

From: [EPD Ministerials - Strategic Planning](#)
To: [EPSDD DLO](#)
Cc: [EPD Ministerials - Strategic Planning](#)
Subject: DUE - 20201221 - 20/98943 - DLO Request - Assistance with the Old Camp Sturt Site
Date: 21 December 2020 13:24:18
Attachments: [20201214 - Request from MO.obr](#)

OFFICIAL

Hi Karley
The constituent has been contacted and a record of conversation is attached.
Thanks
Kelsey

From: EPSDD DLO <EPSDDDDLO@act.gov.au>
Sent: Monday, 14 December 2020 11:58 AM
To: Marshall, Guenivere <Guenivere.Marshall@act.gov.au>
Subject: FOR ACTION - DUE - 20201221 - 20/98943 - DLO Request - Assistance with the Old Camp Sturt Site

OFFICIAL

Good morning
Please see the attached DLO request for action. MO has asked for someone to call the constituent and provide a record of conversation.
Due 21 December 2002.
Thanks

Karley Anderson | Directorate Liaison Officer | 02 6207 7415

Environment, Planning and Sustainable Development Directorate | ACT Government



RECORD OF CONTACT/CONVERSATION

Conversation time: 12.00 noon, 21 December 2020

CONVERSATION WITH: [REDACTED]

CONTACT PHONE: [REDACTED]

SUBJECT DISCUSSED: [REDACTED] and the ACT Planning Strategy's Western
Edge Investigations

Advice provided

I called [REDACTED] on Friday 18 December and left a message for him to return my call.

I called [REDACTED] today and had the following conversation:

- [REDACTED]
- [REDACTED] advised that he had not been forwarded the letter EPSDD sent to the YMCA in July 2020 about the Planning Strategy's Western Edge investigations.
- I forwarded the previous correspondence to [REDACTED] and to the YMCA's CEO [REDACTED] who had been copied into [REDACTED] email of 4 December 2020 to Minister Gentleman.
- I advised that EPSDD has commenced scoping and preliminary investigations and that these would be ongoing for many years. Recommendations would then be made to government for their considerations.
- Further information is contained the letter and on EPSDD's website.
- Development may not occur in parts of the Western Edge for 10 years, based on the timing for Molonglo.
- [REDACTED]

**Electronic approval at the Director/Executive Director level required. Place the approval email in the Objective file.*



ACT
Government

Environment, Planning and
Sustainable Development

QON Coversheet

MINISTER	Minister for Planning and Land Management - Mick Gentleman MLA
SUBJECT	Question on Notice Paper No.46 (30 days expire 4 July 2020)
QUESTION NO	QON 3037– LE COUTEUR – Project Status’
OBJECTIVE NUMBER	20/35153

	Signature	Date
Deputy Director-General	Geoffrey Rutledge	24/06
Government Services	Tash Hartwig	18/06
Contact Officer: Alix Kaucz	Telephone No: 50864	

<p>Further Action/Comment:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Signature</p>

Minister for Advanced Technology and Space Industries
Minister for the Environment and Heritage
Minister for Planning and Land Management
Minister for Police and Emergency Services
Minister for Urban Renewal
Manager of Government Business
Member for Brindabella

20/35153

ACT LEGISLATIVE ASSEMBLY QUESTION

Questions on Notice Paper No. 46

Question No. 3037

MS LE COUTEUR - Asked the Minister for Planning and Land Management on 5 June 2020:

- (1) For the “Planning framework supporting delivery of Stage 2 of Light Rail to Woden” project, what (a) is the current status of the project and (b) are the next steps and when are they expected to occur.
- (2) For the upcoming land release at Watson sections 74 and 76, what (a) is the current status of preparations for land release and (b) are the next steps and when are they expected to occur.
- (3) For the Western Edge Study, what (a) is the current status of the project and (b) are the next steps and when are they expected to occur.
- (4) For the Planning Review, what (a) is the current status of the project and (b) are the next steps and when are they expected to occur.

