
From: Snow, Malcolm
Sent: Friday, 4 January 2019 10:49 AM
To: Ponton, Ben
Subject: FW: outcomes from Monday's meeting with the NCA Board [SEC=UNCLASSIFIED]

Ben

Below is Sally's summary of the agreed outcomes from our meeting with the NCA Board on 17 December. We came away feeling positive about their response to the items we raised. I have highlighted below in bold the status of the follow up actions from our perspective and also based on our discussion this morning. Happy to discuss further if required.

Regards, Malcolm

Malcolm Snow
Chief Executive Officer

T: 02 6205 1878 **E:** malcolm.snow@act.gov.au

City Renewal Authority ACT Government
Canberra Nara Centre, 1 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
ABN 40 746 096 162

cityrenewalCBR.com.au
Follow us @cityrenewalCBR



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.


From: Sally Barnes [mailto:Sally.Barnes@nca.gov.au]
Sent: Wednesday, 19 December 2018 10:49 AM
To: Snow, Malcolm <Malcolm.Snow@act.gov.au>
Subject: outcomes from Monday's meeting with the NCA Board [SEC=UNCLASSIFIED]

Security: UNCLASSIFIED

Dear Malcolm,

As discussed on the phone I am following up from the meeting between your Chair, yourself and the NCA Board on Monday morning. I have listed outcomes consistent with the order in your proposed agenda, as well as other issues raised during the meeting. Let me know if I have missed anything.

1. CRA West Basin Review – the Board welcomes the opportunity to be fully briefed on the outcome of your review in March or April in 2019. The Board notes and appreciates that the new masterplan will comply with the National Capital Plan and will support good design and long term economic, community and sustainability issues for the city. The Board supports the ongoing role of NCA officers on working groups through this process. **Presentation to NCA Board will be arranged once CRA Board and Minister have been briefed on review outcomes.**
2. Land acquisition at West Basin – the Australian Government and the NCA will continue to work within the existing governance frameworks with the ACT Government on this matter. You may like to seek current valuations and an update on the process and an opportunity for acceleration in decision making from the group within the ACT Government liaising with the Australian Government on the possible sale or land swap. **CRA to speak with CMTEDD about the possibility of using board member Nigel Chamier as the commercial negotiator.**




The Board noted that the NCA and the CRA had many common interests including focussing on long term outcomes for the city that must include good design, quality development and the support of the public realm. It was agreed that the two Boards should get together in 2019 for in both formal and more informal settings. **Good outcome!**

Please pass on our best wishes to the CRA Board and your staff for a happy Christmas and a good break. Next year will be a big one I think for all of us.

Kind regards,

Sally

Sally Barnes | Chief Executive
National Capital Authority
 (02) 6271 2879

National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600
GPO Box 373, CANBERRA ACT 2601 |  www.nca.gov.au | Twitter: @NCA_Media

 Please consider our environmental footprint before printing this e-mail

From: Cantamessa, Cindy
Sent: Wednesday, 26 June 2019 4:28 PM
To: Snow, Malcolm; Gillman, Craig
Subject: Outcomes from the 14 June CRA Board Meeting - Item 5.01 West Basin Review
[SEC=UNCLASSIFIED]
Attachments: CASES (002).pdf; West Basin Land Reclamation Analysis.docx; Copy of West Basin Cal (Ad hoc) (002).xlsx

Malcolm/Craig

In preparation for our meeting with Sam Engels on the land reclamation issue, I have undertaken a desktop review of the impact upon developable land and revenue.

Attached are maps (Cases pdf) of the current master plan with an overlay of the existing lake boundary. Indesco has mapped:

- the site areas impacted by the land reclamation,
- the site areas if the current lake boundary remains;
- the site areas if the current lake boundary remains and Parkes Way is lowered.

The attached word document summarises the financial impact upon land sales at West Basin if the land reclamation does not proceed. This could be as much as a loss in land revenue of up to [REDACTED] if Parkes Way remains.

Note I have used the CTTL master plan, Indesco mapping, and market intelligence based on recent market advice from Knight Frank, to determine the loss in revenue from not progressing the land reclamation to the West Basin Development. I have also undertaken sensitivity analysis. My workings are in the attached excel spreadsheet

We have also identified the cost of land reclamation and the lakewall from an early cost estimate undertaken by RLB in January 2017. The net cost for the Land reclamation and lake wall is [REDACTED]. Including margins and adjustments the estimated total cost for the land reclamation and lake wall is [REDACTED]. The works for the land reclamation include:

- earthworks - [REDACTED]
- piling - [REDACTED]
- small works - [REDACTED]
- services - [REDACTED]

Would you like any of this work to be progressed to Nigel Chamier for review/comment as the Board nominated him to work with management on the this issue following the 14 June CRA Board discussion on West Basin..

Regards
cindy

Cindy Cantamessa
Project Director

T: 02 6205 8339 **M:** [REDACTED] **E:** cindy.cantamessa@act.gov.au

City Renewal Authority ACT Government

Canberra Nara Centre, 1 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
ABN 40 746 096 162

cityrenewalCBR.com.au

Follow us [@cityrenewalCBR](https://twitter.com/cityrenewalCBR)



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

West Basin Land Reclamation

	Aggressive Estimate		Conservative Estimate	
	Parkes Way Remain	Parkes Way Lowered	Parkes Way Remain	Parkes Way Lowered
Impact of Land Reclamation not proceeding – Base Case	-\$ [REDACTED]	-\$ 1 [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]

Sensitivity Impact of Land Reclamation not proceeding				
	Aggressive Estimate		Conservative Estimate	
	Parkes Way Remain	Parkes Way Lowered	Parkes Way Remain	Parkes Way Lowered
Base Case	-\$ [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]
-5%	-\$ [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]
5%	-\$ [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]
-10%	-\$ [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]
10%	-\$ [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]	-\$ [REDACTED]

Assumptions

CTTL Masterplan and site areas/yields

Indesco analysis of CTTL Masterplan and lake boundary line

Knight Frank Market Advice Section 63 March 2019

Aggressive Estimate – commercial rate \$ [REDACTED]/m2 and [REDACTED] per dwelling

Conservative Estimate – commercial rate [REDACTED]/m2 and [REDACTED] per dwelling

West Basin Calculation Excel spreadsheet workings

From: [Engele, Sam](#)
To: [Rayner, Jennifer](#)
Cc: [Cook, Michael](#); [Croke, Leesa](#); [Snow, Malcolm](#)
Subject: RE: Land issues
Date: Friday, 5 July 2019 12:08:46 PM
Attachments: [CASES \(002\).pdf](#)
[image001.png](#)
[image002.jpg](#)
[image003.jpg](#)

UNCLASSIFIED Sensitive: Cabinet

Hi Jen,

In relation to the scenario of development at West Basin without the lakebed, CRA have expedited their analysis of the impact rather than waiting on the consultant. Their advice is that the absence of the lakebed site would significantly impact on the land available for development and viability of the precinct. The second page of the attached document indicates the impacted area (orange represents remaining developable area without the lakebed).

The CM agreed a few weeks ago that PCD could undertake a broader economic analysis of the transaction terms (rather than just rely on external land valuations of the specific sites) and given the impact on the developable area this analysis gives a much higher value of the lakebed than the land valuation undertaken previously by the LDA – we are currently refining these numbers with CRA at the moment.

The brief is scheduled to be with the CMO for the week of 15 July in anticipation of the CM's return from overseas. Treasury will also undertake a QA on the numbers as part of finalising the brief.

[REDACTED]

[REDACTED] And I'll also include your suggestion of a request for a capital contribution to the land reclamation (currently refining this number).

At this stage the parameters look like they will demonstrate value for the Territory and are reasonably close to the Dept Finance proposal in terms of financial cost to the Cwth – so I am hopeful that we can successfully conclude negotiations in the near future subject to the CM's views on the proposed parameters.

Give me a buzz if you wish to discuss further.

Regards,

SAM ENGELE | Executive Group Manager

Phone 02 6205 0230 | Mobile [REDACTED]
Email Sam.Engele@ACT.gov.au

Policy and Cabinet
Chief Minister, Treasury and Economic Development Directorate



From: Rayner, Jennifer <Jennifer.Rayner@act.gov.au>
Sent: Friday, 5 July 2019 10:48 AM
To: Engele, Sam <Sam.Engele@act.gov.au>
Cc: Cook, Michael <Michael.Cook@act.gov.au>; Croke, Leesa <Leesa.Croke@act.gov.au>
Subject: Land issues

Hi Sam,

Just touching base following our meeting about the various land issues under discussion, to see if there's been any progress or updates you can provide?

Also, can you please remind me who was doing the work on scoping alternative options for West Basin that don't involve reclaiming the lake bed? This has become a bit more of a live issue in the context of the possible phased approach to delivery of Stage 2 of light rail, so we'd like to follow whoever is working on this up directly to see where they're headed.

Thanks for your help,

Jen

Dr Jennifer Rayner | Director of Policy and Budget
Office of Andrew Barr MLA
Chief Minister
Treasurer
Member for Kurrajong
P. +61 2 6207 1201 | M. [REDACTED] | E. jennifer.rayner@act.gov.au



From: [Cahif, Ashley](#)
To: [Engele, Sam](#)
Cc: [Nelson, Pam](#)
Subject: Re: Light Rail - City to Woden - Land tenure negotiations with the Commonwealth
Date: Tuesday, 16 July 2019 10:50:46 AM
Attachments: [image001.png](#)

Hi Sam

Could you please let me know if this has been agreed by the Chief and whether it has gone to the NCA.

Kind regards

Ash

Get [Outlook for iOS](#)

From: Engele, Sam
Sent: Tuesday, July 9, 2019 1:50:19 PM
To: Cahif, Ashley
Cc: Nelson, Pam
Subject: RE: Light Rail - City to Woden - Land tenure negotiations with the Commonwealth

Ok great, I'll use that.

Sam

From: Cahif, Ashley <Ashley.Cahif@act.gov.au>
Sent: Tuesday, 9 July 2019 1:40 PM
To: Engele, Sam <Sam.Engele@act.gov.au>
Cc: Nelson, Pam <Pam.Nelson@act.gov.au>
Subject: RE: Light Rail - City to Woden - Land tenure negotiations with the Commonwealth

UNCLASSIFIED For-Official-Use-Only

Hi Sam

This might be covered in the context of the rest of the para but the terminology we have been looking at is:



Kind regards

Ash

Ashley Cahif | Project Director Light Rail City to Gungahlin
Major Projects Canberra | ACT Government

T 02 6205 1212 | M [REDACTED]
GPO Box 158, Canberra ACT 2601

www.act.gov.au



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Engele, Sam <Sam.Engele@act.gov.au>
Sent: Tuesday, 9 July 2019 1:12 PM
To: Cahif, Ashley <Ashley.Cahif@act.gov.au>
Cc: Nelson, Pam <Pam.Nelson@act.gov.au>
Subject: RE: Light Rail - City to Woden - Land tenure negotiations with the Commonwealth

Ash,

For the negotiations brief I'm using the phrase:



Does that language use the correct terminology?

Happy for any input.

Sam

From: Cahif, Ashley <Ashley.Cahif@act.gov.au>
Sent: Monday, 8 July 2019 8:43 AM
To: Engele, Sam <Sam.Engele@act.gov.au>
Cc: Nelson, Pam <Pam.Nelson@act.gov.au>
Subject: RE: Light Rail - City to Woden - Land tenure negotiations with the Commonwealth

UNCLASSIFIED For-Official-Use-Only

Hi Sam

Sounds great – numbers below

Kind regards

Ashley Cahif | Project Director Light Rail City to Gungahlin
Major Projects Canberra | ACT Government
T 02 6205 1212 | M [REDACTED]
GPO Box 158, Canberra ACT 2601

www.act.gov.au



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Engele, Sam <Sam.Engele@act.gov.au>
Sent: Monday, 8 July 2019 8:35 AM
To: Cahif, Ashley <Ashley.Cahif@act.gov.au>
Cc: Nelson, Pam <Pam.Nelson@act.gov.au>
Subject: Re: Light Rail - City to Woden - Land tenure negotiations with the Commonwealth

Ash, how about I call you today. Does 12pm suit you?

Sam

Sent from my iPad

From: Cahif, Ashley <Ashley.Cahif@act.gov.au>
Sent: Sunday, July 7, 2019 7:22 pm
To: Engele, Sam
Cc: Nelson, Pam; Clapham, David; Carmody, Sophie
Subject: RE: Light Rail - City to Woden - Land tenure negotiations with the Commonwealth

UNCLASSIFIED For-Official-Use-Only

Thanks Sam

Yes, I'll give you a call – it would be good to discuss – this is a key issue which would need to be agreed with Finance asap in order to hit the timeframes we are working to.

Kind regards

Ash

From: Engele, Sam <Sam.Engele@act.gov.au>
Sent: Sunday, 7 July 2019 6:49 PM
To: Cahif, Ashley <Ashley.Cahif@act.gov.au>
Cc: Nelson, Pam <Pam.Nelson@act.gov.au>; Clapham, David <David.Clapham@act.gov.au>; Carmody, Sophie <Sophie.Carmody@act.gov.au>
Subject: Re: Light Rail - City to Woden - Land tenure negotiations with the Commonwealth

Ashley,

I've got a brief going to the chief minister on the week of the 22nd with updated negotiation parameters on a range of land matters. It includes consideration of Irs2 land. Once we have a draft I'll send a copy to you for input/comment.

I expect to have the draft to you towards the end of this week.

I'm on work travel until Wednesday but give me a call on my mobile if you wish to discuss.

Regards,

Sam



Sent from my iPad

From: Cahif, Ashley
Sent: Sunday, July 7, 2019 1:56:42 PM
To: Engele, Sam
Cc: Nelson, Pam
Subject: Light Rail - City to Woden - Land tenure negotiations with the Commonwealth

UNCLASSIFIED For-Official-Use-Only

Hi Sam

Major Projects Canberra needs to recommence negotiations with the Commonwealth in relation to securing land tenure for the next stage of Light Rail.

Could you please let me know the status of negotiations to date and the Commonwealth contact that I can progress discussions with?

Happy to discuss.

Kind regards

Ashley Cahif | Project Director Light Rail City to Gungahlin

Major Projects Canberra | ACT Government

T 02 6205 1212 | M [REDACTED]

GPO Box 158, Canberra ACT 2601

www.act.gov.au



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Cantamessa, Cindy
Sent: Wednesday, 17 July 2019 1:43 PM
To: Clapham, David; Carmody, Sophie; Horton, Richard
Subject: FYI: West Basin Land Reclamation [SEC=UNCLASSIFIED]
Attachments: CASES (002).pdf; Copy of West Basin Cal (Ad hoc) (002).xlsx

David et al

Further to my last email, this may assist you in understanding the information that Sam passed on to you.

Refer my explanation below to one of the CRA Board members

Regards
Cindy

Cindy Cantamessa
Project Director

T: 02 6205 8339 **M:** [REDACTED] **E:** cindy.cantamessa@act.gov.au

City Renewal Authority ACT Government

Canberra Nara Centre, 1 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
ABN 40 746 096 162

cityrenewalCBR.com.au

Follow us [@cityrenewalCBR](#)



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Cantamessa, Cindy
Sent: Tuesday, 16 July 2019 1:01 PM
To: Nigel Chamier [REDACTED]
Cc: Snow, Malcolm <Malcolm.Snow@act.gov.au>; Gillman, Craig <Craig.Gillman@act.gov.au>
Subject: West Basin Land Reclamation [SEC=UNCLASSIFIED]

Hi Nigel

Following the last Board meeting, I undertook a desktop analysis regarding the impact of not progressing the land reclamation at West Basin. I was interested in examining the impact upon potential revenue with respect to the overall estate if the land reclamation did not proceed.

The attached pdf titled 'Cases' shows the impact of not progressing the land reclamation against the previous City to Lake master plan. As seen on these maps:

- Case 1 identifies the area (approx. 2.86 ha) impacted by the land reclamation and identifies within this area the impacted developable land (approx. 4,464m²).
- Case 2 identifies the area if the current lake boundary remains, a 55 m promenade is maintained from the existing shoreline and Parkes Way is not lowered. The developable land available in the remaining estate is approx. 27,246m².
- Case 3 identifies the area if the current lake boundary remains, a 55 m promenade is maintained from the existing shoreline and Parkes Way is lowered. The developable land available in the estate is approx 43, 647m².

In the event the land reclamation proceeded and utilising the information from previous workings on the City to Lake masterplan, developable land was calculated for:

- Case 4 – the Entire West Basin Development as proposed in the CTTL with Parkes Way remaining in its current status. The developable land is approx. 36, 785m²
- Case 5 – The entire West Basin Development as proposed in the CTTL with Parkes Way lowered. The developable land is 50,494m².

Based upon the identified developable land, GFA, yields and projected revenue were calculated for each of the cases as detailed in the table below:

		Area (m2)	GFA (m2)	Yield (dw)	Value		
					Commercial	Residential per dw	Total Value
A	CASE 1: 2.88 ha area of land that has been identified for land reclamation.	4,464	12,499	106			
B	CASE 2: 55m promenade from the existing shoreline and Parkes Way remain	27,246	135,876	1155			
C	CASE 3: 55m promenade from the existing shoreline and Parkes Way Lowered	49,647	224,280	1906			
D	Case 4: West Basin with Land Reclamation and Parkes Way remain	36,783	167,516	1425			
E	Case 5: West Basin with Parkes Way lowered	50,494	244,287	2078			

This analysis demonstrates that the absence of the lakebed site would significantly impact on the land available for development and viability of the precinct. Not proceeding with the land reclamation and Parkes Way remaining 'as-is' would result in a loss of approximately [redacted] in revenue. Lowering Parkes way mitigates the impact and the loss is approx [redacted]. The table below summarises this loss:

	Parkes Way Remain	Parkes Way Lowered
	D-B	E-C
Impact of Land Reclamation not proceeding:	[redacted]	[redacted]

Sensitivity analysis identifies that the loss could be as great as [redacted] if Parkes Way remains. The table below outlines the impact of the loss from fluctuations in revenue:

Sensitivity		
	Parkes Way Remain	Parkes Way Lowered
	D-B	E-C
Impact of Land Reclamation not proceeding:		
-5%		
5%		
-10%		
10%		

Note in undertaking this desktop analysis the following assumptions were used:

- CTTL master plan, identified developable land, site areas as well as FSR calculations.
- Indesco mapping of the impact of not proceeding with land reclamation on the existing CTTL master plan,
- Market intelligence based on Knight Frank recent advice (March 2019) with respect to the City Hill part Section 63 Development Site. Evidence indicates achieved revenue for waterfront developments could be [REDACTED] per dwelling and [REDACTED] m2 for commercial space.

My workings are in the attached excel spreadsheet and the maps have been provided to Mr Sam Engele at Chief Minister, Treasury and Economic Development (CMTEDD), who is leading the negotiations on the land swap.

I also advised CMTEDD of the estimated cost of land reclamation and the lakewall from an early cost estimate undertaken by RLB in January 2017. The cost estimate identifies the net cost for the land reclamation and lake wall as [REDACTED]. Including margins and adjustments the estimated total cost for the land reclamation and lake wall is [REDACTED]. The works for the land reclamation include the following net cost:

- earthworks - [REDACTED]
- piling - [REDACTED]
- small works - [REDACTED]
- services - [REDACTED]

CMTEEDD have now advised that this analysis gives a much higher value of the lakebed to the overall delivery of the estate than the previous land valuation. CMTEDD is now progressing a brief outlining the strategy to proceed with the land negotiations and are hopeful that it can be successfully concluded in the near future. As part of this strategy they are proposing that the commonwealth provide a 'one off' capital contribution to the land reclamation. Other negotiation points including zoning changes to the ACT portion of the Curtin site and agreement [REDACTED] are also being investigated by CMTEDD,

Perhaps if you support the analysis you may care to present this at the next Board meeting on 1 August. Mr Engele has also been invited to attend the meeting.

Regards
cindy

Cindy Cantamessa
Project Director

T: 02 6205 8339 M: [REDACTED] E: cindy.cantamessa@act.gov.au

City Renewal Authority ACT Government

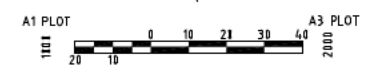
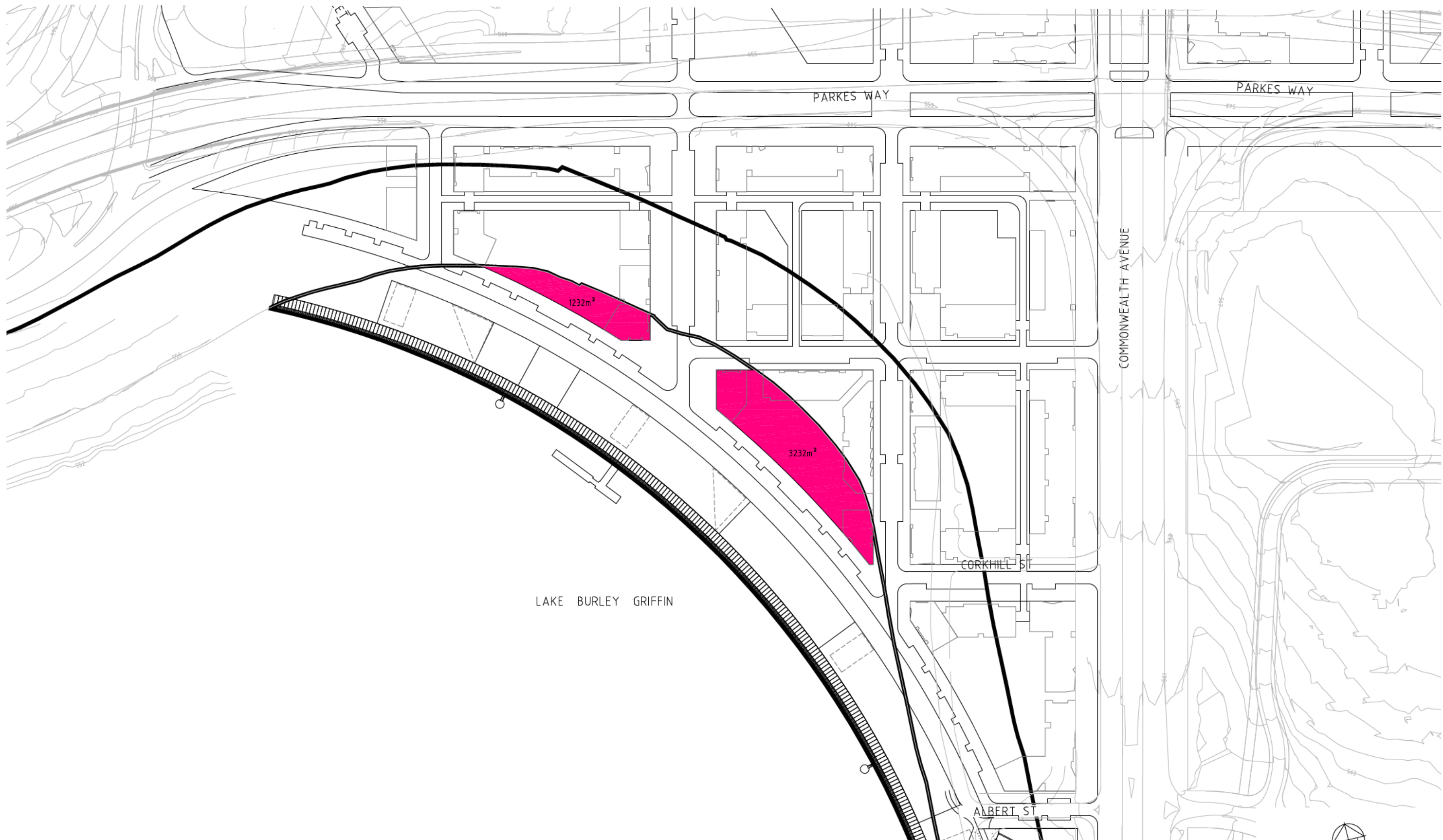
Canberra Nara Centre, 1 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
ABN 40 746 096 162

cityrenewalCBR.com.au

Follow us [@cityrenewalCBR](#)



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.



