

6 June 2024

Andrew Barr, MLA - Chief Minister
Chris Steel, MLA - Minister for Planning

Application for Declaration of a Territory Priority Project – ACT Public Housing Proposal

Block 7 Section 24 JACKA

Dear Ministers,

I am writing to apply for Territory Priority Project status for this ACT Government Housing project for residential development proposed for Block 7 Section 24 JACKA under Section 218 of the *Planning Act 2023*. The project, as outlined below, meets several desired future outcomes of the Territory, and will have a significant benefit to the people of the ACT.

The proposal for ACT Housing includes:

- Construction of 11 Dwellings which will include a mix of one-, two- and three-bedrooms.
- Associated on-site car parking, bicycle parking and EV ready stations.
- Landscaping.

Section 218 of the *Planning Act 2023* outlines the process required to declare a proposal as a territory priority project, as follows:

- 1. The Chief Minister and Minister may jointly declare that a development proposal is a territory priority project (a territory priority project declaration) if the Chief Minister and Minister are satisfied that the proposal***

- a. would achieve a major government policy outcome that is of significant benefit to the people of the ACT; and***

Response:

The Growing and Renewing Public Housing program (Program) forms part of the *ACT Housing Strategy*, released in October 2018. A key element of the strategy is a commitment to strengthening social housing assistance. The Program commenced in 2019-20 and is set to deliver 1,400 new homes by 2026-27 comprising of 1,000 dwellings to replace existing end-of-use dwellings and at least 400 dwellings to grow the social housing portfolio. Delivering more government social housing in the ACT, as part of the Government's vision to build a progressive and inclusive city that supports vibrant local communities. Over the 8-year period, homes will be delivered through a mix of redevelopments on existing Housing ACT land, developments on purchased land, and acquisitions from the market (including through private treaty/auctions and the Expression of Interest mechanism).

This site in Jacka is a key redevelopment site for the Program, delivering a yield of 11 dwellings well positioned in a new greenfield suburb, close to the local centre, services and amenities. A key output

of the Program is the construction of at least 420 dwellings on land provided through the indicative land release program. The new greenfield estates will support a variety of housing options and urban environments that will be designed to better meet the diverse and contemporary tenant needs.

The Program aims to deliver government housing (social/public) in as many suburbs as possible, be well located close to transport, jobs and services, be of good quality and design, be consistent with the look and feel of surrounding properties, be acquired through construction and purchase, provide a mix of diverse building types, and co-locate with a range of tenancy types in higher density areas.

Additionally, through this Program, new opportunities will be provided to tenants to live better lives, encouraging social inclusion and participation and building stronger communities. This Program supports Government in the reduction of homelessness and strengthening social housing assistance, while increasing capacity to assist those experiencing or at risk or experiencing homelessness. The Program will continue to have an overall positive impact on the wellbeing of tenants through continued and expanded provision of social housing to the Canberra community, largely assisting people who not only access social housing, but a range of other government services.

This proposal therefore supports these objectives.

- b. would substantially facilitate the achievement of the desired future planning outcomes set out in the planning strategy, a relevant district strategy, the territory plan or any relevant zone; and***

Response:

Planning strategy

The *ACT Planning Strategy 2018* identifies 5 themes, including proposals that are compact and efficient; diverse; sustainable, liveable and resilient. It is considered that this proposed location for government social housing would meet these themes by providing sustainable new homes close to local amenity and public transport.

Public housing assistance is targeted at those most in need in our community. Stable, safe, and secure long-term housing provides the foundation upon which individuals and families can build their future, engage with the community, take up opportunities for education, training, and employment, and build capacity and resilience.

Housing Assistance is committed to providing public housing in all suburbs across Canberra, to build communities that are diverse and vibrant, and enable people to achieve positive social and economic outcomes.

We are committed to building and contributing to neighbourhoods that are inclusive and welcoming, that offer safe, affordable, and sustainable housing to those who need it most. Some of our tenants stay in public housing for a short period of time, whilst others stay for a longer term or forever.

Projected future demand for public housing will come from those experiencing housing stress, with the biggest growth expected from older lone persons and single parent families. This means the housing we provide needs to be diverse and flexible to meet the requirements of a range of different people and households. Durability, longevity, and whole-of-life costs are critical considerations in the design and construction of public housing, not only for the long-term management of each asset, but also for the enduring amenity of our tenants.

As such, this development will be designed to minimise maintenance, withstand above-average rates of wear and tear, respond to site conditions and local climate, withstand termites and other pests and vermin, with a view to prolong the useful life of the property.

Territory Plan 2023

Gungahlin District Strategy

The proposed development contributes to the Gungahlin Strategy by providing Social and Affordable housing appropriate to the neighbourhood characteristics and amenities.

Our development initiatives are aligned with the 5 big drivers, 10 targets and key directions outlined in the Gungahlin Strategy. This Framework emphasizes sustainable growth, community well-being, and enhanced infrastructure all of which are key components of our Growing and Renewing Program.

In particular the proposal would meet the below key items which highlight the future vision within the Gungahlin District Strategy.

- Item 5 of the big drivers *'New residential development is of a height and density appropriate to neighbourhood characteristics and amenities, provides a mix of housing types and is a means for sustainable transformation, including enhanced active travel and walkability and better connections to centres, net zero emissions initiatives, and social and affordable housing.'*
- Item 9 of the targets *'Greater housing choice and affordability to meet community needs.'*
- Item 10 of the targets *'More inclusive and fair communities.'*

Gungahlin District Policy

There are no area specific assessment outcomes to consider for the Gungahlin District, however the proposal will be designed to address the Territory Plan requirements, the Jacka locality assessment requirements as well as the Housing and Urban Design Guides, where relevant.

This site has an area of 2,055m² and is in close proximity to local services, a large public playground and large urban open space. The site is walking distance to the proposed local Jacka Centre which will include a hub for arts, culture, shopping and health along with nearby shopping centres such as the Amaroo Group Centre, Casey Market Town and the Gungahlin Town Centre.

The Jacka style of living will have a strong community focus as a place to belong and connect with neighbours. There will be walking tracks and bike trails leading to wetlands and wildlife corridors. The site is considered a suitable site for development of new, all electric, sustainable and energy efficient dwellings.

The site would have capacity to achieve 11 new dwellings of one, two and three bedrooms, to provide a mixture of dwelling types which respond to the Housing and Urban Design Guide requirements for new dwellings.

Residential Zone Policy

The site is zoned RZ1 – Non-Standard block in a new suburb where the lease stipulates 11 dwellings.

The RZ1 policy outcomes include:

- *Achieve and/or maintain low density residential neighbourhoods in suburban areas.*
- *Provide for a range of housing choices that meet changing household and community needs.*

- *Limit the extent of change that can occur particularly with regard to the residential density and original pattern of subdivision.*
- *Ensure development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties.*

- c. is for significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT; and Note Significant infrastructure or facilities includes community, social and public housing projects of any scale.***

Response:

This proposal is to provide 11 residential dwellings for ACT social housing which directly responds to this requirement. This is a social housing proposal which will have a significant benefit to the ACT community, and will assist in meeting targets under the Growing and Renewing Public Housing Program.

- d. has been the subject of sufficient consultation under subsection (3).***

Response:

Please refer to response at (3) below. We are of the view that the Authority will engage sufficiently with the community as part of this process.

- 2. A territory priority project declaration for a development proposal must be made before the development application for the proposal is made under section 166.***

Response:

The consultant team are working on the DA deliverable documentation and the DA is intended to be submitted following declaration of the project as a Territory Priority Project.

- 3. Before making a territory priority project declaration, the Minister***
- a. may seek the advice of the territory planning authority; and***
 - b. must publish a notice on the authority website***
 - i. stating that copies of the proposed declaration are available on the website; and***
 - ii. inviting people to give written comments about the proposed declaration to the authority at a stated address during a stated period of at least 15 working days (the consultation period); and***
 - iii. if the development proposal requires a major plan amendment to proceed***
 - 1. including a description of the proposed major plan amendment; and***
 - 2. inviting the national capital authority to give written comments about the proposed declaration to the authority during the consultation period; and***
 - 3. including the supporting report for the major plan amendment; and***
 - c. must consider any comments received during the consultation period.***

Response:

We note the requirement for the Minister to publish details of this proposal for at least 15 working days in accordance with the Act. No major plan amendment is required for this project as the proposal is to be consistent with the Territory Plan 2023.

This block has a site area of 2,055m² which is a non-standard block according to the Territory Plan 2023, as such 11 dwellings can be achieved provided it meets the other relevant policies and guidelines of the Territory Plan.

- 4. *If the Chief Minister is also the Minister, another Minister must make the declaration under subsection (1) with the Chief Minister.***

- 5. *In this section: development proposal includes a proposal involving 2 or more stages, sites or development applications. supporting report—see section 55.***

Yours sincerely,



Sarah Carter

Senior Project Officer, Housing Assistance

Consultation Notice

Declaration of Territory Priority Project TPP2024-05

Territory Priority Project Declaration

The Territory Planning Authority (the **Authority**) has received a proposed declaration for a territory priority project TPP2024-05 (the **declaration**) under section 218 of the *Planning Act 2023*.

The development proposal at Block 7 Section 24 Jacka is for the development of the site to provide social housing. The indicative proposal is for 11 dwellings with associated on-site car parking, bicycle parking, electric vehicle (EV) stations and landscaping.

Documents available for public inspection

The Authority gives notice that the proposed declaration at Attachment A is available for inspection during the public consultation period on the Environment, Planning and Sustainable Development (EPSDD) website at www.planning.act.gov.au/professionals/our-planning-system/the-territory-plan/territory-priority-projects

Invitation to give written comments

The Authority invites written comments on the proposed declaration from **Day Month** to **Day Month** 2024.

Comments with a reference to Territory Priority Project Draft Declaration TPP2024-05 should be addressed to the Territory Plan and Coordination Section, EPSDD, and submitted by:

- email to terrplan@act.gov.au; or
- mail to GPO Box 158, Canberra, ACT 2601; or
- hand delivered to Access Canberra Shopfront at 480 Northbourne Avenue, Dickson ACT 2602.

Comments will be considered and incorporated in a consultation report that will be made publicly available on the EPSDD website.

Obtaining further information

Further information can be obtained from the Territory Plan and Coordination Section, EPSDD, by email at terrplan@act.gov.au. Please include a reference to Territory Priority Project Draft Declaration TPP2024-05.

Delegate's name

Delegate of the territory planning authority

Day Month 2024

Territory Priority Project – Draft Declaration – TPP2024-05

Territory Priority Project – Draft Declaration – TPP2024-05

1 Introduction

The development proposal described in this document is provided for consideration to be declared as a territory priority project (TPP2024-05) under section 218 of the Planning Act 2023 (the Act) – declaration of territory priority projects.

The development proposal is located at Block 7 Section 24 Jacka.

2 Development proposal description

The development proposal at Block 7 Section 24 Jacka is for the development of the site to provide social housing. The indicative proposal is for 11 dwellings with associated on-site car parking, bicycle parking, electric vehicle (EV) stations and landscaping.

The location plan is provided at Attachment A1. The design of the development proposal may change prior to a development application for the proposal being submitted to the Territory Planning Authority.

4 Statement of claims against the criteria

The development proposal is considered to meet the required criteria to be declared a territory priority project under section 218 of the Planning Act 2023 for the reasons set out below.

(1)(a) Would achieve a major government policy outcome that is of significant benefit to the people of the ACT.

Response

The Growing and Renewing Public Housing program (Program) forms part of the *ACT Housing Strategy*, released in October 2018. A key element of the strategy is a commitment to strengthening social housing assistance. The Program commenced in 2019-20 and is set to deliver 1,400 new homes by 2026-27 comprising of 1,000 dwellings to replace existing end-of-use dwellings and at least 400 dwellings to grow the social housing portfolio. Delivering more government social housing in the ACT, as part of the Government's vision to build a progressive and inclusive city that supports vibrant local communities.

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The Program aims to deliver government housing (social/public) in as many suburbs as possible, be well located close to transport, jobs and services, be of good quality and design, be consistent with the look and feel of surrounding properties, be acquired through construction and purchase, provide a mix of diverse building types, and co-locate with a range of tenancy types in higher density areas.

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Program will continue to have an overall positive impact on the wellbeing of tenants through continued and expanded provision of social housing to the Canberra community, largely assisting people who not only access social housing, but a range of other government services.

This proposal therefore supports these objectives.

(1)(b) *Would substantially facilitate the achievement of the desired future planning outcomes set out in the planning strategy, a relevant district strategy, the territory plan or any relevant zone.*

Response

ACT Planning Strategy 2018

The *ACT Planning Strategy 2018* identifies 5 themes, including proposals that are compact and efficient; diverse; sustainable, liveable and resilient. It is considered that this proposed location for government social housing would meet these themes by providing sustainable new homes close to local amenity and public transport.

Gungahlin District Strategy 2023

The proposed development contributes to the Gungahlin Strategy by providing social and affordable housing appropriate to the neighbourhood characteristics and amenities.

The development initiatives are aligned with the 5 big drivers, 10 targets and key directions outlined in the Gungahlin Strategy. This framework emphasizes sustainable growth, community well-being, and enhanced infrastructure all of which are key components of the Growing and Renewing Program.

In particular the proposal would meet the below key items which highlight the future vision within the Gungahlin District Strategy.

- Item 5 of the big drivers: *New residential development is of a height and density appropriate to neighbourhood characteristics and amenities, provides a mix of housing types and is a means for sustainable transformation, including enhanced active travel and walkability and better connections to centres, net zero emissions initiatives, and social and affordable housing.*
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Territory Plan 2023

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The site would have capacity to achieve 11 new dwellings of one-, two- and three-bedrooms, to provide a mixture of dwelling types which respond to the Housing and Urban Design Guide requirements for new dwellings.

Residential Zone Policy

The site is zoned RZ1 – Non-Standard block in a new suburb where the lease stipulates 11 dwellings.

The RZ1 policy outcomes include:

- *Achieve and/or maintain low density residential neighbourhoods in suburban areas.*
- *Provide for a range of housing choices that meet changing household and community needs.*
- *Limit the extent of change that can occur particularly with regard to the residential density and original pattern of subdivision.*
- *Ensure development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties.*

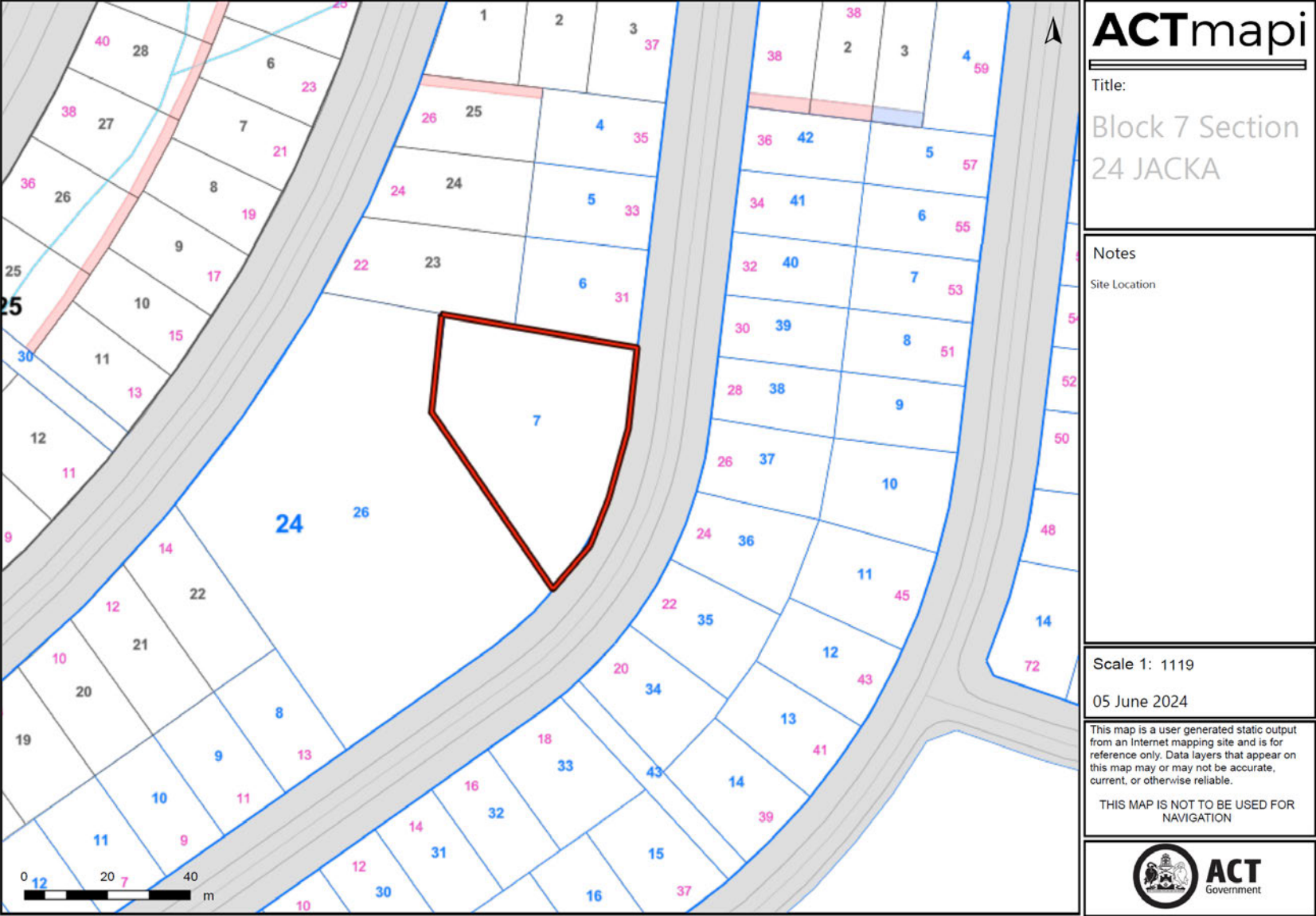
(1)(c) *Is significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT.*

Note: Significant infrastructure or facilities includes community, social and public housing projects of any scale.

Response

This proposal is to provide 11 social housing dwellings which directly responds to this requirement. This is a social housing proposal which will have a significant benefit to the ACT community, and will assist in meeting targets under the Growing and Renewing Public Housing Program.

Location plan – Block 7 Section 24 Jacka



From: [Kaucz, Alix](#)
To: [McFarlane, Trina](#)
Subject: FW: Application for Declaration of a Territory Priority Project - Public housing proposal JACKA B1 Section 31
Date: Thursday, 6 June 2024 9:18:11 AM
Attachments: [image001.png](#)
[letter-of-authorisation HACT.pdf](#)
[Application for Declaration of a Territory Priority Project - JACKA S31 B1.pdf](#)
[ACTmapi A4-Landscape B1_S31.pdf](#)

From: Carter, SarahA <SarahA.Carter@act.gov.au>
Sent: Thursday, June 6, 2024 7:39 AM
To: STEEL <STEEL@act.gov.au>
Cc: Terrplan <Terrplan@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: Application for Declaration of a Territory Priority Project - Public housing proposal JACKA B1 Section 31

Dear Minister,

I am writing to you in relation to a Territory Priority Project for Housing ACT in JACKA (Block 1 Section 31).

Attached is the application to request this project be declared a Territory Priority Project, accompanied by ACTMAPI Location map of the proposed development.

Our project team would be happy to meet with you to present this project and answer any questions you may have.

Please do not hesitate to contact me if you have any queries in the meantime.

Regards,

Sarah Carter | Senior Project Officer

Asset Design & Delivery | Infrastructure & Contracts Branch, Housing ACT

M:  | **e:** SarahA.Carter@act.gov.au

Community Services Directorate | ACT Government

Nature Conservation House | 153 Emu Bank, Belconnen ACT 2616



IMPORTANT NOTICE

The information contained in this email and any attachments is for the intended recipient only. It may contain material of a confidential nature relating to the operations of the Community Services Directorate, or its clients, contractors or stakeholders. Information of this nature may be subject to the provisions of the *Information Privacy Act 2014*, *Public Sector Management Act 1994*, *Health Records (Privacy and Access) Act 1997*, *Children and Young People Act 2008*, *Housing Assistance Act 1987* and/or the *Crimes Act 1900*. Any person who inappropriately discloses this information may be subject to disciplinary/criminal proceedings under any of these Acts. If you have received this email

in error, please notify the sender and then delete this transmission and any attachments.



ACT
Government

Environment, Planning and
Sustainable Development

Planning Act 2023

LETTER OF AUTHORISATION

To be completed and submitted with various planning applications, including development applications, to confirm permission for a third party to act on behalf of a lessee.

LEASE OR SITE DETAILS

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block/s: 1

District: Gungahlin

Section: 31

Street Address: Roden Cutler Drive

Suburb: JACKA

Block/s: _____

District: _____

Section: _____

Street Address: _____

Suburb: _____

Where no block and section details are available, describe the location (i.e. road reserve name, or outdoor dining area location)

APPLICANT DETAILS AND DECLARATION

Applicant Details (Please Print)

Applicant name: Commissioner of Social Housing Email: saraha.carter@act.gov.au

OR

Company name: _____ Email: _____

Company Nominees – a Company can list up to three nominees. The **first** nominee **must** be authorised to sign on behalf of the Company

Nominee 1: _____ Nominee 2: _____ Nominee 3: _____

Applicant Declaration

I/we the applicant, by signing the below, declare that:

- I am the person authorised to sign, or to sign on behalf of the company described in this form; and
- I declare that all the information given on this form and its attachments are true and complete.

Signature:  _____

Date: 31/05/2024

LESSEE DETAILS AND DECLARATION

Lessee Details (Please Print Names) - if more than two lessees, please number each additional lessee in 'additional lessees'

First Lessee: Sarah Carter

Second Lessee: _____

Additional lessees: _____

Lessee Declaration - if more than two lessees, please number each additional lessee in 'additional lessees'

I/we the lessee(s), by signing the below, declare that:

- I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration and privacy clauses in all relevant forms; and

- I/we understand that all the information given on this form is true and complete.

I/we the lessee(s), by signing the below, authorise the person/company (to be known as *the Applicant*) to:

- obtain information in relation to this site;
- to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);
 - Pre-Application Meeting
 - Development Application, including amendments
 - Exemption Declaration
 - Reconsideration Application
 - Environmental Impact Statement or Environmental Significant Opinions
 - Other planning application
- to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amend and provide further information as necessary and receive any communications relating to the application.

First Lessee Signature: _____ Date: 31/05/2024

Second Lessee Signature: _____ Date: _____

Additional Lessee Signature: _____ Date: _____

LAND CUSTODIAN DETAILS AND DECLARATION – for works on unleased Territory Land

Land Custodian Details (Please Print) - if more than two custodians, please number each additional custodian in 'additional custodians'

First Custodian Name: _____ Agency: _____

Second Custodian Name: _____ Agency: _____

Additional Custodians: _____

Land Custodian Declaration - if more than two custodians, please number each additional custodian in 'additional custodians'

I/we the land custodian(s), by signing the below, declare that:

- I am/we are the land custodian(s) of the public or unleased land described above;
- I/we have been made aware of the declaration and privacy clauses in all relevant forms; and
- I/we understand that all the information given on this form is true and complete.

I/we the land custodian(s), by signing the below, authorise the person/company (to be known as *the Applicant*) to:

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First Custodian Signature: _____ Date: _____

Second Custodian Signature: _____ Date: _____

Additional Custodian Signature: _____ Date: _____

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the *Planning Act 2023*. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning Act 2023 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Transport Canberra and City Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
8 Darling Street Mitchell ACT 2911

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: ACEpdcustomerservices@act.gov.au

Website: www.planning.act.gov.au

6 June 2024

Andrew Barr, MLA - Chief Minister
Chris Steel, MLA - Minister for Planning

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Block 1 Section 31 JACKA

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There are no area specific assessment outcomes to consider for the Gungahlin District, however the proposal will be designed to address the Territory Plan requirements, the Jacka locality assessment requirements as well as the Housing and Urban Design Guides, where relevant.

This site has an area of 2,307m² and is in close proximity to local services, a large public playground and large urban open space. The site is walking distance to the proposed local Jacka Centre which will include a hub for arts, culture, shopping and health along with nearby shopping centres such as the Amaroo Group Centre, Casey Market Town and the Gungahlin Town Centre.

The Jacka style of living will have a strong community focus as a place to belong and connect with neighbours. There will be walking tracks and bike trails leading to wetlands and wildlife corridors. The site is considered a suitable site for development of new, all electric, sustainable and energy efficient dwellings.

The site would have capacity to achieve 11 - 20 new dwellings of one, two and three bedrooms, to provide a mixture of dwelling types which respond to the Housing and Urban Design Guide requirements for new dwellings.

Residential Zone Policy

The site is zoned RZ4, Medium Density Residential where multi-unit housing is a permissible use. The RZ4 policy outcomes include:

- Facilitate development or redevelopment of sites to achieve a distinctively medium density housing character in a manner that demonstrates design excellence.
- Provide for a range of housing choices where the housing contains a mix of single dwelling and multi-unit housing.
- Provide opportunities for redevelopment by enabling changes to residential density and the original pattern of subdivision.
- Provide opportunities for redevelopment by enabling change.

- c. is for significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT; and Note Significant infrastructure or facilities includes community, social and public housing projects of any scale.*

Response:

This proposal is to provide 11 - 20 residential dwellings for ACT social housing which directly responds to this requirement. This is a social housing proposal which will have a significant benefit to the ACT community, and will assist in meeting targets under the Growing and Renewing Public Housing Program.

- d. has been the subject of sufficient consultation under subsection (3).*

Response:

Please refer to response at (3) below. We are of the view that the Authority will engage sufficiently with the community as part of this process.

- 2. A territory priority project declaration for a development proposal must be made before the development application for the proposal is made under section 166.**

Response:

The consultant team are working on the DA deliverable documentation and the DA is intended to be submitted following declaration of the project as a Territory Priority Project.

- 3. Before making a territory priority project declaration, the Minister**
- a. may seek the advice of the territory planning authority; and**
 - b. must publish a notice on the authority website**
 - i. stating that copies of the proposed declaration are available on the website; and**
 - ii. inviting people to give written comments about the proposed declaration to the authority at a stated address during a stated period of at least 15 working days (the consultation period); and**
 - iii. if the development proposal requires a major plan amendment to proceed**

- 1. including a description of the proposed major plan amendment;
and**
 - 2. inviting the national capital authority to give written comments
about the proposed declaration to the authority during the
consultation period; and**
 - 3. including the supporting report for the major plan amendment;
and**
- c. must consider any comments received during the consultation period.**

Response:

We note the requirement for the Minister to publish details of this proposal for at least 15 working days in accordance with the Act.

No major plan amendment is required for this project as the proposal is to be consistent with the Territory Plan 2023.

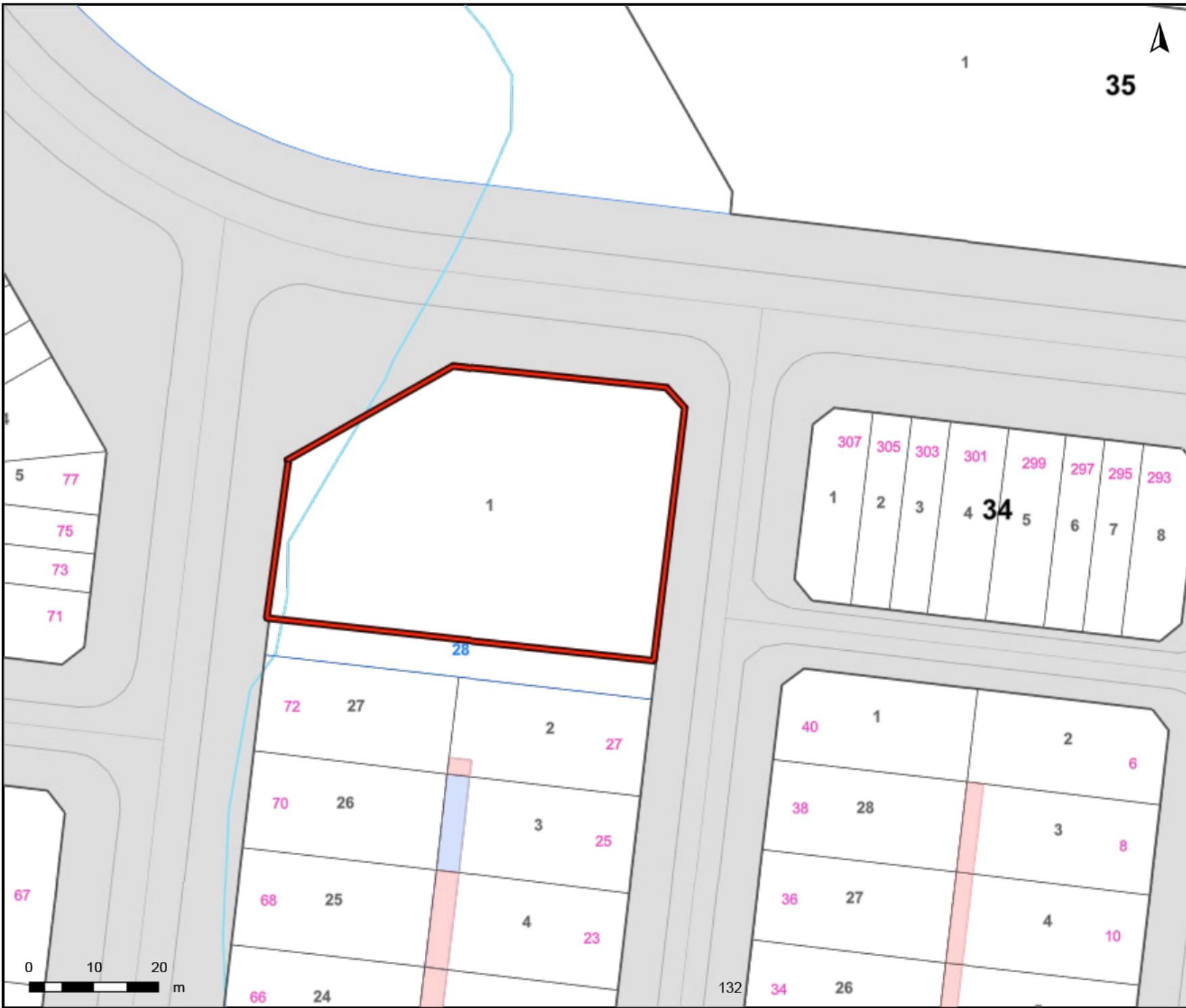
- 4. If the Chief Minister is also the Minister, another Minister must make the declaration under subsection (1) with the Chief Minister.**
- 5. In this section: development proposal includes a proposal involving 2 or more stages, sites or development applications. supporting report—see section 55.**

Yours sincerely,



Sarah Carter

Senior Project Officer, Housing Assistance



35

ACTmapi

Title:

Block 1 Section
31 JACKA

Notes

Site Location

Scale 1: 785

05 June 2024

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



ACT
Government

From: [Kaucz, Alix](#)
To: [McFarlane, Trina](#)
Subject: FW: Application for Declaration of a Territory Priority Project - Public housing proposal JACKA B1 Section 44
Date: Thursday, 6 June 2024 9:18:29 AM
Attachments: [letter-of-authorisation HACT.pdf](#)
[Application for Declaration of a Territory Priority Project - JACKA S44 B1.pdf](#)
[ACTmapi A4-Landscape B1 S44.pdf](#)
[image001.png](#)

From: Carter, SarahA <SarahA.Carter@act.gov.au>
Sent: Thursday, June 6, 2024 7:39 AM
To: STEEL <STEEL@act.gov.au>
Cc: Terrplan <Terrplan@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: Application for Declaration of a Territory Priority Project - Public housing proposal JACKA B1 Section 44

Dear Minister,

I am writing to you in relation to a Territory Priority Project for Housing ACT in JACKA (Block 1 Section 44).

Attached is the application to request this project be declared a Territory Priority Project, accompanied by ACTMAPI Location map of the proposed development.

Our project team would be happy to meet with you to present this project and answer any questions you may have.

Please do not hesitate to contact me if you have any queries in the meantime.

Regards,

Sarah Carter | Senior Project Officer

Asset Design & Delivery | Infrastructure & Contracts Branch, Housing ACT

M:  | **e:** SarahA.Carter@act.gov.au

Community Services Directorate | ACT Government

Nature Conservation House | 153 Emu Bank, Belconnen ACT 2616



IMPORTANT NOTICE

The information contained in this email and any attachments is for the intended recipient only. It may contain material of a confidential nature relating to the operations of the Community Services Directorate, or its clients, contractors or stakeholders. Information of this nature may be subject to the provisions of the *Information Privacy Act 2014*, *Public Sector Management Act 1994*, *Health Records (Privacy and Access) Act 1997*, *Children and Young People Act 2008*, *Housing Assistance Act 1987* and/or the *Crimes Act 1900*. Any person who inappropriately discloses this information may be subject to disciplinary/criminal proceedings under any of these Acts. If you have received this email in error, please notify the sender and then delete this transmission and any attachments.



ACT
Government

Environment, Planning and
Sustainable Development

Planning Act 2023

LETTER OF AUTHORISATION

To be completed and submitted with various planning applications, including development applications, to confirm permission for a third party to act on behalf of a lessee.

LEASE OR SITE DETAILS

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block/s: 1

District: Gungahlin

Section: 44

Street Address: Roden Cutler Drive

Suburb: JACKA

Block/s: _____

District: _____

Section: _____

Street Address: _____

Suburb: _____

Where no block and section details are available, describe the location (i.e. road reserve name, or outdoor dining area location)

APPLICANT DETAILS AND DECLARATION

Applicant Details (Please Print)

Applicant name: Commissioner of Social Housing Email: saraha.carter@act.gov.au

OR

Company name: _____ Email: _____

Company Nominees – a Company can list up to three nominees. The **first** nominee **must** be authorised to sign on behalf of the Company

Nominee 1: _____ Nominee 2: _____ Nominee 3: _____

Applicant Declaration

I/we the applicant, by signing the below, declare that:

- I am the person authorised to sign, or to sign on behalf of the company described in this form; and
- I declare that all the information given on this form and its attachments are true and complete.

Signature  _____

Date: 31/05/2024

LESSEE DETAILS AND DECLARATION

Lessee Details (Please Print Names) - if more than two lessees, please number each additional lessee in 'additional lessees'

First Lessee: Sarah Carter

Second Lessee: _____

Additional lessees: _____

Lessee Declaration - if more than two lessees, please number each additional lessee in 'additional lessees'

I/we the lessee(s), by signing the below, declare that:

- I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration and privacy clauses in all relevant forms; and

- I/we understand that all the information given on this form is true and complete.

I/we the lessee(s), by signing the below, authorise the person/company (to be known as *the Applicant*) to:

- obtain information in relation to this site;
- to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);
 - Pre-Application Meeting
 - Development Application, including amendments
 - Exemption Declaration
 - Reconsideration Application
 - Environmental Impact Statement or Environmental Significant Opinions
 - Other planning application
- to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amend and provide further information as necessary and receive any communications relating to the application.

First Lessee Signature: _____ Date: 31/05/2024

Second Lessee Signature: _____ Date: _____

Additional Lessee Signature: _____ Date: _____

LAND CUSTODIAN DETAILS AND DECLARATION – for works on unleased Territory Land

Land Custodian Details (Please Print) - if more than two custodians, please number each additional custodian in 'additional custodians'

First Custodian Name: _____ Agency: _____

Second Custodian Name: _____ Agency: _____

Additional Custodians: _____

Land Custodian Declaration - if more than two custodians, please number each additional custodian in 'additional custodians'

I/we the land custodian(s), by signing the below, declare that:

- I am/we are the land custodian(s) of the public or unleased land described above;
- I/we have been made aware of the declaration and privacy clauses in all relevant forms; and
- I/we understand that all the information given on this form is true and complete.

I/we the land custodian(s), by signing the below, authorise the person/company (to be known as *the Applicant*) to:

- obtain information in relation to this site;
- to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);
 - Pre-Application Meeting
 - Development Application, including amendments
 - Exemption Declaration
 - Reconsideration Application
 - Environmental Impact Statement or Environmental Significant Opinions
 - Other planning application
- to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amend and provide further information as necessary and receive any communications relating to the application.

First Custodian Signature: _____ Date: _____

Second Custodian Signature: _____ Date: _____

Additional Custodian Signature: _____ Date: _____

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the *Planning Act 2023*. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning Act 2023 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Transport Canberra and City Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
8 Darling Street Mitchell ACT 2911

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Email: ACEpdcustomerservices@act.gov.au
Website: www.planning.act.gov.au

6 June 2024

Andrew Barr, MLA - Chief Minister
Chris Steel, MLA - Minister for Planning

Application for Declaration of a Territory Priority Project – ACT Public Housing Proposal

Block 1 Section 44 JACKA

Dear Ministers,

I am writing to apply for Territory Priority Project status for this ACT Government Housing project for residential development proposed for Block 1 Section 44 JACKA under Section 218 of the *Planning Act 2023*. The project, as outlined below, meets several desired future outcomes of the Territory, and will have a significant benefit to the people of the ACT.

The proposal for ACT Housing includes:

- Construction of 26 - 30 Dwellings which will include a mix of one-, two- and three-bedrooms.
- Associated on-site car parking, bicycle parking and EV ready stations.
- Landscaping.

Section 218 of the *Planning Act 2023* outlines the process required to declare a proposal as a territory priority project, as follows:

1. *The Chief Minister and Minister may jointly declare that a development proposal is a territory priority project (a territory priority project declaration) if the Chief Minister and Minister are satisfied that the proposal*

a. would achieve a major government policy outcome that is of significant benefit to the people of the ACT; and

Response:

The Growing and Renewing Public Housing program (Program) forms part of the *ACT Housing Strategy*, released in October 2018. A key element of the strategy is a commitment to strengthening social housing assistance. The Program commenced in 2019-20 and is set to deliver 1,400 new homes by 2026-27 comprising of 1,000 dwellings to replace existing end-of-use dwellings and at least 400 dwellings to grow the social housing portfolio. Delivering more government social housing in the ACT, as part of the Government's vision to build a progressive and inclusive city that supports vibrant local communities. Over the 8-year period, homes will be delivered through a mix of redevelopments on existing Housing ACT land, developments on purchased land, and acquisitions from the market (including through private treaty/auctions and the Expression of Interest mechanism).

This site in Jacka is a key redevelopment site for the Program, delivering a yield of 26 - 30 dwellings well positioned in a new greenfield suburb, close to the local centre, services and amenities. A key output of the Program is the construction of at least 420 dwellings on land provided through the

indicative land release program. The new greenfield estates will support a variety of housing options and urban environments that will be designed to better meet the diverse and contemporary tenant needs.

The Program aims to deliver government housing (social/public) in as many suburbs as possible, be well located close to transport, jobs and services, be of good quality and design, be consistent with the look and feel of surrounding properties, be acquired through construction and purchase, provide a mix of diverse building types, and co-locate with a range of tenancy types in higher density areas.

