population is not to build a new suburb...it is to improve the quality of services offered to the area. Tuggeranong has been largely ignored in terms of infrastructure development for years and even today there are no plans to commence NBN rollout in Tuggeranong for the next 3 years. Improve traffic flows at the Erindale restaurants area by making it one way with angled parking. Improve local transport. Improve health services and invest in revitalising schools. Don't just build a newer housing area.

No new suburb. Why does the Government have to build on every bit of natural environment, there is so many new developments that are still empty or up for sale, why don't that fill these up first before creating something new. Leave the Murrumbidgee corridor alone. It is good that they want to Listen to the People but in the end the Government will do what they want anyway.

I disagree with the plans to build a new suburb between the town centre and the river. I am all for urban infill to maximize use of existing infrastructure - when the land is unused and 'boring' space, but it is equally important to preserve sections of natural bushland that make living in Canberra so unique and special. This section of land is easily accessible to bushwalkers and mountain bikers and most importantly families due to its proximity to residential areas and services. To sell off this land may result in few quick bucks for the ACT Government and a handful of developers but at great cost to the rest of the Canberra Community.

I do not want this suburb right next to my home. I do not want more traffic in the Greenway area. I wish to maintain the my walking in this area of bushland. Parking is now an issue ,this will increase. Want to maintain the ecology of the area including fauna and flora. The current noise level of traffic (Trucks and heavy equipment) has increased due to the building at Southquay on the lake, this will only get much worse. Pollution to the river will definitely happen if this suburb goes ahead.

No, absolutely. We do NOT need this proposed new suburb in Tuggeranong. It will destroy the natural environment along the Murrumbidgee and bring more and more people to an area that should be kept for the flora and fauna. We keep encroaching on their territory and then complain when there are vehicle accidents with wildlife. It seems to me this proposal for an 'exclusive boutique suburb with river views', and all the supposed positives presented by Mick Gentleman, is a grab for cash by the Government without much consideration for the damage it will do. Please leave it alone for generations to come.

NO. NO. NO. Its not good for the environment and further more the suburb is not even needed! In today's world where conservation is the proven key, the ACT Government is ignoring and overlooking it all.....only looking at its own bottom line as to them the new suburb mean monies in their coffer! Please NO.....the coming generations will thank us.

I am against this proposal and have several concerns about it:



- the process above states that "If the community agrees to the new suburb being developed", I really doubt that this suburb will not proceed irrespective of the community opinion.
- the LDA doesn't have a good track record in some areas such as its dismissal of the pedestrian & cyclist movement around the Southquay development underway at present. So my concern relates to their approach to non-development interests during the building work.
- the proposed area covers the Thompson homestead and the Tuggeranong Stone wall, both of which will lose much of their appeal/significance if they are surrounded by suburbia. Our history is being engulfed or even worse, disappearing in the suburbs.
- the proposed area covers the Centenary Trail which will also lose appeal going through suburbia. Others have commented on the detrimental effect on the archery etc areas. I doubt that any sporting clubs will be allowed to continue in the area once the "residents" are installed – too much noise!!
- the disappearance of yet more woodland and so close to the town centre would be an irreplaceable loss.
- the environmental dangers to the river should not be overlooked in the quest for more land release.
- building more houses close to the Town Centre is not the solution to a flagging town centre area. The flow of customers to Fyshwick & Majura will continue irrespective of more houses, although the coffee shops & supermarkets may increase their patronage.
- I suggest that there will be vacant apartments in the South Quay development which should be filled before creating more.
- there is already planning for another residential development (?Brindabella Residences) between the Archive building and the Dept of Human Services, these need to be filled as well.

ACTPLA and Minister Gentleman should have received a very clear message by now. The community is overwhelmingly opposed to the development of the Murrumbidgee River corridor. Ignore this at your peril.

In any event, there is plenty of high rise accommodation being built in Tuggeranong at South Quay etc. While there is undoubtedly a need for quality 'downsizing' accommodation, most downsizers do not want to live in high rise boxes. For that purpose, there are plenty of unused bits of land in Tuggeranong (eg along Isabella Drive) that could usefully be reallocated to small townhouse developments.

Lets do it so we can get rid of that pesky scarlet robin, so developers can then go to the other side of the river. We will create a much more vibrant city as this govt loves to say. Bit like Woden, full of people but not one person on the street after 9pm.

When did urban infill become urban outfill? How about we give the environment a break, leave the river alone. If govt wants vibrant polluted rivers go live in SE Asia or anywhere else that has destroyed the environment beyond repair. These consultations are hypocritical. There is a consultation for water catchment, for the scarlet robin and for a new suburb right on the river. They are all related. Each one is the cause of the other.

Absolutely opposed to this development. The only demand for this is coming from politicians looking to increase revenue, and perhaps some businesses in central Tuggeranong. What most of us who live in this area love about it is the access to nature; this would put more ugly, uniform suburbs in the way, damaging environmental and cultural heritage. Canberra sprawl has to be stopped: if there is any demand for more housing (is there really a demand??) then it has to come from higher population density in the areas that are already developed. This is the bush capital and should stay that way.

No. We need to keep the very narrow area of woodland and grass between the existing Greenway development and the Murrumbidgee river. I places it is only 600 metres wide.

The Murrumbidgee is one of Australia's few major water ways. The corridor of native vegetation provides protection from encroaching urban environment. The bush and grassland provides one of the few dense havens for native wildlife along the river in Tuggeranong. We are most fortunate to have such a special area within close walking distance. The area abounds with native bird life, mammals and reptiles. Walkers, mountain bikers, runners, birdwatchers are regular visitors. The river so close provides a waterway for fishing, kayaking, and rubber-tubing for those with little time or resources for more distant expeditions. The elderly, children and besuited workers casually avail themselves of the peaceful and wildlife rich area.

Any development intrusion into this narrow river corridor will threaten the water quality of the river. The river downstream is an essential source for communities that live along it all the way to its confluence with the Murray. Please, respect the river and its narrow buffer. The loss of its native habitat, amenity, and tranquillity would be a tragedy.

More domiciles? Go up, go elsewhere. We have already lost so much.

Absolutely not. We don't need another suburb, destroying the natural bush - flora and fauna - to create it. Once it is gone, it is gone FOREVER. Just more and more houses, more and more people. However, I doubt this 'consultation' is genuine as the decision has probably been made and building the suburb is a fait accompli, but I am completely opposed to the idea. Just a money-making exercise for the ACT Government - the natural environment is of no real consequence.

I oppose the development of this area. The Murrumbidgee River Corridor is home to a number of threatened species and further clearing of land and development pushes these species further towards extinction. The river corridor is a precious part of our 'bush capital' and needs to be valued and protected as such, especially since its water quality affects many areas further downstream. The river corridor should be part of the common property of all Canberrans, not built on to provide wealthy homes with 'views of the Brindabellas' for a privileged few.

REALLY?! Aren't our waterways in terrible state already? Mr Gentleman refer to the report tabled by your own government. Haven't we got enough silt and street rubbish going into our waterways as well? Please leave the 'Bidgee' alone.

I live in Wanniasa. I disagree with the plan for a new Tuggeranong suburb between the town centre and the river. We live in the bush Capital this plan would destroy much of the bush, our wild life and the health of the Murrumbidgee River, one of our main Australian Rivers. I am very grateful our children were able to spend many hours in the bush. Sadly our children's children will miss out if this plan goes ahead

This is most irresponsible. The publicity is misleading in that this is not urban renewal but greenfields development of a site that was carefully screened and excluded from urban development at a time when the ACT Government was not under financial pressure or pressure from exponential population growth. There is no excuse for threatening the health of the Murrumbidgee River by allowing urban construction so close to the river bank. Doing so, will also set a precedent for similar developments along the Murrumbidgee. It is one thing to claim that this development will be "leading-edge, high-quality, sensitive urban design that ensures no adverse impact on its assets" and quite another to actually ensure this is delivered in the long term. It is hard to see how "A preliminary study has confirmed that there are no major obstacles to future urban development". Darcy Thompson would probably be appalled at what is proposed in his name. There is no doubt that the Tuggeranong Hyperdome was built in the wrong place but this is not the way to fix it. Claims there will be "a strong emphasis on water-safe urban design principles to ensure no adverse impact on water quality in the river corridor" are empty rhetoric that cannot be substantiated. This reads like real estate propaganda.

No. The green space in Tuggeranong is an environmental resource, and it would be irresponsible to destroy it simply for more cookie-cutter housing. I regularly participate in archery at the Tuggeranong Archery Centre, and even that close to the town centre, I consistently see evidence of native wildlife who call that area their home. The river itself is a key ecosystem, and it is foolish to think it wouldn't be negatively impacted by development. Canberra likes to claim it is 'The Bush Capital' - what truth is there to that claim if we continue to destroy the bush? I am strongly against the development of a new Tuggeranong suburb, and I will be extremely disappointed in the ACT Government's ability to plan for the future if it goes ahead.

If ever there was a ridiculous plan in Canberra this has to be it. To maintain the Murrumbidgee River Corridor integrity and to keep an effective environmental buffer between the suburbs that are already there and the river, there needs to be NO development that close to the River ever. I can only see this a development for development sake and something that does not enhance Tuggeranong's liveability but degrades it.

Definitely not. I am very concerned about this proposal in relation to the impact of the development on the river and the river corridor environment. Currently there is a buffer between the outskirts of Tuggeranong and the Murrumbidgee River. Expanding between the town centre and the river would result in significant negative impacts on environmental health including loss of green space/native vegetation which would reduce native wildlife habitat and air quality. Urban development adjacent to the river would see a major increase in motor vehicle emissions and other forms of pollution, reducing air and water quality in the river corridor and surrounding environment. Why not focus funding on improving the existing southside infrastructure and services, rather than advocating for an environmentally-destructive, irreversible act that is not necessary? Tuggeranong is a wonderful place to live, and the plan to create a new suburb at the expense of the natural environment for current and future generations is highly disturbing.

Really Mick, Do you really think this is a good idea?? Or are you just following your federal mates and selling Australia off to the heist bidder

Stop the endless building in our unspoilt bushland! Especially so close to the Murrumbidgee. How is this government seriously considering this proposal. Further this particular land is crucial to the survival of the Scarlett robin which is already in steep decline due to habitat loss in Canberra. The government is supposedly trying to save the species...now this. Is nothing sacred?

No

I am opposed to the new suburb. This green space so close to the river is invaluable. This is a green space close to a town centre. Why not make it more accessible with walking paths and bike tracks for people who don't have or use cars? With Tuggeranong being an ageing suburb why not focus on making this a highly accessible green space for those who public transport links or have disabilities? If you don't have a car it is hard to find somewhere truly quite. Why through away that opportunity for a suburb with views to be enjoyed by only a few?

Very unhappy with the proposal to put any more development closer to the river. The Murrumbidgee is an important natural feature for Canberrans and for those downstream. It deserves protection, not to become scenery for some dodgy developer's plans to sell "riverside" apartments.

No. This area needs to be retained as natural environment. Native animals rely on the river system and I think it is crazy to be building apartments so close to it.

How about we concentrate on fixing our local water way that are already in a poor state. and not enter into a project that will inevitably make them worse.

How about we concentrate on fixing our local water way that are already in a poor state. and not enter into a project that will inevitably make them worse.

Please don't destroy bushland and the river by placing buildings of any type between the town centre and the river. The damage that would be done by this development cannot easily be undone.

Canberra is beautiful because of its spaces and respect for nature. What keeps areas like this special is the separation. The fact Tuggeranong Town Centre can already be seen from the river is a scar. The idea that people, as a whole, could be trusted to live so close to the river and respect it is a bridge to far. If a Town Centre is to be surrounded, this one has been built in the wrong spot. Plundering is not a new word for progress. There is no doubt if this narrowly thought through idea were to go ahead, the conversation 20 years from now will be about the best place for a bridge over the river to access all this "wonderful space" so close to the Town Centre for housing. What is done as a politician is not just about the now, decisions like this will change a community forever, and it must also be remembered the job is a representation of the communities views.