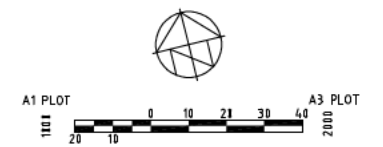
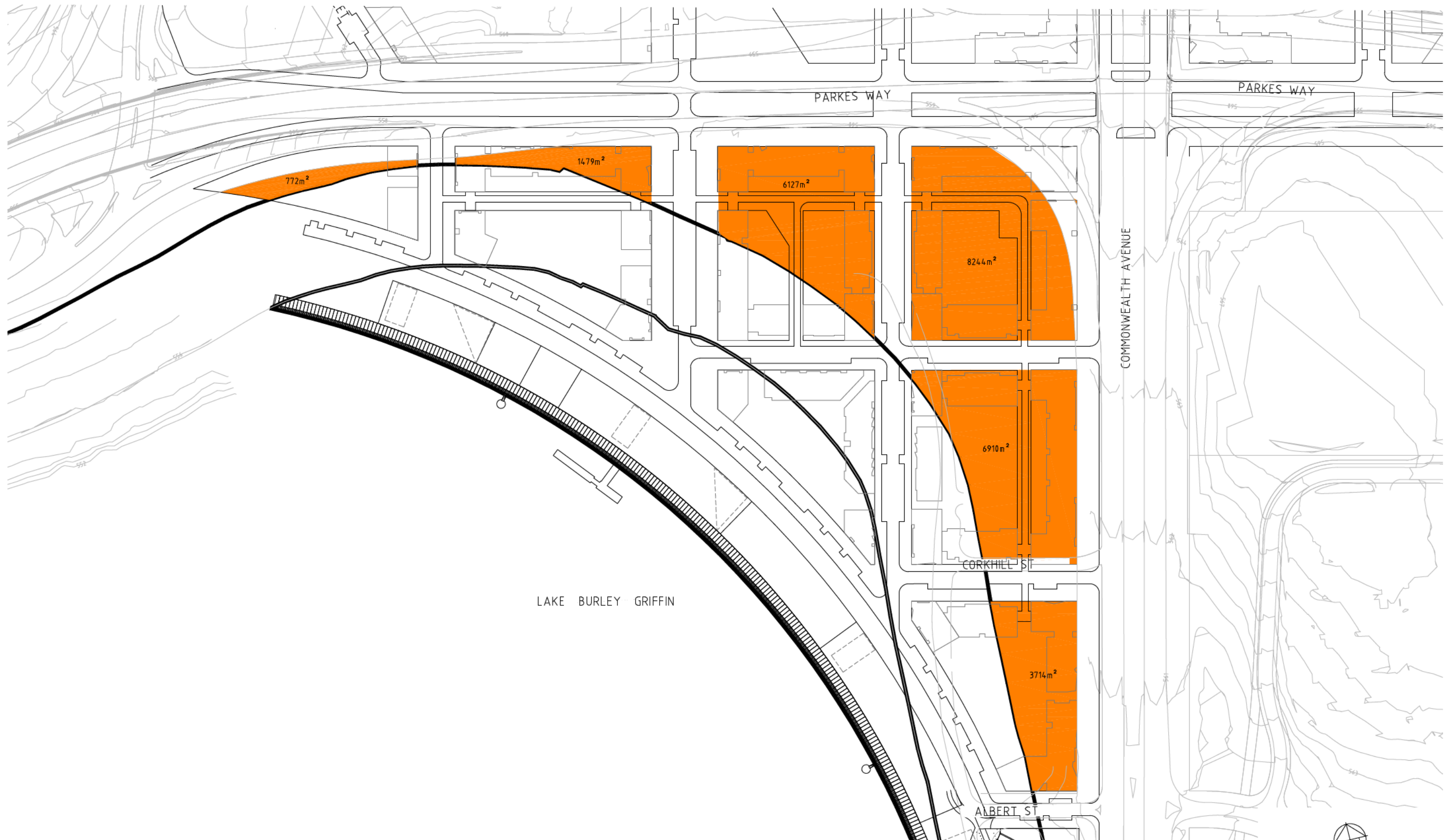
No.	AMENDMENT	APPROVED	DATE	ISSUED BY	CLIENT



APPROVED	DATE
CHECKED	DATE
DRAWN BY	
CAD FILE: W:\SS14 West Basin Feedback\Aech\GRI\West\planning\43 Water Master Plan\SS14\ss14.dwg	

**WEST BASIN
MASTERPLANNING**

DRAWING TITLE CASE 1		
PROJECT No. 5750	DRAWING No. SK	AMDT



No.	AMENDMENT	APPROVED	DATE	ISSUED BY	CLIENT


ACT Government

City Renewal Authority

INDESCO

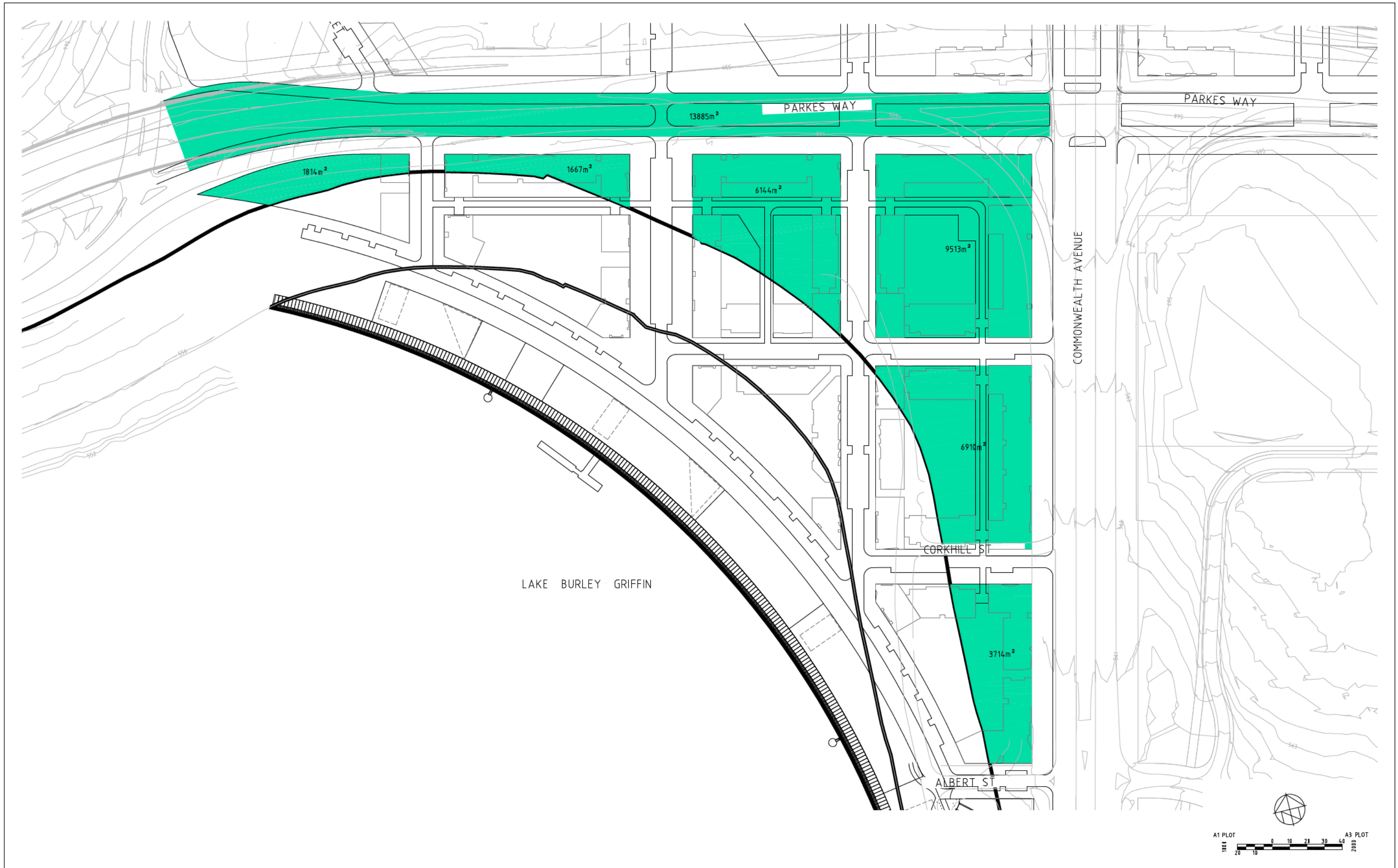


chincivil pty ltd
 CIVIL ENGINEERING CONTRACTORS

APPROVED	DATE
CHECKED	DATE
DESIGNED BY	
DRAWN BY	
<small>CAD FILE: W:\5754 West Basin Freshwater\Acad\Gis\Waterplanning\48 Water Master Plan\55\inresc.dwg</small>	

WEST BASIN MASTERPLANNING

DRAWING TITLE		
CASE 2		
PROJECT No.	DRAWING No.	AMDT
5750	SK	



No.	AMENDMENT	APPROVED	DATE	ISSUED BY	CLIENT	CONSULTANT	PRINCIPAL CONTRACTOR	APPROVED	DATE	PROJECT	DRAWING TITLE
					 ACT Government  City Renewal Authority	  	 CIVIL ENGINEERING CONTRACTORS	APPROVED _____ DATE _____ CHECKED _____ DATE _____ DRAWN BY _____ CAD FILE: W5754 West Basin Forebush\Acad\GRI\Westplanning\48 Water Master Plan\55\area3.dwg	WEST BASIN MASTERPLANNING	CASE 3 PROJECT No. 5750	
											DRAWING No. SK
											AMDT

		Area	GFA	Yield	Value		
		(m2)	(m2)	(dw)	Commercial (m2)	Residential (per dw)	Total Value
A	CASE 1: 2.86 ha area of land that has been identified for land reclamation.	4,464	12,499	106			
B	CASE 2: 55m promenade from the existing shoreline and Parkes Way remain	27,246	135,876	1155			
C	CASE 3: 55m promenade from the existing shoreline and Parkes Way Lowered	43,647	224,280	1906			
D	Case 4: West Basin with Land Reclamation and Parkes Way remain	36,785	167,516	1425			
E	Case 5: West Basin with Parkes Way lowered	50,494	244,287	2078			

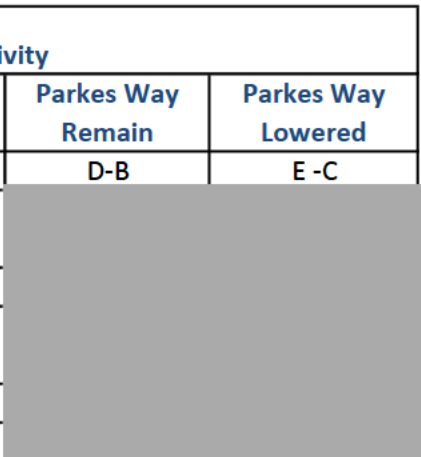
	Parkes Way Remain	Parkes Way Lowered
	D-B	E -C
Impact of Land Reclamation not proceeding:		

Sensitivity						
		Value	-5%	5%	-10%	10%
A	CASE 1: 2.86 ha area of land that has been identified for land reclamation.					

B	CASE 2: 55m promenade from the existing shoreline and Parkes Way remain
C	CASE 3: 55m promenade from the existing shoreline and Parkes Way Lowered
D	Case 4: West Basin with Land Reclamation and Parkes Way remain
E	Case 5: West Basin with Parkes Way lowered



Sensitivity		
	Parkes Way Remain	Parkes Way Lowered
	D-B	E -C
Impact of Land Reclamation not proceeding:		
-5%		
5%		
-10%		
10%		



		Area	GFA	Yield	Value		
		(m2)	(m2)	(dw)	Commercial (m2)	Residential (per dw)	Total Value
A	CASE 1: 2.86 ha area of land that has been identified for land reclamation.	4,464	12,499	106			
B	CASE 2: 55m promenade from the existing shoreline and Parkes Way remain	27,246	135,876	1155			
C	CASE 3: 55m promenade from the existing shoreline and Parkes Way Lowerred	43,647	224,280	1906			
D	Case 4: West Basin with Land Reclamation and Parkes Way remain	36,785	167,516	1425			
E	Case 5: West Basin with Parkes Way lowered	50,494	244,287	2078			

	Parkes Way Remain	Parkes Way Lowered
	D-B	E -C
Impact of Land Reclamation not proceeding:		

Sensitivity Analysis						
		-5%	5%	-10%	10%	
A	CASE 1: 2.86 ha area of land that has been identified for land reclamation.					
B	CASE 2: 55m promenade from the existing shoreline and Parkes Way remain					
C	CASE 3: 55m promenade from the existing shoreline and Parkes Way Lowerred					
D	Case 4: West Basin with Land Reclamation and Parkes Way remain					
E	Case 5: West Basin with Parkes Way lowered					

Sensitivity		
	Parkes Way Remain	Parkes Way Lowered
	D-B	E -C
Impact of Land Reclamation not proceeding:		

-5%	[Redacted]
5%	
-10%	
10%	

Case 1						
Site	Site area		GFA (5.6 - 2.8)	commercial (15%)	Residential	Yield
U	1,232	2.8	3,450			29
X	3,232	2.8	9,050			77
Tot Case 1	4,464		12,499			106

Case 2						
Site	Site area		GFA (5.6 - 2.8)	commercial (15%)	Residential	Yield
u	2,251	2.8	6,303			54
v	6,127	5.6	34,311			292
w	8,244	5.6	46,166			392
y	6,910	5.6	38,696			329
z	3,714	2.8	10,399			88
Tot Case 2	27,246		135,876			1,155

Case 3						
Site	Site area		GFA (5.6 - 2.8)	commercial (15%)	Residential	Yield
A- E	13,885	5.6	77,756			661
u	3,482	2.8	9,750			83
v	6,144	5.6	34,406			292
w	9,513	5.6	53,273			453
y	6,910	5.6	38,696			329
z	3,714	2.8	10,399			88
Tot Case 3	43,648		224,280			1,906

Pavillions						
	5			2,500		

Workings						
CTTL (from previous workings)						
Site	Site area		GFA (5.6 - 2.8)	Commercial (15%)	Residential	CTTL Yield
(A1	1633	5.6	9,145			78
(B1	2620	5.6	14,672			125
(C1	2860	5.6	16,016			136
(D1	3246	5.6	18,178			155
(E1	3350	5.6	18,760			159
U1	5662	2.8	15,854			135
V1	7806	5.6	43,714			372
W1	7549	5.6	42,274			359
X1	3051	2.8	8,543			73
Y1	7687	5.6	43,047			366
Z1	5030	2.8	14,084			120
Tot (A- Z)	50494		244,287			2,078
Tot (U- Z)	36785		167,516			1,425

Parkes Way lowering

Case 1						
Site	Site area		GFA (5.6 - 2.8)	commercial (15%)	Residential	Yield
U	1,232	2.8	3,450			29
X	3,232	2.8	9,050			77
Tot Case 1	4,464		12,499			106


Case 2						
Site	Site area		GFA (5.6 - 2.8)	commercial (15%)	Residential	Yield
u	2,251	2.8	6,303			54
v	6,127	5.6	34,311			292
w	8,244	5.6	46,166			392
y	6,910	5.6	38,696			329
z	3,714	2.8	10,399			88
Tot Case 2	27,246		135,876			1,155

Case 3						
Site	Site area		GFA (5.6 - 2.8)	commercial (15%)	Residential	Yield
A- E	13,885	5.6	77,756			661
u	3,482	2.8	9,750			83
v	6,144	5.6	34,406			292
w	9,513	5.6	53,273			453
y	6,910	5.6	38,696			329
z	3,714	2.8	10,399			88
Tot Case 3	43,648		224,280			1,906

Pavillions						
Site	Site area		GFA (5.6 - 2.8)	commercial (15%)	Residential	Yield
	5			2,500		

Workings						
CTTL (from previous workings)			GFA (5.6 - 2.8)	Commercial	Residential	CTTL Yield
Site	Site area		GFA (5.6 - 2.8)	Commercial	Residential	CTTL Yield
(A1	1,633	5.6	9,145			78
(B1	2,620	5.6	14,672			125
(C1	2,860	5.6	16,016			136
(D1	3,246	5.6	18,178			155
(E1	3,350	5.6	18,760			159
U1	5,662	2.8	15,854			135
V1	7,806	5.6	43,714			372
W1	7,549	5.6	42,274			359
X1	3,051	2.8	8,543			73
Y1	7,687	5.6	43,047			366
Z1	5,030	2.8	14,084			120
Tot (A- Z)	50,494		244,287			2,078
Tot (U- Z)	36,785		167,516			1,425

Parkes Way lowering(

Cost of land Reclamation and Boardwalk	
Land Reclamation and lakewall (P50, RLB)	
Boardwalk (P50, RLB)	
Tot Cost	

From: Cantamessa, Cindy
Sent: Wednesday, 24 July 2019 1:28 PM
To: Engele, Sam
Cc: Clapham, David; Carmody, Sophie
Subject: Re: Query - RE: HPE CM: West Basin Land Reclamation [SEC=UNCLASSIFIED]

Sam - yields worked are from CTTL which was based on National Capital Plan for west basin guidelines. We should use these yields as they are permissible under the planning regulations.

Regards
Cindy

Get [Outlook for iOS](#)

From: Engele, Sam <Sam.Engele@act.gov.au>
Sent: Wednesday, July 24, 2019 10:32:07 AM
To: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>
Cc: Clapham, David <David.Clapham@act.gov.au>; Carmody, Sophie <Sophie.Carmody@act.gov.au>
Subject: Query - RE: HPE CM: West Basin Land Reclamation [SEC=UNCLASSIFIED]

UNCLASSIFIED

Cindy,

On West Basin, I've spoken to the CM and he is generally happy with the methodology where we compare the precinct development yields with and without the land reclamation. I'm just waiting on a valuation for the Curtin site before we progress the brief.

A question from Dr Rayner is regarding the level of density assumed in the development yields. She has in her mind that 'new thinking' regarding the precinct is that some of the buildings will be lower than originally proposed in the city to the lake vision. I.e. Higher quality but lower rise.

Could you give me a general feel for the assumed scale of the buildings generating the GFA of 167,516 m2 (case 4).

Many thanks

Sam

From: Cantamessa, Cindy
Sent: Wednesday, 3 July 2019 10:35 AM
To: Engele, Sam <Sam.Engele@act.gov.au>
Subject: HPE CM: West Basin Land Reclamation [SEC=UNCLASSIFIED]

Sam

As discussed this morning, I have undertaken a desktop review of the impact upon developable land and revenue.

Attached are maps (Cases pdf) of the current master plan with an overlay of the existing lake boundary. Indesco has mapped:

- the site areas impacted by the land reclamation,
- the site areas if the current lake boundary remains;
- the site areas if the current lake boundary remains and Parkes Way is lowered.

The attached word document summarises the financial impact upon land sales at West Basin if the land reclamation does not proceed. This could be as much as a loss in land revenue of up to [REDACTED] if Parkes Way remains.

Note I have used the CTTL master plan, Indesco mapping, and market intelligence based on recent (March 2019) market advice from Knight Frank, to determine the loss in revenue from not progressing the land reclamation to the West Basin Development. I have also undertaken sensitivity analysis. My workings are in the attached excel spreadsheet

We have also identified the cost of land reclamation and the lakewall from an early cost estimate undertaken by RLB in January 2017. The net cost for the Land reclamation and lake wall is [REDACTED]. Including margins and adjustments the estimated total cost for the land reclamation and lake wall is [REDACTED]. The works for the land reclamation includes the following direct costs:

- earthworks - [REDACTED]
- piling - [REDACTED]
- small works - [REDACTED]
- services - [REDACTED]

Regards
cindy

Cindy Cantamessa
Project Director

T: 02 6205 8339 M: [REDACTED] E: cindy.cantamessa@act.gov.au

City Renewal Authority ACT Government

Canberra Nara Centre, 1 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
ABN 40 746 096 162

cityrenewalCBR.com.au

Follow us [@cityrenewalCBR](https://twitter.com/cityrenewalCBR)



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Nigel Chamier <[REDACTED]>
Sent: Sunday, 28 July 2019 4:06 PM
To: Cantamessa, Cindy
Cc: Gillman, Craig; Snow, Malcolm; Sharp, Andy
Subject: RE: West Basin Land Reclamation [SEC=UNCLASSIFIED]

Thank you Cindy, it's a very exciting opportunity and I look forward to further discussion this week.
Best wishes
Nigel.

Nigel Chamier AM

[REDACTED]

From: Cantamessa, Cindy [mailto:Cindy.Cantamessa@act.gov.au]
Sent: Friday, 26 July 2019 3:25 PM
To: Nigel Chamier [REDACTED]
Cc: Gillman, Craig <Craig.Gillman@act.gov.au>; Snow, Malcolm <Malcolm.Snow@act.gov.au>; Sharp, Andy <Andy.Sharp@act.gov.au>
Subject: RE: West Basin Land Reclamation [SEC=UNCLASSIFIED]

Nigel

Sam Engele has advised that he has spoken to the Chief Minister and that the Chief is generally happy with the methodology where we compare the precinct development yields with and without the land reclamation. Sam is just waiting on a valuation for the Curtin site before he progresses the brief.

In relation to your question on lowering Parkes Way, we have engaged Hames Sharley to undertake the planning for West Basin and have tasked them with the investigating this issue and the risk to the project. We had an inception meeting with the consultants on Thursday and discussed 'connectivity' to the site.

