

Representation for EIS or Territory Plan Amendment Notification - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

06 Jul 2026 6:35:07 PM

Reference code

Z2JZ6HWN

Access Canberra

GPO Box 158
Canberra City, ACT 2601

Phone: (02) 6207 1923
acepdcustomerservices@act.gov.au

Type of representation

About this form

Use this form to lodge a representation for a current amendment to the Territory Plan or a current Environment Impact Statement during the notification period.

Application type

Please select the application type:*

EIS



Representor details

Title

Given name*

Family name*

Organisation name

Enter at least one phone number: *

Home phone

Work phone

Mobile

Email address*

Application details

EIS application number*

Provide the details of your representation*

1.DPA-14 is inconsistent with the Territory ACT and Belconnen district policy - a permanent green waste facility should not be permitted at Block 1653

2.Reassess alternative sites

3. Reject DPA -14

You may upload any additional supporting documentation or photos.

- Maximum file size is 10Mb.
- A maximum of 5 files can be uploaded.

Disclaimer

Please Note: Under Part 14.1 of the *Planning Act 2023* (or Part 3.6 of the *Planning and Development Act 2007*); The territory planning authority will make a copy of the representation available on the authority website and give a copy of the representation to the proponent of the development proposal as soon as practicable after the public consultation period for the draft EIS ends.

In complying with the obligation under section 116(2) of the *Planning Act 2023* (or section 220(2) of the *Planning and Development Act 2007*), the authority discloses the representations, which may include personal information on its website and to the proponent. If you would not like your comments or a part of your comments to be made available on the website or to the applicant, a request must be made to have part or all of your representation excluded from the public register under Sections 502 or 503 of the *Planning Act 2023* (or Sections 411 or 412 of the *Planning and Development Act 2007*). The request for exclusion must be in writing and clearly identify what you are seeking to exclude and how the request satisfies the exclusion criteria.

☒ [Click here for more information on applying for exemption from the public register.](#)

Exemption from the public register

To approve your request to exempt all or part of your representation from the public register the Territory Planning Authority must be satisfied that the part of the representation to which your exclusion application relates contains information that:

- (a) the publication of which would disclose a trade secret; or
- (b) the publication of which would, or could reasonably be expected to
 - (i) endanger the life or physical safety of any person; or
 - (ii) lead to damage to, or theft of, property.

Please note: Completing this section does not guarantee your application for exemption from the public register will be approved. A customer service officer will contact you to discuss any request for exemption from the public register.

Do you want to apply to have all or part of your representation excluded from the public register?*

- ☐ Yes ☒ No

Provide details of your exemption request*

Na

Representation for EIS or Territory Plan Amendment Notification - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

07 Jul 2026 8:06:12 AM

Reference code

M6767SLH

Access Canberra

GPO Box 158
Canberra City, ACT 2601

Phone: (02) 6207 1923
acepdcustomerservices@act.gov.au

Type of representation

About this form

Use this form to lodge a representation for a current amendment to the Territory Plan or a current Environment Impact Statement during the notification period.

Application type

Please select the application type:*

Territory Plan Amendment Notification ▼

Representor details

Title

■ ▼

Given name*

■

Family name*

■

Organisation name

Enter at least one phone number: *

Home phone

Work phone

Mobile

Email address*

Application details

Amendment number*

Provide the details of your representation*

DPA-14 is inconsistent with the Territory ACT and Belconnen District Policy - a permanent green waste facility should not be permitted at block 1653
Reassessment of alternative sites is paramount.
The rejection of DPA-14 is a positive move going forward.

You may upload any additional supporting documentation or photos.

- Maximum file size is 10Mb.
- A maximum of 5 files can be uploaded.

Disclaimer

Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the Environment, Planning and Sustainable Development Directorate (EPSDD) [Information Privacy Policy](#), which is available for viewing on EPSDD's website.

Copies of written comments will be made available on the authority website unless the submission is withdrawn. Copies of written comments will also be given to the proponent of the development proposal.

If you would not like your comments or a part of your comments to be made available on the website or to the applicant, a request must be made under Sections 502 or 503 of the *Planning Act 2023* (or Sections 411 or 412 of the *Planning and Development Act 2007*). A request for exclusion under these sections must be in writing, clearly identifying what parts of your submission you are seeking to exclude and how the request satisfies the exclusion criteria.

Printed copies of the draft amendment (this document) and background documents are available for inspection and purchase at the EPSDD Customer Service Centre, 8 Darling Street, Mitchell, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call [\(02\) 6207 1923](tel:0262071923) to arrange a copy for purchase.

☐ [Click here for more information on applying for exemption from the public register.](#)

From: [REDACTED]
To: [Terrplan](#)
Subject: Opposition to the Ginninderry Green Waste Facility.
Date: Tuesday, 7 July 2026 2:31:46 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear ACT Planning,

I am writing to express my strong opposition to the Ginninderry Green Waste Facility.

I am concerned that locating this facility so close to residential areas exposes our community to unnecessary risks and impacts. My main concerns include:

- The increased bushfire risk associated with large stockpiles of green waste.
- Odours generated from composting that can affect surrounding neighbourhoods.
- Increased traffic, particularly on Drake Brockman Drive, which is already congested during peak times.
- The impact on nearby residents and the long-established farming family living adjacent to the site.

I believe this type of facility should be located well away from existing and future residential communities. I respectfully ask that these concerns be taken into account and that the proposal not proceed.

Thank you for considering my submission.

Kind regards,

[REDACTED]

From: [REDACTED]
To: [Terrplan](#)
Subject: Opposition to the Ginninderry Green Waste Facility.
Date: Tuesday, 7 July 2026 2:32:51 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear ACT Planning,

I am writing to express my strong opposition to the Ginninderry Green Waste Facility.

I am concerned that locating this facility so close to residential areas exposes our community to unnecessary risks and impacts. My main concerns include:

- The increased bushfire risk associated with large stockpiles of green waste.
- Odours generated from composting that can affect surrounding neighbourhoods.
- Increased traffic, particularly on Drake Brockman Drive, which is already congested during peak times.
- The impact on nearby residents and the long-established farming family living adjacent to the site.

I believe this type of facility should be located well away from existing and future residential communities. I respectfully ask that these concerns be taken into account and that the proposal not proceed.

Thank you for considering my submission.

Kind regards,

[REDACTED]

From: [REDACTED]
To: [Terrplan](#)
Subject: Submission on DPA-14 — Request for withdrawal and North Canberra feasibility reassessment
Date: Friday, 10 July 2026 3:30:58 PM
Attachments: [Submission On Draft Plan Amendment 14.pdf](#)

You don't often get email from [REDACTED] [why this is important](#)

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find attached my written submission on Draft Major Plan Amendment 14 — Belconnen green waste recycling facility and bulk landscape supplies.

I object to DPA-14 and request that it be withdrawn. I also request that the ACT Government undertake a current, robust and transparent feasibility reassessment of all suitable North Canberra sites before any further site-specific Territory Plan amendment is progressed.

Please confirm receipt of this submission.

Regards,

[REDACTED]

[REDACTED]

SUBMISSION ON DRAFT MAJOR PLAN AMENDMENT 14

Belconnen green waste recycling facility and bulk landscape supplies

Block 1653 Belconnen

To: Territory Planning Authority
City and Environment Directorate
ACT Government

From: [REDACTED] Strathnairn and West Belconnen resident.

Date: 10 July 2026

Executive summary

I object to Draft Major Plan Amendment 14 and request that it be withdrawn.

DPA-14 proposes to amend the Belconnen District Policy to include “recycling facility” and “bulk landscape supplies” as additional assessable uses for Block 1653 Belconnen. Although DPA-14 does not itself approve a development application, it is a significant planning decision. If made, it would alter the planning framework for the site and create a pathway for long-term or permanent green waste recycling and bulk landscape supplies operations.

As a resident of the Ginninderry and West Belconnen area, I do not oppose green waste recycling as a public service. Canberra needs properly planned resource recovery infrastructure. However, I do not support this proposal proceeding at Block 1653 through DPA-14.

The appropriate outcome is not to approve the amendment with conditions. The appropriate outcome is to withdraw DPA-14 and undertake a current, robust and transparent feasibility reassessment of all suitable North Canberra sites for green waste and related landscape supply operations.