Do we also wish to fill in all the space along the side of the parkway with building and fill in all the areas with out houses throughout our suburbs because it is easy and rip away what makes us the bush capital.

Please do not turn this idea into the crime it would become.

No.

I strongly disagree with this proposal. It's quite clearly an area of considerable importance and environmental sensitivity. I hope the government will show some common sense here and discard this absurd proposal.

I disagree with the proposal for numerous reasons

The Murrumbidgee corridor is a sanctuary for local wildlife and people alike. When I moved from the country to work and raise a family in Canberra (Tuggeranong to be precise) the locals told me that Canberra was just a big country town. They were right and we discovered the Murrumbidgee River was on our door step. Generations of Canberrans have enjoyed this unique natural corridor where we ride bikes, horses, hike, stroll, swim and watch kangaroos and birds and lizards. It's so peaceful that you wouldn't know you were on the edge of Canberra. This is not a place to destroy. This is the essence of Canberras country lifestyle and there are no excuses for exploiting this area for development. I want my children's children to enjoy the river and know that as a community we all fought to protect it.

I believe that the land behind the current buildings in the proposed new suburb should be gazetted as nature reserve and left alone. This suburb will mean the pushing of native animals and reptile species further away and will pollute the

Murrumbidgee.

Human habitation is unnecessary for this piece of prime nature land. The Town Centre will not benefit terribly from the addition of homes in the area. The river is far from pristine at the moment and further run-off will kill it off. The river is part of the natural environment which makes Tuggeranong the Valley made in Heaven. Don't send it to Hell.

Nope.

One of the main reasons we moved to Canberra was for the convenience of living in the city combined with having so many nearby nature areas to enjoy. Please don't take away yet another nature area. Some of the main things that makes Australia such a great country to live in are the native flora and fauna. Let's preserve what we have so generations to come can enjoy the area as we do currently. No new suburb here please!

Please leave this natural areas alone. It provides a home to flora and fauna and a peaceful place for humans. Poor mental health is an increasing problem in our society. By removing the natural environment and reducing the visual beauty of nature and the capacity to actually be in it may contribute negatively on people's mental health?

NO!!

Absolutely NOT!

This is not a development for Tuggeranong, I fail to see the value of intruding on the corridor any more than we have. Most would prefer some long overdue investment in infrastructure for Tuggeranong residents, instead of straining the existing insufficient infrastructure that is there. Tuggeranong is dead, due to neglect over the past 15 years by the local government.

This would be a very bad move for the environment Don't do it PLEASE!

The river is already dirty enough. I remember it 25 years ago as a kid. Now it's becoming a disgrace. It's time to focus on cleaning it up and making it better, not making it worse.

The habitats offered by the Murrumbidgee River Corridor are too important to threaten with more development. Please. Don't do it.

No!

The Murrumbidgee Corridor is such a beautiful space right on our doorstep. Not only is it a great place for our kids to see and appreciate the natural environment but it is home to already endangered plants and animals. We are becoming so removed from the natural environment in the city already. Issues such as increasing anxiety in childhood (and adults) are often related to our loss of relationship with our natural environment - we have the solution to so many of our society's social problems right on our doorstep - a beautiful natural environment. Lets save it for when we finally see sense and work out where the real answers are!

There is no need for new suburbs in Canberra. Instead increase the population density of existing suburbs. Canberra has a huge capacity to do this. Then improve public transport.

Definitely DISAGREE. We need to try and preserve what is left of our Bush Capital. There is no need for this development and it would be far too close to the river and cause further pollution. These natural areas should be left alone. They are important to preserve native flora and fauna and are important for the physical and mental well being of Canberra residents.

I just hope for a change the government actually takes notice of what people are saying about this. I have not seen one comment in favour of it.

I agree with the new suburb, so long as it is affordable to lower and middle incomes

All I am hearing is that we need open corridors, well if you have lived in Canberra long enough you would realize the corridors are already gone.

"Tuggeranong has needed new development for a long time."

Really? Why? I have lived in Tuggeranong since 1984 and feel extremely well catered for in terms of road infrastructure, retail facilities, outdoor areas for activities and natural beauty of the landscape.

"It promotes increased population density"

This sounds extremely undesirable. How is this a good thing? Won't it put stress on our existing infrastructure? The new suburbs in Gungahlin and Molonglo are built this way and they look horrendous and the road infrastructure doesn't even come close to coping with demand. There isn't even enough space for residents to park their cars at home. In fact, the ACT Government is proposing to spend \$700 million in an attempt to solve the high density living situation in the north. Why would we want to bring this flawed model to Tuggeranong?

The Murrumbidgee River is beautiful and unspoiled. I do not want to see any houses built anywhere near it.

No.

This is a ridiculous idea, this has to be an even higher degree of stupidity than the light rail through the Gungahlin-city corridor which will cater to buggers all and cost the residents of Canberra \$200 + in higher rates. Save our environment and waterways and vote no to the dumbarse Government that wants to develop in this area, when it isn't needed.

Do not destroy the Murrumbidgee River with your greed! We don't want plastic bottles and other junk in the river! I do not support new suburbs in the river corridor. Selling all green space is a very short sighted policy. Save the Murrumbidgee River corridor!!!!!! Do not build suburbs there!!!!

I and my family have been enjoying the Murrumbidgee for 30 years as it is keep a place for all Canberrans and visitors to enjoy as it is... leave it alone please, don't spoil a good thing !!!

I disagree with the idea of a new suburb or other development between the town centre and the river. The urban sprawl is already breathing down on the river, and the argument that "there will still be a (smaller) corridor" is disingenuous, and eventually the reasoning will be "the corridor is too small to be effective, so we should develop/use that too"; and once it is gone, it can never be recovered. The loss of more corridor will irreparably damage the already fragile ecology, and will not do anything more than feed the ever-hungry coffers of development greed.

No, I do not this development to happen. In the early 1970's my family moved into Kambah (and we are still here today). We enjoy using the Murrumbidgee Corridor in its natural state.

During the 1970's, planning for development of west Tuggeranong was cancelled in order to protect the environmental values of the area. These values have not changed since.

Don't follow Zed's urgings for development in west Tuggeranong. When developers call for "balance", environment values are lost. Smaller buffer areas means that nature loses out and negative tipping points loom closer.

I strongly disagree with this new suburb. The Murrumbidgee corridor should be left alone.

I disagree with the plan for a new Tuggeranong suburb. Riparian corridors are important habitat, they serve as migration corridors and drought refuges for wildlife. The area of the proposed development holds a number of threatened species including diamond firetail, painted honeyeater and scarlet robins. Continued loss of high quality habitat will lead to the local extinction of such species via a 'death by a thousand cuts' process. Please build the new suburb on land that is already heavily degraded. And, if there happen to be paddock trees on this degraded land, PLEASE preserve them, as the hollows they contain take decades to form and are homes to a wide range of native fauna.

don't ruin it, it's a true escape to the country, whether by bike or foot, it's a beautiful asset that in minutes can take you a million miles from the hassle a pond stress of concrete sir urban sprawl! There are other options, once this glorious 'green' belt is lost, it will never be recovered.

As a resident who has walked and swum in the Murrumbidgee River and surrounding area on a regular basis for more than 40 years I strongly oppose this proposed development. We are destroying Canberra's unique environment and once it has gone it can never be replaced. The developers have been allowed to run amuck in Gungahlin and Molonglo and the results are not a pretty sight. The interests and views of ordinary residents have been ignored by both major parties in the ACT for years. No convincing case has been made for the latest proposal, perhaps because there isn't one. Politicians, surprise us and withdraw this proposal.

Canberra is a city that can accommodate much more medium to high density development. There are sites within the existing city borders that could be developed. It would make much more sense to look to those sites first.

This suburb is too close to the river corridor. The river is already suffering from the close proximity of other suburbs built virtually on top. The river is so much dirtier than it used to be. I really hope you come to your senses and limit the damage to what is already there. Don't add to it.

Does it have to be there? What about the river? Don't you care about it at all?

Over the past 40 years I've seen the Murrumbidgee change from a free flowing crystal clear river full of wild life and fish to a slow flowing sediment filled river. The fish such as silver perch and Macquarie perch are long gone and only a few platypus survive there. I doubt my kids will ever get to see the river the way it used to be and creating a suburb so close will make it worse.

I am opposed to the proposal to develop a new suburb in Tuggeranong. The reasons for my opposition are as follows:

- the land has strong environmental values and is a valuable bush buffer between the river and the town centre, which protects the water quality of the river and the diversity of animals and plants that rely on this habitat. Waste water from a new development will pollute the river. Endangered species such as the Murray crayfish, declining woodland birds like the Scarlet Robin and the Diamond Firetail would be threatened by development on this site.
- the heritage listed Tuggeranong Stone Wall passes through this area - it is the final remaining part of the wall and the only known drystone wall in the ACT remaining in its original rural setting. The Aboriginal cultural heritage that links Tharwa to Kambah Pool would be violated by high-density housing intruding on the river corridor. The heritage values of this landscape are of critical importance to our past and future and would be lost forever.
- mountain bike riders, bushwalkers using the Canberra Centenary Trail, birdwatchers, swimmers regularly enjoy the benefits of this wild place. The Tuggeranong Archery Club would lose their entire outdoor archery range.

Completely oppose this proposition and will put my body on the line to stop it and encourage everyone to do the same. All the unbuilt area near the river should be regenerated for wildlife, water catchment, and land management that sequester CO2. We have so little of original natural ecosystems left and clean water is a premium resource. . We should be so grateful for what relatively intact ecosystems we have and nurture them to be bigger. Every species is special and we must respect all species habitat. The proposed area need to marked as protected regeneration zones that mimic nature. Not one native tree should be cut. Enough is enough. Humans have already taken too much from other life forms. Please do the right thing and find a sustainable, clever, creative solution to house people. There are lots of less biodiverse places you can do this.

No. This sort of sprawling development is completely unnecessary. Development should be concentrated in areas that are already well serviced (including by public transport like potential light rail). The amazing natural beauty on our doorstep should remain just that - on our doorstep... Not engulfed by vulgar development of poor quality worse design!

Why do you have to stuff up the Murrumbidgee with the stupid insertion of a suburb where it is not needed. Is it greed or just stupidity? This river is one of the few waterways in the ACT and supplies drinking water to other centres such as Wagga in NSW,. The river support a diverse ecology and flora and is needed by Canberra for its amenity,

There is no ecological impact of your development Ron I would suggest, given that federal govt built CCC to the edge of where an environmental impact study was needed. That location is the closest to the corridor any development should be. Further development past where yours is, well it would be an insult to the community.

I think it would be wiser to invest in Tuggeranong infrastructure, revitalise the Tuggeranong town centre which is literally dying (look at the turnover of lease there). Tuggeranong has been devoid of infrastructure investment for decades, with the Tharwa drive duplication (and now with election time, the Ashley drive duplication etc. finally being done). I would rather see Anketell street become a pedestrian walkway, the area with four seasons house linked with the hyper dome, and some linkage with the multi-dwelling development along the lakeside. Intruding on the Murrumbidgee corridor is not appreciated, and completely against the design of the capital itself.

I think that a river corridor the flows into our drinking water would be more important than more housing in our area. Tuggeranong does not have the infrastructure to support more people. Very poor internet services. Not enough access roads. Etc etc.

There are plenty of spaces to fill in if more houses are needed. PLEASE protect the riverside from the destruction that will result from developers and people.

Definitely not! I hope that you take note of all the comments here and realise it's not what Canberran's want. Destroying more of our natural environment and increasing our population. I can't think of anything worse. There is enough new development going on and most of it looks like ugly scars on Canberra. We are known as the bush capital and as a large country town, if all this keeps up we are just turning into Sydney. NO THANKS!!

Fed up with greedy people destroying land that should be cherished..wake up.

Seriously? ANOTHER suburb? Leave the river alone. Let the town and bush be two separate spaces. STOP THE URBAN LANDSCAPE SPREADING INTO OUR BEAUTIFUL BUSHLAND!

Definitely disagree. Leave the beautiful bushland alone in its unspoilt beauty - a place for flora and fauna to thrive and people to enjoy - no more great ugly mansions crowding out what used to be a beautiful city, now becoming a crowded ugly over-populated Sydney look-alike.