As a project, the West Basin Review must resolve whether lowering Parkes Way as envisaged in the previous master plan is a city shaping initiative that the Territory would like to progress. If lowering Parkes Way is not picked up in the ten year Infrastructure Plan then this will impact upon delivery timings. Looking at the previous reports on the CCTL and various draft documents there have been a number of cost estimates in relation to Parkes Way. Construction cost estimates have been stated by ISG in previous studies at [REDACTED] for Parkes Way. I have also seen a cost plan which has the direct cost at [REDACTED], with prelims and margin this becomes a [REDACTED] construction cost then [REDACTED] with 10% contingency.

I expect that the West Basin Review will need to examine whether partially lowering Parkes Way at a key land bridge connection is a viable alternative.

In terms of take up/absorption rates, I am seeking further advice from SLA but have been advised that the Northbourne Corridor is around 200 – 300 dwellings per annum.

Regards
cindy

From: Nigel Chamier [redacted]
Sent: Wednesday, 24 July 2019 5:21 PM
To: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>
Cc: Snow, Malcolm <Malcolm.Snow@act.gov.au>; Gillman, Craig <Craig.Gillman@act.gov.au>
Subject: RE: West Basin Land Reclamation [SEC=UNCLASSIFIED]

Hi Cindy

Thank you for sharing your analysis which I have looked at several times in the last week. Clearly the reclamation is very important and we need to do all we can to bring about a resolution on the price. How realistic is the plan to lower Parkes Way and what is the estimated cost and potential timing? Also we should chat about the take up rate of apartments and how long would it take to absorb say 2,000 new dwellings.
Kind regards
Nigel.

Nigel Chamier AM
[redacted]

From: Cantamessa, Cindy [<mailto:Cindy.Cantamessa@act.gov.au>]
Sent: Tuesday, 16 July 2019 1:01 PM
To: Nigel Chamier [redacted]
Cc: Snow, Malcolm <Malcolm.Snow@act.gov.au>; Gillman, Craig <Craig.Gillman@act.gov.au>
Subject: West Basin Land Reclamation [SEC=UNCLASSIFIED]

Hi Nigel

Following the last Board meeting, I undertook a desktop analysis regarding the impact of not progressing the land reclamation at West Basin. I was interested in examining the impact upon potential revenue with respect to the overall estate if the land reclamation did not proceed.

The attached pdf titled 'Cases' shows the impact of not progressing the land reclamation against the previous City to Lake master plan. As seen on these maps:

- Case 1 identifies the area (approx. 2.86 ha) impacted by the land reclamation and identifies within this area the impacted developable land (approx. 4,464m²).
- Case 2 identifies the area if the current lake boundary remains, a 55 m promenade is maintained from the existing shoreline and Parkes Way is not lowered. The developable land available in the remaining estate is approx. 27,246m².
- Case 3 identifies the area if the current lake boundary remains, a 55 m promenade is maintained from the existing shoreline and Parkes Way is lowered. The developable land available in the estate is approx 43, 647m².

In the event the land reclamation proceeded and utilising the information from previous workings on the City to Lake masterplan, developable land was calculated for:

- Case 4 – the Entire West Basin Development as proposed in the CTTL with Parkes Way remaining in its current status. The developable land is approx. 36, 785m²
- Case 5 – The entire West Basin Development as proposed in the CTTL with Parkes Way lowered. The developable land is 50,494m².

Based upon the identified developable land, GFA, yields and projected revenue were calculated for each of the cases as detailed in the table below:

		Area	GFA	Yield	Commercial (\$550m2)	I
		(m2)	(m2)	(dwr)		(:
A	CASE 1: 2.86 ha area of land that has been identified for land reclamation.	4,464	12,499	106		
B	CASE 2: 55m promenade from the existing shoreline and Parkes Way remain	27,246	135,876	1155		
C	CASE 3: 55m promenade from the existing shoreline and Parkes Way Lowered	43,647	224,280	1906		
D	Case 4: West Basin with Land Reclamation and Parkes Way remain	36,785	167,516	1425		
E	Case 5: West Basin with Parkes Way lowered	50,494	244,287	2078		

This analysis demonstrates that the absence of the lakebed site would significantly impact on the land available for development and viability of the precinct. Not proceeding with the land reclamation and Parkes Way remaining 'as-is' would result in a loss of approximately [REDACTED] in revenue. Lowering Parkes way mitigates the impact and the loss is approx [REDACTED]. The table below summarises this loss:

	Parkes Way Remain	Parkes Way Lowered
	D-B	E-C
Impact of Land Reclamation not proceeding:	[REDACTED]	[REDACTED]

Sensitivity analysis identifies that the loss could be as great as [REDACTED] if Parkes Way remains. The table below outlines the impact of the loss from fluctuations in revenue:

Sensitivity		
	Parkes Way Remain	Parkes Way Lowered
	D-B	E-C
Impact of Land Reclamation not proceeding:	[REDACTED]	[REDACTED]
-5%	[REDACTED]	[REDACTED]
5%	[REDACTED]	[REDACTED]
-10%	[REDACTED]	[REDACTED]
10%	[REDACTED]	[REDACTED]

Note in undertaking this desktop analysis the following assumptions were used:

- CTTL master plan, identified developable land, site areas as well as FSR calculations.
- Indesco mapping of the impact of not proceeding with land reclamation on the existing CTTL master plan,
- Market intelligence based on Knight Frank recent advice (March 2019) with respect to the City Hill part Section 63 Development Site. Evidence indicates achieved revenue for waterfront developments could be [REDACTED] per dwelling and [REDACTED] for commercial space.

My workings are in the attached excel spreadsheet and the maps have been provided to Mr Sam Engele at Chief Minister, Treasury and Economic Development (CMTEDD), who is leading the negotiations on the land swap.

I also advised CMTEDD of the estimated cost of land reclamation and the lakewall from an early cost estimate undertaken by RLB in January 2017. The cost estimate identifies the net cost for the land reclamation and lake wall as [REDACTED]. Including margins and adjustments the estimated total cost for the land reclamation and lake wall is \$20.339m. The works for the land reclamation include the following net cost:

- earthworks - [REDACTED]
- piling - [REDACTED]
- small works - [REDACTED]
- services - [REDACTED]

CMTEDD have now advised that this analysis gives a much higher value of the lakebed to the overall delivery of the estate than the previous land valuation. CMTEDD is now progressing a brief outlining the strategy to proceed with the land negotiations and are hopeful that it can be successfully concluded in the near future. As part of this strategy they are proposing that the commonwealth provide a 'one off' capital contribution to the land reclamation. Other negotiation points including zoning changes to the ACT portion of the Curtin site [REDACTED] are also being investigated by CMTEDD,

Perhaps if you support the analysis you may care to present this at the next Board meeting on 1 August. Mr Engele has also been invited to attend the meeting.

Regards
cindy

Cindy Cantamessa
Project Director

T: 02 6205 8339 M: [REDACTED] E: cindy.cantamessa@act.gov.au

City Renewal Authority ACT Government

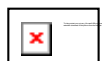
Canberra Nara Centre, 1 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
ABN 40 746 096 162

cityrenewalCBR.com.au

Follow us [@cityrenewalCBR](https://twitter.com/cityrenewalCBR)



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.



Virus-free. www.avg.com

From: [Cantamessa, Cindy](#)
To: [Carmody, Sophie](#); [Clapham, David](#)
Subject: RE: West Basin
Date: Monday, 26 August 2019 2:03:00 PM
Attachments: [image001.png](#)
[image002.jpg](#)

UNCLASSIFIED

David

The conservative estimate would most likely be unrealistic as this is waterfront real estate. I think stating the impact of sensitivity testing from the table I created should address this.

When I did the conservative estimate I worked on [REDACTED] per residential dwelling and [REDACTED]/m2 for commercial. I am quite sure we will get more than this as Kingston Foreshore which is a benchmark estate for us is averaging [REDACTED] per dwelling.

Regards
cindy

From: Carmody, Sophie <Sophie.Carmody@act.gov.au>
Sent: Monday, 26 August 2019 1:41 PM
To: Clapham, David <David.Clapham@act.gov.au>; Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>
Subject: RE: West Basin

UNCLASSIFIED

Hi Cindy,

Thanks for sending the revised calculations.

How hard would it be to do a conservative version as well (similar to the initial one you gave us), as the conservative estimate of the impact of land reclamation not proceeding will give us the lowest end of the scale of value the Territory gains if the lakebed is reclaimed.

Otherwise, our brief will indicate that the value the ACT gains if it secures lakebed reclamation is between [REDACTED] and [REDACTED].

Do you agree?

Thanks
Sophie

From: Clapham, David <David.Clapham@act.gov.au>
Sent: Monday, 26 August 2019 12:51 PM
To: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>; Carmody, Sophie

<Sophie.Carmody@act.gov.au>

Subject: RE: West Basin

UNCLASSIFIED

Thanks Cindy

Sophie can you please feed these into the brief?

David

From: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>

Sent: Monday, 26 August 2019 12:27 PM

To: Carmody, Sophie <Sophie.Carmody@act.gov.au>

Cc: Clapham, David <David.Clapham@act.gov.au>

Subject: RE: West Basin

UNCLASSIFIED

Sophie/David

I reworked the spreadsheet to assume the impact of height restrictions on the West Basin site if the land reclamation does not proceed and also on worked on the scenario that Parkes Way is not lowered. As you can see the impact upon West Basin Estate is significant. I expect that without the land reclamation it would be extremely unlikely that the estate would proceed.

Regards

Cindy

Cindy Cantamessa

Project Director

T: 02 6205 8339 **M:** [REDACTED] **E:** cindy.cantamessa@act.gov.au

City Renewal Authority ACT Government

Canberra Nara Centre, 1 Constitution Avenue, Canberra City

GPO Box 158 Canberra City ACT 2601

ABN 40 746 096 162

cityrenewalCBR.com.au

Follow us [@cityrenewalCBR](#)



From: Carmody, Sophie <Sophie.Carmody@act.gov.au>
Sent: Monday, 26 August 2019 11:05 AM
To: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>
Cc: Clapham, David <David.Clapham@act.gov.au>
Subject: FW: West Basin

UNCLASSIFIED

Hi Cindy,

Further to my email earlier today, have you had any lucky with David's request below?

Thanks
Sophie

From: Clapham, David <David.Clapham@act.gov.au>
Sent: Tuesday, 20 August 2019 5:13 PM
To: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>
Cc: Horton, Richard <Richard.Horton@act.gov.au>; Carmody, Sophie <Sophie.Carmody@act.gov.au>
Subject: West Basin

UNCLASSIFIED

Dear Cindy

Thanks for your time this afternoon. I've discussed with Sam. His preference is to present a range of "lost" values spanning from partial development if lakebed reclamation does not occur (with recalculated FSR reflecting the stepped back height limits (please)) to the full value if no development is possible without reclaimed lakebed (). We will reflect the range of assumptions in our paper.

Appreciate your ongoing assistance..

Best

David

David Clapham | a/g Executive Branch Manager, Economic and Regional Policy Branch | **Policy & Cabinet Division**

☎ 02 6205 7261 | **Chief Minister, Treasury & Economic Development Directorate** | ACT Government

Level 5, Canberra Nara Centre | GPO Box 158 Canberra ACT 2601 | www.act.gov.au





5.4 Summary of Advice

We summarise the range of derived values for each scenario in the table below:

Summary of Advice		Low	to	High
Basis 1	Land Value "As Is" Broadacre Use	\$3,100,000	to	\$3,800,000
Basis 2	Land Value "As If" Residential Use			
	Direct Comparison Approach (Present Value Today)	\$95,000,000	to	\$113,000,000
	Discounted Cashflow Approach (NPV Today)	\$50,000,000	to	\$60,000,000

From: Edghill, Duncan
Sent: Monday, 2 September 2019 7:59 AM
To: Hall, Damon; Carmody, Sophie
Cc: Cantamessa, Cindy; Clapham, David; Engele, Sam; Nelson, Pam; Rutledge, Geoffrey; Snow, Malcolm; Starick, Kate; Barnett, Vanessa; Cahif, Ashley
Subject: RE: FOR COMMENT: Assessment of the impact of proposed land transaction on the ACT

UNCLASSIFIED Sensitive

Sophie,

Do you have an expectation around the timing of these land matters being settled please? If we can obtain Commonwealth land licences promptly for light rail as part of this process, that would be great. Otherwise, as Damon mentioned, we'll need to obtain Stage 2A land licences separately – ideally by end of this year.

Kind Regards
Duncan

From: Hall, Damon <Damon.Hall@act.gov.au>
Sent: Tuesday, 27 August 2019 4:04 PM
To: Carmody, Sophie <Sophie.Carmody@act.gov.au>
Cc: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>; Clapham, David <David.Clapham@act.gov.au>; Engele, Sam <Sam.Engele@act.gov.au>; Nelson, Pam <Pam.Nelson@act.gov.au>; Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>; Snow, Malcolm <Malcolm.Snow@act.gov.au>; Starick, Kate <Kate.Starick@act.gov.au>; Barnett, Vanessa <Vanessa.Barnett@act.gov.au>; Cahif, Ashley <Ashley.Cahif@act.gov.au>; Edghill, Duncan <Duncan.Edghill@act.gov.au>
Subject: RE: FOR COMMENT: Assessment of the impact of proposed land transaction on the ACT

UNCLASSIFIED Sensitive

Hi Sophie

The primary issue from a Major Projects Canberra perspective is that the licence arrangement does not get conflated into the broader land transaction as this may impact the delivery of Stage 2A. We will need the licence agreed for Stage 2A in time for the signing of a works contract in mid-2020.

[REDACTED]

A minor change to the para on light rail below:

[REDACTED]

Regards
Damon

Damon Hall

Executive Group Manager | Project Development and Support

Major Projects Canberra | ACT Government

T 02 6207 0058 | M [REDACTED] | E damon.hall@act.gov.au

Callam Offices, Level 3, 50 Easty Street, Phillip ACT

GPO Box 158, Canberra ACT 2601

www.act.gov.au



From: Carmody, Sophie <Sophie.Carmody@act.gov.au>

Sent: Monday, 26 August 2019 10:48 AM

To: Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>; Snow, Malcolm <Malcolm.Snow@act.gov.au>; Starick, Kate <Kate.Starick@act.gov.au>; Barnett, Vanessa <Vanessa.Barnett@act.gov.au>; Hall, Damon <Damon.Hall@act.gov.au>; Cahif, Ashley <Ashley.Cahif@act.gov.au>

Cc: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>; Clapham, David <David.Clapham@act.gov.au>; Engele, Sam <Sam.Engele@act.gov.au>; Nelson, Pam <Pam.Nelson@act.gov.au>

Subject: FOR COMMENT: Assessment of the impact of proposed land transaction on the ACT

UNCLASSIFIED Sensitive

Dear all,

Please find attached draft report, “*Commonwealth Land Matters*”, which outlines the impact on the ACT from a potential transition with the Commonwealth on a range of local land matters. The matters centre around a potential swap of parcels of land in Curtin and West Basin.

Could you please review the report and provide any comments back to me (copying David Clapham) by **12pm, Wednesday 28 August**?

Thank you

Sophie

Sophie Carmody | Director – Planning, Infrastructure and Environment

Economic and Regional Policy Branch | **Policy & Cabinet Division**

☎ 02 6205 7377 | **Chief Minister, Treasury & Economic Development Directorate** | ACT Government

Level 4, Canberra Nara Centre | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Please note I work Monday - Wednesday

From: [Croke, Isabella](#)
To: [O'Neill, Carolyn](#)
Subject: FW: Phone call with Carolyn
Date: Wednesday, 25 September 2019 11:51:46 AM
Attachments: [image001.gif](#)
[image002.gif](#)
[image003.jpg](#)
[Attachment A.1 - Commonwealth land matters - comparative assessment.docx](#)
[FW Land Matters.msg](#)

UNCLASSIFIED Sensitive: Cabinet

FYI.

Isabella Croke | Executive Assistant

Phone: 02 6205 9636 | Email: isabella.croke@act.gov.au

Planning, Land and Building | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au



From: Carmody, Sophie <Sophie.Carmody@act.gov.au>
Sent: Wednesday, 25 September 2019 10:08 AM
To: Croke, Isabella <Isabella.Croke@act.gov.au>
Cc: Clapham, David <David.Clapham@act.gov.au>
Subject: RE: Phone call with Carolyn

UNCLASSIFIED Sensitive: Cabinet

Hi Isabella,

No problems at all.

We have been working with the Commonwealth on a proposed land swap of Block 5, Section 121 Curtin and Block 4, Section 106 Curtin in exchange for the Acton Waterfront site. The Curtin site is approximately 32 hectares in size, zoned as 'Broadacre' under the National Capital Plan (NCP), and is currently used for horse agistment (the "Curtin Horse Paddocks"). The Commonwealth has advised that it wishes to use the site for future diplomatic estate purposes.

Following our discussions with the Commonwealth, we have received in-principle agreement to the following transaction parameters:

- transfer of the West Basin lakebed from the Commonwealth to the ACT;
- transfer of the western portion of the Curtin Horse Paddocks to the NCA for the purpose of Diplomatic Estates;

- the ACT retain the eastern portion of the Curtin Horse Paddocks site, and that this site be reclassified from 'Broadacre' to 'Urban' in the NCP; and
- [REDACTED]

From: Croke, Isabella <Isabella.Croke@act.gov.au>
Sent: Wednesday, 25 September 2019 9:35 AM
To: Carmody, Sophie <Sophie.Carmody@act.gov.au>
Subject: RE: Phone call with Carolyn

UNCLASSIFIED For-Official-Use-Only

Hi Sophie,

Carolyn's diary is very busy today.

Could you please provide some further information on what is being discussed around land planning issues?

Thank you

Isabella Croke | Executive Assistant

Phone: 02 6205 9636 | Email: isabella.croke@act.gov.au

Planning, Land and Building | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au



From: Carmody, Sophie <[Sophie.Carmody@act.gov.au](mailto:ophie.Carmody@act.gov.au)>

Sent: Wednesday, 25 September 2019 9:29 AM

To: Croke, Isabella <Isabella.Croke@act.gov.au>

Subject: Phone call with Carolyn

UNCLASSIFIED For-Official-Use-Only

Hi Isabella,

I am hoping to set up a phone call between Sam Engele, David Clapham and Carolyn to discuss a land planning issue.

Would Carolyn have time available at 2pm today, for half an hour?

If so, I can send through some more information for her to consider ahead of the meeting.

Thanks so much

Sophie

**Sophie Carmody | Director – Planning, Infrastructure and Environment,
Economic and Regional Policy Branch | Policy & Cabinet Division**

☎ 02 6205 7377 | Chief Minister, Treasury & Economic Development Directorate | ACT Government

Level 4, Canberra Nara Centre | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Please note I work Monday - Wednesday

From: [Clapham, David](#)
To: [Carmody, Sophie](#)
Subject: FW: Land Matters
Date: Monday, 16 September 2019 2:45:43 PM
Attachments: [ACT Comm land matters - West Basin & Diplomatic Estates.pdf](#)
[image001.jpg](#)

UNCLASSIFIED For-Official-Use-Only

From: Croke, Leesa <Leesa.Croke@act.gov.au>
Sent: Monday, 16 September 2019 12:19 PM
To: Clapham, David <David.Clapham@act.gov.au>; Matthews, StaceyN <Stacey.N.Matthews@act.gov.au>
Subject: FW: Land Matters

UNCLASSIFIED For-Official-Use-Only

From NCA

From: Andrew Smith <andrew.smith@nca.gov.au>
Sent: Friday, 13 September 2019 3:15 PM
To: Croke, Leesa <Leesa.Croke@act.gov.au>; Engele, Sam <Sam.Engele@act.gov.au>
Cc: Sally Barnes <Sally.Barnes@nca.gov.au>
Subject: Land Matters

Hi Leesa, Sam

As discussed this morning, I'm providing some additional information regarding steps necessary to complete the attached land and planning proposal.

Land matters

The process leading to the transfer of ownership can be executed quite quickly.

The sites identified for a future diplomatic estate are transferred to the NCA by the Minister for Territories signing an instrument (which the NCA would prepare) declaring the sites 'National Land for the Special purposes of the National Capital'. The transfer is considered to have legal effect when the instrument is gazetted.

In regard to disposal of land (the lake, necessary for West Basin to proceed), that process of signing and gazettal of an instrument is the same, however, in this instance it is called a revocation of National Land. In times past, revocations have been made by the Assistant Minister for Finance and I would have to check if our Minister has the power to revoke the declaration, otherwise it would be the responsibility of Finance to provide the necessary paperwork. The NCA would assist them in preparing this material.

Planning matters

The land use changes required for a diplomatic estate are achieved through an amendment to the National Capital Plan. Amendments require 6 weeks public consultation. Generally, they take 4 – 6 months from start to them coming into effect, however depending on the proposal, community and board response we can turn them around faster. It would be no less than 3 months from start of consultation to Ministerial approval.

No planning change is required for West Basin.

For Curtin, the amendment would identify the area that would become diplomatic estate. I imagine the ACT would want the 250m zone to be mixed use (or something similar), we would work with you on the details of that.

The NCA would assume full responsibility for approvals within the Diplomatic Estate and could do the same for the 250m zone. If the NCA were to assume approval responsibility of the 250m zone, we would describe land use and heights and some basic design controls and leave the rest to a masterplan that could follow. The advantage of this from our end would be to have greater influence over the character of development near the embassies, which can sometimes be an issue. It would also be the end of the statutory planning process and give confidence that future development of the site were possible.

If the Territory wished to have planning approval responsibility for development within the 250m zone, a Territory Plan variation would follow. This is prepared by EPSDD, we would review and make comment on Territory Plan Variation. I understand Territory Plan Variations usually take around 2 years.

In either case, the suggestion that buildings across the road from the Embassies are 3 stories is welcomed by the NCA.

It's important to note that the land ownership matters and planning matters are guided by two independent processes and that the NCA can consider (and approve) planning applications as long as the property owner supports the proposal. [REDACTED]

Please let me know if there is any further clarification that you need.

Regards

Andrew Smith

Chief Planner | National Capital Authority
Adjunct Professor | School of Art and Design | University of Canberra

☎ (02) 6271 2806

National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600
GPO Box 373, CANBERRA ACT 2601 | 🌐 www.nca.gov.au | Twitter: @NCA_Media

🌱 Please consider our environmental footprint before printing this e-mail

NCA_Signature Block_August 2019_Our Trees_650px x 100px



Cc: Glennon, Chris <Chris.Glennon@act.gov.au>; Engele, Sam <Sam.Engele@act.gov.au>

Subject: FW: Horse Adjistment

UNOFFICIAL

Good morning Leesa

Status of North Curtin Horse paddocks

Thank you for your inquiry regarding the status of North Curtin Horse paddocks. The following information is provided in response, please contact either myself or Chris should you have any questions.