That reassessment should be undertaken before any site-specific Territory Plan amendment is progressed. It should be published. It should use clear criteria. It should assess all reasonable sites, not just the preferred site. It should explain how community proximity, bushfire risk, road safety, traffic, operational fire risk, odour, dust, noise, water, ecology, heritage, utilities, land ownership, cost, future residential growth and cumulative community impact have been weighted.

The current DPA-14 process asks residents to accept a planning change for a pre-selected site. That is not good enough for a facility of this nature, in this location, with this history.

The strongest reasons for withdrawal are:

1. DPA-14 appears to be designed to enable a long-term or permanent operational outcome, but the public evidence base relies heavily on older material prepared for earlier site-selection, temporary approval or reconsideration processes.
2. The proposal is linked to Ginninderry land release and the relocation of constraints from the existing Parkwood Road facility. That may explain the Government’s motivation, but it does not prove that Block 1653 is the best long-term site.

3. The proposed land-use term “recycling facility” is broader than many residents would understand as “green waste”. DPA-14 does not include clear site-specific controls limiting waste streams, operating scale, stockpiles, traffic, hours, expansion or cumulative impacts.
4. The 2022 refusal history is highly relevant. The original proposal was refused for reasons including land-use permissibility, traffic impacts, bushfire documentation, entity advice and the non-temporary character of the works. DPA-14 should not proceed unless the Government first demonstrates how those issues have been resolved for long-term or permanent use.
5. The traffic material includes both the Calibre Traffic Impact Assessment and the associated civil/design drawing set. Those documents are relevant, but they still do not answer the full plan-amendment question. The traffic assessment is based on an earlier DA-stage proposal and weekday AM/PM peak modelling, while the actual facility profile involves weekend use, public holidays, trailers, seasonal surges, heavy vehicles, queuing, emergency access and cumulative Ginninderry growth.
6. Bushfire, grassfire and operational fire risk have not been resolved at the level required for a permanent site-selection decision. Green waste stockpiles, mulch, machinery, public users, fuel, access and high fire-danger conditions are foreseeable features of the use.
7. Odour, dust, air quality, noise, stormwater, leachate, firewater runoff and waterway impacts are not adequately assessed in the public DPA-14 package.
8. The site-selection evidence does not justify the conclusion that Block 1653 is the appropriate long-term site. The Design Options Study identified constraints and did not establish that any northern site was perfect. A current North Canberra feasibility reassessment is required.
9. Entity advice should be available to the community before any decision is made. Residents should not be expected to respond to a major planning proposal without access to advice from TCCS, ESA, ACT Fire & Rescue, ACT Rural Fire Service, EPA, Icon Water, Evoenergy, the Conservator, Heritage Council and other relevant entities.
10. The ACT Auditor-General’s 2026 report on changes to Territory Plan requirements for the Phillip pool is a relevant governance warning. It highlights the risk of Territory Plan changes proceeding without sufficiently rigorous and specific analysis, and the risk of public explanations overstating the evidence base.

For these reasons, DPA-14 should be withdrawn.

The ACT Government should then undertake and publish a current feasibility reassessment for all suitable North Canberra sites before returning with any new proposal.

Interest of the submitter

I make this submission as a resident of Strathnairn and West Belconnen.

This issue matters to residents because it affects the long-term planning, safety, amenity and liveability of our area. Strathnairn and Macnamara are new and growing suburbs. Holt and the broader West Belconnen community are already affected by significant infrastructure, traffic and

land-release pressures. Residents have a reasonable expectation that major land-use decisions affecting the area will be made transparently, carefully and on the basis of current evidence.

Many residents moved to this area because of its landscape setting, rural edge, open space, family amenity and future promise. We should not be asked to accept a permanent recycling facility and bulk landscape supplies use near growing residential communities unless the Government has first demonstrated that this is the best site after a proper assessment of all reasonable alternatives.

This submission is not anti-green-waste. It is pro-good-planning, pro-safety and pro-transparency.

Green waste recycling is necessary. The question is whether Block 1653 Belconnen is the right site, whether DPA-14 is the right process, and whether the evidence base is sufficient. On the material currently available, I do not believe those questions have been answered.

Requested outcome

I request that the Territory Planning Authority withdraw DPA-14.

I further request that the ACT Government undertake a current, robust and transparent feasibility reassessment of all suitable North Canberra sites for green waste recycling and any associated landscape supplies use.

That reassessment should occur before any further site-specific Territory Plan amendment is proposed.

The reassessment should:

1. identify all reasonable North Canberra candidate sites;
2. publish the criteria used to assess each site;
3. publish the weighting given to each criterion;
4. assess existing and future residential proximity;
5. assess bushfire, grassfire and operational fire risk;
6. assess traffic, road safety, trailer use, heavy vehicles and emergency access;
7. assess odour, dust, air quality, noise and public health;
8. assess stormwater, leachate, firewater runoff and water-quality risks;
9. assess ecological and heritage constraints;
10. assess utility availability and firefighting water supply;
11. assess land ownership, cost and delivery practicality;
12. assess consistency with the Territory Plan, district strategies and long-term urban growth;
13. assess cumulative impacts on West Belconnen and North Canberra communities;
14. explain why any rejected sites were rejected;

15. explain whether the preferred site is preferred because it is objectively suitable or because it is operationally convenient;

16. be made available for public comment before a new plan amendment is prepared.

Until that work is done, DPA-14 should not proceed.

Why withdrawal is required, not approval with conditions

This submission does not ask for DPA-14 to be approved with conditions.

Conditions can manage some operational impacts after a suitable site has been selected. They cannot fix an inadequate site-selection process.

If the underlying question is “which North Canberra site is most appropriate for a long-term green waste recycling and landscape supplies facility?”, that question must be answered before the Territory Plan is changed for one pre-selected site.

Approving DPA-14 with conditions would put the cart before the horse. It would accept Block 1653 as the planning pathway site first, then attempt to manage impacts later. That is not an acceptable approach where the community has not been shown a current, transparent and comparative assessment of all reasonable alternatives.

The Authority should not use DPA-14 to retrospectively validate a preferred operational outcome. It should withdraw the amendment and require the ACT Government to demonstrate, through a fresh feasibility process, where this facility should properly be located.

What DPA-14 does and why it matters

DPA-14 is an Authority-initiated major plan amendment. It proposes to amend the Belconnen District Policy by adding “recycling facility” and “bulk landscape supplies” as additional assessable uses for Block 1653 Belconnen. The block is zoned NUZ1 Broadacre. The DPA-14 material states that there are no consequential amendments to other documents, technical specifications or development controls. [S1] [S2]

The Supporting Report states that the existing Parkwood Road facility constrains Ginninderry development because of environmental clearance zone requirements, and that an alternative location is required. It also states that Block 1653 has been identified as the only viable site within Belconnen and that the block is subject to a temporary development approval. [S3]

The Suburban Land Agency’s letter to the National Capital Authority describes the matter as urgent for housing supply and seeks support for permanency of the green waste facility and provision of landscape supplies. [S4]

This context is important. The proposal is not merely a neutral planning exercise. It appears to be part of a broader government objective to relocate a facility away from land that is needed for Ginninderry development. That does not make the proposal improper, but it does mean the site-selection process requires particular scrutiny.

Residents should not be asked to absorb a long-term planning burden simply because moving the existing facility helps unlock another development objective.

The proposed land-use terms are too broad

DPA-14 proposes to add “recycling facility” and “bulk landscape supplies” as additional assessable uses.

Many residents understand the proposal as a green waste drop-off and mulch operation. However, the planning term “recycling facility” may be broader than that public understanding.

If the Government’s intention is only to allow a narrowly defined green garden organics facility, the amendment should not use a broad land-use mechanism without precise limits. If the amendment could support a wider range of recycling, resource recovery, storage, processing or transfer activities in the future, the community should be told that now.

The concern is not only what the Government says it currently intends to do. The concern is what the Territory Plan would allow once amended.

A fresh North Canberra feasibility reassessment should therefore assess the full reasonable operating envelope of the land uses proposed, not just a narrow public description of “green waste” and “recycling”.

The evidence base is too old and too tied to earlier processes

The public DPA-14 package relies heavily on documents prepared in earlier years and for earlier purposes. These include site-selection and design-options work, ecological advice, heritage assessment, traffic assessment and civil/design drawings associated with earlier proposals and approval pathways.

Those documents are relevant, but they are not enough.