Additionally, through this Program, new opportunities will be provided to tenants to live better lives, encouraging social inclusion and participation and building stronger communities. This Program supports Government in the reduction of homelessness and strengthening social housing assistance, while increasing capacity to assist those experiencing or at risk of experiencing homelessness. The Program will continue to have an overall positive impact on the wellbeing of tenants through continued and expanded provision of social housing to the Canberra community, largely assisting people who not only access social housing, but a range of other government services.

This proposal therefore supports these objectives.

- b. would substantially facilitate the achievement of the desired future planning outcomes set out in the planning strategy, a relevant district strategy, the territory plan or any relevant zone; and***

Response:

Planning strategy

The *ACT Planning Strategy 2018* identifies 5 themes, including proposals that are compact and efficient; diverse; sustainable, liveable and resilient. It is considered that this proposed location for government social housing would meet these themes by providing sustainable new homes close to local amenity and public transport.

Public housing assistance is targeted at those most in need in our community. Stable, safe, and secure long-term housing provides the foundation upon which individuals and families can build their future, engage with the community, take up opportunities for education, training, and employment, and build capacity and resilience.

Housing Assistance is committed to providing public housing in all suburbs across Canberra, to build communities that are diverse and vibrant, and enable people to achieve positive social and economic outcomes.

We are committed to building and contributing to neighbourhoods that are inclusive and welcoming, that offer safe, affordable, and sustainable housing to those who need it most. Some of our tenants stay in public housing for a short period of time, whilst others stay for a longer term or forever.

Projected future demand for public housing will come from those experiencing housing stress, with the biggest growth expected from older lone persons and single parent families. This means the housing we provide needs to be diverse and flexible to meet the requirements of a range of different people and households. Durability, longevity, and whole-of-life costs are critical considerations in

the design and construction of public housing, not only for the long-term management of each asset, but also for the enduring amenity of our tenants.

As such, this development will be designed to minimise maintenance, withstand above-average rates of wear and tear, respond to site conditions and local climate, withstand termites and other pests and vermin, with a view to prolong the useful life of the property.

Territory Plan 2023

Gungahlin District Strategy

The proposed development contributes to the Gungahlin Strategy by providing Social and Affordable housing appropriate to the neighbourhood characteristics and amenities.

Our development initiatives are aligned with the 5 big drivers, 10 targets and key directions outlined in the Gungahlin Strategy. This Framework emphasizes sustainable growth, community well-being, and enhanced infrastructure all of which are key components of our Growing and Renewing Program.

In particular the proposal would meet the below key items which highlight the future vision within the Inner Gungahlin District Strategy.

- Item 5 of the big drivers *'New residential development is of a height and density appropriate to neighbourhood characteristics and amenities, provides a mix of housing types and is a means for sustainable transformation, including enhanced active travel and walkability and better connections to centres, net zero emissions initiatives, and social and affordable housing.'*
- Item 9 of the targets *'Greater housing choice and affordability to meet community needs.'*
- Item 10 of the targets *'More inclusive and fair communities.'*

Gungahlin District Policy

There are no area specific assessment outcomes to consider for the Gungahlin District, however the proposal will be designed to address the Territory Plan requirements, the Jacka locality assessment requirements as well as the Housing and Urban Design Guides, where relevant.

This site has an area of 8,450m² and is in close proximity to local services, a large public playground and large urban open space. The site is walking distance to the proposed local Jacka Centre which will include a hub for arts, culture, shopping and health along with nearby shopping centres such as the Amaroo Group Centre, Casey Market Town and the Gungahlin Town Centre.

The Jacka style of living will have a strong community focus as a place to belong and connect with neighbours. There will be walking tracks and bike trails leading to wetlands and wildlife corridors. The site is considered a suitable site for development of new, all electric, sustainable and energy efficient dwellings.

The site would have capacity to achieve 26 - 30 new dwellings of one, two and three bedrooms, to provide a mixture of dwelling types which respond to the Housing and Urban Design Guide requirements for new dwellings.

Residential Zone Policy

The site is zoned RZ3, Urban Residential where multi-unit housing is a permissible use.

The RZ3 policy outcomes include:

- Facilitate development or redevelopment of sites to achieve medium density housing.
- Provide for a range of housing choices where the housing contains a mix of single dwelling and multi-unit housing.
- Provide opportunities for redevelopment by enabling changes to the residential density and original pattern of subdivision.
- Provide opportunities for redevelopment by enabling change.

- c. is for significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT; and Note Significant infrastructure or facilities includes community, social and public housing projects of any scale.*

Response:

This proposal is to provide 26 – 30 residential dwellings for ACT social housing which directly responds to this requirement. This is a social housing proposal which will have a significant benefit to the ACT community, and will assist in meeting targets under the Growing and Renewing Public Housing Program.

- d. has been the subject of sufficient consultation under subsection (3).*

Response:

Please refer to response at (3) below. We are of the view that the Authority will engage sufficiently with the community as part of this process.

- 2. A territory priority project declaration for a development proposal must be made before the development application for the proposal is made under section 166.**

Response:

The consultant team are working on the DA deliverable documentation and the DA is intended to be submitted following declaration of the project as a Territory Priority Project.

- 3. Before making a territory priority project declaration, the Minister**
- a. may seek the advice of the territory planning authority; and**
 - b. must publish a notice on the authority website**
 - i. stating that copies of the proposed declaration are available on the website; and**
 - ii. inviting people to give written comments about the proposed declaration to the authority at a stated address during a stated period of at least 15 working days (the consultation period); and**
 - iii. if the development proposal requires a major plan amendment to proceed**

1. *including a description of the proposed major plan amendment; and*
 2. *inviting the national capital authority to give written comments about the proposed declaration to the authority during the consultation period; and*
 3. *including the supporting report for the major plan amendment; and*
- c. *must consider any comments received during the consultation period.*

Response:

We note the requirement for the Minister to publish details of this proposal for at least 15 working days in accordance with the Act.

No major plan amendment is required for this project as the proposal is to be consistent with the Territory Plan 2023.

4. *If the Chief Minister is also the Minister, another Minister must make the declaration under subsection (1) with the Chief Minister.*
5. *In this section: development proposal includes a proposal involving 2 or more stages, sites or development applications. supporting report—see section 55.*

Yours sincerely,



Sarah Carter

Senior Project Officer, Housing Assistance

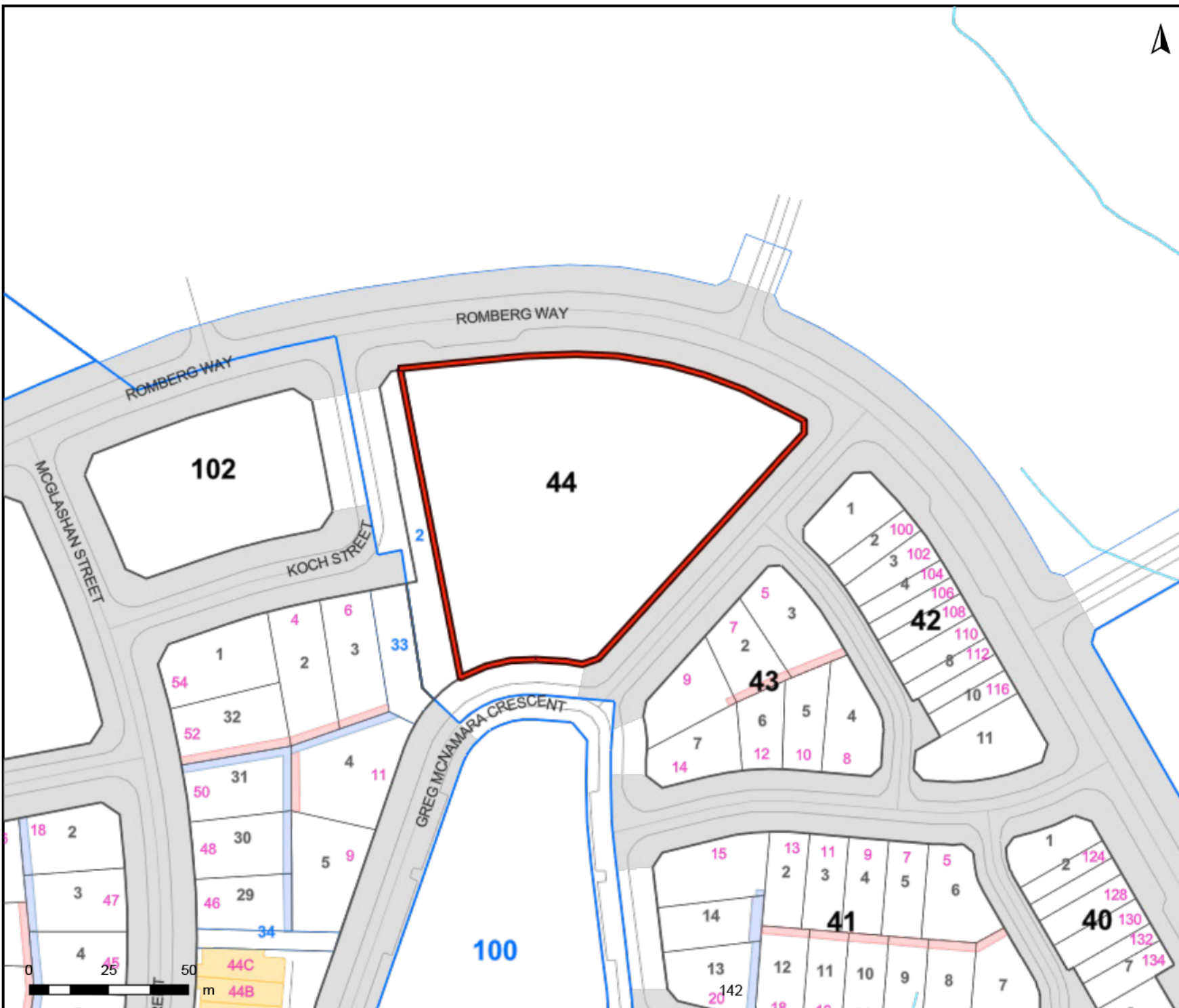


Title:

Block 1 Section
44 JACKA

Notes

Site Location



Scale 1: 1601

05 June 2024

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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ACT
Government

From: [McFarlane, Trina](#)
To: [EPSDD PlanningUrbanPolicy](#)
Cc: [Kaucz, Alix](#); [Terrplan](#)
Subject: FOR REVIEW - 24/59590 Ministerial-Information Brief - Steel - Territory Priority Projects - TPP2024-01 to TPP2024-07 (Housing ACT)
Date: Thursday, 6 June 2024 8:57:00 AM
Attachments: [24_59590 Ministerial-Information Brief - Steel - Territory Priority Projects - TPP2024-01 to TPP2024-07 \(Housing ACT\).obr](#)

Hi Fatti

This package has been reviewed by Alix and is ready for PUP exec review for early clearance/comment/guidance before going to MO.

It includes the first TPP proposal from Housing ACT. We expect to receive the remaining 6 proposals shortly to process and attach to the brief.

Thanks
Trina

From: [Maxwell, Brad](#)
To: [EPSDD PlanningUrbanPolicy](#)
Cc: [McFarlane, Trina](#)
Subject: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects
Date: Thursday, 21 November 2024 9:45:03 AM
Attachments: [24_59590 Ministerial-Information Brief - Steel - Request from Housing ACT for Declaration of Territory Priority Projects.obr](#)
[image001.jpg](#)

OFFICIAL

Hi team

Could we please have this one sent back up for review and clearance? It was progressed just before Caretaker commenced but wasn't signed by the Minister. I have made a couple of minor updates to reflect that we're now in a new term of government, and to confirm Minister Steel's early commitments (i.e. we're now seeking formal agreement to commence work to clarify TPPs in the Act).

For background, we've been pushed by ACT Housing for a formal Minister response so they can progress the 7 projects that have been subject to the request.

- EBM review and clearance: 26 Nov
- EGM review and clearance: 29 Nov

Happy to discuss more if needed.

Thanks
Brad

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Wednesday, 11 September 2024 4:11 PM
To: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Good afternoon

Please see attached for progression: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

Thanks,

Ailsa

[Ailsa Schreurs](#) (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD

From: Green, Ben <Ben.Green@act.gov.au>
Sent: Wednesday, September 11, 2024 4:01 PM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: FW: EGM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ailsa,

This is cleared.

Cheers
Ben

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Tuesday, August 27, 2024 4:30 PM
To: Green, Ben <Ben.Green@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: RE: EGM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ben

Can you please review and clear this item, as the team would like an update for their regular meetings with HACT.

Thanks,

Ailsa

Ailsa Schreurs (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Wednesday, August 7, 2024 10:48 AM
To: Green, Ben <Ben.Green@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: EGM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ben

For your clearance, *24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects*

-

Thanks,

Ailsa

Ailsa Schreurs (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: OBrien, Freya <Freya.OBrien@act.gov.au>

Sent: Wednesday, August 7, 2024 10:27 AM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: RE: EBM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Thanks Ailsa, this one is cleared.

Freya O'Brien (she/her)

Executive Branch Manager | Strategic Planning and Policy

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy

Sent: Wednesday, August 7, 2024 9:25 AM

To: OBrien, Freya <Freya.OBrien@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: EBM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Morning Freya

For your clearance, *24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects*

Thanks,

Ailsa

Ailsa Schreurs (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Sent: Wednesday, August 7, 2024 9:10 AM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: McFarlane, Trina <Trina.McFarlane@act.gov.au>

Subject: FW: FOR REVIEW - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ailsa

This one is ready for exec review.

Kind regards

Alix

From: McFarlane, Trina

Sent: Friday, August 2, 2024 11:46 AM

To: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Subject: FOR REVIEW - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

Hi Alix

I have updated this brief to incorporate feedback from EGM received yesterday and drafted a letter (Attachment H).

This is ready for you to review.

Thanks

Trina

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy

Sent: Friday, August 2, 2024 9:02 AM

To: McFarlane, Trina <Trina.McFarlane@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Subject: RE: REVISION - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Good morning Trina

Thanks for letting me know.

Thanks,

Ailsa

Ailsa Schreurs (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: x45047

From: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Sent: Friday, August 2, 2024 8:53 AM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: FW: REVISION - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects
Importance: High

OFFICIAL

Hi Ailsa

I need to update this brief again in response to feedback received yesterday and prepare and attach a letter.

We'll resend this to you when it's ready for clearance.

Thanks

Trina

From: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Sent: Thursday, August 1, 2024 3:19 PM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Subject: FW: REVISION - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects
Importance: High

OFFICIAL

Hi Ailsa

Please find attached the revised brief for the TPP projects.

Alix

From: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Sent: Thursday, August 1, 2024 3:10 PM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: REVISION - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects
Importance: High

OFFICIAL

Just putting correct 'subject' line in for this brief

From: McFarlane, Trina
Sent: Thursday, August 1, 2024 12:31 PM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: FW: REVISION - 24/59590 // RE: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas
Importance: High

Hi Alix

As requested, I have made some updates to this brief in track changes. This is ready for you to clear.

Thanks
Trina

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Thursday, August 1, 2024 11:51 AM
To: McFarlane, Trina <Trina.McFarlane@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: REVISION - 24/59590 // RE: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas

OFFICIAL

Hi Trina and Alix

Freya has asked if you can please revise this brief so I can progress it again?

There were no formal emails at the link of it ever being cleared by exec, DDG or Government Services, even though all have viewed it in Obj.

Apologies for this.

Thanks,

Ailsa

[Ailsa Schreurs](#) (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD

EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams

From: McFarlane, Trina <Trina.McFarlane@act.gov.au>

Sent: Wednesday, July 17, 2024 10:57 AM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Subject: FW: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas

OFFICIAL

Hi Ailsa

Please let me know if there are any updates on this brief.

Alix and I have a weekly meeting with Housing ACT at 3pm on Wednesday, and they are keen to have any updates.

If there are no updates, I will cancel today's meeting.

Thanks

Trina

From: McFarlane, Trina

Sent: Tuesday, July 9, 2024 9:16 AM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au>

Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Subject: RE: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas

Hi Ailsa

Dot points as requested.

Territory Priority Projects (TPP)

- The first requests to declare development proposals as TPP have been received.
- This is for 7 proposals from Housing ACT for social housing of between 9 and 30 dwellings in various suburbs.
- A TPP declaration is where you and the Chief Minister jointly declare that proposal is a TPP. The proposal must meet all 4 of the required criteria under the Planning Act.
- The Territory Planning Authority has done an initial assessment of the 7 proposals and made a recommendation.
- The Authority is seeking your agreement.

Regards

Trina

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Monday, July 8, 2024 4:01 PM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>; McFarlane, Trina <Trina.McFarlane@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: RE: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas

OFFICIAL

Thank you.

Hi Trina,

Are you able to provide 3-5 dot points on the agenda item below for the verbal update next week?

Thank you,

Ailsa

Ailsa Schreurs (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au

From: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Sent: Thursday, July 4, 2024 4:55 PM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Subject: RE: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas

OFFICIAL

Hi Ailsa

I've updated the weekly brief and have added some details in the table below about an agenda item I'm hoping can be discussed (not sure if that's the right way to do it as we've not added anything to the agenda before). I've also attached a link to the brief it relates to.

If there are any TPP related questions Trina will be able to help while I'm on leave (the next 2 weeks).

Kind regards

Alix

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Thursday, July 4, 2024 3:18 PM
To: Kemp, Alison <Alison.Kemp@act.gov.au>; Burton, Anthony <Anthony.Burton@act.gov.au>; Clarke, TraceyA <TraceyA.Clarke@act.gov.au>; Kingham, Amy <Amy.Kingham@act.gov.au>; Azzopardi, Adam <Adam.Azzopardi@act.gov.au>; Doherty, Cara <Cara.Doherty@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Wright, KarenJ <KarenJ.Wright@act.gov.au>; Seagrott, Helena <Helena.Seagrott@act.gov.au>; Foxley, Patrick <Patrick.Foxley@act.gov.au>; Deutrom, Alexander <Alexander.Deutrom@act.gov.au>; Yeo, Kieren <Kieren.Yeo@act.gov.au>; Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas

OFFICIAL

Good afternoon team

The two requests to be completed are:

1. PUP Weekly Brief

Please can you update the weekly brief (attached) with your respective forward-looking matters and anything of key interest to Ministers for the **week of 8 July 2024**. Please remember, matters where DDG or MO are not yet aware, should not be raised in this brief.

2. **Ministers weekly briefing agendas/actions:** For agenda items, please ensure the following information is included when sending through agenda items – I will distribute the actions arising table to teams accordingly for updates. ***Please note where a written briefing is not proposed, three to five dot points are required to be provided to DGO/DDGO prior to the meeting.***

Minister	Agenda item	Context (include briefing reference or short summary for context)	Advise if verbal update only or supporting briefing paper	Proposed EPSDD Executive attendance
Steel	Territory Priority Projects	Info brief 24/59590	Verbal update	Ben Green

Due back to the PUP inbox with updates, or 'nil updates', by COB Monday 8 July 2024.

Please let me know if you have any further questions.

Kind Regards,

Ailsa

Ailsa Schreurs ([She/her](#)) | A/g Business Support Officer, Planning and Urban Policy
 Environment, Planning and Sustainable Development Directorate | ACT Government
 Email: ailsa.schreurs@act.gov.au |
 Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601
www.environment.act.gov.au | www.planning.act.gov.au



*I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.
I acknowledge and respect their continuing culture and the contribution they make to the life of our city and*

From: [McFarlane, Trina](#)
To: [Moser, Sonya](#)
Subject: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects
Date: Thursday, 12 September 2024 1:19:00 PM
Attachments: [24_59590 Ministerial-Information Brief - Steel - Request from Housing ACT for Declaration of Territory Priority Projects.obr](#)
[image001.jpg](#)

Hi Sonya
FYI on status – This brief progressed to MO yesterday.
Trina

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Tuesday, September 10, 2024 12:07 PM
To: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Cc: Maxwell, Brad <Brad.Maxwell@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: RE: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Trina

This is still with Ben, we will let you know when it has progressed.

Thanks,

Ailsa

Ailsa Schreurs (she/her)
A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Sent: Tuesday, September 10, 2024 11:51 AM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: Maxwell, Brad <Brad.Maxwell@act.gov.au>
Subject: RE: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ailsa

Checking in again to see if there are any updates on progress of this brief, ahead of our regular Wednesday weekly meeting with Housing ACT?

Thanks

Trina

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Tuesday, August 27, 2024 4:42 PM
To: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Cc: Maxwell, Brad <Brad.Maxwell@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: RE: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Trina

Apologies for the delay, I was on leave last week.

It looks like this is still with Ben. I will chase him again to see what the delay is about.

Thanks,

Ailsa

Ailsa Schreurs (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Sent: Tuesday, August 27, 2024 9:41 AM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: Maxwell, Brad <Brad.Maxwell@act.gov.au>
Subject: FW: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ailsa

Checking in again to see if there are any updates on progress of this brief, ahead of our regular weekly meeting with Housing ACT?

Thanks
Trina

From: McFarlane, Trina
Sent: Wednesday, August 21, 2024 11:58 AM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: Maxwell, Brad <Brad.Maxwell@act.gov.au>

Subject: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

Hi Ailsa

Are there any updates on progress of this brief?

We have a meeting with ACT Housing at 3pm today and they will ask about progress.

If it hasn't progressed, I suggest we cancel the meeting.

Thanks

Trina

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy

Sent: Wednesday, August 14, 2024 10:10 AM

To: McFarlane, Trina <Trina.McFarlane@act.gov.au>

Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: RE: FOR REVIEW - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Trina

This is with EGM. I'll ask him to review this morning and let you know.

Thanks,

Ailsa

Ailsa Schreurs (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD

EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: McFarlane, Trina <Trina.McFarlane@act.gov.au>

Sent: Wednesday, August 14, 2024 9:12 AM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Subject: FW: FOR REVIEW - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

From: [Engele, Sam](#)
To: [EPSD Government Services](#); [EPSDDExecutiveOffice](#)
Subject: RE: BERNADETTE: FOR DDG CLEARANCE - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects
Date: Wednesday, 11 September 2024 5:13:16 PM
Attachments: [image002.jpg](#)
[image003.jpg](#)

OFFICIAL

Approved.

SAM ENGELE

Deputy Director-General (a/g)
Planning and Sustainable Development

Phone via Teams | Mobile 0413 113 039

Email Sam.Engele@ACT.gov.au

Environment, Planning and Sustainable Development Directorate

480 Northbourne ave, Dickson ACT 2602 | www.act.gov.au



From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Wednesday, September 11, 2024 4:49 PM
To: [EPSDDExecutiveOffice](mailto:EPSDDExecutiveOffice@act.gov.au) <EPSDDExecutiveOffice@act.gov.au>
Subject: BERNADETTE: FOR DDG CLEARANCE - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hello Bernadette

Please see attached ministerial information brief, EGM cleared.

The MO is expecting this prior to caretaker, even though the critical date is noted as normal course of business.

Thanks

Guen

Guen Marshall | Assistant Director, Cabinet

Government Services | Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: MS Teams | Email: guenivere.marshall@act.gov.au | EPSDGovernmentServices@act.gov.au

Level 4 (Snow Gum), 480 Northbourne Ave, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Wednesday, September 11, 2024 4:11 PM
To: [EPSD Government Services](mailto:EPSDGovernmentServices@act.gov.au) <EPSDGovernmentServices@act.gov.au>
Cc: [EPSDD PlanningUrbanPolicy](mailto:EPSDDPlanningUrbanPolicy@act.gov.au) <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Good afternoon

Please see attached for progression: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

Thanks,

Ailsa

[Ailsa Schreurs](#) (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: Green, Ben <Ben.Green@act.gov.au>

Sent: Wednesday, September 11, 2024 4:01 PM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: FW: EGM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ailsa,

This is cleared.

Cheers

Ben

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy

Sent: Tuesday, August 27, 2024 4:30 PM

To: Green, Ben <Ben.Green@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: RE: EGM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ben

Can you please review and clear this item, as the team would like an update for their regular meetings with HACT.

Thanks,

Ailsa

[Ailsa Schreurs](#) (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy

Sent: Wednesday, August 7, 2024 10:48 AM

To: Green, Ben <Ben.Green@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: EGM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ben

For your clearance, *24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects*

Thanks,

Ailsa

[Ailsa Schreurs](#) (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: OBrien, Freya <Freya.OBrien@act.gov.au>

Sent: Wednesday, August 7, 2024 10:27 AM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

From: [Schreurs, Ailsa](#) on behalf of [EPSDD PlanningUrbanPolicy](#)
To: [EPSD Government Services](#)
Cc: [EPSDD PlanningUrbanPolicy](#)
Subject: CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects
Date: Wednesday, 11 September 2024 4:10:54 PM
Attachments: [24_59590 Ministerial-Information Brief - Steel - Request from Housing ACT for Declaration of Territory Priority Projects.obr](#)
[image001.jpg](#)

OFFICIAL

Good afternoon

Please see attached for progression: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

Thanks,

Ailsa

[Ailsa Schreurs](#) (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD

EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: Green, Ben <Ben.Green@act.gov.au>

Sent: Wednesday, September 11, 2024 4:01 PM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: FW: EGM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ailsa,

This is cleared.

Cheers

Ben

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy

Sent: Tuesday, August 27, 2024 4:30 PM

To: Green, Ben <Ben.Green@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: RE: EGM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ben

Can you please review and clear this item, as the team would like an update for their regular meetings with HACT.

Thanks,

Ailsa

[Ailsa Schreurs](#) (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD

EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy

Sent: Wednesday, August 7, 2024 10:48 AM

To: Green, Ben <Ben.Green@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

From: [EPSD Government Services](#)
To: [EPSDD DLO](#)
Cc: [EPSD Government Services](#)
Subject: MOD - EPSD - Housing ACT Request for Territory Priority Proj. - 24-59590
Date: Wednesday, 11 September 2024 5:24:04 PM
Attachments: [image002.jpg](#)
[image003.jpg](#)
[image001.png](#)

OFFICIAL

Good morning/afternoon,
Please find attached the brief for Minister Steel, as cleared by the DDG.
It has also been placed in the [G-Drive](#).

Critical Date: 12 September 2024

Critical Reason: To provide your office with information about a request from Housing ACT to declare seven development proposals as territory priority projects

It is also requested in the Brief that the Chief Minister is cc'd.

Kind Regards,

Sebastian Davis | Ministerial Liaison Officer | He/Him
Phone: (02) 6207 2961 | Email: sebastian.davis@act.gov.au

Government Services | EPSDD | ACT Government
480 Northbourne Ave, Dickson

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.



From: Engele, Sam <Sam.Engele@act.gov.au>
Sent: Wednesday, September 11, 2024 5:13 PM
To: EPSD Government Services <EPSDGovernmentServices@act.gov.au>; EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Subject: RE: BERNADETTE: FOR DDG CLEARANCE - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Approved.

SAM ENGELE

Deputy Director-General (a/g)
Planning and Sustainable Development

Phone via Teams | Mobile 0413 113 039
Email Sam.Engele@ACT.gov.au
Environment, Planning and Sustainable Development Directorate
480 Northbourne ave, Dickson ACT 2602 | www.act.gov.au



From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Wednesday, September 11, 2024 4:49 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Subject: BERNADETTE: FOR DDG CLEARANCE - 24/59590 Ministerial - Steel - Request from Housing ACT

From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#)
Subject: BERNADETTE: FOR DDG CLEARANCE - 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects
Date: Wednesday, 11 September 2024 4:48:00 PM
Attachments: [24_59590 Ministerial-Information Brief - Steel - Request from Housing ACT for Declaration of Territory Priority Projects.obr](#)
[image001.jpg](#)

Hello Bernadette

Please see attached ministerial information brief, EGM cleared.

The MO is expecting this prior to caretaker, even though the critical date is noted as normal course of business.

Thanks

Guen

Guen Marshall | Assistant Director, Cabinet

Government Services | Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: MS Teams | Email: guenivere.marshall@act.gov.au | EPSDGovernmentServices@act.gov.au

Level 4 (Snow Gum), 480 Northbourne Ave, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy

Sent: Wednesday, September 11, 2024 4:11 PM

To: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Good afternoon

Please see attached for progression: 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

Thanks,

Ailsa

Ailsa Schreurs (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD

EPSDDPlanningUrbanPolicy@act.gov.au | MS Teams | PH: (02) 6205 0471

From: Green, Ben <Ben.Green@act.gov.au>

Sent: Wednesday, September 11, 2024 4:01 PM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: FW: EGM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for Declaration of Territory Priority Projects

OFFICIAL

Hi Ailsa,

This is cleared.

Cheers

Ben

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy

Sent: Tuesday, August 27, 2024 4:30 PM

To: Green, Ben <Ben.Green@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: RE: EGM CLEAR // 24/59590 Ministerial - Steel - Request from Housing ACT for



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: MS FIONA CARRICK MLA

Addressed to: MINISTER FOR HEALTH

Reference: PLANNING

Hearing: 15 April 2025

In relation to: Potential Territory Priority Project Declarations

Question received: 24 April 2025

Answer Due: 1 May 2025

Minister

The proposed changes to the Planning Act 2023 includes declaring health facilities as Territory Priority Projects.

You have said that Burrangiri does not meet the standards and that an option is to move Arcadia House to Burrangiri.

What are the standards to ensure the facility is compliant for:

- a respite centre?
- an alcohol and other drugs facility?

What work needs to be undertaken for both types of facilities to meet these standards?

Will a DA be required?

Is there any dialogue with the community or is it just one way representations?

We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?

RACHEL STEPHEN-SMITH MLA: The answer to the Member's question is as follows:

Building standards for Commonwealth accredited aged care services in Australia are primarily governed by the Aged Care Quality Standards, which mandate a framework of core requirements for quality and safety. These standards, revised in 2025, focus on ensuring the safety, well-being, and dignity of older people in residential care. In addition, the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), which are replicated in the National Construction Code (NCC), provide specific accessibility requirements.

In addition to the Standards for Aged Care, an Aged Care Respite would be a Class 9C Building. A Class 9C according to the Building Code of Australia, is a residential care building where

10 per cent or more of the residents require assistance with daily activities or evacuation in an emergency.

Depending on the type of client being cared for, and the service operator, the building design may also need to consider the Australasian Health Facility Guidelines that are intended to be used to inform the planning and construction of health facilities.

The Alcohol and Other Drugs Step-Up Step-Down Service, which currently operates at Arcadia House, is a residential, home-like therapy service. Services such as these are not subject to specific healthcare standards.

A Step-Up Step-Down Residential Rehabilitation service is typically a Class 3 Building. A Class 3 building is a residential building that may provide 'care-type' or boarding services. The building must comply with the Building Code of Australia and meet minimum requirements for safety, health, amenity, and sustainability. Specific requirements for Class 3 buildings include those related to fire safety, noise control, and accessibility.

Burrangiri would require a significant upgrade if it was to continue as a respite centre for aged care and hospital discharge. The current layout and design have significant functionality issues that would be very costly to address. The works needed would include:

- addressing the limited number of toilets and showers and modification to include ensuites to rooms;
- addressing the small room sizes to increase capability to care for people requiring more assistance with activity of daily living; and
- more intensive nursing support and/or assistance with a full range of mobility and manual handling aid equipment.

It would require modifications to better care for people with dementia and behavioural and physiological symptoms of dementia. Work is currently under way to determine what upgrades may be required if the building was to provide a different type of community health service.

Any future construction/development on the site has not yet been finalised, hence it is not possible to determine whether a DA will be required.

The development application process provides approval for the design and siting of a development. It considers aspects including the suitability of the location, potential for impact on neighbouring uses, the bulk and scale of a development, parking provision and removal of trees. The process provides an opportunity for entities such as Icon Water, Transport Canberra and City Services (TCCS), and the Environment Protection Authority (EPA) to comment on the proposal and ensure their requirements are met.

The development assessment process may seek advice from ACT Health and the subsequent development approval may include conditions in relation to relevant health standards and licence requirements. However, the assessment process as such does not determine compliance with relevant health standards or licence requirements.

OFFICIAL

Checks and balances in place to ensure the facilities meet relevant standards are achieved through the assessment process, for example through compliance with any relevant assessment requirements or assessment outcomes in the Territory Plan; through entity requirements included as conditions of approval requiring endorsement prior to commencement of construction; and through post approval processes, such as building certification to ensure the relevant minimum requirements of the Building Code of Australia are complied with.

The community will be informed as the Government's plans for the facility progress.

Approved for circulation to the Standing Committee on Legal Affairs

Signature:

By the Minister for Health, Rachel Stephen-Smith MLA

Date:

From: [EPSDD PlanningUrbanPolicy](#)
To: [EPSD Government Services](#); [EPSDD StatutoryPlanning](#); [EPSDD PlanningUrbanPolicy](#)
Subject: RE: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations
Date: Wednesday, 30 April 2025 3:11:56 PM
Attachments: [image001.jpg](#)

OFFICIAL

Hi Cam,
This may be for SP to assist with.
Thanks

Fatti

Fatima McGee | Business Support Officer, Planning and Urban Policy
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 3693 | Email: fatima.mcgee@act.gov.au
Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601
www.environment.act.gov.au | www.planning.act.gov.au



*I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.
I acknowledge and respect their continuing culture and the contribution they make to the life of our city and this region.*

From: EPSD Government Services
Sent: Wednesday, 30 April 2025 3:10 PM
To: EPSDD StatutoryPlanning ; EPSDD PlanningUrbanPolicy
Cc: EPSD Government Services
Subject: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations
Importance: High

OFFICIAL

Good afternoon,
ACTHD is urgently seeking EPSDD input to the attached EPTCS Committee QON 002. Input is required for the last part of the QON (see below and highlighted in attached draft ACTHD response).

‘We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards? ‘

Noting the response is due to the Committee by 2 May with Ministerial clearance required, can this please be provided back to GS as soon as possible. Due to ACTHD (following DDG clearance) by COB tomorrow, 1 May 2025.

Kind regard,
Cam

[Cameron Musgrove](#) | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [EPSD Government Services](#)
Cc: [EPSDD DLO](#)
Subject: CAM: DUE 01/05 - Urgent request for input for QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations - Due 1 May
Date: Tuesday, 29 April 2025 6:02:01 PM
Attachments: [EPTCS_QON_002_Answer_Template_-_Potential_Territory_Priority_Project_Declarations_-_facility_standards_\(A51792694\).docx](#)
[image001.jpg](#)
Importance: High

OFFICIAL

Hi Cam

ACT Health is requesting urgent input from EPSDD to the attached QON (see below and highlighted in attached draft ACTHD response).

‘We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?’

Due back to ACT Health Directorate please by COB 1 May 2025.

Kind regards

Michelle

Michelle O’Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 |GPO Box 158, Canberra ACT 2601

From: Ryan, Liam On Behalf Of ACT Health DLO

Sent: Tuesday, 29 April 2025 4:40 PM

To: EPSDD DLO

Cc: ACT Health DLO

Subject: Urgent request for input for QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations - Due 1 May

Importance: High

OFFICIAL

Hi Andrew,

ACTHD is urgently seeking EPSDD input to the attached EPTCS Committee QON 002. This one was redirected from EPSDD to ACTHD, however, ACTHD has advised that EPSDD input is required for the last part of the QON (see below and highlighted in attached draft ACTHD response).

‘We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?’

If possible could we please request input by COB Thursday, 1 May noting the response is

due to the Committee by 2 May.

Many thanks for this.

Liam

Liam Ryan | Directorate Liaison Officer

Office of Rachel Stephen-Smith MLA | Minister for Health, Minister for Mental Health

Ministerial and Government Services | ACT Health Directorate

Tel: [REDACTED] Email: ACTHealthDLO@act.gov.au

ACTH Email signature Values





Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: MS FIONA CARRICK MLA

Addressed to: MINISTER FOR HEALTH

Reference: PLANNING

Hearing: 15 April 2025

In relation to: Potential Territory Priority Project Declarations

Question received: 24 April 2025

Answer Due: 1 May 2025

Minister

The proposed changes to the Planning Act 2023 includes declaring health facilities as Territory Priority Projects.

You have said that Burrangiri does not meet the standards and that an option is to move Arcadia House to Burrangiri.

What are the standards to ensure the facility is compliant for:

- a respite centre?
- an alcohol and other drugs facility?

What work needs to be undertaken for both types of facilities to meet these standards?

Will a DA be required?

Is there any dialogue with the community or is it just one way representations?

We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?

RACHEL STEPHEN-SMITH MLA: The answer to the Member's question is as follows:

Building standards for Commonwealth accredited aged care services in Australia are primarily governed by the Aged Care Quality Standards, which mandate a framework of core requirements for quality and safety. These standards, revised in 2025, focus on ensuring the safety, well-being, and dignity of older people in residential care. In addition, the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), which are replicated in the National Construction Code (NCC), provide specific accessibility requirements.

In addition to the Standards for Aged Care, an Aged Care Respite would be a Class 9C Building. A Class 9C according to the Building Code of Australia, is a residential care building where

10 per cent or more of the residents require assistance with daily activities or evacuation in an emergency.

Depending on the type of client being cared for, and the service operator, the building design may also need to consider the Australasian Health Facility Guidelines that are intended to be used to inform the planning and construction of health facilities.

The Alcohol and Other Drugs Step-Up Step-Down Service, which currently operates at Arcadia House, is a residential, home-like therapy service. Services such as these are not subject to specific healthcare standards.

A Step-Up Step-Down Residential Rehabilitation service is typically a Class 3 Building. A Class 3 building is a residential building that may provide 'care-type' or boarding services. The building must comply with the Building Code of Australia and meet minimum requirements for safety, health, amenity, and sustainability. Specific requirements for Class 3 buildings include those related to fire safety, noise control, and accessibility.

Burrangiri would require a significant upgrade if it was to continue as a respite centre for aged care and hospital discharge. The current layout and design have significant functionality issues that would be very costly to address. The works needed would include:

- addressing the limited number of toilets and showers and modification to include ensuites to rooms;
- addressing the small room sizes to increase capability to care for people requiring more assistance with activity of daily living; and
- more intensive nursing support and/or assistance with a full range of mobility and manual handling aid equipment.

It would require modifications to better care for people with dementia and behavioural and physiological symptoms of dementia. Work is currently under way to determine what upgrades may be required if the building was to provide a different type of community health service.

Any future construction/development on the site has not yet been finalised, hence it is not possible to determine whether a DA will be required.

The community will be informed as the Government's plans for the facility progress.