MINISTER GENTLEMAN: The answer to the Member’s question is as follows:

- (1) a) The Environment, Planning and Sustainable Development Directorate (EPSDD) will seek to engage consultants to undertake planning and technical studies on the City to Woden corridor in the coming weeks.

b) Following completion of the consultant’s planning and technical studies on the City to Woden corridor, the City to Woden Planning Framework will be developed in 2021. The Planning Framework will be informed by planning and technical studies, and community consultation to be undertaken in 2021.

- (2) a) The due diligence studies required for the land release of both sites are substantially completed. The planning studies have taken into account the outcomes from the 2018 community engagement and the Watson Community Association's '2019 Plan for Watson'.
- b) To allow for residential use on the sites the zoning needs to be changed. A draft variation to the Territory Plan is required. This will follow the usual Territory Plan variation process, which includes community comment on the proposed zoning changes, as set out in the *Planning and Development Act 2007*.
- (3) a) A number of preliminary and background investigations have commenced to assess the suitability of the western edge of Canberra to potentially accommodate new residential areas. These investigations include existing infrastructure, landscape character and visual assessment, air quality, bushfire risk, cultural heritage, ecological and water values.
- b) The outcomes of these investigations will lead to and inform further investigations including environmental surveys in the current multi-year program.
- (4) a) The ACT Planning Review and Reform Project is underway. The project is taking an integrated approach with an initial strengthening of the current planning framework to enable a long-term transition toward a clearer and more flexible planning system. As a result of the review work to date, five focus areas have been identified that provide the framework to address gaps, challenges and opportunities to move toward an improved planning system. The five focus areas are: system structure; strategic planning; development controls; development assessment; and system operation.
- b) EPSDD will continue to work on the review through 2020 and 2021.

Approved for circulation to the Member and incorporation into Hansard.

Mr Mick Gentleman MLA, Minister for Planning and Land Management Date:.....

This response required 2 hours 45 mins to complete, at an approximate cost of \$292.68.



LEGISLATIVE ASSEMBLY

FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT AND CITY SERVICES

Jo Clay MLA (Chair), Suzanne Orr MLA (Deputy), Mark Parton MLA

Inquiry into Annual and Financial Reports 2020-2021

ANSWER TO QUESTION TAKEN ON NOTICE 2

24 February 2022

Asked by Ms Clay on 24 February 2022: Ms O'Neill took on notice the following question(s):

[Ref: Hansard Proof Transcript 24 February 2022 [PAGE 18]]

In relation to:

THE CHAIR: I am going to move on to the next question now, which is actually on the western edge investigation, I think the room will be delighted to hear. Look, I just wanted to get a bit more detail on where the western edge investigation is up to. Has the government tendered further ecological assessments and is all of that information about those tenders publicly available?

Mr Gentleman: I might just kick off, Chair, if I could, and thank you for that question. And as we have indicated in the conversation so far, the western edge is something that is being looked at at the moment; we want to investigate that land to see how our metropolitan area could extend. So that is about 9,800 hectares and it is generally bordered by the Murrumbidgee River, the urban areas of Belconnen, Molonglo, et cetera, and includes Mount Stromlo.

And we know the western edge contains some significant environmental values and as such, only parts, of course, of the western edge could be suitable for development. So over 2021-22 there is funding of \$477,000 and we will be assessing the capability and suitability of parts of the western edge for potential urban uses and for environmental conservation as well and in 2022-23 there is a budget of \$230,000 that will move us into the preliminary strategic planning phases.

That will give some ongoing environmental surveys in that time and that will include the identification of potential location, size of development and conservation areas, potential development types, road and infrastructure connections and bushfire threat and mitigation measures. So there is substantial work still to occur and I am sure Mr Ponton and the team will be able to give you a bit more detail on that.

THE CHAIR: That would be great. For Mr Ponton and the team, I think the information I am particularly interested in is where the tenders are up to on the ecological assessments and whether we will see those ecological assessments in the public domain and if so, when we will see those in the public domain?

Mr Ponton: Thank you, Chair and I think what I will do is I will throw straight to my colleague, Ms O'Neill, who can talk to you about the specific details of those various tenders, but I will just make the observation that yes, there are. There is some work that has concluded, there is some work that is underway and as the minister foreshadowed, we are currently scoping up and as I noted earlier, and I just want to reinforce that, that this work is sequential, because it is—you know, we learn from one to give to the next and that is why we do it in that way, but Ms O'Neill, if I could ask you to respond with further detail please?