A study prepared for a temporary or earlier DA-stage proposal does not necessarily justify a permanent plan amendment. A 2021 or 2022 site-selection exercise does not necessarily prove that Block 1653 is the best site in 2026. A traffic report prepared for a specific development application does not necessarily assess the broader strategic question of whether this is the right location for the use.

The Authority should not ask residents to accept older and earlier-purpose material as a substitute for a current feasibility reassessment.

Before any new plan amendment is proposed, the Government should publish a table for each relied-upon report showing:

1. the report title;
2. date prepared;
3. purpose for which it was prepared;
4. site or block assessed;
5. whether it assessed temporary or permanent operation;
6. whether it assessed the current Block 1653 proposal;

7. whether it assessed 2026 conditions;
8. whether it assessed future Ginninderry growth;
9. whether it assessed cumulative impacts;
10. whether it assessed all reasonable North Canberra alternatives;
11. the limitations identified by the consultant;
12. the conclusions the Government relies upon.
13. The previous refusal history should have triggered a fresh reassessment

The earlier development application history is central to DPA-14.

The original proposal for a temporary green waste facility was refused in September 2022. The refusal reasons included the Authority's finding that the proposal was not properly temporary, that the activity was properly characterised as a recycling facility, that a recycling facility was prohibited in the NUZ1 zone at the time, and that the Authority was not satisfied with aspects of traffic, bushfire documentation and entity advice. [S8]

DPA-14 appears to address the land-use permissibility issue by amending the planning framework. However, changing the planning framework does not, by itself, resolve the underlying site-suitability concerns.

From a resident perspective, this is one of the most concerning aspects of the proposal. A site that previously raised enough issues to result in refusal should not later be advanced for long-term planning change unless the Government first demonstrates, clearly and publicly, that the earlier issues have been resolved.

The proper response to the refusal history should have been a fresh and transparent feasibility reassessment of all North Canberra sites. Instead, residents are being asked to comment on a plan amendment for the same broad location, supported by a technical package that still relies heavily on earlier material.

That is not an adequate process.

Site selection and alternatives have not been demonstrated

The Supporting Report states that Block 1653 has been identified as the only viable site within Belconnen. [S3] The Suburban Land Agency's correspondence to the NCA refers to urgency associated with Ginninderry land release. [S4]

Those statements raise more questions than they answer.

The Design Options Study considered multiple candidate sites and criteria. It identified Block 1582 as a possible site, but also recognised that no northern site stood out as perfect and that each site had constraints. It also identified visual amenity, topography, earthworks and future development considerations. [S6]

That is not the same as demonstrating that Block 1653 is the best long-term site in 2026.

A current feasibility reassessment should include all reasonable North Canberra sites, not merely sites that fit an existing operational preference. It should assess the merits and disbenefits of each site transparently. It should also explain whether locations in industrial or resource-management areas, or sites further from existing and future residential communities, have been properly considered.

The community should not be asked to accept the statement “only viable site” unless the Government publishes the full analysis behind that statement.

Governance and transparency concerns are heightened by the Auditor-General’s Phillip pool report

The ACT Auditor-General’s 2026 report on changes to Territory Plan requirements for the Phillip pool is highly relevant to this process.

That report was not about green waste or Belconnen. However, it examined governance and transparency in changes to Territory Plan requirements. It found that a planning change proceeded without rigorous and specific needs/options analysis and that public consultation material misrepresented the nature and extent of analysis undertaken. [S12]

The lesson for DPA-14 is clear. Public claims about site suitability, community need, options, impacts, amenity protection and consistency with planning strategy should be supported by current, specific and publicly available evidence.

DPA-14 should be withdrawn because the community has not been provided with a sufficiently transparent and current evidence base. A fresh feasibility reassessment would help address that governance problem.

That reassessment should include a claim-by-claim evidence schedule. For example:

1. If the Government says Block 1653 is the only viable site, identify the current study proving that claim.
2. If the Government says impacts can be managed, identify the assessment proving that claim.
3. If the Government says residential amenity is protected, identify the odour, dust, noise and visual assessment supporting that claim.
4. If the Government says traffic is acceptable, identify the current weekend, trailer, seasonal and emergency-access analysis.
5. If the Government says later approvals will manage the risks, identify the exact statutory mechanism and decision-maker for each risk.
6. Entity advice should be published before any further proposal progresses

Residents should have access to all relevant entity advice before the Government progresses any further site-specific proposal.

This includes advice from:

1. Transport Canberra and City Services;
2. ACT Emergency Services Agency;

3. ACT Fire & Rescue;
4. ACT Rural Fire Service;
5. Environment Protection Authority;
6. Conservator of Flora and Fauna;
7. ACT Heritage Council;
8. Icon Water;
9. Evoenergy;
10. National Capital Authority;
11. Suburban Land Agency.

If agency advice supports the proposal, residents should be able to read and test it. If agency advice raises concerns or conditions, residents should be able to understand those concerns before a decision is made.

A consultation process is not meaningful if the community is asked to comment before seeing the most important technical and entity advice.

Traffic, road safety and access do not justify proceeding

Traffic is one of the strongest reasons DPA-14 should be withdrawn and replaced with a current feasibility reassessment.

The DPA-14 package includes two traffic-related attachments. Attachment F(1) is the Calibre Traffic Impact Assessment for the Canberra Sand and Gravel relocation. Attachment F(2), listed by the Authority as “Traffic Impact Assessment (2)”, appears to be the associated civil/design drawing set. It includes material relevant to site layout, access, sight distance, vehicle turning, grading, stormwater, sediment and erosion control, and waste management. [S7A] [S7B]

Both documents should be acknowledged. However, together they still do not answer the key planning question: whether Block 1653 is the right long-term site for a facility of this kind.

The Calibre Traffic Impact Assessment was prepared in April 2022 for Riverview Projects to support the development application for the proposed relocation of Canberra Sand and Gravel to Block 1582 Belconnen. It assesses the Pro Hart Avenue / Stockdill Drive intersection and the proposed Stockdill Drive / CSG Access Road intersection. [S7A]

The TIA states that access to the site would be via Stockdill Drive and a proposed private gravel road branching east from Stockdill Drive. It describes the proposed CSG site as approximately 35,000 square metres and states that the site would primarily store and distribute sand, gravel and other landscaping materials, with deliveries by trucks and trailers and public pickup and green waste drop-off by cars and trailers. [S7A]

The TIA estimates:

1. 500 cars per day for green-waste drop-off;
2. 25 trucks per day for green-waste drop-off;

3. 160 additional cars per day for landscape supplies, after allowing for overlap with green-waste users;
4. 25 trucks per day for landscape supplies;
5. total cars per day: 650;
6. total trucks per day: 50;
7. total vehicle movements per day, in and out: 1,400 vehicle movements per day. [S7A]

Those are significant traffic volumes for a facility near growing residential communities.

The TIA models 2031 and 2041 scenarios and concludes that the assessed intersections operate within acceptable parameters under the modelled weekday AM and PM commuter peak scenarios. [S7A]

That finding should be understood narrowly. It does not prove that the site is suitable for long-term use. It only suggests that the assessed intersections may operate within modelled capacity thresholds for the tested weekday peak periods.

The TIA itself states that traffic from CSG occurs over the whole day, with the busiest periods occurring on weekends, and that truck movements typically occur outside the network peak. [S7A] This is important. The periods most relevant to the facility's actual operating profile are not the same as the periods used for the main intersection modelling.

From a resident perspective, the traffic concern is not limited to average intersection delay. The concern includes:

1. weekend surges;
2. public holiday use;
3. spring and autumn garden waste peaks;
4. post-storm clean-up periods;
5. vehicles towing trailers;
6. heavy vehicles;
7. unfamiliar public users;
8. queuing at the site entrance;
9. active travel crossings;
10. cyclist and pedestrian safety;
11. emergency access;
12. dust and road-surface impacts;
13. cumulative growth in Strathnairn, Macnamara and Ginninderry.

The civil/design drawing set is also relevant, but it should not be treated as a substitute for updated strategic traffic and safety analysis. The Authority should explain whether those drawings remain current, whether they apply to the present Block 1653 proposal, whether the access-road detail and

vehicle-turning plans reflect permanent operation, and whether they have been reviewed against current TCCS and emergency-access requirements. [S7B]

Traffic is therefore not a reason to proceed. It is a reason to withdraw DPA-14 and reassess site feasibility across North Canberra.

