

# Planning and Development (Draft Variation No 297) Consultation Notice 2014

Notifiable instrument NI2014—341

made under the

*Planning and Development Act 2007*, section 63 (Public consultation—notification) and section 64 (Public consultation—notice of interim effect etc)

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Under the *Planning and Development Act 2007* (the Act), section 63(1), the planning and land authority has prepared Draft Variation No 297 to the Territory Plan – Public Land Overlay and Zone Changes (see Annexure A).

Draft Variation No 297 to the Territory Plan proposes to make changes to the public land overlay and zone provisions at various locations in Canberra in response to separate requests from the Conservator of Flora and Fauna, and Economic Development Directorate, including:

- add Hackett Horse Holding Paddocks 5 and 6 to the adjacent existing nature reserve;
- incorporate two offset areas into the existing Gungaderra and Mulanggari Nature Reserves respectively in order to offset impact from the proposed development on block 799 Gungahlin;
- incorporate part of block 2110 Jerrabomberra into the existing Isaacs Ridge Nature Reserve to offset the impact from the expansion of Mugga Lane Resource Management Centre; and
- remove the public land overlay of urban open space from Yarralumla Nursery.

The draft variation and background documents are available online at **[www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations)** until the closing date for written comments.

Printed copies of the draft variation and background documents are available for inspection and purchase at the Environment and Planning Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

Written comments from the public are invited from the public by **Friday 29 August 2014**.

Comments should include reference to the draft variation, your name and contact details, and be addressed to the Territory Plan Section.

Comments can be:

- emailed to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)

- mailed to Territory Plan Comments, GPO Box 158, Canberra, ACT 2601
- delivered to EPD's Customer Service Centre at 16 Challis Street, Dickson

Copies of written comments will be made publicly available 10 working days after the closing date for no less than 15 working days at EPD's Customer Service Centre in Dickson and may be published on EPD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the Act. A request for exclusion under these sections must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

### **Effect of the draft variation**

Section 65 of the Act does not apply in relation to the draft variation so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

Jim Corrigan  
Delegate of the Planning and Land Authority  
16 July 2014



**ACT**  
Government

Environment and Planning

**Annexure A**

*Planning and Development Act 2007*

**Draft  
Variation to the  
Territory Plan  
No 297**

**Public land overlay and zone changes**

*Canberra Central/Watson/Hackett*

*Gungahlin, Jerrabomberra and Yarralumla*

**July 2014**

Draft variation for public consultation prepared  
under s60 of the *Planning and Development Act 2007*

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# 1. INTRODUCTION

## 1.1 Summary of the Proposal

Draft variation 297 to the Territory Plan (DV297) responds to separate requests from the Conservator of Flora and Fauna and the Economic Development Directorate to vary the Territory Plan for a range of sites. The draft variation proposes to make changes to public land overlay and zone provisions as follows:

- add Hackett Horse Holding Paddocks 5 and 6 (part block 1329 Canberra Central, part block 1 section 85 Watson, part block 1 section 52 Hackett) and surrounds (part blocks 61 and 1330 Canberra Central) to the adjacent existing nature reserve;
- incorporate two offset areas (part block 783 Gungahlin – Gungaderra north; block 1 section 221 Gungahlin – Mulanggari west) into the existing Gungaderra and Mulanggari Nature Reserves respectively in order to offset impact from the proposed development on block 799 Gungahlin;
- incorporate one offset area (part block 2110 Jerrabomberra) into the existing Isaacs Ridge Nature Reserve to offset the impact from the expansion of Mugga Lane Resource Management Centre; and
- remove the public land overlay of urban open space from Yarralumla Nursery (block 3 section 123 Yarralumla).

## 1.2 Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the Act) establishes the planning and land authority as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment and Planning Directorate (EPD).

The Territory Plan is comprised of a written statement and a map. The written statement contains a number of parts, namely governance; strategic directions; zones (including objectives and development tables and zone or centre development codes); precinct codes; general codes; overlays; definitions; structure plans, concept plans and development codes for future urban areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, urban parks and recreation, transport and services and non urban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the volumes of the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the Act. Following the release of the draft variation under section 63 of the Act, submissions from the public are invited. At the conclusion of the consultation period the EPD submits a report on consultation and a recommended final variation to the Minister responsible for planning for approval. The Minister has the discretion to determine if referral to the Legislative Assembly standing committee responsible for planning is warranted prior to approval, depending on the nature and significance of the proposal. If the draft variation is referred to the committee by the Minister or otherwise, the Minister must consider the findings of the committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

### **1.3 This document**

This document contains the background information in relation to the proposed variation. It comprises the following parts

Part 1 This Introduction

Part 2 An Explanatory Statement, which gives reasons for the proposed variation and describes its effect

Part 3 The Draft Variation, which details the precise changes to the Territory Plan that are proposed

### **1.4 Public Consultation**

Written comments about the draft variation are invited from the public by **29 August 2014**.

Comments should include reference to the draft variation, your name and contact details, and be addressed to the Territory Plan Section.

Comments can be:

- emailed to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)
- mailed to Territory Plan Comments, GPO Box 158, Canberra, ACT 2601
- delivered to EPD's Customer Service Centre at 16 Challis Street, Dickson

Copies of written comments will be made available (unless excluded) for public inspection for no less than 15 working days starting 10 working days after the closing date for comment. The comments will be available at EPD's customer service centre in Dickson and may be published on EPD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the *Planning and Development Act 2007*. A request for exclusion under these sections must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

#### *Further Information*

The draft variation and background documents are available online at **[www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations)** until the closing date for written comments.

Printed copies of the draft variation (this document) and background documents are available for inspection and purchase at the Environment and Planning Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

## **2. EXPLANATORY STATEMENT**

### **2.1 Background**

#### **2.1.1 Paddocks 5 and 6**

Paddocks 5 and 6 are part of six paddocks in the Hackett Horse Holding Paddock complex. Variation 182 Public Land – Nature Reserve changed the public land overlay for paddock 5 from nature reserve to special purpose reserve in 2002. A recent review of the ecological values of the area shows that there is merit in adding paddocks 5 and 6 to ACT's nature reserve estate. This variation is to formally change the public land overlay for paddocks 5 and 6 from special purpose reserve to nature reserve.

#### **2.1.2 Gungaharra north and Mulanggari west**

Development on Block 799 Gungahlin will impact on the habitat of the Striped Legless Lizard and Golden Sun Moth which are protected by the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). In order to offset the loss of this habitat, two offset areas will be included in the nearby Gungaharra and Mulanggari nature reserves.

### **2.1.3 Jerrabomberra (part Block 2110 Jerrabomberra)**

The expansion of the Mugga Lane Resource Management Centre will impact on the Box-Gum Woodland which is protected by the EPBC Act. One area has been identified adjacent to the existing Isaacs Ridge Nature Reserve to offset the loss of this woodland. This variation is to incorporate the offset area into the Isaacs Ridge Nature Reserve.

