



**ACT**  
Government

Chief Minister, Treasury and  
Economic Development

# Throsby Home of Football

## SR Technical Note #1

**Title: Throsby Home of Football - Environmental**

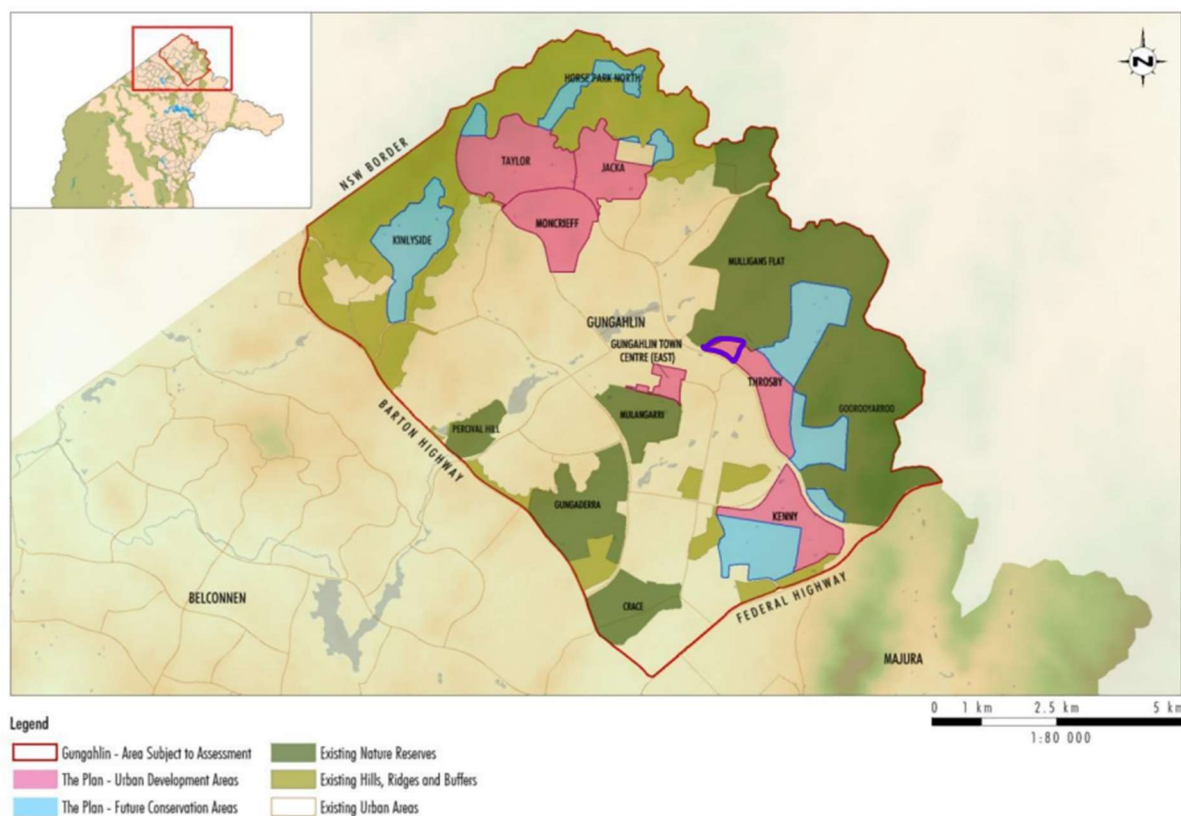
**Date: 1 November 2021**

**Detail:**

The Gungahlin Strategic Assessment (GSA) and EIS exemption are regional-scale assessments which consider the environmental impacts from development along with the conservation and planning outcomes at a scale beyond just the Home of Football site. With this, targeted site-specific details are not included.

Rather, these assessments highlight the impacts associated with construction and operational activities being undertaken within designated development areas, and areas for conservation. The assessments also recognise that further master planning and design work (e.g. through an estate development plan DA) will be undertaken where the unique situation of each site will be further considered.

As highlighted in the map below, the Home of Football site is located in one of these designated development areas, as per the GSA and EIS exemption (please see the approximate site outlined in **purple** below).



The proposed Home of Football development is captured in the GSA and EIS exemption as an open space and/or recreational area (refer to section 3.3.2 of the [Gungahlin Strategic Assessment](#) and Schedule 1 of the EIS Exemption – see extract below, which is also available at: <https://www.legislation.act.gov.au/ni/2013-525/default.asp>).

## Schedule 1

<b>Major components of proposed development</b>
<ul style="list-style-type: none"> <li>Urban development and supporting infrastructure.</li> </ul>
<b>Construction activities</b>
<ul style="list-style-type: none"> <li>Construction of dwellings in the following suburbs: <ul style="list-style-type: none"> <li>Gungahlin Town Centre (east)</li> <li>Jacka (north)</li> <li>Kenny (part of)</li> <li>Moncrieff</li> <li>Taylor</li> <li>Throsby (part of)</li> </ul> </li> <li>Construction of associated infrastructure, including roads and services (water, sewerage, storm water, electricity, gas and telecommunications).</li> <li>Construction of water quality and flood mitigation ponds and/or wetlands and associated works.</li> <li>Establishment and landscaping of open space areas for passive and active recreation.</li> <li>Construction of community and commercial buildings and infrastructure.</li> </ul>
<b>Operational activities</b>
<ul style="list-style-type: none"> <li>Residential activities.</li> <li>Commercial activities (including retail and employment activities).</li> <li>Community activities (including amongst others education, cultural, religious activities).</li> <li>Recreational activities (including the use of parks and open spaces).</li> </ul>

Noting that the Throsby Home of Football site is identified as an urban development area, an EIS is not required as the project will see the construction of open space and recreational areas.

The project will be subject to the following approvals:

- Given the site currently has a 'Future Urban Area' overlay under the Territory Plan, a Technical Amendment will be submitted to lift the overlay.
- An Estate Development Plan (EDP) Development Application.
- Following the EDP – a separate Development Application will be required for the main building.