I disagree with the introduction of a new suburb/development. We should be investing back into Tuggeranong. Where are the tafes and universities for this side of town, the bus services are bad, we have minimal nbn and no money has been spent on the town centre but we seem happy to fill in greenway. What happened to the profits from the land sold down in greenway and why is our infrastructure so bad!

Disagree. There is enough new housing being built at the moment in the Tuggeranong town centre. The town itself is already ill equipped for the influx of new residents moving in to the new apartments currently under construction. Please do not destroy the beautiful natural environment of this area when there are so many other areas of Canberra where new housing is already being built. Thank you.

Keep away from the river, no issue with new suburbs but the river corridor needs to be kept clear.

NO! please NO!

This very valuable pristine area is important habitat for several endangered species of birds...we took the time to walk through the area recently...teeming with flocks of birds, it was a joy!

In the 23 years we have lived in Tuggeranong, the condition of the Murrumbidgee Rr. has degraded significantly....surely further housing development nearer the river would result in complete demise of the river and its flats. We are already seeing the results of closer development upstream in recent years...please stop now!!!

With closer development, how on earth could the quality of the river water be protected?....the quality of water in Lake Tuggeranong hasn't been well managed in 10 years.....you only have to walk by and smell it's offence, let alone see the rubbish which finds it 's way there....please NO!

There are also significant Aboriginal sites throughout the proposed site...surely to be respected/protected?!

And what about the section of original heritage stone wall?....and Thompson Homestead and outbuildings itself?...can't imagine it surrounded by garish new development.

We are known as the "Bush Capital" ...it seems the greedy quest for more dollars, is likely to seriously threaten our status....please rethink your planning proposal!!!!!!!!!!!!!!

No please NO, the wildlife will suffer immeasurably, when will this madness of destruction of our pristine environment stop!!

No

Why is the Government proposing a major policy departure from the Tuggeranong Town Centre Masterplan 2012 so soon after its development? The Masterplan was informed by a lengthy community consultation process and identified low-key leisure land uses in this area more compatible with the environmental significance of the corridor. Rather than sprawling into an irreplaceable natural setting and important habitat along the Bidgee, invest the time in developing more imaginative proposals for reviving the Town Centre within the existing development boundaries. There is no housing supply crisis in Tuggers - it is one the most affordable places to purchase housing in the ACT and has a good mix of low and medium density housing.

<http://www.allhomes.com.au/news/where-are-canberras-most-affordable-suburbs-20160330-gnup5u/>

Agree. Would like to build in some affordable housing..

No

No. I feel that it will only cause destruction to the river. Our waterways should be protected and building by the river will put the habitat at risk.

I agree. Tuggeranong needs development around the Town Centre to make it commercially viable. It is currently struggling as it has no population base on one side of it. It was located where it is as the original plan for Tuggeranong WAS to have development on the Murrumbidgee side of it. It should have been located where Erindale is currently

located, that is why Erindale is so busy as it is located in the heart of Tuggeranong.

No. It will destroy the river system and reduce open space.

I am greatly concerned that you have even considered planning a suburb in such an environmentally and culturally significant area of Tuggeranong. People choose to live in the bush capital for a reason. If we wanted lots of houses, we would move to Sydney or Melbourne, or maybe even to Gungahlin. Right now, we have the suburbs in the Molonglo, Throsby, and Southquay among others in various stages of construction, and I don't see how a shortage of houses could be an issue. If for any reason there is indeed a shortage, they could be built elsewhere with less significance, such as along Isabella Drive. We have seen enough with your other recently constructed suburbs to know that you don't have the capability of preventing, let alone reducing water pollution. The Murrumbidgee is our drinking water and that of those downstream of us- it is not something with which we should be mucking about of taking risks.

To first address your claims about this being necessary to revitalise the Tuggeranong Town Centre. There are 2 approaches you can take. The first is to give people a reason to come all the way to the town centre. This means improving the look and the accessibility to the area, like public transport, and make it more people-friendly. The other approach is to face the facts- Being built on the edge of Tuggeranong, it will never be central to our community. Lets face it. Group centres like Erindale, Chisholm, and Lanyon Marketplace are in most cases more convenient and have what people are after. Who decided that Greenway had to be the town centre? Why not focus your investments in the group centres that are being used and unable to live up to the demand, like Erindale, located in the real centre of Tuggeranong but too small to cater for the number of visitors? Tuggeranong doesn't have to be the 'town centre'. If you are SO desperate for housing, replace the existing run down empty parts of the town centre with housing. This will increase usage of the area from the new residents while getting rid of the eyes-sores in the area. Either way, building a new suburb beside the river is not a solution.

This area has unique biodiversity which must be protected at all costs. The equivalent section of the Murrumbidgee on which this suburb would encroach on provides important habitat for beautiful migrants such as the Rainbow Bee-eater. It also has a major, if not the largest, Great Cormorant roost in the ACT. The land on which the suburb has been proposed is also important Scarlet Robin habitat, a species for which your government is developing an action plan and is seeking community input at this very point in time. This area is also a major honeyeater migration route, and high-rise buildings may cause hazards such as birds hitting windows or cause major disruptions to their migration. It is not just birds that utilise this habitat, with mammals and even amphibians relying heavily on the habitat it provides. A healthy population of Broad-palmed Frogs was discovered earlier this year on a dam within the proposed suburb boundaries, a species highly dependent on the Murrumbidgee for which there are very few recent records in the ACT.

On top of this, this area is regularly frequented by many of the locals, and with other things like the rural setting of the stone wall, the archery club, the bicentennial trail, and even your votes at risk, it really isn't worth building here. And in case you haven't gotten the message from myself and almost all of the others that have commented- Forget it. We don't want a suburb there.

No leave the river systems alone

The river should have the space between the town centre iota should be left alone.

What we do at this end of the river will impact on hundreds of kilometres of river system. This natural space is what makes living. in the ACT worthwhile. Leave it alone.

It will destroy the river system. Leave it be.

This is a beautiful area and a new suburb isn't going to save tuggers, it's already screwed..

No. Don't wreck an important environment. Natural environments are much more important to our planet than shops

What consultation has occurred with the custodians of this land? The river corridor marks a significant boundary for the Ngunnawal and Ngambi people. Daming and poor land care has already impacted burial grounds and affected natural vegetation in the region. As a government we have a responsibility to honour this countries heritage, there should be no further 'development' until legitimate consultation has been done with the custodians. This requires time, for culturally appropriate consultation with elders to occur. The river system is not just in Canberra, where ever the river flows, custodians should be consulted.

Destroy a beautiful eco system just so a few greedy developers can make more money? No way, it won't do anything to ease housing affordability anyway, since everything would be snapped up by 'investors' who already own 7 homes



anyway. Without the 200,000+ immigrants we take Every year our population would either flatten off, or shrink, so too everyone in Canberra and Australia, you must ask yourself whether you prefer nature, or suburbs

Suburbs should be kept well away from our river corridors. These are important ecosystems, wildlife corridors, important for recreation, and highly significant to traditional landowners. Please keep suburbs well away from our river corridors, preferably not within sight!

Definitely No. That area is amazing the way it is and will be ruined with housing so close to the river. There are so many other things the Government should be focussing on to improve the valley yet for years nothing has happened. Destroying the area for housing is not the answer...very narrow minded Mick and co.

NO. I am concerned for the river system and the wildlife. The hypocrisy of the Govt by calling to support habitat for the scarlet wren then on the other hand proposing to bulldoze one such habitat is poor governing - does the left hand know what the right hand is doing? The initial poor planning and development of Tuggeranong can't be undone by sacrificing more of the bush capital. Adding more suburbia close to the river system will create more pollution in the river and contaminate its sediments and water quality which would have an impact for hundreds of km downstream. Please don't make Tuggeranong into another Crace. If we wanted to live in an area like Sydney we would have moved there. Sensitive urban design is called for and a sustainable population.

Please do not build a suburb in this precious area. The Murrumbidgee corridor is home to many native birds, animals and plants. These will be destroyed or threatened by building in this zone. The area is also a very special place providing recreation for Canberra residents and visitors to our city. What is the bush capital without bush??

The proposal to develop a new suburb of Tuggeranong in an area with high environmental and heritage values and encroaching on the highly sensitive Murrumbidgee River corridor illustrates the increasingly piecemeal development decisions to serve commercial interests at the cost of overall planning integrity and environmental values.

Tuggeranong commercial interests may be 'rapt', but this proposal serves those interests by compromising the irreplaceable environmental heritage of us all.

The poor decision making about the location of Tuggeranong town centre should not be addressed by another irrevocable poor decision. Already the Housing Industry Association is keen for housing 'closer to the river.' 'Protection' of bits still changes the nature and compromises the values of the nature reserve.

If a Labor/Green ACT government does not protect this environmentally high value and sensitive area of nature reserve, what will it protect? It seems they will entertain commercial proposals for highly sensitive and heritage areas and it is then up to us to have to fight to protect the environment.

I am quite disturbed that a new suburb is proposed to be built at the expense of one of the relatively untouched ecologically and historically important areas of our 'Bush Capital' has even been considered.

There are multiple reports that document threatened flora and fauna in the area (Technical Report 22 is a good start: [http://www.environment.act.gov.au/\\_\\_data/assets/pdf\\_file/0011/576821/01Technical\\_Report\\_22.pdf](http://www.environment.act.gov.au/__data/assets/pdf_file/0011/576821/01Technical_Report_22.pdf)).

As you can see, the general public is overwhelmingly against the proposal, and with good cause:

<https://www.facebook.com/SavetheMurrumbidgeeCorridor/>

<http://www.canberratimes.com.au/act-news/anger-over-west-tuggeranong-development-plans-20160402-gnwoa5.html>

<http://www.canberratimes.com.au/act-news/murrumbidgee-river-activist-says-act-government-conflicted-on-scarlet-robin-20160414-go60xh.html>

There are at least six threatened/vulnerable species of flora and fauna within the planned area. The non-avian species: The Pink-Tailed Worm Lizard (*Aprasia parapulchella*): [http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon\\_id=1665](http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=1665)

The Murray River Crayfish (*Euastacus armatus*): <http://www.dpi.nsw.gov.au/aboutus/news/all/2013/murray-crayfish-threatened-species>, <http://www.abc.net.au/news/2016-03-04/drop-murray-crayfish-species-in-murrumbidgee-river-system/7221526>, <http://www.hngn.com/articles/185949/20160307/australian-river-crayfish-plummet-due-to-habitat-loss.htm>, <http://onlinelibrary.wiley.com/doi/10.1002/aqc.2620/epdf>

Tuggeranong lignum (*Muehlenbeckia tuggeranong*): [http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon\\_id=64934](http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=64934)

The RECOVERY PLAN for Tuggeranong Lignum (*Muehlenbeckia tuggeranong*) - A Recovery Plan under the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth), based on an Action Plan (Action Plan No. 24) prepared for the species under the Nature Conservation Act 1980 (ACT)

(<http://www.environment.gov.au/system/files/resources/dceb3864-a299-4f88-a92a-d53a60706b57/files/m-tuggeranong.pdf>) contains the following pertinent information:

#### DISTRIBUTION and ABUNDANCE

*M. tuggeranong* was described from a single female plant and six male plants discovered in the Murrumbidgee River Corridor (MRC) near Tuggeranong in 1997. In May 1999, an additional male plant was discovered in the MRC a short distance from the other seven plants. Although extensive searches have been undertaken (R. Makinson pers. comm.), this population appears to be the only one in existence.

#### HABITAT

The known habitat of the species is restricted to flood terraces, altitude c. 550 m, on the eastern bank of the Murrumbidgee River near Tuggeranong in the ACT, in areas of rocky outcrops with pockets of silty sandy soil (Makinson and Mallinson 1997).

#### THREATS

The main threat to survival of this population and therefore the species is likely to be deliberate or unintended actions associated with visitor and/or land management activities in the local area.