### **2.1.4 Yarralumla (Block 3 Section 123 Yarralumla)**

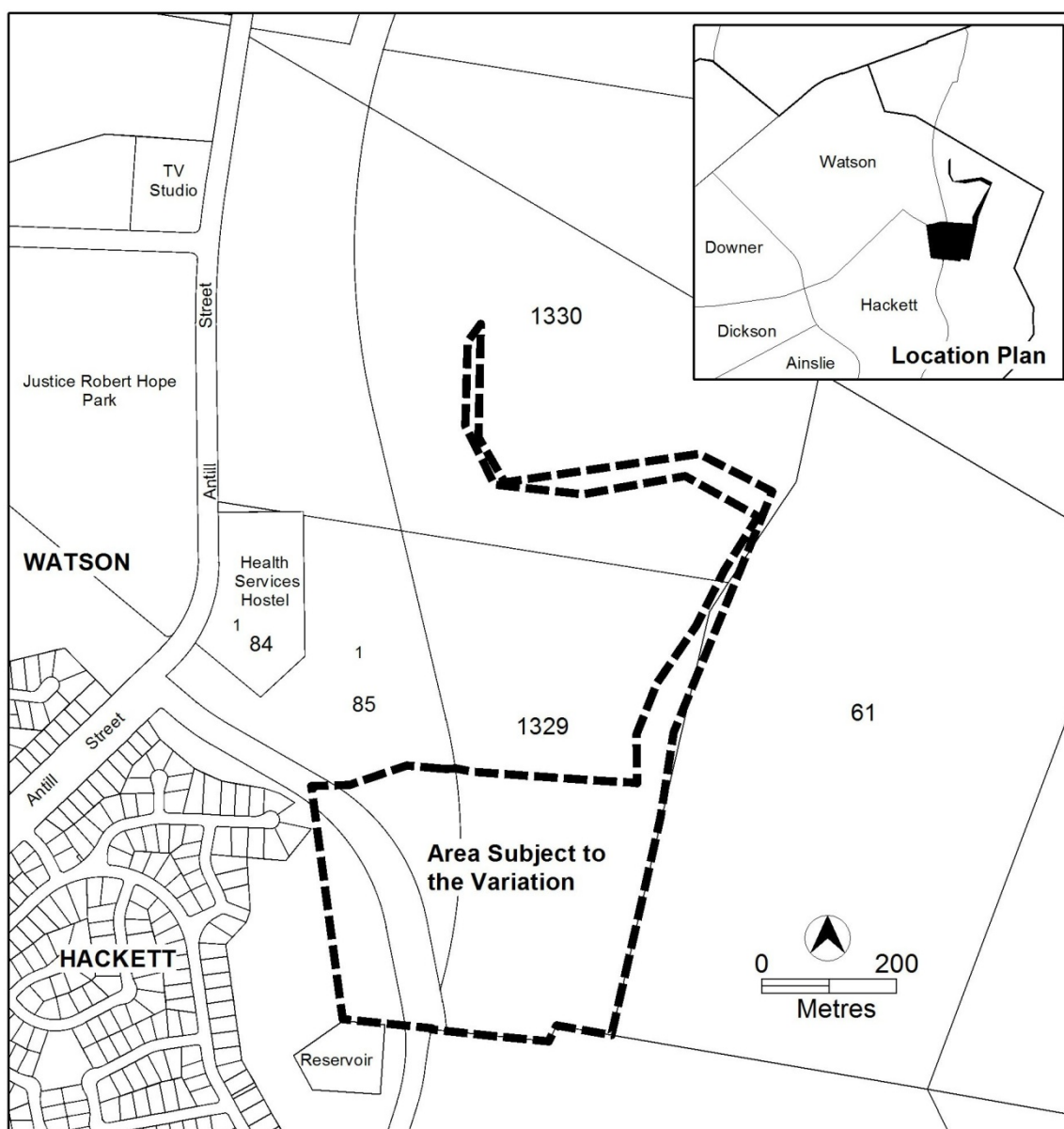
Yarralumla Nursery is subject to an urban open space public land overlay in the Territory Plan. This variation is to remove the urban open space public land overlay for block 3 section 123 Yarralumla to reflect its current commercial use and operation. To remove any doubt, this draft variation is to remove the urban open space public land overlay under the Territory Plan. Under the National Capital Plan, block 3 section 123 Yarralumla is still national open space within the Lake Burley Griffin and Foreshore area.

## **2.2 Site Description**

### **2.2.1 Paddocks 5 and 6**

The Hackett Horse Holding Paddock complex borders Antill Street, Mount Majura and Mount Ainslie Nature Reserves and is located adjacent to the suburbs of Watson and Hackett. The complex is mainly for the use of agistment as part of the ACT Government Horse Paddocks. Paddock 5 is located on part of block 1329 Canberra Central. Paddock 6 is located on part of block 1329 Canberra Central, part of block 1 section 85 Watson, and part of block 1 section 52 Hackett. This draft variation also includes part of blocks 61 and 1330 Canberra Central in keeping with the recommendation from the Conservator of Flora and Fauna.

Paddock 5 has approximately 9 ha of moderately modified Yellow Box – Red Gum endangered community. It has a very high habitat value. Paddock 6 contains a mix of Yellow Box, Red Gum, Brittle Gum, Scribbly Gum and Apple Box, with a shrubby understorey and a diverse native groundlayer. It has high fauna habitat values. Hoary Sunray (*Leucochrysum albicans*), a plant listed as nationally endangered and considered rare in the ACT, occurs in the southern section of the paddock. Hill Fireweed (*Senecio hispidulus*) and Five-corned Jack (*Styphelia triflora*) also occur in paddock 6, with both being considered to be rare species in the ACT.



**Figure 1 Site plan of Paddocks 5 and 6**

### **2.2.2 Gungaderra north and Mulanggari west**

The offset for Block 799 Gungahlin comprises two separate areas, both directly adjoining existing nature reserves in the Gungahlin District.

#### Gungaderra north

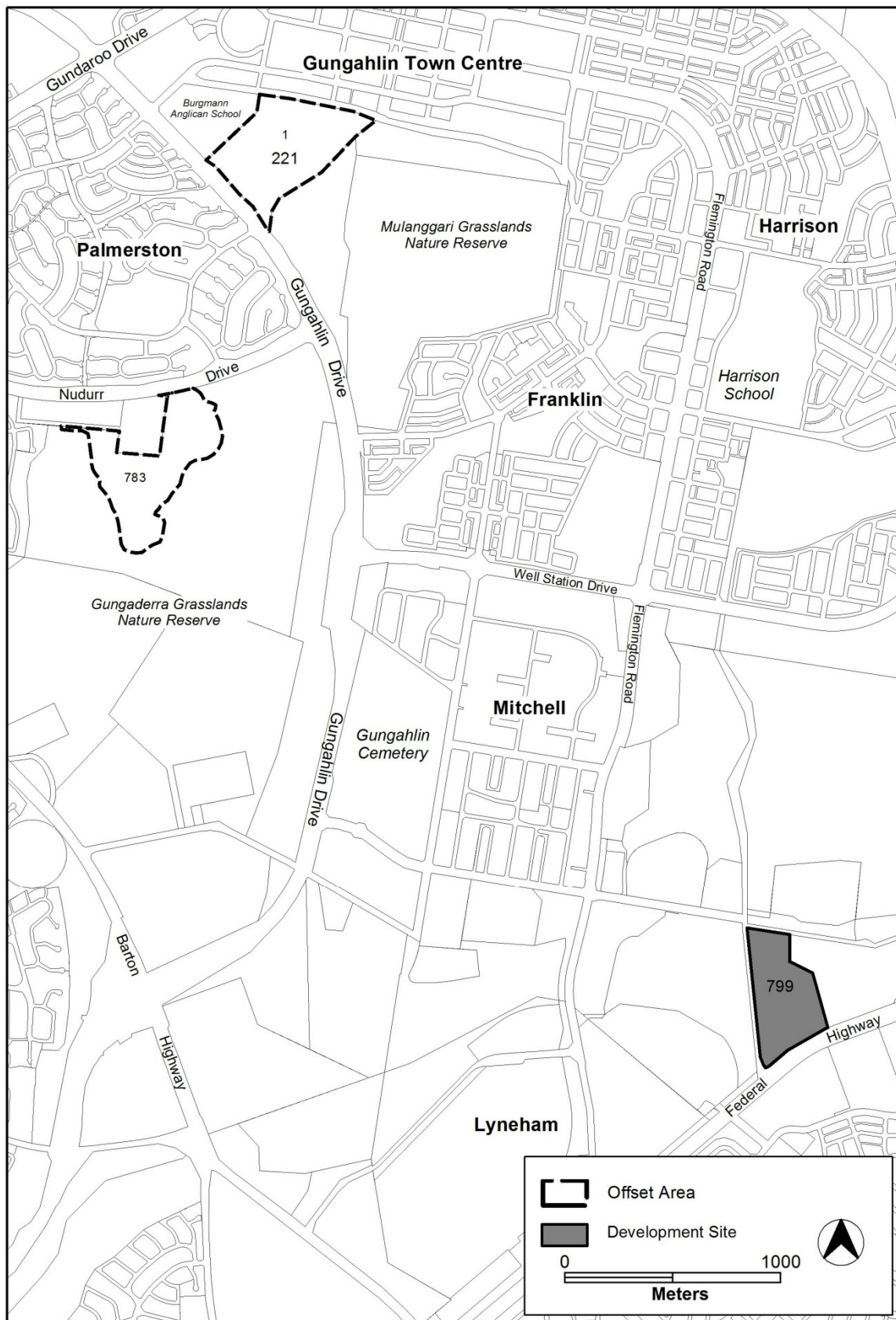
Gungaderra north is immediately south of Palmerston and adjoins the northern end of Gungaderra Nature Reserve. The area provides extensive areas of suitable habitat occupied by a breeding population of Striped Legless Lizard and also provides linking habitat between areas on the western and eastern sides of the ridgeline.