Ms O'Neill: Thank you. Appreciate the question. Carolyn O'Neill, Executive Group Manager for Planning and Urban Policy with EPSD. In relation to the specifics of what studies have been concluded, Ms Clay, we have done several studies over the phase one of the western edge investigation works. They include, to your point, preliminary ecological reviews and assessments. We have looked at landscaped character values and visual assessments and concluded that work. We have done some preliminary bushfire risk assessment work also and some preliminary air quality assessment studies have been completed.

What we released to the market on 17 January 2022 was a further scoping document to obtain an urban capability assessment. So as the minister has spoken to, that is a far more comprehensive piece of work that goes to provide us with direction for the extent and the nature of further ecological work, as well as other technical studies that will be needed to inform the progression of that planning and the advice to government about that development capability, as well as the further work we may need to do on the conservation values and ecological issues in the western edge.

THE CHAIR: That was an excellent answer. Thank you very much. And when will we see—so we have had a tender of 17 January 2022. Will we see the results of that tender, the work that was done under that tender, in the public domain and when is that likely to be?

Ms O'Neill: Thank you, we are in the process of assessing the response, so I am fairly limited in what I can tell you with respect to the status of the responses, but we are looking to have a conclusion to that assessment within this calendar year, so as to inform and return advice to government.

THE CHAIR: That is excellent. And are you seeking advice outside of that tender process about the ecological values or is it all being focused into that tender process?

Ms O'Neill: No. Thank you, Ms Clay. There are several other studies that we will also pursue that go to a far more specific orientation around ecological values and we have outer year studies that we already know we will need to do in relation to infrastructure to do with water and other environmental matters. So that ongoing inquiry will extend beyond 2022 in order to collect all of that information—

Mr Ponton: And if I could also add—

THE CHAIR: I wonder if I could ask on notice, and on notice would be fine, for a handy list of the studies that have happened and the studies that are tendered and the studies that you know will be done and just sort of a timeframe of when that will happen? Is that possible to provide on notice?

Ms O'Neill: We certainly can, Ms Clay. Some of those areas of investigation will be by theme and as we learn more in this year of inquiry, that will assist us too with more refinement and determine those precise studies in the outer years. But taken on notice, thank you.

Mr Steel: The answer to the Member's question is as follows:

Western Edge Investigations completed:

- Preliminary Air Quality Assessment Report
- Preliminary Contamination Assessment
- Preliminary Geotechnical and Hydrogeological Assessment
- Water Values and Environmental Hydrology Assessment
- Preliminary Cultural Heritage Assessment
- Landscape Character Values and Visual Assessment
- Preliminary Bushfire Risk Assessment
- Preliminary Ecological Review and Assessment
- Preliminary Assessment of Engineering Infrastructure Opportunities and Constraints

Western Edge Investigations planned for 2021/22:

- Capability and Suitability Assessment (tendered)
- Aquatic and Riparian Study (stage 1 tendered)
- *Cultural Values Assessment (scoping underway)*
- *Ecological Habitat and Flora Survey (targeted focus – scoping in progress)*

Potential Western Edge Investigations for 2022/23 subject to available budget funding and the outcomes of 21/22 studies:

- Preliminary land use studies
- Further Ecological Surveys
- Murrumbidgee River Aquatic Surveys

Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature:



Date:

10/3/22

By the A/g Minister for Planning and Land Management, Chris Steel MLA



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

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[Ref: Hansard Proof Transcript 24 February 2022 [PAGE 18]]

In relation to: Western Edge - Land suitability studies

THE CHAIR: I am going to move on to the next question now, which is actually on the western edge investigation, I think the room will be delighted to hear. Look, I just wanted to get a bit more detail on where the western edge investigation is up to. Has the government tendered further ecological assessments and is all of that information about those tenders publicly available?