Background

- North Curtin Horse paddocks is Unleased Territory land being utilised as government horse agistment paddocks.
- The land is licenced to a commercial organisation known as "Territory Agistment" (<http://territoryagistment.com.au/>) under a section 303 grazing licence and a Service level agreement.
- The Service level agreement is a 15 year agreement with three yearly reviews. Territory Agistment are currently in their penultimate review period and it expires in 2024.
- The North Curtin Horse Holding Paddocks are located off McCulloch St in Curtin. The complex comprises 30 hectares divided into 5 paddocks and is in close proximity to Equestrian Park. Nth Curtin has holding yards, wash bay and a designated riding area.
- Rose Cottage Horse Holding Paddocks are located on Mugga Way. Proximate to the Monaro Highway, Rose Cottage comprises 8 paddocks across 130 hectares. Rose Cottage has two sets of yards, wash bays and a designated riding area and arena.
- The Strategic Planning and Policy Section of Environment, Planning and Sustainable Development Directorate (EPSDD) are investigating alternate agistment options for Rose Cottage (identified for South Memorial Park Cemetery – Mugga Lane) and North Curtin. Originally this investigation also included Duntroon as well however this site has been withdrawn due to the requirements of Eastern Broadacre. There is also a requirement to relocate agistees at Parkwood however this needs to be in the Belconnen locality and therefore does not have any impact on your inquiry.
- EPSDD Strategic Planning and Policy Section initially received \$250K via the budget process for an assessment of alternate sites for adjustment however in the interim the Rural Services team in EPSDD we able to locate an option on Pialligo Avenue, Pialligo. The nature of investigations has now been refocussed onto a component of strategic planning for the broader equestrian community and specific investigations into the upgrade requirements of Pialligo to enable it to accommodate agistees.



I trust that this information assists .

Thanks Ian

Ian Walker

Executive Group Manager, Environment

Phone: +61 6205 9027 | Email: IanS.Walker@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 www.environment.act.gov.au

We acknowledge and celebrate the Ngunnawal peoples whose traditional lands we work on and pay our respect to elders past and present

From: Croke, Leesa <Leesa.Croke@act.gov.au>
Sent: Wednesday, December 4, 2019 3:37:19 PM
To: Glennon, Chris <Chris.Glennon@act.gov.au>
Subject: Re: Horse Adjustment

This week will be fine Chris

Leesa Croke



From: Glennon, Chris <Chris.Glennon@act.gov.au>
Sent: Wednesday, December 4, 2019 2:56:28 PM
To: Croke, Leesa <Leesa.Croke@act.gov.au>
Subject: RE: Horse Adjustment

UNOFFICIAL

My Sincere apologies Leesa

Have been in Sydney for work and completing half yearly Bidet Business Cases today.

Also need to consult with Strategic Planning who have a budget enhancement for a strategic review of horse agistments

Is it Ok if I get it to you by 1 pm tomorrow

Cheers

From: Croke, Leesa <Leesa.Croke@act.gov.au>
Sent: Tuesday, 3 December 2019 9:42 AM
To: Glennon, Chris <Chris.Glennon@act.gov.au>
Subject: FW: Horse Adjustment

UNOFFICIAL

Hi Chris
How did you get on with pulling together the horse agistment info across Canberra?

From: Foley, Justin <Justin.Foley@act.gov.au>
Sent: Monday, 25 November 2019 5:35 PM
To: Croke, Leesa <Leesa.Croke@act.gov.au>; Glennon, Chris <Chris.Glennon@act.gov.au>
Subject: RE: Horse Adjistment

UNOFFICIAL

Hi Leesa

We have had a recent restructure that has seen horse agistment mover under Chris Glennon and the Resilient Landscapes team within the EPSDD Environment Group. Chris can be contacted on x59023 or [REDACTED]

Regards

Justin

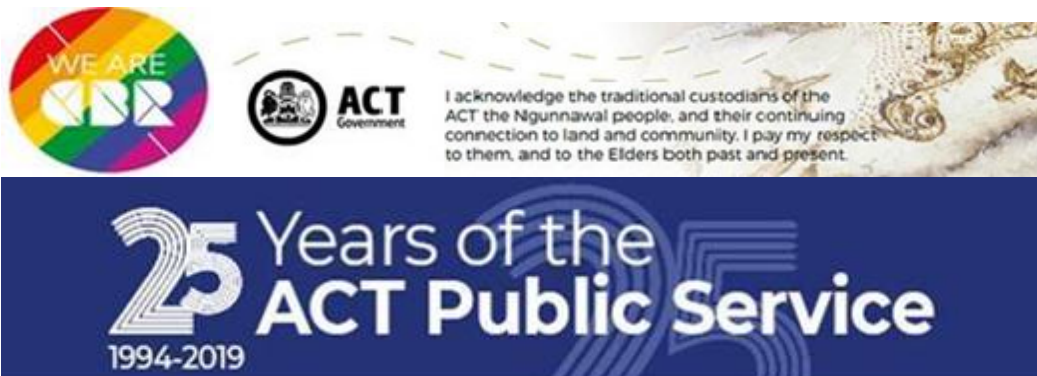
From: Croke, Leesa <Leesa.Croke@act.gov.au>
Sent: Monday, 25 November 2019 1:24 PM
To: Foley, Justin <Justin.Foley@act.gov.au>
Subject: FW: Horse Adjistment

UNOFFICIAL

Hi Justin
Can you pls give me a call?

Thanks
Leesa

Leesa Croke | Deputy Director-General
Policy & Cabinet Division
Ph: +61 2 6207 3751 Mob: [REDACTED] Email: Leesa.Croke@act.gov.au
Chief Minister, Treasury and Economic Development Directorate | ACT Government
Level 5 Canberra Nara Centre | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: Corrigan, Jim <Jim.Corrigan@act.gov.au>
Sent: Monday, 25 November 2019 1:19 PM

To: Croke, Leesa <Leesa.Croke@act.gov.au>; Engele, Sam <Sam.Engele@act.gov.au>

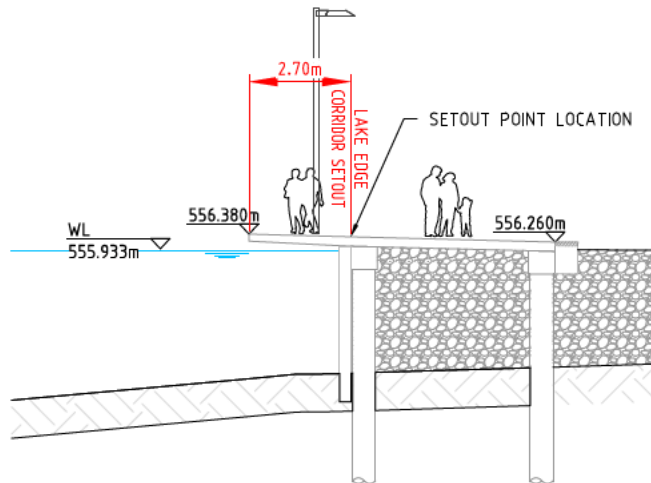
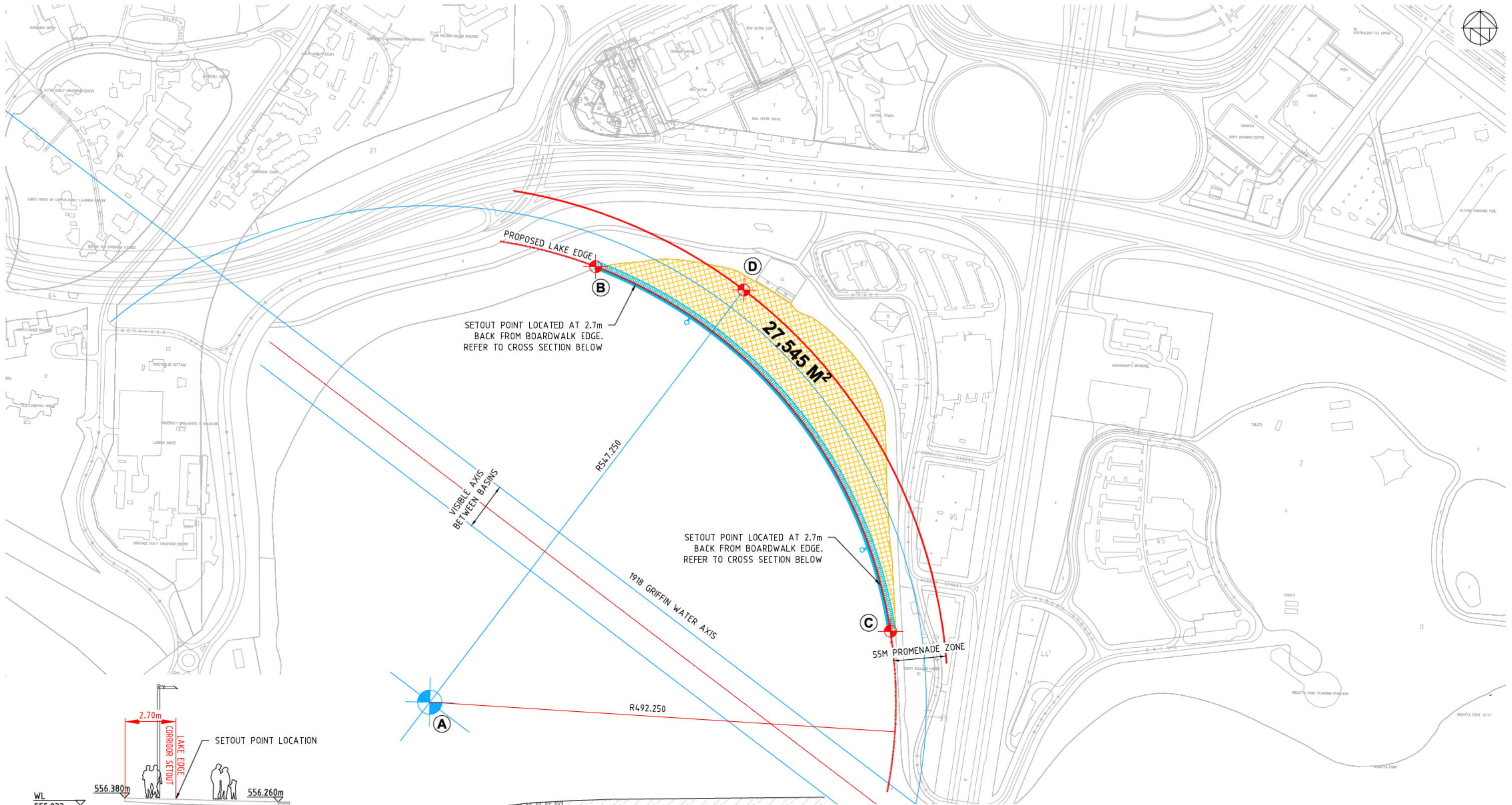
Subject: Horse Adjustment

UNOFFICIAL

Leesa, Sam

I'm advised EPSDD manage all horse adjustment in the ACT as locations are non-urban open space etc. The best contact in EPSDD is Justin Foley, A/Exec Branch Manager, Parks and Conservation Service ext. 58062.

Jim



CROSS SECTION BOARDWALK

POINTS	EASTING	NORTHING	DESCRIPTION
A	692864.3400	6092649.4317	WEST BASIN SETOUT POINT
B	693039.4673	6093109.3439	INTERSECTION OF PROPOSED NORTHERN LAKE EDGE AND EXISTING LAKE EDGE BOUNDARY
C	693350.8266	6092724.4159	INTERSECTION OF PROPOSED SOUTHERN LAKE EDGE AND EXISTING LAKE EDGE BOUNDARY (BASED ON WAE SURVEY)
D	693196.0175	6093084.7162	55M PROMENADE SETOUT POINT

RECLAIMED LAND

From: Glennon, Chris
Sent: Tuesday, 21 January 2020 4:48 PM
To: Gianakis, Steven
Cc: Carmody, Sophie
Subject: RE: Curtin Horse Paddocks

UNCLASSIFIED Sensitive: Cabinet

Hi Sophie

As per your inquiry, there are 16 to 18 agistees at North Curtin and approx 20 horses

Cheers

**Chris Glennon | Senior Director
Resilient Landscapes**

Phone: +61 2 62059023 | Mobile: [REDACTED]

Email: chris.glennon@act.gov.au

Resilient Landscapes | Environment and Planning | ACT Government
Level 1, Dame Pattie Menzies House (North), 16 Challis Street, Dickson, ACT, 2602
GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au



[@EPD_Comms](https://twitter.com/EPD_Comms)



facebook.com/actgovepd



From: Gianakis, Steven <Steven.Gianakis@act.gov.au>
Sent: Tuesday, 21 January 2020 3:20 PM
To: Glennon, Chris <Chris.Glennon@act.gov.au>
Cc: Carmody, Sophie <Sophie.Carmody@act.gov.au>
Subject: FW: Curtin Horse Paddocks

UNCLASSIFIED Sensitive: Cabinet

Hi Chris

Could you please ask Warren to help Sophie who is assisting with the cab sub.

Also, if Warren could add the number of horses at rose cottage potentially impacted on by the southern memorial park for completeness.

Cheers,
Steven

From: Carmody, Sophie <Sophie.Carmody@act.gov.au>
Sent: Tuesday, 21 January 2020 3:00 PM
To: Gianakis, Steven <Steven.Gianakis@act.gov.au>
Cc: Clapham, David <David.Clapham@act.gov.au>; Hankinson, Joel <Joel.Hankinson@act.gov.au>
Subject: Curtin Horse Paddocks

UNCLASSIFIED Sensitive: Cabinet

Hi Steven,

I understand that you have been involved in some discussions with Stacey and David on the Curtin Horse Agistment Paddocks. I was just wondering if you could please confirm the number of horses currently agisted at Curtin and also the number of people who are clients of the paddocks? We are hoping to include this information in our submission to Cabinet.

We are working to some very tight timeframes for this one, so if you could get back to me by tomorrow I would really appreciate it.

Thanks so much,

Sophie

Sophie Carmody | Director – Planning, Infrastructure and Environment,
Economic and Regional Policy Branch | **Policy & Cabinet Division**
☎ 02 6205 7377 | **Chief Minister, Treasury & Economic Development Directorate** | ACT Government
Level 4, Canberra Nara Centre | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Please note I work Monday - Thursday

Territory Plan RZ4 – Medium density Residential Permitted Uses	Territory Plan CZ5 - Mixed Used Development Permitted Uses	National Capital Plan City Hill Precinct Code - Permitted uses	National Capital Plan West Basin Precinct Code – permitted land uses	Suggested National Capital Plan permitted uses for ACT component
<ul style="list-style-type: none"> • ancillary use • boarding house • child care centre • community activity centre • consolidation • demolition • development specified as additional merit track development in a suburb precinct code for land shown on the relevant suburb precinct map • guest house • health facility • home business • minor road • minor use • multi-unit housing • parkland • residential care accommodation • retirement village • sign • single dwelling housing (where not exempt development or code track assessable) • secondary residence • special dwelling 	<ul style="list-style-type: none"> • ancillary use • boarding house • car park • communications facility • COMMUNITY USE • consolidation • demolition • development in a location and of a type identified in a precinct map as additional merit track development • emergency services facility • guest house • home business • hotel • indoor recreation facility • minor road • minor use • motel • multi-unit housing • NON RETAIL COMMERCIAL USE • outdoor recreation facility • parkland • pedestrian plaza • place of assembly • public transport facility • RESIDENTIAL USE • restaurant 	<ul style="list-style-type: none"> • Administrative Use • Car Park • Café, Bar Restaurant • Casino • Community Protection Facility • Cultural Facility • Diplomatic Mission • Education Establishment • Hotel • Health Centre • Motel • Indoor Recreation Facility • office • Park • Personal Service Establishment • Place of Assembly • Public Utility • Residential • Retail • Scientific Research Establishment • Social/Community facility • Tourist facility 	<ul style="list-style-type: none"> • Aquatic Recreation Facility • Bank and Cooperative Society • Café, Bar, Restaurant • Car Park • Club • Commercial Accommodation (Hotel, Motel or Serviced Apartment only) • Cultural Facility • Diplomatic Mission • Indoor Recreation Facility • National Capital Use • Office • Park • Personal Service Establishment • Place of Assembly • Public Utility • Residential • Retail • Road • Social/Community Facility • Tourist facility 	<ul style="list-style-type: none"> • Car Park • Café, Bar, Restaurant • Childcare • Commercial Accommodation (Hotel, Motel or Serviced Apartment only) • Health Centre • Home business • multi-unit housing (Territory Plan use) • Office (limited) • Open space • Park • Public Utility • Residential (<i>Definition - The use of land for the primary purpose of providing shelter for human habitation together with such outbuildings as are incidental to and ordinarily associated with the residential use of the land.</i>) • Retail (limited) • Road • Single dwelling housing (excluded) • Subdivision (Territory Plan use)

<ul style="list-style-type: none"> • subdivision • supportive housing • temporary use • varying a lease (where not prohibited, code track or impact track assessable) 	<ul style="list-style-type: none"> • serviced apartment • SHOP • sign • subdivision • temporary use • varying a lease 			

From: [Matthews, StaceyN](#)
To: [Gianakis, Steven](#)
Cc: [Clapham, David](#); [Edwards, Megan](#); [Linnane, Amy](#)
Subject: Meeting tomorrow re Curtin Land Swap
Date: Tuesday, 18 February 2020 5:30:52 PM
Attachments: [Questions - horse agistment Curtin.docx](#)
[CM20-10388 Draft Project Plan - West Basin and Curtin Diplomatic Estates - Commonwealth and Territory Land Transfer.docx](#)
[image001.jpg](#)
[image002.jpg](#)

UNCLASSIFIED Sensitive

Hi Steven

Sending you an early draft of the project plan for the land swap with the Commonwealth. I've also attached some Q&As which you may have already seen or contributed to. Thought these might assist the discussion tomorrow.

Cheers
Stacey

STACEY MATTHEWS

Senior Director - Planning, Infrastructure and Environment and Commonwealth-State Relations

Economic and Regional Policy Branch

Policy and Cabinet Division | Ph: +61 2 6205 3337

Chief Minister, Treasury and Economic Development Directorate | ACT Government

Level 4 Canberra Nara Centre | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

RAP signature block image



Making Flexibility Work - if you receive an email from me outside of normal business hours, I'm sending it at a time that suits me. Unless it's marked urgent, I'm not expecting you to read or reply until normal business hours.

Questions: Impact of land transaction for agistment at North Curtin

Note the business model is that EPSDD has a MoU and a grazing licence(s) with Territory Agistment (TA). TA in turn have commercial arrangements with the individual agistees. This is important in answering some of the future questions.

Note also that there are a number of other horse agistment issues at Rose Cottage and Parkwood that need to be accommodated and considered in the context of the relocation of horse agistments. A number of questions below appear to imply that North Curtin agistees should have priority treatment when the same can be said for other sites.

Contractual arrangements

- Following completion of the land swap, who will be responsible for the contract with Territory Agistment?
- As NCA would be the landowner following the gazettal, they would be responsible for contractual arrangements with TA.
- EPSDD would offer to manage the contract on behalf of the NCA at cost.
- Will the Curtin Horse Paddocks remain open for the remainder of the contract with Territory Agistment? If not, what is the schedule for closing Curtin Horse Paddocks?

This is something that we would have to work thru with the NCA and EPSDD (Resilient Landscapes)

- If not, what the implications for the contract with TA? Can we exit early/change the location?
- The ACT Government can terminate the contract with TA at convenience (with 3 months written notice) however EPSDD would seek to take a reasonable approach. Terminate can be for whole of the subject land or part thereof.

Impact on horse owners and rates repayments

- How long do I have to find an alternative location for my horse?
- This requires a firm timeline from NCA. Also requires, a suitable and established alternative location.
- Will closure of the Curtin Horse Paddocks be phased to minimise disruption (e.g. closure of arenas first)?

This is something that we would have to work thru with the NCA and EPSDD (Resilient Landscapes) to check the feasibility of this option.

- How many horses/horse owners are projected to be affected by the land swap between the Commonwealth and the ACT?
- Approx. 20 horses and 18 agistees.
- Also, note that an additional possible 12 horses (February 2018 data) will need to be relocated from Rose Cottage to accommodate the Southern Memorial Park.
- How will agistment rates that have already been paid (NB: can be paid both monthly and annually) be settled if the Curtin Horse Paddocks are closed during a payment period? How will remaining balances be paid and who will pay them?
- This is a commercial decision for TA.

- Arenas have been developed at agistment sites in the ACT through a combination of fundraising and personal contributions from horse owners. For arena facilities that are available at the Curtin Horse Paddocks, how will they be moved to new locations considering the investment made by the community in these activities?
- Unlikely to be significant facilities in question and if so likely to be reasonably transportable (such as jumps etc).
- Is closure of the Curtin Horse Paddocks projected to impact the cost of rates for access to other agistment sites in the ACT? If so, how?
- This is a commercial decision for TA. It could rise the cost of rates as their business model changes in scale.
- Territory Agistment requires drenching of horses three times a year for paddock access. Will I still be able to access drenching services?
- The proposed arrangements should not impact on drenching options whilst TA retains access to the land.

Availability/suitability of alternate locations

- What alternative locations are available for agistment in the ACT?
- Former abattoir holding paddocks between Beard and the Molonglo River (expansion of existing Oaks Estate horse paddocks, Block 1036 Jerrabomberra (TBC by Warren)); and
- Land south of Pialligo Avenue to the south-west of Canberra Airport (part Blocks 679 and 691 Majura).

These sites, based on preliminary investigations, have been identified for the relocation of horses displaced by the closure of the Curtin and rose cottage paddocks to accommodate urban development at Curtin and the Southern Memorial Park, respectively.

To accommodate the Ginninderry residential development in West Belconnen, the existing Parkwood horse paddocks, accommodating approximately 71 horses (February 2018 number), will be incrementally relocated within West Belconnen by the developer.

Over the medium to long term, PCS has also nominated the following potential paddock sites,:

- The existing pine plantation (when it ends its life as a plantation), southwest of the National Zoo and Aquarium (Designated Land, 40ha); and
- The former Piney Creek rural property (managed by PCS), Block 428 Stromlo, however the land is located within the ACT Planning Strategy 2018's western edge investigation area. This will be considered further through these investigations.

- What alternative locations are available for agistment in the ACT that are close to the Equestrian Park and surrounding riding trails?

Alternate sites are very limited

- If no alternative locations are available that provide access to the Equestrian Park and surrounding riding trails, what facilities are alternative locations able to provide (e.g. trails)?

To be investigated in the context of feasibility studies to be undertaken by EPSDD Resilient Landscapes in first half of 2020.