#### Mulanggari west

Mulanggari west adjoins the Mulanggari Nature Reserve. The area is suitable for maintaining populations of Striped Legless Lizard and Golden Sun Moth habitat.

The addition of these offset areas into the nature reserve estate will improve the 'core to edge' ratio of the reserves. This will reduce the edge effects and increased the buffer between the Gungaderra Nature Reserve and the residential areas of Crace and Palmerston. An increase to the overall area of Mulanggari Nature Reserve would also enhance the quality of 'core' habitat within the existing reserve area.

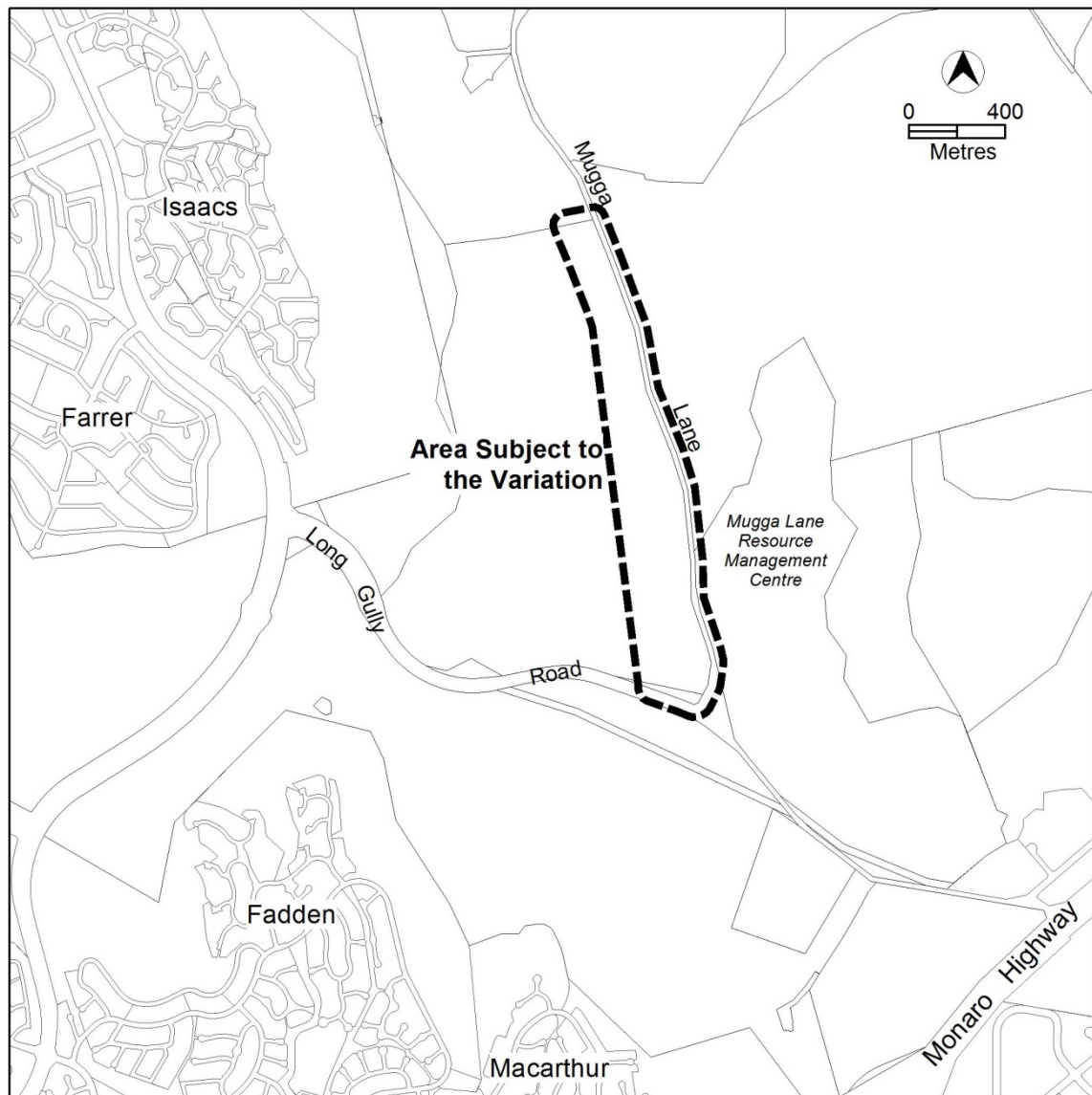




**Figure 2 Site plan of Gungaderra north and Mulanggari west**

### 2.2.3 Jerrabomberra (part Block 2110 Jerrabomberra)

Part of block 2110 Jerrabomberra has been identified as a biodiversity offset to recover the loss of woodland due to the expansion of Mugga Lane Resource Management Centre. This offset area is located along the western side of Mugga Lane and adjacent to the existing Isaacs Ridge Nature Reserve. The offset will be incorporated into the Isaacs Ridge Nature Reserve.



**Figure 3 Site plan of part Block 2110 Jerrabomberra**

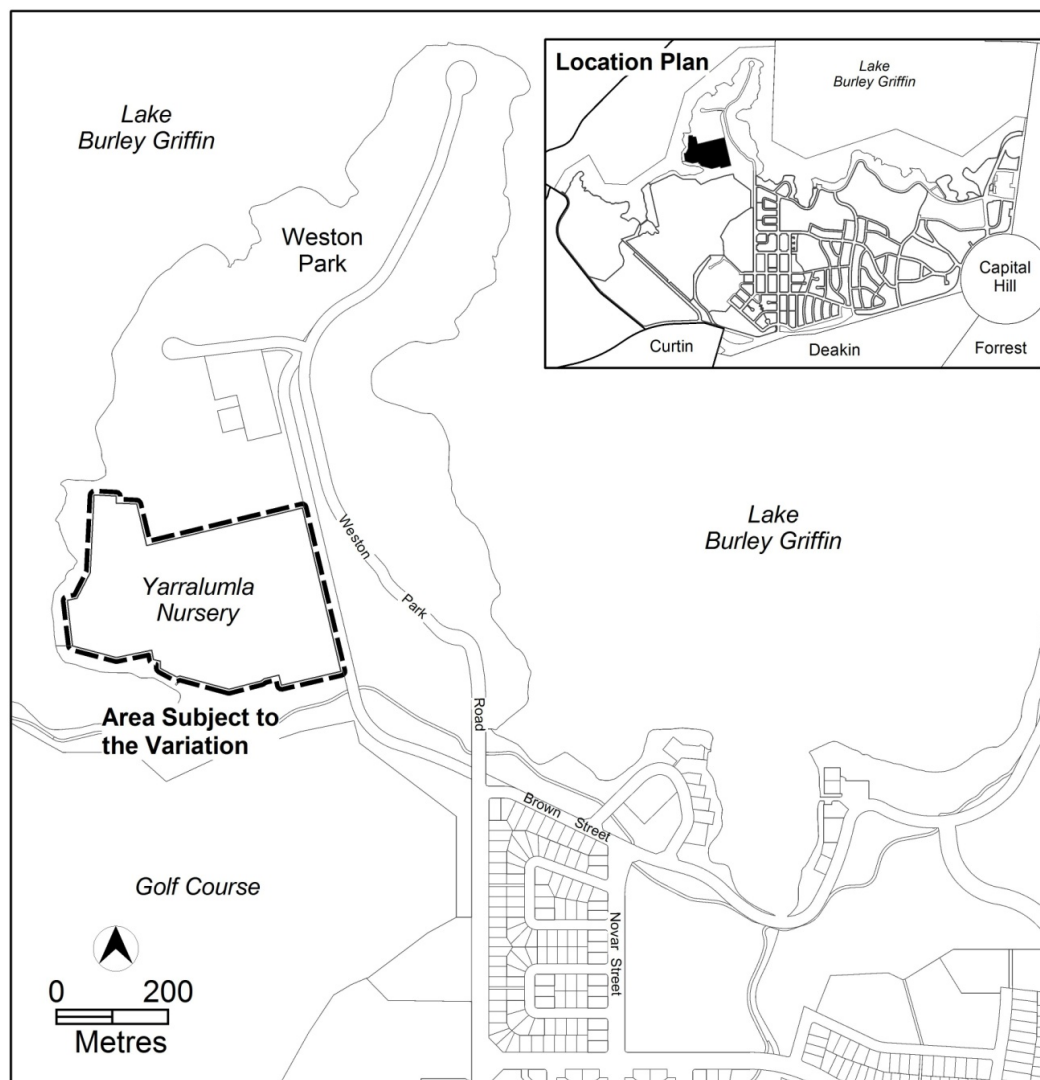
### 2.2.4 Yarralumla (Block 3 Section 123 Yarralumla)

Yarralumla nursery is subject to an urban open space public land overlay in the Territory Plan. It is surrounded on all sides by the public parkland of Weston Park. The nursery has a retail outlet (the Yarralumla Garden Centre) that the Government has recently sold to a private entity. A cafe and gallery on site is also operated privately.