Bushfire, grassfire and operational fire risk require reassessment before site selection

The site's bushfire and operational fire-risk profile is central to whether this is an appropriate location.

Earlier decision material identified bushfire-prone land and insufficient bushfire documentation as issues. The current ACT Government project page also refers to bushfire-related controls, including asset protection zones, access specifications, static water supply and operational restrictions on catastrophic fire-danger days. [S8] [S10]

Those controls may be relevant, but they do not answer the site-selection question.

A green waste and landscape supplies facility may involve:

1. green waste stockpiles;
2. mulch;
3. decomposing organic material;
4. composting or partial composting;
5. chipping and grinding;
6. machinery;
7. trucks;
8. fuel and oils;
9. bulk landscape supplies;
10. public users with trailers;
11. hot, windy and dry operating conditions.

Those risks should be assessed comparatively across all reasonable North Canberra sites before a preferred site is chosen.

The reassessment should consider:

1. whether each candidate site is bushfire-prone;
2. grassfire ignition and spread pathways;
3. stockpile ignition and spontaneous combustion risk;
4. firefighting water supply;
5. emergency access and egress;
6. smoke impacts on nearby and future residents;

7. closure triggers on fire-risk days;
8. climate change, drought and extreme heat;
9. the capacity of emergency services to respond.

DPA-14 should not proceed until this work has been completed.

Odour, dust, air quality and public health require comparative site assessment

Odour, dust and air quality are foreseeable consequences of the proposed uses.

The earlier reconsideration material recognised community concern about odour and noted that green waste may compost naturally. The ACT Government project page refers to separation distances and states that the possibility of odour from the proposed facility is negligible given the site's distance from existing houses. [S9] [S10]

That is not enough to justify the site.

Separation distance is not a complete assessment. A proper feasibility reassessment should examine:

1. prevailing wind;
2. future residential growth;
3. existing and future sensitive receptors;
4. wet or decomposing green waste;
5. mulch, soil, sand and gravel dust;
6. public drop-off and loading activity;
7. cumulative impacts;
8. complaint history at comparable facilities;
9. monitoring and enforcement practicality.

The current DPA-14 package does not provide a standalone odour, dust, air-quality or public-health assessment sufficient to justify choosing Block 1653 over other possible sites. [S1] [S2]

Noise and residential amenity should be assessed before a site is chosen

The proposed uses are not quiet land uses.

Likely noise sources include trucks, loaders, grinders, chippers, reversing alarms, trailers, loading and unloading, screening, machinery and maintenance activities.

The issue is not only average noise. It is also the nature of the noise, weekend use, tonal reversing alarms, intermittent machinery, early-morning activity, wind-assisted propagation and the contrast with rural-edge and residential background conditions.

The Design Options Study identified visual amenity considerations for Block 1582. [S6]

Residents should not have to wait until after the site is effectively chosen through a plan amendment to see whether noise and amenity impacts are acceptable. Noise and amenity should form part of the comparative North Canberra feasibility reassessment.

Water, stormwater, leachate and firewater risks require site-comparison analysis

The Supporting Report recognises that potential negative impacts include runoff, erosion and waterway degradation from stockpiling and material handling. [S3]

That is a significant admission. It means water, stormwater, leachate and pollution risks are foreseeable.

The ACT Government project page indicates that the temporary approval requires EPA-approved leachate management and wastewater collection systems to prevent offsite water-quality impacts. [S10]

Again, that reinforces the point. These are real risks that require proper assessment.

A fresh site-feasibility process should compare candidate sites for:

1. drainage and receiving-water sensitivity;
2. stormwater management;
3. leachate risk;
4. firewater containment;
5. sediment and erosion risk;
6. extreme rainfall performance;
7. proximity to waterways;
8. contamination risk;
9. capacity for monitoring and enforcement;
10. EPA licensing implications.

It is not enough to say that these issues can be managed later. They should inform the selection of the site in the first place.

Ecology and landscape impacts should not be dismissed

The ecological material indicates that the site has been heavily modified by former vineyard use. That is relevant, but it does not remove ecological concern.

The ecological advice also identifies remnant eucalypts and habitat considerations, including likely foraging habitat for Superb Parrots and other woodland birds. [S13]

A current North Canberra feasibility reassessment should compare candidate sites for:

1. remnant vegetation;
2. mature trees;

3. threatened ecological communities;
4. threatened species habitat;
5. wildlife corridors;
6. dust, noise and light impacts;
7. stormwater and downstream ecological values;
8. cumulative landscape impact;
9. opportunity to avoid or minimise ecological harm.
10. Aboriginal cultural heritage requires careful and respectful reassessment

The Aboriginal cultural heritage material should be treated carefully and respectfully. Residents should not overstate cultural heritage concerns if the assessment does not support such claims.

However, a new feasibility process should ensure that all candidate sites are properly assessed for Aboriginal cultural heritage constraints, and that relevant Aboriginal organisations are consulted at the right stage.

For Block 1653 specifically, the Authority should confirm whether all proposed permanent works, access roads, utilities, stormwater works and any future expansion are within the assessed footprint.

DPA-14 risks shifting planning burden within West Belconnen

One of the most important resident concerns is fairness.

The Government material indicates that the existing Parkwood Road facility constrains Ginninderry development and that relocation is intended to support housing delivery. [S3] [S4] [S10]

Residents understand the importance of housing. However, housing delivery should not be achieved by transferring a long-term waste and landscape-supplies burden to another nearby community without transparent assessment.

This is why DPA-14 should be withdrawn.

A fresh feasibility reassessment should ask a broader public-interest question: where should this infrastructure be located so that the benefits and burdens are fairly, safely and transparently managed across North Canberra?

Consultation is not meaningful without full evidence

The issue is not simply whether a consultation period was opened. The issue is whether residents have been given enough information to respond meaningfully.

For a proposal of this kind, residents should have access to:

1. all entity advice;
2. all technical reports;
3. all traffic modelling assumptions;

4. current site-selection analysis;
5. a clear block history;
6. a previous-issues resolution matrix;
7. a plain-English explanation of what “recycling facility” could allow;
8. a clear statement of whether the proposal is temporary, permanent or staged;
9. a clear explanation of the relationship between this proposal and Ginninderry land release.

Without that information, consultation is incomplete.

The National Capital Authority decision should not be overstated

The NCA Board agreed that the use could be dealt with under the National Capital Plan process without requiring a National Capital Plan amendment. [S5]

That is relevant, but it should not be overstated.

The NCA decision does not prove that Block 1653 is the best site. It does not replace ACT planning assessment. It does not answer the community’s concerns about traffic, fire risk, odour, dust, noise, water, ecology, residential amenity or cumulative growth.

The Territory Planning Authority remains responsible for ensuring that any ACT planning change is justified on its own merits.

Minimum requirements for a new North Canberra feasibility reassessment

A new feasibility reassessment should be published and should include:

1. a long-list of all reasonable North Canberra sites;
2. a short-listing method;
3. clear assessment criteria;
4. weighting of criteria;
5. maps showing candidate sites and residential growth areas;
6. traffic and access assessment for each site;
7. bushfire and operational fire-risk assessment for each site;
8. odour, dust, noise and amenity assessment for each site;
9. water, leachate and stormwater risk assessment for each site;
10. ecological and heritage screening for each site;
11. utility and firefighting water assessment for each site;
12. land ownership and delivery assessment;
13. cost assessment;

14. planning consistency assessment;
15. community impact assessment;
16. cumulative impact assessment;
17. reasoned explanation for rejecting each site;
18. independent peer review;
19. public consultation before a new preferred site is selected;
20. publication of all entity advice.
21. Conclusion

DPA-14 should be withdrawn.

The proposal asks residents of Ginninderry and West Belconnen to accept a significant planning change for a pre-selected site without a current, robust and transparent reassessment of all reasonable North Canberra alternatives.

That is not acceptable.

This is not opposition to green waste recycling. It is opposition to a planning process that has not demonstrated that Block 1653 is the right long-term site.

The ACT Government should withdraw DPA-14 and undertake a fresh feasibility reassessment of all suitable North Canberra sites. Only after that reassessment is complete, published and tested through consultation should the Government consider whether any site-specific Territory Plan amendment is justified.