Approved for circulation to the Standing Committee on Legal Affairs

Signature:

By the Minister for Health, Rachel Stephen-Smith MLA

Date:

From: [EPSD Government Services](#)
To: [EPSDD StatutoryPlanning](#); [EPSDD PlanningUrbanPolicy](#)
Cc: [EPSD Government Services](#)
Subject: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations
Date: Wednesday, 30 April 2025 3:10:01 PM
Attachments: [INPUT - ACTHD - QON 002 - Potential Territory Priority Project Declarations - facility standards.obr](#)
Importance: High

OFFICIAL

Good afternoon,

ACTHD is urgently seeking EPSDD input to the attached EPTCS Committee QON 002. Input is required for the last part of the QON (see below and highlighted in attached draft ACTHD response).

‘We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?’

Noting the response is due to the Committee by 2 May with Ministerial clearance required, can this please be provided back to GS as soon as possible. Due to ACTHD (following DDG clearance) by COB tomorrow, 1 May 2025.

Kind regard,

Cam

[Cameron Musgrove](#) | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD StatutoryPlanning](#)
To: [EPSD Government Services](#)
Subject: SP INPUT CLEARED BY EGM CILLIERS - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations
Date: Thursday, 1 May 2025 10:34:06 AM
Attachments: [INPUT - ACTHD - QON 002 - Potential Territory Priority Project Declarations - facility_standards.obr](#)

OFFICIAL

Hi GS Team,
Please see below SP Division's EGM Clearance for INPUT request to QON 002
Regards,
Lucy

Lucy Barrett
Executive Assistant;
Executive Group Manager, Statutory Planning, George Cilliers
Executive Branch Manager, DA Services and Support – Craig Weller
Executive Branch Manager, Statutory Assessments - Alix Kaucz

Environment, Planning and Sustainable Development Directorate | ACT Government
Level 1, 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

From: Cilliers, George
Sent: Thursday, 1 May 2025 9:56 AM
To: EPSDD StatutoryPlanning
Cc: Gell, Chris ; Kaucz, Alix
Subject: RE: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations

OFFICIAL

Many thanks Chris,
Cleared (noting that ACTHD may choose to redact or use the input in a different location in their response)
Regards
George

From: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>
Sent: Thursday, 1 May 2025 9:25 AM
To: Cilliers, George <George.Cilliers@act.gov.au>
Subject: FW: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations

OFFICIAL

For your review and clearance please George

From: Gell, Chris <Chris.Gell@act.gov.au>
Sent: Thursday, 1 May 2025 9:21 AM
To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>
Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Subject: RE: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations

OFFICIAL

Hi Lucy

I've drafted a response in track changes.

Happy to amend as required.

Thanks

Chris

From: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Sent: Wednesday, 30 April 2025 3:45 PM

To: Kaucz, Alix <Alix.Kaucz@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Riches, Dominic <Dominic.Riches@act.gov.au>

Subject: FW: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations

Importance: High

OFFICIAL

Who is available to draft this response?

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Wednesday, 30 April 2025 3:10 PM

To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations

Importance: High

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Kind regard,

Cam

[Cameron Musgrove](#) | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#)
Cc: [EPSD Government Services](#)
Subject: For DDG PSD - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations
Date: Thursday, 1 May 2025 2:12:34 PM
Attachments: [INPUT - ACTHD - QON 002 - Potential Territory Priority Project Declarations - facility standards.obr](#)

OFFICIAL

Hi Brodie,

For urgent DDG PSD clearance, EPSDD input to the attached EPTCS Committee QON 002

Kind regards,

Cam

[Cameron Musgrove](#) | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Wednesday, 30 April 2025 3:10 PM

To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; EPSDD

PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations

Importance: High

OFFICIAL

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Kind regard,

Cam

[Cameron Musgrove](#) | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSD Government Services](#)
To: [EPSDD DLO](#)
Cc: [EPSD Government Services](#)
Subject: INPUT FOR ACTHS - QON 002 - Potential Territory Priority Project Declarations
Date: Friday, 2 May 2025 12:28:52 PM
Attachments: [INPUT - ACTHD - QON 002 - Potential Territory Priority Project Declarations - facility_standards.obr](#)

OFFICIAL

Hi Michelle,

Urgent input for progression to ACTHD via Min Steel Office.

Thanks,

Cam

[Cameron Musgrove](#) | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: Rutledge, Geoffrey

Sent: Friday, 2 May 2025 12:27 PM

To: EPSDDExecutiveOffice ; EPSD Government Services

Subject: FW: (ASAP please) 2/5 DDG PSD - QON 002 - Standing Committee on EPTCS

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential

Territory Priority Project Declarations

OFFICIAL

Approved – quality input from Chris Gell.

Geoffrey

From: Ferson, Brodie <Brodie.Ferson@act.gov.au>

Sent: Friday, 2 May 2025 9:22 AM

To: Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>

Cc: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>

Subject: (ASAP please) 2/5 DDG PSD - QON 002 - Standing Committee on EPTCS Inquiry

into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory

Priority Project Declarations

OFFICIAL

Hi Geoffrey

Please see attached input to a CSD led QON for DDG clearance in Erin's absence. The QON is due to the Committee today, so urgent clearance is requested.

You'll note that the input has come from the statutory planning division in EPSDD (EGM cleared), and provides factual information about the DA process.

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this

region.

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Thursday, 1 May 2025 2:13 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For DDG PSD - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations

OFFICIAL

Hi Brodie,
For urgent DDG PSD clearance, EPSDD input to the attached EPTCS Committee QON 002
Kind regards,
Cam
[Cameron Musgrove](#) | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Wednesday, 30 April 2025 3:10 PM
To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; EPSDD
PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations
Importance: High

OFFICIAL

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Noting the response is due to the Committee by 2 May with Ministerial clearance required, can this please be provided back to GS as soon as possible. Due to ACTHD (following DDG clearance) by COB tomorrow, 1 May 2025.

Kind regard,
Cam

[Cameron Musgrove](#) | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDDExecutiveOffice](#)
To: [EPSDD_DLO](#)
Cc: [EPSD_Government_Services](#); [EPSDDExecutiveOffice](#)
Subject: FW: URGENT REVIEW - MO NOT CLEARED: - QON 002 - Potential Territory Priority Project Declarations
Date: Friday, 2 May 2025 4:07:49 PM
Attachments: [INPUT - ACTHD - QON 002 - Potential Territory Priority Project Declarations - facility_standards.obr](#)

OFFICIAL

Michelle

Noting the tight timeframe this can go across to the MO on George's clearance.

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development
Environment, Planning and Sustainable Development Directorate | ACT Government
480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601
www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Cilliers, George

Sent: Friday, 2 May 2025 4:01 PM

To: EPSD Government Services

Cc: EPSDDExecutiveOffice ; EPSDD StatutoryPlanning

Subject: RE: URGENT REVIEW - MO NOT CLEARED: - QON 002 - Potential Territory Priority Project Declarations

OFFICIAL

Input revised to address 'checks and balances'

Cleared

Regards

George

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

Sent: Friday, 2 May 2025 2:41 PM

To: Cilliers, George <George.Cilliers@act.gov.au>

Subject: FW: URGENT REVIEW - MO NOT CLEARED: - QON 002 - Potential Territory Priority Project Declarations

Importance: High

OFFICIAL

George just putting this on your radar, the timeframe is very tight as QONs are due to back to the committee signed by Ministers today.

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Friday, 2 May 2025 1:31 PM

To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>;

EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>

Subject: URGENT REVIEW - MO NOT CLEARED: - QON 002 - Potential Territory Priority

Project Declarations

Importance: High

OFFICIAL

Hi team,

MO has reviewed EPSDD's input and has advised *the input doesn't seem to respond to the full question (information on the standards framework for these proposals is great, though doesn't address the 'checks and balances' part of the question).*

Could the response please be urgently be reviewed and any further detail added to address the specifics of that question?

Thanks,

Cam

[Cameron Musgrove](#) | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Wednesday, 30 April 2025 3:10 PM

To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; EPSDD

PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations

Importance: High

OFFICIAL

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'We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?'

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Kind regard,

Cam

[Cameron Musgrove](#) | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [Buckle, Grace](#)
To: [EPSDD DLO](#)
Subject: RE: [URG] EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards
Date: Friday, 2 May 2025 12:45:56 PM
Attachments: [image001.jpg](#)

OFFICIAL

Thanks Michelle, the input doesn't seem to respond to the full question (information on the standards framework for these proposals is great, though doesn't address the 'checks and balances' part of the question.

Thanks

Grace

Grace Buckle

Senior Adviser | Office of Chris Steel MLA

Email: grace.buckle@act.gov.au | Phone: [REDACTED]

From: EPSDD DLO

Sent: Friday, 2 May 2025 12:39 PM

To: Buckle, Grace

Cc: EPSDD DLO

Subject: [URG] EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards

Importance: High

OFFICIAL

Hello Grace

For your urgent review/clearance please is EPSDD input for QON 002 asked by Carrick to Minister Stephen-Smith from the TPP Inquiry Hearings.

This was due to Health yesterday. I have saved to your Assembly folder as this one would be easier to review that way: [\[URG\] EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards](#)

We have input outstanding from Health Directorate for one of our TPP Inquiry QONS, if we could get this one to Health that may assist us with getting our input sooner LOL.

Thanks Grace.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO <EPSDDDDLO@act.gov.au>

Sent: Tuesday, 29 April 2025 6:02 PM

To: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Cc: EPSDD DLO <EPSDDDDLO@act.gov.au>

Subject: CAM: DUE 01/05 - Urgent request for input for QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations - Due 1 May

Importance: High

OFFICIAL

Hi Cam

ACT Health is requesting urgent input from EPSDD to the attached QON (see below and highlighted in attached draft ACTHD response).

'We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?'

Due back to ACT Health Directorate please by COB 1 May 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Ryan, Liam On Behalf Of ACT Health DLO

Sent: Tuesday, 29 April 2025 4:40 PM

To: EPSDD DLO

Cc: ACT Health DLO

Subject: Urgent request for input for QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations - Due 1 May

Importance: High

OFFICIAL

Hi Andrew,

ACTHD is urgently seeking EPSDD input to the attached EPTCS Committee QON 002. This one was redirected from EPSDD to ACTHD, however, ACTHD has advised that EPSDD input is required for the last part of the QON (see below and highlighted in attached draft ACTHD response).

'We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?'

If possible could we please request input by COB Thursday, 1 May noting the response is due to the Committee by 2 May.

Many thanks for this.

Liam

Liam Ryan | Directorate Liaison Officer

Office of Rachel Stephen-Smith MLA | Minister for Health, Minister for Mental Health

Ministerial and Government Services | ACT Health Directorate

Tel [REDACTED] | Email: ACTHealthDLO@act.gov.au

ACTH Email signature Values



From: [Buckle, Grace](#)
To: [EPSDD DLO](#)
Subject: RE: [URG] REVISED EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards
Date: Friday, 2 May 2025 4:19:47 PM
Attachments: [image001.jpg](#)

OFFICIAL

Hi Michelle, input cleared at the office level.

Thanks

Grace

Grace Buckle

Senior Adviser | Office of Chris Steel MLA

Email: grace.buckle@act.gov.au | Phone: [REDACTED]

From: EPSDD DLO

Sent: Friday, 2 May 2025 4:18 PM

To: Buckle, Grace

Cc: EPSDD DLO

Subject: RE: [URG] REVISED EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards

Importance: High

OFFICIAL

Hello Grace

For urgent review/clearance please is EPSDD revised input in response to your request for more in response to the 'checks and balances' part of the question.

Saved to the folder with changes tracked for ease of your urgent review please: [URG\] EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards](#)

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Buckle, Grace <Grace.Buckle@act.gov.au>

Sent: Friday, 2 May 2025 12:46 PM

To: EPSDD DLO <EPSDDLO@act.gov.au>

Subject: RE: [URG] EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards

OFFICIAL

Thanks Michelle, the input doesn't seem to respond to the full question (information on the standards framework for these proposals is great, though doesn't address the 'checks and

balances' part of the question.

Thanks

Grace

Grace Buckle

Senior Adviser | Office of Chris Steel MLA

Email: grace.buckle@act.gov.au | Phone: [REDACTED]

From: EPSDD DLO <EPSDDDLO@act.gov.au>

Sent: Friday, 2 May 2025 12:39 PM

To: Buckle, Grace <Grace.Buckle@act.gov.au>

Cc: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: [URG] EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards

Importance: High

OFFICIAL

Hello Grace

For your urgent review/clearance please is EPSDD input for QON 002 asked by Carrick to Minister Stephen-Smith from the TPP Inquiry Hearings.

This was due to Health yesterday. I have saved to your Assembly folder as this one would be easier to review that way: [\[URG\] EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards](#)

We have input outstanding from Health Directorate for one of our TPP Inquiry QONS, if we could get this one to Health that may assist us with getting our input sooner LOL.

Thanks Grace.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO <EPSDDDLO@act.gov.au>

Sent: Tuesday, 29 April 2025 6:02 PM

To: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Cc: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: CAM: DUE 01/05 - Urgent request for input for QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations - Due 1 May

Importance: High

OFFICIAL

Hi Cam

ACT Health is requesting urgent input from EPSDD to the attached QON (see below and highlighted in attached draft ACTHD response).

From: [EPSDD DLO](#)
To: [ACT Health DLO](#)
Cc: [EPSDD DLO](#)
Subject: RE: Urgent request for input for QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations - Due 1 May
Date: Friday, 2 May 2025 4:40:01 PM
Attachments: [EPTCS_QON_002 - EPSDD_INPUT.DOC](#)
[image001.jpg](#)
Importance: High

OFFICIAL

Hello Liam

Please find attached EPSDD's input cleared by the Steel Office. Apologies for the delay and sincere thanks for your patience!

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Ryan, Liam On Behalf Of ACT Health DLO

Sent: Tuesday, 29 April 2025 4:40 PM

To: EPSDD DLO

Cc: ACT Health DLO

Subject: Urgent request for input for QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations - Due 1 May

Importance: High

OFFICIAL

Hi Andrew,

ACTHD is urgently seeking EPSDD input to the attached EPTCS Committee QON 002. This one was redirected from EPSDD to ACTHD, however, ACTHD has advised that EPSDD input is required for the last part of the QON (see below and highlighted in attached draft ACTHD response).

'We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?'

If possible could we please request input by COB Thursday, 1 May noting the response is due to the Committee by 2 May.

Many thanks for this.

Liam

[Liam Ryan | Directorate Liaison Officer](#)

[Office of Rachel Stephen-Smith MLA | Minister for Health, Minister for Mental Health](#)

Ministerial and Government Services | ACT Health Directorate

Tel: [REDACTED] | Email: ACTHealthDLO@act.gov.au

ACTH Email signature Values





Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: MS FIONA CARRICK MLA

Addressed to: MINISTER FOR HEALTH

Reference: PLANNING

Hearing: 15 April 2025

In relation to: Potential Territory Priority Project Declarations

Question received: 24 April 2025

Answer Due: 1 May 2025

Minister

The proposed changes to the Planning Act 2023 includes declaring health facilities as Territory Priority Projects.

You have said that Burrangiri does not meet the standards and that an option is to move Arcadia House to Burrangiri.

What are the standards to ensure the facility is compliant for:

- a respite centre?
- an alcohol and other drugs facility?

What work needs to be undertaken for both types of facilities to meet these standards?

Will a DA be required?

Is there any dialogue with the community or is it just one way representations?

We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?

RACHEL STEPHEN-SMITH MLA: The answer to the Member's question is as follows:

Building standards for Commonwealth accredited aged care services in Australia are primarily governed by the Aged Care Quality Standards, which mandate a framework of core requirements for quality and safety. These standards, revised in 2025, focus on ensuring the safety, well-being, and dignity of older people in residential care. In addition, the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), which are replicated in the National Construction Code (NCC), provide specific accessibility requirements.

In addition to the Standards for Aged Care, an Aged Care Respite would be a Class 9C Building. A Class 9C according to the Building Code of Australia, is a residential care building where

10 per cent or more of the residents require assistance with daily activities or evacuation in an emergency.

Depending on the type of client being cared for, and the service operator, the building design may also need to consider the Australasian Health Facility Guidelines that are intended to be used to inform the planning and construction of health facilities.

The Alcohol and Other Drugs Step-Up Step-Down Service, which currently operates at Arcadia House, is a residential, home-like therapy service. Services such as these are not subject to specific healthcare standards.

A Step-Up Step-Down Residential Rehabilitation service is typically a Class 3 Building. A Class 3 building is a residential building that may provide 'care-type' or boarding services. The building must comply with the Building Code of Australia and meet minimum requirements for safety, health, amenity, and sustainability. Specific requirements for Class 3 buildings include those related to fire safety, noise control, and accessibility.

Burrangiri would require a significant upgrade if it was to continue as a respite centre for aged care and hospital discharge. The current layout and design have significant functionality issues that would be very costly to address. The works needed would include:

- addressing the limited number of toilets and showers and modification to include ensuites to rooms;
- addressing the small room sizes to increase capability to care for people requiring more assistance with activity of daily living; and
- more intensive nursing support and/or assistance with a full range of mobility and manual handling aid equipment.

It would require modifications to better care for people with dementia and behavioural and physiological symptoms of dementia. Work is currently under way to determine what upgrades may be required if the building was to provide a different type of community health service.

Any future construction/development on the site has not yet been finalised, hence it is not possible to determine whether a DA will be required.

The development application process provides approval for the design and siting of a development. It considers aspects including the suitability of the location, potential for impact on neighbouring uses, the bulk and scale of a development, parking provision and removal of trees. The process provides an opportunity for entities such as Icon Water, Transport Canberra and City Services (TCCS), and the Environment Protection Authority (EPA) to comment on the proposal and ensure their requirements are met.

The development assessment process may seek advice from ACT Health and the subsequent development approval may include conditions in relation to relevant health standards and licence requirements. However, the assessment process as such does not determine compliance with relevant health standards or licence requirements.

Checks and balances in place to ensure the facilities meet relevant standards are achieved through the assessment process, for example through compliance with any relevant assessment requirements or assessment outcomes in the Territory Plan; through entity requirements included as conditions of approval requiring endorsement prior to commencement of construction; and through post approval processes, such as building certification to ensure the relevant minimum requirements of the Building Code of Australia are complied with.

The community will be informed as the Government's plans for the facility progress.

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

Signature:

Date:

By the Minister for Health, Rachel Stephen-Smith MLA

From: [EPSDD DLO](#)
To: [Buckle, Grace](#)
Cc: [EPSDD DLO](#)
Subject: [URG] EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards
Date: Friday, 2 May 2025 12:39:13 PM
Attachments: [image001.jpg](#)
Importance: High

OFFICIAL

Hello Grace

For your urgent review/clearance please is EPSDD input for QON 002 asked by Carrick to Minister Stephen-Smith from the TPP Inquiry Hearings.

This was due to Health yesterday. I have saved to your Assembly folder as this one would be easier to review that way: [\[URG\] EPSD INPUT FOR HEALTH - TPP QON 002 - CARRICK - Stephen-Smith - Facility Standards](#)

We have input outstanding from Health Directorate for one of our TPP Inquiry QONS, if we could get this one to Health that may assist us with getting our input sooner LOL.

Thanks Grace.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 |GPO Box 158, Canberra ACT 2601

From: EPSDD DLO

Sent: Tuesday, 29 April 2025 6:02 PM

To: EPSD Government Services

Cc: EPSDD DLO

Subject: CAM: DUE 01/05 - Urgent request for input for QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations - Due 1 May

Importance: High

OFFICIAL

Hi Cam

ACT Health is requesting urgent input from EPSDD to the attached QON (see below and highlighted in attached draft ACTHD response).

'We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?'

Due back to ACT Health Directorate please by COB 1 May 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer
Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Ryan, Liam **On Behalf Of** ACT Health DLO

Sent: Tuesday, 29 April 2025 4:40 PM

To: EPSDD DLO

Cc: ACT Health DLO

Subject: Urgent request for input for QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations - Due 1 May

Importance: High

OFFICIAL

Hi Andrew,

ACTHD is urgently seeking EPSDD input to the attached EPTCS Committee QON 002. This one was redirected from EPSDD to ACTHD, however, ACTHD has advised that EPSDD input is required for the last part of the QON (see below and highlighted in attached draft ACTHD response).

'We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?'

If possible could we please request input **by COB Thursday, 1 May** noting the response is due to the Committee by 2 May.

Many thanks for this.

Liam

Liam Ryan | Directorate Liaison Officer

Office of Rachel Stephen-Smith MLA | Minister for Health, Minister for Mental Health

Ministerial and Government Services | ACT Health Directorate

Tel: [REDACTED] | Email: ACTHealthDLO@act.gov.au

ACTH Email signature Values



From: [EPSD Government Services](#)
To: [EPSDD StatutoryPlanning](#)
Cc: [EPSD Government Services](#); [EPSDDExecutiveOffice](#)
Subject: URGENT REVIEW - MO NOT CLEARED: - QON 002 - Potential Territory Priority Project Declarations
Date: Friday, 2 May 2025 1:31:03 PM
Attachments: [INPUT - ACTHD - QON 002 - Potential Territory Priority Project Declarations - facility_standards.obr](#)
Importance: High

OFFICIAL

Hi team,

MO has reviewed EPSDD's input and has advised *the input doesn't seem to respond to the full question (information on the standards framework for these proposals is great, though doesn't address the 'checks and balances' part of the question)*.

Could the response please be urgently be reviewed and any further detail added to address the specifics of that question?

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Wednesday, 30 April 2025 3:10 PM

To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: URGENT - For input - QON 002 - Standing Committee on EPTCS Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025 - Potential Territory Priority Project Declarations

Importance: High

OFFICIAL

Good afternoon,

ACTHD is urgently seeking EPSDD input to the attached EPTCS Committee QON 002. Input is required for the last part of the QON (see below and highlighted in attached draft ACTHD response).

'We have seen DAs that are not compliant slip through the planning Directorate assessment processes. What checks and balances are in place to ensure the facilities meet the standards?'

Noting the response is due to the Committee by 2 May with Ministerial clearance required, can this please be provided back to GS as soon as possible. Due to ACTHD (following DDG clearance) by COB tomorrow, 1 May 2025.

Kind regard,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Planning and Third-party appeal rights

Question received: 24 April 2025

Answer Due: 2 May 2025

- (1) What does the legislation of each Australian state/territory provide for third-party appeal rights for public housing developments.
 - Please provide a comprehensive summary list.
- (2) What does the legislation of each Australian state/territory provide for third-party appeal rights for public health facility developments.
 - Please provide a comprehensive summary list.
- (3) What does the legislation of each Australian state/territory provide for third-party appeal rights for public transport developments, i.e. developments related to light rail.
 - Please provide a comprehensive summary list.

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

Information on appeal rights for development applications for each state and territory are publicly available on jurisdictional websites.

Appeal rights for development applications are a complex area which generally have overlapping legislation at many levels of government. Therefore, to determine the third-party appeal rights for public housing, public health facility and public transport developments across all state and territory jurisdictions across Australia would require an unreasonable diversion of resources.

For example, in the ACT, development applications generally have third-party appeals. However, if that development application is declared a Territory Priority Project (TPP) or occurs in a town centre, it would be exempt from third party appeals. All jurisdictions would likely have similar exemptions or exceptions.

When considering other jurisdictions their equivalent TPP processes have different criteria, some are based on type of development while others are based on scale, nature, context or cost.

Question Taken on Notice 8 includes information about all state and territory processes that are equivalent to the ACT's TPP process. This includes information about third party appeal rights and the scope for each of these processes.

The table below outlines some situations for key jurisdictions where public housing, public health facility and public transport development are excluded from third party appeal. This table shows that other jurisdictions can exclude third-party appeals on a broad range of development types, whether explicitly by development type, by certain criteria and/or by geographic area.

The information in the table is intended to give a general snapshot of how third-party appeals may be considered for public housing, public health facility and public transport development in key jurisdictions. Therefore, it does not contain all statutory state government mechanisms which may exclude third party appeals or exclusions to third-party appeals. The table also includes links to the relevant jurisdictional websites where this information is publicly available.



Jurisdiction	Public Housing Development	Public Health Facility Development	Public Transport Development	Relevant Links
ACT	<p>Currently there are no explicit exclusions for third party appeals.</p> <p>The Bill proposes that public housing developments which qualify are automatically Territory Priority Projects (TPP). TPPs are excluded from third-party appeal.</p>	<p>Currently there are no explicit exclusions for third party appeals.</p> <p>The Bill proposes that public housing developments which qualify are automatically a TPP. TPPs are excluded from third-party appeal.</p>	<p>Currently, under the <i>Planning Act 2023</i> Development related to Light Rail can be Territory Priority Project. TPPs are excluded from third-party appeal.</p>	<p>Planning Act 2023, Chapter 8</p>
NSW	<p>In-fill affordable housing and build to rent housing can be considered State Significant Development (SSD). Several specific areas and sites are also listed as SSD areas</p> <p>SSD are excluded from third-party appeal.</p>	<p>Hospital, medical centre and health research facilities can be considered SSD. Several specific areas and sites are also listed as SSD areas</p> <p>SSD are excluded from third-party appeal.</p>	<p>Rail and related transport facilities can be considered SSD. Several specific areas and sites are also listed as SSD areas</p> <p>SSD are excluded from third-party appeal.</p>	<p>Planning NSW</p> <p>State Environmental Planning Policy (Planning Systems) 2021, Part 2.2</p>
QLD	<p>Proposals which include at least 15% social or affordable housing can be considered State Facilitated Development (SFD). Areas of the state may be declared a Priority Development Area (PDA).</p> <p>SFD and PDA are excluded from third-party appeal.</p>	<p>Areas of the state may be declared a PDA.</p> <p>PDA are excluded from third-party appeal.</p>	<p>Areas of the state may be declared a PDA.</p> <p>PDA are excluded from third-party appeal.</p>	<p>State Facilitated Development</p> <p>Priority Development Areas</p>

Jurisdiction	Public Housing Development	Public Health Facility Development	Public Transport Development	Relevant Links
Vic	<p>Any development that is funded through Victoria’s Big Housing Build program or any development undertaken by or on behalf of Homes Victoria for social and affordable housing in a residential zone can gain a Government Funded Housing Development (GFHD) permit.</p> <p>GFHD are excluded from third-party appeal.</p>	<p>Could not find any explicit state level process or exclusion. The State can declare Priority Precincts for certain areas.</p>	<p>If declared under the <i>Major Transport Project Facilitation Act 2009</i> a proposal may be exempt from third-party appeal.</p>	<p>Government Funded Housing Developments</p> <p>Major Transport project facilitation in Victoria</p>
WA	<p>Any development valued above \$5m or \$20m, dependant on location can be considered for the Significant Development Pathway (SDP).</p> <p>SDP developments are excluded from third party appeal.</p>	<p>Any development valued above \$5m or \$20m, dependant on location can be considered for the SDP.</p> <p>SDP developments are excluded from third party appeal.</p>	<p>Any development valued above \$5m or \$20m, dependant on location can be considered for the SPD.</p> <p>SDP developments are excluded from third party appeal.</p>	<p>Significant Development Pathway</p>

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

Signature:

Date:

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [Brady, Erin](#)
To: [OBrien, Freya](#); [EPSDD PlanningUrbanPolicy](#)
Cc: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: FW: QON 001 - CAIN - Steel - Planning and Third-party appeal rights (A51798214)
Date: Tuesday, 29 April 2025 6:03:19 PM
Attachments: [QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights.obr](#)
[QON 001 - CAIN - Steel - Planning and Third-party appeal rights - PUP.obr](#)
Importance: High

OFFICIAL: Sensitive

Freya

I realise you spoke with Kate about this - but I really need an indication of timing to do the work or do the work - or if you want to speak with Grace.

We are having a lot of queries from the Min office back to us (my team) about Qons and the level of detail (and Grace is also making changes and sending back etc or we are trying to make them) - so I think you need to be prepared to advise how long it would actually take to do the work or add the information in.

If you have worked out how long it would take and are convinced it is a diversion of resources I suggest wording more aligned to that in QON13 (or let me know if Min office has advised to use that wording before).

I understand that the work provided in the table attached to QTON 8 was taken from the planning blueprint reporting (and updated to be specific for this) on a few minor changes. If so - then I think we can possibly add two more columns each jurisdiction to cover each of the two items - public health facility and public transport developments.

A footnote could be used to indicate if those uses fit within the relevant jurisdiction category (eg, state significant development) and what you have considered in that case. If you provide enough detail /disclaimers about how you've examined /assumptions -that would suffice.

Kate and I just looked up NSW and State Significant Development as an example (so if it is similar to this - then it might take 1-2 hrs for someone)

Can you please consider this - and if you want to send it to Min office without the additional information I suggest you give Grace a call in the morning to explain.

Thank you

Erin

For example -

NSW - State Significant development <https://www.planning.nsw.gov.au/assess-and-regulate/development-assessment/planning-approval-pathways/state-significant-development>

- Hospitals are considered SSD; transport infrastructure and / or other health facilities may be captured if y: A proposal is considered state significant if it:

- is over a certain size
- is in a sensitive environmental area
- will exceed a specific capital investment value.

3rd party appeals

Objector's appeal rights

Objectors can only lodge an appeal against the merits of an SSD determination when the development would otherwise have been designated development. The appeal must be made within 28 days of the notification of the decision (please note that objectors do not have the right to appeal any SSD modification determinations).

-----Original Message-----

From: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Sent: Tuesday, 29 April 2025 5:23 PM
To: Brady, Erin <Erin.Brady@act.gov.au>
Subject: QON 001 - CAIN - Steel - Planning and Third-party appeal rights (A51798214)
Importance: High

OFFICIAL: Sensitive

As discussed.

-----Original Message-----

From: OBrien, Freya <Freya.OBrien@act.gov.au>
Sent: Tuesday, 29 April 2025 5:00 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: Moser, Sonya <Sonya.Moser@act.gov.au>
Subject: RE: QON 001 - CAIN - Steel - Planning and Third-party appeal rights (A51798214)

OFFICIAL: Sensitive

Thanks Brodie,

The information that was used to prepare the answer to the QTON was drawn from the public Blueprint reporting on housing reforms. As there is no consolidated reporting/information on S/T reforms relating to infrastructure or health planning reforms, it would be a reasonably time consuming processes to research the approaches for each S/T.

I have updated the QON to reference this contextual information to justify our response.

Let me know if Erin is happy with this approach.

Thanks,

Freya O'Brien (she/her)
Executive Branch Manager | Strategic Planning and Policy

-----Original Message-----

From: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Sent: Tuesday, 29 April 2025 2:47 PM
To: OBrien, Freya <Freya.OBrien@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>; Moser, Sonya <Sonya.Moser@act.gov.au>
Subject: FW: QON 001 - CAIN - Steel - Planning and Third-party appeal rights (A51798214)
Importance: High

OFFICIAL: Sensitive

Hi Freya

Thanks for turning around the QON on planning and third party appeal rights so quickly. Can I please request some further advice noting the response is due to the MO tomorrow?

Erin just had a question below about the third party appeal rights below. You'll note Erin wants to check how long it might take to provide some further information about appeal rights, noting that a table was put together to answer a separate QTON that covers some similar information.

If an update or further info can be provided relatively quick I think Erin would be inclined to ask for that, if not some advice to support the response to the MO would be appreciated.

Please let me know if you have any further questions.

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development Environment,
Planning and Sustainable Development Directorate | ACT Government
480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601
www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

-----Original Message-----

From: Brady, Erin <Erin.Brady@act.gov.au>

Sent: Tuesday, 29 April 2025 2:16 PM

To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: QON 001 - CAIN - Steel - Planning and Third-party appeal rights (A51798214)

OFFICIAL: Sensitive

Brodie

Could you please check with the PUP - Territory Plan team (I think Sonja Moser did previous table) if it is possible to update the table provided in the #8 for public housing and add a separate row each for the other two items (& note that just doing this for state level not local council level)?

If she considers this would take a long time (though I would have thought perhaps this is previous research that may have been done) then to advise how long it might take - and we let office know it would take that long and do they propose to advise it would take considerable time ; or if is about 1-2 hr it may be appropriate to do it.

Thank you

Erin

Erin Brady has sent you a link to "QON 001 - CAIN - Steel - Planning and Third-party appeal rights" (A51798214) from Objective.

Open in Objective ECM Navigator

Double click on the attachment

Open in ECM for Browser

<https://objective.act.gov.au/#/documents/A51798214/details>

From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: RE: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 12:46:01 PM
Attachments: [xx_CSD - QON 011 - CLAY - Steel - Public Housing Developments.obr image001.jpg](#)

OFFICIAL

Apologies!

Please disregard QON 11. This is with CSD now.

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDDExecutiveOffice
Sent: Tuesday, 29 April 2025 12:32 PM
To: EPSD Government Services
Subject: CAM: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Cam

Thank you for sending those through, acknowledging the tight turn around.

I just wanted to check QON11 with you to see if there's any further info expected?

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Tuesday, 29 April 2025 12:14 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Please see attached for DDG PSD clearance, the below QONs following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**. All have been cleared by PUP EBM, noting that PUP EGM is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP

- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON011 - CLAY - Steel - Public Housing Developments – PUP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

Due to MO by COB tomorrow 30 April 2025.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDDGovernmentServices@act.gov.au

From: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Sent: Tuesday, 29 April 2025 12:06 PM

To: EPSD Government Services <EPSDDGovernmentServices@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: FW: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi team,

The below QONs have all been cleared by PUP EBM, noting that PUP EGM has not reviewed them as he is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON11 - CLAY - Steel - Public Housing Developments – PUP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

QON15 that has been redirected is still with the team and will get this to you as soon as possible.

Thanks

Fatti

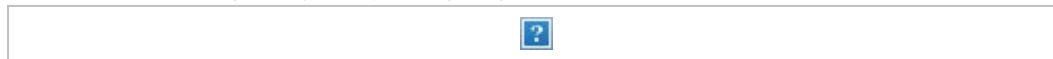
Fatima McGee | Business Support Officer, Planning and Urban Policy

Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: 02 6205 3693 | Email: fatima.mcgee@act.gov.au

Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601

www.environment.act.gov.au | www.planning.act.gov.au



I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of our city and this region.

From: OBrien, Freya <Freya.OBrien@act.gov.au>

Sent: Tuesday, 29 April 2025 11:35 AM

To: Bennett, JamesP <JamesP.Bennett@act.gov.au>; Moser, Sonya <Sonya.Moser@act.gov.au>

Cc: Radice, David <David.Radice@act.gov.au>; Thompson, Chris <Chris.Thompson@act.gov.au>;

Afiabo, Olivia <Olivia.Afiabo@act.gov.au>; EPSDD PlanningUrbanPolicy

<EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: RE: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning

(Territory Priority Project) Amendment Bill 2025

OFFICIAL

Thanks these are all cleared from my perspective, except for QON15. Sonya please let me know when this is ready for review.

Thanks again all,

Freya O'Brien (she/her)

Executive Branch Manager | Strategic Planning and Policy

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Monday, 28 April 2025 10:17 AM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Good morning,

Please see attached Questions on Notice (QON) for response by EPSDD on behalf of the Minister for Planning and Sustainable Development. These QONs have been submitted following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP - **complete**
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP – **Liv - complete**
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP - **complete**
- QON11 - CLAY - Steel - Public Housing Developments – PUP – **Sonya**
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP - **complete**
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP – **Liv - complete**

Notes:

- Where a response to a question asked is available online, please insert a link in the response.
- Please advise as soon as possible if you feel this is an incorrect allocation or if you require input from another Directorate.

The completed response, cleared by the Executive Group Manager, is due to Government Services by **COB tomorrow, 29 April 2025**.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [Brady, Erin](#)
To: [OBrien, Freya](#); [EPSDD PlanningUrbanPolicy](#)
Cc: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: RE: QON 001 - CAIN - Steel - Planning and Third-party appeal rights (A51798214)
Date: Wednesday, 30 April 2025 11:09:20 AM

OFFICIAL: Sensitive

Freya

Thank you for following up and with Grace.

If Grace has indicated that approach is okay - I am okay to proceed on that basis.

Thank you

Erin

-----Original Message-----

From: OBrien, Freya <Freya.OBrien@act.gov.au>

Sent: Wednesday, 30 April 2025 10:49 AM

To: Brady, Erin <Erin.Brady@act.gov.au>; EPSDD PlanningUrbanPolicy
<EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>; EPSD Government Services
<EPSDGovernmentServices@act.gov.au>

Subject: RE: QON 001 - CAIN - Steel - Planning and Third-party appeal rights (A51798214)

OFFICIAL: Sensitive

Hi Erin,

Thanks for your email. I have spoken to Grace and she has confirmed that noting this information is publicly available, the office is comfortable for us to provide a link to the jurisdictional websites rather than undertaking research to pull the details together.

Noting this and your advice below, I have asked the team to create a similar table to the one use in QTON 8, but to also that includes columns for health and infrastructure so we can include information on the key similar reforms eg. NSW/Vic but not for every S/T, it will also include links to the relevant websites for each jurisdiction.

We will also note that this information is publicly available and to for the government to provide the level of detail requested would be a unreasonable allocation of resources. Cabinet office have also confirmed this is the general phrasing for requests of this nature.

Let me know if you have any concerns with this approach.

Thanks,

Freya

Freya O'Brien (she/her)

Executive Branch Manager | Strategic Planning and Policy

-----Original Message-----

From: Brady, Erin <Erin.Brady@act.gov.au>

Sent: Tuesday, 29 April 2025 6:03 PM

To: OBrien, Freya <Freya.OBrien@act.gov.au>; EPSDD PlanningUrbanPolicy
<EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>; EPSD Government Services
<EPSDGovernmentServices@act.gov.au>

Subject: FW: QON 001 - CAIN - Steel - Planning and Third-party appeal rights (A51798214)

Importance: High

OFFICIAL: Sensitive

From: [Brady, Erin](#)
To: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: FW: QTON1 - Third-party appeal rights
Date: Thursday, 1 May 2025 3:56:23 PM
Attachments: [QON 001 - CAIN - Steel - Planning and Third-party appeal rights - PUP.obr image001.jpg](#)

OFFICIAL

I think this is better now and provides some information to address this.

Thank you

From: EPSD Government Services
Sent: Wednesday, 30 April 2025 4:44 PM
To: EPSDDExecutiveOffice
Cc: EPSD Government Services
Subject: FW: QTON1 - Third-party appeal rights

OFFICIAL

Hey team,

Can you please take this one? For DDG to clear.

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD DLO
Sent: Wednesday, 30 April 2025 2:20 PM
To: EPSD Government Services
Cc: EPSDD DLO ; EPSDDExecutiveOffice
Subject: CAM: QTON1 - Third-party appeal rights

OFFICIAL

Hi Cam – for you for QA please then to Exec Office

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer
**Office of Minister Chris Steel MLA | Minister for Planning and Sustainable
Development & Minister for Heritage**

MS teams | Email: EPSDDDLLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra
ACT 2601

From: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Sent: Wednesday, 30 April 2025 2:18 PM
To: EPSDD DLO <EPSDDDLLO@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>;
EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>

Subject: FW: QTON1 - Third-party appeal rights

OFFICIAL

Hi Michelle,

QTON01 has been EBM PUP cleared.