- Are there plans for new agistment sites to be developed in the ACT?
- With the exception of Pialligo and around Beard, there are no plans for additional horse paddocks in the ACT.
- How long will it take for these new sites to be ready?
- Possibly 2 or three years to be established pending the outcome of the normal budget processes.
- What capacity do existing agistment sites have for additional horses? If there is no capacity, what arrangements will be made available to ensure there is temporary accommodation for horses until new agistment sites are developed?
- Again this is a commercial decision for TA however noting that their grazing licence with the ACT will have a limit on carrying capacity (number of horses able to be agisted) based on expert agronomic advice, This is for good land management purposes.
- How will equality of access to agistment sites be maintained across the whole of Canberra?
- Not exactly sure what this question means but again TA manages commercial arrangements with individual agistees. It would be difficult for TA to deny an existing agistee access to accommodate a displaced agistee from North Curtin.

Impact for other horse owners in the ACT

- Many horse owners are currently on waiting lists for agistment sites. Will horse owners relocating from Curtin Horse Paddocks be given priority over these waiting lists?
- Would need to discuss this with TA when appropriate and again it would be difficult for TA to deny an existing agistee access to accommodate a displaced agistee from North Curtin.

Draft Project Plan – West Basin and Curtin Diplomatic Estates – Commonwealth and Territory Land Transfer

Agreement Component	Implementation Actions	Responsible Agency	Timing	Comments
West Basin lakebed transfer from the Commonwealth to the ACT.	Block creation for lakebed parcel (Part of Block 1, Section 89 Acton)	Environment, Planning and Sustainable Development Directorate (EPSDD) and City Renewal Authority (CRA)	Q2 2020?	Cadastral amendment requested from ESPDD Office of Surveyor-General by CRA. Full survey plans or registration at the 'Land Titles Office' are not required for unleased land.
	Commonwealth Minister Revokes National Land Declaration (De-Gazettes) referencing new block number	NCA	Q2 2020?	
	Land reverts to Territory Land	EPSDD	Q2 2020?	
	Land custodianship updated allocating block to CRA and ACTmapi updated	CRA & EPSDD	Q2 2020?	
	Master plan for Acton Waterfront and lakebed reclamation works.	City Renewal Authority (CRA)	Q2 2020?	Possibly required for works approval?
	NCA works approval for reclamation works.	CRA & NCA	2021>?	Timing for application may vary depending on CRA timeline for development.
	Communications plan (Attachment xx).	NCA, CRA & Chief Minister Treasury and Economic Development Directorate (CMTEDD)	Q1 2020?	Required prior to NCP amendment or public announcement.
Transfer of the western portion of the Curtin Horse Paddocks to the	Block creation for new eastern parcel of Curtin Horse Paddocks adjacent to Yarra Glen (Part of Block 5, Section 121 Curtin).	EPSDD	Q2 2020?	Is survey and registration with Land Titles Office required?

FOR OFFICIAL USE ONLY

NCA for the purpose of Diplomatic Estates.	Titles for western parcels of Curtain Horse Paddocks to be transferred from ACT to NCA (Part of Block 5 Section 121, and Block 4, Section 106 Curtin).	EPSDD	Q2 2020?	Is variation to lease clauses required?
	Land custodianship updated allocating Blocks to Commonwealth and ACTmapi updated	EPSDD	Q2 2020?	
	NCP amendment to: a) rezone all of Curtain Horse Paddocks from Broadacre to Urban. b) Resume western parcels as a Designated Area under the NCP for the purpose of Diplomatic Estates. c) Update NCP Diplomatic Precinct Code.	NCA	Q2 2020?	Territory Plan updated to reflect new Designated Area?
	Planning works and engagement with embassies for new Diplomatic Estates	NCA	Q3 2020>?	Subject to Commonwealth budget.
	Diplomatic Estate Design and commencement of development	NCA	Q4 2021>?	Subject to Commonwealth budget.
	Land use planning by ACT for eastern parcel of Curtain Horse Paddocks (either site specific or part of LRS2 City to Woden corridor land use planning).	EPSDD & Major Projects Canberra (MPC)	Q2 2020>?	Timing may be influenced by LRS2B and preferred ACT Gov process for development and land release.
	Territory Plan variation to rezone eastern parcel (Part of Block 5, Section 121 Curtin) for residential and mixed-use development.	EPSDD & MPC	Q2 2020>?	Timing may be influenced by preferred ACT Gov process for development and land release.
	Transition plan for relocation of horses currently agisted at Curtain Horse Paddocks.	EPSDD & NCA	Q1 2020?	Required prior to NCP amendment.
	Communications plan for rezoning of Curtain Horse Paddocks to from Broadacre to Urban and relocation of equestrian uses.	NCA, EPSDD & CMTEDD	Q1 2020?	Required prior to NCP amendment.



DRAFT

From: Sharp, Irena
Sent: Wednesday, 26 February 2020 12:30 PM
To: Burdon, Gareth; Webb, Chris
Subject: RE: ACT-Commonwealth Land transaction work plan

UNCLASSIFIED

Hi Chris,

A couple of comments from me:

- It would be good to see an action item that identifies coordination with SLA and TCCS in relation to programming and timelines associated with Dudley Street upgrade and the new access road to Canberra Brickworks Precinct, including construction of the Canberra Brickworks Precinct by Doma;
- I'd feel a lot more comfortable with the proposed document if some level of review has been undertaken by ACTGS.

Irena

From: Burdon, Gareth <Gareth.Burdon@act.gov.au>
Sent: Wednesday, 26 February 2020 10:35 AM
To: Webb, Chris <Chris.Webb@act.gov.au>; Sharp, Irena <Irena.Sharp@act.gov.au>
Subject: RE: ACT-Commonwealth Land transaction work plan

Couple of comments

- Attachments are all missing so can't comment on those.
- Why are we providing a substantial amount of land to the NCA for, seemingly, no cost?
- [REDACTED]

Gareth Burdon

Development Director – Commercial and Industrial/JV

T: 02 6207 0282 | **M:** [REDACTED]

Suburban Land Agency | ACT Government

TransACT House, 470 Northbourne Avenue, Dickson
ACT 2602 | GPO Box 158 Canberra ACT 2601

From: Webb, Chris <Chris.Webb@act.gov.au>
Sent: Wednesday, 26 February 2020 8:07 AM
To: Sharp, Irena <Irena.Sharp@act.gov.au>; Burdon, Gareth <Gareth.Burdon@act.gov.au>
Subject: FW: ACT-Commonwealth Land transaction work plan

UNCLASSIFIED

Any comments?

Chris Webb |

Program Manager

Urban and Commercial

Development Delivery

T: 02 6207 6824 | M: [REDACTED]

Suburban Land Agency | ACT Government

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.suburbanland.act.gov.au



facebook.com/suburbanland



twitter.com/suburbanland

<https://suburbanland.act.gov.au/whitlam/stories>



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Dietz, John <John.Dietz@act.gov.au>

Sent: Tuesday, 25 February 2020 5:32 PM

To: Gordon, Tom <Tom.Gordon@act.gov.au>; Webb, Chris <Chris.Webb@act.gov.au>

Subject: FW: ACT-Commonwealth Land transaction work plan

UNCLASSIFIED

Tom, Chris,

Please see attached. Comments before Friday if you have any.

Thanks

John Dietz

Chief Executive Officer

T: 02 6205 7346 M: [REDACTED]



This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.


From: Matthews, StaceyN <Stacey.N.Matthews@act.gov.au>
Sent: Tuesday, 25 February 2020 3:14 PM
To: Gianakis, Steven <Steven.Gianakis@act.gov.au>; Glennon, Chris <Chris.Glennon@act.gov.au>; Schofield, Warren <Warren.Schofield@act.gov.au>; Wilden, Karen <Karen.Wilden@act.gov.au>; Linnane, Amy <Amy.Linnane@act.gov.au>; Brady, Erin <Erin.Brady@act.gov.au>; Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>; Cameron, Lesley <Lesley.Cameron@act.gov.au>; Walker, IanS <IanS.Walker@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Teasdale, Jonathan <Jonathan.Teasdale@act.gov.au>; Snow, Malcolm <Malcolm.Snow@act.gov.au>; Edghill, Duncan <Duncan.Edghill@act.gov.au>; Dietz, John <John.Dietz@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>; Clapham, David <David.Clapham@act.gov.au>; Edwards, Megan <Megan.Edwards@act.gov.au>
Subject: ACT-Commonwealth Land transaction work plan

UNCLASSIFIED

Dear Colleagues

Project Plan for implementation of the Curtin Horse Paddocks and West Basin land transfer

On 17 February 2020 the ACT Government agreed to executing the required instruments to finalise a land transaction with the Commonwealth on the following terms:

- transfer of the West Basin lakebed site from the Commonwealth to the ACT;
- transfer of the western portion of the Curtin Horse Paddocks site to the National Capital Authority for the purpose of Diplomatic Estates;
- the ACT retain the eastern portion of the Curtin Horse Paddocks site, and that this site be reclassified from 'Broadacre' to 'Urban' in the National Capital Plan; and
- 

CMTEDD is developing a project plan in consultation with relevant agencies (the National Capital Authority, Environment Planning and Sustainable Development Directorate, Major Projects Canberra and the City Renewal

Authority). The purpose of the project plan is to identify roles and responsibilities for each component of the transaction and processes for giving effect to the components.

Please find attached a preliminary draft of the project plan which is provided for formal input from relevant areas of your agency. Also attached is a map showing indicative boundaries of the land areas that will be subject to the transfer.

We would greatly appreciate if feedback could please be provided on the draft project plan by COB Friday 28 February.

Best regards
Stacey

STACEY MATTHEWS

Senior Director - Planning, Infrastructure and Environment and Commonwealth-State Relations
Economic and Regional Policy Branch
Policy and Cabinet Division | Ph: +61 2 6205 3337
Chief Minister, Treasury and Economic Development Directorate | ACT Government
Level 4 Canberra Nara Centre | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Making Flexibility Work - if you receive an email from me outside of normal business hours, I'm sending it at a time that suits me. Unless it's marked urgent, I'm not expecting you to read or reply until normal business hours.

From: Matthews, StaceyN <Stacey.N.Matthews@act.gov.au>
Sent: Wednesday, 19 February 2020 6:34 PM
To: Horton, Richard <Richard.Horton@act.gov.au>
Cc: Clapham, David <David.Clapham@act.gov.au>; Edwards, Megan <Megan.Edwards@act.gov.au>
Subject: Land swap work plan

UNCLASSIFIED

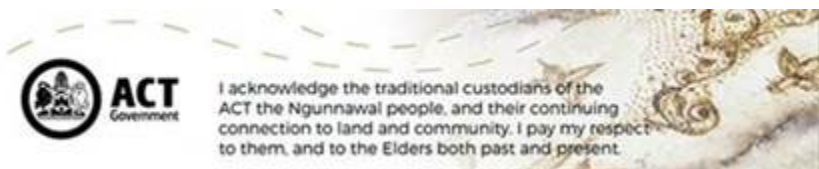
Hey Richard

Can you please draft an email to go out to relevant areas of relevant directorates formally seeking their input on the draft land swap project plan please. I'd like to get it out some time tomorrow if possible, following review and feedback on the draft from David and Megan.

Thanks!
Stacey

STACEY MATTHEWS

Senior Director - Planning, Infrastructure and Environment and Commonwealth-State Relations
Economic and Regional Policy Branch
Policy and Cabinet Division | Ph: +61 2 6205 3337
Chief Minister, Treasury and Economic Development Directorate | ACT Government
Level 4 Canberra Nara Centre | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



I acknowledge the traditional custodians of the ACT the Ngunnawal people, and their continuing connection to land and community. I pay my respect to them, and to the Elders both past and present.



Making Flexibility Work - if you receive an email from me outside of normal business hours, I'm sending it at a time that suits me. Unless it's marked urgent, I'm not expecting you to read or reply until normal business hours.

Land Swap + New Diplomatic Estate

National Capital Authority
Rebecca Sorensen

Project Start: 6/7/2020

Display month: 1

Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

TASK	ASSIGNED TO	START	END	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20
New Diplomatic Estate														
Preparation of gazettal documents + Minister sign off	Bec	21-Feb	6-Mar	█	█	█								
Comms plan	Kate	21-Feb	28-Feb	█										
Public announcement	Kate/Ilona/Bec	9-Mar	13-Mar		█									
Publication of gazettals	Bec	16-Mar	20-Mar		█									
Preparation of draft amendment for Board review	Bec	24-Feb	27-Mar	█	█	█	█							
Board agreement to commence draft amendment process	Bec	7-Apr	7-Apr			█								
Bec on leave	Bec	10-Apr	15-May				█	█	█	█				
Public consultation on draft amendment	Bec	23-May	6-Jul					█	█	█	█			
Preparation of consultation report	Bec	7-Jul	7-Aug						█	█	█			
Board review of draft amendment consultation outcomes	Bec	14-Aug	14-Aug							█				
Draft amendment to Minister for consideration	Bec	21-Aug	21-Aug								█			
Registration of amendment (takes effect)	Bec	31-Aug	31-Aug									█		

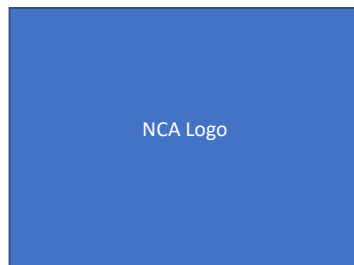
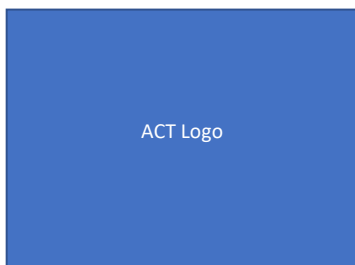
Insert new rows ABOVE this one

ACT & Commonwealth Land Transaction for Curtin Diplomatic Estates and West Basin Lakebed

Project Plan

February 2020

DRAFT



Contents

Contents

Purpose 3

Parties to this Plan 3

Authorising Environment 3

Elements of the agreement 4

 West Basin lakebed transfer from the Commonwealth to the ACT 4

 Transfer of the western portion of the Curtin Horse Paddocks to the National Capital Authority for the purpose of Diplomatic Estates..... 5

 Retention of the eastern portion of the Curtin Horse Paddocks by the ACT for the purpose of residential and mixed-use development. 6

 Licence for the operation of Canberra’s Light Rail network on Commonwealth land at nil cost (or peppercorn). 7

Attachments..... 8

 A1 – Letter from Assistant Minister Marino to Chief Minister Barr 8

 A2 – Letter from Chief Minister Barr Assistant Minister Marino..... 8

 B – Project Timeline 8

 C – Communication Plan 8

 D – Horse Agistment Transition Plan 8

DRAFT

Purpose

This document sets out the elements of an agreement between the ACT and Australian Governments related to land matters in the national capital. This document will define:

- **the elements of the agreement**
- **implementation actions** to give effect to the agreement;
- **roles and responsibilities** for each action; and
- **timeframes** in which actions will be taken.

This document will also include communications and associated plans to provide clarity on how elements of the agreement will be communicated to the ACT community.

Parties to this Plan

The plan is agreed between the following parties:

- ACT Government including:
 - [City Renewal Authority \(CRA\)](#)
 - [Major Projects Canberra \(MPC\)](#)
 - [Environment, Planning and Sustainable Development Directorate \(EPSDD\)](#)
- The National Capital Authority

Authorising Environment

In addition to the separate authorities each party has obtained through internal government decision making processes, the Authority to execute the agreed elements and for ACT and Commonwealth officers to work together to undertake the actions is provided by the exchange of letters between the ACT Chief Minister and the Commonwealth Assistant Minister for Regional Development and Territories agreeing to the terms of the land exchange.

- The Letter of 17 December 2019 from Assistant Minister Marino to the Chief Minister is at [Attachment A](#).
- The letter of 21 February 2020 from the ACT Chief Minister to Assistant Minister Marino is at [Attachment B](#).

Elements of the agreement

There are several elements to the agreement as agreed by the parties.

West Basin lakebed transfer from the Commonwealth to the ACT

Implementation Actions	Responsible Agency	Timing	Comments
ACT and NCA work together to agree coordinates consistent with the intent to support the New Acton development at West Basin.	National Capital Authority (NCA) & City Renewal Authority (CRA)	End Feb?	NCA and CRA will work together to refine schematics to agree a lake wall arrangement whereby the pile cap will designate the lake wall, and new coordinates for transferred land will support the construction by ACT of a new lake wall on Territory land
Block creation for lakebed parcel (Part of Block 1, Section 89 Acton).	Environment, Planning and Sustainable Development Directorate (EPSDD) and CRA	End Feb?	Cadastral amendment requested from ESPDD Office of Surveyor-General by CRA. Full survey plans or registration at the 'Land Titles Office' are not required for unleased land.
NCA will also process a transfer of another parcel of land currently under licence at Henry Rolland Park as a part of the transfer of the West Basin lakebed.	NCA & CRA	End Feb?	
Commonwealth Minister Revokes National Land Declaration (De-Gazettes) for West Basin parcel referencing new block number.	NCA	21 Feb – 6 Mar	
Commonwealth Minister Revokes National Land Declaration (De-Gazettes) for parcel at Henry Rolland Park.	NCA	21 Feb – 6 Mar	
Land reverts to Territory Land.	EPSDD	6 Mar	
Land custodianship updated allocating block to CRA and ACTmapi updated.	CRA & EPSDD	Mar	
Master plan for Acton Waterfront and lakebed reclamation works.	CRA	Q2 2020?	Possibly required for works approval?

Commented [TK1]: Digital boundary data for the new blocks needs to be lodged with Office of Surveyor General & Land Information for entry into the data base (SDMS) Digital data will be required soon if the existing block boundaries are to change.

Digital data for the lake block in West basin needs to be lodged with our area.

The map of the proposed lake block with some coordinates is insufficient.

Commented [TK2]: Digital boundary data to be lodged and entered into the SDMS to create new block identifiers.

Commented [TK3]: Advise ACTmapi team to enable updating of Land Custodianship map.

CRA and NCA will sign a Deed of Agreement or similar at an appropriate time specifying any standards for the lake wall for the ACT to maintain.	CRA & NCA	Q2 2020?	
NCA works approval for reclamation works.	CRA & NCA	Q2 2020>?	Timing for application may vary depending on CRA timeline for development.
Communications plan for West Basin transfer and reclamation (Attachment 1).	NCA, CRA & Chief Minister Treasury and Economic Development Directorate (CMTEDD)	Q1 2020?	Required prior to public announcement.
Public announcement	NCA, CRA & CMTEDD	9 Mar – 13 Mar	

Transfer of the western portion of the Curtin Horse Paddocks to the National Capital Authority for the purpose of Diplomatic Estates.

Implementation Actions	Responsible Agency	Timing	Comments
Block creation for new eastern parcel of Curtin Horse Paddocks adjacent to Yarra Glen (Part of Block 5, Section 121 Curtin).	EPSDD	End Feb?	Is survey and registration with Land Titles Office required?
Titles for western parcels of Curtin Horse Paddocks to be transferred from ACT to NCA (Part of Block 5 Section 121, and Block 4, Section 106 Curtin).	EPSDD	Q3 2020?	Is variation to lease clauses required? Is variation to grazing licenses required? To occur post NCP amendment?
Preparation of draft NCP amendment for Board review to: a) rezone all of Curtin Horse Paddocks from Broadacre to Urban. b) Resume western parcels as a Designated Area under the NCP for the purpose of Diplomatic Estates. c) Update NCP Diplomatic Precinct Code.	NCA	24 Feb – 27 Mar	Is the amendment the formal mechanism for resuming the new blocks as a Designated Area – is gazettal required?
NCA Board Agreement to commence draft NCP amendment process	NCA	7 Apr	
Public consultation on draft amendment	NCA	23 May – 6 Jul	
Preparation of consultation report	NCA	7 Jul – 7 Aug	

Commented [TK4]: No immediate survey required at this stage. OSG&LI require computed data (like in a Head-lease Plan) The blocks will require full boundary surveys when further subdivided

Commented [TK5]: No titles are required at this stage but Land Custodianship needs to be recorded.

Board review of draft amendment and consultation outcomes	NCA	14 Aug	
Draft amendment to Minister for consideration	NCA	21 Aug	
Registration of amendment (takes effect)	NCA	31 Aug	
Land custodianship updated allocating Blocks to Commonwealth and ACTmapi updated.	EPSDD	Q3 2020?	
Update Territory Plan to reflect new Designated Area <u>by Technical Amendment to ensure consistency with the NCP (subsequent Territory Plan variation for residential and mixed use development outlined below)</u>	EPSDD	Q3 2020?	
Planning works and engagement with embassies for new Diplomatic Estates.	NCA	Q3 2020>?	Subject to Commonwealth budget.
Diplomatic Estate Design and commencement of development.	NCA	Q4 2021>?	Subject to Commonwealth budget.
Transition plan for relocation of horses currently agisted at Curtin Horse Paddocks (Attachment 2).	EPSDD & NCA	Q1 2020?	Required prior to NCP amendment.
Communications plan for rezoning of Curtin Horse Paddocks to from Broadacre to Urban and relocation of equestrian uses (Attachment 3).	NCA, EPSDD & CMTEDD	21 Feb – 28 Feb	Required prior to public announcement.
Public announcement	NCA, EPSDD & CMTEDD	9 Mar – 13 Mar	

Commented [TK6]: Land Custodian map to be updated by ACTmapi team

Commented [TK7]: The apparent deadline to hand over the land to NCA for development is by Q4 2021. This will be very difficult. EPSDD has discussed with the relevant staff and have identified a few options closer to Curtin that might be able to be developed in a manner that would be attractive to current agistees. This was a desk top process and subsequent site inspections identified that all these options are ruled out based on logistical issues. This leaves Pialligo site, which is a viable option in that it will fulfil governments commitment to maintain capacity for horse agistment in the ACT however may not be well received by the horse community itself. (perceived to be a long way from the current site etc).

EPSDD has commenced early development at the Pialligo site but it will still take until late 2022 to complete internal infrastructure and pasture establishment etc.

Commented [TK9]: The first draft of this task has been completed.

Commented [TK8]: Based on this timeframe, EPSDD will need to start planning to engage effected stakeholders immediately.

Commented [TK10]: Biosecurity and Rural Services have considered this task in the context of advising Territory Agistment.

This task is considered urgent.

Retention of the eastern portion of the Curtin Horse Paddocks by the ACT for the purpose of residential and mixed-use development.

Implementation Actions	Responsible Agency	Timing	Comments
Land use planning by ACT for eastern parcel of Curtin Horse Paddocks (part of LRS2 City to Woden <u>corridor land use planning framework budget funded over 19/20 and 20/21</u>).	EPSDD & Major Projects Canberra (MPC)	Q 3 2 2020> <u>Q4 2021</u> ?	Timing may be influenced by LRS2B and preferred ACT Gov process for development.
Draft Territory Plan variation to rezone eastern parcel (Part of Block 5, Section 121 Curtin) for residential and mixed-use development.	EPSDD & MPC	Q 3 4 2020 1 >?	Timing may be influenced by LRS2B and preferred ACT Gov process for development.
Public consultation on draft variation	EPSDD	Q3 2020>?	