#### CONSERVATION OBJECTIVES

The objectives of the Recovery Plan are to:

1. Preserve the existing ACT population of *Muehlenbeckia tuggeranong* as it is the only known population of the species.
2. Conserve and manage the habitat of *Muehlenbeckia tuggeranong* so that natural ecological processes continue to operate.

#### SPECIFIC MANAGEMENT ACTIONS

Due to the nature and small size of the site containing the species, management actions will be directed towards maintaining the existing conditions and ensuring that adjacent activities do not adversely affect the site.

#### PROTECTION

The main group of seven plants is located in the Pine Island Recreation Area of the Murrumbidgee River Corridor (MRC) (Public Land (Special Purpose Reserve) under the Territory Plan). The eighth plant is in the Bullen Range Nature Reserve of the MRC. Management responsibility rests with Environment ACT (ACT Parks and Conservation Service, Murrumbidgee River Corridor District).

Conservation efforts will be focussed on protecting the existing specimens in accordance with the specific management objective in the Murrumbidgee River Corridor Management Plan (p. 21) 'to protect the habitats of rare and threatened plant and animal species' (ACT Government 1998).

I'm an avid birdwatcher and I've personally documented three threatened species in the area annually for over 5 years: Scarlet Robin (*Petroica boodang*): ([http://www.environment.act.gov.au/home/latest\\_news/scarlet-robin-declared-a-vulnerable-species](http://www.environment.act.gov.au/home/latest_news/scarlet-robin-declared-a-vulnerable-species))

White-winged Triller (*Lalage tricolor*): ([http://www.environment.act.gov.au/\\_\\_data/assets/pdf\\_file/0004/576481/white-winged\\_triller.pdf](http://www.environment.act.gov.au/__data/assets/pdf_file/0004/576481/white-winged_triller.pdf))

Little Eagle (*Hieraaetus*

*morphnoides*):([http://www.environment.act.gov.au/\\_\\_data/assets/pdf\\_file/0011/576488/Little\\_eagle\\_factsheet.pdf](http://www.environment.act.gov.au/__data/assets/pdf_file/0011/576488/Little_eagle_factsheet.pdf))

The heritage listed Tuggeranong Stone Wall remnant

([http://client14.matrix01.act.gov.au/\\_\\_data/assets/pdf\\_file/0010/148384/411.pdf](http://client14.matrix01.act.gov.au/__data/assets/pdf_file/0010/148384/411.pdf),

<http://www.davesact.com/2010/11/tuggeranong-boundary-wall.html>) will likely be vandalised / damaged / destroyed if this land is developed. It's the final remaining part of the original wall in the area. From the Statement of Significance:

The marker is the only known drystone wall extant in the ACT remaining in its original rural setting. It provides a reminder of the early agricultural origins of the area. The imposing solid line of the wall provides a strong visual, symbolic and aesthetic element within the landscape.

The diagram shows the only remaining portion of the original wall is right in the middle of this proposed development. It has survived for over 100 years. I doubt it would survive any development in this area.

The Bicentennial National Trail (<http://www.bicentennialnationaltrail.com.au/wp-content/uploads/Guidebook-10-updates-March-2016.pdf>) runs through the proposed development. If the area was to be bulldozed, what legacy would be left?

The Murrumbidgee River is also one of the main rivers that supplies Canberra's potable drinking water:

(<http://www.environment.nsw.gov.au/ieo/Murrumbidgee/report-02.htm>,

<http://www.environment.nsw.gov.au/ieo/Murrumbidgee/report-03.htm>).

From Icon Water's website (<https://www.iconwater.com.au/Water-and-Sewerage-System/Catchments/Murrumbidgee>

Catchment.aspx, <https://www.iconwater.com.au/Water-and-Sewerage-System/ACT-Water-Supply-Map.aspx>): The Murrumbidgee River is one of Australia's major rivers and many communities use it as their source of water. For decades, major towns upstream and downstream of Canberra, such as Cooma and Wagga Wagga, have been drawing water from the Murrumbidgee River, treating it and safely using it for drinking water supply.

It's not been made clear whether there has been any thought into the amount of effluent / runoff the building and continued existence of this suburb would produce and how much that will pollute the river. Pine Island is full of rubbish and waste left behind by inconsiderate people. I am not aware if the impact of that has been looked at.

In closing, I'd like to quote Technical Report 22 again:

The corridor forms an important connected series of ecosystems that contain the biological stock for the maintenance of biodiversity and genetic diversity in the immediate hinterland as well as preservation of several uncommon ecosystems and species. The animals, vertebrate and invertebrate, that exploit the vegetation and the biogeography of the system are very much part of this linear continuity. Into the future the conservation of biodiversity needs careful attention, with both a program of reintroduction of locally sourced plants, and a weed reduction regime that maintains habitat while removing pest plants from the seed bank.

The main recommendation from that report:

The protection of remnant vegetation is a major priority, in particular the Ribbon Gum Tableland Riparian Woodland, Snow Gum Tableland Woodland and Black Cypress Pine Tableland Woodland. Patches of remnant vegetation should be seen as core zones from which to enhance and expand existing or remnant vegetation

I hope you will consider the many impacts this development would have on the local area. I am happy to discuss my concerns further.

I really think this suburb near endangered species, waterways that are acknowledged that need to be preserved are short sighted and an error. There are important features in the area that should be preserved and recreational facilities under threat from this suburb and impact on the waterways. I do not agree that it needs to be done and will be making this an election issue when I discuss upcoming ACT elections with local members.

With all the development northside why do we need a development southside will put undue stress on our river system. No matter what procedures are put in place to protect the river, we are at the top of the system, our runoff affects the towns downstream. This is a bad idea, leave our river system alone.

I am completely against this proposed land development sight in Tuggeranong. The Murrumbidgee river corridor was never meant to be built along and only greed has propelled the plans for this new development. This is a very important river not just to the ACT but for all Australians & we should do as much as possible to protect it.

The land proposed for development has strong environmental values and is a valuable bush buffer between the river and the town centre, which protects the water quality of the river and the diversity of animals and plants that rely on this habitat. Waste water from a new development will pollute the river. Endangered species such as the Murray crayfish, declining woodland birds like the Scarlet Robin and the Diamond Firetail would be further threatened by development on this site.

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There are plenty of densely populated, treeless, suburbs already developed in Crace & Wright plus many other new areas in the North. There is also new development plans being implemented within Tuggeranong which will need to be filled so I'm sure not building in the corridor will not disadvantage any home buyers.

I disagree with the proposal for the following reasons:

- (1) the visual and ecological amenity of the river corridor will undoubtedly be diminished;
- (2) urban runoff (with associated pollutants) will at times undoubtedly flow directly into the river;
- (3) creating a suburb in this location is unlikely to contribute significantly to solving any of Tuggeranong Town Centre's existing problems;

(4) other options for residential development in Tuggeranong should be more fully explored before considering extending development closer to the Murrumbidgee River.

No I would not like to see this development occur.

If this government wants to re invigorate Tuggeranong and encourage people to the area why not invest in the town Centre. There is nothing appealing about that place. Why not look to the style of shops restaurants and cafes that have been so successful in Braddon. There are no markets or frequent activities that draw people to that end of Canberra. I would go to Tuggeranong if there was more on offer. The one thing I do love about Tuggeranong are its stunning rivers and areas of easily accessible bush land to walk and swim in to revitalise myself and connect with nature. I have grown up in that area and return frequently to visit these lovely sites including pine island and Kambah pool. I have always thought as Canberrans we are so lucky to have the best of both worlds, living in a city within walking distance of stunning bush land . I am aware that we continue to need to grow however this should be carefully considered and not at the expense of such environmentally significant sites. The short lived benefits of this development will be greatly overshadowed by the irreversible destruction to such an environmentally significant site . I as a resident of Canberra strongly disagree with this idea of further development this close to the river

There are so many reasons advocated in the messages below that even on doing a quick scan it would be hard not to be repetitive. The concept for suburban development at that site is clearly a poor one. It seems to be based simply on proximity to the town centre, without having even noticed that there is important riverine habitat on the other side. The Murrumbidgee is an important river of SE Australia. So it would impact on all areas downstream. Removing of valuable habitat would impact on many species. Attention has been focussed on the Scarlet Robin. That is of course just one of many species of concern. even more than the several others mentioned. Yes they will use suburban habitat to a small extent over winter but only because proper habitat is available nearby. The ability of different species of fauna to tolerate suburban habitats vary. As suburbs have developed there is often increasing loss of the more sensitive species. Because this proposal impacts on riverine and edge (ecotone living) species, the loss is likely to be significant. As it is, Canberra has a rich fauna presence but only by virtue of the existing proximity to good habitat. This region is an important flyway for migration (mainly of honeyeaters in Autumn). There has already been significant loss up till now. Every additional bit lost, makes the situation that much worse.

I disagree with the proposal. I have regularly walked in this area and it is inhabited by a lot of wildlife. In addition to the many kangaroos and birds, I have seen echidna, black snakes and brown snakes. Friends have also seen wombats. That's just in the middle of the day as I've walked through.

The area also hosts several archery fields, an excellent community facility that draws people like myself to Tuggeranong, and not just Canberrans. Building the suburb will take that away.

So this suburb should not be built as it will harm both a wonderful environment full of wildlife and an excellent community facility, both of which will diminish Tuggeranong.

Well that would be very surprising or actually somewhat impossible for one Kambah yard to achieve that. It does not actually indicate whether you like the proposal or not. This development would almost certainly reduce the range of bird species that would be available to the existing suburbs like Kambah. For one thing in Kambah, you would be unlikely to have any more than a sprinkling of the many available waterbird species. Canberra has about 230 species of birds that have been recorded in suburban gardens. In general, competent people who know the birds fairly well and keep records (in the Garden Bird Survey that has been run by Canberra Ornithologists Group in Canberra, continually since July 1981) get between 40 to 60 species per year. Some of the better sites get about 80 species per year. I am a very experienced observer in Kambah and I typically get an average of about 60 bird species every year at home. All details about the survey are in my book: entitled: "Canberra Birds: A Report on the first 21 years of the Garden Bird Survey" which you can source from any of the libraries. I am also in Kambah and over the past 30 years I have recorded an overall total of something like 118 species in and over 100 metres radius of my home. But that is only about half of the potential total species in Canberra.

No and no! As stated by nearly all respondents, building on a flood plain and ecologically sensitive river corridor is just stupid and fool hardy! There is also a historical element other than the wall in that Throsby and other early explorers/settlers discovered a number of native plant species here and this has been well documented by ANBG staff and ANPS members. Walking again along the river today, the degradation under current conditions is clearly evident! Rubbish everywhere, weeds absolutely everywhere, yet the spiel says that they want to "open up the river corridor to everyone" (there are a number of places to drive in to and a path following the river, do they want to build a bitumen

road here????? One can only imagine.

The large development near Bunnings has also not been completed and I expect that the large resident population to live here, will create a very significant added burden to both local traffic and mostly 1 lane roads, let alone add to the huge amount of traffic heading in to the city every day (again, mostly by inadequate roads no matter which way you choose to go). There are not many jobs in Tuggeranong (I have looked for yrs), so the fallacy of everyone walking/cycling to work in these massive residential areas is just that!

As well as more traffic added to the already busy and very noisy and disruptive Tharwa and Drakeford Drives, local residents are already suffering from the disruptive noise less in nearby homes and back gardens. I have complained and had noise measured (over 65dBs for a lot of the day), yet ACT Rds say that this is ok and that they don't have to incorporate any noise mitigation measures on current roads let alone any new planned road developments! This sound level is the level of a motor mower which you can't run in your own yard for extended periods as per environmental noise levels - yet it is ok for ACT traffic to cause this level of noise and disruption to residents both inside and outside their homes 24 hrs per day! I have paid for double glazing, just doors and windows and have heavy, insulated curtains - yet the traffic roar interrupts my life in the evening, at night when sleeping (trying) and in the am's (same on weekends). I have created a bush garden to relax in over many yrs, yet now I find it hard to hear the birds and have peace and quiet - just the traffic roar! After 13 yrs of hard work and prospect of ever increasing development, traffic, noise and destruction of the natural environment; I have decided (rather been forced to decide for my own health), to sell up and move away from the ACT!