Thanks

Fatti

Fatima McGee | Business Support Officer, Planning and Urban Policy
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 3693 | Email: fatima.mcgee@act.gov.au
Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601
www.environment.act.gov.au | www.planning.act.gov.au



I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of our city and this region.

From: OBrien, Freya <Freya.OBrien@act.gov.au>

Sent: Wednesday, 30 April 2025 1:59 PM

To: Radice, David <David.Radice@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: RE: QTON1 - Third-party appeal rights

OFFICIAL

Thanks David, this is really great work. Thank you.

Fatti, this is cleared to go.

Freya O'Brien (she/her)

Executive Branch Manager | Strategic Planning and Policy

From: [EPSD Government Services](#)
To: [EPSDD DLO](#)
Cc: [EPSD Government Services](#)
Subject: For Min Steel - QONs x 2
Date: Thursday, 1 May 2025 3:59:00 PM
Attachments: [QON 017 - CARRICK - Steel - Principles of good consultation - PUP.obr](#)
[QON 001 - CAIN - Steel - Planning and Third-party appeal rights - PUP.obr](#)

OFFICIAL

Hi Brodie,

Please see attached for Min Steel, as cleared by DDG.

- QON 017 - CARRICK - Steel - Principles of good consultation
- QTON1 – CAIN – Steel - Third-party appeal rights

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [LA Committee - Environment](#)
Cc: [EPSDD DLO](#); [EPSD Government Services](#); [EPSDDExecutiveOffice](#)
Subject: SIGNED ANSWERS QONS (x3) TPP Inquiry Hearing - QONS 001, 003 and 008
Date: Friday, 2 May 2025 3:51:44 PM
Attachments: [QON 001 - CAIN - Steel - Planning and Third-party appeal rights.docx](#)
[QON 001 - CAIN - Steel - Planning and Third-party appeal rights.pdf](#)
[QON 003 - CARRICK - Steel - DA Processing Times.docx](#)
[QON 003 - CARRICK - Steel - DA Processing Times.pdf](#)
[QON 008 - CLAY - Steel - Approval of TPP DAs.docx](#)
[QON 008 - CLAY - Steel - Approval of TPP DAs.pdf](#)

OFFICIAL

Good afternoon

Please find attached, word and pdf signed versions of the response to the following answers to QONs from the public hearing on the Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025:

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights
- QON 003 - CARRICK - DA Processing Times
- QON 008 - CLAY - Steel - Approval of TPP DAs

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: DA Processing Times

Question received: 24 April 2025

Answer Due: 2 May 2025

I note the accountability indicators in the 2023-24 EPSDD annual report (p335) show that the average DA processing times (working days) was 75 days which is 67% higher than the target of 45 days.

Would you please advise me:

- what the timeframes were to assess the 20 public housing DAs shown in QoN 121?
- what work is being undertaken to improve the timeframes to process DAs for private housing and public housing?

Thank you

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

The question is requesting the assessment timeframes for the development applications (DAs), as outlined in [QON 121](#). It is noted that the DAs listed were for public housing DAs since 2019 and were also considered through the ACT Civil and Administrative Tribunal (ACAT) process. It is also noted that out of the 20 ACAT DA matters that are identified in QON 121, these matters relate to 16 separate public housing DAs. QON 121 requested specific data on the number of ACAT appeals for public housing and a list of DAs that have been appealed, including the number of dwellings and a breakdown by suburbs. The distinction between the 16 separate public housing DAs and the table below is that QON 121 displays duplicate DAs (i.e., the same DA that either had multiple parties or was appealed to ACAT multiple times).

As such, the table below outlines the number of working days that were taken for 16 DAs through the original DA and ACAT processes.

DA number:	DA process	ACAT matter
DA 201834426*	170	49
DA 201833994	220	43
DA 201936320*	44	71
DA 202037000*	51	91
DA 202038117*	69	50
DA 202138290*	44	392
DA 202139231*	46	39
DA 202139308*	153	150
DA 202139347*	137	143
DA 202239984*	59	67
DA 202240452* (original)	32	110
DA 202240057*	107	106
DA 202240627* (original)	32	95
DA 202240431* (original)	28	307
DA 202342037	136	41
DA 202443246*	46	82

DAs are assessed independently by the Territory Planning Authority (the Authority) against the requirements of the *Planning Act 2023* (the Act). The statutory timeframe for processing a DA, under the Act, for a significant development is 60 working days and the timeframe for a standard DA is 45 working days, with representations received, and 30 working days with no representations.

Under the legislation, these timeframes are affected when some processes or changes are applied. For example, in relation to the DAs listed above, 14 of the DAs* were still made within the statutory timeframe, as additional time was allowed, per the Act, for the applicant to prepare documentation to respond to further information requests and/or further time was taken (per the Act) for the Authority to consider new amendments to the proposal.

The Authority has undertaken significant work to improve the DA process and meet timeframes. The Authority provides pre-application services and has been liaising with key referral entities to facilitate clear and relevant advice early in the project planning and assessment processes.

The Authority has prepared templates and guidance documents for applicants to be used when preparing DA documentation. This assists applicants when preparing and addressing required information in the original DA submission.

The Authority also provides ongoing training and review of internal templates and policies for officers assessing DAs. The Authority has a dedicated officer coordinating the progress of DAs, dealing with enquiries, and distributing workloads between assessment teams as required.

It should also be noted that the improvements and actions being undertaken by the Authority, as listed above, relates to all DAs and is not specifically targeting a group or type of DA such as private or public housing. This is important in maintaining impartiality in the decision-making process.

Whilst DA timeframes are one of the Authority's targets, the Authority has a strong focus on upholding the integrity of the DA process. This is achieved through their integrity framework:

- through the staged assessments;
- maintaining the independence of entity advice and the assessment and decision-making process;
- through the conflict of interest and complaints process;
- records management system; and
- ensuring there is oversight of decisions by assessment panels and appropriate senior assessment officers.

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

Signature: 

Date: 2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Approval of Territory Priority Projects Development Applications

Question received: 24 April 2025

Answer Due: 2 May 2025

According to Sec 183 of the Planning Act 2023 a development application for a Territory Priority Project must be made by the Minister (for Planning). In his statement when tabling the Planning (Territory Priority Project) Amendment Bill the Minister for Planning announced that he would be delegating the decision-making for public housing Territory Priority Projects to the Chief Planner.

What is the reason for delegating this power to the Chief Planner on matters that are for significant infrastructure or significant facilities and are of significant benefit to the people of the ACT?

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

This delegation will be put in place so that each Territory Priority Project development application (DA) will be assessed like any other DA, by the independent Territory Planning Authority. This will maintain the independence and consistent application of the DA assessment process, and make sure that it remains free from the perception of political influence. These DAs will be assessed on planning considerations against the requirements of the *Planning Act 2023* and the Territory Plan.

As there may be a considerable number of individual DAs that support the development of new housing, this will also allow for administrative efficiency in assessing and deciding these applications and support faster provision of public housing.

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

Signature:



Date:

2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Public housing development applications

Question received: 24 April 2025

Answer Due: 2 May 2025

I refer to QoN 121

For each of the 20 public housing DAs appealed from 2019.

Would you please provide:

- (1) the date the tenant was relocated
- (2) the date the DA was submitted
- (3) the date of the DA decision
- (4) the date of the ACAT appeal
- (5) the date of the ACAT decision
- (6) the outcome of the decision

Thank you

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

- 1 – 5. Please see the below list for development applications (DAs) related to public housing proposals which were reviewed through the ACT Civil and Administrative Tribunal (ACAT) process, from 2019, as outlined in [QON 121](#). Of note, QON 121 relates to the number of ACAT appeals for public housing development since 2019; whilst 20 ACAT appeals are listed, these matters relate to 16 public housing DAs.

With regards to question 1, for re-developments which proceeded, the tenancy agreements ended between July 2018 and February 2022, noting there are a number of reasons why a property may become vacant, therefore this cannot solely be attributed to relocations.

Further information for each property is not provided as it would be disclosing information about individual tenancies at a suburb or street level, therefore, could be considered the identification of personal information at an individual level.

DA 201834426 – AT 50/2019 & AT 51/2019

- (1) As described above
- (2) DA lodged: 18 September 2018
- (3) Authority decision on DA: 22 May 2019
- (4) ACAT matter lodged: 18 June 2019
- (5) ACAT matter concluded: 30 July 2019
- (6) Outcome: Authority's decision confirmed subject to amendments

DA 201833994 – AT 58/2019

- (1) As described above
- (2) DA lodged: 20 July 2018
- (3) Authority decision on DA: 3 June 2019
- (4) ACAT matter lodged: 1 July 2019
- (5) ACAT matter concluded: 7 August 2019
- (6) Outcome: Authority's decision confirmed subject to amendments

DA 201936320 – AT 5/2020

- (1) As described above
- (2) DA lodged: 22 November 2019
- (3) Authority decision on DA: 28 January 2020
- (4) ACAT matter lodged: 26 February 2020
- (5) ACAT matter concluded: 11 May 2020
- (6) Outcome: ACAT matter dismissed

DA 202037000 – AT 66/2020

- (1) As described above
- (2) DA lodged: 15 May 2020
- (3) Authority decision on DA: 27 July 2020
- (4) ACAT matter lodged: 26 August 2020
- (5) ACAT matter concluded: 7 December 2020
- (6) Outcome: ACAT matter dismissed

DA 202038117 – AT 57/2021

- (1) As described above
- (2) DA lodged: 8 February 2021
- (3) Authority decision on DA: 13 May 2021
- (4) ACAT matter lodged: 15 June 2021
- (5) ACAT matter concluded: 23 July 2021
- (6) Outcome: ACAT matter dismissed

DA 202138290 – AT 63/2021

- (1) As described above

- (2) DA lodged: 5 May 2021
- (3) Authority decision on DA: 6 July 2021
- (4) ACAT matter lodged: 19 July 2021
- (5) ACAT matter concluded: 27 January 2023
- (6) Outcome: Authority's decision confirmed subject to amendments

DA 202139231 – AT 110/2021

- (1) As described above
- (2) DA lodged: 23 September 2021
- (3) Authority decision on DA: 26 November 2021
- (4) ACAT matter lodged: 14 December 2021
- (5) ACAT matter concluded: 12 January 2022
- (6) Outcome: DA approval surrendered

DA 202139308 – AT 37/2022

- (1) As described above
- (2) DA lodged: 14 October 2021
- (3) Authority decision on DA: 23 May 2022
- (4) ACAT matter lodged: 7 June 2022
- (5) ACAT matter concluded: 22 December 2022
- (6) Outcome: DA approval substituted with refusal

DA 202139347 – AT 41/2022 & AT 44/2022

- (1) As described above
- (2) DA lodged: 18 November 2021
- (3) Authority decision on DA: 3 June 2022
- (4) ACAT matter lodged: 20 June 2022
- (5) ACAT matter concluded: 13 December 2022
- (6) Outcome: Authority's decision substituted with refusal

DA 202239984 – AT 59/2022

- (1) As described above
- (2) DA lodged: 13 April 2022
- (3) Authority decision on DA: 8 July 2022
- (4) ACAT matter lodged: 5 August 2022
- (5) ACAT matter concluded: 12 October 2022
- (6) Outcome: Mediated, resulting in confirming the Authority's decision with amendments

DA 202240452 – AT 89/2022

- (1) As described above
- (2) Original DA lodged: 15 August 2022
- (3) Original Authority decision on DA: 29 September 2022
- (4) ACAT matter lodged: 25 October 2022
- (5) ACAT matter concluded: 8 March 2023
- (6) Outcome: DA remitted back to Authority
Remitted DA lodged: 26 September 2023
Remitted Authority decision on DA: 7 November 2023 (no further appeal)

DA 202240057 – AT 95/2022

- (1) As described above
- (2) Original DA lodged: 13 May 2022
- (3) Original Authority decision on DA: 12 October 2022
- (4) ACAT matter lodged: 10 November 2022
- (5) ACAT matter concluded: 15 March 2023
- (6) Outcome: DA remitted back to Authority
Remitted DA lodged: 26 September 2023
Remitted Authority decision on DA: 9 November 2023 (no further appeal)

DA 202240627 – AT 6/2023

- (1) As described above
- (2) DA lodged: 28 October 2022
- (3) Original Authority decision on DA: 13 December 2022
- (4) ACAT matter lodged: 11 January 2023
- (5) ACAT matter concluded: 28 February 2023
- (6) Outcome: ACAT matter dismissed

DA 202240431 – AT 78/2022, AT 73/2023 & AT 81/2023

- (1) As described above
- (2) Original DA lodged: 21 July 2022
Remitted DA lodged: 3 August 2023
- (3) Authority decision on original DA: 30 August 2022
Authority decision on Remitted DA: 8 August 2023
- (4) Original ACAT matter lodged: 28 September 2022
Remitted ACAT matter lodged: 25 August 2023
- (5) Original ACAT matter concluded: 1 February 2023
Remitted ACAT matter concluded: 28 May 2024
- (6) Original outcome: Remitted back to Authority
Remitted outcome: Authority's decision confirmed subject to amendments

DA 202342037 – AT 29/2024

- (1) As described above
- (2) DA lodged: 29 August 2023
- (3) Authority decision on DA: 12 March 2024
- (4) ACAT matter lodged: 2 April 2024
- (5) ACAT matter concluded: 10 May 2024
- (6) Outcome: Mediated, resulting in confirming the Authority's decision with amendments

DA 202443246 – AT 131/2024

- (1) As described above
- (2) DA lodged: 29 August 2024
- (3) Authority decision on DA: 1 November 2024
- (4) ACAT matter lodged: 28 November 2024
- (5) ACAT matter concluded: 27 March 2025
- (6) Outcome: Authority's decision confirmed subject to amendments

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

Signature: 

Date: 5/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA

Chris Steel MLA

Treasurer

Minister for Planning and Sustainable Development

Minister for Heritage

Minister for Transport

Member for Murrumbidgee

RESPONSE TO QUESTION ON NOTICE

Questions on Notice Paper No 1

6 December 2024

Question No. 121

MR RATTENBURY MLA - To ask the Minister for Planning and Sustainable Development:

- (1) How many ACT Civil and Administrative Tribunal appeals for public housing developments have there been since 2019.
- (2) Can the Minister provide a list of the development applications that have been appealed with the number of dwellings for each development application.
- (3) Can the Minister provide a breakdown of what suburbs the appeals, referred to in part (2), have been in.

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

(1) 20

(2) and (3) The below list of Development Applications (DA) includes ACAT Appeal Number, the dwelling numbers for each DA and the suburb.

- DA 201834426 – AT 50/2019 – 7 dwellings - Turner
- DA 201834426 – AT 51/2019 - 7 dwellings - Turner
- DA 201833994 – AT 58/2019 – 3 dwellings - Phillip
- DA 201936320 – AT 5/2020 – 21 dwellings - Dickson
- DA 202037000 – AT 66/2020 – 2 dwellings - Narrabundah
- DA 202038117 – AT 57/2021 – 1 dwelling - Weetangera
- DA 202138290 – AT 63/2021 – 10 dwellings - Braddon
- DA 202139231 – AT 110/2021 – 3 dwellings - Griffith
- DA 202139308 – AT 37/2022 – 3 dwellings - Griffith

- DA 202139347 – AT 41/2022 – 3 dwellings - Narrabundah
- DA 202139347 – AT 44/2022 - 3 dwellings - Narrabundah
- DA 202239984 – AT 59/2022 – 2 dwellings - Turner
- DA 202240431 – AT 78/2022 – 4 dwellings - Griffith
- DA 202240452 – AT 89/2022 – 3 dwellings – Griffith
- DA 202240057 – AT 95/2022 – 5 dwellings - Hackett
- DA 202240627 – AT 6/2023 – 3 dwellings - Charnwood
- DA 202240431 – AT 73/2023 – 4 dwellings - Griffith
- DA 202240431 – AT 81/2023 - 4 dwellings - Griffith
- DA 202342037 – AT 29/2024 – 15 dwellings - O’Connor
- DA 202443246 – AT 131/2024 – 30 dwellings – Yarralumla

Approved for circulation to the Member and incorporation into Hansard.

Chris Steel MLA

Minister for Planning and Sustainable Development

Date: 21/1/25

This response required 3hrs 20mins to complete, at an approximate cost of \$369.77.

From: [EPSD Government Services](#)
To: [EPSDD StatutoryPlanning](#)
Cc: [EPSD Government Services](#)
Subject: Additional QONs - 83 and 121 - For Action
Date: Thursday, 12 December 2024 2:34:16 PM
Attachments: [QON 083 - CAIN - Steel - Lease Variation Charge calculation wait times.obr](#)
[QON 121 - RATTENBURY - Steel - DA appeals in ACAT.obr](#)

OFFICIAL

Hi team,

Please see attached two additional QONs as per Teams discussion. For priority action due back by tomorrow, 13 December if possible.

- **QON 083 - CAIN - Steel - Lease Variation Charge calculation wait times**
- **QON 121 - RATTENBURY - Steel - DA appeals in ACAT**

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSD Government Services](#)
To: [EPSDD StatutoryPlanning](#); [EPSD Government Services](#)
Cc: [Riches, Dominic](#); [Varlow, Trent](#)
Subject: RE: Extension of time for QON 121
Date: Friday, 13 December 2024 10:26:54 AM
Attachments: [image001.jpg](#)
[image002.png](#)

OFFICIAL

Hi team,

Yes that is okay. By early next week will be fine given the late re-direction.

Thank you,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Sent: Friday, 13 December 2024 9:12 AM

To: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Cc: Riches, Dominic <Dominic.Riches@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>

Subject: Extension of time for QON 121

Importance: High

OFFICIAL

Morning GS,

Could we please request an extension for QON 121 – Rattenbury – DA appeals in ACAT?
As Trent mentioned in his email below, we don't maintain these datasets, so we'll need to manually calculate the figures after collecting the data from Access Canberra.

We've already reached out to our colleagues at Access Canberra for the data late last night.

Thanks,

Lucy

From: Varlow, Trent <Trent.Varlow@act.gov.au>

Sent: Thursday, 12 December 2024 10:28 PM

To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Riches, Dominic <Dominic.Riches@act.gov.au>

Subject: FW: QONs - 83 and 121 - For Action

Importance: High

OFFICIAL

Hi Lucy,

We don't have those sort of statistics and as far as I can see we didn't keep an accurate report of ACAT appeals in a spreadsheet until 2022. Access Canberra should have this data, however it will not have the detail if a particular appeal is for a housing application or not. That will require to review every application received since 2019 to determine how

many were public housing.

If Access Canberra have the appeals data with appeal number and associated DA's, I can retrieve that statistic, it might take me more than a few hours though.

Kind regards,

Trent Varlow - MPIA

Director

Statutory Planning

Planning and Sustainable Development

Ph: +61 2 6207 9997 | Email: Trent.Varlow@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |

www.act.gov.au



From: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Sent: Thursday, 12 December 2024 3:03 PM

To: Teasdale, Jonathan <Jonathan.Teasdale@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Riches, Dominic <Dominic.Riches@act.gov.au>

Subject: QONs - 83 and 121 - For Action

OFFICIAL

Hi Jonathan and Trent.

We have received the following QONs.

Jonathan, I know you are across this QON 083 having spoken with George and I earlier today.

Trent, Could you please take a look at this QON 121 and advise if this is something we can answer? Anika suggested we may need input on stats from Access Canberra. Happy to send a request if you think its needed.

These have been allocated as a priority and need to be back with George for clearance by tomorrow mid morning please

Thank you,

Lucy

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Thursday, 12 December 2024 2:34 PM

To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: Additional QONs - 83 and 121 - For Action

OFFICIAL

Hi team,

Please see attached two additional QONs as per Teams discussion. For priority action due back by tomorrow, 13 December if possible.

- **QON 083 - CAIN - Steel - Lease Variation Charge calculation wait times**
- **QON 121 - RATTENBURY - Steel - DA appeals in ACAT**

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#)
Cc: [EPSD Government Services](#)
Subject: For DDG Clearance - (18/12) - QONs (x3)
Date: Monday, 16 December 2024 2:19:28 PM
Attachments: [QON 083 - CAIN - Steel - Lease Variation Charge calculation wait times.obr](#)
[QON 121 - RATTENBURY - Steel - DA appeals in ACAT.obr](#)
[QON 001 - CAIN - Steel - Coggan's Bakery Building - EHP.obr](#)

OFFICIAL

Good morning,

Please see the attached responses to the below QONs for DDG clearance.

EWER

- **QON 001 - CAIN - Steel - Coggan's Bakery Building**

PSD

- **QON 83 - CAIN - Steel - Lease Variation Charge calculation wait times**
 - I have made edits in track for consideration. I didn't feel all of the background information was necessary.
- **QON 121 - RATTENBURY - Steel - DA appeals in ACAT**

These have been cleared by the EGM's. Requesting clearance by Wednesday, 18 December 2024.

Please remember to complete the costing tool, GS will amend the final figures in the word document prior to progressing to the Ministers Office (if required).

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD StatutoryPlanning](#)
To: [EPSD Government Services](#)
Subject: SP EGM CLEARANCE - QON 121 - RATTENBURY - Steel - DA appeals in ACAT
Date: Friday, 13 December 2024 4:48:35 PM
Attachments: [QON 121 - RATTENBURY - Steel - DA appeals in ACAT.obr](#)
[image001.jpg](#)
[image002.png](#)

OFFICIAL

Hi GS Team,

Please see below SP Division's EGM Clearance for QON 121 - RATTENBURY - Steel - DA appeals in ACAT

Regards,

Lucy

Lucy Barrett

Executive Assistant;

Executive Group Manager, Statutory Planning, George Cilliers

a/g Executive Branch Manager, DA Services and Support – Dominic Riches

Executive Branch Manager, Statutory Assessments - Alix Kaucz

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1, 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

From: Cilliers, George <George.Cilliers@act.gov.au>

Sent: Friday, 13 December 2024 4:46 PM

To: Riches, Dominic <Dominic.Riches@act.gov.au>

Cc: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; Musgrove, Anna <Anna.Musgrove@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Barrett, Lucy <Lucy.Barrett@act.gov.au>

Subject: RE: QON 121 - For Action

OFFICIAL

Cleared (many thanks Trent & Richard for the exact factual response)

From: Riches, Dominic <Dominic.Riches@act.gov.au>

Sent: Friday, 13 December 2024 4:39 PM

To: Cilliers, George <George.Cilliers@act.gov.au>

Cc: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; Musgrove, Anna <Anna.Musgrove@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>

Subject: FW: QON 121 - For Action

OFFICIAL

Thanks Trent/Richard. Yes great effort Trent

George: For your clearance, please see a response to QON 121 about DA appeals.

Dom

From: Davies, Richard <Richard.Davies@act.gov.au>

Sent: Friday, 13 December 2024 1:07 PM

To: Varlow, Trent <Trent.Varlow@act.gov.au>; EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>; Riches, Dominic <Dominic.Riches@act.gov.au>

Subject: RE: QONs - 83 and 121 - For Action

OFFICIAL

Great work Trent, well done

Don't forget to add you hours/costs – could you also add an hour for me please when updating

Thanks

R

Richard Davies Senior Director & Delegate of the Territory Planning Authority

Phone 02 6207 1923 | richard.davies@act.gov.au

Statutory Planning | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Varlow, Trent <Trent.Varlow@act.gov.au>

Sent: Friday, 13 December 2024 12:43 PM

To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Cc: Teasdale, Jonathan <Jonathan.Teasdale@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Riches, Dominic <Dominic.Riches@act.gov.au>

Subject: RE: QONs - 83 and 121 - For Action

Importance: High

OFFICIAL

Good morning,

I have worked through the appeals received since 2019 and have the following comments in addition to the statistics provided in the response document.

- The appeals included are only for ones lodged after 1 January 2019 and before 13 December 2024.
- Those included are considered public housing due to its proposal wording, applicant being ACT Housing or the lessee being ACT Housing. Where Housing may have been proposed as 'multi-unit' and it didn't trigger any of these, it has not included.
- It does not include Lease Variation only Development Applications that were appealed.

Kind regards,

Trent Varlow - MPIA

Director

Statutory Planning

Planning and Sustainable Development

Ph: +61 2 6207 9997 | Email: Trent.Varlow@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |

www.act.gov.au

From: [Engele, Sam](#)
To: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: QONs 121, 083
Date: Tuesday, 17 December 2024 12:48:06 PM
Attachments: [image001.jpg](#)

OFFICIAL

Both approved.

SAM ENGELE

Deputy Director-General (a/g)
Planning and Sustainable Development

Phone via Teams | Mobile 0413 113 039

Email Sam.Engele@ACT.gov.au

Environment, Planning and Sustainable Development Directorate
480 Northbourne ave, Dickson ACT 2602 | www.act.gov.au



From: [Parliamentary Portal](#)
To: [O'Donnell, Michelle](#)
Subject: Answer Submitted: 121: Public housing—DA appeals in ACAT
Date: Wednesday, 22 January 2025 9:01:40 AM

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



Berry, Yvette

The following answer to a question has been submitted.

Question Number 121

Question Title Public housing—DA appeals in ACAT

Question Asked Date 05/12/2024

Answering Member Name Berry, Yvette

Asking Member Name Rattenbury, Shane

System Date Time : 22/01/2025, 09:01:31 AM

From: [EPSDD DLO](#)
To: [CSDDLO](#); [iCBR, DLO](#)
Cc: [EPSDD DLO](#)
Subject: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 12:09:08 PM
Attachments: [QON 004 - CARRICK - Steel - Public housing development applications.docx](#)
[QON 010 - CAIN - Steel - Planning and DA appeals in ACAT.docx](#)
[QON 121 - RATTENBURY - Steel - DA appeals in ACAT.pdf](#)
Importance: High

OFFICIAL

Hello Babs/Chloe

EPSDD is leading the response to the attached two QONs received from the EPTCS Inquiry Hearing into TPP.

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004: From CSD** – RE: The date the tenants were relocated because of development of sites as listed in QON 121 (signed copy attached).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010: From CSD and iCBR** – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in QON 121 (signed copy attached).

Due as early as possible/urgently please noting the final due date to EPTCS of Friday 2 May 2025, and due to MSO on Wednesday 30 April 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [Riches, Dominic](#)
To: [EPSD Government Services](#)
Cc: [EPSDD StatutoryPlanning](#)
Subject: FW: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 8:12:06 AM
Attachments: [03_QONs.obr](#)
Importance: High

OFFICIAL

Hi Cam

Can we please get input for:

QON 004: From CSD – RE: The date the tenants were relocated because of development of sites as listed in [QON 121](#).

QON 010: From CSD and iCBR – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in [QON 121](#).

Dom

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Monday, 28 April 2025 10:17 AM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Good morning,

Please see attached Questions on Notice (QON) for response by EPSDD on behalf of the Minister for Planning and Sustainable Development. These QONs have been submitted following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 003 - CARRICK - Steel - DA Processing Times – SP
- QON 004 - CARRICK - Steel - Public housing development applications – SP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT - SP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP
- QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2) - SP

Notes:

- Where a response to a question asked is available online, please insert a link in the response.
- Please advise as soon as possible if you feel this is an incorrect allocation or if you require input from another Directorate.

The completed response, cleared by the Executive Group Manager, is due to Government Services by **COB tomorrow, 29 April 2025**.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [Busic, Babita](#) on behalf of [CSDDLLO](#)
To: [EPSDD DLO](#)
Cc: [CSDDLLO](#)
Subject: RE: ATT MICHELLE - FW: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Friday, 2 May 2025 4:25:02 PM
Attachments: [QON 004 - CARRICK - Steel - Public housing development applications.DOCX](#)
[QON 010 - CAIN - Steel - Planning and DA appeals in ACAT.DOCX](#)

OFFICIAL

Hi Michelle

Please find attached CSD responses to QONs 4 and 10 as cleared by the MO.

Babita

Babita Busic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 **Email:** Babita.busic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Busic, Babita **On Behalf Of** CSDDLLO

Sent: Friday, 2 May 2025 3:09 PM

To: EPSDD DLO

Cc: CSDDLLO

Subject: ATT MICHELLE - FW: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hi Michelle

The EGM is currently reviewing QON 004.

Re. QON 10 attached, advice from CSD is : *"This has been previously answered (lead by EPSDD) attached. I believe the same advice stands – housing is unable to provide ACAT appeal numbers prior to commencement of G&R....."*.

Babita

Babita Busic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 **Email:** Babita.busic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSDD DLO <EPSDDLO@act.gov.au>

Sent: Thursday, 1 May 2025 1:46 PM

To: CSDDLLO <CSDDLLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Babs,

I am urgently chasing CSD's input for these two QONS please. These are due to be signed by Min S and to the Committee by COB tomorrow and the Steel Office are chasing.

Does CSD have any input please and could I please have an ETA on when we might receive it so I can let the Steel Office know.

Pretty please and thank you!

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO <EPSDDDLO@act.gov.au>

Sent: Tuesday, 29 April 2025 12:09 PM

To: CSDDLLO <CSDDLLO@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Babs/Chloe

EPSDD is leading the response to the attached two QONs received from the EPTCS Inquiry Hearing into TPP.

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004: From CSD** – RE: The date the tenants were relocated because of development of sites as listed in QON 121 (signed copy attached).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010: From CSD and iCBR** – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in QON 121 (signed copy attached).

Due as early as possible/urgently please noting the final due date to EPTCS of Friday 2 May 2025, and due to MSO on Wednesday 30 April 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

**Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development
& Minister for Heritage**

MS teams | Email: EPSDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra
ACT 2601

From: [Cilliers, George](#)
To: [EPSDD DLO](#); [EPSD Government Services](#); [EPSDD StatutoryPlanning](#)
Cc: [Barrett, Lucy](#); [EPSDDExecutiveOffice](#)
Subject: QON 004 - CARRICK - Steel - Public housing development applications (A51798360)
Date: Friday, 2 May 2025 4:51:15 PM
Attachments: [QON 004 - CARRICK - Steel - Public housing development applications.obr](#)

OFFICIAL

Cleared - thanks!

George Cilliers has sent you a link to "QON 004 - CARRICK - Steel - Public housing development applications" (A51798360) from Objective.

Open in Objective ECM Navigator
Double click on the attachment

Open in ECM for Browser
<https://objective.act.gov.au/#/documents/A51798360/details>

From: [EPSDD DLO](#)
To: [CSDDLO](#)
Cc: [EPSDD DLO](#)
Subject: BABS: EPSDD REQUEST FOR REVIEW OF CSD INPUT: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Friday, 2 May 2025 5:08:33 PM
Attachments: [QON 004 - CARRICK - Steel - Public housing development applications.DOCX](#)

OFFICIAL

Hello Babs

Thank you for provision of CSD's input for QON 004 from the public hearing for the Inquiry into Planning (Territory Priority Project) Amendment Bill 2025.

EPSD is querying the level of detail provided in response to the input request and is asking if CSD could please consider providing further detail?

Can you let me know please if CSD is able to review and provide a revised/more detailed response?

Thanks Babs.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Basic, Babita **On Behalf Of** CSDDLO

Sent: Friday, 2 May 2025 4:25 PM

To: EPSDD DLO

Cc: CSDDLO

Subject: RE: ATT MICHELLE - FW: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Michelle

Please find attached CSD responses to QONs 4 and 10 as cleared by the MO.

Babita

Babita Basic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 **Email:** Babita.basic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Basic, Babita <Babita.Basic@act.gov.au> **On Behalf Of** CSDDLO

Sent: Friday, 2 May 2025 3:09 PM
To: EPSDD DLO <EPSDDDDLO@act.gov.au>
Cc: CSDDLO <CSDDLO@act.gov.au>
Subject: ATT MICHELLE - FW: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Hi Michelle

The EGM is currently reviewing QON 004.

Re. QON 10 attached, advice from CSD is : *“This has been previously answered (lead by EPSDD) attached. I believe the same advice stands – housing is unable to provide ACAT appeal numbers prior to commencement of G&R.....”*.

Babita

Babita Basic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 **Email:** Babita.basic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

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From: EPSDD DLO <EPSDDDDLO@act.gov.au>

Sent: Thursday, 1 May 2025 1:46 PM

To: CSDDLO <CSDDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDDLO@act.gov.au>

Subject: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Babs,

I am urgently chasing CSD's input for these two QONS please. These are due to be signed by Min S and to the Committee by COB tomorrow and the Steel Office are chasing.

Does CSD have any input please and could I please have an ETA on when we might receive it so I can let the Steel Office know.

Pretty please and thank you!

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO <EPSDDDDLO@act.gov.au>

Sent: Tuesday, 29 April 2025 12:09 PM

To: CSDDLLO <CSDDLLO@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Babs/Chloe

EPSDD is leading the response to the attached two QONs received from the EPTCS Inquiry Hearing into TPP.

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004: From CSD** – RE: The date the tenants were relocated because of development of sites as listed in QON 121 (signed copy attached).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010: From CSD and iCBR** – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in QON 121 (signed copy attached).

Due as early as possible/urgently please noting the final due date to EPTCS of Friday 2 May 2025, and due to MSO on Wednesday 30 April 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Public housing development applications

Question received: 24 April 2025

Answer Due: 2 May 2025

I refer to QoN 121

For each of the 20 public housing DAs appealed from 2019.

Would you please provide:

- (1) the date the tenant was relocated
- (2) the date the DA was submitted
- (3) the date of the DA decision
- (4) the date of the ACAT appeal
- (5) the date of the ACAT decision
- (6) the outcome of the decision

Thank you

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

1. For the re-developments that proceeded, the tenancy agreements ended between July 2018 - February 2022.

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

Signature:

Date:

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [EPSDDExecutiveOffice](#)
To: [EPSDD_DLO](#)
Cc: [EPSD_Government_Services](#)
Subject: FOR URGENT ACTION/ADVICE: QON 004 - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Friday, 2 May 2025 4:52:02 PM
Attachments: [QON_004 - CARRICK - Steel - Public housing development applications - SP.obr](#)
[QON_004 - CARRICK - Steel - Public housing development applications.DOCX](#)
Importance: High

OFFICIAL

Michelle – CSD input has now been incorporated to the EPSDD EGM cleared content. I note the extent of the input from CSD may prompt a query from MO for further information, so, in anticipation of that, can we please pose the question of CSD about the level of detail provided and whether they could please consider providing further detail?

Thank you

Laura

From: EPSDD DLO
Sent: Friday, 2 May 2025 4:37 PM
To: Ferson, Brodie
Cc: EPSDD DLO ; EPSDDExecutiveOffice
Subject: FOR URGENT ACTION/ADVICE: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Hello Brodie

Please find attached CSD's input for QON 004. For advice on how we should proceed please, noting the finalised draft response is due to the Committee cob today 2 May 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Tuesday, 29 April 2025 11:57 AM
To: EPSDD DLO <EPSDDDDLO@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT Input: Due 30 April 2025 - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Hi Michelle,

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004:** From CSD – RE: The date the tenants were relocated because of development of sites as listed in [QON 121](#).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010:** From CSD and iCBR – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in [QON 121](#).

Due as early as possible noting the final due date of this Friday and due to MO on Wednesday 30 April 2025.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [Buckle, Grace](#)
Cc: [EPSDD DLO](#); [Holohan, Teleatha](#); [Ferguson, David](#)
Subject: URGENT: [02.05] EPSD TPP QON 04 - CARRICK - Public Housing DAs
Date: Friday, 2 May 2025 5:03:05 PM
Importance: High

OFFICIAL

Hello Grace

I understand Brodie had a conversation with you about this final TPP QON response. CSD input has now been incorporated to the EPSDD EGM cleared content. Saved to your folder on the drive:

- [\[02.05\] EPSD TPP QON 04 - CARRICK - Public Housing DAs](#)

Sincere apologies this one is so late, Grace.

Due to Committee COB today, Friday 2 May 2025 please.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [EPSDD DLO](#)
To: [LA Committee - Environment](#)
Cc: [EPSDD DLO](#); [EPSD Government Services](#)
Subject: QONS (x2) - TPP Inquiry Hearing - QON 004 - CARRICK - Public Housing DAs and QON 010 - CAIN - Planning and DA appeals in ACAT
Date: Monday, 5 May 2025 4:06:10 PM
Attachments: [QON 004 - CARRICK - Steel - Public housing DAs.docx](#)
[QON 004 - CARRICK - Steel - Public housing DAs.pdf](#)
[QON 010 - CAIN - Steel - Planning and DA appeals in ACAT.docx](#)
[QON 010 - CAIN - Steel - Planning and DA appeals in ACAT.pdf](#)
Importance: High

OFFICIAL

Good afternoon

Please find attached word and pdf signed versions of the two outstanding EPSD QONS from the public hearing on the Inquiry into the Planning (Territory Priority Project)

Amendment Bill 2025:

- **EPSD QON 004 - CARRICK - Public Housing DAs**
- **EPSD QON 010 - CAIN - Planning and DA appeals in ACAT**

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 |GPO Box 158, Canberra ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Public housing development applications

Question received: 24 April 2025

Answer Due: 2 May 2025

I refer to QoN 121

For each of the 20 public housing DAs appealed from 2019.

Would you please provide:

- (1) the date the tenant was relocated
- (2) the date the DA was submitted
- (3) the date of the DA decision
- (4) the date of the ACAT appeal
- (5) the date of the ACAT decision
- (6) the outcome of the decision

Thank you

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

- 1 – 5. Please see the below list for development applications (DAs) related to public housing proposals which were reviewed through the ACT Civil and Administrative Tribunal (ACAT) process, from 2019, as outlined in [QON 121](#). Of note, QON 121 relates to the number of ACAT appeals for public housing development since 2019; whilst 20 ACAT appeals are listed, these matters relate to 16 public housing DAs.

With regards to question 1, for re-developments which proceeded, the tenancy agreements ended between July 2018 and February 2022, noting there are a number of reasons why a property may become vacant, therefore this cannot solely be attributed to relocations.

Further information for each property is not provided as it would be disclosing information about individual tenancies at a suburb or street level, therefore, could be considered the identification of personal information at an individual level.