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Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature:

Date:

By the A/g Minister for Planning and Land Management, Mr Chris Steel MLA

Mick Gentleman MLA

Manager of Government Business
Minister for Planning and Land Management
Minister for Police and Emergency Services
Minister for Corrections
Minister for Industrial Relations and Workplace Safety

Member for Brindabella

#22/15300

RESPONSE TO QUESTION ON NOTICE
Questions on Notice Paper No 14
11 February 2022
Question No. 665

MS CLAY: To ask the Minister for Planning and Land Management—

- (1) Can the Minister advise exactly which blocks form part of the total Western Edge Investigation area and can the Minister publicly release a map clearly identifying the blocks that are in the Western Edge Investigation area.
- (2) How many blocks in or abutting the Western Edge Investigation area are currently up for sale and how many have been sold off in the last five years for residential and other developments.
- (3) What will the Minister do to ensure that the environmental values on this piece of land and all blocks in the Western Edge are carefully examined during the planning process.

MINISTER GENTLEMAN - The answer to the Member's question is as follows:

- (1) The attached map ([Figure 1](#)) identifies the blocks that are included in the Western Edge investigation area. Noting the area identified in the ACT Planning Strategy is an indicative area i.e. not with set boundaries.
- (2) Five blocks in the Western Edge Investigation Area have been sold in the last 5 years* .

*Note - Blocks abutting the Western Edge Investigation Area (in the suburbs of Kambah, Chapman, Duffy, Wright, Denman Prospect, Hawker, Higgins, Holt and Strathnairn) are excluded. This is because these blocks are already zoned by the Territory Plan for development, such as for residential uses and therefore not considered relevant in response to the query in relation to being 'up for sale' nor were they 'sold off' in the preceding 5 years.

(3) The environmental values of the land in the Western Edge Investigation area will be carefully examined. The Environment Planning and Sustainable Development Directorate is undertaking a scoping and preliminary investigations program into the suitability of the Western Edge Investigation Area for potential future uses. These potential future uses are not predetermined or limited other than through the direction of the ACT Planning Strategy (Action No. 1.2.1 – ‘Undertake environmental, infrastructure and planning studies for the western edge of the city to identify suitable areas for a range of uses.’) and includes consideration of whether areas may be suitable for environmental conservation.

More detailed studies, investigations and surveys will be needed in the coming years to refine where specific uses might occur, and this work will support advice to government. Relevant information will also be considered by the Conservator of Flora and Fauna. In addition, the provisions of the Commonwealth’s *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) together with the ACT’s *Planning and Development Act 2007* provide for consideration of environmental values.

Approved for circulation to the Member and incorporation into Hansard.



Mick Gentleman MLA, Minister for Planning and Land Management

Date:..... 21/3/2022

This response required 1hr 35mins to complete, at an approximate cost of \$169.69.