The site no longer meets the management objectives for urban open space as provided by Schedule 3 of the P&D Act as:

- (1) to provide for public and community use of the area, and
- (2) to develop the area for public and community use.

The Conservator of Flora and Fauna has consequently recommended the public land overlay provision for block 3 section 123 Yarralumla to be removed.



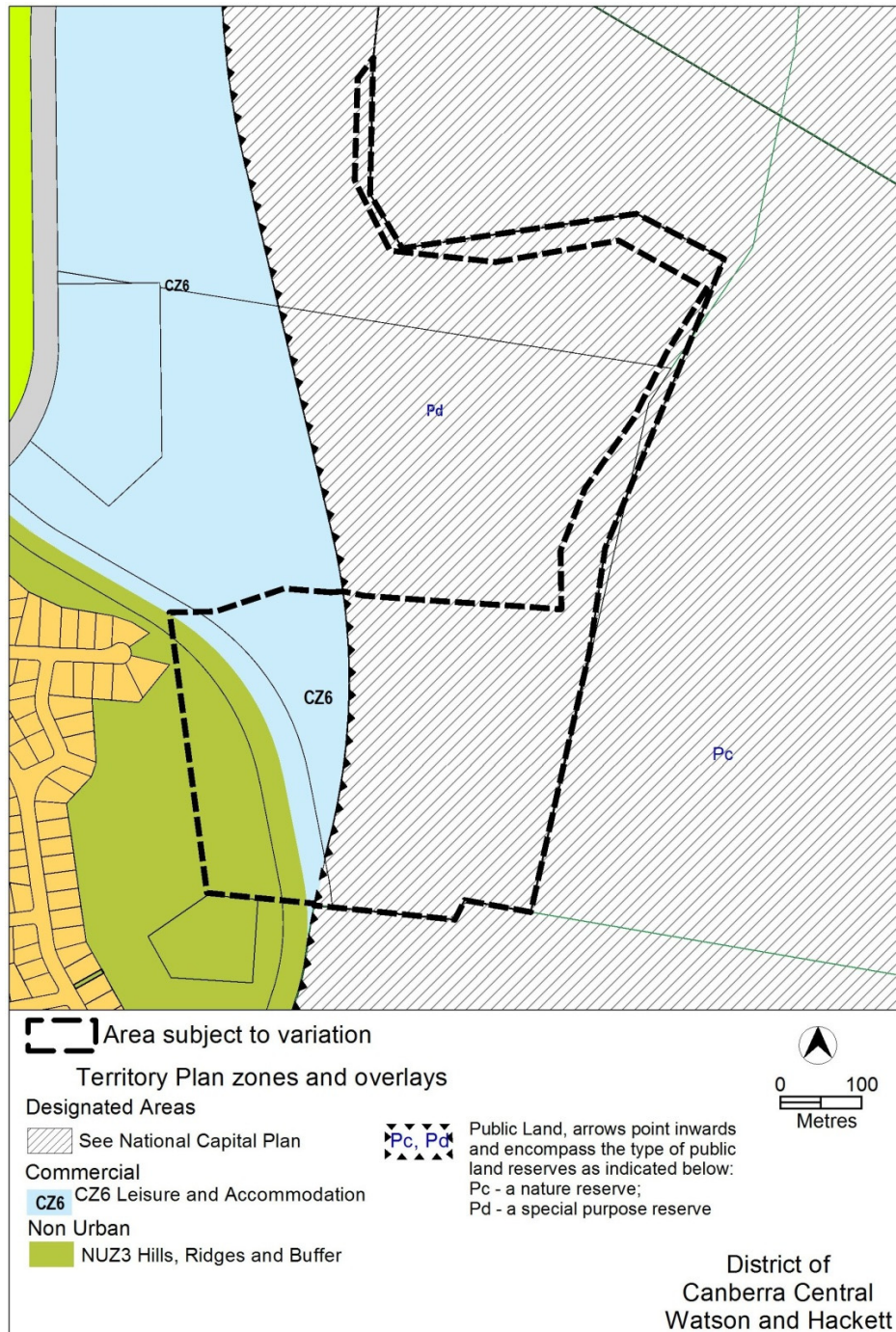
**Figure 4 Site plan of Block 3 Section 123 Yarralumla**



## 2.3 Current Territory Plan Provisions

### 2.3.1 Canberra Central/Watson/Hackett (Paddocks 5 and 6)

The Territory Plan map zone for the area subject to this variation is shown in **Figure 5**.

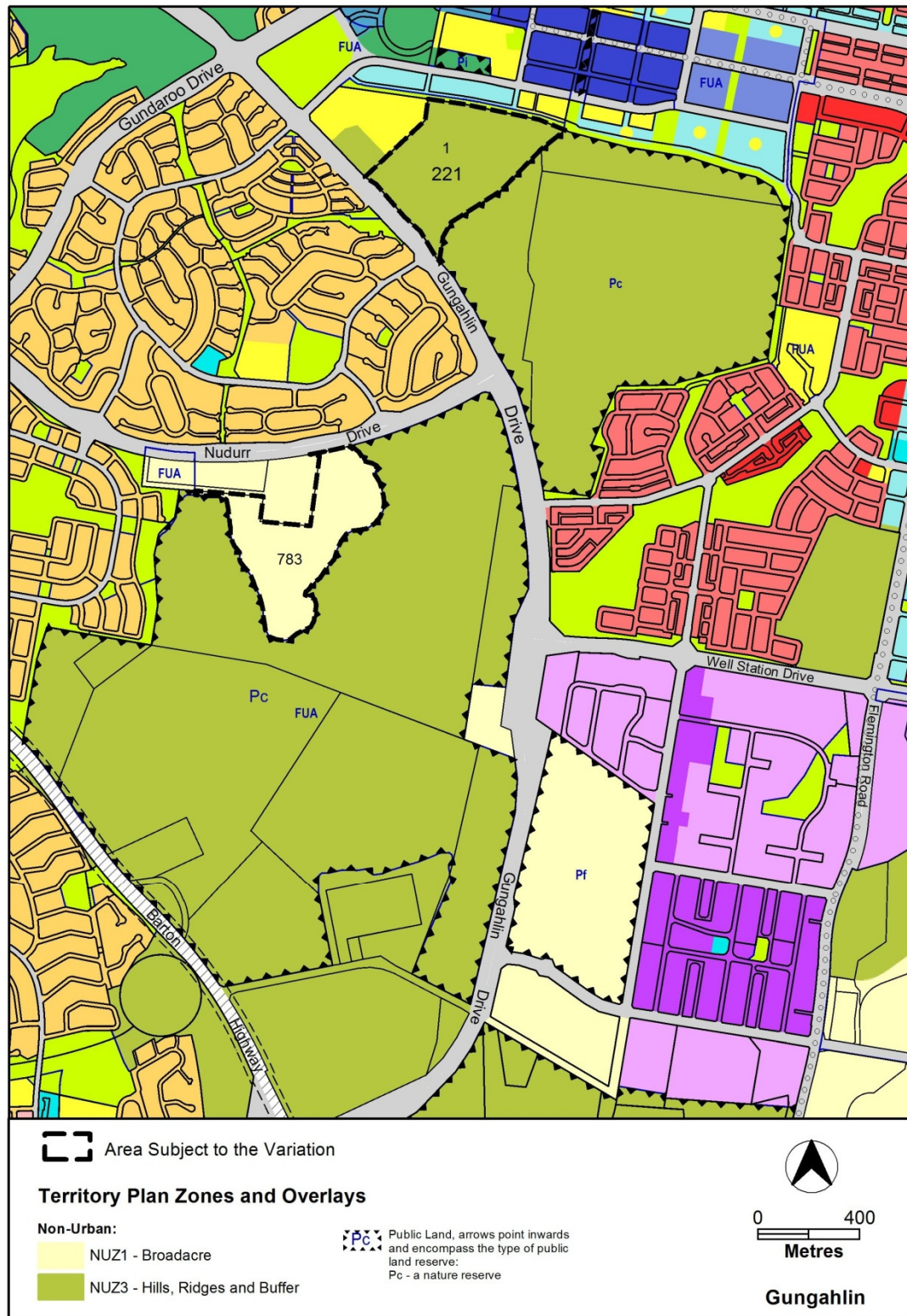


**Figure 5 Current Territory Plan Zones Map**

(Part of blocks 61, 1330 and 1329 Canberra Central, part of block 1 section 85 Watson and part of block 1 section 52 Hackett)

