



ACT

Government

City and Environment

ENVIRONMENTAL SIGNIFICANCE OPINION

An application for an Environmental Significance Opinion (ESO) has been received under section 138 of the *Planning Act 2023* (the Act). In accordance with section 140(4) of the Act, I provide the following environmental significance opinion:

APPLICANT

Suburban Land Agency, as represented by Raffaele Filardo.

PROPOSAL DESCRIPTION

The project proposes the construction of a new shared-use trunk path and bridge connection between Coombs and Weston, crossing the Molonglo River and providing improved pedestrian and cyclist access between the two suburbs.

LOCATION

Block 16 Section 52 Coombs.

MATTERS TO WHICH THIS OPINION APPLIES

This opinion applies only to the development proposal as described in the application.

OPINION

Provided the works are undertaken in a manner consistent with the following conditions, they are unlikely to cause a significant adverse environmental impact.

This opinion is granted subject to the following conditions made under section 140(4) of the Act:

- The related Site Management Plan (SMP) has been developed to manage and minimise potential risks associated with the fill material and any unexpected finds. The SMP remains in place and is to be applied during the proposed development.
- Conditions regarding environment protection matters, including soil management, will be provided at the DA stage.
- Subject to appropriate consultation with Icon Water regarding the proposed works and any measures required to protect utility assets.

Attached is a Statement of Reasons for the decision.

George Cilliers, Chief Planner
Territory Planning Authority

16 October 2026

STATEMENT OF REASONS

The proposed development is a proposal mentioned in Schedule 1 of the *Planning (General) Regulation 2023* – development proposals requiring environmental impact assessment, being:

Part 1.2 item 23 -proposal involving land included on the register of contaminated sites under the *Environment Protection Act 1997*.

The proponent is seeking an environmental significance opinion to remove the requirement for an environmental impact statement on the grounds that the proposal is not likely to have a significant adverse environmental impact, and has applied to the Territory Planning Authority for an opinion to that effect.

Meaning of *significant* adverse environmental impact – *Planning Act 2023*, section 104

An adverse environmental impact is ***significant*** if—

- (a) the environmental function, system, value or entity that might be adversely impacted by a proposed development is significant; or
- (b) the cumulative or incremental effect of a proposed development might contribute to a substantial adverse impact on an environmental function, system, value or entity.

In deciding whether an adverse environmental impact is ***significant***, the following matters must be taken into account:

- (a) the kind, size, frequency, intensity, scope and length of time of the impact;
- (b) the sensitivity, resilience and rarity of the environmental function, system, value or entity likely to be affected.

In deciding whether a development proposal is likely to have a significant adverse environmental impact it does not matter whether the adverse environmental impact is likely to occur on the site of the development or elsewhere.

CONSULTATION WITH ENTITIES

In deciding whether a development proposal is likely to have a significant adverse environmental impact, the Territory Planning Authority consulted with entities in accordance with section 139 (1) of the Act. Entity responses are provided below:

Work Health and Safety Commissioner

The Work Health and Safety Commissioner does not have any comments on the proposed works identified in this application for an Environmental Significance Opinion.

This response has been provided on the basis of the information contained in documents which were provided to WorkSafe ACT for the Work Health and Safety Commissioner's consideration by the Impact Assessment unit at 4.35 pm on Thursday 10 September 2026.

This response does not take into account any subsequent changes to those documents, nor any other information held by the Impact Assessment unit.

In providing this response, the Work Health and Safety Commissioner is not approving or endorsing any proposed work arrangements or any proposed risk control measures, and nothing in this response affects the safety duties of persons who may be involved in carrying out the proposed work under the Work Health and Safety Act 2011.

Environment Protection Authority

The Office of EPA does not have any comments on the ESO. Conditions regarding environment protection matters, including soil management, will be included provided at the DA stage.

Emergency Services Commissioner

ESA has no commentary for 202600039-16/52 COOMBS.

Technical Regulator

The Utilities Technical Regulation (UTR) team notes the need to avoid structural loads over the Molonglo Valley Interceptor Sewer and to maintain appropriate clearance from the Woden Trunk Sewer to avoid the risk of structural damage to critical utility infrastructure.

UTR has no identified concerns, subject to appropriate consultation with Icon Water regarding the proposed works and any measures required to protect utility assets.

Director-General of ACT Health

The Health Protection Service (HPS) notes that the ESO includes a new shared path, a shared path intersection and a shared path bridge over Weston Creek (the Works) which traverses a portion of land included on the register of contaminated sites.

The related Site Management Plan (SMP) has been developed to manage and minimise potential risks associated with the fill material and any unexpected finds. The SMP remains in place and is to be applied during the proposed development.

HPS has no public health concerns in relation to the issuing of an ESO.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

The project involves the construction of a new shared-use trunk path and bridge connection between Coombs and Weston, crossing the Molonglo River and providing improved pedestrian and cyclist access between the two suburbs. The works include construction of the path network, bridge infrastructure, associated earthworks, landscaping, and ancillary works within and adjacent to the Molonglo River Reserve. The project is intended to improve active travel connectivity and access to recreational areas while minimising impacts on surrounding environmental values.

The proposed trunk path and bridge project would have minor and localised environmental impacts, primarily associated with construction activities. These include:

- Clearing of a small area of native vegetation and removal of some protected trees.
- Temporary disturbance to local wildlife from noise, lighting and construction activity.
- Risk of impacts to nearby waterbird nesting areas during construction.
- Potential spread of weeds through soil disturbance.
- Erosion, sedimentation and water quality risks in adjacent waterways if not properly managed.

The project recommends a range of standard environmental management measures as part of the Site Management Plan to minimise impacts during construction, including:

- Minimise and protect vegetation clearing.
- Implement fauna and waterbird protection measures.
- Control erosion, sediment and runoff to protect waterways.
- Prevent and manage weed spread.
- Rehabilitate and revegetate disturbed areas after construction.

These measures are intended to ensure environmental impacts remain minor and manageable.

Overall, the ecological values of the site are considered relatively low, no threatened species or ecological communities are expected to be significantly affected, and identified impacts can be managed through standard mitigation measures.

It has been demonstrated that if the works are undertaken in a manner consistent with the above conditions attached to the ESO, they are unlikely to cause a significant adverse environmental impact.