I hope that public consultation on this issue is like many others in the ACT - just a process, nothing more eg. dam issue. As per other contributors, why overpopulate the ACT (growth is not measured by \$\$\$ but quality of life). Once the environment, space, views, air, peace and quiet are gone, they are gone forever! Why make Canberra like Sydney, Melbourne, Hong Kong, India, Bangkok??? In 5-10 yrs time, residents will be saying, "well remember when we had big native gardens, no noise, no traffic problems, clean air and lovely mtn views and we could go there and be alone without all these people?" It's already happening.....

Even back in the 80's in the USA urban planners were using established city limits to stop urban sprawl, yet here we are because of the few business/residential developers (already millionaires) pressuring politicians to develop at any cost and anywhere! ACT coffers at the ready to gain from any more taxes and donations! (live within your means). Politicians listen to the people that voted you in and voters, have your say! If business owners say that they don't have any customers in Tuggeranong, then why are all those people in the mall, why are there no food stocks are even Coles and Wollies shelves on Sat. and Sun evenings after the crowds????? Enough is enough!!!

NO definitely not.

I do not believe any possible advantage to the people of Tuggeranong will outweigh the down side of loss of countryside and habitat for wildlife . Once gone it is gone. What are we thinking about?

Building ever more suburbs is not going to keep countryside for future generations to enjoy.

I wish to voice my opposition to the proposed suburb of Thompson, west of the Tuggeranong town centre. It has been said that the reason given for this decision was the declining population of Tuggeranong and the effect on traders in the Tuggeranong town centre. It is reasonable therefore to assume that the interests of the business sector and land developers come before the wishes of the community and the welfare of the invaluable Murrumbidgee River Corridor. The suburb of Thompson accompanies plans to develop land near the town centre, the eastern side of lake Tuggeranong, the Murrumbidgee golf club precinct and west of the river if Mr Seselja's vision is fulfilled - at the expense of the river Corridor.

The proposed position of Thompson is sited at the narrowest part of the existing Murrumbidgee River Corridor. From Point Hut Crossing to below Kambah Pool on the eastern side of the Corridor, is the narrowest, un-buffered section in the ACT. Right now, the urban area from Banks to Kambah is the densest in the Tuggeranong Valley and do not have buffers such as the Woodstock Nature Reserve in West Belconnen to protect the river.

The urban density of Tuggeranong already impacts on the health of the Murrumbidgee. This has been exacerbated by the creation of the chronically unhealthy Lake Tuggeranong, which overflows directly into the Murrumbidgee. Overflow and runoff from the Government buildings in the vicinity of the proposed suburb cannot be controlled - recreation facilities nearby invariably experience flooded car parks as a result. The Corridor and river are also impacted. The condition of the Murrumbidgee River has deteriorated as a result of current urbanisation. In June 2008, The Murray Darling Basin Commission released a report on the poor condition of the Murrumbidgee. It also commented on the "extremely poor fish stocks", and the declining numbers of fish species. There is no proof that things have improved in the meantime.

I wish to point out a few other facts that suggest that the Murrumbidgee River Corridor should not be interfered with by schemes such as "Thompson":

\* The Murrumbidgee is a nationally significant river. It is the main drainage component in the Murray –Darling network and we have a responsibility to maintain its health and integrity.

\* The Murrumbidgee Corridor is a vital environmental and heritage precinct.

\* It has immense cultural value.

\* It was recognised in the National Capital Plan for its unique natural beauty and its terrestrial resource value including habitats of rare and threatened plant and animal species and heritage values. The Corridor was always seen as essential for city edge definition i.e., "the transition from the urban landscape to the rugged forested landscape of the mountainous skyline to the west of the city."

\* The Murrumbidgee River Corridor provides unique recreational, educational scientific opportunities.

• The Corridor is in the Register of the National Estate.

It has been reported that the ACT Government has identified some ninety sites throughout Canberra for possible development. I recommend that they check out other options instead of threatening a most valuable heritage asset, one that is loved by Canberrans who have enjoyed its natural beauty and joys for many years. Leave it alone!

No. Please do not build a new suburb so close to the sensitive Murrumbidgee River Corridor. The area is mostly native woodlands currently supporting a healthy native birdlife. Rare birds such as Flame Robin and Scarlet Robin are found there especially during colder months. A critically endangered Regent Honeyeater was found for at least 5 days behind the Department of Social Services and Alpha Hotel on 17 Oct 2014. Recently on 07 Apr 2016, a pair of Wedge-tailed Eagles soared above the area, with one roosting briefly on a tree near the sewage pond behind The Vikings Tuggeranong. (These sightings were seen by myself but are also supplemented by other Canberran birders in Canberra Birder chatline). There are certainly a lot of other alternative sites available for housing development but this patch of urban fringe area is too precious to lose and should be preserved for more environmental friendly recreation area or simply a buffer zone along Murrumbidgee River Corridor.

Resident who lives and works in Tuggeranong.

no I am against this development

No

please do not build the proposed suburb of thompson along the Murrumbidgee corridor. this land is beautiful recreational walking land, we love to walk and swim and picnic in a feeling of nature - one of the greatest things about Canberra is how easily you can be out in the bush. this is our unique proposition and it is rapidly being lost - I loved the Coppins crossing area for its scenic beauty and now it is housing estates s far as the eye can see - dusty and treeless. once lost it= cannot be undone - there is plenty of land elsewhere in Canberra that can be used without destroying this precious place.

I do not agree with this plan. Suburbia has already encroached too far into this beautiful river corridor. Already the Government is not effectively managing the negative impact on the Murrumbidgee of previous bad decisions to replace natural waterways with cement drains and creating a lake which is the most polluted in Canberra. Don't compound these problems by adding another new suburb to the mix. Protect what remains of the natural environment between the town centre and the river and fix the existing problems that have resulted from poor planning and unsustainable development.

No to proposal. It is silly to try and correct the bad planning location of the town centre by expanding residential down to the river. I'm not against Tuggeranong expanding but the area proposed is smaller than Crace but with more residential properties! What concerns me most is according to the Minister construction will star in 2018. Gives the impression that development is a done deal. If development must go ahead reduce the encroachment down to the river and restrict development along Athlon Drive with no development further west than western edge of Vikings Club. Better still relocate the bus depot which is on prime land. Finally has planning really given much thought to the impact on our roads??

There is the South Quay development opposite Bunnings and additional residential development along Mortimer Lewis. Athlon Drive and Drakeford Drive cannot carry the additional traffic. I have absolutely no confidence in future road development to cater for the increased traffic given ACT Government's poor history in road development on both North and South side.

when the suburb of Tuggeranong was started we had a LABOR Environmental minister & federal MP, for Canberra, who said there will be NO encroachment upon the Bidgee, a Buffer zone of 1-2/miles shall be maintained, it was no other than Whiteboard-Ros Kelly; take note," Chief Minister "you & your Government make & give out excellent advise, instruction & legal sophistry, about WATER & River Ecosystem to protect our most precious Item Water, yet you are intend to VANDALISE, the area you call "Thompson" which has the best Woodlands to be conserved for the endangered Aquatic/Riparian /woodland Threatened ecological communities covered by the EPBC Act's, Your Greed for \$\$\$\$\$, exceeds all your preachings, the Bidgee is already under extreme Stress, from loss of runoff due to Pine plantations, subdivisions at Bredbo Michalago, your own pumpstation & NO RAINS, you have already contravened the projected buffer zone at Pine Island, upstream; you ignore all established Riparian Land Management Technical GUIDELINES for the sake to please the developers \$\$\$\$ & Your cut of % incomes; Siltation Salt, Nutrients, Sedimentation all are increasing; the Bidgee is the second largest River system & downstream Communities rely on this precious WATER; Fish & Crayfish are already depleted due to your encroachment at Point Hutts well, that makes this Government the biggest VANDALIST in this Country; the Romans have a phrase; "NON omne licitum honestum,." this suburb IDEA is mainly due to taking the HEAT of the GRANDIOUS Financial FIASCO up North : "YES the Light Rail Calamity

NO! your Bombshell proclamation is typical in a peer driven dollar hunting Autocracy, the Government of the day has become a Developers Paradise to print Money, classic, examples are the proliferation of high rise buildings on any Green Spot in town; Civic centre already looks like "Manhattan Minor" Aerodynamics clean the street; has anyone taken notice the Northbourne FUNGUS is now noticeable " Husquarna- or Stihl " take your pick, future generations may wonder about the integrity of these Vandalistic Governments; what's obvious to blind Freddy is we have too many centralised malls, for the volume of people, WE in Australia are called a DRY Country yet not one Government make ANY attempt to increase our Most Precious Item WATER, yet no one has made water from the basic elements " H " & " O ", the present lake Tuggeranong & the ponds along Isabella Drive were designed to retain & stop polluting the Bidgee!

What a calamity when a director of this fabulous department Environment & Planning Directorate says: "I don't care about your Stormwater problem, if you create a nuisance it's your problem," what an attitude; recent anecdotal evidence was in the press recently, Native fish & crustaceans, birds, reptiles, have been depleted 90% below previously investigations, European Carp has now overtaken all upstream rivers in the Bidgee, in all deep ponds as the flow of the river diminished dramatically,

Mother Nature does not like nor can be regimented like sheep or humans in densification High rise Glass cages; Leave the river alone!

this government has a phobia about signage, just take a drive along gravel roads every 100m, a sign "Take care this area is valuable CATCHMENT LAND for our DRINKING WATER.

Don't! begin your arguments with " Ministerial Powers" Minister Corbell is still looking for the Legless Lizard up north, animals don't observe fences or Boundaries, each Species has its OWN Territory, they don't listen or abide by Laws, or propaganda

NO!

How do I know so much about this district of Tuggeranong, I worked in the Industry from the start, used to have picnics when I lived in Downer, was nominated to work at Tuggeranong, offices & Power station at the Lake, assisted to build the suburbs, & build the Pine Island recreation areas which have greatly been modified to suit present ACT Planning Ideas; the Contours should prohibit any development due to the storm water runoff, also the recent regrowth of the finest new woodland along this portion of Land is the best along the Bidgee; Minister! you are out of your mind, have you ever thought to investigate the likely discovery of artifacts?

the trouble with governments if they are in power too long, I think is a sign of being accustomed to such power that the truth does not matter, because they cannot be contradicted so they think.

The pine plantations up river on the Bredbo had a devastating effect on fauna & flora, & devastating consequences to all AQUAFIERS, MINISTER your entire planning department needs complete policy clean up, we do not have Glaziers to supply water during the summer months we rely on these groundwater sources, be it CONNATE, METEORITE OR JUVENILE WATERS, & MONTANE WETLANDS, THESE ARE OUR ONLY SOURCE OF WATER SUPPLY, for Humanity & Biodiversity.

Just remember we the taxpayers pay for all your fancy ideas; ( Light Rail costing is abysmal & Sophistry ala grande )

Here are a few words from a very well known Man; Thomas Fefferson, " To compel a man to subsidize with his Taxes the Propagation of Ideas which he Disbelieves and abhors is Sinful and Tyrannical "

NO!

After my registration, I was amazed at the glossy presentation ,Lake & Towncenter, Sophistry in full bloom !

Why don't you " CHIEF Minister & Minister for Environment & Planning "; Present the real Fact's .  
DON'T use your well known SOPH 'ISM. People that are not familiar with the " SITE - Locallity", assume you are building on the Lake , as publications are Extremely glossy, & Misleading; When in Fact you are destroying , the most Precious Natural ECOSYSTEM, with new woodland ,herbs sedges, native grasses Ministers have you spend any time ever Fishing & Listened to the Sounds of our unique Birdlife & all other flora  
Let's , hope& see you have a soul, & the gut's to abide by the democratic voice ( THE PEOPLE )

It will ruin the local wildlife. And do we even need any more suburbs. There are plenty already!!

No. Why there? Urban infill will make our public transport system more viable and protect this precious ecosystem.

Please protect this precious ecosystem.