### 2.3.2 Gungahlin (Gungaderra north and Mulanggari west)

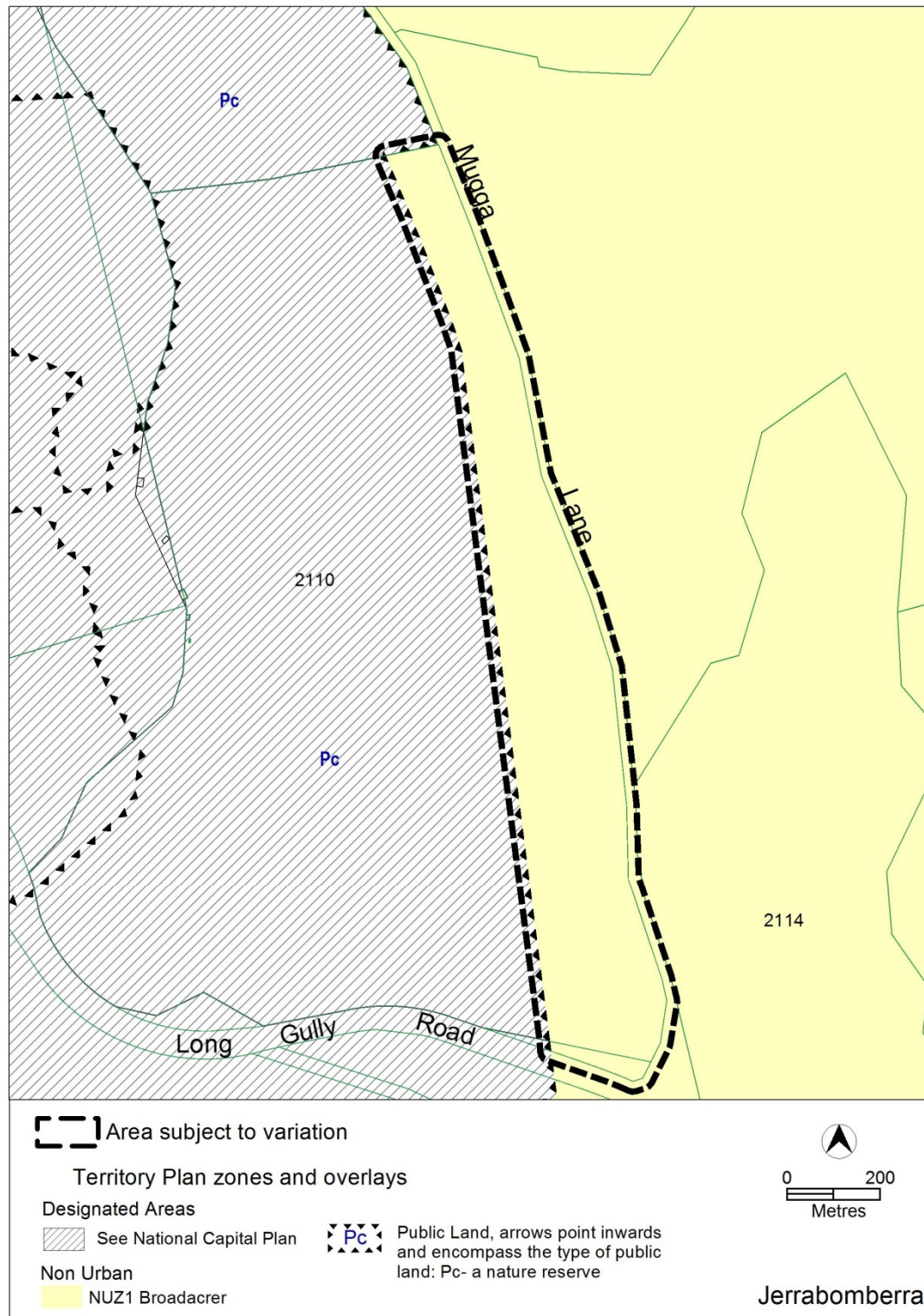
The Territory Plan map zones for the area subject to this variation are shown in **Figure 6**.





### 2.3.3 Jerrabomberra (part Block 2110 Jerrabomberra)

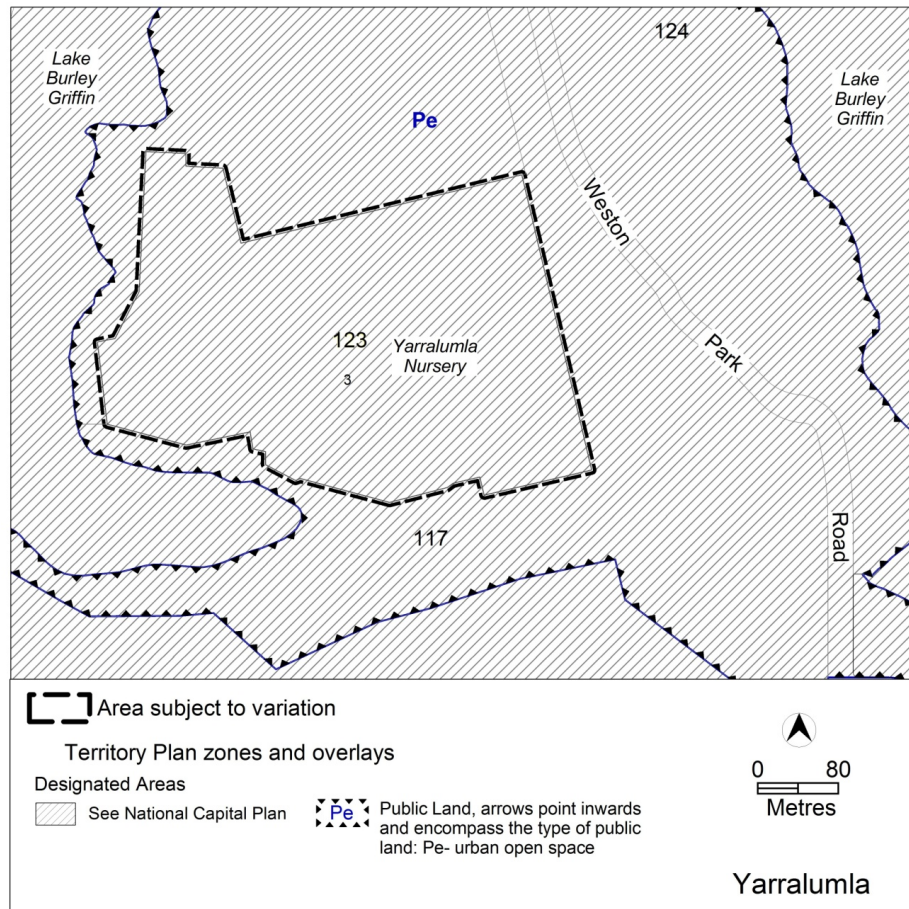
The Territory Plan map zones for the area subjected to this variation shown in **Figure 7**.



**Figure 7 Current Territory Plan Zones map**  
(Part of block 2110 Jerrabomberra)

### 2.3.4 Yarralumla (Block 3 Section 123 Yarralumla)

The Territory Plan map zone for the area subject to this variation is shown in **Figure 8**.