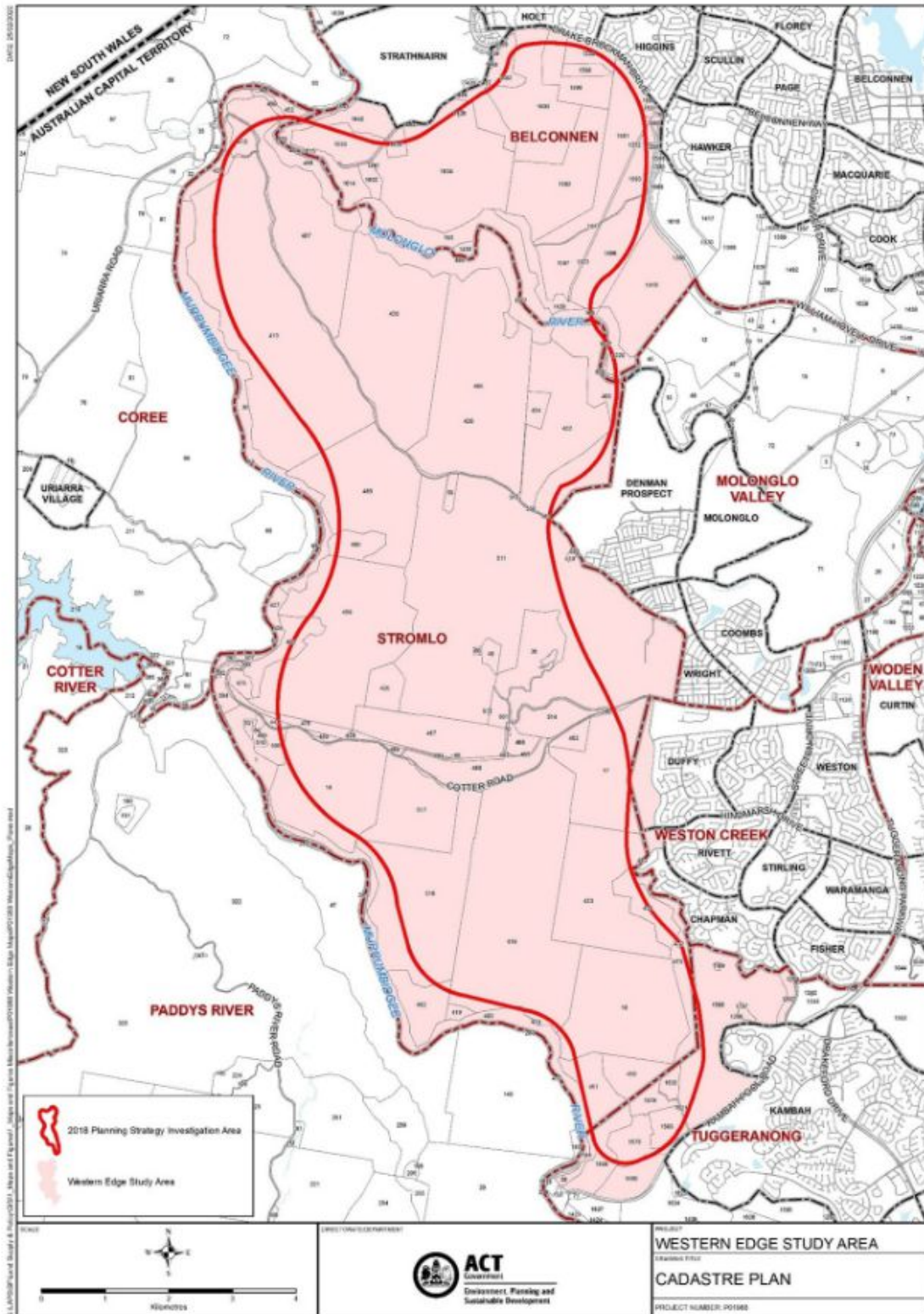


Figure 1 – The Western Edge investigation area

Mick Gentleman MLA

Manager of Government Business
Minister for Planning and Land Management
Minister for Police and Emergency Services
Minister for Corrections
Minister for Industrial Relations and Workplace Safety