Do not build a housing suburb here. This is a beautiful area that serves to handle the runoff from Tuggeranong.  
Please do not spoil this area by building a suburb here.

No. There needs to be a buffer zone and we need to keep the environment in tact near the river.

Yes. The land is eminently suited to an extension of the urban area. But in a form that links the town centre to the river; not that continues the isolation. I am comfortable with a density spectrum, reducing as you move towards the river. But the form needs to complement the current urban form and not simply be a spread of shoe-box apartments from Athlon to the riverfront.

No. It's utter madness this is even being contemplated. Leave this ecosystem alone!

We definitely need a new suburb so that our extended families can live closer. This hopefully will improve our shopping centres and restaurant choices in the region.

No. Firstly, it's a beautiful native forest area and the actual building works (and the impacts of people living there) will destroy the river with probably calamitous down-stream impacts.

Secondly - we're spending one billion dollars plus (!! ) on light rail in the North of Canberra that won't be extended to Tuggeranong for 30 years (if ever). It makes no sense for the foreseeable future to develop anything not linked to that corridor in order to recoup every possible dollar of that extraordinarily large investment - ie. more developments in the north, not the south.

NO!!

The area is a beautiful part of Canberra and should be conserved for the generations to come.

By building the suburb, you are making Canberra become more spread out which is not a good idea - Canberra is spread out enough already.

And who is going to fund a bus or lightrail to go all the way to the edge of Canberra which no one will use?

I just don't understand why you continue to insist on building new suburbs all the time. It makes no sense. I really think it's time you got your act together and started caring for the environment instead of destroying it for unnecessary dwellings.

Knowing the ACT Government, they will probably just go ahead with the project regardless of what the community think.

No! Small benefit for a large environmental damage.

No, I would definitely not like to see a new suburb built between the town centre and the river. I enjoy the buffer zone between the urban area and the river; it is one of the reasons why I like living in this area. It is wonderful for hiking, swimming and canoeing, and just feeling close to nature. The Murrumbidgee corridor needs to be protected not just for human relaxation, but also for the habitat it provides for animals, birds and plants. I am strongly against going ahead with this development plan.



## Have Your Say emails

I provide further supporting comment why the new suburb should be terminated:

- 1) Yesterday 1/3/16 at about 2.00 PM I was in a small group of fellow archery members discussing the above urban proposal. One female member stated that over 600 community members have lodged an electronic petition against the above urban expansion. It appears a lot of the comment (feedback) centres on disability archery club members and there needs for such public facilities. Other supporting comment centres on disability archery members experiences with out door archery and that this experience in many instances is life changing in significance. The ACT Government should survey this minority group for there environmental perceptions and needs for access to such out door recreational ecological zones as currently administered by Archery Australia etc.
- 2) The current geology and soils zoned for urban expansion under periods of heavy rain turns into basically a swamp zone. The area is a landscape water discharge point to filter rain fall from surrounding constructed urban areas and commercial centres. This zone has been under some form of extensive landscape rehabilitation by the former NCDC via the establishment of forward mass landscape tree plantings to stabilize fragile native grass land communities, soil and geology systems.
- 3) The natural landscape zoned for urban expansion comprises several natural landscape amphitheatre systems. These systems are large circular depressions that are enclosed by natural creek lines and ridge lines. These depressions have no significant views to the Murrumbidgee River and adjoining mountain ranges. To build residential housing in such depressions will increase natural heat levels during hot summer periods making them like a hot house or green house in character. The area zoned for urban expansion will be prone to adverse prevailing weather conditions including sever cold periods during winter etc. The natural microclimatic patterns of these amphitheatre depression zones is not suitable for enhancing high class urban residential housing development etc.

Just wanted to lend my support to the consideration of the new suburb on the west side of Tuggeranong. My family recently moved to the new section of Bonython closest to the Hyperdome. We love the easy access to the Hyperdome's services. However, there is a real lack of quality shops and dining opportunities whilst adequate, could be improved. I believe that a well thought out suburb could breathe life into the area and turn it into a vibrant community. I work for a government department in the area so I ride my bike to work. My only disappointment is having to travel to other areas of Canberra for dining experiences and decent shopping. The Murrumbidgee corridor is beautiful and we need to protect it at all costs. However, I believe that with the right planning and infrastructure it could become an area frequented by the locals and this would put an end to the deviant behaviour that occurs, including burn outs etc. Infrastructure like roads will be important and I have noticed an increase in traffic and this will only get worse once the South Quay development residents move in. Tuggeranong needs development and new life and is already suffering in comparison to other centralised hubs in Canberra. Again on the surface I support this development.

I have lived in Canberra for 28 years and for that entire time I have lived in the Tuggeranong Valley. I do appreciate that the population is aging here and the shopping and dining opportunities are declining compared to more northern suburb. the new areas are smart and dynamic, interesting places. However, I don't think this should be the only concern. The priority the ACT government gives to the environment has always been one of the things I have admired the most. This plan for Tuggeranong flies in the face of sensible environment planning. The amenity this area provides to those in the valley as well as the protection it provides for animals and the river is of paramount importance. We cannot keep growing without thought to the impacts on nature.

The suburb is too big, too close to the river and will wreck the amenity of Pine Island.  
Also, in times of drought many communities rely on the river water for crops and drinking. How can we in all conscience, let it leave the ACT in a worse state than when it came in?  
Put more units, higher units around Lake Tuggeranong. Infill Kambah, Wanniasa with town houses (I'd be happy to sub-divide my property) but please leave that strip alone.  
If it went ahead, I would say okay to half the size and further distance from the river but not the present plan. It is too intrusive.

Hi

I believe that a environmental landscape assessment study should be conducted around the current natural landscape settings surrounding the proposed new suburb zone, the proposed urban expansion zone and define its heritage, landscape and environmental significance in relation to adjoining natural landscape systems surrounding this zone and the urban interface of Canberra. This study should consider existing and future land use conflicts including competing needs for recreational interests (archery) close to and adjoining the Murrumbidgee River Corridor. Including semi wilderness and natural wilderness values close to and adjacent to the Hyperdome. This study should consider sever fire storm risks to the proposed site for urban development and prevailing adverse weather conditions coming from the western side of the Murrumbidgee River Corridor.

A possible reference study is an unpublished report by Peter Shumack, Impact of Development South Coast NSW, CCAE 1984. This report was reviewed by Professor Ken Taylor and was rated as "professionally sound". His hand writing is still drafted on this report. The report was also reviewed by Dr Robert Boden in 1986 and was rated as "very comprehensive".

This report contains and details landscape assessment methodology and evaluation criteria for evaluating land use and environmental conflicts:

- Landscape visual assessment
- Urban development/visual impact
- Visual prominence
- Visual absorption capability
- Residential suitability
- Land use suitability for recreation
- Carrying capacity

Land use assessment zones could possibly include a study of the Murrumbidgee River valley corridor adjacent to the Tuggeranong Town Centre/Hyperdome running north from the Hyperdome for 5 kilometres along the Murrumbidgee River and then running south from the Hyperdome for 5 kilometres along the Murrumbidgee River.

Landscape assessment zones should include:

- Murrumbidgee River and landscape interfaces 100 metres either side of the river
- Elevated river valley low lands either side of the Murrumbidgee River for 5 kilometres (buffer zone to urban edge)
- Western side of Murrumbidgee River elevated mountain back drops
- Canberra urban interface

Further evaluation criteria (landscape ecological heritage criteria) may possibly include:

- Aboriginal cultural landscapes of significance (man modified native landscapes by indigenous communities)
- European cultural landscapes (man modified native landscapes by European settlers - the invasion)
- Australian cultural landscapes (man modified native landscapes caused by actions of both Indigenous and European actions).

Existing heritage-based criteria and assessment takes into account the following criteria:

- Natural or historic (cultural) significance
- Aesthetic significance
- Scientific significance
- Social significance

Current reference studies include:

- <http://www.landarc.com.au/heritage-landscapes.html>
- <http://www.sciencedirect.com/science/article/pii/S01699204605000575>

Thanks

Please design the roads and blocks of land so that houses can be designed to utilise the sunshine and not only the

views.

All blocks should be large enough to let the owner turn it to utilise the winter sun and the views, i.e. around 600 m<sup>2</sup>. The best energy savings can be done with just a proper siting and window location of a new house.

We have been “hanging on” to the area for 30 odd years now waiting for the Land Bank to be used. We have done the bare minimum to most of it while maintaining the Tuggeranong wall and water quality to a higher standard. The recreational uses have been maintained too. I’ve been looking forward to this- Integrating the area more completely into the Tuggeranong Land and People scape.

Done well, with wide buffers and skilled recreation planning and management by professional Rangers, this development can greatly improve Tuggeranong. I have thought about it a fair bit over the last 30 years and suggest:

- Ensuring the buffer is > 250m and well vegetated. Current Bullen Range Nature Reserve boundary is badly insufficient and Inner and Outer Asset Protection zones need be outside the Bullen Range Nature Reserve.
- height restrictions for buildings closer to the River to ensure visual aesthetic quality.
- Improve Murrumbidgee Discovery Trail to a multi use trail from Tuggeranong Creek to Pine island,
- re route Centenary Trail along Tuggeranong wall as the centre of a linear park.
- No Cat suburb,
- No Take Native fishery in this Reach from Point hut to Kambah Pool, but do allow take of Non Natives.
- Have a duplicate Concrete walking and Cycle and dog friendly Path along back of houses as part of the Inner Asset Protection Zone to reduce use of the Murrumbidgee Discovery trail.
- Excellent water sensitive design and route all storm water to Lake Tuggeranong and install small water quality control ponds as Urban Features to reduce demand on the river and clean local storm water.
- A “River or Murrumbidgee Gateway” Visitors Centre and Small Works Depot at Pine island.
- Extra staff for Management of the Murrumbidgee Corridor area and Education of the Tuggeranong community attached to TAMs or EPD.
- The Suburb needs an Indigenous name to honour the Local Community. If allowed by the Gnunawal Elders, I suggest Hongyong.
- Street names to reflect the Pioneers of the Valley.

I’d like to go for a drive with you sooner than later so the end Reserve design is efficient and functional and the “Human Habitat” is beautiful and sustainable.

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My name is \_\_\_ and I am a retired former public servant. I previously worked as an Executive Level 1 in the Commonwealth Department of the Environment where I managed the Bushcare Program for South Australia and was the Commonwealth's representative on the South Australian Native Vegetation Council. I am a former walks leader for the Canberra Bushwalking Club and a past President of the Australian National University Caving Club. After careful consideration of the proposal to construct a new suburb on part of the Murrumbidgee river corridor beside Greenway, I am writing to express my opposition to the proposal. The important principle that must not be transgressed is that of avoiding all urban development within the river corridor proper. The construction of streetscapes and urban gardens within the immediate river corridor will create greatly increased runoff with the attendant problems of erosion, pollutants (herbicides, fertilisers etc), sediment load, de-oxygenation of the riparian environment/algal blooms and increase the distribution of environmental weed seeds. Such development will also further reduce the habitat for birds, fauna and native plants and will damage the visual amenity of the river corridor, which is a delicate ecosystem. It will place further pressure on the natural environment from the increased foot traffic from casual walkers and from urban pet activity that it will generate.

Hello, I am against this proposal. I came here in 1968 just as Woden was being built, and worked in the then Sirius building (now demolished, with a multi-story building there in lieu, still called by the same name). Also worked in the Alexander & Albemarle building (now vacant for quite a period of time, not sure what's happening there). I live in Kambah below Uriarra Hills & regularly walk up for exercise, invigoration and the views to Bullen Range. I can also make out Tharwa Bridge and the view of the flow of the Murrumbidgee. On a good day one can even just make out Cotter Dam. Were this proposed suburb to eventuate there will be very little incentive to walk up there because the only reason would purely be the exercise. Who wants to overlook house roofs? The view of the Murrumbidgee would no longer be seen! I see all this building along west bank of Lake Tuggeranong – seems very close to the waters edge, tho I havnt looked at the plans. Will there be any space left there for people to have a quiet break from the daily routine? And another thing. Around the country we hear such & such a place has been flooded, x houses damaged. Seems to me the relevant authority which permitted building in such flood prone areas should be held responsible. No permits should be issued in such locations. To conclude, as I said, I am against the proposed development.

