

Submission on DA85 and 351

To National Capital Authority and Territory Plan

We are strongly opposed to the Riverview development. If the development goes ahead it will truly be a missed opportunity. When many people around the world and here in many parts of Australia are doing their best to save the environment, the Australian Capital Territory is doing the exact opposite by building on an environmentally sensitive sites and destroying the river system by modifying it to suit the developer's needs.

Approving the Riverview developments in West Belconnen will be an unforgivable mistake, as all concerning issues being put before you. We strongly reject the West Belconnen development and please reconsider your decision. We hope the following points against the approval of the development will be sufficient evidence for you to reject it.

Legal issues:

The land has been zoned for agricultural use from the 1960s onwards. Agricultural use means using chemicals, crops spray, weed spray, sheep dip / sheep spray and using poisonous and hazardous products.

Numbers of reviews have been provided up until 1998. The sites should have been listed on the Environment Protection Unit (EPU), as required per section 21(A) of the Environment Protection Act 1997. Did the sites get put on the environment protection unit, the answer is no, why not? Is that reasonable standards?

There are a numbers of creeks which exist on the sites they flows through to the Murrumbidgee River. Due to the close proximity of the former landfill areas in West Belconnen Resource Management

Centre, It is reasonable to expect potential leachate that impacts on the ground water, existing creeks and the Murrumbidgee River.

Despite all the above information about contamination, the sites were not listed as contaminated sites, is that reasonable?

Clearly the sites of the development needs to be protected, preserved and looked after, we owe it to the environment.

Other Legal Issues: Lease

Lease was granted for the sites in 2004 to the Corkhill Bros Pty Limited. The rent amount for the lease is **five cents per annum**. The purpose of the lease is for agricultural use, maximum of eight horses for personal use and three dwellings.

Changing any of the lease terms mean revoking the lease, the term of the lease clearly identified the sites for agricultural use, and for personal use not commercial, and not residential for a reason. That reason is to protect the river surrounding.

Approving the change of zoning for the sites from agricultural to residential, means the lessee is not complying with the original terms and purpose of the Crown lease.

Environmental issues:

The development sites are in an environmentally sensitive area, it has been zoned for agricultural use for a good reason. The impact on the wild Life, the River systems and endangered species is tremendous. Please see endangered species list as follows: A subalpine herb, Brindabella Midge Orchid, Brush-tailed Rock-wallaby, Button Wrinklewort, Canberra Spider Orchid, Ginninderra Peppercross, Golden Sun Moth, Grassland Earless Dragon, Macquarie

Perch, Murrumbidgee bossiaea, Natural Temperate Grassland, Northern Corroboree Frog, Regent Honeyeater, Silver Perch, Small Purple Pea, Smoky Mouse, Tarengo leek orchid, Trout Cod, Tuggeranong Lignum, and Yellow Box/Red Gum Grassy Woodland.

Also please see vulnerable species list as follows: Brown Treecreeper, Glossy Black-cockatoo, Hooded Robin, Little Eagle, Murray River Crayfish, Painted Honeyeater, Perunga Grasshopper, Pink-tailed Worm Lizard, Spotted-tailed Quoll, Striped Legless Lizard, Superb Parrot, Swift Parrot, Two-spined Blackfish, Varied Sitella, and White-winged Triller.

Please consider our future generations if you wouldn't consider the residents, please consider our children including yours, they could be asking that question, why was the environment not protected? Why did the money come first? It will be too late.

The river system is very vulnerable, it needs protecting, not further damage by such a development. Let's together make an informed decision and preserve the only River that Belconnen has, this for all of Canberra not just Belconnen. Approving the Riverview development will come at a very high cost to the environment.

Contaminations:

The site has a history of contaminations, it is concerning that the site wasn't listed on the contamination register of Contaminated Sites under section 21(A) of the Environment Protection Act 1997. Considering the lease was granted in 2004.

Prior to 2004, the land was registered as Crown Land, under the Environment protection ACT 1997 section 21(A), the land should have been on the EPU then.

The land wasn't listed on the EPU register, for unknown reasons, before the lease was granted in 2004. However from historical data the land has been used for agriculture from 1960's. That makes the contamination issues clear, but yet it was not listed on the contamination register of Contaminated Sites.