Until then, DPA-14 should not proceed.

The Territory Planning Authority is requested to treat this submission as an objection to DPA-14 and as a request for withdrawal of the amendment.

SOURCE SCHEDULE

[S1] ACT Planning major plan amendments page — DPA-14 listing and consultation material.

[S2] Draft Major Plan Amendment 14 — Belconnen green waste recycling facility and bulk landscape supplies.

[S3] DPA-14 Supporting Report.

[S4] Suburban Land Agency letter to National Capital Authority, 22 January 2026.

[S5] National Capital Authority response letter, 13 February 2026.

[S6] Design Options Study — Mitchell RMC and identification of future waste sites in North Canberra.

[S7A] Attachment F(1), Calibre Traffic Impact Assessment, Canberra Sand and Gravel relocation, April 2022.

[S7B] Attachment F(2), civil/design drawing set associated with the Canberra Sand and Gravel proposal.

[S8] Notice of Decision refusing DA 202240118, 1 September 2022.

[S9] Reconsideration supporting material for DA 202240118.

[S10] ACT Government City Services — West Belconnen Green Waste Facility project page.

[S11] Canberra Public Interest DPA-14 public information and issue summaries.

[S12] ACT Auditor-General Report No. 7 of 2026 — Changes to the Territory Plan requirements for the Phillip pool.

[S13] Ecological advice for “The Vines” / Block 1582 Belconnen.

From: [REDACTED]
To: [Terrplan](#)
Subject: Objection to Draft Plan Amendment 14 (DPA-14) – Proposed Permanent Green Waste Facility at Stockdill Drive
Date: Sunday, 12 July 2026 10:02:28 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear ACT Planning Team,

I am writing to formally object to Draft Plan Amendment 14 (DPA-14), which proposes planning changes that would allow a permanent green waste facility at Stockdill Drive.

As a local resident, I have serious concerns about this proposal. A similar proposal was refused in 2022 after strong community opposition and more than 120 written objections. The current proposal appears to disregard those concerns by changing the planning rules to make the facility permanent.

My main concerns include:

Increased bushfire risk due to the facility being located in a bushfire-prone area.

Environmental impacts, including air pollution, dust, odours, and noise affecting nearby residents.

Increased traffic and heavy vehicle movements, creating safety and congestion issues.

Negative impacts on the health, wellbeing, and quality of life of families living nearby.

The temporary approval was granted with planning limitations, and those safeguards should not be removed simply to allow a permanent facility.

Alternative locations should be properly assessed before committing to a permanent site in a growing residential area.

Our community is expanding rapidly, and residents need improved infrastructure such as better roads, public transport, healthcare services, sports facilities, and local shops. These should be prioritised over establishing a permanent green waste facility close to homes.

I respectfully request that the ACT Government:

Reject Draft Plan Amendment 14 (DPA-14).

Reassess alternative locations for the green waste facility.

Protect the health, safety, and amenity of current and future residents.

Thank you for considering my submission. I hope the concerns of the community will be given proper consideration before any final decision is made.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

Representation for EIS or Territory Plan Amendment Notification - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

14 Jul 2026 3:30:27 PM

Reference code

5PGYCLVG

Access Canberra

GPO Box 158
Canberra City, ACT 2601

Phone: (02) 6207 1923
acepdcustomerservices@act.gov.au

Type of representation

About this form

Use this form to lodge a representation for a current amendment to the Territory Plan or a current Environment Impact Statement during the notification period.

Application type

Please select the application type:*

Territory Plan Amendment Notification ▼

Representor details

Title

▼

Given name*

Family name*

Organisation name

Enter at least one phone number: *

Home phone

Work phone

Mobile

Email address*

Application details

Amendment number*

14(DPA-14)

Provide the details of your representation*

I strongly object to this amendment to the territory plan. It has no merit, only liabilities, and should be dismissed.

The ACT Government, (the proponent), has made selective use of dated poor quality reports, some of which are of dubious origin. The reports are of limited scope and fail to adequately consider delivery options and alternative sites.

The concept of having a number of green waste collection sites across the Territory is in itself a dated concept. It originated when there were large leafy blocks with large areas of lawns and gardens. This is no longer the case. Blocks are smaller with a much bigger building footprint. There are vastly more multi-unit blocks. This trend will only accelerate. There is now a fortnightly green waste bin collection, and this will increase to a weekly collection with the roll out of FOGO. Commercial arborists generally shred green waste themselves and either leave it with the client or sell it from their depot. Many residents shred their own green waste and use it for their own purposes. District wide, say twice yearly, green waste collections should be considered. In view of the above, it would be more economic and better for the environment to have a single territory wide site at Mugga where the infrastructure already exists.

The proposed change of use is completely unsuitable within the area. Ginninderry is a rapidly developing residential area. It needs to have green space and a buffer area to future development from the Whitlam area. The National Equestrian Trail goes through the area. The blocks would be better used for community purposes or passive recreation. A permanent dog park is needed, and the Pony Club needs a new home. This has not been considered by the proponent.

A green waste collection, processing and bulk landscape site is not a suitable use of the block. A facility like this should be in an industrial area with good main road access, well away from a residential area. Again, the proponent has not considered this.

The proposed facility is located on a sloping site which runs into the Murrumbidgee River. There are serious doubts whether the mitigation measures proposed will work under all conditions. Therefore, river pollution may easily occur.

The proponent has adopted a very narrow approach to alternative sites. Whilst the proposed facility will service Belconnen, Gungahlin, North Canberra and Molonglo, it has only had a cursory look at a few sites in Belconnen. I contend that there are other sites within Belconnen and the other districts that would be suitable. There would be suitable sites in the old CSIRO farm on the Barton Highway. In recent media, the proponent has admitted it has not seriously considered alternative sites. Again, the proponent has made selective use of an old, limited scope report. This is not good enough. Alternatives must be sought out and seriously considered.

The proposed facility is located on the Western Edge of the ACT which is a well-known bushfire area. The area had a major bushfire in 2003, and the sewage treatment works were threatened. There have been several recent bushfires since, requiring RFS attendance by a number of tenders for prolonged periods of time. Recently well documented reports have highlighted this and warned against development in the area. Mulch can self-combust and there have been many such instances at the existing Parkwood site. So, the facility itself can be the ignition point or a replenish source for a bushfire. The mitigation measures proposed are inadequate and would fail after hours. Such a situation would threaten Ginninderry. The risks are too great.

The proposed facility has access off Stockdill Drive, which can only be considered as a narrow poorly maintained country lane with blind corners. There is already a high volume of medium to heavy vehicles that use the road. It cannot handle any more. There will be accidents and unfortunately fatalities. TCCS did

originally oppose the green waste site. This has been overlooked by the proponent.

Large volumes of traffic will be generated by the proposed use. It is very poor town planning to have such a large non-residential volume coming into a residential area. This will expose residents to traffic congestion, traffic noise and road danger. As Ginninderry grows, this problem will increase. The proponent used dated studies with some of the data provided by the possible site user. These reports are not adequate.

The proposed facility will generate dust and odour. It is unacceptable to expose a residential area to such conditions. The dust may pose a significant public health issue. These conditions may expose the ACT government and the facility to damages claims. The proponent contends that placing the facility a kilometre away from existing housing will negate these conditions. The odour from the treatment works does sometime prevail over Ginninderry and that is far more than a kilometre away. There is doubt that the proposed distance will not negate the public health risk from airborne dust particulate. There is already a working farm and First Nations facility in the exclusion zone.

The proposed change of use is somewhat of an own goal by the ACT Government - when there is a dire need for more housing it will limit housing by virtue of the exclusion zone. It will also be a visual eyesore clearly visible from Ginninderry. The proponent was warned of these issues in one of its own reports but conveniently ignored it.

In view of all of the above, the proposed change of use should be dismissed. The proponent should be instructed to reconsider the matter, work with the community, and adopt a much wider view than the blinkered approach it has adopted to date. There are new and better ways.

You may upload any additional supporting documentation or photos.

- Maximum file size is 10Mb.
- A maximum of 5 files can be uploaded.

Disclaimer

Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the Environment, Planning and Sustainable Development Directorate (EPSDD) [**Information Privacy Policy**](#), which is available for viewing on EPSDD's website.

Copies of written comments will be made available on the authority website unless the submission is withdrawn. Copies of written comments will also be given to the proponent of the development proposal.