DA 201834426 – AT 50/2019 & AT 51/2019

- (1) As described above
- (2) DA lodged: 18 September 2018
- (3) Authority decision on DA: 22 May 2019
- (4) ACAT matter lodged: 18 June 2019
- (5) ACAT matter concluded: 30 July 2019
- (6) Outcome: Authority's decision confirmed subject to amendments

DA 201833994 – AT 58/2019

- (1) As described above
- (2) DA lodged: 20 July 2018
- (3) Authority decision on DA: 3 June 2019
- (4) ACAT matter lodged: 1 July 2019
- (5) ACAT matter concluded: 7 August 2019
- (6) Outcome: Authority's decision confirmed subject to amendments

DA 201936320 – AT 5/2020

- (1) As described above
- (2) DA lodged: 22 November 2019
- (3) Authority decision on DA: 28 January 2020
- (4) ACAT matter lodged: 26 February 2020
- (5) ACAT matter concluded: 11 May 2020
- (6) Outcome: ACAT matter dismissed

DA 202037000 – AT 66/2020

- (1) As described above
- (2) DA lodged: 15 May 2020
- (3) Authority decision on DA: 27 July 2020
- (4) ACAT matter lodged: 26 August 2020
- (5) ACAT matter concluded: 7 December 2020
- (6) Outcome: ACAT matter dismissed

DA 202038117 – AT 57/2021

- (1) As described above
- (2) DA lodged: 8 February 2021
- (3) Authority decision on DA: 13 May 2021
- (4) ACAT matter lodged: 15 June 2021
- (5) ACAT matter concluded: 23 July 2021
- (6) Outcome: ACAT matter dismissed

DA 202138290 – AT 63/2021

- (1) As described above

- (2) DA lodged: 5 May 2021
- (3) Authority decision on DA: 6 July 2021
- (4) ACAT matter lodged: 19 July 2021
- (5) ACAT matter concluded: 27 January 2023
- (6) Outcome: Authority's decision confirmed subject to amendments

DA 202139231 – AT 110/2021

- (1) As described above
- (2) DA lodged: 23 September 2021
- (3) Authority decision on DA: 26 November 2021
- (4) ACAT matter lodged: 14 December 2021
- (5) ACAT matter concluded: 12 January 2022
- (6) Outcome: DA approval surrendered

DA 202139308 – AT 37/2022

- (1) As described above
- (2) DA lodged: 14 October 2021
- (3) Authority decision on DA: 23 May 2022
- (4) ACAT matter lodged: 7 June 2022
- (5) ACAT matter concluded: 22 December 2022
- (6) Outcome: DA approval substituted with refusal

DA 202139347 – AT 41/2022 & AT 44/2022

- (1) As described above
- (2) DA lodged: 18 November 2021
- (3) Authority decision on DA: 3 June 2022
- (4) ACAT matter lodged: 20 June 2022
- (5) ACAT matter concluded: 13 December 2022
- (6) Outcome: Authority's decision substituted with refusal

DA 202239984 – AT 59/2022

- (1) As described above
- (2) DA lodged: 13 April 2022
- (3) Authority decision on DA: 8 July 2022
- (4) ACAT matter lodged: 5 August 2022
- (5) ACAT matter concluded: 12 October 2022
- (6) Outcome: Mediated, resulting in confirming the Authority's decision with amendments

DA 202240452 – AT 89/2022

- (1) As described above
- (2) Original DA lodged: 15 August 2022
- (3) Original Authority decision on DA: 29 September 2022
- (4) ACAT matter lodged: 25 October 2022
- (5) ACAT matter concluded: 8 March 2023
- (6) Outcome: DA remitted back to Authority
Remitted DA lodged: 26 September 2023
Remitted Authority decision on DA: 7 November 2023 (no further appeal)

DA 202240057 – AT 95/2022

- (1) As described above
- (2) Original DA lodged: 13 May 2022
- (3) Original Authority decision on DA: 12 October 2022
- (4) ACAT matter lodged: 10 November 2022
- (5) ACAT matter concluded: 15 March 2023
- (6) Outcome: DA remitted back to Authority
Remitted DA lodged: 26 September 2023
Remitted Authority decision on DA: 9 November 2023 (no further appeal)

DA 202240627 – AT 6/2023

- (1) As described above
- (2) DA lodged: 28 October 2022
- (3) Original Authority decision on DA: 13 December 2022
- (4) ACAT matter lodged: 11 January 2023
- (5) ACAT matter concluded: 28 February 2023
- (6) Outcome: ACAT matter dismissed

DA 202240431 – AT 78/2022, AT 73/2023 & AT 81/2023

- (1) As described above
- (2) Original DA lodged: 21 July 2022
Remitted DA lodged: 3 August 2023
- (3) Authority decision on original DA: 30 August 2022
Authority decision on Remitted DA: 8 August 2023
- (4) Original ACAT matter lodged: 28 September 2022
Remitted ACAT matter lodged: 25 August 2023
- (5) Original ACAT matter concluded: 1 February 2023
Remitted ACAT matter concluded: 28 May 2024
- (6) Original outcome: Remitted back to Authority
Remitted outcome: Authority's decision confirmed subject to amendments

DA 202342037 – AT 29/2024

- (1) As described above
- (2) DA lodged: 29 August 2023
- (3) Authority decision on DA: 12 March 2024
- (4) ACAT matter lodged: 2 April 2024
- (5) ACAT matter concluded: 10 May 2024
- (6) Outcome: Mediated, resulting in confirming the Authority's decision with amendments

DA 202443246 – AT 131/2024

- (1) As described above
- (2) DA lodged: 29 August 2024
- (3) Authority decision on DA: 1 November 2024
- (4) ACAT matter lodged: 28 November 2024
- (5) ACAT matter concluded: 27 March 2025
- (6) Outcome: Authority's decision confirmed subject to amendments

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

Signature: 

Date: 5/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Planning and DA Appeals in ACAT

Question received: 24 April 2025

Answer Due: 2 May 2025

- (1) How many public housing development applications were appealed to ACAT by third-parties between 2014-15 and 2024-25 (YTD).
 - Please provide a summarised list of the outcomes of each matter per year.
- (2) How many public health facility development applications were appealed to ACAT by third-parties between 2014-15 and 2024-25 (YTD).
 - Please provide a summarised list of the outcomes of each matter per year.

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

Between 2014-15 and 2024-25 (YTD), approximately 215 third party applications related to Development Applications (DAs) were made with the ACT Civil and Administrative Tribunal (ACAT).

The Territory Planning Authority (the Authority) does not have information readily available for the full period of 2014-15 and 2024-25. To obtain this information it would require the Authority to review each ACAT matter and DA record manually and, therefore, would require significant time and resources.

1. Please refer to the response to QON 004 for a summary of outcomes for the 20 ACAT appeals related to proposals for public housing developments since 2019.
2. The Ngunnawal Bush Healing Farm (NBHF) was the subject of an Administrative Review by ACAT in 2014, the outcome of the matter is available at: [ACT Rural Landholders Association Inc & Ors v Act Planning and Land Authority \(Administrative Review\)](#).

OFFICIAL

On 8 October 2014 the former Minister for Planning, Mick Gentleman MLA, using call-in powers available under the *Planning and Development Act 2007*, approved the Development Application for the NBHF, subject to a range of conditions.

The ACT Health Directorate is not aware of any other ACT Government health facilities that have been reviewed by ACAT since 2014, however, the Authority is able to advise that, from 2019 to date, no DAs for public health facilities were appealed through ACAT.

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

Signature: 

Date: 5/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [Busic, Babita](#) on behalf of [CSDDLLO](#)
To: [EPSDD DLO](#)
Cc: [CSDDLLO](#)
Subject: RE: MICHELLE: EPSDD REQUEST FOR REVIEW OF CSD INPUT: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Monday, 5 May 2025 10:43:54 AM

OFFICIAL

Hi Michelle

CSD has put a date range as this prevents the identification of information at an individual person level. If they state the date the tenancy ended it is disclosing information about individual tenancies at suburb/street level.

There are a number of reasons why a property may become vacant, it is not only based on relocations. The timeframe provided is based on when these properties became vacant, noting there is one property that remains tenanted.

Thank you,

Babita

Babita Busic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 **Email:** Babita.busic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Busic, Babita **On Behalf Of** CSDDLLO

Sent: Monday, 5 May 2025 9:00 AM

To: EPSDD DLO

Cc: CSDDLLO

Subject: RE: MICHELLE: EPSDD REQUEST FOR REVIEW OF CSD INPUT: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Michelle

I have progressed to the team for an urgent response.

Babita

Babita Busic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 **Email:** Babita.busic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

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From: EPSDD DLO <EPSDDLO@act.gov.au>

Sent: Friday, 2 May 2025 5:08 PM
To: CSDDLLO <CSDDLLO@act.gov.au>
Cc: EPSDD DLO <EPSDDDLO@act.gov.au>
Subject: BABS: EPSDD REQUEST FOR REVIEW OF CSD INPUT: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hello Babs

Thank you for provision of CSD's input for QON 004 from the public hearing for the Inquiry into Planning (Territory Priority Project) Amendment Bill 2025.

EPSD is querying the level of detail provided in response to the input request and is asking if CSD could please consider providing further detail?

Can you let me know please if CSD is able to review and provide a revised/more detailed response?

Thanks Babs.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Busic, Babita <Babita.Busic@act.gov.au> **On Behalf Of** CSDDLLO

Sent: Friday, 2 May 2025 4:25 PM

To: EPSDD DLO <EPSDDDLO@act.gov.au>

Cc: CSDDLLO <CSDDLLO@act.gov.au>

Subject: RE: ATT MICHELLE - FW: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Michelle

Please find attached CSD responses to QONs 4 and 10 as cleared by the MO.

Babita

Babita Busic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 **Email:** Babita.busic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

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From: Busic, Babita <Babita.Busic@act.gov.au> **On Behalf Of** CSDDLLO

Sent: Friday, 2 May 2025 3:09 PM

To: EPSDD DLO <EPSDDDLO@act.gov.au>

Cc: CSDDLLO <CSDDLLO@act.gov.au>

Subject: ATT MICHELLE - FW: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Hi Michelle

The EGM is currently reviewing QON 004.

Re. QON 10 attached, advice from CSD is : *“This has been previously answered (lead by EPSDD) attached. I believe the same advice stands – housing is unable to provide ACAT appeal numbers prior to commencement of G&R.....”*.

Babita

Babita Busic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 **Email:** Babita.busic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSDD DLO <EPSDDDLO@act.gov.au>

Sent: Thursday, 1 May 2025 1:46 PM

To: CSDDLO <CSDDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Babs,

I am urgently chasing CSD's input for these two QONS please. These are due to be signed by Min S and to the Committee by COB tomorrow and the Steel Office are chasing.

Does CSD have any input please and could I please have an ETA on when we might receive it so I can let the Steel Office know.

Pretty please and thank you!

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO <EPSDDDLO@act.gov.au>

Sent: Tuesday, 29 April 2025 12:09 PM

To: CSDDLO <CSDDLO@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Babs/Chloe

EPSDD is leading the response to the attached two QONs received from the EPTCS Inquiry Hearing into TPP.

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004: From CSD** – RE: The date the tenants were relocated because of development of sites as listed in QON 121 (signed copy attached).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010: From CSD and iCBR** – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in QON 121 (signed copy attached).

Due as early as possible/urgently please noting the final due date to EPTCS of Friday 2 May 2025, and due to MSO on Wednesday 30 April 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [EPSDD DLO](#)
To: [EPSDDExecutiveOffice](#)
Cc: [EPSDD DLO](#)
Subject: RE: LAURA: QON 004 - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Monday, 5 May 2025 1:56:09 PM
Attachments: [20250505 - CSD response to request for review of input and for more detailed response to be provided.obr](#)

OFFICIAL

Hello Laura

I am looping back to EPSDD on this one to advise CSD has responded to our request for a review of their input for QON 004 from the TPP Inquiry Hearing (link attached), the response being:

CSD has put a date range as this prevents the identification of information at an individual person level. It they state the date the tenancy ended it is disclosing information about individual tenancies at suburb/street level.

There are a number of reasons why a property may become vacant, it is not only based on relocations. The timeframe provided is based on when these properties became vacant, noting there is one property that remains tenanted.

The above has been provided to the MO and the MO has revised the response to Question 1 as highlighted below and the response is now with the Minister for signing. I will provide the updated word version and pdf signed version once signed by the Minister and submitted to the Committee.

Please let me know if you have any concerns.

1 – 5. Please see the below list for development applications (DAs) related to public housing proposals which were reviewed through the ACT Civil and Administrative Tribunal (ACAT) process, from 2019, as outlined in [QON 121](#). Of note, QON 121 relates to the number of ACAT appeals for public housing development since 2019; whilst 20 ACAT appeals are listed, these matters relate to 16 public housing DAs.

With regards to question 1, for re-developments which proceeded, the tenancy agreements ended between July 2018 and February 2022, noting there are a number of reasons why a property may become vacant, therefore this cannot solely be attributed to relocations.

Further information for each property is not provided as it would be disclosing information about individual tenancies at a suburb or street level, therefore, could be considered the identification of personal information at an individual level.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO

Sent: Friday, 2 May 2025 5:11 PM

To: EPSDDExecutiveOffice

Cc: EPSDD DLO

Subject: LAURA: QON 004 - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Laura,

Confirming I have provided the QON response at the link attached to the MO. I have also sent the attached email to CSD requesting a review of their input and for CSD to consider providing an updated/more detailed response.

I will let you know when I hear back from CSD.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

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

Sent: Friday, 2 May 2025 4:52 PM

To: EPSDD DLO <EPSDDDLLO@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: FOR URGENT ACTION/ADVICE: QON 004 - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Michelle – CSD input has now been incorporated to the EPSDD EGM cleared content. I note the extent of the input from CSD may prompt a query from MO for further information, so, in anticipation of that, can we please pose the question of CSD about the level of detail provided and whether they could please consider providing further detail?

Thank you

Laura

From: EPSDD DLO <EPSDDDLLO@act.gov.au>

Sent: Friday, 2 May 2025 4:37 PM

To: Ferson, Brodie <Brodie.Ferson@act.gov.au>

Cc: EPSDD DLO <EPSDDDLLO@act.gov.au>; EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>

Subject: FOR URGENT ACTION/ADVICE: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Brodie

Please find attached CSD's input for QON 004. For advice on how we should proceed please, noting the finalised draft response is due to the Committee cob today 2 May 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDL0@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Tuesday, 29 April 2025 11:57 AM

To: EPSDD DLO <EPSDDDL0@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: For URGENT Input: Due 30 April 2025 - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hi Michelle,

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004:** From CSD – RE: The date the tenants were relocated because of development of sites as listed in [QON 121](#).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010:** From CSD and iCBR – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in [QON 121](#).

Due as early as possible noting the final due date of this Friday and due to MO on Wednesday 30 April 2025.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Improvements to Planning Processes

Question received: 24 April 2025

Answer Due: 2 May 2025

In the submissions to, and in the hearings on, the Territory Priority Projects Legislation, concerns were raised about the operation of the planning system and the need for improvements. The ACT Planning System Evaluation Framework was established to understand how well the new planning system is operating and to determine whether improvements are required. The new planning system commenced in November 2023.

- (1) Has the review into the first stage of the Evaluation Framework commenced?
- (2) Have industry and professional organisations been asked for advice on the operation of the new planning system and what changes are needed to improve its operation. If so, what will be done with that information?
- (3) Will the broader community be asked for its views on the operation of the new planning system?

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

1. The ACT Planning System Evaluation Framework 2024-29 (evaluation framework) is not under review, however the Environment, Planning and Sustainable Development Directorate (EPSDD) has commenced the work identified in the framework. The evaluation framework is available on the planning website: [ACT Planning System Evaluation Framework - Environment, Planning and Sustainable Development Directorate - Planning](#)
2. Yes. EPSDD officers meet regularly with Industry representatives, peak bodies, and representative organisations through a variety of established forums, including the Environment and Planning Forum and the Planning and Construction Industry Chief Executive Reference Group. Discussions to date have included matters relating to the

operation of the planning system. This information will provide an input to the implementation and the outcomes of the evaluation framework and, where appropriate, may inform changes to the planning system. The evaluation framework includes a proponent survey to collect information about proponent perceptions of the planning system. A baseline survey was conducted in mid-2024 and the survey will be repeated periodically. This information will be used to inform continuous improvement of the planning system.

3. Community members may submit views on the planning system through a range of existing channels like the [Land Planning and Building Enquiry Form](#). Further opportunities for community engagement on planning matters will be considered over the life of the evaluation framework, as appropriate and as required. This is detailed in the evaluation framework.

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

Signature:

Date:

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [EPSDDExecutiveOffice](#)
To: [EPSD Government Services](#); [EPSDD DLO](#)
Subject: FW: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Thursday, 1 May 2025 3:31:26 PM
Attachments: [image001.jpg](#)
[QON 001 - CAIN - Steel - Planning and Third-party appeal rights - PUP.obr](#)
[QON 005 - CLAY - Steel - Improvements to planning processes - PUP.obr](#)
[QON 008 - CLAY - Steel - Approval of Territory priority projects development applications - PUP.obr](#)
[QON 011 - CLAY - Steel - Public Housing Developments.obr](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights - PUP.obr](#)
[QON 017 - CARRICK - Steel - Principles of good consultation - PUP.obr](#)

OFFICIAL

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Brady, Erin

Sent: Tuesday, 29 April 2025 3:00 PM

To: EPSDDExecutiveOffice ; EPSD Government Services

Subject: FW: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Brodie, Kate, Gov Services

Please see notes below.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP - see email I sent – I would like advice on how long it would take to update the table done for previous QON and then determine if not reasonable diversion of resources. If you can seek that feedback today so we can still get it done/to Min office by Wed 30th.
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP – okay to go
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP – okay to go – noting that Min/office may wish to amend/respond to this given the question
- QON011 - CLAY - Steel - Public Housing Developments – PUP – this should have been for Stat Planning – but understand it has been redirected to CSD as may be easier for them to provide this
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP – need to refer to relevant QON number that had the initial table of information – and will need to advise Min office that this one will require further diversion of resources to do this research (further to Qon 1 above)
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP – I have a couple of clarifications please. Also Min office may ask to have further detail on the Human Rights consideration eg, has the Bill been considered and considered it does not have negative impacts (it is currently left open and just says it is considered)>

Thank you

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Tuesday, 29 April 2025 12:14 PM

To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Please see attached for DDG PSD clearance, the below QONs following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**. All have been cleared by PUP EBM, noting that PUP EGM is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON011 - CLAY - Steel - Public Housing Developments – PUP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

Due to MO by COB tomorrow 30 April 2025.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD PlanningUrbanPolicy

Sent: Tuesday, 29 April 2025 12:06 PM

To: EPSD Government Services

Cc: EPSDD PlanningUrbanPolicy

Subject: FW: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi team,

The below QONs have all been cleared by PUP EBM, noting that PUP EGM has not reviewed them as he is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON11 - CLAY - Steel - Public Housing Developments – PUP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

QON15 that has been redirected is still with the team and will get this to you as soon as possible.

Thanks

Fatti

Fatima McGee | Business Support Officer, Planning and Urban Policy

Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 3693 | Email: fatima.mcgee@act.gov.au
Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601
www.environment.act.gov.au | www.planning.act.gov.au



*I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.
I acknowledge and respect their continuing culture and the contribution they make to the life of our city and this region.*

From: OBrien, Freya <Freya.OBrien@act.gov.au>
Sent: Tuesday, 29 April 2025 11:35 AM
To: Bennett, JamesP <JamesP.Bennett@act.gov.au>; Moser, Sonya <Sonya.Moser@act.gov.au>
Cc: Radice, David <David.Radice@act.gov.au>; Thompson, Chris <Chris.Thompson@act.gov.au>; Afiabo, Olivia <Olivia.Afiabo@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: RE: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Thanks these are all cleared from my perspective, except for QON15. Sonya please let me know when this is ready for review.

Thanks again all,

Freya O'Brien (she/her)

Executive Branch Manager | Strategic Planning and Policy

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Monday, 28 April 2025 10:17 AM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Good morning,

Please see attached Questions on Notice (QON) for response by EPSDD on behalf of the Minister for Planning and Sustainable Development. These QONs have been submitted following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP - **complete**
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP – **Liv - complete**
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP - **complete**
- QON11 - CLAY - Steel - Public Housing Developments – PUP – **Sonya**
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP - **complete**
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP – **Liv - complete**

Notes:

- Where a response to a question asked is available online, please insert a link in the

response.

- Please advise as soon as possible if you feel this is an incorrect allocation or if you require input from another Directorate.

The completed response, cleared by the Executive Group Manager, is due to Government Services by **COB tomorrow, 29 April 2025**.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: RE: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 12:46:01 PM
Attachments: [xx_CSD - QON 011 - CLAY - Steel - Public Housing Developments.obr image001.jpg](#)

OFFICIAL

Apologies!

Please disregard QON 11. This is with CSD now.

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDDExecutiveOffice
Sent: Tuesday, 29 April 2025 12:32 PM
To: EPSD Government Services
Subject: CAM: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Cam

Thank you for sending those through, acknowledging the tight turn around.

I just wanted to check QON11 with you to see if there's any further info expected?

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Tuesday, 29 April 2025 12:14 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Please see attached for DDG PSD clearance, the below QONs following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**. All have been cleared by PUP EBM, noting that PUP EGM is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP

- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON011 - CLAY - Steel - Public Housing Developments – PUP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

Due to MO by COB tomorrow 30 April 2025.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDDGovernmentServices@act.gov.au

From: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Sent: Tuesday, 29 April 2025 12:06 PM

To: EPSD Government Services <EPSDDGovernmentServices@act.gov.au>

Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: FW: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi team,

The below QONs have all been cleared by PUP EBM, noting that PUP EGM has not reviewed them as he is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON11 - CLAY - Steel - Public Housing Developments – PUP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

QON15 that has been redirected is still with the team and will get this to you as soon as possible.

Thanks

Fatti

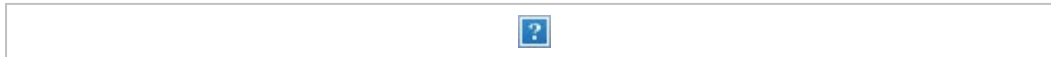
Fatima McGee | Business Support Officer, Planning and Urban Policy

Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: 02 6205 3693 | Email: fatima.mcgee@act.gov.au

Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601

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I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of our city and this region.

From: OBrien, Freya <Freya.OBrien@act.gov.au>

Sent: Tuesday, 29 April 2025 11:35 AM

To: Bennett, JamesP <JamesP.Bennett@act.gov.au>; Moser, Sonya <Sonya.Moser@act.gov.au>

Cc: Radice, David <David.Radice@act.gov.au>; Thompson, Chris <Chris.Thompson@act.gov.au>;

Afiabo, Olivia <Olivia.Afiabo@act.gov.au>; EPSDD PlanningUrbanPolicy

<EPSDDPlanningUrbanPolicy@act.gov.au>

Subject: RE: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning

(Territory Priority Project) Amendment Bill 2025

OFFICIAL

Thanks these are all cleared from my perspective, except for QON15. Sonya please let me know when this is ready for review.

Thanks again all,

Freya O'Brien (she/her)

Executive Branch Manager | Strategic Planning and Policy

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Monday, 28 April 2025 10:17 AM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Good morning,

Please see attached Questions on Notice (QON) for response by EPSDD on behalf of the Minister for Planning and Sustainable Development. These QONs have been submitted following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP - **complete**
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP – **Liv - complete**
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP - **complete**
- QON11 - CLAY - Steel - Public Housing Developments – PUP – **Sonya**
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP - **complete**
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP – **Liv - complete**

Notes:

- Where a response to a question asked is available online, please insert a link in the response.
- Please advise as soon as possible if you feel this is an incorrect allocation or if you require input from another Directorate.

The completed response, cleared by the Executive Group Manager, is due to Government Services by **COB tomorrow, 29 April 2025**.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDDExecutiveOffice](#)
To: [EPSD Government Services](#); [EPSDD DLO](#)
Subject: FW: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Thursday, 1 May 2025 3:31:26 PM
Attachments: [image001.jpg](#)
[QON 001 - CAIN - Steel - Planning and Third-party appeal rights - PUP.obr](#)
[QON 005 - CLAY - Steel - Improvements to planning processes - PUP.obr](#)
[QON 008 - CLAY - Steel - Approval of Territory priority projects development applications - PUP.obr](#)
[QON 011 - CLAY - Steel - Public Housing Developments.obr](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights - PUP.obr](#)
[QON 017 - CARRICK - Steel - Principles of good consultation - PUP.obr](#)

OFFICIAL

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Brady, Erin

Sent: Tuesday, 29 April 2025 3:00 PM

To: EPSDDExecutiveOffice ; EPSD Government Services

Subject: FW: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Brodie, Kate, Gov Services

Please see notes below.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP - see email I sent – I would like advice on how long it would take to update the table done for previous QON and then determine if not reasonable diversion of resources. If you can seek that feedback today so we can still get it done/to Min office by Wed 30th.
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP – okay to go
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP – okay to go – noting that Min/office may wish to amend/respond to this given the question
- QON011 - CLAY - Steel - Public Housing Developments – PUP – this should have been for Stat Planning – but understand it has been redirected to CSD as may be easier for them to provide this
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP – need to refer to relevant QON number that had the initial table of information – and will need to advise Min office that this one will require further diversion of resources to do this research (further to Qon 1 above)
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP – I have a couple of clarifications please. Also Min office may ask to have further detail on the Human Rights consideration eg, has the Bill been considered and considered it does not have negative impacts (it is currently left open and just says it is considered)>

Thank you

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Tuesday, 29 April 2025 12:14 PM

To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Please see attached for DDG PSD clearance, the below QONs following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**. All have been cleared by PUP EBM, noting that PUP EGM is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON011 - CLAY - Steel - Public Housing Developments – PUP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

Due to MO by COB tomorrow 30 April 2025.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD PlanningUrbanPolicy

Sent: Tuesday, 29 April 2025 12:06 PM

To: EPSD Government Services

Cc: EPSDD PlanningUrbanPolicy

Subject: FW: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi team,

The below QONs have all been cleared by PUP EBM, noting that PUP EGM has not reviewed them as he is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON11 - CLAY - Steel - Public Housing Developments – PUP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

QON15 that has been redirected is still with the team and will get this to you as soon as possible.

Thanks

Fatti

Fatima McGee | Business Support Officer, Planning and Urban Policy

From: [Holohan, Teleatha](#)
To: [EPSDD DLO](#); [Buckle, Grace](#)
Subject: RE: [02.05] QONS (x2) TPP Inquiry Hearings 008 and 005
Date: Thursday, 1 May 2025 4:23:36 PM

OFFICIAL

Hey Michelle,
For QON 005 – CLAY, in the response to question 2 it mentions a survey to collect information about proponent perceptions of the planning system, is the information from the survey reported publicly?

Many thanks,

Tee

From: EPSDD DLO
Sent: Thursday, 1 May 2025 3:54 PM
To: Buckle, Grace ; Holohan, Teleatha
Cc: EPSDD DLO
Subject: [02.05] QONS (x2) TPP Inquiry Hearings 008 and 005
Importance: High

OFFICIAL

Hello Grace/Tee

Please find saved to your respective folders on the drive the draft responses to the following QONS:

- (Grace) - [\[02.05\] EPSD TPP QON 008 - CLAY - Approval of TPP DAs](#)
- (Tee) - [\[02.05\] EPSD TPP QON 005 - CLAY - Improvements to planning process](#)

Due signed please by Friday 2 May 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [EPSDD DLO](#)
To: [EPSDDExecutiveOffice](#)
Cc: [EPSDD DLO](#); [EPSD Government Services](#)
Subject: MO QUERY: QON 005 - CLAY - Improvements to planning processes
Date: Thursday, 1 May 2025 4:28:31 PM
Attachments: [QON 005 - CLAY - Steel - Improvements to planning processes - PUP.obr image001.jpg](#)
Importance: High

OFFICIAL

Hi Brodie

The Steel Office has asked the below question with regard to the response to QON 005 – CLAY (attached). Do we know the answer? If yes could we provide a link, if not publicly available I can just let them know that?

Can you let me know please how I should respond?

in the response to question 2 it mentions a survey to collect information about proponent perceptions of the planning system, is the information from the survey reported publicly?

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDDExecutiveOffice

Sent: Thursday, 1 May 2025 3:31 PM

To: EPSD Government Services ; EPSDD DLO

Subject: FW: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

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www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Brady, Erin <Erin.Brady@act.gov.au>

Sent: Tuesday, 29 April 2025 3:00 PM

To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>; EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: FW: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

From: [EPSD Government Services](#)
To: [EPSDD DLO](#)
Cc: [EPSD Government Services](#)
Subject: Michelle: URGENT - QON 005 - CLAY - Improvements to planning processes
Date: Friday, 2 May 2025 12:37:12 PM
Attachments: [image001.jpg](#)
[QON 005 - CLAY - Steel - Improvements to planning processes - PUP.obr](#)

OFFICIAL

Hi Michelle,
QON 005 ready for MO as per below.

Thanks,
Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: Rutledge, Geoffrey
Sent: Friday, 2 May 2025 12:30 PM
To: EPSD Government Services ; EPSDDExecutiveOffice
Subject: FW: URGENT (2/5) DDG Clearance: MO QUERY: QON 005 - CLAY - Improvements to planning processes

OFFICIAL

For provision to the MO

From: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Sent: Friday, 2 May 2025 9:54 AM
To: Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>
Subject: URGENT (2/5) DDG Clearance: MO QUERY: QON 005 - CLAY - Improvements to planning processes

OFFICIAL

Hi Geoffrey

Some text *below* from Planning and Urban Policy to respond to a question from Minister Steel's Office.

May I please get your clearance as soon as possible, noting the QON is due back to the committee today please.

Many thanks,

Brodie

.....
Question from MO:

in the response to question 2 it mentions a survey to collect information about proponent perceptions of the planning system, is the information from the survey reported publicly?

Response to MO. No update to the QON.

FYI only - (noting this is not for public release as work still in progress): Results of the proponent survey have not been reported publicly. So far the survey has been undertaken once, as a baseline survey and collected information of experiences of

the previous planning system, to allow a comparison with the new system. It was delivered through an external survey platform by supplier, Bastion Insights. The intent is for future surveys to be delivered through the YourSay platform via closed surveys (i.e. only accessible via a direct link emailed to identified participants). Using the YourSay platform is likely to necessitate additional requirements to report back to respondents (via a Listening Report). The results of these surveys will form part of the evaluation data and future reporting but are not recommended for release at this stage.

From: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Sent: Friday, 2 May 2025 9:42 AM
To: EPSD Government Services <EPSDGovernmentServices@act.gov.au>; EPSDD DLO <EPSDDLO@act.gov.au>; Ferson, Brodie <Brodie.Ferson@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: FW: URGENT: MO QUERY: QON 005 - CLAY - Improvements to planning processes

OFFICIAL

Hi all,

Please see below response to MO.

Thanks

Fatti

Fatima McGee | Business Support Officer, Planning and Urban Policy
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 3693 | Email: fatima.mcgee@act.gov.au
Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601
www.environment.act.gov.au | www.planning.act.gov.au



*I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.
I acknowledge and respect their continuing culture and the contribution they make to the life of our city and this region.*

From: OBrien, Freya <Freya.OBrien@act.gov.au>
Sent: Friday, 2 May 2025 9:36 AM
To: Afiabo, Olivia <Olivia.Afiabo@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: Ridsdale, Janine <Janine.Ridsdale@act.gov.au>
Subject: RE: URGENT: MO QUERY: QON 005 - CLAY - Improvements to planning processes

OFFICIAL

Thanks Fatti,

Response to MO. No update to the QON.

FYI only - (noting this is not for public release as work still in progress): Results of the proponent survey have not been reported publicly. So far the survey has been undertaken once, as a baseline survey and collected information of experiences of the previous planning system, to allow a comparison with the new system. It was delivered through an external survey platform by supplier, Bastion Insights. The intent

is for future surveys to be delivered through the YourSay platform via closed surveys (i.e. only accessible via a direct link emailed to identified participants). Using the YourSay platform is likely to necessitate additional requirements to report back to respondents (via a Listening Report). The results of these surveys will form part of the evaluation data and future reporting but are not recommended for release at this stage.

Freya O'Brien (she/her)

Executive Branch Manager | Strategic Planning and Policy

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

Sent: Thursday, 1 May 2025 4:46 PM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>; EPSDD DLO <EPSDDDLO@act.gov.au>; EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>

Subject: URGENT: MO QUERY: QON 005 - CLAY - Improvements to planning processes

OFFICIAL

Thanks Michelle.

Hi PUP – may I please ask for your help in responding to the question below from the MO on QON05?

I note that the Min needs to sign tomorrow so apologies for the tight timeframe!

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development
Environment, Planning and Sustainable Development Directorate | ACT Government
480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSDD DLO <EPSDDDLO@act.gov.au>

Sent: Thursday, 1 May 2025 4:28 PM

To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>

Cc: EPSDD DLO <EPSDDDLO@act.gov.au>; EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: MO QUERY: QON 005 - CLAY - Improvements to planning processes

Importance: High

OFFICIAL

Hi Brodie

The Steel Office has asked the below question with regard to the response to QON 005 – CLAY (attached). Do we know the answer? If yes could we provide a link, if not publicly available I can just let them know that?

Can you let me know please how I should respond?

in the response to question 2 it mentions a survey to collect information about proponent perceptions of the planning system, is the information from the survey reported publicly?

From: [EPSDD DLO](#)
To: [LA Committee - Environment](#)
Cc: [EPSDD DLO](#); [EPSD Government Services](#); [EPSDDExecutiveOffice](#)
Subject: SIGNED ANSWERS TO TPP INQUIRY QONS (x4) - QONS 017, 015, 013 and 005
Date: Friday, 2 May 2025 6:13:04 PM
Attachments: [QON 017 - CARRICK - Steel - Principles of good consultation.docx](#)
[QON 017 - CARRICK - Steel - Principles of good consultation.pdf](#)
[QON 015 - CARRICK - Steel - Potential Territory Priority Projects.docx](#)
[QON 015 - CARRICK - Steel - Potential Territory Priority Projects.pdf](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights.docx](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights.pdf](#)
[QON 005 - CLAY - Steel - Improvements to planning processes.docx](#)
[QON 005 - CLAY - Steel - Improvements to planning processes.pdf](#)

Importance: High

OFFICIAL

Good afternoon

Please find attached word and pdf signed versions of the answers to the following QONs from the public hearing on the Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025.

- EPSD TPP QON 017 - CARRICK - Steel - Principles of good consultation
- EPSD TPP QON 015 - CARRICK - Steel - Potential Territory Priority Projects
- EPSD TPP QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights
- EPSD TPP QON 005 - CLAY - Steel - Improvements to planning processes

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Principles of Good Consultation

Question received: 24 April 2025

Answer Due: 2 May 2025

The definition of Consultation is:

- Macquarie Dictionary - a meeting for deliberation.
- Cambridge Dictionary - a meeting to discuss something or to get advice
- Britannica Dictionary –
 - a meeting in which someone (such as a doctor or lawyer) talks to a person about a problem, question, etc.
 - a discussion about something that is being decided

For Development Applications the community is able to submit a representation which is a one-way process with no feedback. How are the Principles of Good Consultation (s11 of the Planning Act 2023) implemented when the community is denied the opportunity to have a meeting and a discussion about Development Applications as they are being developed?

How does the lack of consultation and the removal of third-party appeal rights meet the right to procedural fairness under the Human Rights Act 2004?

Thank you

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

The [Planning \(Good Consultation\) Guidelines 2023](#) (the Guidelines) provide guidelines the principles of good consultation, defined under section 11 of the *Planning Act 2023* (the Planning Act), and how they are to be implemented. The guidelines do not apply to statutory planning processes where

there is a defined process, such as the development application (DA) public notification or Territory Plan amendments. These statutory processes have their respective requirements outlined in the Planning Act. Consultation for an amendment of the Territory Plan or a DA is taken to meet the principles of good consultation if it is undertaken in accordance with the consultation requirements that apply to the amendment or application under the Planning Act (see section 13 of the Planning Act).

As outlined in the response to QTON 09, development proposals which meet the definition of a TPP still undergo the normal DA assessment process in accordance with the Planning Act, including the requirement for a public notification period to enable the ACT community to make representations which are to be considered in deciding the DA.

It is acknowledged that the Bill removes third party appeal rights for TPP developments. However, the limitation on a person's appeal rights is considered to be outweighed by the significant social and public benefit of the infrastructure projects for the wider community. Review of decisions on procedural grounds will remain available through judicial review.

Furthermore, all new Bills, including amendment Bills, are required to be assessed against the *Human Rights Act 2004* for compatibility. Part 6.2 of the Planning Act identifies matters exempt from third party ACAT review, including Territory Priority Projects. In accordance with section 37 of the *Human Rights Act 2004*, Shane Rattenbury MLA, as Attorney-General, examined the Planning Bill 2022 (now the Planning Act 2023) and concluded the following:

"In my opinion, having regard to the Bill and the outline of the policy considerations and justification of any limitations on rights outlined in this explanatory statement, the Bill as presented to the Legislative Assembly is consistent with the Human Rights Act 2004."

The compatibility assessment is publicly available here:

https://www.legislation.act.gov.au/View/es/db_66669/20220921-79668/html/db_66669.html

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

Signature:



Date:

2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Health

Redirected to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Potential Territory Priority Project Declarations

Question received: 24 April 2025

Answer Due: 2 May 2025

The ACT Government's submission says that inquiries were received 'from Housing ACT and ACT Health regarding potential TPP declarations for public housing and public health facilities, including requests for 7 development proposals for public housing of different sizes (between 9 and 30 dwellings) in various suburbs.'

Please provide copies of these applications from ACT Health.

Thank you

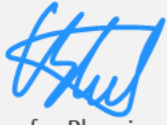
Chris Steel MLA: The answer to the Member's question is as follows:

The process for requesting a proposal be declared a Territory Priority Project (TPP) is available on the Environment, Planning and Sustainable Development Directorate (EPSDD) website at: [Territory Priority Project - Environment, Planning and Sustainable Development Directorate - Planning](#).

Enquiries were made by ACT Health regarding a proposal for the Inner Southern Health Centre to be located at Griffith, however, no formal request was made to the Minister for Planning and Sustainable Development for the proposal to be declared a TPP (see 'Step 1' at the aforementioned website as to what information is needed for a request).

It is understood, this was because during the time ACT Health was enquiring about a declaration, the *Planning (Territory Priority Project) Amendment Bill 2025* was presented to the Legislative Assembly, which proposes to include development proposals related to a public health facility in the definition of a TPP.

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

Signature: 

Date: 2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Planning and Local Council Third-Party Appeal Rights

Question received: 24 April 2025

Answer Due: 2 May 2025

- (1) What do the regulations of the NSW local councils provide for (i) third-party consultation on DAs and (ii) third-party appeal rights for public housing developments, specifically Queanbeyan-Palerang Regional, Snowy Monaro Regional, Yass Valley Regional, Bega Valley Shire, Eurobodalla Shire, Goulburn Mulwaree, Hilltops, Snowy Valleys, and Upper Lachlan Shire.
- Please provide a comprehensive summary list.

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

This information is publicly available on the NSW Legislation Register and the relevant NSW Local Council websites.

Similar information has been provided in response to QTON #8 at a state and territory jurisdiction level.

Undertaking this specific task would require further redirection of Government resources from current priority work.