Leave the Tuggeranong Archery Club grounds alone!  
Any new housing" can be done by "developing" all the strips in existing suburbs that have the signs "Reserved for Future Development". They were reserved 30-40 years ago and it is now the future, so develop them. It is bad enough you have given away the lakeshore to apartment block developers for their profit. You do not need to increase urban sprawl towards the river - just the ground water runoff from the "suburb" will increase pollutants in the river. If Tuggeranong has an "aging population" their existing houses will soon be available for the next generation, this is how nature does things.

Your proposal is an encroachment on the overloaded riversystem, the federal minister for the environment Ros Kelly and member for Canberra guaranteed the Riparian buffer Zone 1s & would Always Be 2/miles = 3.2/km min., you are proposing for political gain to Overload the river with non desirable materials rubbish, destroying the bidgee 's integrity, plus increasing the pollution problems for all downstream users ; for your greed for Cash fromdevelopres

I would like to receive any updates about the proposed new suburb as discussions proceed.  
Thanks

I have just seen the Plan for the proposed development between The Tuggeranong Town Centre and the Murrumbidgee River.  
I am appalled  
The Archery Centre would lose all their outside areas that have been developed over the years. There are permanent structures there as well as grassed areas that they have cared for for years..  
That should not be taken from the Archery Club

I am writing to you in respect of the mooted new suburb of Thomson in Tuggeranong.  
I partially support expansion of the Tuggeranong valley and the new suburb of Thomson but the planning/construction detail may sway me for or against.  
I am an owner of a Unit in Cowlshaw street Greenway (Emphora building).

The building comprises 41 Units and many have views to the immediate west overlooking natural bushland and the Brindabella ranges.

I wish to lodge a formal complaint against any intention to build low or high rise buildings on the west side of Athlon Drive between the Vikings Club and the dam.

Should large building be placed in this position, then all Emphora owners will lose the amenity and panorama that we have now.

I and my other Unit owner colleagues believe that our property values will decline markedly if such building/s were to be constructed that takes away our amenity and panorama.

Before I purchased my property at Emphora I was led to believe that no major construction was planned for this area although rumours have been rife for some time now that there may be an intention to use some of the site for a low impact aged care centre or retirement village. I could support such a venture.

I would be very interested in having more information of intended building plans, access roads, amenities etc that may encompass this new suburb should it be considered.

Yes please- let's clean up the awful anti-social, hoon burn out and constantly polluted and littered river area West of Tuggeranong Town Centre (esp. the eyesore and anti-social area that is now Pine Island 'reserve') and make some social and residential amenity out of it!

This Bonython rate payer and resident, Tuggeranong Office Park worker and local walker can't wait.

I love the bush but this part of Tuggeranong has become an abandoned burden and safety risk. The river area and empty spaces downgrade the whole region as they have become a too convenient hoon drivers and illicit drinking and youth bush refuge and the river itself is in a bad state from such abuse and pollution- with the car park down there just full of litter.

I'd love to see that area be a decent small restaurant strip or café in front of homes and behind a decent walkers' or bike path.

Can I recommend ACT govt planners take a trip to Wangaratta VIC and inspect the river side precinct of that town to see how an area around a small river flow and creek precinct can be renewed?

I would love a bike or walking path that extend from the back of Bonython right down to Kambah with a western perspective to reposition poor old Tuggeranong CBD from its focus around the Hyperdome and have it take advantage of the stunning natural backdrop West of the now built environment that we have in the area.

Keep going with the master plan ACT Govt team !!

Thank you. If you could please add my details to your project database so that I can receive future project updates and be included in future phases of the community engagement process, that would be great.

My first instinct was to be opposed to the development of the suburb of Thompson, on environmental grounds. However, after having walked through the site, I now support the proposal, in principle, subject to the following conditions:

1. The area of the suburb should be smaller than that area outlined on the Government website, for environment reasons. I suggest the suburb's northern boundary be opposite Anketell St and the western boundary be no nearer the Murrumbidgee River than the western boundary of the Archery Club.

2. All the housing should be medium/high density. Amongst other things, this will maximise commercial benefits for the Tuggeranong Town Centre.

2. Trees cut down to develop the suburb should be replaced with trees planted in the remaining part of the river corridor. This will help preserve habitat for birds.

3. An impenetrable fence should be built adjacent to the river side of the suburb with limited access points (that is gates, which automatically shut after being opened). This will assist in limiting people and pet traffic in the remaining part of the river corridor and also keep kangaroos and other animals out of the suburb.

During my walk through the area, the only animals I encountered were (too) many kangaroos and rabbits. Neither of these animals are endangered species. If there are endangered species currently occupying the area to be covered by the proposed suburb, every effort should be made to relocate them in the remaining part of the river corridor.

Two (non-commercial) benefits of the proposal are:

1. It might reduce, for a time, political and commercial pressure for the development of suburbs west of the Murrumbidgee River. I find it disturbing to think of suburbs being developed west of the Murrumbidgee River.

2. By reducing the area of the river corridor it might be more feasible for the remaining part of the river corridor to be better managed by the government agency. I thought the area I walked through today did not look as well looked after

as it could be.

I would like to see another retirement village built like the one at Isabella Plains by Lend Lease. It is a top class facility. If that were to happen, by that time my youngest daughter who still currently lives with me would hopefully have a government flat by then, enabling me to be able to move.

As a resident of Tuggeranong I wish to voice my disapproval of this proposed development. It is far to close to the Murrumbidgee River and is in danger of run off pollution from this development. It will also greatly effect the bird and wildlife that currently inhabits this area.  
It is foolish to risk endangering the river and the pristine nature reserve just so that business will benefit. It's about time we got our priorities right. I thought the ACT was more responsible than to allow the few to benefit from what will be a disaster to the area.

I wish to email the government to express my high approval of the newly purposed land development in Tuggeranong. Land has been hard to come by in the ACT with the demand pushing prices up considerably. Due to the shortage, builders having been buying several blocks and pricing people out of the market. I believe that the high prices people have been paying in the Molonglo valley and Northside goes to show how much the market needs more land on offer. I believe more land developments the government can offer the better. This will keep young family's building their own homes in the ACT, rather than in other developments like Googong.  
I really hope the government comes through with this new development.

I have a query about how the proposed suburb will impact on the Bicentennial National Trail.

I would just like to say I think this is a great idea my only concern is this suburb will end up like Gungahlin with really small block sizes. It would be great if this land could continue with the decent size blocks like the rest of Tuggeranong. My husband and I have lived in Tuggeranong our whole lives and would love the opportunity to build a new home for our family without having to move to west creek, the north side or even Googong. We love Tuggeranong and this suburb release would be perfect.

I raise my strong objections to the creating of a new suburb to the west of Athlon Drive in Tuggeranong. The location of the suburb will destroy the environment in which I live in effect on the edge of suburbia. Currently there are beautiful views of the bush down to the river and beyond to the Brindabellas. There are native animals which call this area home. There are beautiful bush walks on our doorstep. This will all go if the proposal were to go ahead. I have no doubt that if the new suburb were to go ahead the value of my home would be negatively impacted. I would be looking for the government to provide compensation to what is my biggest asset and a significant part of my retirement investment.  
There are issues in Greenway and the Tuggeranong Town Centre that should have a greater priority. The new SouthQuay development and the many new residents it will bring to the area will stretch the services currently available - education, child care, medical, shopping, parking, entertainment. These issues need to be addressed as a priority rather than adding to the problems by having another suburb nearby.  
I look forward to your response.

Please send me updates on the proposed new development in Tuggeranong

I would just like to register my concern that any proposed development in the area known as Thompson carefully consider the impact on the local wildlife/species, riparian zone and the river itself.

I wish to lodge my details so that I may be notified please of when the consultation process begins,

I think this is a great idea, the parcel of land has always been a favourite of mine & to think I may now be able to live there is wonderful. Dream come true!

your bombshell announcement to create a new suburb to take the heat of the financial sophistry up north "light rail" fiasco, is typical political stunt, the ACT gov., is part & parcel to the "Murrumbidgee Catchment Blueprint", stressed rivers assessment reports, including Threatened SPECIES, COVERED by the EPBC act, WHO is going to make the Environmental Impact study? the developer? what happened to the riparian buffer zones, the quality of water for down stream people, stock & irrigations, the contours are against development, should you invoke your "Ministerial dictatorial powers you will be known as the 21st century Vandalist for sure, have you ver minister asked yourself why do the Chinese buy properties with Water, chubbie, ord river, & the damming of 15 Himalayen rivers for Chinas use, Yes

because China's river water is unfit to be used for Human consumption, birds & Bees only drink uncontaminated water

I've filled all in questions but it won't submit.

I would like to lodge a formal objection to this proposal, using the planning process.

Can somebody please contact me regarding your process, so that I can do that.

I would also like to know when this matter will be discussed by the planning committee, who sits on the planning committee and so, so that I can put my input into that by due process.

I would also like to be pointed to the appeals process, in case this travesty is approved.

please also include consideration of this recent observation by our government

[http://www.environment.act.gov.au/\\_\\_data/assets/pdf\\_file/0004/848074/Scarlet-Robin-Action-Plan-Access.pdf](http://www.environment.act.gov.au/__data/assets/pdf_file/0004/848074/Scarlet-Robin-Action-Plan-Access.pdf)

Yesterday, Sunday, I went for a hike along the Murrumbidgee and was alarmed to see information about a proposed suburb close to the river near the Pine Island area. The Murrumbidgee is under enough stress already with global warming without adding more housing along its length. We must protect the river corridor for plants and animals and also as green open space for people. Australia is an arid continent and we must take better care of our rivers.

Building a suburb along this precious river corridor is a terrible idea and I certainly oppose such so-called 'development'.

There are 2 major reasons to NOT do this development:

First it will increase urban sprawl by putting more housing distant from most sites of employment. People will be MORE dependent on cars and commuting times will increase for all those not actually working in Tuggeranong.

Second: It will degrade an area adjacent to the Murrumbidgee River which provides critical habitat for a number of endangered species and have negative impact on water quality of the river. We should take pride in our "bush capital" and the areas of close in accessible bush. Destroying this popular recreation area will diminish that sense of bush on our door step.

Forgive me if I am mistaken, but I understood there was a ban imposed about 30 years ago on development encroaching closer to the river corridor, to ensure the river has at least a modicum of protection from the pollution of urban runoff.

Can you please explain what environmental factors have changed to warrant any consideration of lifting that ban.

I cannot believe that there is a plan to ruin the beautiful bush land on Athllon Drive. I will not be voting for a Government that is seriously considering this, let alone doing it.

This is an excellent idea. It addresses the need to create greater urban density in and around the struggling town centre, which has the double positive effect of supporting business in that area and adding a new pool of people to the end of the transport link through the City to Belconnen. It should be pushed through and I'm sure you know the arguments to use in support, including the extension of the proposed tram line.

As a Tuggeranong resident of over 35 years (1979) I am very disturbed by the lack of support of successive ACT governments to this area. Belconnen and Gungahlin have had their time and have benefited, it's now time for Tuggeranong to see some growth, hopefully to be followed by the placement of some ACT Government facilities out this way as well.

Please view this petition from local and national supporters of the Tuggeranong Archery Club. In just a short time, 700 members of our community have signed the petition against the proposed development of the suburb of Thompson on the archery club grounds.

<https://www.change.org/p/project-managers-at-act-government-save-the-tuggeranong-archery-club-grounds>

Please take a moment to view the comments in the petition, and you'll understand why this land is so valuable to the community.

I would like to add my name to the NO Thank you to the proposal to build the suburb adjacent to the Murrumbidgee River corridor.

1. It is in a sensitive area which has been classified as a reserve area and should not be touched.

2. there is already new development with South Quay 3. Additional traffic congestion and parking issues would result if more people move to the area 4. Yet again more flora and fauna will be pushed further away than their present location  
If you wish to attract more people to the Centre, DO UP THE HYPERDOME AREA and make it more attractive and vibrant.