**Figure 8 Current Territory Plan Zones map**  
(Block 3 section 123 Yarralumla)

## **2.4 Proposed Changes**

### **2.4.1 Proposed Changes to the Territory Plan Map**

#### Canberra Central/Watson/Hackett (Paddocks 5 and 6)

The proposed changes to the Territory Plan map are indicated in Figure 9 at Part 3 of this document and are detailed as follows:

- change public land overlay on part blocks 61, 1329 and 1330 Canberra Central from Pd a special purpose reserve to Pc a nature reserve;
- rezone part block 1 section 85 Watson from CZ6 Leisure and Accommodation zone to NUZ3 Hills, Ridges and Buffer zone; and
- apply Pc a nature reserve overlay to part block 1 section 85 Watson and part block 1 section 52 Hackett.

The draft variation map indicates the proposed zone boundaries as accurately as possible but may be subject to adjustments following detailed land surveys.

#### Gungahlin (Gungaderra north and Mulanggari west)

The proposed changes to the Territory Plan map are indicated in Figure 10 at Part 3 of this document and are detailed as follows:

- rezone part block 783 Gungahlin from NUZ1 Broadacre zone to NUZ3 Hills Ridges and Buffer zone;
- apply Pc a nature reserve overlay to part block 783 Gungahlin, and block 1 section 221 Gungahlin

The draft variation map indicates the proposed zone boundaries as accurately as possible but may be subject to adjustments following detailed land surveys.

#### Jerrabomberra (part Block 2110 Jerrabomberra)

The proposed changes to the Territory Plan map are indicated in Figure 11 at Part 3 of this document and are detailed as follows:

- apply Pc a nature reserve overlay to part block 2110 Jerrabomberra

#### Yarralumla (Block 3 section 123 Yarralumla)

The proposed changes to the Territory Plan map are indicated in Figure 12 at Part 3 of this document and are detailed as follows:

- remove Pe an urban open space overlay from block 3 section 123 Yarralumla



## **2.5 Reasons for the Proposed Draft Variation**

### Canberra Central/Watson/Hackett (Paddocks 5 and 6)

The reasons for the draft variation are as follows:

- to respond to recommendations from the Conservator of Flora and Fauna; and
- to enable the proper management and ongoing protection of an area of a very high habitat value.

### Gungahlin (Gungahlin north and Mulanggari west)

The reasons for the draft variation are as follows:

- to implement the Offset Management Plan (EPBC Approval 2010/5750) approved by Commonwealth Government; and
- to offset the loss of habitat.

### Jerrabomberra (part Block 2110 Jerrabomberra)

The reasons for the draft variation are as follows:

- to respond to recommendations from the Conservator of Flora and Fauna; and
- to offset the loss of woodland.

### Yarralumla (Block 3 section 123 Yarralumla – part Yarralumla Nursery)

The reasons for the draft variation are as follows:

- to reflect the commercial use of part of Yarralumla Nursery; and
- to reflect the proper management for block 3 section 123 Yarralumla.

## **2.6 Planning Context**

### **2.6.1 National Capital Plan**

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The *Planning and Land Management Act 1988* also required that the Territory Plan is not inconsistent with the NCP.

### **2.6.2 Territory Plan**

#### **Statement of Strategic Directions**

The proposal is consistent with the Territory Plan's statement of strategic directions in terms of environmental, economic and social sustainability and spatial planning and urban design principles in the following ways:

#### **General Principles**

- 1.3 *Economic, social and environmental objectives will be pursued in a balanced and integrated way, having regard to both short-term and long-term factors, such that present needs can be met without prejudicing the welfare of future generations, and without serious or irreversible loss of life-supporting natural resources or damage to the environment.*

#### **Environmental Sustainability**

- 1.6 *The pattern of development is to reflect land capability constraints resulting from topography, soils, geotechnical factors, drainage, natural hazards, microclimate and the sensitivity of ecosystems. Particular attention will be given to the need to conserve soil, water and vegetation; maintain biological diversity; safeguard important ecosystems and ecological processes; and provide and protect wildlife corridors.*

#### **Economic Sustainability**

- 1.12 *Planning policies will facilitate the widest possible range of commercial, retail, industrial, rural, tourism, and other forms of economic activity in order to promote new investment and a more diversified economy, to underpin employment growth, and to respond to changing economic opportunities.*

## 2.7 Interim Effect

Section 65 of the Planning and Development Act 2007 does not apply in relation to the draft variation so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

## 2.8 Consultation with Government Agencies

The EPD is required to, in preparing a draft variation under section 61(b) consult with each of the following in relation to the proposed draft variation:

- the national capital authority
- the conservator of flora and fauna
- the environment protection authority
- the heritage council
- if the draft variation would, if made, be likely to affect unleased land or leased public land – each custodian for the land likely to be affected

### National Capital Authority

The National Capital Authority provided the following comments on 5 June 2014.

*DV297 is not inconsistent with the principles and policies of the National Capital Plan. The NCA has no objection to DV297 proceeding.*

#### Response

Noted.

### Conservator of Flora and Fauna

The Conservator of Flora and Fauna made the following comments on 2 June 2014.

*I have no comments to provide on the proposed variation other than to note my support.*

#### Response

Noted.

## **Environment Protection Authority**

The Environment Protection Authority provided the following comments on 23 June 2014.

*The Environment Protection Authority (EPA) support the proposed public land overlay of nature reserve to blocks 1329, 1330 & 61, Canberra and block 1, section 52, Hackett and the rezoning of part block 1, Section 85, Watson from CZ6 to NUZ3, hills ridges and buffer.*

*The EPA support the proposed rezoning of part block 783, Gungahlin, from NUZ1, broadacre, to NUZ3, hills ridges and buffer and the application of a nature reserve overlay to part block 783 and block 1, section 221, Gungahlin.*

*The EPA support the proposed nature reserve overlay to part block 2110, Jerrabomberra.*

*The EPA support the proposed removal of an urban open space overlay from block 3, section 123, Yarralumla. Given the historical use of the site and the potential for contamination due to the application of pesticides, in accordance with the requirements of the ACT Government's Strategic Plan Contaminated Sites Management, 1995, prior to any change to a more sensitive use the land subject to these variations must be assessed for suitability, from a contamination perspective, for its proposed uses and the findings of the assessments endorsed by the EPA. The assessments must be undertaken by a suitably qualified environmental consultant in accordance with EPA endorsed guidelines.*

### Response

Noted. To remove any doubt, this draft variation is to remove the urban open space public land overlay under the Territory Plan. Under the National Capital Plan, block 3 section 123 Yarralumla is still national open space within the Lake Burley Griffin and Foreshore area.

## **Heritage Council**

The Heritage Council provided the following comments on 30 May 2014.

*The removal of the urban open space overlay from Block 3 Section 123 Yarralumla means that the block reverts to designated land. Whilst this is not an issue in relation to the Commercial nursery, Heritage nursery and Hobday's cottage (cafe), the land use overlay for the English Garden (also on this block) should be retained as urban open space.*

*In addition, there are several registered Aboriginal artefact scatters adjacent to Paddocks 5 and 6. However, the public land overlay and zone provision changes will have no foreseeable impact on known heritage values.*

The Heritage Council provided the following comments on 1 July 2014.

*Further to advice provided by the ACT Heritage Council (the Council) on 30 May 2014, I refer to the telephone conversation with ACT Heritage Unit staff on 26 June 2014 seeking clarification regarding heritage concerns in relation to the draft variation as it will affect the English Gardens (part Block 3, Yarralumla), located at Yarralumla Nursery.*

*The Draft Variation documents does not expressly state the land use that Block 3 Section 123 Yarralumla would retain following the removal of the open space public land overlay. However, I understand that the land would revert to urban open space in accordance with the National Capital Plan. As such, this land use is unlikely to detrimentally impact upon the heritage values of the place.*

**Response**

Noted. To remove any doubt, this draft variation is to remove the urban open space public land overlay under the Territory Plan. Under the National Capital Plan, block 3 section 123 Yarralumla is still national open space within the Lake Burley Griffin and Foreshore area.

**Land Custodian - Territory and Municipal Services Directorate**

The land custodian provided the following comments on 5 June 2014.