<u>Standing Committee inquiry and Government response</u>	<u>EPSDD</u>	<u>Q1 2022 – Q4 2022</u>	<u>Committee may decide not to do an inquiry</u>
Finalise variation to Territory Plan <u>and tabling</u>	EPSDD	<u>Q2 2022</u> <u>→?(no inquiry)</u> <u>Q4 2023</u> <u>(inquiry)</u>	

Licence for the operation of Canberra’s Light Rail network on Commonwealth land at nil cost (or peppercorn).

Implementation Actions	Responsible Agency	Timing	Comments
Licence agreement for Stage 2A processed concurrently with NCA Works Approval.	MPC & NCA	Q2 2020>?	May be subject to MPC development timeline.
	CMTEDD & NCA	Q2 2020>	

Attachments

- A1 – Letter from Assistant Minister Marino to Chief Minister Barr
- A2 – Letter from Chief Minister Barr Assistant Minister Marino
- B – Project Timeline
- C – Communication Plan
- D – Horse Agistment Transition Plan

DRAFT

Additional comments from EPSDD:

1. The development timeframe discussed, 18 months, may be very tight but will depend on NCA processes.

Budget

2. A survey of the block boundaries of the Curtin site could be done early in the process to provide some certainty regarding the boundaries, however, it is not essential.
3. A boundary survey may cost as much as \$15k to \$25k. EPSDD has a \$100K commitment from a Budget enhancement for horse agistment work which is being used for fencing upgrades and initial preparation for pasture development (serrated tussock control etc). EPSDD has staff currently working on the additional budget required for laneways, roads, hardstand areas, shelters etc
4. Could information be provided on what the budget process will be to cover expenditure (could be in the workplan with accountabilities etc);
 - a. Are we required to develop a budget bid for our component of the land swap (being the development of the Pialligo site) or
 - b. Will there be a central omnibus style budget submission to cover all costs associated with the land transfer, or
 - c. Will there be an approach to the Commonwealth to fund the activities required to facilitate the land swap.



ACT
Government

Environment, Planning and
Sustainable Development

Sally Barnes
Chief Executive
National Capital Authority
GPO Box 373
CANBERRA ACT 2601

Dear Ms ~~Barnes~~ Sally

Request for Draft Amendment to National Capital Plan (NCP) for Block 4 Section 106 and Block 5 Section 121 Curtin

I am writing to you about the proposed National Capital Plan amendment for Block 4 Section 106 and part of Block 5 Section 121 Curtin following the upcoming gazettal of those sites as National Land. I understand the proposed amendment will also make the eastern portion of Block 5 (i.e. that portion retained by the ACT, identified at Attachment A) as being within a Designated Area.

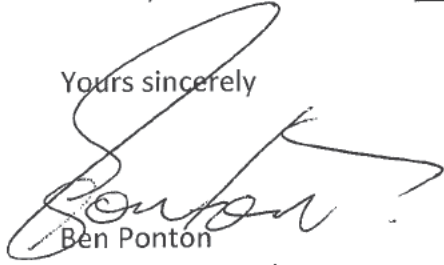
As part of this amendment I request the broad land use policy for the eastern portion (and any other minor parcels of land which makes up the site west of Adelaide Ave/Yarra Glen) be changed from Broadacre Areas to Urban Areas. The eastern portion will be included in an upcoming strategic planning process undertaken by the ACT as part of the City to Woden stage of light rail.

I understand from correspondence dated 10 March 2020 between the National Capital Authority (NCA) and the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) that general parameters could be included in the Plan amendment. The details included in that correspondence would be acceptable to the ACT, namely land use as residential, no access to Yarra Glen, and appropriate setbacks from Yarra Glen.

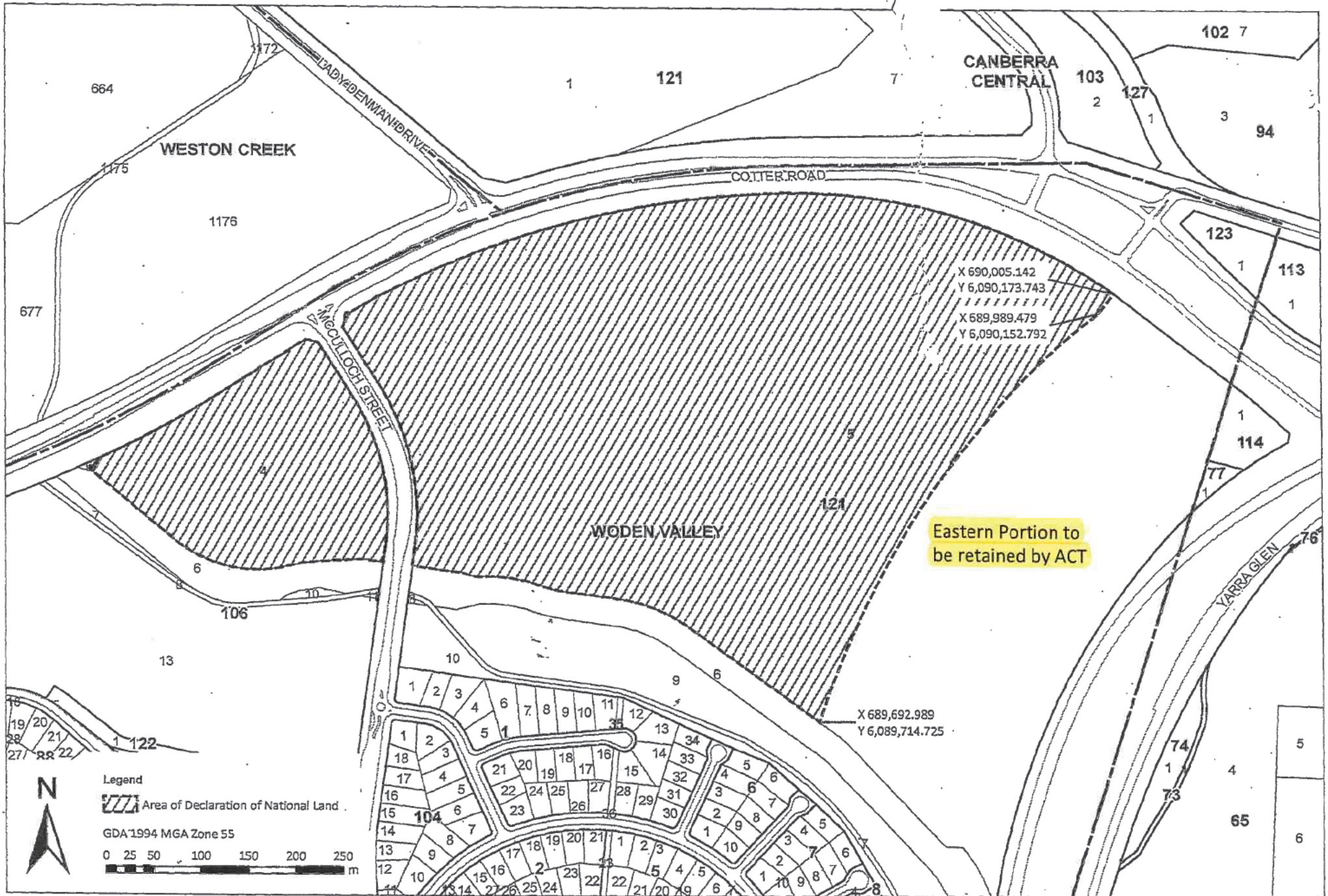
That correspondence also noted that the detailed conditions of planning, design and development would need to be prepared for the site and agreed by the NCA prior to development. These conditions would need to be prepared in the context of strategic planning for the City to Woden corridor. The ACT Government does not object to this approach and is ready and willing to work with the NCA on achieving a high-quality outcome that links to both the diplomatic estates, and the Light Rail line.

If you have any questions or would like to discuss this further, please contact Ms Lesley Cameron, Executive Group Manager of the Planning, Land and Building Division in EPSDD, on 6207 8495 or at Lesley.Cameron@act.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ben Ponton', with a large, sweeping flourish above the name.

Ben Ponton
Director-General
18 March 2020



From: [Gianakis, Steven](#)
To: [Cameron, Lesley](#); [Finlay, Jennifer](#); [Moore, AlisonM \(ACTPLA\)](#)
Subject: RE: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]
Date: Wednesday, 22 April 2020 3:50:00 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

UNCLASSIFIED

Hi All

Barbara didn't talk to me.

I don't think this is actually an issue. Its probably more of the process catching up with the decisions of NCA/ACT Gov.

Yes the existing licence between ACTPCS(?) and Territory Agistment will need to be terminated over the land swap portion of curtin and the custodianship changed to NCA. The NCA and Territory Agistment have agreed to terms for a new NCA licence to maintain agistment on the now NCA land. I understand that it is under the same terms as the agreement with the ACT.

The licence can be terminated with immediate effect, as a new licence is in play.

Suggest following up with Warren Schofield in Environment, who has been liaising in this regard.

Happy to discuss further.

Cheers,
Steven

From: Cameron, Lesley <Lesley.Cameron@act.gov.au>
Sent: Wednesday, 22 April 2020 1:43 PM
To: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Gianakis, Steven <Steven.Gianakis@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>
Subject: RE: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

I have not delved into this at all – it's on my to do list 😞

From: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>
Sent: Wednesday, 22 April 2020 1:42 PM
To: Gianakis, Steven <Steven.Gianakis@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>
Cc: Cameron, Lesley <Lesley.Cameron@act.gov.au>
Subject: FW: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Steven

I had asked Barbara to discuss with you if you had any background on the Curtin licence matter. It is unclear how much of an issue this is.

Jennifer

From: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>

Sent: Wednesday, April 22, 2020 1:08 PM

To: Walker, IanS <IanS.Walker@act.gov.au>; Foley, Justin <Justin.Foley@act.gov.au>; Harmer, Sharon <Sharon.Harmer@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Cameron, Lesley <Lesley.Cameron@act.gov.au>; O'Neill, Carolyn <Carolyn.O'Neill@act.gov.au>

Cc: Gerrard, Darren <Darren.Gerrard@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Neilsen, Andrew <Andrew.Neilsen@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gianakis, Steven <Steven.Gianakis@act.gov.au>

Subject: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Ian Walker

Executive Group Manager
Environment Division

Justin Foley

A/g Executive Branch manager
ACT Parks and Conservation Service
Environment Division

Also – Sharon Harmer (Leasing)

Brett Phillips (EGM – Planning Delivery)

Lesley Cameron (EGM – Planning, Land & Building)

Carolyn O'Neill (EBM – Governance, Compliance & legal)

Hi Ian and Justin,

I am writing to advise you of an issue with a licence that Parks and Conservation is party to and to seek your assistance to arrange urgent withdrawal of some of the land in the licence.

I am not sure what extent of awareness you may have of the negotiations between the Territory and the Commonwealth that have resulted in a large portion of Block 5 Section 121 Curtin becoming National Land (copy of [gazettal attached](#).) Block 5 was wholly in EPSDD Parks and Conservation custodianship, however now about two-thirds of it has become National Land (the remaining third is still with Parks and Cons).

Other blocks affected by the negotiations and gazettals are Block 4 Section 106 Curtin (which was in

the custodianship of TCCS) and part Block 1 Section 89 Acton (which has come from the Commonwealth to the Territory and is expected to go to CRA custodianship).

My apologies again for initially missing you from my email of 14 April 2020, which I forwarded, noting the effect for Parks and Conservation:

From: Harding, Barbara (ACTPLA)
Sent: Tuesday, 14 April 2020 3:54 PM
To: Walker, IanS <IanS.Walker@act.gov.au>; Foley, Justin <Justin.Foley@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>
Cc: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>
Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Ian, Justin, Michaela,

So sorry. I should have included you in the email below. If you were not aware (?) a large part of Block 5 Section 121 Curtin has been declared National Land by the relevant Federal Minister, which means it is no longer Territory Land and Parks and Conservation custodianship over the relevant part of Block 5 is extinguished. I understand CMTEDD negotiated the change with the Commonwealth.

Regards

Barbara Harding | Land Economics, Land Strategy and Policy
Phone: 02 6207 1665 | Email: barbara.harding@act.gov.au
Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

In response to my 14 April 2020 email (further below) Leasing/Licensing (Sharon) has advised the licence is active and the portion of the block that has become National Land needs to be withdrawn from the licence, and that the licensee is entitled to three month notice.

While part of the land is no longer with Parks and Conservation, it is still the custodian party to the licence agreement. I assume the normal process would be that Sharon would need an instruction from one of you to withdraw the land no longer with the Territory from the licence. However, given this is a “no choice” situation, and we need to move very quickly to address matters, I am hoping Leasing may be able to commence the withdrawal process almost immediately on the basis of the gazettal itself and your acknowledgement of this email and recognition of the need for that to happen.

To be clear, my involvement is only in relation to the Custodianship Map and checking that relevant matters have been dealt with when a change (such as this Territory-Commonwealth land change) comes to me for authorisation to update the Map. My best understanding about the background of the Curtin change is that an area in CMTEDD may have managed the negotiations with the Commonwealth, however details of that, including any due diligence that may or may not have occurred in regard to these consequences for the Territory, is outside my knowledge. Having said that, I think the most important thing now is to work together to move as quickly as possible to rectify the situation EPSDD has been left with regarding the licence.

Therefore, **I am proposing Leasing/Sharon commence the process of withdrawal of the**

National Land from the licence as soon as possible on receipt of a reply to this email from Ian or Justin acknowledging that necessity, due to the National Land gazetta. I expect there will need to be other correspondences etc between Leasing and Parks and Cons during the withdrawal process in relation to plans and documents of the reduced area of the licence, etc.

Ian/Justin – Are you agreeable to Leasing proceeding immediately with the withdrawal process? If so, please “reply all” to that effect.

Sharon –

- Is that sufficient documentation (ie. email reply from Ian or Justin) for you to get started on the withdrawal process?
- By way of clarification – Who is the Curtin licence with? One or more individuals? An umbrella organisation? Perhaps you would send a copy of the licence to myself and Jennifer to help with the brief mentioned below.
- As the licence relates to the “Government Horse Paddocks” network of sites, is there anyone else (coordinator?) who needs to be aware?
- If there is any liaison needed with Darren, I will leave that to you.

All – Jennifer has asked me to draft a brief to the Director-General on both the Acton and Curtin custodianship changes and related matters and issues. This would be largely an information brief, apart from possibly seeking D-G agreement to CRA taking the custodianship of the Acton Land (assuming CRA respond to confirm that.) As I will only be here till Friday and have many other matters to deal with, I can’t guarantee how far I will get with that. It is also unlikely all the necessary information will be available by then. It may be the draft brief will need to be completed by Jennifer (or await my return), so please keep her in the loop.

Lesley and Brett – FYI.

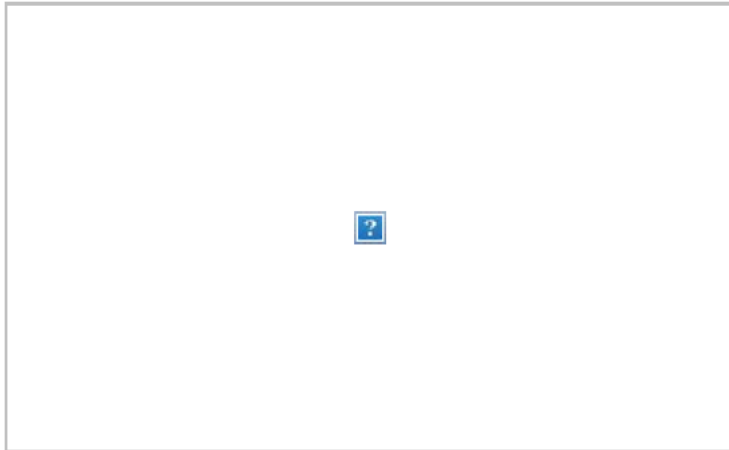
Carolyn –

1. It might be good to better understand the legal situation this has left us in, however part of that is that we have obligations under the licence. So, regardless of whether EPSDD may want to pursue a legal view, I think we should commence the withdrawal process with all haste due to the three-month timeframe. Do you have any thoughts or objections to that path? I also note this may be the most sensitive way to deal with those using the land. While I know very little about the ‘Government Horse Paddocks’, I seem to recall there may be sensitivities? Perhaps related to a Government undertaking years ago (Steven Gianakis may know more... or Sharon)? As far as I am aware the paddocks are a network of agistment sites across the ACT. One question might be does the area of land being lost have to be replaced?
2. As Governance is doing work in the space of EPSDD custodianship procedures, I note this is not the first case where there have been significant consequences relating to custodianships, block creation, licences, etc where EPSDD has been left to rectify matters after such Commonwealth-Territory negotiations and land changes. I think this highlights the importance of investigating/including processes (of which there are many others) that precede the custodianship change “arriving” and such issues being discovered. Jennifer has also expressed concern at how the situation developed with Curtin and generally what due diligence and processes are undertaken as part of such negotiations. If this is not an

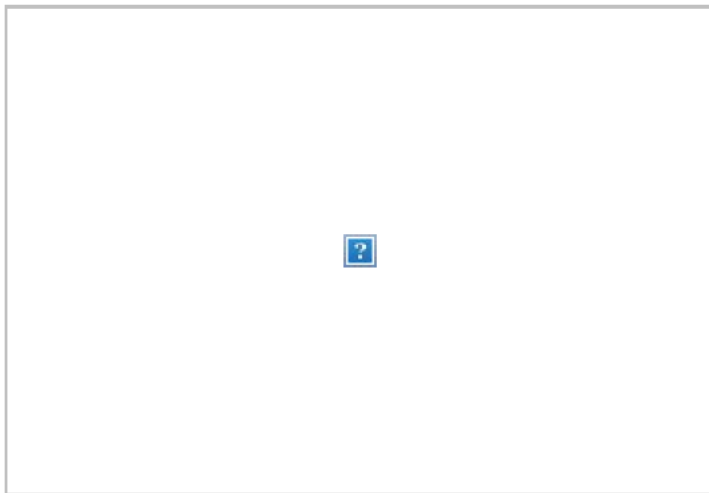
aspect of the current work, then it may need to be an extension, or a second project?

Below are maps showing the current licence area and the land that has become National Land.

I apologise for such a broad email, but given the urgency and the short time I have for input, I am endeavouring to get matters in train before I go on leave.



Above: Current licence area



Above National Land (hatched)

Regards
Barbara

Barbara Harding | Land Economics, Land Strategy and Policy

Phone: [REDACTED] | Email: barbara.harding@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Harmer, Sharon <Sharon.Harmer@act.gov.au>

Sent: Friday, 17 April 2020 10:10 AM

To: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>; Terrplan <Terrplan@act.gov.au>;
Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gerrard, Darren

<Darren.Gerrard@act.gov.au>; Dekiefte, Rene <Rene.Dekiefte@act.gov.au>; Le, Thao <Thao.Le@act.gov.au>; Lee, Joey <Joey.Lee@act.gov.au>; Joseph, Gabriel <Gabriel.Joseph@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>
Cc: SpatialData <SpatialData@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>
Subject: RE: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Barbara

The existing licence for the Government Horse Paddocks covers the majority of Block 5 Section 121 Curtin. The licence expires on 8 November 2021.

The proposed National Land area will need to be withdrawn from the licence by providing a request to Leasing Services to withdraw the area required. Section 3 of the licence allows for the withdrawal of land provided 3 months prior written notice is given.

Regards

Sharon Harmer | Assistant Director | Leasing Services

Phone 02 6207 1790

Planning Delivery Division | ACTPLA | Environment, Planning and Sustainable Development Directorate | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.actpla.act.gov.au

From: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>

Sent: Tuesday, 14 April 2020 3:16 PM

To: Terrplan <Terrplan@act.gov.au>; Harmer, Sharon <Sharon.Harmer@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gerrard, Darren <Darren.Gerrard@act.gov.au>; Dekiefte, Rene <Rene.Dekiefte@act.gov.au>; Le, Thao <Thao.Le@act.gov.au>; Lee, Joey <Joey.Lee@act.gov.au>; Joseph, Gabriel <Gabriel.Joseph@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>

Cc: SpatialData <SpatialData@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>

Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi All,

Some forward information for some of you and some questions for others in relation to the attached declaration of National Land in Curtin and revocation of National land in Acton.

Blocks have not yet been created in either case, so this will need to occur. The new Territory Land in Acton is expected to go to the custodianship of the City Renewal Authority (am just waiting for them to confirm their acceptance in writing.) The Curtin case is non-discretionary and will be shown on the Custodianship Map as unleased National Land. As I will be on leave for a few weeks from 28 April, I propose to do the Custodianship Map clearances before the blocks

are created, on the basis of the attached plans.

Territory Plan – It appears the Acton land is already Designated Land, like the rest of the West Basin foreshore (and not Public Land) so assume there would be no change there. However, **will the Curtin land that has become National Land need to be changed to Designated Land?**

Sharon/Thilagam/Darren – ACTMAPi is displaying a licence over most of Block 5 Section 121 Curtin. This licence would be with Parks and Cons as the custodian. **Can you advise if the licence is still current or not?** (I don't have access to PALM.)

Rene – Where a cadastral amendment (ie. creation of a block equating to the remainder of Block 5 Section 121 Curtin) is needed on **EPSDD Parks and Cons land, who do you normally deal with** to provide that info (eg. digital data)? Also, as these are both non-discretionary subdivisions, **do we still need to go through the cadastral amendment authorising officer** part of the process?

Thao – I will copy you into any clearances, but at this stage **just forward knowledge that Parks and Cons lose custodianship of about two-thirds of Block 5 Section 121 Curtin in the declaration.** You may want to do a calculation of remaining land area on the basis of the attached plan, or wait for the block creation? To be clear, there is no discretion about the change now it has been gazetted and there won't be any transfer forms or other documents other than the attached gazettals and my clearances.

Joey, Gabriel, Kamal - I will copy you into any clearances, but at this stage **just forward knowledge that TCCS City Presentation loses all of Block 4 Section 106 Curtin in the declaration,** if you were not already aware.

Regards
Barbara

Barbara Harding | Land Economics, Land Strategy and Policy

Phone: [REDACTED] | Email: barbara.harding@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: SpatialData <SpatialData@act.gov.au>

Sent: Tuesday, 14 April 2020 9:47 AM

To: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>

Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Barbara,

Please see attached for Land Custodianship changes.