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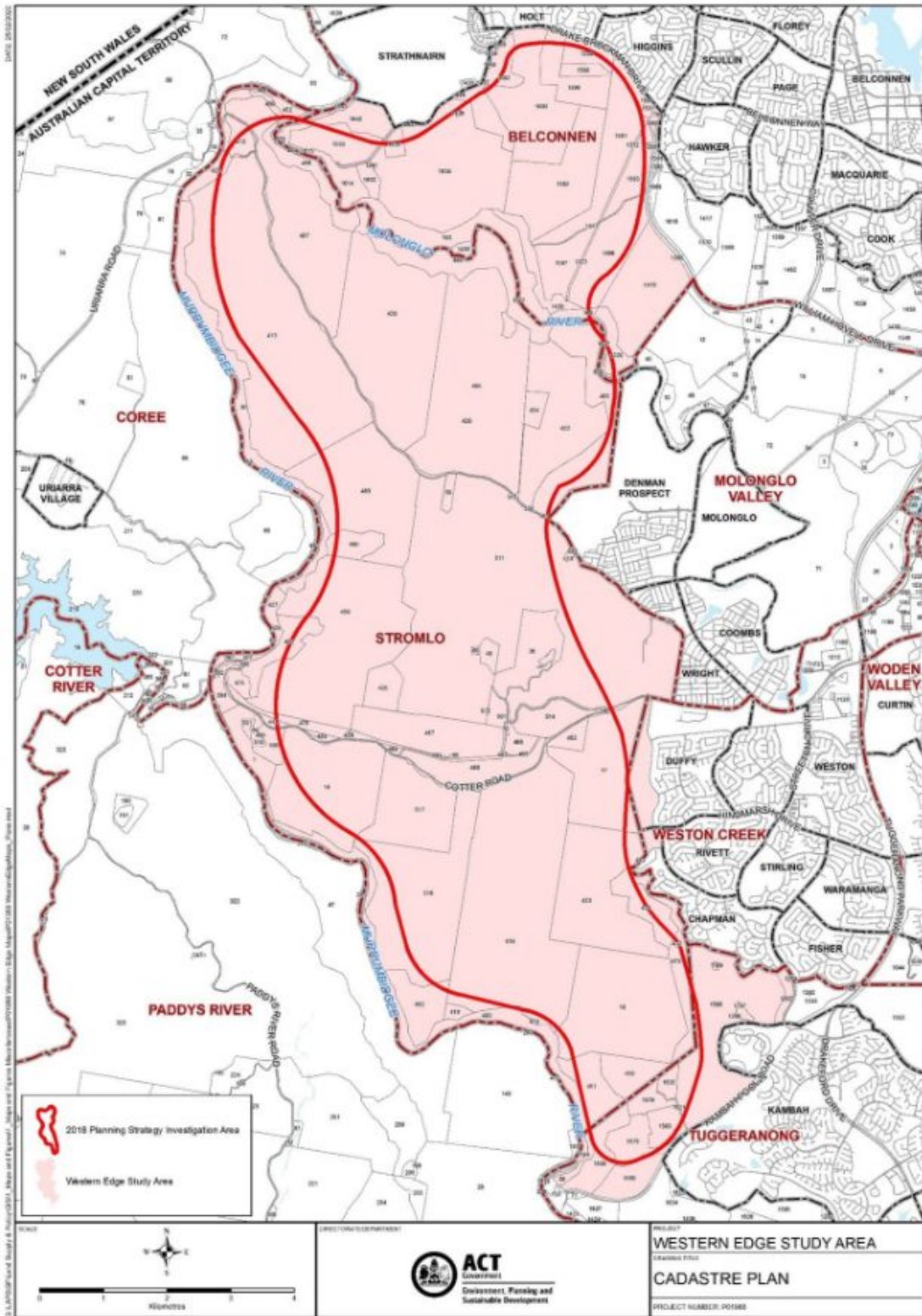


Figure 1 – The Western Edge investigation area

From: [EPSD Government Services](#)
To: [EPSDD PlanningUrbanPolicy](#)
Cc: [EPSD Government Services](#)
Subject: FOR ACTION - New Question on Notice - QON 665 - Western Edge Investigation - due to GS 3/3/22
Date: 15 February 2022 16:27:17
Attachments: [QON 665 - CLAY - Western Edge Investigation - Gentleman.obr](#)

OFFICIAL

Good afternoon

Questions on Notice Paper No. 14 has a new question from Ms Clay which requires a response.

MS CLAY: To ask the Minister for Planning and Land Management—

- (1) Can the Minister advise exactly which blocks form part of the total Western Edge Investigation area and can the Minister publicly release a map clearly identifying the blocks that are in the Western Edge Investigation area.
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- (3) What will the Minister do to ensure that the environmental values on this piece of land and all blocks in the Western Edge are carefully examined during the planning process.

Where a response to a question asked is available online, please insert link to respond to the question.

We are also required to calculate the time spent for each officer involved completing the QON. Please use the spreadsheet located in the folder to record minutes and calculate costings. Government Services will add final costings to the QON response.

Could you please provide the completed response, cleared by your Executive Group Manager, to Government Services by **COB Thursday 3 March 2022.**

Many Thanks

Angeline Kelly

Assembly Liaison Officer | Government Services

Phone: 02 6205 0868 | Email: epsdgovernmentservices@act.gov.au | angeline.kelly@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 4 (Snow Gum) 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au