If you would not like your comments or a part of your comments to be made available on the website or to the applicant, a request must be made under Sections 502 or 503 of the *Planning Act 2023* (or Sections 411 or 412 of the *Planning and Development Act 2007*). A request for exclusion under these sections must be in writing, clearly identifying what parts of your submission you are seeking to exclude and how the request satisfies the exclusion criteria.

Printed copies of the draft amendment (this document) and background documents are available for inspection and purchase at the EPSDD Customer Service Centre, 8 Darling Street, Mitchell, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call [**\(02\) 6207 1923**](tel:0262071923) to arrange a copy for purchase.

☐ [Click here for more information on applying for exemption from the public register.](#)

Representation for EIS or Territory Plan Amendment Notification - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

14 Jul 2026 8:22:10 PM

Reference code

VZMFCMYG

Access Canberra

GPO Box 158
Canberra City, ACT 2601

Phone: (02) 6207 1923
acepdcustomerservices@act.gov.au

Type of representation

About this form

Use this form to lodge a representation for a current amendment to the Territory Plan or a current Environment Impact Statement during the notification period.

Application type

Please select the application type:*

Territory Plan Amendment Notification ▼

Representor details

Title

▼

Given name*

Family name*

Organisation name

Enter at least one phone number: *

Home phone

Work phone

Mobile

Email address*

Application details

Amendment number*

Provide the details of your representation*

You may upload any additional supporting documentation or photos.

- Maximum file size is 10Mb.
- A maximum of 5 files can be uploaded.

Disclaimer

Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the Environment, Planning and Sustainable Development Directorate (EPSDD) [Information Privacy Policy](#), which is available for viewing on EPSDD's website.

Copies of written comments will be made available on the authority website unless the submission is withdrawn. Copies of written comments will also be given to the proponent of the development proposal.

If you would not like your comments or a part of your comments to be made available on the website or to the applicant, a request must be made under Sections 502 or 503 of the *Planning Act 2023* (or Sections 411 or 412 of the *Planning and Development Act 2007*). A request for exclusion under these sections must be in writing, clearly identifying what parts of your submission you are seeking to exclude and how the request satisfies the exclusion criteria.

Printed copies of the draft amendment (this document) and background documents are available for inspection and purchase at the EPSDD Customer Service Centre, 8 Darling Street, Mitchell, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call [\(02\) 6207 1923](tel:0262071923) to arrange a copy for purchase.

☐ [Click here for more information on applying for exemption from the public register.](#)

Submission opposing draft plan amendment 14 (DPA-14)

To the ACT Territory Planning Authority and relevant Ministers,

I am writing to express my vehement opposition to Draft Plan Amendment 14 (DPA-14), which seeks to permanently alter the Territory Plan to include "recycling facility" and "bulk landscape supplies" as assessable developments on Block 1653, Stockdill Drive, Belconnen (NUZ1 Broadacre zone).

This amendment is fundamentally flawed. It represents a subversion of proper town planning principles, bypasses genuine community consultation and poses severe environmental, bushfire and infrastructural risks to the residents of Strathnairn, Macnamara, Holt and the wider Belconnen region. DPA-14 appears to be a mechanism to facilitate commercial interests over community wellbeing and it must be withdrawn immediately.

Primary grounds for objection

I maintain a vehement opposition to Draft Plan Amendment 14 (DPA-14) and insist upon its immediate withdrawal. This proposal is fundamentally flawed, procedurally suspect and presents an untenable threat to local amenity, agriculture and the environment. My objection is centered on four critical areas of concern:

- Public admissions from the ACT Government confirm the initial temporary approval was merely a mechanism to circumvent existing zoning restrictions while a permanent pathway was retrofitted, rendering the current consultation a hollow formality.
- Assertions that Block 1653 is the "only viable site" rely on a 2022 Stantec Report that was commissioned for the Mitchell facility, not a site-specific search, and which explicitly warned of the site's prohibitive topographical challenges.
- Establishing heavy industrial uses on a steep incline adjacent to a creek risks toxic runoff into the Murrumbidgee system and directly endangers the viability of [REDACTED] concerns echoed by the Conservation Council ACT Region.
- Permanently enshrining "recycling facility" within the Territory Plan for this block creates a dangerous loophole, facilitating future industrial expansion and land-use creep at the doorstep of the growing Ginninderry residential corridor.

My detailed concerns are outlined below:

Lack of genuine community consultation and pre-determined outcomes

The progression of DPA-14 is characterised by a complete failure of meaningful community engagement. Rather than consulting residents on the strategic needs for a northside green

waste facility and assessing viable alternative sites, the ACT Government has presented the Stockdill Drive site as a foregone conclusion. This pre-determination is most evident in the actions of the Labor government, specifically Yvette Berry, who was already spruiking this site to residents as a permanent "mini Pialligo" featuring retail and cafes long before the initial Development Application (DA) was even approved or the zoning changed. Treating a noxious waste facility as a boutique retail opportunity is insulting to residents who will have to live with the heavy haulage, dust and odour. Pushing ahead with DPA-14 demonstrates that the government is retrofitting the planning rules to suit a predetermined commercial outcome rather than engaging in evidence-based town planning. This bad-faith approach to planning is further evidenced by recent admissions from the government. As reported in *The Canberra Times* on July 13, 2026, City Services Minister Tara Cheyne publicly admitted that the initial temporary approval was utilised because a permanent facility could not legally be approved under the existing NUZ1 Broadacre zoning. Her statement that the government proceeded with the temporary approval to keep operations running "while the slower permanent pathway was worked through" completely validates my fears. It confirms that the temporary DA was merely a Trojan horse for DPA-14, demonstrating that the permanent rezoning of Block 1653 was a pre-determined outcome rather than the result of objective site assessment.

Flawed justification and misuse of the 2022 Stantec report

The ACT Government and the Suburban Land Agency have repeatedly claimed that Block 1653 is the "only viable site" for this facility, relying heavily on a 2022 design options study by Stantec. However, this justification is fundamentally flawed. As reported in *The Canberra Times* on July 13, 2026, the 2022 Stantec study was actually commissioned as a feasibility study for upgrading the Mitchell Resource Management Centre, not as a targeted, site-specific ecological search for a new northside green waste facility. Furthermore, the government has conveniently ignored its own consultant's warnings. *The Canberra Times* article notes that the 2022 Stantec report explicitly warned that the Stockdill Drive site is "steep and will require significant earthworks." Retrofitting a broad waste transfer study to justify placing a highly combustible, polluting facility on a steep incline next to residential areas represents a severe failure of strategic planning.

Discrepancies in environmental studies and block designations

A glaring procedural discrepancy in this proposal is the shifting nomenclature of the block in question. Throughout the 2022 Design Options Study and various environmental assessments, the site was repeatedly referred to and studied as **Block 1582**. However, DPA-14 seeks to amend the zoning for **Block 1653**. Relying on environmental, traffic and feasibility studies conducted for one parcel of land to justify the permanent rezoning of what is now legally registered as a different parcel (**Block 1653**) is a massive loophole. It

invalidates the strategic planning rigor of the amendment. Proceeding with a permanent zoning change without comprehensive, site-specific studies tailored to the exact legal boundaries of Block **1653** leaves the Territory open to significant environmental and legal risks.

Blatant conflict of interest: the Ginninderry joint venture and Corkhill Bros

The driving force behind this amendment is highly suspicious and points to a massive conflict of interest. The proponent of DPA-14 is the Suburban Land Agency (SLA), acting as part of the Ginninderry Joint Venture alongside Riverview Developments. Riverview is closely affiliated with the Corkhill family (Corkhill Bros), Canberra's largest commercial green waste retailer. The Joint Venture is highly motivated to clear the existing green waste facility at the Parkwood Road site because its required environmental buffer zones (1000m for composting) are blocking the release of highly profitable residential land. By pushing DPA-14, Riverview and the SLA get to unlock the Parkwood site for their own housing development profits while simultaneously securing a new, permanent commercial site on Stockdill Drive for Corkhill Bros to operate bulk landscape and recycling businesses. Town planning amendments should be made for the benefit of the community, not to facilitate a dual-profit scenario for developers at the direct expense of local residents' amenity and safety.