Cheers,
Josh

From: Jarrad Needham <Jarrad.Needham@nca.gov.au>

Sent: Tuesday, 14 April 2020 9:29 AM

To: Clifford, Michael <Michael.Clifford@act.gov.au>

Cc: Dekiefte, Rene <Rene.Dekiefte@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; SpatialData <SpatialData@act.gov.au>

Subject: Revocation/declaration of National Land [SEC=OFFICIAL]

OFFICIAL

Good morning Mick,

Please see attached two Gazette Notices relating to the declaration of National Land in Curtin, and the other for the Revocation of National Land in Acton (ie the 'west basin land swap').


Can you please ensure these changes are captured.

Cheers,

Jarrad

Jarrad Needham | Senior Officer – Planning Systems
National Capital Authority

 (02) 6271 2836

National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600
GPO Box 373, CANBERRA ACT 2601 |  www.nca.gov.au | Twitter: @NCA_Media

OFFICIAL

From: O'Neill, Carolyn
Sent: Wednesday, 22 April 2020 3:51 PM
To: Harding, Barbara (ACTPLA); Cameron, Lesley
Cc: Finlay, Jennifer; Roach, Adam
Subject: RE: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Thanks Barbara, we will give that further thought.
Carolyn

From: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>
Sent: Wednesday, 22 April 2020 3:50 PM
To: O'Neill, Carolyn <Carolyn.O'Neill@act.gov.au>; Cameron, Lesley <Lesley.Cameron@act.gov.au>
Cc: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Roach, Adam <Adam.Roach@act.gov.au>
Subject: RE: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Carolyn,

Sorry if I wasn't clear about what I thought might be the legal issue. It was that we have a current/active licence agreement with some private entity over land that is not our land anymore (ie what right do we have to be in a licence over land that is not our land?) And that situation appears to have to continue for three further months unless we terminate the licence immediately. However to do that might have its own legal implications because of the timeframe for notice that is a condition of the licence.

Regards
Barbara

From: O'Neill, Carolyn <Carolyn.O'Neill@act.gov.au>
Sent: Wednesday, 22 April 2020 3:35 PM
To: Cameron, Lesley <Lesley.Cameron@act.gov.au>; Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>
Cc: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Roach, Adam <Adam.Roach@act.gov.au>
Subject: FW: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Lesley and Barbara

I am not clear what legal issue there is to be responded to but will ask Adam Roach and his team to consider and advise me further.

We can discuss these and broader works at the meeting scheduled for Friday noting that Governance is not writing the custodian procedures.

Thank you
Carolyn

From: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>
Sent: Wednesday, 22 April 2020 1:08 PM
To: Walker, IanS <IanS.Walker@act.gov.au>; Foley, Justin <Justin.Foley@act.gov.au>; Harmer, Sharon <Sharon.Harmer@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Cameron, Lesley <Lesley.Cameron@act.gov.au>; O'Neill, Carolyn <Carolyn.O'Neill@act.gov.au>
Cc: Gerrard, Darren <Darren.Gerrard@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Neilsen, Andrew <Andrew.Neilsen@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gianakis, Steven <Steven.Gianakis@act.gov.au>
Subject: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Ian Walker
Executive Group Manager
Environment Division

Justin Foley
A/g Executive Branch manager
ACT Parks and Conservation Service
Environment Division

Also – Sharon Harmer (Leasing)
Brett Phillips (EGM – Planning Delivery)
Lesley Cameron (EGM – Planning, Land & Building)
Carolyn O'Neill (EBM – Governance, Compliance & legal)

Hi Ian and Justin,

I am writing to advise you of an issue with a licence that Parks and Conservation is party to and to seek your assistance to arrange urgent withdrawal of some of the land in the licence.

I am not sure what extent of awareness you may have of the negotiations between the Territory and the Commonwealth that have resulted in a large portion of Block 5 Section 121 Curtin becoming National Land (copy of [gazettal attached](#).) Block 5 was wholly in EPSDD Parks and Conservation custodianship, however now about two-thirds of it has become National Land (the remaining third is still with Parks and Cons).

Other blocks affected by the negotiations and gazettals are Block 4 Section 106 Curtin (which was in the custodianship of TCCS) and part Block 1 Section 89 Acton (which has come from the Commonwealth to the Territory and is expected to go to CRA custodianship).

My apologies again for initially missing you from my email of 14 April 2020, which I forwarded, noting the effect for Parks and Conservation:

From: Harding, Barbara (ACTPLA)
Sent: Tuesday, 14 April 2020 3:54 PM
To: Walker, IanS <IanS.Walker@act.gov.au>; Foley, Justin <Justin.Foley@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>
Cc: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>
Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Ian, Justin, Michaela,

So sorry. I should have included you in the email below. If you were not aware (?) a large part of Block 5 Section 121 Curtin has been declared National Land by the relevant Federal Minister, which means it is no longer Territory Land and Parks and Conservation custodianship over the relevant part of Block 5 is extinguished. I understand CMTEEDD negotiated the change with the Commonwealth.

Regards

Barbara Harding | Land Economics, Land Strategy and Policy

Phone: 02 6207 1665 | Email: barbara.harding@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

In response to my 14 April 2020 email (further below) Leasing/Licensing (Sharon) has advised the licence is active and the portion of the block that has become National Land needs to be withdrawn from the licence, and that the licensee is entitled to three month notice.

While part of the land is no longer with Parks and Conservation, it is still the custodian party to the licence agreement. I assume the normal process would be that Sharon would need an instruction from one of you to withdraw the land no longer with the Territory from the licence. However, given this is a “no choice” situation, and we need to move very quickly to address matters, I am hoping Leasing may be able to commence the withdrawal process almost immediately on the basis of the gazettal itself and your acknowledgement of this email and recognition of the need for that to happen.

To be clear, my involvement is only in relation to the Custodianship Map and checking that relevant matters have been dealt with when a change (such as this Territory-Commonwealth land change) comes to me for authorisation to update the Map. My best understanding about the background of the Curtin change is that an area in CMTEDD may have managed the negotiations with the Commonwealth, however details of that, including any due diligence that may or may not have occurred in regard to these consequences for the Territory, is outside my knowledge. Having said that, I think the most important thing now is to work together to move as quickly as possible to rectify the situation EPSDD has been left with regarding the licence.

Therefore, **I am proposing Leasing/Sharon commence the process of withdrawal of the National Land from the licence as soon as possible on receipt of a reply to this email from Ian or Justin acknowledging that necessity, due to the National Land gazettal**. I expect there will need to be other correspondences etc between Leasing and Parks and Cons during the withdrawal process in relation to plans and documents of the reduced area of the licence, etc.

Ian/Justin – Are you agreeable to Leasing proceeding immediately with the withdrawal process? If so, please “reply all” to that effect.

Sharon –

- Is that sufficient documentation (ie. email reply from Ian or Justin) for you to get started on the withdrawal process?
- By way of clarification – Who is the Curtin licence with? One or more individuals? An umbrella organisation? Perhaps you would send a copy of the licence to myself and Jennifer to help with the brief mentioned below.
- As the licence relates to the “Government Horse Paddocks” network of sites, is there anyone else (coordinator?) who needs to be aware?
- If there is any liaison needed with Darren, I will leave that to you.

All – Jennifer has asked me to draft a brief to the Director-General on both the Acton and Curtin custodianship changes and related matters and issues. This would be largely an information brief, apart from possibly seeking D-G agreement to CRA taking the custodianship of the Acton Land (assuming CRA respond to confirm that.) As I will only be here till Friday and have many other matters to deal with, I can’t guarantee how far I will get with that. It is also unlikely all the necessary information will be available by then. It may be the draft brief will need to be completed by Jennifer (or await my return), so please keep her in the loop.

Lesley and Brett – FYI.

Carolyn –

1. It might be good to better understand the legal situation this has left us in, however part of that is that we have obligations under the licence. So, regardless of whether EPSDD may want to pursue a legal view, I

think we should commence the withdrawal process with all haste due to the three-month timeframe. Do you have any thoughts or objections to that path? I also note this may be the most sensitive way to deal with those using the land. While I know very little about the 'Government Horse Paddocks', I seem to recall there may be sensitivities? Perhaps related to a Government undertaking years ago (Steven Gianakis may know more... or Sharon)? As far as I am aware the paddocks are a network of agistment sites across the ACT. One question might be does the area of land being lost have to be replaced?

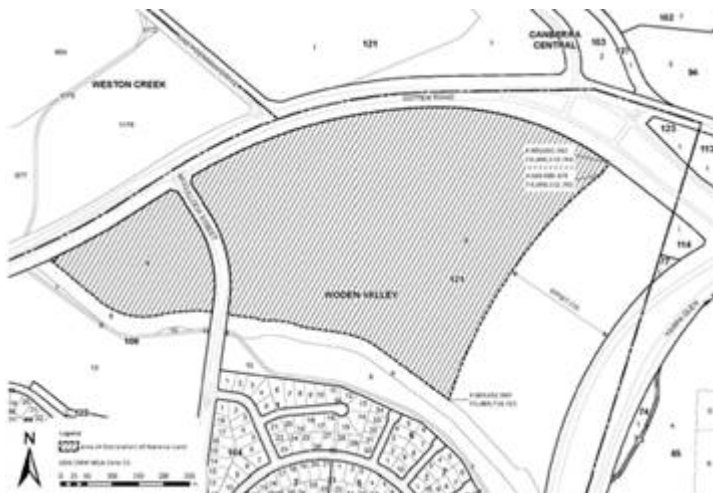
2. As Governance is doing work in the space of EPSDD custodianship procedures, I note this is not the first case where there have been significant consequences relating to custodianships, block creation, licences, etc where EPSDD has been left to rectify matters after such Commonwealth-Territory negotiations and land changes. I think this highlights the importance of investigating/including processes (of which there are many others) that precede the custodianship change "arriving" and such issues being discovered. Jennifer has also expressed concern at how the situation developed with Curtin and generally what due diligence and processes are undertaken as part of such negotiations. If this is not an aspect of the current work, then it may need to be an extension, or a second project?

Below are maps showing the current licence area and the land that has become National Land.

I apologise for such a broad email, but given the urgency and the short time I have for input, I am endeavouring to get matters in train before I go on leave.



Above: Current licence area



Above National Land (hatched)

Regards
Barbara

Barbara Harding | Land Economics, Land Strategy and Policy

Phone: [REDACTED] | Email: barbara.harding@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Harmer, Sharon <Sharon.Harmer@act.gov.au>

Sent: Friday, 17 April 2020 10:10 AM

To: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>; Terrplan <Terrplan@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gerrard, Darren <Darren.Gerrard@act.gov.au>; Dekieftte, Rene <Rene.Dekieftte@act.gov.au>; Le, Thao <Thao.Le@act.gov.au>; Lee, Joey <Joey.Lee@act.gov.au>; Joseph, Gabriel <Gabriel.Joseph@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>

Cc: SpatialData <SpatialData@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>

Subject: RE: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Barbara

The existing licence for the Government Horse Paddocks covers the majority of Block 5 Section 121 Curtin. The licence expires on 8 November 2021.

The proposed National Land area will need to be withdrawn from the licence by providing a request to Leasing Services to withdraw the area required. Section 3 of the licence allows for the withdrawal of land provided 3 months prior written notice is given.

Regards

Sharon Harmer | Assistant Director | Leasing Services

Phone 02 6207 1790

Planning Delivery Division | ACTPLA | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.actpla.act.gov.au

From: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>

Sent: Tuesday, 14 April 2020 3:16 PM

To: Terrplan <Terrplan@act.gov.au>; Harmer, Sharon <Sharon.Harmer@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gerrard, Darren <Darren.Gerrard@act.gov.au>; Dekieftte, Rene <Rene.Dekieftte@act.gov.au>; Le, Thao <Thao.Le@act.gov.au>; Lee, Joey <Joey.Lee@act.gov.au>; Joseph, Gabriel <Gabriel.Joseph@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>

Cc: SpatialData <SpatialData@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>

Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi All,

Some forward information for some of you and some questions for others in relation to the attached declaration of National Land in Curtin and revocation of National land in Acton.

Blocks have not yet been created in either case, so this will need to occur. The new Territory Land in Acton is expected to go to the custodianship of the City Renewal Authority (am just waiting for them to confirm their

acceptance in writing.) The Curtin case is non-discretionary and will be shown on the Custodianship Map as unleased National Land. As I will be on leave for a few weeks from 28 April, I propose to do the Custodianship Map clearances before the blocks are created, on the basis of the attached plans.

Territory Plan – It appears the Acton land is already Designated Land, like the rest of the West Basin foreshore (and not Public Land) so assume there would be no change there. However, **will the Curtin land that has become National Land need to be changed to Designated Land?**

Sharon/Thilagam/Darren – ACTMAPi is displaying a licence over most of Block 5 Section 121 Curtin. This licence would be with Parks and Cons as the custodian. **Can you advise if the licence is still current or not?** (I don't have access to PALM.)

Rene – Where a cadastral amendment (ie. creation of a block equating to the remainder of Block 5 Section 121 Curtin) is needed on **EPSDD Parks and Cons land, who do you normally deal with** to provide that info (eg. digital data)? Also, as these are both non-discretionary subdivisions, **do we still need to go through the cadastral amendment authorising officer** part of the process?

Thao – I will copy you into any clearances, but at this stage **just forward knowledge that Parks and Cons lose custodianship of about two-thirds of Block 5 Section 121 Curtin in the declaration.** You may want to do a calculation of remaining land area on the basis of the attached plan, or wait for the block creation? To be clear, there is no discretion about the change now it has been gazetted and there won't be any transfer forms or other documents other than the attached gazettals and my clearances.

Joey, Gabriel, Kamal - I will copy you into any clearances, but at this stage **just forward knowledge that TCCS City Presentation loses all of Block 4 Section 106 Curtin in the declaration,** if you were not already aware.

Regards
Barbara

Barbara Harding | Land Economics, Land Strategy and Policy

Phone: [REDACTED] | Email: barbara.harding@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: SpatialData <SpatialData@act.gov.au>
Sent: Tuesday, 14 April 2020 9:47 AM
To: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>
Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Barbara,

Please see attached for Land Custodianship changes.

Cheers,
Josh

From: Jarrad Needham <Jarrad.Needham@nca.gov.au>
Sent: Tuesday, 14 April 2020 9:29 AM
To: Clifford, Michael <Michael.Clifford@act.gov.au>
Cc: Dekiefte, Rene <Rene.Dekiefte@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; SpatialData <SpatialData@act.gov.au>
Subject: Revocation/declaration of National Land [SEC=OFFICIAL]

OFFICIAL

Good morning Mick,

Please see attached two Gazette Notices relating to the declaration of National Land in Curtin, and the other for the Revocation of National Land in Acton (ie the 'west basin land swap').

Can you please ensure these changes are captured.

Cheers,

Jarrad

Jarrad Needham | Senior Officer – Planning Systems
National Capital Authority

 (02) 6271 2836

National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600
GPO Box 373, CANBERRA ACT 2601 |  www.nca.gov.au | Twitter: @NCA_Media

OFFICIAL

From: Walker, IanS
Sent: Thursday, 23 April 2020 9:36 AM
To: Finlay, Jennifer; O'Neill, Carolyn; Cameron, Lesley; Foley, Justin
Cc: Watts, Michaela; Glennon, Chris
Subject: RE: non-issues- Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Folks – Steven is correct – this is a catch up exercise – Chris Glennon can provide further details

Ian Walker

Executive Group Manager, Environment

Phone: +61 6205 9027 | Email: IanS.Walker@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 www.environment.act.gov.au

We acknowledge and celebrate the Ngunnawal peoples whose traditional lands we work on and pay our respect to elders past and present

From: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>
Sent: Thursday, 23 April 2020 9:13 AM
To: O'Neill, Carolyn <Carolyn.O'Neill@act.gov.au>; Cameron, Lesley <Lesley.Cameron@act.gov.au>
Cc: Walker, IanS <IanS.Walker@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>
Subject: FW: non-issues- Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Carolyn, Lesley

I had asked Barbara to discuss the matter within the Division to understand if this was an issue or not. Unfortunately this did not occur. As the email from Steven Gianakis indicates, the licensing arrangement over the Curtin land is in hand and being dealt with as part of the negotiations to transfer the land to the commonwealth.

Thank you

jennifer

From: Gianakis, Steven <Steven.Gianakis@act.gov.au>
Sent: Wednesday, April 22, 2020 3:51 PM
To: Cameron, Lesley <Lesley.Cameron@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>
Subject: RE: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi All

Barbara didn't talk to me.

I don't think this is actually an issue. Its probably more of the process catching up with the decisions of NCA/ACT Gov.

Yes the existing licence between ACTPCS(?) and Territory Agistment will need to be terminated over the land swap portion of Curtin and the custodianship changed to NCA. The NCA and Territory Agistment have agreed to terms for a new NCA licence to maintain agistment on the now NCA land. I understand that it is under the same terms as the agreement with the ACT.

The licence can be terminated with immediate effect, as a new licence is in play.

Suggest following up with Warren Schofield in Environment, who has been liaising in this regard.

Happy to discuss further.

Cheers,
Steven

From: Cameron, Lesley <Lesley.Cameron@act.gov.au>
Sent: Wednesday, 22 April 2020 1:43 PM
To: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Gianakis, Steven <Steven.Gianakis@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>
Subject: RE: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

I have not delved into this at all – it's on my to do list 😞

From: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>
Sent: Wednesday, 22 April 2020 1:42 PM
To: Gianakis, Steven <Steven.Gianakis@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>
Cc: Cameron, Lesley <Lesley.Cameron@act.gov.au>
Subject: FW: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Steven
I had asked Barbara to discuss with you if you had any background on the Curtin licence matter. It is unclear how much of an issue this is.
jennifer

From: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>
Sent: Wednesday, April 22, 2020 1:08 PM
To: Walker, IanS <IanS.Walker@act.gov.au>; Foley, Justin <Justin.Foley@act.gov.au>; Harmer, Sharon <Sharon.Harmer@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Cameron, Lesley <Lesley.Cameron@act.gov.au>; O'Neill, Carolyn <Carolyn.O'Neill@act.gov.au>
Cc: Gerrard, Darren <Darren.Gerrard@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Neilsen, Andrew <Andrew.Neilsen@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gianakis, Steven <Steven.Gianakis@act.gov.au>
Subject: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Ian Walker
Executive Group Manager
Environment Division

Justin Foley
A/g Executive Branch manager
ACT Parks and Conservation Service
Environment Division

Also – Sharon Harmer (Leasing)
Brett Phillips (EGM – Planning Delivery)
Lesley Cameron (EGM – Planning, Land & Building)
Carolyn O’Neill (EBM – Governance, Compliance & legal)

Hi Ian and Justin,

I am writing to advise you of an issue with a licence that Parks and Conservation is party to and to seek your assistance to arrange urgent withdrawal of some of the land in the licence.

I am not sure what extent of awareness you may have of the negotiations between the Territory and the Commonwealth that have resulted in a large portion of Block 5 Section 121 Curtin becoming National Land (copy of gazettal attached.) Block 5 was wholly in EPSDD Parks and Conservation custodianship, however now about two-thirds of it has become National Land (the remaining third is still with Parks and Cons).

Other blocks affected by the negotiations and gazettals are Block 4 Section 106 Curtin (which was in the custodianship of TCCS) and part Block 1 Section 89 Acton (which has come from the Commonwealth to the Territory and is expected to go to CRA custodianship).

My apologies again for initially missing you from my email of 14 April 2020, which I forwarded, noting the effect for Parks and Conservation:

From: Harding, Barbara (ACTPLA)
Sent: Tuesday, 14 April 2020 3:54 PM
To: Walker, IanS <IanS.Walker@act.gov.au>; Foley, Justin <Justin.Foley@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>
Cc: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>
Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Ian, Justin, Michaela,

So sorry. I should have included you in the email below. If you were not aware (?) a large part of Block 5 Section 121 Curtin has been declared National Land by the relevant Federal Minister, which means it is no longer Territory Land and Parks and Conservation custodianship over the relevant part of Block 5 is extinguished. I understand CMTEDD negotiated the change with the Commonwealth.

Regards

Barbara Harding | Land Economics, Land Strategy and Policy
Phone: 02 6207 1665 | Email: barbara.harding@act.gov.au
Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

In response to my 14 April 2020 email (further below) Leasing/Licensing (Sharon) has advised the licence is active and the portion of the block that has become National Land needs to be withdrawn from the licence, and that the licensee is entitled to three month notice.

While part of the land is no longer with Parks and Conservation, it is still the custodian party to the licence agreement. I assume the normal process would be that Sharon would need an instruction from one of you to withdraw the land no longer with the Territory from the licence. However, given this is a “no choice” situation, and we need to move very quickly to address matters, I am hoping Leasing may be able to commence the withdrawal process almost immediately on the basis of the gazettal itself and your acknowledgement of this email and recognition of the need for that to happen.

To be clear, my involvement is only in relation to the Custodianship Map and checking that relevant matters have been dealt with when a change (such as this Territory-Commonwealth land change) comes to me for authorisation to update the Map. My best understanding about the background of the Curtin change is that an area in CMTEDD may have managed the negotiations with the Commonwealth, however details of that, including any due diligence that may or may not have occurred in regard to these consequences for the Territory, is outside my knowledge. Having said that, I think the most important thing now is to work together to move as quickly as possible to rectify the situation EPSDD has been left with regarding the licence.

Therefore, **I am proposing Leasing/Sharon commence the process of withdrawal of the National Land from the licence as soon as possible on receipt of a reply to this email from Ian or Justin acknowledging that necessity, due to the National Land gazettal.** I expect there will need to be other correspondences etc between Leasing and Parks and Cons during the withdrawal process in relation to plans and documents of the reduced area of the licence, etc.

Ian/Justin – Are you agreeable to Leasing proceeding immediately with the withdrawal process? If so, please “reply all” to that effect.

Sharon –

- Is that sufficient documentation (ie. email reply from Ian or Justin) for you to get started on the withdrawal process?
- By way of clarification – Who is the Curtin licence with? One or more individuals? An umbrella organisation? Perhaps you would send a copy of the licence to myself and Jennifer to help with the brief mentioned below.
- As the licence relates to the “Government Horse Paddocks” network of sites, is there anyone else (coordinator?) who needs to be aware?
- If there is any liaison needed with Darren, I will leave that to you.

All – Jennifer has asked me to draft a brief to the Director-General on both the Acton and Curtin custodianship changes and related matters and issues. This would be largely an information brief, apart from possibly seeking D-G agreement to CRA taking the custodianship of the Acton Land (assuming CRA respond to confirm that.) As I will only be here till Friday and have many other matters to deal with, I can’t guarantee how far I will get with that. It is also unlikely all the necessary information will be available by then. It may be the draft brief will need to be completed by Jennifer (or await my return), so please keep her in the loop.

Lesley and Brett – FYI.