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

Signature:

Date:

2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Improvements to Planning Processes

Question received: 24 April 2025

Answer Due: 2 May 2025

In the submissions to, and in the hearings on, the Territory Priority Projects Legislation, concerns were raised about the operation of the planning system and the need for improvements. The ACT Planning System Evaluation Framework was established to understand how well the new planning system is operating and to determine whether improvements are required. The new planning system commenced in November 2023.

- (1) Has the review into the first stage of the Evaluation Framework commenced?
- (2) Have industry and professional organisations been asked for advice on the operation of the new planning system and what changes are needed to improve its operation. If so, what will be done with that information?
- (3) Will the broader community be asked for its views on the operation of the new planning system?

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

1. The ACT Planning System Evaluation Framework 2024-29 (evaluation framework) is not under review, however the Environment, Planning and Sustainable Development Directorate (EPSDD) has commenced the work identified in the framework. The evaluation framework is available on the planning website: [ACT Planning System Evaluation Framework - Environment, Planning and Sustainable Development Directorate - Planning](#)
2. Yes. EPSDD officers meet regularly with Industry representatives, peak bodies, and representative organisations through a variety of established forums, including the Environment and Planning Forum and the Planning and Construction Industry Chief Executive Reference Group. Discussions to date have included matters relating to the

operation of the planning system. This information will provide an input to the implementation and the outcomes of the evaluation framework and, where appropriate, may inform changes to the planning system. The evaluation framework includes a proponent survey to collect information about proponent perceptions of the planning system. A baseline survey was conducted in mid-2024 and the survey will be repeated periodically. This information will be used to inform continuous improvement of the planning system.

3. Community members may submit views on the planning system through a range of existing channels like the [Land Planning and Building Enquiry Form](#). Further opportunities for community engagement on planning matters will be considered over the life of the evaluation framework, as appropriate and as required. This is detailed in the evaluation framework.

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

Signature:



Date:

2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [EPSDD DLO](#)
To: [Holohan, Teleatha](#)
Cc: [EPSDD DLO](#); [Buckle, Grace](#)
Subject: EPSD RESPONSE: [02.05] EPSD TPP QON 005 - CLAY - Improvements to planning process
Date: Friday, 2 May 2025 12:51:21 PM
Importance: High

OFFICIAL

Hello Tee

EPSDD has considered your question and provides the following response. I note the Directorate suggests there is no update required to be QON response as currently drafted.

Please let me know if you have any other questions though.

Response to MO. No update to the QON.

FYI only - (noting this is not for public release as work still in progress): Results of the proponent survey have not been reported publicly. So far the survey has been undertaken once, as a baseline survey and collected information of experiences of the previous planning system, to allow a comparison with the new system. It was delivered through an external survey platform by supplier, Bastion Insights.

The intent is for future surveys to be delivered through the YourSay platform via closed surveys (i.e. only accessible via a direct link emailed to identified participants). Using the YourSay platform is likely to necessitate additional requirements to report back to respondents (via a Listening Report). The results of these surveys will form part of the evaluation data and future reporting but are not recommended for release at this stage.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Holohan, Teleatha

Sent: Thursday, 1 May 2025 4:24 PM

To: EPSDD DLO ; Buckle, Grace

Subject: RE: [02.05] QONS (x2) TPP Inquiry Hearings 008 and 005

OFFICIAL

Hey Michelle,

For QON 005 – CLAY, in the response to question 2 it mentions a survey to collect information about proponent perceptions of the planning system, is the information from the survey reported publicly?

Many thanks,

Tee

From: EPSDD DLO <EPSDDDLO@act.gov.au>

Sent: Thursday, 1 May 2025 3:54 PM

To: Buckle, Grace <Grace.Buckle@act.gov.au>; Holohan, Teleatha

<Teleatha.Holohan@act.gov.au>

Cc: EPSDD DLO <EPSDDDL0@act.gov.au>

Subject: [02.05] QONS (x2) TPP Inquiry Hearings 008 and 005

Importance: High

OFFICIAL

Hello Grace/Tee

Please find saved to your respective folders on the drive the draft responses to the following QONS:

- (Grace) - [\[02.05\] EPSD TPP QON 008 - CLAY - Approval of TPP DAs](#)
- (Tee) - [\[02.05\] EPSD TPP QON 005 - CLAY - Improvements to planning process](#)

Due signed please by Friday 2 May 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

**Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development
& Minister for Heritage**

MS teams | Email: EPSDDDL0@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra
ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Approval of Territory Priority Projects Development Applications

Question received: 24 April 2025

Answer Due: 2 May 2025

According to Sec 183 of the Planning Act 2023 a development application for a Territory Priority Project must be made by the Minister (for Planning). In his statement when tabling the Planning (Territory Priority Project) Amendment Bill the Minister for Planning announced that he would be delegating the decision-making for public housing Territory Priority Projects to the Chief Planner.

What is the reason for delegating this power to the Chief Planner on matters that are for significant infrastructure or significant facilities and are of significant benefit to the people of the ACT?

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

This delegation will be put in place so that each Territory Priority Project development application (DA) will be assessed like any other DA, by the independent Territory Planning Authority. This will maintain the independence and consistent application of the DA assessment process, and make sure that it remains free from the perception of political influence. These DAs will be assessed on planning considerations against the requirements of the *Planning Act 2023* and the Territory Plan.

As there may be a considerable number of individual DAs that support the development of new housing, this will also allow for administrative efficiency in assessing and deciding these applications and support faster provision of public housing.

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

Signature: 

Date: 2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [EPSDDExecutiveOffice](#)
To: [EPSD Government Services](#); [EPSDD DLO](#)
Subject: FW: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Thursday, 1 May 2025 3:31:26 PM
Attachments: [image001.jpg](#)
[QON 001 - CAIN - Steel - Planning and Third-party appeal rights - PUP.obr](#)
[QON 005 - CLAY - Steel - Improvements to planning processes - PUP.obr](#)
[QON 008 - CLAY - Steel - Approval of Territory priority projects development applications - PUP.obr](#)
[QON 011 - CLAY - Steel - Public Housing Developments.obr](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights - PUP.obr](#)
[QON 017 - CARRICK - Steel - Principles of good consultation - PUP.obr](#)

OFFICIAL

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Brady, Erin

Sent: Tuesday, 29 April 2025 3:00 PM

To: EPSDDExecutiveOffice ; EPSD Government Services

Subject: FW: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Brodie, Kate, Gov Services

Please see notes below.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP - see email I sent – I would like advice on how long it would take to update the table done for previous QON and then determine if not reasonable diversion of resources. If you can seek that feedback today so we can still get it done/to Min office by Wed 30th.
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP – okay to go
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP – okay to go – noting that Min/office may wish to amend/respond to this given the question
- QON011 - CLAY - Steel - Public Housing Developments – PUP – this should have been for Stat Planning – but understand it has been redirected to CSD as may be easier for them to provide this
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP – need to refer to relevant QON number that had the initial table of information – and will need to advise Min office that this one will require further diversion of resources to do this research (further to Qon 1 above)
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP – I have a couple of clarifications please. Also Min office may ask to have further detail on the Human Rights consideration eg, has the Bill been considered and considered it does not have negative impacts (it is currently left open and just says it is considered)>

From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: RE: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 12:46:01 PM
Attachments: [xx_CSD - QON 011 - CLAY - Steel - Public Housing Developments.obr](#)
[image001.jpg](#)

OFFICIAL

Apologies!

Please disregard QON 11. This is with CSD now.

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDDExecutiveOffice
Sent: Tuesday, 29 April 2025 12:32 PM
To: EPSD Government Services
Subject: CAM: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Cam

Thank you for sending those through, acknowledging the tight turn around.

I just wanted to check QON11 with you to see if there's any further info expected?

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Tuesday, 29 April 2025 12:14 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Please see attached for DDG PSD clearance, the below QONs following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**. All have been cleared by PUP EBM, noting that PUP EGM is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP

From: [EPSDD DLO](#)
To: [LA Committee - Environment](#)
Cc: [EPSDD DLO](#); [EPSD Government Services](#); [EPSDDExecutiveOffice](#)
Subject: SIGNED ANSWERS QONS (x3) TPP Inquiry Hearing - QONS 001, 003 and 008
Date: Friday, 2 May 2025 3:51:44 PM
Attachments: [QON 001 - CAIN - Steel - Planning and Third-party appeal rights.docx](#)
[QON 001 - CAIN - Steel - Planning and Third-party appeal rights.pdf](#)
[QON 003 - CARRICK - Steel - DA Processing Times.docx](#)
[QON 003 - CARRICK - Steel - DA Processing Times.pdf](#)
[QON 008 - CLAY - Steel - Approval of TPP DAs.docx](#)
[QON 008 - CLAY - Steel - Approval of TPP DAs.pdf](#)

OFFICIAL

Good afternoon

Please find attached, word and pdf signed versions of the response to the following answers to QONs from the public hearing on the Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025:

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights
- QON 003 - CARRICK - DA Processing Times
- QON 008 - CLAY - Steel - Approval of TPP DAs

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [EPSDD DLO](#)
To: [CSDDLO](#); [iCBR, DLO](#)
Cc: [EPSDD DLO](#)
Subject: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 12:09:08 PM
Attachments: [QON 004 - CARRICK - Steel - Public housing development applications.docx](#)
[QON 010 - CAIN - Steel - Planning and DA appeals in ACAT.docx](#)
[QON 121 - RATTENBURY - Steel - DA appeals in ACAT.pdf](#)
Importance: High

OFFICIAL

Hello Babs/Chloe

EPSDD is leading the response to the attached two QONs received from the EPTCS Inquiry Hearing into TPP.

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004: From CSD** – RE: The date the tenants were relocated because of development of sites as listed in QON 121 (signed copy attached).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010: From CSD and iCBR** – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in QON 121 (signed copy attached).

Due as early as possible/urgently please noting the final due date to EPTCS of Friday 2 May 2025, and due to MSO on Wednesday 30 April 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Public housing development applications

Question received: 24 April 2025

Answer Due: 2 May 2025

I refer to QoN 121

For each of the 20 public housing DAs appealed from 2019.

Would you please provide:

- (1) the date the tenant was relocated
- (2) the date the DA was submitted
- (3) the date of the DA decision
- (4) the date of the ACAT appeal
- (5) the date of the ACAT decision
- (6) the outcome of the decision

Thank you

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

[Insert answer to question on notice]

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

Signature:

Date:

By the Minister for Planning and Sustainable Development, Chris Steel MLA



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Planning and DA Appeals in ACAT

Question received: 24 April 2025

Answer Due: 2 May 2025

- (1) How many public housing development applications were appealed to ACAT by third-parties between 2014-15 and 2024-25 (YTD).
 - Please provide a summarised list of the outcomes of each matter per year.
- (2) How many public health facility development applications were appealed to ACAT by third-parties between 2014-15 and 2024-25 (YTD).
 - Please provide a summarised list of the outcomes of each matter per year.

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

[Insert answer to question on notice]

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

Signature:

Date:

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [Riches, Dominic](#)
To: [EPSD Government Services](#)
Cc: [EPSDD StatutoryPlanning](#)
Subject: FW: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 8:12:06 AM
Attachments: [03_QONs.obr](#)
Importance: High

OFFICIAL

Hi Cam

Can we please get input for:

QON 004: From CSD – RE: The date the tenants were relocated because of development of sites as listed in [QON 121](#).

QON 010: From CSD and iCBR – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in [QON 121](#).

Dom

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Monday, 28 April 2025 10:17 AM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Good morning,

Please see attached Questions on Notice (QON) for response by EPSDD on behalf of the Minister for Planning and Sustainable Development. These QONs have been submitted following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 003 - CARRICK - Steel - DA Processing Times – SP
- QON 004 - CARRICK - Steel - Public housing development applications – SP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT - SP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP
- QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2) - SP

Notes:

- Where a response to a question asked is available online, please insert a link in the response.
- Please advise as soon as possible if you feel this is an incorrect allocation or if you require input from another Directorate.

The completed response, cleared by the Executive Group Manager, is due to Government Services by **COB tomorrow, 29 April 2025**.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [EPSD Government Services](#)
Cc: [EPSDD DLO](#)
Subject: CAM: iCBR NIL INPUT: Due 30 April 2025 - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Wednesday, 30 April 2025 2:37:03 PM
Attachments: [QON 010 - CAIN - Steel - Planning and DA appeals in ACAT - SP.obr](#)
Importance: High

OFFICIAL

Hello Cam

iCBR have advised NIL that they are privy to for QON 010 and suggested we reach out to ACTHD for input on Health DAs. Did you want to seek input from ACT Health?

I am yet to hear back from CSD

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSD Government Services

Sent: Tuesday, 29 April 2025 11:57 AM

To: EPSDD DLO

Cc: EPSD Government Services

Subject: For URGENT Input: Due 30 April 2025 - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hi Michelle,

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004:** From CSD – RE: The date the tenants were relocated because of development of sites as listed in [QON 121](#).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010:** From CSD and iCBR – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in [QON 121](#).

Due as early as possible noting the final due date of this Friday and due to MO on Wednesday 30 April 2025.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [ACT Health DLO](#)
Cc: [EPSDD DLO](#)
Subject: FW: DUE ASAP: URGENT INPUT FROM ACT Health - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Wednesday, 30 April 2025 2:53:30 PM
Attachments: [image001.png](#)
[QON 121 - RATTENBURY - Steel - DA appeals in ACAT.pdf](#)
Importance: High

OFFICIAL

Hi Liam

Seeking urgent advice from ACT Health if they would have input for the below QON, noting iCBR advice of NIL input and to reach out to ACT Health.

- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010** - RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in QON 121 (signed copy attached).

Due as early as possible/urgently please noting the final due date to EPTCS of Friday 2 May 2025, and due to MSO on Wednesday 30 April 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Dowd, ChloeA **On Behalf Of** iCBR, DLO

Sent: Wednesday, 30 April 2025 8:39 AM

To: EPSDD DLO ; CSDDLO

Cc: iCBR, DLO

Subject: RE: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Michelle,

iCBR have advised nil that they are privy to for QON 010 and suggest you reach out to ACTHD for input on Health DAs.

Please let me know if you need anything further here.

Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: EPSDD DLO <EPSDDDLLO@act.gov.au>

Sent: Tuesday, 29 April 2025 12:09 PM

To: CSDDLLO <CSDDLLO@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDLLO@act.gov.au>

Subject: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Babs/Chloe

EPSDD is leading the response to the attached two QONs received from the EPTCS Inquiry Hearing into TPP.

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004: From CSD** – RE: The date the tenants were relocated because of development of sites as listed in QON 121 (signed copy attached).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010: From CSD and iCBR** – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in QON 121 (signed copy attached).

Due as early as possible/urgently please noting the final due date to EPTCS of Friday 2 May 2025, and due to MSO on Wednesday 30 April 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [Busic, Babita](#) on behalf of [CSDDL0](#)
To: [EPSDD DLO](#)
Cc: [CSDDL0](#)
Subject: ATT MICHELLE - FW: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Friday, 2 May 2025 3:09:24 PM
Attachments: [QON 121 - RATTENBURY - Steel - DA appeals in ACAT.pdf](#)
[EPSD Final response - EPTCS QON 66 ANSWER - STEEL - Appeals \(Territory Priority Projects\) - CAIN.PDF](#)
Importance: High

OFFICIAL

Hi Michelle

The EGM is currently reviewing QON 004.

Re. QON 10 attached, advice from CSD is : *“This has been previously answered (lead by EPSDD) attached. I believe the same advice stands – housing is unable to provide ACAT appeal numbers prior to commencement of G&R.....”*.

Babita

Babita Busic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 **Email:** Babita.busic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSDD DLO

Sent: Thursday, 1 May 2025 1:46 PM

To: CSDDL0

Cc: EPSDD DLO

Subject: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Babs,

I am urgently chasing CSD's input for these two QONS please. These are due to be signed by Min S and to the Committee by COB tomorrow and the Steel Office are chasing.

Does CSD have any input please and could I please have an ETA on when we might receive it so I can let the Steel Office know.

Pretty please and thank you!

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDL0@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO <EPSDDDDLO@act.gov.au>

Sent: Tuesday, 29 April 2025 12:09 PM

To: CSDDLO <CSDDLO@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDDLO@act.gov.au>

Subject: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Babs/Chloe

EPSDD is leading the response to the attached two QONs received from the EPTCS Inquiry Hearing into TPP.

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004: From CSD** – RE: The date the tenants were relocated because of development of sites as listed in QON 121 (signed copy attached).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010: From CSD and iCBR** – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in QON 121 (signed copy attached).

Due as early as possible/urgently please noting the final due date to EPTCS of Friday 2 May 2025, and due to MSO on Wednesday 30 April 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601



Inquiry into Annual and Financial Reports 2023–2024

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning

Hearing: 18 February 2025

In relation to: Territory Priority Projects and Appeals

Question received: 19 February 2025

Answer Due: 26 February 2025

- (1) How many public housing and public health developments are currently in the pipeline that would be classified as Territory Priority Projects (TPP)?
- (2) How many public housing and public health developments have been subject to ACAT appeal applications by third parties in 2023-24?
- (3) How many appeals regarding public housing and public health developments have been denied by ACAT in 2023-24?
- (4) Broadly speaking, what were the main reasons behind these appeals being denied?
- (5) How many appeals regarding a public housing and public health developments have been accepted by ACAT in 2023-24?
- (6) Broadly speaking, what were the main reasons behind these appeals being accepted?
- (7) How many appeals regarding a public housing and public health developments were resolved by mediated outcomes prior to a final ACAT decision in 2023-24?
- (8) How many public housing and public health developments have been subject to ACAT appeal applications by third parties between 2013-14 and 2023-24?

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

- (1) Under the *Planning (Territory Priority Project) Amendment Bill 2025*, it is proposed that a development proposal related to a public health facility and public housing will be classified as Territory Priority Projects.

Infrastructure Canberra (iCBR) is accountable for the New Northside Hospital and Casey Health Centre projects. Additionally, iCBR is aware of the following two projects that it supports delivery of on behalf of the ACT Health Directorate; West Belconnen Health Care Centre and Casey Health Care Centre.

As part of the new Administrative Orders, iCBR is also accountable for delivery of 1000 more public housing homes, which would be classified as Territory Priority Projects under the proposed *Planning (Territory Priority Project) Amendment Act 2025*.

- (2) In 2023-24, three third-party applications were made to the ACT Civil and Administrative Tribunal (ACAT) in relation to development applications (DAs) for public housing.

In 2023-2024, no ACAT applications were received in relation to DAs for public health facilities.

- (3) No appeals regarding public housing and public health developments were denied by ACAT in 2023-24. Out of the three ACAT applications in relation to public housing, two applications related to the same proposal where ACAT confirmed the original DA decision, with amendments. The remaining matter was mediated between parties.

- (4) See response to question 3.

- (5) See response to question 3.

- (6) Generally, appeals through the ACAT process can only be accepted where they meet the legislative requirements. Both the Territory Planning Authority (the Authority) and ACAT must ensure the proposal meets the requirements of the Territory Plan and Planning Act.

- (7) See response to question 3.

- (8) The Authority does not have readily available information regarding DAs for public housing and public health developments that have been subject to ACAT appeal applications by third parties between 2013-14 and 2023-24. Retrieving this information would require a manual review of each application, requiring extensive time and resources.

However, information relating to ACAT matters that involved public housing, back to 2019, was recently provided in [QON 121](#).

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

Signature:



Date:

2/3/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [EPSDDExecutiveOffice](#)
To: [EPSDD_DLO](#)
Cc: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: FW: URGENT - CSD INPUT: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Friday, 2 May 2025 4:20:43 PM
Attachments: [QON 010 - CAIN - Steel - Planning and DA appeals in ACAT - SP.obr](#)
[ATT MICHELLE RE URGENT FOLLOW UP DUE 2102 - URGENT INPUT \(CSD\) - EPTCS QON 66 ANSWER - STEEL - Appeals \(Territory Priority Projects\) - CAIN .msg](#)

OFFICIAL

Hi Michelle

This can go on EGM clearance please (Qon10).

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Cilliers, George

Sent: Friday, 2 May 2025 4:14 PM

To: EPSDD StatutoryPlanning

Cc: EPSDDExecutiveOffice ; EPSD Government Services

Subject: RE: URGENT - CSD INPUT: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Thanks Lucy,

Cleared

Regards

George

From: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Sent: Friday, 2 May 2025 4:08 PM

To: Cilliers, George <George.Cilliers@act.gov.au>

Subject: FW: URGENT - CSD INPUT: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

From: EPSDD DLO <EPSDDDLO@act.gov.au>

Sent: Friday, 2 May 2025 3:30 PM

To: EPSD Government Services <EPSDGovernmentServices@act.gov.au>; EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Cc: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: URGENT - CSD INPUT: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Cam/Lucy

For QON 10, CSD has provided the input attached to the email attached as input that can be used in responding to this request.

For urgent incorporation into the draft response please. I am also yet to receive input from ACT Health on this one.

Input from CSD for QON 04 is also still outstanding!

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDL0@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Tuesday, 29 April 2025 11:57 AM

To: EPSDD DLO <EPSDDDL0@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: For URGENT Input: Due 30 April 2025 - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hi Michelle,

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004:** From CSD – RE: The date the tenants were relocated because of development of sites as listed in [QON 121](#).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010:** From CSD and iCBR – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in [QON 121](#).

Due as early as possible noting the final due date of this Friday and due to MO on Wednesday 30 April 2025.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [Busic, Babita](#) on behalf of [CSDDLLO](#)
To: [EPSDD DLO](#)
Cc: [CSDDLLO](#)
Subject: ATT MICHELLE RE: URGENT FOLLOW UP: DUE 21/02 - URGENT INPUT (CSD) - EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN
Date: Tuesday, 4 March 2025 10:38:46 AM
Attachments: [EPTCS QON 66 ANSWER - STEEL - Appeals \(Territory Priority Projects\) - CAIN.DOCX](#)

OFFICIAL

Hi Michelle

The MO has approved the CSD input and is saved [here](#)

Babita

Babita Busic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 Email: Babita.busic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSDD DLO

Sent: Thursday, 27 February 2025 11:52 AM

To: CSDDLLO

Cc: EPSDD DLO

Subject: FW: URGENT FOLLOW UP: DUE 21/02 - URGENT INPUT (CSD) - EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN

Importance: High

OFFICIAL

Hello Babs – chasing this one as a matter of urgency please? This one is overdue to the Committee (27/02).

Could you chase this one again pretty please and let me know when we might receive it.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Busic, Babita <Babita.Busic@act.gov.au> On Behalf Of CSDDLLO

Sent: Monday, 24 February 2025 1:05 PM

To: EPSDD DLO <EPSDDDDLO@act.gov.au>
Cc: CSDDLO <CSDDLO@act.gov.au>
Subject: RE: URGENT FOLLOW UP: DUE 21/02 - URGENT INPUT (CSD) - EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN

OFFICIAL

Hi Michelle

I should get it from the team sometime today and then will have to seek urgent clearance from the Berry Office. I will aim today if not tomorrow at the latest.

Babita

Babita Basic | Directorate Liaison Officer

Office of Minister Berry and Office of Minister Paterson

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 Email: Babita.basic@act.gov.au

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From: EPSDD DLO <EPSDDDDLO@act.gov.au>

Sent: Monday, 24 February 2025 12:48 PM

To: CSDDLO <CSDDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDDLO@act.gov.au>

Subject: URGENT FOLLOW UP: DUE 21/02 - URGENT INPUT (CSD) - EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN

Importance: High

OFFICIAL

Hello Babs - just following up CSD's input please for the attached QON. Can you provide a status update and when we might receive the input?

Thanks Babs.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable

Development & Minister for Heritage

Office of Minister Tara Cheyne MLA | Minister for City and Government Services

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158,

Canberra ACT 2601

From: EPSDD DLO <EPSDDDDLO@act.gov.au>

Sent: Thursday, 20 February 2025 11:59 AM

To: CSDDLO <CSDDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDDLO@act.gov.au>

Subject: DUE 21/02 - URGENT INPUT (CSD) - EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN

Importance: High

OFFICIAL

Hi Babs,

Seeking urgent input from CSD please on: EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN

Specifically the parts 1 and 8 highlighted below

1. How many public housing and public health developments are currently in the pipeline that would be classified as Territory Priority Projects (TPP)?
2. How many public housing and public health developments have been subject to ACAT appeal applications by third parties in 2023-24?
3. How many appeals regarding public housing and public health developments have been denied by ACAT in 2023-24?
4. Broadly speaking, what were the main reasons behind these appeals being denied?
5. How many appeals regarding a public housing and public health developments have been accepted by ACAT in 2023-24?
6. Broadly speaking, what were the main reasons behind these appeals being accepted?
7. How many appeals regarding a public housing and public health developments were resolved by mediated outcomes prior to a final ACAT decision in 2023-24?
8. How many public housing and public health developments have been subject to ACAT appeal applications by third parties between 2013-14 and 2023-24?

Ideally, due back to me by **COB tomorrow (Friday), 21 Feb 2025** (Monday, 24 Feb 2025 is that is not possible but please keep us updated as the input moves through the drafting/clearances process).

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

Office of Minister Tara Cheyne MLA | Minister for City and Government Services

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [Gstrein, Kylie](#) on behalf of [ACT Health DLO](#)
To: [EPSDD DLO](#)
Cc: [ACT Health DLO](#)
Subject: ACTHD INPUT: URGENT INPUT FROM ACT Health - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Friday, 2 May 2025 4:11:03 PM
Attachments: [ACTHD INPUT - QON 10 - CAIN - Steel - Planning DA appeals ACAT.docx](#)
[image001.png](#)
Importance: High

OFFICIAL

Hi Michelle
Apologies for the delay – please see ACTHD input attached.
Thanks
Kylie

Kylie Gstrein | Director, Government Business

Email: GovernmentBusinessHealth@act.gov.au

Ministerial and Government Services | ACT Health Directorate

Level 5, 2-6 Bowes Street, Woden ACT 2606

health.act.gov.au

From: EPSDD DLO
Sent: Wednesday, 30 April 2025 2:53 PM
To: ACT Health DLO
Cc: EPSDD DLO
Subject: FW: DUE ASAP: URGENT INPUT FROM ACT Health - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Hi Liam
Seeking urgent advice from ACT Health if they would have input for the below QON, noting iCBR advice of NIL input and to reach out to ACT Health.

- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010** - RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in QON 121 (signed copy attached).

Due as early as possible/urgently please noting the final due date to EPTCS of Friday 2 May 2025, and due to MSO on Wednesday 30 April 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Dowd, ChloeA <ChloeA.Dowd@act.gov.au> **On Behalf Of** iCBR, DLO

Sent: Wednesday, 30 April 2025 8:39 AM

To: EPSDD DLO <EPSDDDDLO@act.gov.au>; CSDDLO <CSDDLO@act.gov.au>

Cc: iCBR, DLO <iCBRDLO@act.gov.au>

Subject: RE: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Michelle,

iCBR have advised nil that they are privy to for QON 010 and suggest you reach out to ACTHD for input on Health DAs.

Please let me know if you need anything further here.

Thanks

Chloe Dowd | Directorate Liaison Officer

Phone 02 6205 8303 | Email ChloeA.Dowd@act.gov.au

Chief Operating Office | Infrastructure Canberra | ACT Government

2 Constitution Avenue, Canberra, 2601 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: EPSDD DLO <EPSDDDDLO@act.gov.au>

Sent: Tuesday, 29 April 2025 12:09 PM

To: CSDDLO <CSDDLO@act.gov.au>; iCBR, DLO <iCBRDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDDLO@act.gov.au>

Subject: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Hello Babs/Chloe

EPSDD is leading the response to the attached two QONs received from the EPTCS Inquiry Hearing into TPP.

Can we please seek urgent input for:

- QON 004 - CARRICK - Steel - Public housing development applications
 - **QON 004: From CSD** – RE: The date the tenants were relocated because of development of sites as listed in QON 121 (signed copy attached).
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT
 - **QON 010: From CSD and iCBR** – RE: How many public housing and health DAs were appealed to ACAT by third-parties between 2014-15 and 2024-25, noting public housing matters, from 2019-2025, are listed in QON 121 (signed copy attached).

Due as early as possible/urgently please noting the final due date to EPTCS of Friday 2 May 2025, and due to MSO on Wednesday 30 April 2025.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra
ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Planning and DA Appeals in ACAT

Question received: 24 April 2025

Answer Due: 2 May 2025

- (1) How many public housing development applications were appealed to ACAT by third-parties between 2014-15 and 2024-25 (YTD).
 - Please provide a summarised list of the outcomes of each matter per year.
- (2) How many public health facility development applications were appealed to ACAT by third-parties between 2014-15 and 2024-25 (YTD).
 - Please provide a summarised list of the outcomes of each matter per year.

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

2. The Ngunnawal Bush Healing Farm (NBHF) was the subject of an Administrative Review by the Australian Capital Territory Civil and Administrative Tribunal (ACAT) in 2014: [ACT Rural Landholders Association Inc & Ors v Act Planning and Land Authority \(Administrative Review\)](#).

On 8 October 2014 the former Minister for Planning, Mick Gentleman MLA, using call-in powers available under the *Planning and Development Act 2007*, approved the Development Application for the NBHF, subject to a range of conditions.

The ACT Health Directorate is not aware of any other ACT Government health facilities that have been reviewed by ACAT since 2014.

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

Signature:

Date:

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [EPSDD DLO](#)
To: [CSDDLO](#)
Cc: [EPSDD DLO](#)
Subject: URGENT FOLLOW UP: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Thursday, 1 May 2025 1:45:51 PM
Attachments: [QON 004 - CARRICK - Steel - Public housing development applications.docx](#)
[QON 010 - CAIN - Steel - Planning and DA appeals in ACAT.docx](#)
[QON 121 - RATTENBURY - Steel - DA appeals in ACAT.pdf](#)
Importance: High

OFFICIAL

Hello Babs,

I am urgently chasing CSD's input for these two QONS please. These are due to be signed by Min S and to the Committee by COB tomorrow and the Steel Office are chasing.

Does CSD have any input please and could I please have an ETA on when we might receive it so I can let the Steel Office know.

Pretty please and thank you!

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO

Sent: Tuesday, 29 April 2025 12:09 PM

To: CSDDLO ; iCBR, DLO

Cc: EPSDD DLO

Subject: DUE ASAP: URGENT INPUT FROM CSD and iCBR - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

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Michelle

Michelle O'Donnell | Directorate Liaison Officer

**Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development
& Minister for Heritage**

MS teams | Email: EPSDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra
ACT 2601

From: [EPSDD DLO](#)
To: [EPSD Government Services](#); [EPSDD StatutoryPlanning](#); [Cilliers, George](#)
Cc: [EPSDD DLO](#); [Barrett, Lucy](#); [EPSDDExecutiveOffice](#)
Subject: URGENT: HEALTH INPUT: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Friday, 2 May 2025 4:14:06 PM
Attachments: [QON 010 - CAIN - Steel - Planning and DA appeals in ACAT - SP.obr](#)
[ACTHD INPUT - QON 10 - CAIN - Steel - Planning DA appeals ACAT.docx](#)
Importance: High

OFFICIAL

Hi all

Input from the Health Directorate is attached. For incorporation into the final response please, then finalising of the draft and up through relevant clearances.

Thanks so much.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSD Government Services
Sent: Tuesday, 29 April 2025 11:57 AM
To: EPSDD DLO
Cc: EPSD Government Services
Subject: For URGENT Input: Due 30 April 2025 - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

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Kind regards,

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Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [EPSD Government Services](#); [EPSDD StatutoryPlanning](#)
Cc: [EPSDD DLO](#)
Subject: URGENT - CSD INPUT: QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Friday, 2 May 2025 3:29:40 PM
Attachments: [QON 010 - CAIN - Steel - Planning and DA appeals in ACAT - SP.obr](#)
[ATT MICHELLE RE URGENT FOLLOW UP DUE 2102 - URGENT INPUT \(CSD\) - EPTCS QON 66 ANSWER - STEEL - Appeals \(Territory Priority Projects\) - CAIN .msg](#)
Importance: High

OFFICIAL

Hello Cam/Lucy

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Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSD Government Services

Sent: Tuesday, 29 April 2025 11:57 AM

To: EPSDD DLO

Cc: EPSD Government Services

Subject: For URGENT Input: Due 30 April 2025 - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

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To: [EPSDD DLO](#)
Cc: [CSDDLLO](#)
Subject: ATT MICHELLE RE: URGENT FOLLOW UP: DUE 21/02 - URGENT INPUT (CSD) - EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN
Date: Tuesday, 4 March 2025 10:38:46 AM
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OFFICIAL

Hi Michelle

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Babita

Babita Busic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 Email: Babita.busic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

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Sent: Thursday, 27 February 2025 11:52 AM

To: CSDDLLO

Cc: EPSDD DLO

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Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Busic, Babita <Babita.Busic@act.gov.au> On Behalf Of CSDDLLO

Sent: Monday, 24 February 2025 1:05 PM

To: EPSDD DLO <EPSDDDDLO@act.gov.au>
Cc: CSDDLO <CSDDLO@act.gov.au>
Subject: RE: URGENT FOLLOW UP: DUE 21/02 - URGENT INPUT (CSD) - EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN

OFFICIAL

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Babita

Babita Basic | Directorate Liaison Officer

Office of Minister Berry and Office of Minister Paterson

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 Email: Babita.basic@act.gov.au

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From: EPSDD DLO <EPSDDDDLO@act.gov.au>

Sent: Monday, 24 February 2025 12:48 PM

To: CSDDLO <CSDDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDDLO@act.gov.au>

Subject: URGENT FOLLOW UP: DUE 21/02 - URGENT INPUT (CSD) - EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN

Importance: High

OFFICIAL

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Thanks Babs.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

Office of Minister Tara Cheyne MLA | Minister for City and Government Services MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO <EPSDDDDLO@act.gov.au>

Sent: Thursday, 20 February 2025 11:59 AM

To: CSDDLO <CSDDLO@act.gov.au>

Cc: EPSDD DLO <EPSDDDDLO@act.gov.au>

Subject: DUE 21/02 - URGENT INPUT (CSD) - EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN

Importance: High

OFFICIAL

Hi Babs,

Seeking urgent input from CSD please on: EPTCS QON 66 ANSWER - STEEL - Appeals (Territory Priority Projects) - CAIN

Specifically the parts 1 and 8 highlighted below

1. How many public housing and public health developments are currently in the pipeline that would be classified as Territory Priority Projects (TPP)?
2. How many public housing and public health developments have been subject to ACAT appeal applications by third parties in 2023-24?
3. How many appeals regarding public housing and public health developments have been denied by ACAT in 2023-24?
4. Broadly speaking, what were the main reasons behind these appeals being denied?
5. How many appeals regarding a public housing and public health developments have been accepted by ACAT in 2023-24?
6. Broadly speaking, what were the main reasons behind these appeals being accepted?
7. How many appeals regarding a public housing and public health developments were resolved by mediated outcomes prior to a final ACAT decision in 2023-24?
8. How many public housing and public health developments have been subject to ACAT appeal applications by third parties between 2013-14 and 2023-24?

Ideally, due back to me by **COB tomorrow (Friday), 21 Feb 2025** (Monday, 24 Feb 2025 is that is not possible but please keep us updated as the input moves through the drafting/clearances process).

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

Office of Minister Tara Cheyne MLA | Minister for City and Government Services

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [EPSDD DLO](#)
To: [LA Committee - Environment](#)
Cc: [EPSDD DLO](#); [EPSD Government Services](#)
Subject: QONS (x2) - TPP Inquiry Hearing - QON 004 - CARRICK - Public Housing DAs and QON 010 - CAIN - Planning and DA appeals in ACAT
Date: Monday, 5 May 2025 4:06:10 PM
Attachments: [QON 004 - CARRICK - Steel - Public housing DAs.docx](#)
[QON 004 - CARRICK - Steel - Public housing DAs.pdf](#)
[QON 010 - CAIN - Steel - Planning and DA appeals in ACAT.docx](#)
[QON 010 - CAIN - Steel - Planning and DA appeals in ACAT.pdf](#)
Importance: High

OFFICIAL

Good afternoon

Please find attached word and pdf signed versions of the two outstanding EPSD QONS from the public hearing on the Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025:

- EPSD QON 004 - CARRICK - Public Housing DAs
- EPSD QON 010 - CAIN - Planning and DA appeals in ACAT

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 |GPO Box 158, Canberra ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Planning and Local Council Third-Party Appeal Rights

Question received: 24 April 2025

Answer Due: 2 May 2025

- (1) What do the regulations of the NSW local councils provide for (i) third-party consultation on DAs and (ii) third-party appeal rights for public housing developments, specifically Queanbeyan-Palerang Regional, Snowy Monaro Regional, Yass Valley Regional, Bega Valley Shire, Eurobodalla Shire, Goulburn Mulwaree, Hilltops, Snowy Valleys, and Upper Lachlan Shire.
- Please provide a comprehensive summary list.

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

This information is publicly available on the NSW Legislation Register and the relevant NSW Local Council websites.

Similar information has been provided in response to QTON #8 at a state and territory jurisdiction level.

Undertaking this specific task would require further redirection of Government resources from current priority work.

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

Signature:

Date:

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: RE: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 12:46:01 PM
Attachments: [xx_CSD - QON 011 - CLAY - Steel - Public Housing Developments.obr](#)
[image001.jpg](#)

OFFICIAL

Apologies!

Please disregard QON 11. This is with CSD now.

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDDExecutiveOffice
Sent: Tuesday, 29 April 2025 12:32 PM
To: EPSD Government Services
Subject: CAM: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Cam

Thank you for sending those through, acknowledging the tight turn around.

I just wanted to check QON11 with you to see if there's any further info expected?

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Tuesday, 29 April 2025 12:14 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Please see attached for DDG PSD clearance, the below QONs following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**. All have been cleared by PUP EBM, noting that PUP EGM is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP

From: [EPSDDExecutiveOffice](#)
To: [EPSD Government Services](#); [EPSDD DLO](#)
Subject: FW: (2/5) For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Friday, 2 May 2025 2:16:21 PM
Attachments: [image001.jpg](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights - PUP.obr](#)
[01. Breakdown on public housing in other states - COMPETE 30_04.obr](#)

OFFICIAL

Hi Team

Geoffrey has cleared this one – can it please go across asap?

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Rutledge, Geoffrey

Sent: Friday, 2 May 2025 12:24 PM

To: EPSDDExecutiveOffice ; EPSD Government Services

Subject: FW: (2/5) For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

QON 13 is good to go.

Thank you.

Geoffrey

From: Ferson, Brodie <Brodie.Ferson@act.gov.au>

Sent: Friday, 2 May 2025 10:19 AM

To: Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>

Cc: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>

Subject: (2/5) For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Geoffrey

Please see attached revised QON13 for urgent DDG re-clearance. Can I please get your priority clearance if possible, noting that this due to the committee today?

You'll note a separate QTON has been referenced (also attached for context).

For further background Freya has spoken to the Minister's Office previously noting the diversion of resources required to do this task.