I believe this to be a short sighted, politically motivated, poorly thought out - if at all - proposal. This proposed suburb is to be located on a water catchment area, on grounds that are currently enjoyed by thousands of people in the local, and beyond, community and should be left alone rather than squashing thousands of people, in ticky tacky boxes and destroying the environment, the ambiance of the area, and the hard work of community people who have worked hard to set up facilities that will become affected by this crazy plan. Hoping this ludicrous proposal will be squashed!

I am STRONGLY AGAINST this proposed new development!!  
I have grown up in south Canberra and for 28 years I have lived in Kambah, Wanniasa, and Gordon. The best part of the Tuggeranong area is the River Corridor and for some reason you want to destroy it! This is outrageous! The Murrumbidgee Corridor is not supposed to be developed. It will ruin the cultural and historical value of the area, not to mention completely changing and adversely affecting the environment.  
I am concerned about the future of the Tuggeranong stone wall, the detrimental impact that water run-off will have and the erosion that it will cause, pollution (both rubbish and noise) that will affect the wild life and river life, and the large human footprint that will completely change the landscape for the worse.  
I regularly use this area, and as mentioned above, I grew up in south Canberra and a lot of my time was and still is spent exploring and relaxing by the river. It is a beautiful space and a tranquil retreat from the busyness of life, and this planned suburb will totally ruin all of that.  
I will do whatever I can to make sure this planned development DOES NOT go ahead!

Thank you for the opportunity to present a submission in relation to the proposed development area identified as Thompson in Greenway.  
We are writing this submission on behalf of clients who are making decisions about investment opportunities in the Tuggeranong Town Centre. As identified in the recent Town Centre Master Plan, realisation of many of the aspirations of the master plan will rely upon lessees and the business community investing in the centre. In order to attract investment a relatively stable planning regime is required. It does not need to be static but it does need to be predictable.  
The ACT Government has published several recent planning reports that are relevant to the investment environment of the town centre.  
The Master Plan.  
The Tuggeranong Town Centre Master Plan (September 2012) sets the vision for the town centre over a 30 year horizon and was the basis for a significant update to the Greenway precinct code. The master plan states:  
“The Tuggeranong town centre is predominantly owned by private lease holders. A key function of the master plan is to provide opportunities for these lease holders to redevelop and contribute to a better public domain.”  
Among others, the master plans identifies the following:  
Strength - The views and vistas to the mountains.  
Opportunity – reinforce and define the town centre boundary (Rowland Rees Crescent and Athllon Drive)  
Threats – Additional development outside the town centre further diluting the ‘critical mass’ of the centre.  
Strategy 5 of the master plan is specifically to ‘Contain the Town Centre’ within its existing footprint on the basis that:  
“Limiting the centre to its current footprint makes more efficient use of existing infrastructure. As sites develop and redevelop and ACT Government land is released no extensive infrastructure upgrades will be necessary (i.e. water, sewer, electricity, gas). Limiting the town centre to its existing footprint serves to protect the surrounding natural environment and enhance the contrast between urban and natural environment. In addition limiting the size of the centre means future residents will live in a centre where walking and cycling are realistic options.”  
The area of Thompson is outside the Town Centre and hence development of a new suburb in this location would contradict the findings of the Town Centre Master Plan.  
The plan identifies some of the Thompson area as ‘low scale leisure and accommodation uses’ (Figure 12). Figure 18 identifies this area to be limited to 2 storey development. In the Street Hierarchy, Rowland Rees Crescent is identified as ‘A local slow movement street that acts as the boundary between the urban centre and the bush to the west’.  
There is a very clear message in the Town Centre Master Plan that Rowland Rees Crescent is the western boundary of the town centre and that beyond this lies the river corridor and bushland setting that is celebrated throughout the master plan as providing amenity to the centre.  
The master plan provides for up to 7800 dwellings in the town centre as a result of infill and redevelopment opportunities. While the majority of these opportunities remain to be realised, there should be no pressing need to effectively contradict the strategic planning and seek out new greenfield areas.



The vision provided by the master plan has informed significant investment decisions. By subverting strategic planning processes, these investment considerations may be placed at risk.

#### ACT Planning Strategy

The ACT Planning Strategy has a planning horizon of 2030, looking as far as 2060. It reconfirms the ACT Government's intention to achieve 50% of new housing through urban intensification.

Strategy 1 is to create a more compact and efficient city.

In the context of Towards 2030, looking to 2060, the strategy identifies the intention to undertake a Western edge study as a short term action. This study would assess the suitability of several areas of land to the west of Canberra for medium to long term urban development.

The Western Edge study area includes the area recently identified as Thompson.

Until this study is complete it would be premature to propose development in one of areas as it may pre-empt more important longer term strategic planning decisions.

#### The National Capital Plan

The existing leisure and accommodation zone matches the urban boundary identified in the National Capital Plan.

The current revisions to the National Capital Plan (Amendment 86) do not propose any extension of this urban area.

Any extension would require an amendment to the National Capital Plan – it would require the National Capital Authority to endorse urban development in an area previously reserved as the Murrumbidgee River Corridor, a decision they are unlikely to take lightly.

The Announcement of Thompson and the Have Your Say web site.

The announcement of proposed urban development at Thompson appears to be at odds with the longer term strategic planning intentions for the area – or at least be pre-empting them.

The Have Your Say web site is not well structured and appears to be contradictory, for example the introduction talks about urban renewal, but the description of location more accurately describes the site as a new urban area. The apparent justification for the urban expansion is buried under the heading of 'Where is the potential suburb located'

The following claims are made:

- "It will also generate new business and investment confidence in the district..." - Unfortunately, due to the way the announcements about this proposal have been made, the contrary is true. People who are currently considering investment opportunities in the town centre are reconsidering due to the potential for the LDA to flood the market with land, in a location that could impact on the amenity of views to the west.
- "New residential development associated with land releases in the SouthQuay development will add population to the town centre but there is seen to be a need for more density in the immediate catchment area to help business viability." - This may be true, but the Master Plan provides for up to 7800 dwellings in the town centre, so the additional density is already catered for and there is no justification to go beyond this.

#### What Should Happen

We consider that the appropriate way to progress the idea for this new suburb would be:

- The Western Edge Study should be completed in accordance with the intentions of the ACT Planning Strategy. If the land further to the west (across the river) is identified as potential urban land it would have a significant bearing on the appropriate use of the Thompson area.
- If the Thompson land is found to be suitable for urban development in this broader strategic context, then it could be brought forward as a priority development area.
- In this case, the current public consultation process could be re-started to gauge community support. Having read the public comments on the web site, the levels of community support are not particularly high.
- The community's expectations around timeframes should be appropriately managed. For a suburb to be pursued in this location would require an EPBC Referral to the Commonwealth (highly likely), an Amendment to the National Capital Plan, a Variation to the Territory Plan, and an Environmental Impact Statement (or possibly s211 exemption) followed by applications for estate works. While the news article suggested development was likely to begin in 2018 these processes cannot possibly be completed within this timeframe. Recent examples of ACT Government urban edge developments (the Brickworks, Eastlakes, Molonglo Valley) have illustrated a more likely timeframe. Even the successful Southquay development took several years to master plan and release with broad support from the community. It is the misrepresentation of the likely timeframe that has caused the most concern to our clients.
- If the proposal does proceed then there would be appropriate opportunities during the formal planning processes for our clients to express their concerns about lost views to the mountains, interrupted access to the river corridor and other aspects of the town centre that were identified as highly valued in the master plan.

Overall, we request that consideration of new suburban areas be subject to appropriate strategic planning

consideration rather than the apparently ad-hoc approach that has brought Thompson to our attention.

Greater density around services is a good way develop a city. The problem I worry about is the pace of new suburban sprawl (eg. Molonglo) at the expense of wildlife habitat. I see kangaroos around housing probably because they need water and food. Surely a sign of stress?

When is this land likely to be released and is there going to be packages/housing available for those looking to downsize as they move into retirement?

I think a new subdivision - Thompson - in Tuggeranong would be fantastic. It will give a boost to the area which is needed. I am hoping there will be some stand-alone houses as we are elderly and would love a smaller house without stairs and no body corporate, close to the Hyperdome facilities. If it goes ahead we would like to be put on the land list.

I am writing with my objection to the proposed development west of the Tuggeranong town centre. My main concerns are environmental and cultural. The Murrumbidgee River is a precious natural resource and we value the wildlife it sustains, particularly species such as the Murray crayfish and scarlet robin. Already, the river is subject to pollution from the encroaching city. The proposed new suburb goes far too close to the river. Please ensure the current buffer is retained for the sake of our environment.

The river has been an important cultural site for the Ngunnawal and Ngambri people for thousands of years. It is a valuable site of recreation and the one point of difference for Tuggeranong residents, who value the environment more than development.

We object strongly to land west of the town centre being sold off for suburbs or any development. It devalues the bush capital and places important cultural sites such as Red Rock Gorge at risk. If the government is serious about 'creating places and spaces that mitigate and adapt to climate change', it should consider rehabilitating and protecting this land. We are not anti-development, but it must be done sensitively, with appropriate buffers between houses and people and the river.

Great to see new development plans for this underutilised area. My husband and I are both very active retirees - bushwalkers etc. We want to stay in the Tuggeranong area but are frustrated at the lack of options for over 55s who want to lock up and leave to travel ie specifically smallish single-floor townhouse developments where you have a bit of a garden to maintain but not too much, but can literally lock your front door and travel for a few months knowing your property is safe. A perfect example of what we, and many of our friends, want is the small community type complexes down in Fadden. One is off Foxtton Close and the other on Bugden avenue opposite Fadden Pines. These have about 14 townhouses/villas in the complex so everyone keeps an eye on each other and the nature of their design means that you can literally lock that front door and then head off to Europe or whatever feeling safe.

Important considerations for me and my husband in the development of this new suburb include:

- Maintaining those great Brindabella views
- Ensuring wildlife is not disrupted
- Inclusion of electric car charging stations
- NBN fibre to the house, not just to the node
- Multi-level is fine close to the town centre but it needs to be low/single level closer to the river itself
- Green housing - encouraging the use of geo-thermal heating and high-energy efficient designs including double glazing mandated
- Bankings of land/trees to ensure low levels of noise
- Thoughtful tree plantings to have colour when possible, eg beautiful autumn tonings, blossom trees in spring, lots of shade trees for summer but at the same time being water-wise
- Regular and direct bus links to the Town Centre where bus stops are no more than a 5 minute walk away for all residents to ensure that the elderly don't need to use their cars.
- Cat containment
- Environmentally-friendly colours mandated - ie no bright yellow houses. They must blend into the landscape.
- A community garden with a recycling area beside it so that this suburb could be the first Australian '100% recycling zone'.
- No waste principles - can it be 100% water recycling too?

Given that Thompson is so close to the Tuggeranong Town Centre it should be zoned so in the future, if West Tuggeranong is developed (west of the Murrumbidgee) and the population of Tuggeranong were to double with the Tuggeranong Town Centre as the main shopping area, then the area that Thompson occupies should have the ability to

change to mixed.

Given that the connection to West Tuggeranong passes through Thompson, corridors should be reserved for both major roads and public transport - probably Soward Way.

I would suggest that public transport should be foremost in the planning of suburbs west of the Murrumbidgee and the priority should be public transport over motor vehicles, specifically grade separated roads for buses that are straight that could in the future be converted to light rail.

Can you please give me some indication of when these engagements with local stakeholders will take place? I only found about this through a leaflet in my mailbox, quite by chance.

I would like to learn when local residents will have an actual opportunity to make a representation at some public forum where the demerits (and purported merits) of this scheme to fund property developers can actually be debated.

PLEASE ADVISE WHEN THIS OPPORTUNITY TO PUBLICLY DEBATE THIS MATTER WILL BE HELD.

As far as I can make out we are about to be presented with a fait accompli which has been through a contrived and minimalist consultation process, designed to prevent any objections.

As far as I can make out the approach being followed seems to contravene principles of natural justice. Clearly any decision made in this matter would need to show that it has been made such that it would withstand judicial review.