Direct threat to agricultural livelihoods: [REDACTED]

DPA-14 represents an existential threat to the livelihoods of immediate neighbours, most notably the [REDACTED]. This 300-hectare fine-wool property runs 1200 merinos right next door to the proposed site. The family was already forced to take the government to court to secure basic concessions (such as security fencing and a 3-metre wall) just to mitigate the impacts of a temporary facility. Approving DPA-14 moves the goalposts entirely by establishing a massive, permanent industrial-scale waste and bulk supply facility on their doorstep. The inevitable dust (PM10 and PM2.5), noise pollution, heavy vehicle vibrations and potential water contamination will severely impact the health of their livestock and fundamentally compromise their agricultural business. The government has callously ignored alternative sites further away from their property boundary, demonstrating a complete disregard for existing rural livelihoods.

Impact on the Billabong Aboriginal Development Corporation (158 Stockdill drive)

In addition to agricultural impacts, the permanent establishment of a heavy industrial recycling facility on Stockdill Drive shows a profound lack of respect for nearby properties holding deep cultural significance, specifically the Billabong Aboriginal Development Corporation located at 158 Stockdill Drive. Subjecting this property, its custodians and the

valuable community work they do, to the ongoing disruption of a permanent commercial waste facility, including hundreds of heavy truck movements daily, airborne pollutants and relentless noise, is unacceptable. Town planning should protect and respect Indigenous land and community organisations, not degrade their immediate environment to solve a developer's logistical problem.

A pattern of planning failures and inadequate consultation: parallels with the Phillip Pool audit

The progression of DPA-14 risks repeating the exact same governance and town planning failures recently exposed in the Auditor-General's report into the Phillip Pool (Report No. 7/2026). The audit into the changes to the Territory Plan for the Phillip Pool highlighted a concerning pattern of poor planning and inadequate public consultation by the ACT Government. Crucially, the audit found that the Territory Plan requirements for the Phillip site were changed without any rigorous or specific analysis of needs or options to identify if the proposed requirements were actually appropriate. Furthermore, the government claimed during its consultation reporting that a "sport and recreational needs analysis" supported the changes. However, following an FOI request and an ACT Ombudsman decision, it was revealed that this needs analysis did not even exist. This alarming precedent of retrospective justification and misleading community consultation perfectly mirrors my experience with DPA-14. Just as with the Phillip Pool, the government is treating DPA-14 and the Stockdill Drive site as a foregone conclusion without having assessed viable alternative sites. Relying on predetermined outcomes and retrofitting planning rules to suit commercial interests, rather than engaging in genuine, evidence-based town planning, severely undermines public trust. The Territory Planning Authority must immediately halt DPA-14 to ensure it does not repeat the exact same transparency and assessment failures that plagued the Phillip Pool amendment.

Contradictions with the Ginninderry masterplan (stages 8 and 10)

Perhaps the most egregious example of poor town planning is how DPA-14 directly contradicts the SLA and Riverview's own masterplan. According to the official Ginninderry Staging Plan, Stages 8 and 10 of the Strathnairn development are slated to feature residential land directly along Stockdill Drive. It is absolute town planning madness to permanently rezone a block for an industrial-scale, noxious green waste and bulk landscape supply facility on the exact same road that is master-planned to host future residential homes. When Stages 8 and 10 are developed, those new residents will be placed in direct, dangerous proximity to heavy haulage routes and the odour and dust footprint of this facility. Establishing this permanent facility now guarantees future land-use conflicts, proving this site is entirely incompatible with the government's own residential expansion plans.

Setting a dangerous town planning precedent

The ACT Planning Authority rightfully rejected a permanent facility on this site in September 2022 (DA 202240118) because a permanent, heavy-impact recycling and waste facility does not meet NUZ1 Broadacre zoning rules. DPA-14 is a backdoor attempt to overwrite this rejection. By adding "recycling facility" and "bulk landscape supplies" to the Land Use Table for this specific block, the government is setting a dangerous precedent. Once this broad land-use category is legally established, the debate shifts from whether a waste facility is appropriate near homes to simply how it operates. If approved, this lowers the barrier for future noxious, smelly or dangerous infrastructure to be placed on the rural-residential fringe, completely eroding the protective purpose of NUZ1 zoning.

Severe environmental risks and river runoff

The environmental risks of placing a massive green waste and composting facility at this location have been woefully under-assessed. According to the Conservation Council ACT Region's statement on July 9, 2026, there are significant ecological risks associated with introducing heavy recycling and bulk landscape supply uses into the Western Edge Investigation Area. These high-level environmental concerns translate to immediate, localised threats. As reported in *The Canberra Times* on July 13, 2026, the proposed site directly borders Wagtail Park, one of the territory's few remaining working fine merino sheep farms. Because the site is positioned on a steep incline just 30 meters from a local creek, there is an extreme risk of contamination. In the event of heavy rainfall, overwhelmed retention trenches will result in nutrient leaching and chemical runoff flowing directly into the creek that provides drinking water for livestock. This contaminated runoff will subsequently feed straight into the Molonglo and Murrumbidgee river systems, compounding existing microbial contamination issues.

Air quality and topographical dangers

The 2022 AECOM Air Quality Study for the Western Edge Investigation Area (WEIA) highlighted significant dangers regarding topography and pollution. The study explicitly warned that the valleys, drainage flows and cold air pooling in this exact area can trap particulate pollution during calm, stable conditions and winter inversions. Green waste facilities are notorious generators of PM10 (dust), PM2.5 (fine particulate matter) and severe odours. Topographical trapping means that instead of dispersing, these hazardous particulates and foul smells will accumulate and pool directly into the residential areas of Strathnairn, Macnamara and Holt, severely impacting the respiratory health and daily lives of residents.

Elevated bushfire risks

Stockpiling massive amounts of dry green waste, mulch and timber on the rural fringe adds an astronomical, permanent fire load right next to residential zones. The WEIA report confirms that this area has a known bushfire risk and is highly exposed to the prevailing north-west winds. Green waste stockpiles are inherently combustible and are known to self-heat and ignite spontaneously. In the event of a bushfire, these stockpiles become a massive source of ember attacks that the north-west winds will push directly into Strathnairn and Macnamara. Placing a massive fuel load in an area already vulnerable to bushfire threats places unnecessary and unacceptable pressure on our local asset protection zones and emergency services.

Traffic and infrastructure failures

The road infrastructure in West Belconnen is completely inadequate to handle the introduction of heavy haulage waste trucks and public traffic visiting a bulk landscape supply center. All traffic to the proposed site will be funneled through Drake Brockman Drive, Pro Hart Avenue and Spofforth Street. These roads are already facing immense pressure from the growing Ginninderry population. Furthermore, the ACT Government is about to commence a massive, multi-million dollar duplication of Drake Brockman Drive (stretching to 2028). Forcing hundreds of heavy waste trucks daily into an active construction zone on the only arterial road servicing the area will create unprecedented bottlenecks, destroy the quiet nature of our suburbs and pose a severe safety hazard to local commuters and school children.

Risk of land use "creep" and industrial expansion

The current DPA-14 proposal specifically asks for "recycling facility" and "bulk landscape supplies" to be added as assessable developments. There is a very real danger that this zoning change is merely the opening move in a process of industrial land use "creep." Once these uses are enshrined in the Territory Plan for Block 1653, the site becomes a legitimate candidate for more intensive waste management operations. This could quickly evolve from a simple drop-off and retail point into a full-scale regional resource recovery centre, handling hazardous materials, chemical storage or expanded industrial processing. Given the lack of robust, long-term strategic planning for this site, I have no guarantee that the current scope will remain fixed. Permitting these land uses sets a precedent that will make it far easier for future development applications to justify expanding the facility's operations, gradually transforming a rural-residential fringe into a permanent industrial waste hub.

Critical questions for the Territory Planning Authority

Given my significant concerns regarding the potential long-term impacts of DPA-14, I request that the Territory Planning Authority formally address the following questions before a decision is made:

1. How does the Authority intend to guarantee that the scope of operations on Block 1653 will not be expanded in the future through subsequent development applications?
2. What specific planning controls will be implemented to prevent this site from evolving from a green waste and landscape supply facility into a high-intensity resource recovery centre or hazardous waste handling site, given that the underlying zoning will be permanently altered to permit 'recycling facility' as a core use?
3. If the scope of operations is expanded in future years, what mechanisms will be in place to ensure that the immediate residents, who will be most impacted by noise, traffic and potential environmental degradation, have an absolute right of veto or significant influence over such changes?