Kind regards,

Brodie

From: Brady, Erin <Erin.Brady@act.gov.au>

Sent: Tuesday, 29 April 2025 3:00 PM

To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>; EPSD Government Services

From: [EPSD Government Services](#)
To: [EPSDD DLO](#)
Cc: [EPSD Government Services](#)
Subject: URGENT - For Min Steel - Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Friday, 2 May 2025 12:29:50 PM
Attachments: [image001.jpg](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights - PUP.obr](#)

OFFICIAL

Hi Michelle,

- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights

Cleared for urgent progression to Min Steel Office.

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: Rutledge, Geoffrey
Sent: Friday, 2 May 2025 12:24 PM
To: EPSDDExecutiveOffice ; EPSD Government Services
Subject: FW: (2/5) For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

QON 13 is good to go.

Thank you.

Geoffrey

From: Ferson, Brodie <Brodie.Ferson@act.gov.au>
Sent: Friday, 2 May 2025 10:19 AM
To: Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>
Cc: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Subject: (2/5) For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Geoffrey

Please see attached revised QON13 for urgent DDG re-clearance. Can I please get your priority clearance if possible, noting that this due to the committee today?

You'll note a separate QTON has been referenced (also attached for context).

For further background Freya has spoken to the Minister's Office previously noting the diversion of resources required to do this task.

Kind regards,

Brodie

From: Brady, Erin <Erin.Brady@act.gov.au>
Sent: Tuesday, 29 April 2025 3:00 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>; EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: FW: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry

From: [EPSDD DLO](#)
To: [LA Committee - Environment](#)
Cc: [EPSDD DLO](#); [EPSD Government Services](#); [EPSDDExecutiveOffice](#)
Subject: SIGNED ANSWERS TO TPP INQUIRY QONS (x4) - QONS 017, 015, 013 and 005
Date: Friday, 2 May 2025 6:13:04 PM
Attachments: [QON 017 - CARRICK - Steel - Principles of good consultation.docx](#)
[QON 017 - CARRICK - Steel - Principles of good consultation.pdf](#)
[QON 015 - CARRICK - Steel - Potential Territory Priority Projects.docx](#)
[QON 015 - CARRICK - Steel - Potential Territory Priority Projects.pdf](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights.docx](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights.pdf](#)
[QON 005 - CLAY - Steel - Improvements to planning processes.docx](#)
[QON 005 - CLAY - Steel - Improvements to planning processes.pdf](#)

Importance: High

OFFICIAL

Good afternoon

Please find attached word and pdf signed versions of the answers to the following QONs from the public hearing on the Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025.

- EPSD TPP QON 017 - CARRICK - Steel - Principles of good consultation
- EPSD TPP QON 015 - CARRICK - Steel - Potential Territory Priority Projects
- EPSD TPP QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights
- EPSD TPP QON 005 - CLAY - Steel - Improvements to planning processes

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Principles of Good Consultation

Question received: 24 April 2025

Answer Due: 2 May 2025

The definition of Consultation is:

- Macquarie Dictionary - a meeting for deliberation.
- Cambridge Dictionary - a [meeting](#) to [discuss](#) something or to get [advice](#)
- Britannica Dictionary –
 - a meeting in which someone (such as a doctor or lawyer) talks to a person about a problem, question, etc.
 - a discussion about something that is being decided

For Development Applications the community is able to submit a representation which is a one-way process with no feedback. How are the Principles of Good Consultation (s11 of the Planning Act 2023) implemented when the community is denied the opportunity to have a meeting and a discussion about Development Applications as they are being developed?

How does the lack of consultation and the removal of third-party appeal rights meet the right to procedural fairness under the Human Rights Act 2004?

Thank you

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

The [Planning \(Good Consultation\) Guidelines 2023](#) (the Guidelines) provide guidelines the principles of good consultation, defined under section 11 of the *Planning Act 2023* (the Planning Act), and how they are to be implemented. The guidelines do not apply to statutory planning processes where

there is a defined process, such as the development application (DA) public notification or Territory Plan amendments. These statutory processes have their respective requirements outlined in the Planning Act. Consultation for an amendment of the Territory Plan or a DA is taken to meet the principles of good consultation if it is undertaken in accordance with the consultation requirements that apply to the amendment or application under the Planning Act (see section 13 of the Planning Act).

As outlined in the response to QTON 09, development proposals which meet the definition of a TPP still undergo the normal DA assessment process in accordance with the Planning Act, including the requirement for a public notification period to enable the ACT community to make representations which are to be considered in deciding the DA.

It is acknowledged that the Bill removes third party appeal rights for TPP developments. However, the limitation on a person's appeal rights is considered to be outweighed by the significant social and public benefit of the infrastructure projects for the wider community. Review of decisions on procedural grounds will remain available through judicial review.

Furthermore, all new Bills, including amendment Bills, are required to be assessed against the *Human Rights Act 2004* for compatibility. Part 6.2 of the Planning Act identifies matters exempt from third party ACAT review, including Territory Priority Projects. In accordance with section 37 of the *Human Rights Act 2004*, Shane Rattenbury MLA, as Attorney-General, examined the Planning Bill 2022 (now the Planning Act 2023) and concluded the following:

"In my opinion, having regard to the Bill and the outline of the policy considerations and justification of any limitations on rights outlined in this explanatory statement, the Bill as presented to the Legislative Assembly is consistent with the Human Rights Act 2004."

The compatibility assessment is publicly available here:

https://www.legislation.act.gov.au/View/es/db_66669/20220921-79668/html/db_66669.html

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

Signature:



Date:

2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Health

Redirected to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Potential Territory Priority Project Declarations

Question received: 24 April 2025

Answer Due: 2 May 2025

The ACT Government's submission says that inquiries were received 'from Housing ACT and ACT Health regarding potential TPP declarations for public housing and public health facilities, including requests for 7 development proposals for public housing of different sizes (between 9 and 30 dwellings) in various suburbs.'

Please provide copies of these applications from ACT Health.

Thank you

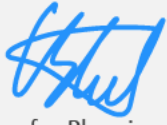
Chris Steel MLA: The answer to the Member's question is as follows:

The process for requesting a proposal be declared a Territory Priority Project (TPP) is available on the Environment, Planning and Sustainable Development Directorate (EPSDD) website at: [Territory Priority Project - Environment, Planning and Sustainable Development Directorate - Planning](#).

Enquiries were made by ACT Health regarding a proposal for the Inner Southern Health Centre to be located at Griffith, however, no formal request was made to the Minister for Planning and Sustainable Development for the proposal to be declared a TPP (see 'Step 1' at the aforementioned website as to what information is needed for a request).

It is understood, this was because during the time ACT Health was enquiring about a declaration, the *Planning (Territory Priority Project) Amendment Bill 2025* was presented to the Legislative Assembly, which proposes to include development proposals related to a public health facility in the definition of a TPP.

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

Signature: 

Date: 2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Planning and Local Council Third-Party Appeal Rights

Question received: 24 April 2025

Answer Due: 2 May 2025

- (1) What do the regulations of the NSW local councils provide for (i) third-party consultation on DAs and (ii) third-party appeal rights for public housing developments, specifically Queanbeyan-Palerang Regional, Snowy Monaro Regional, Yass Valley Regional, Bega Valley Shire, Eurobodalla Shire, Goulburn Mulwaree, Hilltops, Snowy Valleys, and Upper Lachlan Shire.
- Please provide a comprehensive summary list.

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

This information is publicly available on the NSW Legislation Register and the relevant NSW Local Council websites.

Similar information has been provided in response to QTON #8 at a state and territory jurisdiction level.

Undertaking this specific task would require further redirection of Government resources from current priority work.

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

Signature:

Date:

2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Improvements to Planning Processes

Question received: 24 April 2025

Answer Due: 2 May 2025

In the submissions to, and in the hearings on, the Territory Priority Projects Legislation, concerns were raised about the operation of the planning system and the need for improvements. The ACT Planning System Evaluation Framework was established to understand how well the new planning system is operating and to determine whether improvements are required. The new planning system commenced in November 2023.

- (1) Has the review into the first stage of the Evaluation Framework commenced?
- (2) Have industry and professional organisations been asked for advice on the operation of the new planning system and what changes are needed to improve its operation. If so, what will be done with that information?
- (3) Will the broader community be asked for its views on the operation of the new planning system?

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

1. The ACT Planning System Evaluation Framework 2024-29 (evaluation framework) is not under review, however the Environment, Planning and Sustainable Development Directorate (EPSDD) has commenced the work identified in the framework. The evaluation framework is available on the planning website: [ACT Planning System Evaluation Framework - Environment, Planning and Sustainable Development Directorate - Planning](#)
2. Yes. EPSDD officers meet regularly with Industry representatives, peak bodies, and representative organisations through a variety of established forums, including the Environment and Planning Forum and the Planning and Construction Industry Chief Executive Reference Group. Discussions to date have included matters relating to the

operation of the planning system. This information will provide an input to the implementation and the outcomes of the evaluation framework and, where appropriate, may inform changes to the planning system. The evaluation framework includes a proponent survey to collect information about proponent perceptions of the planning system. A baseline survey was conducted in mid-2024 and the survey will be repeated periodically. This information will be used to inform continuous improvement of the planning system.

3. Community members may submit views on the planning system through a range of existing channels like the [Land Planning and Building Enquiry Form](#). Further opportunities for community engagement on planning matters will be considered over the life of the evaluation framework, as appropriate and as required. This is detailed in the evaluation framework.

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

Signature:



Date:

2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [Moser, Sonya](#)
To: [EPSD Government Services](#); [EPSDD PlanningUrbanPolicy](#)
Cc: [Bennett, JamesP](#); [Radice, David](#); [Masangcay, SugarS](#); [EPSDD, Territory Plan and Coordination](#)
Subject: RE: For Urgent Advice - Redirection Request: EPTCS QON 015 - Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Date: Monday, 28 April 2025 4:50:20 PM

OFFICIAL

Hi Govt. Services

We can accept this redirection.

Kind regards

Sonya

From: EPSD Government Services
Sent: Monday, 28 April 2025 1:05 PM
To: EPSDD StatutoryPlanning ; EPSDD PlanningUrbanPolicy
Cc: EPSD Government Services
Subject: For Urgent Advice - Redirection Request: EPTCS QON 015 - Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Good afternoon,

ACT Health Directorate is requesting the redirection to EPSDD of the below QON (also attached). This was submitted following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their Inquiry into Planning (Territory Priority Project) Amendment Bill 2025.

The ACT Government's submission says that inquiries were received 'from Housing ACT and ACT Health regarding potential TPP declarations for public housing and public health facilities, including requests for 7 development proposals for public housing of different sizes (between 9 and 30 dwellings) in various suburbs.' Please provide copies of these applications from ACT Health.

Is this something EPSDD is able to provide/can EPSDD lead this response and accept a redirection? ACTHD noted they did not progress the TPP's referred to in the [Government Submission](#).

Kind regards,

Cam

[Cameron Musgrove](#) | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [ACT Health DLO](#)
Cc: [EPSDD DLO](#)
Subject: REDIRECTION ACCEPTED: EPTCS QON 015 - Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Date: Monday, 28 April 2025 6:31:23 PM
Attachments: [EPTCS QON 015 - ACT Health DLO - Potential Territory Project declarations - CARRICK.pdf](#)
Importance: High

OFFICIAL

Hello Kylie

EPSDD accepts the redirection of this QON. Grateful please if you could seek redirection to Minister Steel for response by him as the Minister for Planning and Sustainable Development.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: Gstrein, Kylie **On Behalf Of** ACT Health DLO

Sent: Monday, 28 April 2025 12:12 PM

To: EPSDD DLO

Cc: ACT Health DLO

Subject: REDIRECTION REQUEST: EPTCS QON 015 - Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Good morning

ACTHD is seeking to redirect the attached ***EPTCS Question on Notice (QON) 015*** to EPSDD for response.

We are seeking redirection noting ACTHD did not progress the TPPs referred to in the [Government submission](#). ACTHD sought to redirect the question to CHS, however, CHS did not accept and advised that the Government Submission was led by EPSDD and only available for briefing purposes. As such, ACTHD is seeking redirection to EPSDDD to respond to the QON and provide the seven proposals that were listed in the submission.

Kind regards

Kylie

Kylie Gstrein | A/g Senior Director, Ministerial and Government Services

Email: GovernmentBusinessHealth@act.gov.au

Ministerial and Government Services | ACT Health Directorate

Level 5, 2-6 Bowes Street, Woden ACT 2606

health.act.gov.au



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Health

Redirection:

Reference: Territory Priority Projects

Hearing Date: 15/04/2025

In relation to: Potential Territory Priority Project Declarations

Question Lodgement Date: 22/04/2025

Date Answer Due: 01/05/2025

Minister

The ACT Government's submission says that inquiries were received 'from Housing ACT and ACT Health regarding potential TPP declarations for public housing and public health facilities, including requests for 7 development proposals for public housing of different sizes (between 9 and 30 dwellings) in various suburbs.'

Please provide copies of these applications from ACT Health.

Thank you

From: [EPSD Government Services](#)
To: [EPSDD DLO](#)
Cc: [EPSD Government Services](#)
Subject: REDIRECTION Accepted: EPTCS QON 015 - Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Date: Monday, 28 April 2025 5:32:12 PM
Attachments: [QON 015 - CARRICK - Steel - Potential Territory Priority Projects.obr](#)

OFFICIAL

Hi Michelle,
EPSDD accept this redirection.

Thanks,
Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD DLO
Sent: Monday, 28 April 2025 12:40 PM
To: EPSD Government Services
Cc: EPSDD DLO
Subject: CAM: ACTHD REDIRECTION REQUEST: EPTCS QON 015 - Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Hello Cam
ACT Health Directorate is requesting the redirection to EPSDD of the attached QON – their rationale is highlighted below:

ACTHD did not progress the TPPs referred to in the [Government submission](#). ACTHD sought to redirect the question to CHS, however, CHS did not accept and advised that the Government Submission was led by EPSDD and only available for briefing purposes. As such, ACTHD is seeking redirection to EPSDDD to respond to the QON and provide the seven proposals that were listed in the submission.

Can you confirm if EPSDD will accept this redirection please?

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer
Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [EPSD Government Services](#)
To: [Moser, Sonya](#); [EPSD Government Services](#); [EPSDD PlanningUrbanPolicy](#)
Cc: [Bennett, JamesP](#); [Radice, David](#); [Masangcay, SugarS](#); [EPSDD, Territory Plan and Coordination](#)
Subject: Redirected: EPTCS QON 015 - Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Date: Monday, 28 April 2025 5:32:57 PM
Attachments: [QON 015 - CARRICK - Steel - Potential Territory Priority Projects.obr](#)

OFFICIAL

Thanks Sonya,
Please see template attached. Due urgently (by COB tomorrow 29 April if possible).

Thanks,
Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: Moser, Sonya
Sent: Monday, 28 April 2025 4:50 PM
To: EPSD Government Services ; EPSDD PlanningUrbanPolicy
Cc: Bennett, JamesP ; Radice, David ; Masangcay, SugarS ; EPSDD, Territory Plan and Coordination
Subject: RE: For Urgent Advice - Redirection Request: EPTCS QON 015 - Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Govt. Services
We can accept this redirection.
Kind regards
Sonya

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Monday, 28 April 2025 1:05 PM
To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For Urgent Advice - Redirection Request: EPTCS QON 015 - Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Good afternoon,
ACT Health Directorate is requesting the redirection to EPSDD of the below QON (also attached). This was submitted following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**.
The ACT Government's submission says that inquiries were received 'from Housing ACT and ACT Health regarding potential TPP declarations for public housing and public health facilities, including requests for 7 development proposals for public

housing of different sizes (between 9 and 30 dwellings) in various suburbs.' Please provide copies of these applications from ACT Health.

Is this something EPSDD is able to provide/can EPSDD lead this response and accept a redirection? ACTHD noted they did not progress the TPP's referred to in the [Government Submission](#).

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSD Government Services](#)
To: [EPSDD StatutoryPlanning](#); [EPSDD PlanningUrbanPolicy](#)
Cc: [EPSD Government Services](#)
Subject: For Urgent Advice - Redirection Request: EPTCS QON 015 - Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Date: Monday, 28 April 2025 1:05:16 PM
Attachments: [EPTCS QON 015 - ACT Health DLO - Potential Territory Project declarations - CARRICK.pdf](#)
Importance: High

OFFICIAL

Good afternoon,

ACT Health Directorate is requesting the redirection to EPSDD of the below QON (also attached). This was submitted following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**.

The ACT Government's submission says that inquiries were received 'from Housing ACT and ACT Health regarding potential TPP declarations for public housing and public health facilities, including requests for 7 development proposals for public housing of different sizes (between 9 and 30 dwellings) in various suburbs.' Please provide copies of these applications from ACT Health.

Is this something EPSDD is able to provide/can EPSDD lead this response and accept a redirection? ACTHD noted they did not progress the TPP's referred to in the [Government Submission](#).

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [EPSD Government Services](#)
Cc: [EPSDD DLO](#)
Subject: CAM: QON 015 REDIRECTED FROM HEALTH : Response to Question on Notice for Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 2:26:45 PM
Attachments: [image001.png](#)
[QON Answer Template - DLOs.docx](#)
[EPTCS QON 015 - EPSDDLO - Potential territory priority project declarations - CARRICK.pdf](#)
[EPSDDLO - 2.docx](#)
Importance: High

OFFICIAL

Hello Cam

Please find attached the formal redirection/template for this QON 015. Note the due date to the Committee is 6 May 2025.

Thanks Cam.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: LA Committee - Environment

Sent: Tuesday, 29 April 2025 2:19 PM

To: EPSDD DLO

Cc: LA Committee - Environment

Subject: QONs : Response to Question on Notice for Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Subject: Response to Question on Notice for Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Please check the redirected QON received in relation to the above inquiry, published on **29 April 2025**.

If you could please arrange a signed response within 5 business days i.e. by **6 May 2025**.

Regards,

Satyen Sharma

Administrative Officer | Committee Support

The Office of the Legislative Assembly

P (02) 620 58557 | E Satyex.Sharma@parliament.act.gov.au

15

Ms Carrick, Fiona: To ask the Minister for Health — Minister

The ACT Government's submission says that inquiries were received 'from Housing ACT and ACT Health regarding potential TPP declarations for public housing and public health facilities, including requests for 7 development proposals for public housing of different sizes (between 9 and 30 dwellings) in various suburbs.'

Please provide copies of these applications from ACT Health.

Thank you

From: [Brady, Erin](#)
To: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: FW: For DDG PSD - QON 015 - CARRICK - Steel - Potential Territory Priority Projects
Date: Wednesday, 30 April 2025 6:21:52 PM
Attachments: [QON 015 - CARRICK - Steel - Potential Territory Priority Projects.obr](#)

Okay to go.

Thank you

From: EPSD Government Services
Sent: Wednesday, 30 April 2025 4:50 PM
To: EPSDDExecutiveOffice
Cc: EPSD Government Services
Subject: For DDG PSD - QON 015 - CARRICK - Steel - Potential Territory Priority Projects

Hi Kate,

Please see attached for DDG PSD clearance the below QON response as cleared by PUP (for the Inquiry into TPP).

- **QON 015 - CARRICK - Steel - Potential Territory Priority Projects**

As this one was redirected, the due date is 2 May to the MO. 6 May to Committee.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [EPSD Government Services](#)
Cc: [EPSDD DLO](#)
Subject: FW: QON015 - Response
Date: Wednesday, 30 April 2025 11:42:55 AM
Attachments: [QON_015 - CARRICK - Steel - Potential Territory Priority Projects.obr](#)
[image001.jpg](#)
[RE QON015 - Response.msg](#)

Hi Cam – for you please.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD PlanningUrbanPolicy
Sent: Wednesday, 30 April 2025 11:36 AM
To: EPSDD DLO
Cc: EPSDD PlanningUrbanPolicy
Subject: FW: QON015 - Response

Hi Michelle,

QON15 has now been cleared by EBM PUP and I have also attached ACTHD clearance.

Thanks

Fatti

Fatima McGee | Business Support Officer, Planning and Urban Policy
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 3693 | Email: fatima.mcgee@act.gov.au
Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601
www.environment.act.gov.au | www.planning.act.gov.au



*I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.
I acknowledge and respect their continuing culture and the contribution they make to the life of our city and this region.*

From: OBrien, Freya <Freya.OBrien@act.gov.au>
Sent: Tuesday, 29 April 2025 4:06 PM
To: Moser, Sonya <Sonya.Moser@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; Bennett, JamesP <JamesP.Bennett@act.gov.au>; Terrplan <Terrplan@act.gov.au>
Subject: RE: QON015 - Response

Thanks Sonya this is cleared, noting Health are still reviewing.

Freya O'Brien (she/her)

Executive Branch Manager | Strategic Planning and Policy

From: Moser, Sonya <Sonya.Moser@act.gov.au>
Sent: Tuesday, 29 April 2025 3:09 PM
To: OBrien, Freya <Freya.OBrien@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>

Cc: EPSDD, Territory Plan and Coordination <TerritoryPlanandCoordination@act.gov.au>; Radice, David <David.Radice@act.gov.au>

Subject: QON015 - Response

Hi Freya and Fatti

Please find attached a draft response to the question, noting extra information was prepared by David that we think can be removed (we have left it in for now to provide Freya with context).

We are checking that ACT Health (Andrew Crichton) is happy with the response. We will let you know when he responds.

Thanks and regards

Sonya

Sonya Moser | Director Planning Policy | Territory Plan & Coordination

Phone: 02 6207 2326 | email: sonya.moser@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au

Hill, Elizabeth

From: Radice, David
Sent: Wednesday, 30 April 2025 10:09 AM
To: EPSDD PlanningUrbanPolicy
Cc: Ridsdale, Janine; Moser, Sonya; Crichton, Andrew
Subject: RE: QON015 - Response
Attachments: RE: QON15 - for your review

Hi Fatti,

If needed, please see clearance from ACT Health attached.

Regards,

David Radice | Assistant Director | Territory Plan & Coordination

Phone: 02 6205 4070 | Email: david.radice@act.gov.au

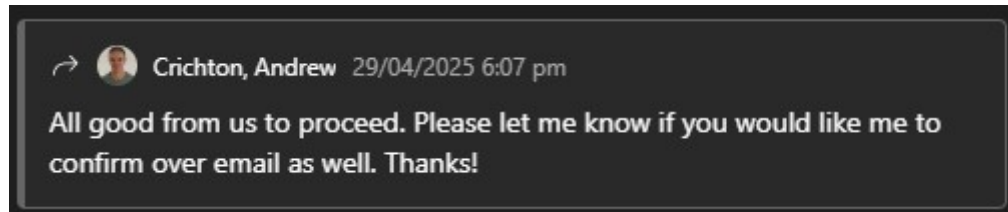
Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Radice, David
Sent: Wednesday, 30 April 2025 9:36 AM
To: EPSDD PlanningUrbanPolicy
Cc: Ridsdale, Janine ; Moser, Sonya
Subject: FW: QON015 - Response

Hi Fatti,

Sonya let me know that QTON15 has been cleared by Freya noting that ACT has yet to provide clearance. Just letting you know that Sonya received a chat message from ACT Health (Andrew Crichton) late yesterday confirming that it was all good to proceed.



If this does not suffice, please let me know if you would like email confirmation from ACT Health.

Regards,

David Radice | Assistant Director | Territory Plan & Coordination

Phone: 02 6205 4070 | Email: david.radice@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: Moser, Sonya <Sonya.Moser@act.gov.au>
Sent: Tuesday, 29 April 2025 3:09 PM

To: OBrien, Freya <Freya.OBrien@act.gov.au>; EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: EPSDD, Territory Plan and Coordination <TerritoryPlanandCoordination@act.gov.au>; Radice, David <David.Radice@act.gov.au>
Subject: QON015 - Response

Hi Freya and Fatti

Please find attached a draft response to the question, noting extra information was prepared by David that we think can be removed (we have left it in for now to provide Freya with context).

We are checking that ACT Health (Andrew Crichton) is happy with the response. We will let you know when he responds.

Thanks and regards

Sonya

Sonya Moser | Director Planning Policy | Territory Plan & Coordination

Phone: 02 6207 2326 | email: sonya.moser@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT Government
480 Northbourne Avenue, Dickson | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au

From: [Crichton, Andrew](#)
To: [Radice, David](#)
Cc: [Moser, Sonya](#)
Subject: RE: QON15 - for your review
Date: Wednesday, 30 April 2025 9:57:47 AM
Attachments: [image001.jpg](#)

OFFICIAL

Hi David/Sonya,

As discussed with Sonya on MS teams, I am confirming we are happy with the revised response (below) that Sonya sent on Teams yesterday afternoon.

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

Seven proposals were received for public housing in various suburbs from Housing ACT, however only one was from ACT Health.

There is no formal application process for a Territory Priority Project (TPP). Instead, a request to declare a development proposal a TPP can be made to the Minister for Planning and Sustainable Development. Relevant information needed for the request can be found on the Environment, Planning and Sustainable Development Directorate (EPSDD) website at: Territory Priority Project - Environment, Planning and Sustainable Development Directorate - Planning

While enquiries were made from ACT Health, no formal request was made to the Minister for a Territory Priority Project declaration for the Inner South Health Centre to be located at Griffith. This was because during consideration of ACT Health's enquiries about a declaration, the Planning (Territory Priority Project) Amendment Bill 2025 was presented to the Legislative Assembly and proposes to automatically classify public health facilities as Territory Priority Projects.

Thanks

Andrew

Andrew Crichton | A/Senior Director

Infrastructure Policy and Planning Branch

Phone: 5124 6271 | Email: Andrew.Crichton@act.gov.au

Infrastructure, Communication and Engagement Division | ACT Health Directorate

4 Bowes Street, Phillip | Ngunnawal Country | www.health.act.gov.au

From: Radice, David <David.Radice@act.gov.au>
Sent: Tuesday, 29 April 2025 12:37 PM
To: Crichton, Andrew <Andrew.Crichton@act.gov.au>
Cc: Moser, Sonya <Sonya.Moser@act.gov.au>
Subject: QON15 - for your review

OFFICIAL

Hi Andrew,

As discussed, please see attached the drafted QON15. If you could please review and provide any comments in tracked changes that would be greatly appreciated.

Let me know if you need any further information.

Regards,

David Radice | Assistant Director | Territory Plan & Coordination

Phone: 02 6205 4070 | Email: david.radice@act.gov.au

Planning and Urban Policy | Environment, Planning and Sustainable Development Directorate | ACT
Government

480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: [EPSD Government Services](#)
To: [EPSD Executive Office](#)
Cc: [EPSD Government Services](#)
Subject: For DDG PSD - QON 015 - CARRICK - Steel - Potential Territory Priority Projects
Date: Wednesday, 30 April 2025 4:49:47 PM
Attachments: [QON 015 - CARRICK - Steel - Potential Territory Priority Projects.obr](#)

Hi Kate,

Please see attached for DDG PSD clearance the below QON response as cleared by PUP (for the Inquiry into TPP).

- **QON 015 - CARRICK - Steel - Potential Territory Priority Projects**

As this one was redirected, the due date is 2 May to the MO. 6 May to Committee.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSD Government Services](#)
To: [EPSDD DLO](#)
Cc: [EPSD Government Services](#)
Subject: Min Steel - Inquiry QONs
Date: Thursday, 1 May 2025 11:05:53 AM
Attachments: [QON 003 - CARRICK - Steel - DA Processing Times - SP.obr](#)
[QON 015 - CARRICK - Steel - Potential Territory Priority Projects.obr](#)

OFFICIAL

Hi Michelle,

Please see attached for Min Steel the below QON responses as cleared by DDG.

- **QON 015 - CARRICK - Steel - Potential Territory Priority Projects**
- **QON 003 - CARRICK - Steel - DA Processing Times**

As this one was redirected, the due date is 2 May to the MO. 6 May to Committee.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [LA Committee - Environment](#)
Cc: [EPSDD DLO](#); [EPSD Government Services](#); [EPSDDExecutiveOffice](#)
Subject: SIGNED ANSWERS TO TPP INQUIRY QONS (x4) - QONS 017, 015, 013 and 005
Date: Friday, 2 May 2025 6:13:04 PM
Attachments: [QON 017 - CARRICK - Steel - Principles of good consultation.docx](#)
[QON 017 - CARRICK - Steel - Principles of good consultation.pdf](#)
[QON 015 - CARRICK - Steel - Potential Territory Priority Projects.docx](#)
[QON 015 - CARRICK - Steel - Potential Territory Priority Projects.pdf](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights.docx](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights.pdf](#)
[QON 005 - CLAY - Steel - Improvements to planning processes.docx](#)
[QON 005 - CLAY - Steel - Improvements to planning processes.pdf](#)

Importance: High

OFFICIAL

Good afternoon

Please find attached word and pdf signed versions of the answers to the following QONs from the public hearing on the Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025.

- EPSD TPP QON 017 - CARRICK - Steel - Principles of good consultation
- EPSD TPP QON 015 - CARRICK - Steel - Potential Territory Priority Projects
- EPSD TPP QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights
- EPSD TPP QON 005 - CLAY - Steel - Improvements to planning processes

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: RE: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 12:46:01 PM
Attachments: [xx_CSD - QON 011 - CLAY - Steel - Public Housing Developments.obr image001.jpg](#)

OFFICIAL

Apologies!

Please disregard QON 11. This is with CSD now.

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDDExecutiveOffice
Sent: Tuesday, 29 April 2025 12:32 PM
To: EPSD Government Services
Subject: CAM: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Cam

Thank you for sending those through, acknowledging the tight turn around.

I just wanted to check QON11 with you to see if there's any further info expected?

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Tuesday, 29 April 2025 12:14 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Please see attached for DDG PSD clearance, the below QONs following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**. All have been cleared by PUP EBM, noting that PUP EGM is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP

From: [EPSD Government Services](#)
To: [EPSDD PlanningUrbanPolicy](#)
Cc: [EPSD Government Services](#)
Subject: For URGENT Review - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 4:07:25 PM
Attachments: [image001.jpg](#)
[QON 017 - CARRICK - Steel - Principles of good consultation - PUP.obr](#)

OFFICIAL

Hi team,

- QON 017 - CARRICK - Steel - Principles of good consultation – PUP – DDG has made a couple of requests for clarifications. Also Min office may ask to have further detail on the Human Rights consideration eg, has the Bill been considered and considered it does not have negative impacts (it is currently left open and just says it is considered)>

Can you please review and update as required?

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Tuesday, 29 April 2025 12:14 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Please see attached for DDG PSD clearance, the below QONs following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**. All have been cleared by PUP EBM, noting that PUP EGM is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON011 - CLAY - Steel - Public Housing Developments – PUP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

Due to MO by COB tomorrow 30 April 2025.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD PlanningUrbanPolicy
Sent: Tuesday, 29 April 2025 12:06 PM

From: [Brady, Erin](#)
To: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: FW: For URGENT Review - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Thursday, 1 May 2025 3:52:41 PM
Attachments: [image001.jpg](#)
[QON 017 - CARRICK - Steel - Principles of good consultation - PUP.obr](#)

OFFICIAL

This is okay to go – and I think what we added in relation to the final point that had been put in there about review under Human Rights Act now makes sense as we added in the information that wasn't there making the link.

From: EPSD Government Services
Sent: Thursday, 1 May 2025 2:06 PM
To: EPSDDExecutiveOffice
Cc: EPSD Government Services
Subject: FW: For URGENT Review - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Brodie,

Please see attached for urgent DDG PSD clearance.

- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD PlanningUrbanPolicy
Sent: Thursday, 1 May 2025 12:14 PM
To: EPSD Government Services
Cc: EPSDD PlanningUrbanPolicy
Subject: FW: For URGENT Review - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Cam,

The attached has been updated and EBM cleared for progression please.

Thanks

Fatti

Fatima McGee | Business Support Officer, Planning and Urban Policy
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 3693 | Email: fatima.mcgee@act.gov.au
Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601
www.environment.act.gov.au | www.planning.act.gov.au



I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.

From: [EPSDD PlanningUrbanPolicy](#)
To: [EPSD Government Services](#)
Cc: [EPSDD PlanningUrbanPolicy](#)
Subject: FW: For URGENT Review - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Thursday, 1 May 2025 12:13:41 PM
Attachments: [image001.jpg](#)
[QON 017 - CARRICK - Steel - Principles of good consultation - PUP.obr](#)

OFFICIAL

Hi Cam,
The attached has been updated and EBM cleared for progression please.

Thanks

Fatti

Fatima McGee | Business Support Officer, Planning and Urban Policy
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 3693 | Email: fatima.mcgee@act.gov.au
Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601
www.environment.act.gov.au | www.planning.act.gov.au



I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of our city and this region.

From: OBrien, Freya
Sent: Thursday, 1 May 2025 12:06 PM
To: EPSDD PlanningUrbanPolicy
Subject: RE: For URGENT Review - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Cleared with extra details on the HR Act assessment.

Freya O'Brien (she/her)

Executive Branch Manager | Strategic Planning and Policy

From: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Sent: Wednesday, 30 April 2025 9:05 AM
To: OBrien, Freya <Freya.OBrien@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: For URGENT Review - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Freya,

The team has updated this as per DDG comments for your clearance.

GS has advised Min office may ask to have further detail on the Human Rights consideration eg, has the Bill been considered and considered it does not have negative impacts (it is currently left open and just says it is considered).

Please advise how we would like to answer the HR question for MO.

Thanks

Fatti

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#)
Cc: [EPSD Government Services](#)
Subject: FW: For URGENT Review - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Thursday, 1 May 2025 2:06:21 PM
Attachments: [image001.jpg](#)
[QON 017 - CARRICK - Steel - Principles of good consultation - PUP.obr](#)

OFFICIAL

Hi Brodie,

Please see attached for urgent DDG PSD clearance.

- QON 017 - CARRICK - Steel - Principles of good consultation – PUP

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD PlanningUrbanPolicy
Sent: Thursday, 1 May 2025 12:14 PM
To: EPSD Government Services
Cc: EPSDD PlanningUrbanPolicy
Subject: FW: For URGENT Review - QONs - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Cam,

The attached has been updated and EBM cleared for progression please.

Thanks

Fatti

Fatima McGee | Business Support Officer, Planning and Urban Policy
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 3693 | Email: fatima.mcgee@act.gov.au
Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601
www.environment.act.gov.au | www.planning.act.gov.au



I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of our city and this region.

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Tuesday, 29 April 2025 12:14 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Please see attached for DDG PSD clearance, the below QONs following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into**

From: [EPSD Government Services](#)
To: [EPSDD DLO](#)
Cc: [EPSD Government Services](#)
Subject: For Min Steel - QONs x 2
Date: Thursday, 1 May 2025 3:59:00 PM
Attachments: [QON 017 - CARRICK - Steel - Principles of good consultation - PUP.obr](#)
[QON 001 - CAIN - Steel - Planning and Third-party appeal rights - PUP.obr](#)

OFFICIAL

Hi Brodie,

Please see attached for Min Steel, as cleared by DDG.

- QON 017 - CARRICK - Steel - Principles of good consultation
- QTON1 – CAIN – Steel - Third-party appeal rights

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [LA Committee - Environment](#)
Cc: [EPSDD DLO](#); [EPSD Government Services](#); [EPSDDExecutiveOffice](#)
Subject: SIGNED ANSWERS TO TPP INQUIRY QONS (x4) - QONS 017, 015, 013 and 005
Date: Friday, 2 May 2025 6:13:04 PM
Attachments: [QON 017 - CARRICK - Steel - Principles of good consultation.docx](#)
[QON 017 - CARRICK - Steel - Principles of good consultation.pdf](#)
[QON 015 - CARRICK - Steel - Potential Territory Priority Projects.docx](#)
[QON 015 - CARRICK - Steel - Potential Territory Priority Projects.pdf](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights.docx](#)
[QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights.pdf](#)
[QON 005 - CLAY - Steel - Improvements to planning processes.docx](#)
[QON 005 - CLAY - Steel - Improvements to planning processes.pdf](#)

Importance: High

OFFICIAL

Good afternoon

Please find attached word and pdf signed versions of the answers to the following QONs from the public hearing on the Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025.

- EPSD TPP QON 017 - CARRICK - Steel - Principles of good consultation
- EPSD TPP QON 015 - CARRICK - Steel - Potential Territory Priority Projects
- EPSD TPP QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights
- EPSD TPP QON 005 - CLAY - Steel - Improvements to planning processes

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Planning and DA Appeals in ACAT (2)

Question received: 24 April 2025

Answer Due: 2 May 2025

- (1) What is the total annual cost to EPSDD for responding to third-party DA appeals in ACAT between 2014-15 and 2024-25 (YTD).
- (2) What is the total annual cost to EPSDD for responding to third-party DA appeals of public housing developments in ACAT between 2014-15 and 2024-25 (YTD).
- (3) What is the total annual cost to EPSDD for responding to third-party DA appeals of public health facility developments in ACAT between 2014-15 and 2024-25 (YTD).
- (4) What is the average cost per matter to EPSDD for responding to third-party DA appeals in ACAT between 2014-15 and 2024-25 (YTD).
- (5) What is the average cost per matter to EPSDD for responding to third-party DA appeals of public housing developments in ACAT between 2014-15 and 2024-25 (YTD).
- (6) What is the average cost per matter to EPSDD for responding to third-party DA appeals of public health facility developments in ACAT between 2014-15 and 2024-25 (YTD).

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

- (1) The Territory Planning Authority (the Authority) does not have readily available information regarding the total annual cost of appeals through the ACT Civil and Administrative Tribunal (ACAT) between 2013-14 and 2023-24. Retrieving this information would require a manual review of each application and calculation of time spent on each matter, requiring extensive time and resources.

However, the Authority has estimated their average cost of their minimum time spent in relation to ACAT matters as approximately \$12,000 to \$13,000 per matter.

This estimate includes preparation and review of documentation, preparation of statements, review of third-party statements, providing evidence, and undertaking other various tasks. However, this does not include the cost of assistance from Access Canberra, other ACT Government entities and the ACT Government Solicitor's Office, or the cost of other expert witnesses and external legal representation, if required.

- (2) See above.
- (3) See above.
- (4) See above.
- (5) See above.
- (6) See above.

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

Signature:

Date:

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [Brady, Erin](#)
To: [EPSDExecutiveOffice](#); [EPSD Government Services](#)
Subject: FW: For DDG PSD Clearance - QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2)
Date: Tuesday, 29 April 2025 6:13:04 PM
Attachments: [QON 018 - CAIN - Steel - Planning and DA appeals in ACAT \(2\) - SP.obr](#)
[RE TPP Amendment Bill - Approximate time and cost of appeals.msg](#)

OFFICIAL

This is okay to go.

Should Min office ask for more detail (though I don't think it is necessary for the response) the email with details from the team is very helpful.