*TAMS supports the proposed changes to the public land overlay and zone provisions at various locations in Canberra.*

**Response**

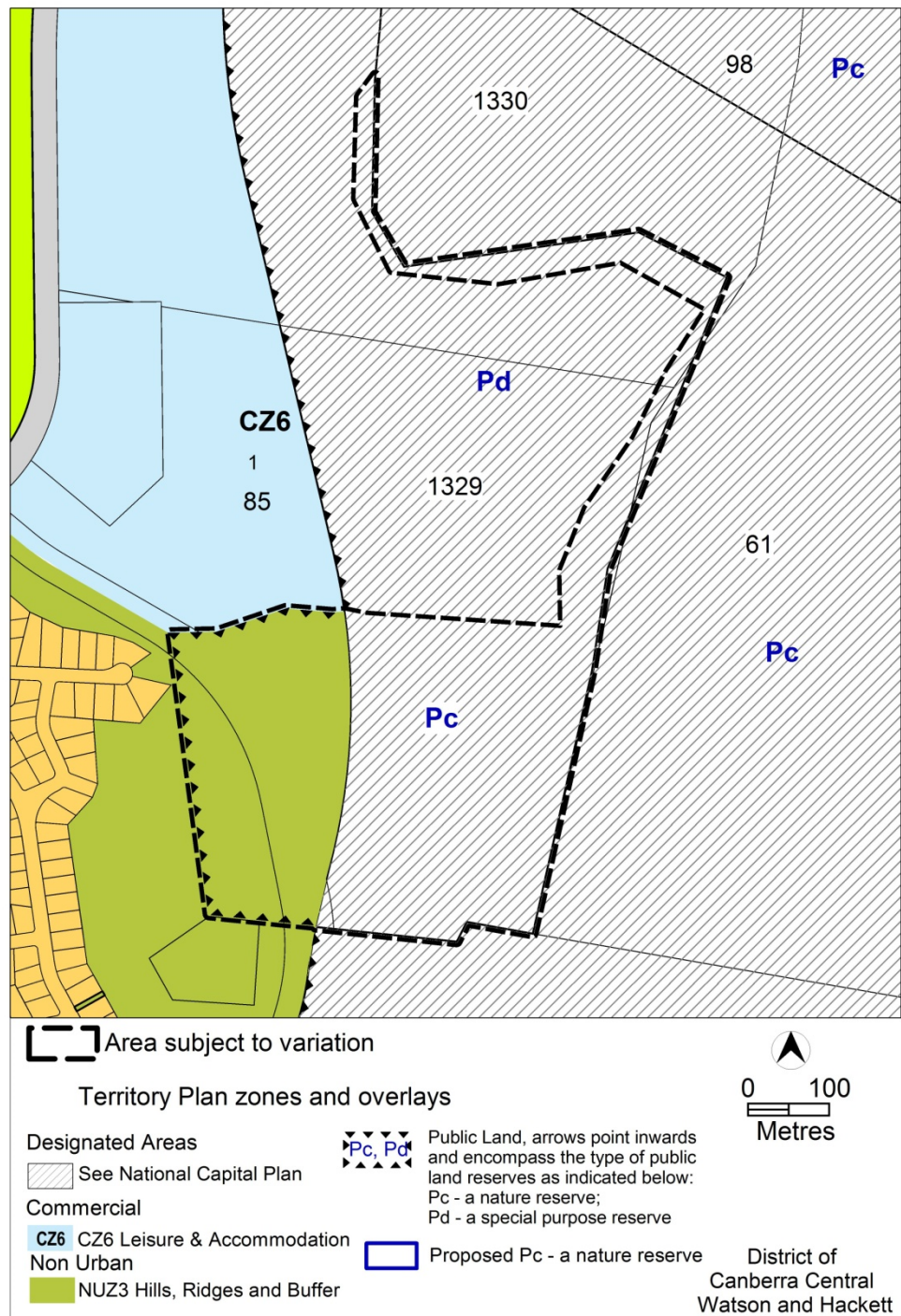
Noted.

### 3. DRAFT VARIATION

#### 3.1 Variation to the Territory Plan

##### Canberra Central/Watson/Hackett (Paddocks 5 and 6)

The Territory Plan Map is varied as shown in Figure 9 for the area shown as subject to this draft variation.