The fact that the land wasn't listed as a contaminated site, doesn't rule out the possibility of contamination. The past agricultural activities on the site present substantial risk to the site as it is now, changing the use to residential will add to the existing risk.

Population and Traffic impacts

The population of Belconnen was 92,444 as per, 2011 census. That makes Belconnen the most populous district within the Australian Capital Territory (ACT). (In comparison Gungahlin with a population of 47,971).

Increase in Belconnen population by 30,000 people (30%) will severely affect the quality of living in Belconnen. Traffic impact will have a negative effect as Belconnen is already the most populous district within the ACT.

Currently the Traffic from and into Belconnen is a major concern at certain times of the day, adding a large development of that size will increase the traffic problem significantly.

The character of Belconnen and in particular West Belconnen will change forever and the development will not fit in with our quality of living standard that Canberra citizens are proud of.

Please let's put planning before money making, as sustainable planning will last longer than the money that will be made for the developer. This development doesn't fit in with the unique urban design of Canberra.

As Belconnen is the most populated part of Canberra, adding another 30% to the population will make it out of character with the rest of Canberra. This development will contribute to major traffic problems in Belconnen, traffic delays that we are not used to in Canberra.

Bushfire risk:

The risk of bushfires are very high, we should learn from past experience. This site is very risky for residential development. The position of the site is not suitable for high density housing.

Waste Management facilities

Waste management is a significant issues, the former Belconnen landfill site was closed years ago. Now it has been opened to collect asbestos from Mr fluffy homes. Residents still waiting for answers from the ACT government's about the reopening of the former Belconnen landfill site. Currently the waste management reports recommending using the former Belconnen landfill site.

Where is the logic from the planning point of view, two put a landfill and wastes Management facilities near densely residential area. As well as very close proximity to waterways, that ends up in in the Murrumbidgee river, please don't approve such a shameful development.

Finally this development will be a missed opportunity for preserving the sensitive environment if approved. Let's support good planning to be proud of, not environmental damage to be ashamed off. Most reports provided to this date are desk assessments only, the sites lack of thorough investigation. Developing environmentally vulnerable and contaminated sites into residential will have tremendous impact on the Murrumbidgee River, local endangered

species and it will be a sad reminder in the future, as to who made that decision and who will take responsibility.

Citizens will demand answers in the future that the developer now will not answer, and it will be questions for the authority that approved it to answer. After all saving such a priceless site could actually give us a good economical return in the future, and it could be one of Canberra's eco tourist attraction places to visit, that we can all be proud off.

Kind Regards,

David Edwards and Canberra Residents,

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We oppose the Riverview development in West Belconnen.

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Instead we want a National Park on the development sites, which will include Ginninderra Falls.

Belconnen Residents Group: Email: savetheriver@gmx.com Tel: (SMS): 0481329191

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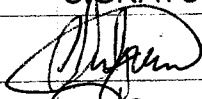

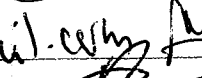
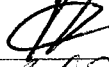

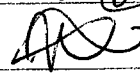
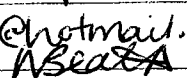
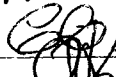
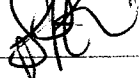

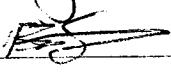
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 We oppose the Riverview development in West Belconnen.
 We do not want 11,000 homes on the sites.
 Instead we want a National Park on the development sites, which will include Ginninderra Falls.
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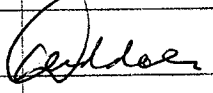
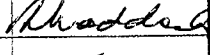
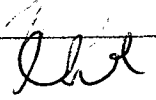

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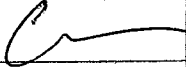
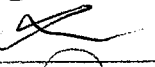


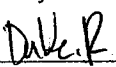
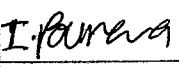
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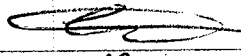
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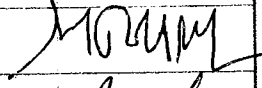
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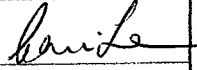
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