Carolyn –

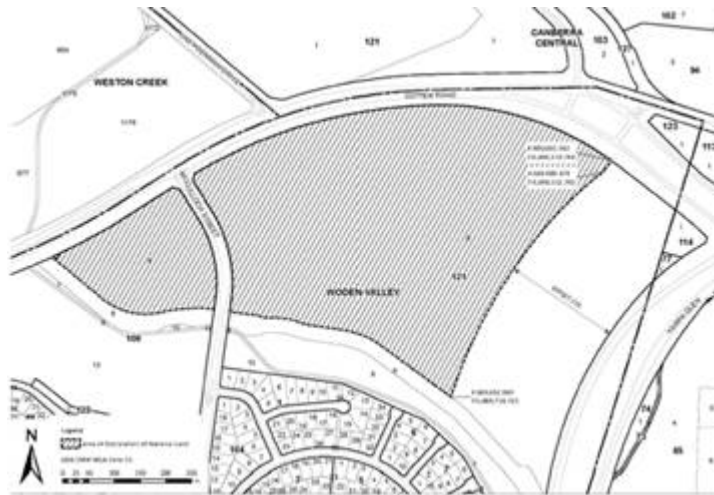
1. It might be good to better understand the legal situation this has left us in, however part of that is that we have obligations under the licence. So, regardless of whether EPSDD may want to pursue a legal view, I think we should commence the withdrawal process with all haste due to the three-month timeframe. Do you have any thoughts or objections to that path? I also note this may be the most sensitive way to deal with those using the land. While I know very little about the ‘Government Horse Paddocks’, I seem to recall there may be sensitivities? Perhaps related to a Government undertaking years ago (Steven Gianakis may know more... or Sharon)? As far as I am aware the paddocks are a network of agistment sites across the ACT. One question might be does the area of land being lost have to be replaced?
2. As Governance is doing work in the space of EPSDD custodianship procedures, I note this is not the first case where there have been significant consequences relating to custodianships, block creation, licences, etc where EPSDD has been left to rectify matters after such Commonwealth-Territory negotiations and land changes. I think this highlights the importance of investigating/including processes (of which there are many others) that precede the custodianship change “arriving” and such issues being discovered. Jennifer has also expressed concern at how the situation developed with Curtin and generally what due diligence and processes are undertaken as part of such negotiations. If this is not an aspect of the current work, then it may need to be an extension, or a second project?

Below are maps showing the current licence area and the land that has become National Land.

I apologise for such a broad email, but given the urgency and the short time I have for input, I am endeavouring to get matters in train before I go on leave.



Above: Current licence area



Above National Land (hatched)

Regards
Barbara

Barbara Harding | Land Economics, Land Strategy and Policy

Phone: [REDACTED] | Email: barbara.harding@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Harmer, Sharon <Sharon.Harmer@act.gov.au>

Sent: Friday, 17 April 2020 10:10 AM

To: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>; Terrplan <Terrplan@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gerrard, Darren <Darren.Gerrard@act.gov.au>; Dekiefte, Rene <Rene.Dekiefte@act.gov.au>; Le, Thao <Thao.Le@act.gov.au>; Lee, Joey <Joey.Lee@act.gov.au>; Joseph, Gabriel <Gabriel.Joseph@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>

Cc: SpatialData <SpatialData@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>

Subject: RE: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Barbara

The existing licence for the Government Horse Paddocks covers the majority of Block 5 Section 121 Curtin. The licence expires on 8 November 2021.

The proposed National Land area will need to be withdrawn from the licence by providing a request to Leasing Services to withdraw the area required. Section 3 of the licence allows for the withdrawal of land provided 3 months prior written notice is given.

Regards

Sharon Harmer | Assistant Director | Leasing Services

Phone 02 6207 1790

Planning Delivery Division | ACTPLA | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.actpla.act.gov.au

From: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>

Sent: Tuesday, 14 April 2020 3:16 PM

To: Terrplan <Terrplan@act.gov.au>; Harmer, Sharon <Sharon.Harmer@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gerrard, Darren <Darren.Gerrard@act.gov.au>; Dekieftte, Rene <Rene.Dekieftte@act.gov.au>; Le, Thao <Thao.Le@act.gov.au>; Lee, Joey <Joey.Lee@act.gov.au>; Joseph, Gabriel <Gabriel.Joseph@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>

Cc: SpatialData <SpatialData@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>

Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi All,

Some forward information for some of you and some questions for others in relation to the attached declaration of National Land in Curtin and revocation of National land in Acton.

Blocks have not yet been created in either case, so this will need to occur. The new Territory Land in Acton is expected to go to the custodianship of the City Renewal Authority (am just waiting for them to confirm their acceptance in writing.) The Curtin case is non-discretionary and will be shown on the Custodianship Map as unleased National Land. As I will be on leave for a few weeks from 28 April, I propose to do the Custodianship Map clearances before the blocks are created, on the basis of the attached plans.

Territory Plan – It appears the Acton land is already Designated Land, like the rest of the West Basin foreshore (and not Public Land) so assume there would be no change there. However, **will the Curtin land that has become National Land need to be changed to Designated Land?**

Sharon/Thilagam/Darren – ACTMAPi is displaying a licence over most of Block 5 Section 121 Curtin. This licence would be with Parks and Cons as the custodian. **Can you advise if the licence is still current or not?** (I don't have access to PALM.)

Rene – Where a cadastral amendment (ie. creation of a block equating to the remainder of Block 5 Section 121 Curtin) is needed on **EPSDD Parks and Cons land, who do you normally deal with** to provide that info (eg. digital data)? Also, as these are both non-discretionary subdivisions, **do we still need to go through the cadastral amendment authorising officer** part of the process?

Thao – I will copy you into any clearances, but at this stage **just forward knowledge that Parks and Cons lose custodianship of about two-thirds of Block 5 Section 121 Curtin in the declaration.** You may want to do a calculation of remaining land area on the basis of the attached plan, or wait for the block creation? To be clear, there is no discretion about the change now it has been gazetted and there won't be any transfer forms or other documents other than the attached gazettals and my clearances.

Joey, Gabriel, Kamal - I will copy you into any clearances, but at this stage **just forward knowledge that TCCS City Presentation loses all of Block 4 Section 106 Curtin in the declaration,** if you were not already aware.

Regards
Barbara

Barbara Harding | Land Economics, Land Strategy and Policy

Phone: 0410 254 891 | Email: barbara.harding@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: SpatialData <SpatialData@act.gov.au>
Sent: Tuesday, 14 April 2020 9:47 AM
To: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>
Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Barbara,

Please see attached for Land Custodianship changes.

Cheers,
Josh

From: Jarrad Needham <Jarrad.Needham@nca.gov.au>
Sent: Tuesday, 14 April 2020 9:29 AM
To: Clifford, Michael <Michael.Clifford@act.gov.au>
Cc: Dekiefte, Rene <Rene.Dekiefte@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; SpatialData <SpatialData@act.gov.au>
Subject: Revocation/declaration of National Land [SEC=OFFICIAL]

OFFICIAL

Good morning Mick,

Please see attached two Gazette Notices relating to the declaration of National Land in Curtin, and the other for the Revocation of National Land in Acton (ie the 'west basin land swap').

Can you please ensure these changes are captured.

Cheers,

Jarrad

Jarrad Needham | Senior Officer – Planning Systems
National Capital Authority

 (02) 6271 2836

National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600

GPO Box 373, CANBERRA ACT 2601 |  www.nca.gov.au | Twitter: @NCA_Media

From: Walker, IanS
Sent: Tuesday, 28 April 2020 11:16 AM
To: Harmer, Sharon; Harding, Barbara (ACTPLA); Foley, Justin; Phillips, Brett; Cameron, Lesley; O'Neill, Carolyn
Cc: Gerrard, Darren; Watts, Michaela; Finlay, Jennifer; Neilsen, Andrew; Diraviam, Thilagam; Gianakis, Steven
Subject: RE: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]
Attachments: C2020G00253 - Declaration of National Land - Block 4 Section 106 and part Block 5 Section 121 Curtin (March 2020).pdf

UNCLASSIFIED

Morning Chris – can you please engage in this so we are all on the same page - very conscious of our stakeholders and how they are engaged consistently.

Cheers Ian

Ian Walker

Executive Group Manager, Environment

Phone: +61 6205 9027 | Email: IanS.Walker@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 www.environment.act.gov.au

We acknowledge and celebrate the Ngunnawal peoples whose traditional lands we work on and pay our respect to elders past and present

From: Harmer, Sharon <Sharon.Harmer@act.gov.au>
Sent: Tuesday, 28 April 2020 11:06 AM
To: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>; Walker, IanS <IanS.Walker@act.gov.au>; Foley, Justin <Justin.Foley@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Cameron, Lesley <Lesley.Cameron@act.gov.au>; O'Neill, Carolyn <Carolyn.O'Neill@act.gov.au>
Cc: Gerrard, Darren <Darren.Gerrard@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Neilsen, Andrew <Andrew.Neilsen@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gianakis, Steven <Steven.Gianakis@act.gov.au>
Subject: RE: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Barbara

As previously advised, the subject block forms part of a licence granted to Territory Agistment Pty Limited to use the land for the management of the ACT Government Horse Holding Paddocks.

Following a brief discussion with Brett Phillips, I have now commenced the process to withdraw the required land based on the attached National Land Declaration.

I have also had discussions with the licence holder in relation to the timing of the land withdrawal. The NCA negotiated an agreement with Territory Agistment Pty Limited to continue to use the land. Given the NCA agreement, I have negotiated an earlier withdrawal date with the licensee.

The withdrawal notice will be forwarded to Territory Agistment Pty Limited when the updated maps have been prepared.

Regards

Sharon Harmer | Assistant Director | Leasing Services

Phone 02 6207 1790

Planning Delivery Division | ACTPLA | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.actpla.act.gov.au

From: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>

Sent: Wednesday, 22 April 2020 1:08 PM

To: Walker, IanS <IanS.Walker@act.gov.au>; Foley, Justin <Justin.Foley@act.gov.au>; Harmer, Sharon <Sharon.Harmer@act.gov.au>; Phillips, Brett <Brett.Phillips@act.gov.au>; Cameron, Lesley <Lesley.Cameron@act.gov.au>; O'Neill, Carolyn <Carolyn.O'Neill@act.gov.au>

Cc: Gerrard, Darren <Darren.Gerrard@act.gov.au>; Watts, Michaela <Michaela.Watts@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Neilsen, Andrew <Andrew.Neilsen@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gianakis, Steven <Steven.Gianakis@act.gov.au>

Subject: Licence problem with Block 5 Section 121 Curtin after declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Ian Walker
Executive Group Manager
Environment Division

Justin Foley
A/g Executive Branch manager
ACT Parks and Conservation Service
Environment Division

Also – Sharon Harmer (Leasing)
Brett Phillips (EGM – Planning Delivery)
Lesley Cameron (EGM – Planning, Land & Building)
Carolyn O'Neill (EBM – Governance, Compliance & legal)

Hi Ian and Justin,

I am writing to advise you of an issue with a licence that Parks and Conservation is party to and to seek your assistance to arrange urgent withdrawal of some of the land in the licence.

I am not sure what extent of awareness you may have of the negotiations between the Territory and the Commonwealth that have resulted in a large portion of Block 5 Section 121 Curtin becoming National Land (copy of [gazettal attached](#).) Block 5 was wholly in EPSDD Parks and Conservation custodianship, however now about two-thirds of it has become National Land (the remaining third is still with Parks and Cons).

Other blocks affected by the negotiations and gazettals are Block 4 Section 106 Curtin (which was in the custodianship of TCCS) and part Block 1 Section 89 Acton (which has come from the Commonwealth to the Territory and is expected to go to CRA custodianship).

My apologies again for initially missing you from my email of 14 April 2020, which I forwarded, noting the effect for Parks and Conservation:

From: Harding, Barbara (ACTPLA)

Sent: Tuesday, 14 April 2020 3:54 PM

To: Walker, IanS <IanS.Walker@act.gov.au>; Foley, Justin <Justin.Foley@act.gov.au>; Watts, Michaela

<Michaela.Watts@act.gov.au>

Cc: Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>

Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Ian, Justin, Michaela,

So sorry. I should have included you in the email below. If you were not aware (?) a large part of Block 5 Section 121 Curtin has been declared National Land by the relevant Federal Minister, which means it is no longer Territory Land and Parks and Conservation custodianship over the relevant part of Block 5 is extinguished. I understand CMTEDD negotiated the change with the Commonwealth.

Regards

Barbara Harding | Land Economics, Land Strategy and Policy

Phone: 02 6207 1665 | Email: barbara.harding@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

In response to my 14 April 2020 email (further below) Leasing/Licensing (Sharon) has advised the licence is active and the portion of the block that has become National Land needs to be withdrawn from the licence, and that the licensee is entitled to three month notice.

While part of the land is no longer with Parks and Conservation, it is still the custodian party to the licence agreement. I assume the normal process would be that Sharon would need an instruction from one of you to withdraw the land no longer with the Territory from the licence. However, given this is a “no choice” situation, and we need to move very quickly to address matters, I am hoping Leasing may be able to commence the withdrawal process almost immediately on the basis of the gazettal itself and your acknowledgement of this email and recognition of the need for that to happen.

To be clear, my involvement is only in relation to the Custodianship Map and checking that relevant matters have been dealt with when a change (such as this Territory-Commonwealth land change) comes to me for authorisation to update the Map. My best understanding about the background of the Curtin change is that an area in CMTEDD may have managed the negotiations with the Commonwealth, however details of that, including any due diligence that may or may not have occurred in regard to these consequences for the Territory, is outside my knowledge. Having said that, I think the most important thing now is to work together to move as quickly as possible to rectify the situation EPSDD has been left with regarding the licence.

Therefore, **I am proposing Leasing/Sharon commence the process of withdrawal of the National Land from the licence as soon as possible on receipt of a reply to this email from Ian or Justin acknowledging that necessity, due to the National Land gazettal.** I expect there will need to be other correspondences etc between Leasing and Parks and Cons during the withdrawal process in relation to plans and documents of the reduced area of the licence, etc.

Ian/Justin – Are you agreeable to Leasing proceeding immediately with the withdrawal process? If so, please “reply all” to that effect.

Sharon –

- Is that sufficient documentation (ie. email reply from Ian or Justin) for you to get started on the withdrawal process?
- By way of clarification – Who is the Curtin licence with? One or more individuals? An umbrella organisation? Perhaps you would send a copy of the licence to myself and Jennifer to help with the brief mentioned below.
- As the licence relates to the “Government Horse Paddocks” network of sites, is there anyone else (coordinator?) who needs to be aware?
- If there is any liaison needed with Darren, I will leave that to you.

All – Jennifer has asked me to draft a brief to the Director-General on both the Acton and Curtin custodianship changes and related matters and issues. This would be largely an information brief, apart from possibly seeking D-G

agreement to CRA taking the custodianship of the Acton Land (assuming CRA respond to confirm that.) As I will only be here till Friday and have many other matters to deal with, I can't guarantee how far I will get with that. It is also unlikely all the necessary information will be available by then. It may be the draft brief will need to be completed by Jennifer (or await my return), so please keep her in the loop.

Lesley and Brett – FYI.

Carolyn –

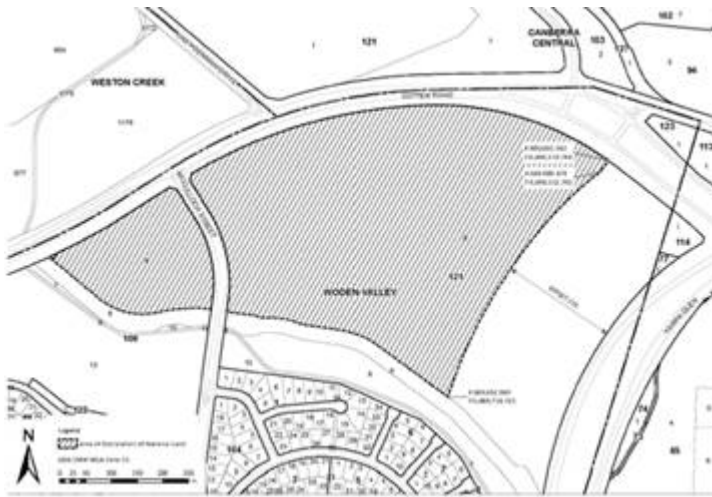
1. It might be good to better understand the legal situation this has left us in, however part of that is that we have obligations under the licence. So, regardless of whether EPSDD may want to pursue a legal view, I think we should commence the withdrawal process with all haste due to the three-month timeframe. Do you have any thoughts or objections to that path? I also note this may be the most sensitive way to deal with those using the land. While I know very little about the 'Government Horse Paddocks', I seem to recall there may be sensitivities? Perhaps related to a Government undertaking years ago (Steven Gianakis may know more... or Sharon)? As far as I am aware the paddocks are a network of agistment sites across the ACT. One question might be does the area of land being lost have to be replaced?
2. As Governance is doing work in the space of EPSDD custodianship procedures, I note this is not the first case where there have been significant consequences relating to custodianships, block creation, licences, etc where EPSDD has been left to rectify matters after such Commonwealth-Territory negotiations and land changes. I think this highlights the importance of investigating/including processes (of which there are many others) that precede the custodianship change "arriving" and such issues being discovered. Jennifer has also expressed concern at how the situation developed with Curtin and generally what due diligence and processes are undertaken as part of such negotiations. If this is not an aspect of the current work, then it may need to be an extension, or a second project?

Below are maps showing the current licence area and the land that has become National Land.

I apologise for such a broad email, but given the urgency and the short time I have for input, I am endeavouring to get matters in train before I go on leave.



Above: Current licence area



Above National Land (hatched)

Regards
Barbara

Barbara Harding | Land Economics, Land Strategy and Policy

Phone: [REDACTED] | Email: barbara.harding@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Harmer, Sharon <Sharon.Harmer@act.gov.au>

Sent: Friday, 17 April 2020 10:10 AM

To: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>; Terrplan <Terrplan@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gerrard, Darren <Darren.Gerrard@act.gov.au>; Dekiefte, Rene <Rene.Dekiefte@act.gov.au>; Le, Thao <Thao.Le@act.gov.au>; Lee, Joey <Joey.Lee@act.gov.au>; Joseph, Gabriel <Gabriel.Joseph@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>

Cc: SpatialData <SpatialData@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>

Subject: RE: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Barbara

The existing licence for the Government Horse Paddocks covers the majority of Block 5 Section 121 Curtin. The licence expires on 8 November 2021.

The proposed National Land area will need to be withdrawn from the licence by providing a request to Leasing Services to withdraw the area required. Section 3 of the licence allows for the withdrawal of land provided 3 months prior written notice is given.

Regards

Sharon Harmer | Assistant Director | Leasing Services

Phone 02 6207 1790

Planning Delivery Division | ACTPLA | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.actpla.act.gov.au

From: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>
Sent: Tuesday, 14 April 2020 3:16 PM
To: Terrplan <Terrplan@act.gov.au>; Harmer, Sharon <Sharon.Harmer@act.gov.au>; Diraviam, Thilagam <Thilagam.Diraviam@act.gov.au>; Gerrard, Darren <Darren.Gerrard@act.gov.au>; Dekieftte, Rene <Rene.Dekieftte@act.gov.au>; Le, Thao <Thao.Le@act.gov.au>; Lee, Joey <Joey.Lee@act.gov.au>; Joseph, Gabriel <Gabriel.Joseph@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>
Cc: SpatialData <SpatialData@act.gov.au>; ESD, LRAC <ESDLRAC@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>
Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi All,

Some forward information for some of you and some questions for others in relation to the attached declaration of National Land in Curtin and revocation of National land in Acton.

Blocks have not yet been created in either case, so this will need to occur. The new Territory Land in Acton is expected to go to the custodianship of the City Renewal Authority (am just waiting for them to confirm their acceptance in writing.) The Curtin case is non-discretionary and will be shown on the Custodianship Map as unleased National Land. As I will be on leave for a few weeks from 28 April, I propose to do the Custodianship Map clearances before the blocks are created, on the basis of the attached plans.

Territory Plan – It appears the Acton land is already Designated Land, like the rest of the West Basin foreshore (and not Public Land) so assume there would be no change there. However, **will the Curtin land that has become National Land need to be changed to Designated Land?**

Sharon/Thilagam/Darren – ACTMAPi is displaying a licence over most of Block 5 Section 121 Curtin. This licence would be with Parks and Cons as the custodian. **Can you advise if the licence is still current or not?** (I don't have access to PALM.)

Rene – Where a cadastral amendment (ie. creation of a block equating to the remainder of Block 5 Section 121 Curtin) is needed on **EPSDD Parks and Cons land, who do you normally deal with** to provide that info (eg. digital data)? Also, as these are both non-discretionary subdivisions, **do we still need to go through the cadastral amendment authorising officer** part of the process?

Thao – I will copy you into any clearances, but at this stage **just forward knowledge that Parks and Cons lose custodianship of about two-thirds of Block 5 Section 121 Curtin in the declaration.** You may want to do a calculation of remaining land area on the basis of the attached plan, or wait for the block creation? To be clear, there is no discretion about the change now it has been gazetted and there won't be any transfer forms or other documents other than the attached gazettals and my clearances.

Joey, Gabriel, Kamal - I will copy you into any clearances, but at this stage **just forward knowledge that TCCS City Presentation loses all of Block 4 Section 106 Curtin in the declaration**, if you were not already aware.

Regards
Barbara

Barbara Harding | Land Economics, Land Strategy and Policy

Phone: [REDACTED] | Email: barbara.harding@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: SpatialData <SpatialData@act.gov.au>

Sent: Tuesday, 14 April 2020 9:47 AM

To: Harding, Barbara (ACTPLA) <Barbara.Harding@act.gov.au>
Subject: FW: Revocation/declaration of National Land [SEC=OFFICIAL]

UNCLASSIFIED

Hi Barbara,

Please see attached for Land Custodianship changes.

Cheers,
Josh

From: Jarrad Needham <Jarrad.Needham@nca.gov.au>

Sent: Tuesday, 14 April 2020 9:29 AM

To: Clifford, Michael <Michael.Clifford@act.gov.au>

Cc: Dekiefte, Rene <Rene.Dekiefte@act.gov.au>; Van Putten, Kristy <Kristy.VanPutten@act.gov.au>; SpatialData <SpatialData@act.gov.au>

Subject: Revocation/declaration of National Land [SEC=OFFICIAL]

OFFICIAL

Good morning Mick,

Please see attached two Gazette Notices relating to the declaration of National Land in Curtin, and the other for the Revocation of National Land in Acton (ie the 'west basin land swap').

Can you please ensure these changes are captured.

Cheers,

Jarrad

Jarrad Needham | Senior Officer – Planning Systems
National Capital Authority

 (02) 6271 2836

National Capital Authority | Treasury Building, King Edward Terrace, PARKES ACT 2600

GPO Box 373, CANBERRA ACT 2601 |  www.nca.gov.au | Twitter: @NCA_Media

OFFICIAL