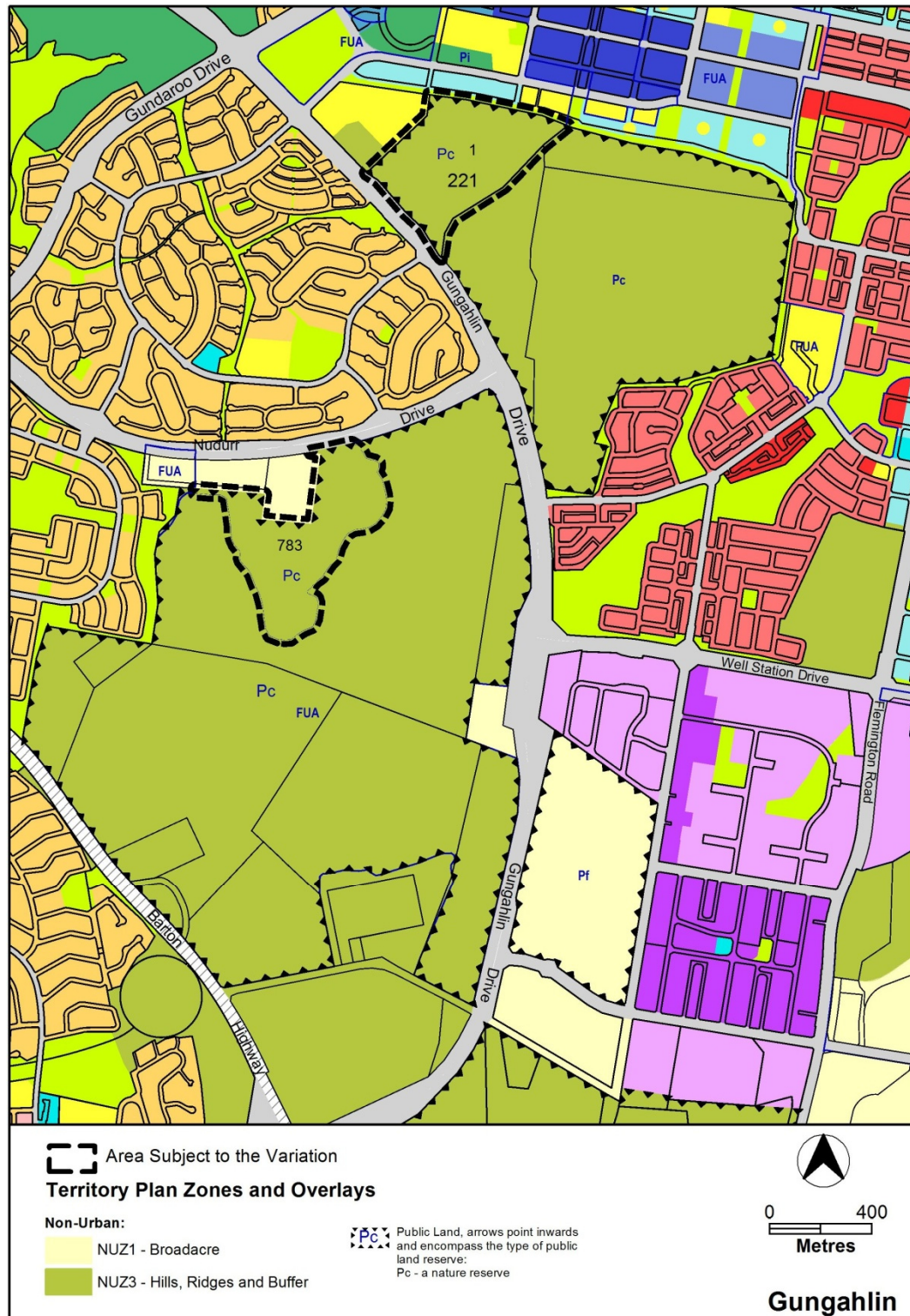


**Figure 9 Proposed Territory Plan changes**



### Gungahlin (Gungaharra north and Mulanggari west)

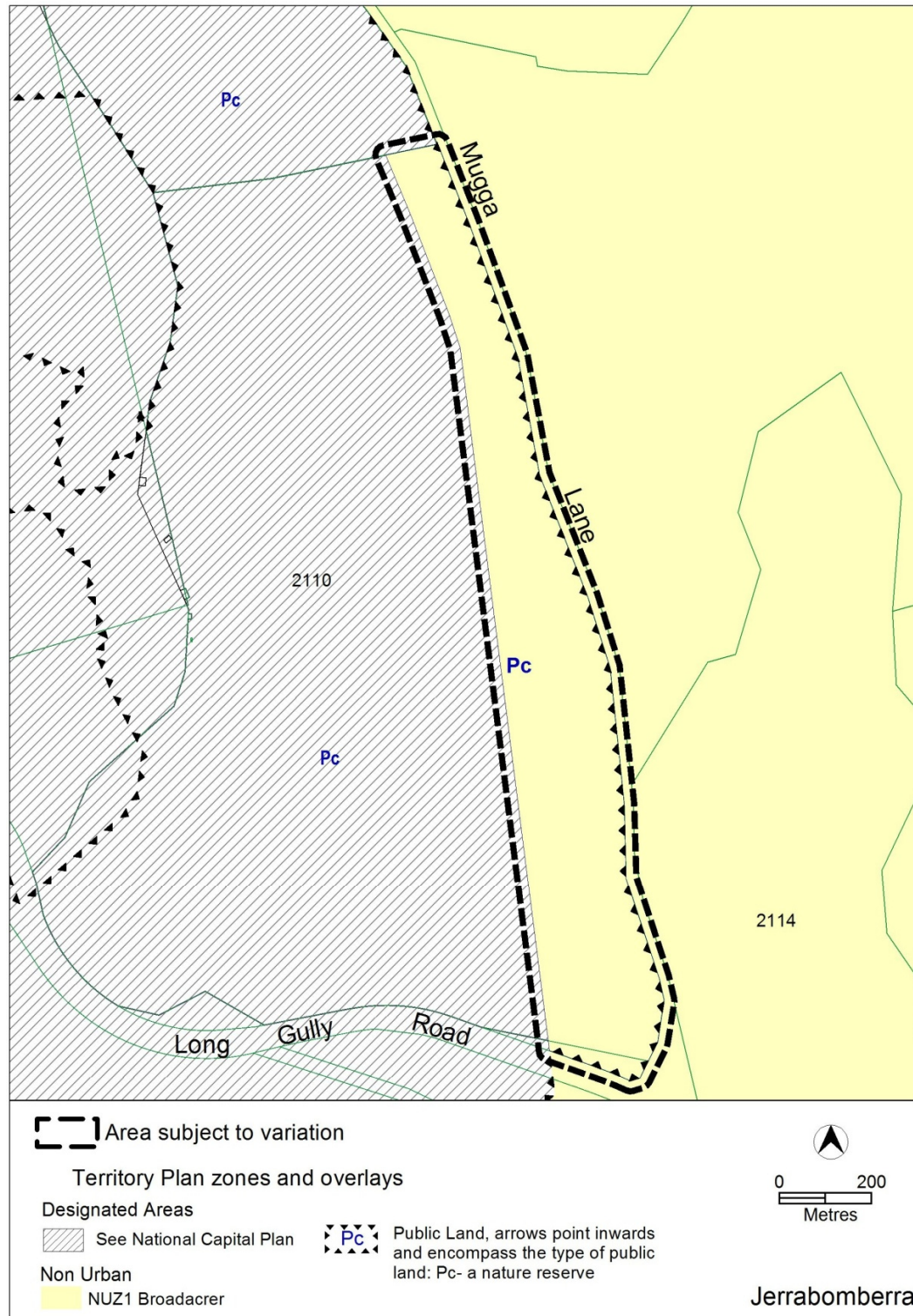
The Territory Plan Map is varied as shown in Figure 10 for the areas shown as subject to this draft variation.



**Figure 10 Proposed Territory Plan changes**

### Jerrabomberra (part Block 2110 Jerrabomberra)

The Territory Plan Map is varied as shown in Figure 11 for the areas shown as subject to this draft variation.

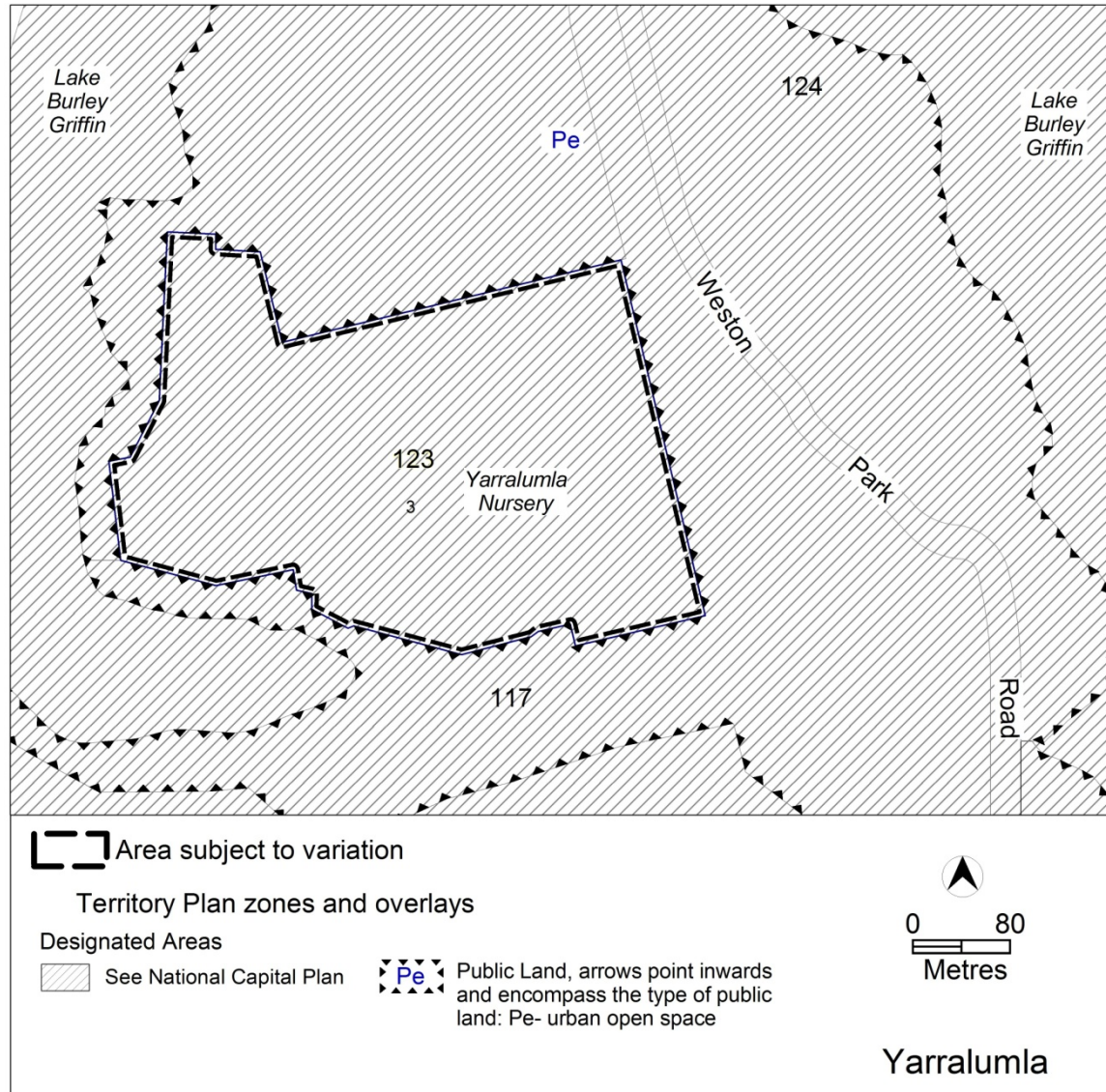


**Figure 11 Proposed Territory Plan changes**



### Yarralumla (Block 3 section 123 Yarralumla)

The Territory Plan Map is varied as shown in Figure 12 for the areas shown as subject to this draft variation.



**Figure 12 Proposed Territory Plan changes**

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

**TRANSLATING AND INTERPRETING SERVICE**  
**131 450**  
Canberra and District - 24 hours a day, seven days a week