Conclusion and formal requests

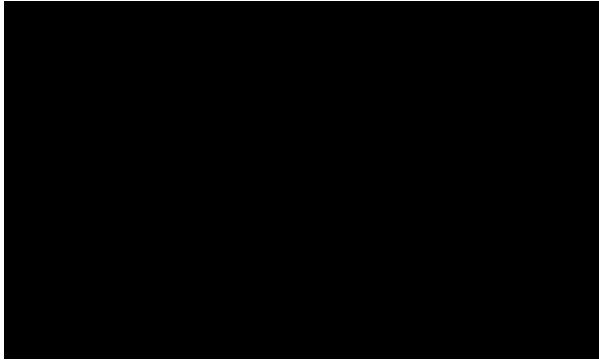
Ultimately, DPA-14 is a commercially motivated revision that elevates developer land-release agendas above environmental integrity, sound planning principles and the wellbeing of West Belconnen residents. It attempts to resolve a localised development hurdle by introducing a permanent environmental and infrastructural threat. The ACT Government cannot shift the burden of industrial-scale waste management onto residential boundaries without presenting transparent, rigorous and site-specific justification.

Accordingly, I formally urge the Territory Planning Authority and relevant Ministers to implement the following actions:

1. Cease all progress and immediately withdraw Draft Plan Amendment 14.
2. Order an independent and transparent ecological and topographical assessment of all potential North Canberra sites to find a truly suitable location for a permanent facility, rather than relying on repurposed data from 2022.
3. Formally evaluate and publish the mitigation efforts necessary to shield Wagtail Park and the local waterway from nutrient leaching and toxic runoff prior to considering any further waste-related proposals in the Western Edge area.

4. Offer me a binding legal assurance to the community that the broad "recycling facility" designation will not be used to facilitate high-intensity or hazardous resource recovery centers on Block 1653 in the future.

Signed:



From: [REDACTED]
To: [Terrplan](#)
Subject: Objection to Draft Major Plan Amendment 14 — Block 1653 Belconnen
Date: Thursday, 16 July 2026 12:21:33 AM

You don't often get email from [REDACTED] com. [Learn why this is important](#)

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern,

I am a resident of Strathnairn on [REDACTED] in the Ginninderry community, and am writing to object to Draft Major Plan Amendment 14 concerning Block 1653 Belconnen.

I understand that DPA-14 would amend the Belconnen District Policy to allow a recycling facility and bulk landscape supplies to be assessed as permanent land uses on this site. I do not support this amendment in its current form because of my following concerns:

Traffic and road safety

A permanent green-waste and bulk-landscape-supplies facility would generate additional cars, trucks and heavy-vehicle movements on Stockdill Drive and surrounding roads. The assessment should properly consider the long-term growth of Ginninderry, future residential traffic, peak weekend usage, road safety, noise and the interaction between heavy vehicles, residents, cyclists and pedestrians.

Bushfire risk

I am concerned about allowing a permanent green-waste processing operation in a bushfire-prone area close to homes and rural properties. Green-waste stockpiles may create additional fire-management risks, particularly during hot, dry and windy conditions. These risks should be independently assessed before the Territory Plan is amended.

Dust, odour, noise and air quality

Processing and storing green waste and landscape materials may generate dust, odour, noise and windblown material. These impacts could affect nearby residents and adjoining rural properties. DPA-14 does not appear to establish enforceable limits on operating hours, stockpile sizes, vehicle numbers, dust, odour or noise.

Environmental and agricultural impacts

I am concerned about potential runoff, erosion, weed seeds, plant pathogens, pests and other material entering nearby waterways or adjoining farmland. The effects on livestock, agricultural operations and the surrounding rural environment should be properly and independently assessed.

Suitability of the location and alternative sites

I do not oppose the provision of an appropriately located green-waste service for Belconnen. However, I do not believe sufficient evidence has been provided to demonstrate that Block 1653 is the most appropriate permanent location or that reasonable alternative sites have been fully and transparently examined.

Community consultation

Although statutory consultation is now taking place, residents were not meaningfully involved at an early stage in selecting the site or deciding whether this temporary facility should become permanent. A permanent planning change of this significance should be subject to broader and more transparent community consultation.

I request that the Territory Planning Authority:

- reject or withdraw DPA-14 in its current form;
- conduct genuine community consultation;
- independently reassess traffic, bushfire, environmental, agricultural and amenity impacts;
- publish a transparent comparison of alternative sites; and
- ensure that any future proposal contains clear and enforceable operating and environmental controls.

Please record this submission as an objection to DPA-14 and ensure that the concerns raised are included in the consultation report provided to the Minister.

I consent to the publication of the substance of my submission, but request that my name, contact details and residential address not be publicly released.

Kind regards,

A solid black rectangular box used to redact the signature of the submitter.

Representation for EIS or Territory Plan Amendment Notification - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

17 Jul 2026 7:12:20 PM

Reference code

HK7LQ4RD

Access Canberra

GPO Box 158
Canberra City, ACT 2601

Phone: (02) 6207 1923
acepdcustomerservices@act.gov.au

Type of representation

About this form

Use this form to lodge a representation for a current amendment to the Territory Plan or a current Environment Impact Statement during the notification period.

Application type

Please select the application type:*

Territory Plan Amendment Notification ▼

Representor details

Title

▼

Given name*

Family name*

Organisation name

Enter at least one phone number: *

Home phone

Work phone

Mobile

Email address*

Application details

Amendment number*

Provide the details of your representation*

I am angry that we are even discussing this again. Multiple lies and secretive action or “lack of action”. The reports are from 2020/2021 - for example traffic estimation. Ginninderry has significantly changed since those dates and I dare say the access to the CSG facilities would have too.

We moved here in 2021

. I can say the road noise has significantly increased over the years to add the data from 2020/2021 it will result in significant traffic noise. We already get woken at 6:30 Monday to Saturday with trucks and compression breaking and it can go to 8pm plus at night.

I am extremely worried that the data is not correct and that looking at appropriate sites has actually not been investigated. It has been very secretive which sites were considered in the original rejected DA and subsequent re submission. Then to change this and not even look at appropriate sites makes the community distrust and angry.

I have concerns about

- bush fires. We are already in a high fire zone.
- conversation corridor and western edge zone protection
- farm land
- environmental impact
- traffic noise increase

And the ethical process of all these DA submissions.

I strongly encourage a rejection to this DA and action that this site can not be reconsidered.

You may upload any additional supporting documentation or photos.

- Maximum file size is 10Mb.
 - A maximum of 5 files can be uploaded.
-

Disclaimer

Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the Environment, Planning and Sustainable Development Directorate (EPSDD) [Information Privacy Policy](#), which is available for viewing on EPSDD's website.

Copies of written comments will be made available on the authority website unless the submission is withdrawn. Copies of written comments will also be given to the proponent of the development proposal.

If you would not like your comments or a part of your comments to be made available on the website or to the applicant, a request must be made under Sections 502 or 503 of the *Planning Act 2023* (or Sections 411 or 412 of the *Planning and Development Act 2007*). A request for exclusion under these sections must be in writing, clearly identifying what parts of your submission you are seeking to exclude and how the request satisfies the exclusion criteria.

Printed copies of the draft amendment (this document) and background documents are available for inspection and purchase at the EPSDD Customer Service Centre, 8 Darling Street, Mitchell, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call [\(02\) 6207 1923](#) to arrange a copy for purchase.

☒ Click here for more information on applying for exemption from the public register.

Exemption from the public register

To approve your request to exempt all or part of your representation from the public register the Territory Planning Authority must be satisfied that the part of the representation to which your exclusion application relates contains information that:

- (a) the publication of which would disclose a trade secret; or
- (b) the publication of which would, or could reasonably be expected to
 - (i) endanger the life or physical safety of any person; or
 - (ii) lead to damage to, or theft of, property.

Please note: Completing this section does not guarantee your application for exemption from the public register will be approved. A customer service officer will contact you to discuss any request for exemption from the public register.

Do you want to apply to have all or part of your representation excluded from the public register?*

☒ Yes ☐ No

Are you applying for a full or part exemption from the register?* ☐ Full ☒ Part

Provide details of your exemption request*

Disclosing my residential address location

Please provide detail which parts you wish to make exempt*

Name linked to location on [REDACTED] where I live