Thank you

From: EPSD Government Services
Sent: Tuesday, 29 April 2025 3:50 PM
To: EPSDExecutiveOffice
Cc: EPSD Government Services
Subject: For DDG PSD Clearance - QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2)

OFFICIAL

Hi team,

Please see attached for DDG PSD clearance: QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2)

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD StatutoryPlanning
Sent: Tuesday, 29 April 2025 2:42 PM
To: EPSD Government Services
Subject: SP EGM CLEARANCE - QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2) - SP.

OFFICIAL

Hi GS Team,

Please see below SP Division's EGM Clearance for QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2) - SP.

Regards,

Lucy

Lucy Barrett

Executive Assistant;

Executive Group Manager, Statutory Planning, George Cilliers

Executive Branch Manager, DA Services and Support – Craig Weller

Executive Branch Manager, Statutory Assessments - Alix Kaucz

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1, 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

From: Cilliers, George <George.Cilliers@act.gov.au>

Sent: Tuesday, 29 April 2025 2:25 PM

To: Riches, Dominic <Dominic.Riches@act.gov.au>

Cc: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>

Subject: RE: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Thanks Dom (and Trent)

I've made some minor edits in track changes – grateful if you can review and make sure that it is still factual.

Cleared

Regards

George

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Sent: Monday, 28 April 2025 10:17 AM

To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>

Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>

Subject: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

Importance: High

OFFICIAL

Good morning,

Please see attached Questions on Notice (QON) for response by EPSDD on behalf of the Minister for Planning and Sustainable Development. These QONs have been submitted following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 003 - CARRICK - Steel - DA Processing Times – SP
- QON 004 - CARRICK - Steel - Public housing development applications – SP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT - SP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP
- QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2) - SP

Notes:

- Where a response to a question asked is available online, please insert a link in the response.
- Please advise as soon as possible if you feel this is an incorrect allocation or if you require input from another Directorate.

The completed response, cleared by the Executive Group Manager, is due to Government Services by **COB tomorrow, 29 April 2025**.

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [Kaucz, Alix](#)
To: [Varlow, Trent](#)
Cc: [Davies, Richard](#); [Riches, Dominic](#); [Rixon-Petty, Lincoln](#)
Subject: RE: TPP Amendment Bill - Approximate time and cost of appeals
Date: Tuesday, 18 March 2025 1:11:22 PM
Attachments: [image002.jpg](#)
[image003.png](#)
[image004.jpg](#)

OFFICIAL

Thank you Trent! I've sent through to Brad

From: Varlow, Trent <Trent.Varlow@act.gov.au>
Sent: Tuesday, 18 March 2025 11:57 AM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Cc: Davies, Richard <Richard.Davies@act.gov.au>; Riches, Dominic <Dominic.Riches@act.gov.au>; Rixon-Petty, Lincoln <Lincoln.Rixon-Petty@act.gov.au>
Subject: RE: TPP Amendment Bill - Approximate time and cost of appeals
Importance: High

OFFICIAL

Hi Alix,

This would be difficult to undertake unless following a matter from its inception to completion and inputting time spent during as we go. Instead, we would be able to provide an approximate time breakdown for each position for the average appeal. This is on the basis of Lincoln (SOGC) running an appeal the whole way through as the instructor and a different SOGC engaged to be the expert witness. Where there is two lines of SOGC in the breakdown of time, this is because it has both Lincoln and the other SOGC involved.

To understand the full costs we would need the hourly rate for all staff involved. This also doesn't include additional meetings had regarding all ACAT matters, updating weekly briefs, assisting in potential ministerials to do with certain ACAT matters, GSO costs and counsel costs. The hours provided below are approximate, some matters can be shorter and not go through to hearing (mediated outcome), and some are larger and due to complexity could be double this and require the expert to be a SOGB or SOGA.

Receive and review appeal:

Access Canberra:

- ASO4 – 1 hour
- ASO5 – 30 minutes

Territory Planning Authority:

- SOGC – 30 minutes
- SOGB – 30 minutes

- SOGA – 30 minutes

Tribunal Documents Creation:

Access Canberra:

- ASO4 – 4 hours
- ASO5 – 4 hours

Tribunal Documents Review:

Territory Planning Authority:

- SOGC – 3 hours
- SOGB – 30 minutes

Tribunal Documents Final Review (post GSO review):

Access Canberra:

- ASO4 – 30 minutes
- ASO5 – 30 minutes

Territory Planning Authority:

- SOGC – 30 minutes
- SOGB – 15 minutes

Tribunal Documents Printing:

Access Canberra:

- ASO4 – 6 hours

Notification of appeal:

Access Canberra:

- ASO4 – 2 hours
- ASO5 – 2 hours

Statement of Findings Creation:

Territory Planning Authority:

- SOGC – 5 hours

Statement of Findings review:

Territory Planning Authority:

- SOGB – 1 hour 30 minutes
- SOGA – 1 hour 30 minutes

Statement of Findings final review and signing:

Territory Planning Authority:

- SOGC – 1 hour
- SOGB – 30 minutes
- SOGA – 30 minutes

Directions Hearing meeting:

Territory Planning Authority:

- SOGC – 1 hour
- SOGB – 1 hour
- SOGA – 1 hour

Directions Hearing:

Territory Planning Authority:

- SOGC – 1 hour 30 minutes
- SOGB – 1 hour 30 minutes

Post Directions Hearing meeting:

Territory Planning Authority:

- SOGC – 30 minutes
- SOGB – 30 minutes

Preliminary Conference meeting:

Territory Planning Authority:

- SOGC – 1 hour
- SOGB – 1 hour
- SOGA – 30 minutes

Preliminary Conference:

Territory Planning Authority:

SOGC – 7 hours 30 minutes

Post Preliminary Conference meeting:

Territory Planning Authority:

- SOGC – 1 hour
- SOGB – 1 hour
- SOGA – 1 hour

Review Applicants Submissions:

Territory Planning Authority:

- SOGC – 7 hours 30 minutes
- SOGC – 1 hour
- SOGB – 1 hour
- SOGA – 1 hour

Write Witness Statement:

Territory Planning Authority:

- SOGC – 22 hours 30 minutes

Site Inspection:

Territory Planning Authority:

- SOGC – 4 hours

Witness Statement meeting:

Territory Planning Authority:

- SOGC – 2 hours
- SOGC – 2 hours
- SOGB – 2 hours

Witness Statement final review and signing:

Territory Planning Authority:

- SOGC – 1 hour 30 minutes

Pre-Hearing meeting:

Territory Planning Authority:

- SOGC – 2 hours
- SOGC – 1 hour

Hearing and Site View:

Territory Planning Authority:

- SOGC – 22 hours 30 minutes
- SOGC – 22 hours 30 minutes

Post Hearing meeting:

Territory Planning Authority:

- SOGC – 1 hour
- SOGC – 1 hour
- SOGB – 1 hour
- SOGA – 1 hour

Communications with GSO and Counsel throughout (not including meetings):

Territory Planning Authority:

- SOGC – 4 hours
- SOGC – 1 hour
- SOGB – 1 hour
- SOGA – 1 hour

Total time:

Access Canberra:

- ASO4 – 13 hours 30 minutes
- ASO5 – 7 hours

Territory Planning Authority:

- SOGC (both) – 118 hours
- SOGB – 13 hours 15 minutes
- SOGA – 8 hours

Please let me know if you need anything else

Kind regards,

Trent Varlow - MPIA

Director

Statutory Planning

Planning and Sustainable Development

Ph: +61 2 6207 9997 | Email: Trent.Varlow@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Sent: Monday, 17 March 2025 4:09 PM

To: Rixon-Petty, Lincoln <Lincoln.Rixon-Petty@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>

Cc: Davies, Richard <Richard.Davies@act.gov.au>

Subject: FW: TPP Amendment Bill - Approximate time and cost of appeals

Importance: High

OFFICIAL

Hi Lincoln and Trent

Noting Brad's email below, would you be able to have a look at how much time (and therefore money) is spent on average for an appeal – and/or using a couple of case studies of ACT Housing appeals?

The costing can be like a QON costing – where we estimate how much time it takes people of different levels. Separately Brad will be contacting GSO to see how much it costs them (their time, barristers etc).

We will need the info by COB tomorrow if possible as the Govt submission to the Inquiry is due to the Standing Committee on Friday (cleared by Exec and Minister).

Happy to discuss if you would like.

Thanks!

Alix

From: Maxwell, Brad <Brad.Maxwell@act.gov.au>

Sent: Monday, 17 March 2025 2:02 PM

To: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Cc: Cilliers, George <George.Cilliers@act.gov.au>; Weller, Craig <Craig.Weller@act.gov.au>; OBrien, Freya <Freya.OBrien@act.gov.au>
Subject: TPP Amendment Bill - Approximate time and cost of appeals

OFFICIAL

Hi Alix

Thanks for the chat just before.

As mentioned, the Planning (Territory Priority Projects) Amendment Bill 2025 that seeks to define public housing and public health projects as TPPs is currently subject to an Inquiry.

To inform the Government Response to the Inquiry, the MO have requested us to have some data ready to go around the approximate time and cost of ACAT appeals on DAs.

Recently, PUP met with Greater Canberra on another topic, but there they mentioned that EPSDD stated at EPF that it costs EPSDD on average about \$8,000 per appeal. Are you able to confirm this figure and perhaps provide some background to this? For example, is it based on X hours of effort from an ASO6, X hours from a SOGB, etc.?

As mentioned, I'll try to get in contact with GSO and ACAT separately to get the same information from them – but if you guys had this lying around somewhere already, that would be a huge bonus.

Thanks
Brad

Brad Maxwell | Senior Director

Phone: 02 6205 7670 | Email: brad.maxwell@act.gov.au

Territory Plan and Coordination, Planning and Urban Policy Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra, ACT 2601 | www.planning.act.gov.au



From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#)
Cc: [EPSD Government Services](#)
Subject: For DDG PSD Clearance - QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2)
Date: Tuesday, 29 April 2025 3:49:36 PM
Attachments: [QON 018 - CAIN - Steel - Planning and DA appeals in ACAT \(2\) - SP.obr](#)
[RE TPP Amendment Bill - Approximate time and cost of appeals.msg](#)

OFFICIAL

Hi team,

Please see attached for DDG PSD clearance: QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2)

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD StatutoryPlanning

Sent: Tuesday, 29 April 2025 2:42 PM

To: EPSD Government Services

Subject: SP EGM CLEARANCE - QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2) - SP.

OFFICIAL

Hi GS Team,

Please see below SP Division's EGM Clearance for QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2) - SP.

Regards,

Lucy

Lucy Barrett

Executive Assistant;

Executive Group Manager, Statutory Planning, George Cilliers

Executive Branch Manager, DA Services and Support – Craig Weller

Executive Branch Manager, Statutory Assessments - Alix Kaucz

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1, 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

From: Cilliers, George <George.Cilliers@act.gov.au>

Sent: Tuesday, 29 April 2025 2:25 PM

To: Riches, Dominic <Dominic.Riches@act.gov.au>

Cc: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>

Subject: RE: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Thanks Dom (and Trent)

I've made some minor edits in track changes – grateful if you can review and make sure that it is

still factual.
Cleared
Regards
George

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Monday, 28 April 2025 10:17 AM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>; EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT Action: Due 29 April 2025 - QONs (x9) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Importance: High

OFFICIAL

Good morning,
Please see attached Questions on Notice (QON) for response by EPSDD on behalf of the Minister for Planning and Sustainable Development. These QONs have been submitted following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP
- QON 003 - CARRICK - Steel - DA Processing Times – SP
- QON 004 - CARRICK - Steel - Public housing development applications – SP
- QON 005 - CLAY - Steel - Improvements to planning processes – PUP
- QON 008 - CLAY - Steel - Approval of Territory priority projects development applications – PUP
- QON 010 - CAIN - Steel - Planning and DA appeals in ACAT - SP
- QON 013 - CAIN - Steel - Planning and Local council third-party appeal rights – PUP
- QON 017 - CARRICK - Steel - Principles of good consultation – PUP
- QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2) - SP

Notes:

- Where a response to a question asked is available online, please insert a link in the response.
- Please advise as soon as possible if you feel this is an incorrect allocation or if you require input from another Directorate.

The completed response, cleared by the Executive Group Manager, is due to Government Services by **COB tomorrow, 29 April 2025**.

Kind regards,
Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSD Government Services](#)
To: [EPSDD DLO](#)
Cc: [EPSD Government Services](#)
Subject: For Min Steel - QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2)
Date: Wednesday, 30 April 2025 3:28:35 PM
Attachments: [QON 018 - CAIN - Steel - Planning and DA appeals in ACAT \(2\) - SP.obr](#)
[RE TPP Amendment Bill - Approximate time and cost of appeals.msg](#)

OFFICIAL

Hi Michelle,

Please see attached the cleared response for **QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2)**.

If the MO would like more detail, the emails with details from the team (attached) may be helpful.

Due to committee by Friday, 2 May.

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: [EPSDD DLO](#)
To: [LA Committee - Environment](#)
Cc: [EPSD Government Services](#); [EPSD Executive Office](#); [EPSDD DLO](#)
Subject: SIGNED ANSWER TO TPP QON TO 018 - CAIN - Steel - Planning and DA appeals in ACAT (2)
Date: Friday, 2 May 2025 4:00:24 PM
Attachments: [QON 018 - CAIN - Steel - Planning and DA appeals in ACAT \(2\).docx](#)
[QON 018 - CAIN - Steel - Planning and DA appeals in ACAT \(2\).pdf](#)

OFFICIAL

Good afternoon

Please find attached, the word and pdf signed versions of the response to the following QON from the public hearing on the Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025:

- QON 018 - CAIN - Steel - Planning and DA appeals in ACAT (2).

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Planning and DA Appeals in ACAT (2)

Question received: 24 April 2025

Answer Due: 2 May 2025

- (1) What is the total annual cost to EPSDD for responding to third-party DA appeals in ACAT between 2014-15 and 2024-25 (YTD).
- (2) What is the total annual cost to EPSDD for responding to third-party DA appeals of public housing developments in ACAT between 2014-15 and 2024-25 (YTD).
- (3) What is the total annual cost to EPSDD for responding to third-party DA appeals of public health facility developments in ACAT between 2014-15 and 2024-25 (YTD).
- (4) What is the average cost per matter to EPSDD for responding to third-party DA appeals in ACAT between 2014-15 and 2024-25 (YTD).
- (5) What is the average cost per matter to EPSDD for responding to third-party DA appeals of public housing developments in ACAT between 2014-15 and 2024-25 (YTD).
- (6) What is the average cost per matter to EPSDD for responding to third-party DA appeals of public health facility developments in ACAT between 2014-15 and 2024-25 (YTD).

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

- (1) The Territory Planning Authority (the Authority) does not have readily available information regarding the total annual cost of appeals through the ACT Civil and Administrative Tribunal (ACAT) between 2013-14 and 2023-24. Retrieving this information would require a manual review of each application and calculation of time spent on each matter, requiring extensive time and resources.

However, the Authority has estimated their average cost of their minimum time spent in relation to ACAT matters as approximately \$12,000 to \$13,000 per matter.

This estimate includes preparation and review of documentation, preparation of statements, review of third-party statements, providing evidence, and undertaking other various tasks. However, this does not include the cost of assistance from Access Canberra, other ACT Government entities and the ACT Government Solicitor's Office, or the cost of other expert witnesses and external legal representation, if required.

- (2) See above.
- (3) See above.
- (4) See above.
- (5) See above.
- (6) See above.

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

Signature:



Date:

2/5/25

By the Minister for Planning and Sustainable Development, Chris Steel MLA

From: [EPSDD DLO](#)
To: [EPSD Government Services](#)
Cc: [EPSDD DLO](#)
Subject: DUE TO EPTCS: QONs : Response to Question on Notice for Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Date: Thursday, 24 April 2025 1:32:03 PM
Attachments: [image001.png](#)
[EPTCS QON 018 - EPSDDLO - Planning and DA appeals in ACAT - CAIN.pdf](#)
[EPTCS QON 001 - EPSDDLO - Planning and Third-party appeal rights - CAIN.pdf](#)
[EPTCS QON 003 - EPSDDLO - DA processing times - CARRICK.pdf](#)
[EPTCS QON 004 - EPSDDLO - Public housing development applications - CARRICK.pdf](#)
[EPTCS QON 005 - EPSDDLO - Improvements to planning processes - CLAY.pdf](#)
[EPTCS QON 008 - EPSDDLO - Approval of Territory priority projects development applications - CLAY.pdf](#)
[EPTCS QON 010 - EPSDDLO - Planning and DA appeals in ACAT - CAIN.pdf](#)
[EPTCS QON 013 - EPSDDLO - Planning and Local council third-party appeal rights - CAIN.pdf](#)
[EPTCS QON 017 - EPSDDLO - Consultation - principles of good consultation - CARRICK.pdf](#)
[EPSDDLO.docx](#)
[QON Answer Template - DLOs.docx](#)
[RE QONs Response to Question on Notice for Inquiry into the Planning \(Territory Priority Project\) Amendment Bill 2025.msg](#)

OFFICIAL

Hello Cam

EPTCS Committee has confirmed the QON responses are in fact due Friday 2 May 2025. Their email is attached for our records.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO

Sent: Thursday, 24 April 2025 1:16 PM

To: EPSD Government Services

Cc: EPSDD DLO

Subject: CAM: QONs : Response to Question on Notice for Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Cam – for action please

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: LA Committee - Environment <LACommitteeEnvironment@act.gov.au>
Sent: Thursday, 24 April 2025 1:11 PM
To: EPSDD DLO <EPSDDDL@act.gov.au>
Cc: LA Committee - Environment <LACommitteeEnvironment@act.gov.au>
Subject: FW: QONs : Response to Question on Notice for Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL
OFFICIAL

Good afternoon,

Subject: Response to Question on Notice for Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Please check the QONs received in relation to the above inquiry published on **24 April 2025**.

If you could please arrange a signed response within 5 business days i.e. by **1 May 2025**.

Regards,

Satyen Sharma

Administrative Officer | Committee Support

The Office of the Legislative Assembly

P (02) 620 58557 | E Satyex.Sharma@parliament.act.gov.au



W www.parliament.act.gov.au



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Redirection:

Reference: Planning (TPP) Amendment Bill 2025

Hearing Date: 15/04/2025

In relation to: Planning and DA appeals in ACAT

Question Lodgement Date: 15/04/2025

Date Answer Due: 01/05/2025

- (1) What is the total annual cost to EPSDD for responding to third-party DA appeals in ACAT between 2014-15 and 2024-25 (YTD).
- (2) What is the total annual cost to EPSDD for responding to third-party DA appeals of public housing developments in ACAT between 2014-15 and 2024-25 (YTD).
- (3) What is the total annual cost to EPSDD for responding to third-party DA appeals of public health facility developments in ACAT between 2014-15 and 2024-25 (YTD).
- (4) What is the average cost per matter to EPSDD for responding to third-party DA appeals in ACAT between 2014-15 and 2024-25 (YTD).
- (5) What is the average cost per matter to EPSDD for responding to third-party DA appeals of public housing developments in ACAT between 2014-15 and 2024-25 (YTD).
- (6) What is the average cost per matter to EPSDD for responding to third-party DA appeals of public health facility developments in ACAT between 2014-15 and 2024-25 (YTD).



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Redirection:

Reference: Planning (TPP) Amendment Bill 2025

Hearing Date: 15/04/2025

In relation to: Planning and Third-party appeal rights

Question Lodgement Date: 15/04/2025

Date Answer Due: 01/05/2025

- (1) What does the legislation of each Australian state/territory provide for third-party appeal rights for public housing developments.
 - (a) Please provide a comprehensive summary list.
- (2) What does the legislation of each Australian state/territory provide for third-party appeal rights for public health facility developments.
 - (a) Please provide a comprehensive summary list.
- (3) What does the legislation of each Australian state/territory provide for third-party appeal rights for public transport developments, i.e. developments related to light rail.
 - (a) Please provide a comprehensive summary list.



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Redirection:

Reference: Statutory Planning

Hearing Date: 15/04/2025

In relation to: DA processing times

Question Lodgement Date: 22/04/2025

Date Answer Due: 01/05/2025

Minister

I note the accountability indicators in the 2023-24 EPSDD annual report (p335) show that the average DA processing times (working days) was 75 days which is 67% higher than the target of 45 days.

Would you please advise me:

- what the timeframes were to assess the 20 public housing DAs shown in QoN 121?
- what work is being undertaken to improve the timeframes to process DAs for private housing and public housing?

Thank you



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Redirection:

Reference: Policy Development

Hearing Date: 15/04/2025

In relation to: Public Housing Development Applications

Question Lodgement Date: 22/04/2025

Date Answer Due: 01/05/2025

Minister

I refer to QoN 121

For each of the 20 public housing DAs appealed from 2019.

Would you please provide:

- (1) the date the tenant was relocated
- (2) the date the DA was submitted
- (3) the date of the DA decision
- (4) the date of the ACAT appeal
- (5) the date of the ACAT decision
- (6) the outcome of the decision

Thank you



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Redirection:

Reference: ACT Planning System Evaluation Framework

Hearing Date: 15/04/2025

In relation to: Improvements to Planning Processes

Question Lodgement Date: 17/04/2025

Date Answer Due: 01/05/2025

In the submissions to, and in the hearings on, the Territory Priority Projects Legislation, concerns were raised about the operation of the planning system and the need for improvements. The ACT Planning System Evaluation Framework was established to understand how well the new planning system is operating and to determine whether improvements are required. The new planning system commenced in November 2023.

- (1) Has the review into the first stage of the Evaluation Framework commenced?
- (2) Have industry and professional organisations been asked for advice on the operation of the new planning system and what changes are needed to improve its operation. If so, what will be done with that information?
- (3) Will the broader community be asked for its views on the operation of the new planning system?



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Redirection:

Reference: Territory Priority Projects

Hearing Date: 15/04/2025

In relation to: Approval of Territory Priority Projects Development Applications

Question Lodgement Date: 16/04/2025

Date Answer Due: 01/05/2025

According to Sec 183 of the Planning Act 2023 a development application for a Territory Priority Project must be made by the Minister (for Planning). In his statement when tabling the Planning (Territory Priority Project) Amendment Bill the Minister for Planning announced that he would be delegating the decision-making for public housing Territory Priority Projects to the Chief Planner.

What is the reason for delegating this power to the Chief Planner on matters that are for significant infrastructure or significant facilities and are of significant benefit to the people of the ACT.?



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Redirection:

Reference: Planning (TPP) Amendment Bill 2025

Hearing Date: 15/04/2025

In relation to: Planning and DA appeals in ACAT

Question Lodgement Date: 15/04/2025

Date Answer Due: 01/05/2025

(1) How many public housing development applications were appealed to ACAT by third-parties between 2014-15 and 2024-25 (YTD).

(a) Please provide a summarised list of the outcomes of each matter per year.

(2) How many public health facility development applications were appealed to ACAT by third-parties between 2014-15 and 2024-25 (YTD).

(a) Please provide a summarised list of the outcomes of each matter per year.



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Mr Peter Cain MLA

Addressed to: Minister for Planning and Sustainable Development

Redirection:

Reference: Planning (TPP) Amendment Bill 2025

Hearing Date: 15/04/2025

In relation to: Planning and Local council third-party appeal rights

Question Lodgement Date: 15/04/2025

Date Answer Due: 01/05/2025

(0.1) What do the regulations of the NSW local councils provide for (i) third-party consultation on DAs and (ii) third-party appeal rights for public housing developments, specifically Queanbeyan-Palerang Regional, Snowy Monaro Regional, Yass Valley Regional, Bega Valley Shire, Eurobodalla Shire, Goulburn Mulwaree, Hilltops, Snowy Valleys, and Upper Lachlan Shire.

(a) Please provide a comprehensive summary list.



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

Redirection:

Reference: Planning

Hearing Date: 15/04/2025

In relation to: Consultation - principles of good consultation

Question Lodgement Date: 22/04/2025

Date Answer Due: 01/05/2025

Minister

The definition of Consultation is:

- Macquarie Dictionary - a meeting for deliberation.
- Cambridge Dictionary - a meeting to discuss something or to get advice

- Britannica Dictionary –
 - a meeting in which someone (such as a doctor or lawyer) talks to a person about a problem, question, etc.
 - a discussion about something that is being decided

For Development Applications the community is able to submit a representation which is a one-way process with no feedback. How are the Principles of Good Consultation (s11 of the Planning Act 2023) implemented when the community is denied the opportunity to have a meeting and a discussion about Development Applications as they are being developed?

How does the lack of consultation and the removal of third-party appeal rights meet the right to procedural fairness under the Human Rights Act 2004?

Thank you

1 **Mr Cain, Peter:** To ask the Minister for Planning and Sustainable Development —

1. What does the legislation of each Australian state/territory provide for third-party appeal rights for public housing developments.
 1. Please provide a comprehensive summary list.
2. What does the legislation of each Australian state/territory provide for third-party appeal rights for public health facility developments.
 1. Please provide a comprehensive summary list.
3. What does the legislation of each Australian state/territory provide for third-party appeal rights for public transport developments, i.e. developments related to light rail.
 1. Please provide a comprehensive summary list.

3 **Ms Carrick, Fiona:** To ask the Minister for Planning and Sustainable Development —
Minister

I note the accountability indicators in the 2023-24 EPSDD annual report (p335) show that the average DA processing times (working days) was 75 days which is 67% higher than the target of 45 days.

Would you please advise me:

- what the timeframes were to assess the 20 public housing DAs shown in QoN 121?
- what work is being undertaken to improve the timeframes to process DAs for private housing and public housing?

Thank you

4 **Ms Carrick, Fiona:** To ask the Minister for Planning and Sustainable Development —
Minister

I refer to QoN 121

For each of the 20 public housing DAs appealed from 2019.

Would you please provide:

1. the date the tenant was relocated
2. the date the DA was submitted
3. the date of the DA decision
4. the date of the ACAT appeal
5. the date of the ACAT decision
6. the outcome of the decision

Thank you

5 **Ms Clay, Jo:** To ask the Minister for Planning and Sustainable Development — In the submissions to, and in the hearings on, the Territory Priority Projects Legislation, concerns were raised about the operation of the planning system and the need for improvements. The ACT Planning System Evaluation Framework was established to understand how well the new planning system is operating and to determine whether improvements are required. The new planning system commenced in November 2023.

1. Has the review into the first stage of the Evaluation Framework commenced?
2. Have industry and professional organisations been asked for advice on the operation of the new planning system and what changes are needed to improve its operation. If so, what will be done with that information?
3. Will the broader community be asked for its views on the operation of the new planning system?

8 **Ms Clay, Jo:** To ask the Minister for Planning and Sustainable Development — According to Sec 183 of the Planning Act 2023 a development application for a Territory Priority Project must be made by the Minister (for Planning). In his statement when tabling the Planning (Territory Priority Project) Amendment Bill the Minister for Planning announced that he would be delegating the decision-making for public housing Territory Priority Projects to the Chief Planner.

What is the reason for delegating this power to the Chief Planner on matters that are for significant infrastructure or significant facilities and are of significant benefit to the people of the ACT.?

10 **Mr Cain, Peter:** To ask the Minister for Planning and Sustainable Development —

1. How many public housing development applications were appealed to ACAT by third-parties between 2014-15 and 2024-25 (YTD).
 1. Please provide a summarised list of the outcomes of each matter per year.
2. How many public health facility development applications were appealed to ACAT by third-parties between 2014-15 and 2024-25 (YTD).
 1. Please provide a summarised list of the outcomes of each matter per year.

13 **Mr Cain, Peter:** To ask the Minister for Planning and Sustainable Development —

1. What do the regulations of the NSW local councils provide for (i) third-party consultation on DAs and (ii) third-party appeal rights for public housing developments, specifically Queanbeyan-Palerang Regional, Snowy Monaro Regional, Yass Valley Regional, Bega Valley Shire, Eurobodalla Shire, Goulburn Mulwaree, Hilltops, Snowy Valleys, and Upper Lachlan Shire.

1. Please provide a comprehensive summary list.

17 **Ms Carrick, Fiona:** To ask the Minister for Planning and Sustainable Development — Minister

The definition of Consultation is:

- Macquarie Dictionary - a meeting for deliberation.
- Cambridge Dictionary - a [meeting](#) to [discuss](#) something or to get [advice](#)
- Britannica Dictionary –
 - a meeting in which someone (such as a doctor or lawyer) talks to a person about a problem, question, etc.
 - a discussion about something that is being decided

For Development Applications the community is able to submit a representation which is a one-way process with no feedback. How are the Principles of Good Consultation (s11 of the Planning Act 2023) implemented when the community is denied the opportunity to have a meeting and a discussion about Development Applications as they are being developed?

How does the lack of consultation and the removal of third-party appeal rights meet the right to procedural fairness under the Human Rights Act 2004?

Thank you

18 **Mr Cain, Peter:** To ask the Minister for Planning and Sustainable Development —

1. What is the total annual cost to EPSDD for responding to third-party DA appeals in ACAT between 2014-15 and 2024-25 (YTD).
2. What is the total annual cost to EPSDD for responding to third-party DA appeals of public housing developments in ACAT between 2014-15 and 2024-25 (YTD).
3. What is the total annual cost to EPSDD for responding to third-party DA appeals of public health facility developments in ACAT between 2014-15 and 2024-25 (YTD).
4. What is the average cost per matter to EPSDD for responding to third-party DA appeals in ACAT between 2014-15 and 2024-25 (YTD).
5. What is the average cost per matter to EPSDD for responding to third-party DA appeals of public housing developments in ACAT between 2014-15 and 2024-25 (YTD).
6. What is the average cost per matter to EPSDD for responding to third-party DA appeals of public health facility developments in ACAT between 2014-15 and 2024-25 (YTD).



Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning (TPP) Amendment Bill 2025

Hearing: 15 April 2025

In relation to: Public Housing Developments

Question received: 24 April 2025

Answer Due: 2 May 2025

How many Development Applications did Housing ACT lodge with the ACT Planning and Land Authority in (i) 2018-2019, (ii) 2019-2020, (iii) 2020-2021, (iv) 2021-2022, (v) 2022-2023 and (vi) 2023-2024.

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

[Insert answer to question on notice]

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

Signature:

Date:

By the Minister for Planning and Sustainable Development, Chris Steel MLA

Hill, Elizabeth

From: EPSD Government Services
Sent: Monday, 28 April 2025 11:17 AM
To: EPSDD DLO; EPSDD StatutoryPlanning
Cc: EPSD Government Services
Subject: RE: FOR ADVICE ON REDIRETION: QON - BERRY - CLAY - Public Housing developments
Attachments: QON 011 - CLAY - Steel - Public Housing Developments.obr

OFFICIAL

Hi all,

I have templated this and added with the others (attached). I will take SP advice but it looks like this question could/should be answered by Housing ACT?

Kind regards,
Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD DLO
Sent: Thursday, 24 April 2025 5:18 PM
To: EPSDD StatutoryPlanning ; EPSD Government Services
Cc: EPSDD DLO
Subject: FOR ADVICE ON REDIRETION: QON - BERRY - CLAY - Public Housing developments

OFFICIAL

Hello Dom

This looks like one for us, however grateful for confirmation please so I can arrange for a formal redirection to Minister Steel as Minister for Planning and Sustainable Development. The responses can be as simple as just providing a number for each of the time periods.

This is a QON which Minister Berry received from the EPTCS Committee following the TPP Inquiry Hearing. Hi [@EPSD Government Services](#) (Cam) – for awareness please as I think this one will land with us.

Thanks Dom.

How many Development Applications did Housing ACT lodge with the ACT Planning and Land Authority in (i) 2018-2019, (ii) 2019-2020, (iii) 2020-2021, (iv) 2021-2022, (v) 2022-2023 and (vi) 2023-2024.

Digitally signed by 'CN=pims.parliament.act.gov.au, O=A
Date: 2025.04.17 03:25:52 +00:00
Reason: Signed by member
Location: Canberra, Australia
Contact: Jo.Clay@act.gov.au



Kind regards
Michelle

Michelle O'Donnell | Directorate Liaison Officer
Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage
MS teams | Email: EPSDDDLO@act.gov.au
Environment, Planning and Sustainable Development | ACT Government
Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [EPSDD DLO](#)
To: [CSDDLO](#)
Cc: [EPSDD DLO](#)
Subject: REDIRECTION NOT ACCEPTED - QONs : Response to Question on Notice for Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025
Date: Monday, 28 April 2025 6:35:45 PM
Attachments: [QON Answer Template - DLOs.docx](#)
[EPTCS QON 011 - CSDDLO - Public housing development - CLAY.pdf](#)
[image001.png](#)

OFFICIAL

Hello Babs

Further on this, our CLO has discussed this redirection request with your ALO, following which EPSDD as confirmed they do not accept the redirection. CSD should have the files/documentation necessary to respond to this question.

The redirection is therefore not accepted.

Thanks Babs.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: EPSDD DLO

Sent: Monday, 28 April 2025 3:27 PM

To: CSDDLO

Cc: EPSDD DLO

Subject: FOR CONFIRMATION OF BERRY OFFICE APPROVAL TO REDIRECT - QONs : Response to Question on Notice for Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Babs

I am yet to get confirmation back from EPSDD on this one, in the meantime can you confirm please that the Berry Office has agreed with the redirection, noting the question has been asked of Minister Berry.

Kind regards

Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158,
Canberra ACT 2601

From: Basic, Babita <Babita.Basic@act.gov.au> **On Behalf Of** CSDDLO

Sent: Thursday, 24 April 2025 5:01 PM

To: EPSDD DLO <EPSDDDLO@act.gov.au>

Cc: CSDDLO <CSDDLO@act.gov.au>

Subject: **ATT MICHELLE** SEEKING REDIRECTION - QONs : Response to Question on
Notice for Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Michelle

CSD have received this QON today take at the Inquiry into the Planning (Territory Priority
Project) Amendment Bill 2025 on the 15th April 2025.

CSD is seeking redirection. Can you please confirm.

This is due to the Committee on the 2nd May (not as identified below)

Babita

Babita Basic | Directorate Liaison Officer

Office of Minister Berry - Minister for Homes and New Suburbs

Office of Minister Paterson - Minister for Women | Minister for the Prevention of Family and
Domestic Violence

Ministerial and Government Services | Governance | Community Services Directorate

Phone: 62072643 **Email:** Babita.basic@act.gov.au

GPO Box 158, Canberra City ACT 2601 www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other
people or families with connection to the lands of the ACT and region. I acknowledge and respect their
continuing culture and the contribution they make to the life of this city and this region.

From: LA Committee - Environment <LACommitteeEnvironment@act.gov.au>

Sent: Thursday, 24 April 2025 1:10 PM

To: CSDDLO <CSDDLO@act.gov.au>

Cc: LA Committee - Environment <LACommitteeEnvironment@act.gov.au>

Subject: QONs : Response to Question on Notice for Inquiry into the Planning (Territory
Priority Project) Amendment Bill 2025

OFFICIAL

OFFICIAL

Good afternoon,

**Subject: Response to Question on Notice for Inquiry into the Planning (Territory
Priority Project) Amendment Bill 2025**

Please check the QONs received in relation to the above inquiry published on **24 April
2025**.

If you could please arrange a signed response within 5 business days i.e. by **1 May 2025**.

Regards,

Satyen Sharma

Administrative Officer | Committee Support

The Office of the Legislative Assembly

P (02) 620 58557 | E Satyensex.Sharma@parliament.act.gov.au



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ENVIRONMENT, PLANNING, TRANSPORT
AND CITY SERVICES

Ms Jo Clay MLA (Chair), Ms Fiona Carrick MLA (Deputy Chair), Ms
Caitlin Tough MLA (Member), Mr Peter Cain MLA (Member)

Inquiry into the Planning (Territory Priority Project) Amendment Bill 2025

Question on Notice (Committee)

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Homes and New Suburbs

Redirection:

Reference: Public housing development

Hearing Date: 15/04/2025

In relation to: Public Housing Development Applications

Question Lodgement Date: 17/04/2025

Date Answer Due: 01/05/2025

How many Development Applications did Housing ACT lodge with the ACT Planning and Land Authority in (i) 2018-2019, (ii) 2019-2020, (iii) 2020-2021, (iv) 2021-2022, (v) 2022-2023 and (vi) 2023-2024.

Hill, Elizabeth

From: EPSD Government Services
Sent: Monday, 28 April 2025 6:28 PM
To: EPSDD StatutoryPlanning; EPSDD DLO
Cc: EPSD Government Services
Subject: Redirection Not Accepted: QON - BERRY - CLAY - Public Housing developments
Attachments: QON 011 - CLAY - Steel - Public Housing Developments.obr

Categories: Assembly

OFFICIAL

Hi Michelle,

I have discussed with CSD's ALO and can confirm EPSDD do not accept this redirection. CSD should have the files necessary to respond to this question.

Thanks,
Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSD Government Services
Sent: Monday, 28 April 2025 11:17 AM
To: EPSDD DLO ; EPSDD StatutoryPlanning
Cc: EPSD Government Services
Subject: RE: FOR ADVICE ON REDIRETION: QON - BERRY - CLAY - Public Housing developments

OFFICIAL

Hi all,

I have templated this and added with the others (attached). I will take SP advice but it looks like this question could/should be answered by Housing ACT?

Kind regards,
Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD DLO <EPSDDDDLO@act.gov.au>
Sent: Thursday, 24 April 2025 5:18 PM
To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; EPSD Government Services

<EPSDGovernmentServices@act.gov.au>

Cc: EPSDD DLO <EPSDDDLO@act.gov.au>

Subject: FOR ADVICE ON REDIRETION: QON - BERRY - CLAY - Public Housing developments

OFFICIAL

Hello Dom

This looks like one for us, however grateful for confirmation please so I can arrange for a formal redirection to Minister Steel as Minister for Planning and Sustainable Development. The responses can be as simple as just providing a number for each of the time periods.

This is a QON which Minister Berry received from the EPTCS Committee following the TPP In query Hearing. Hi @EPSD Government Services (Cam) – for awareness please as I think this one will land with us.

Thanks Dom.

How many Development Applications did Housing ACT lodge with the ACT Planning and Land Authority in (i) 2018-2019, (ii) 2019-2020, (iii) 2020-2021, (iv) 2021-2022, (v) 2022-2023 and (vi) 2023-2024.

Digitally signed by 'CN=pims.parliament.act.gov.au, O=A
Date: 2023.04.17 03:25:52 +10:00
Reason: Signed by member
Location: Canberra, Australia
Contact: Jo.Clay@act.gov.au



Kind regards
Michelle

Michelle O'Donnell | Directorate Liaison Officer

Office of Minister Chris Steel MLA | Minister for Planning and Sustainable Development & Minister for Heritage

MS teams | Email: EPSDDDLO@act.gov.au

Environment, Planning and Sustainable Development | ACT Government

Address: Level 4, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra ACT 2601

From: [EPSDD StatutoryPlanning](#)
To: [EPSD Government Services](#); [EPSDD DLO](#); [Riches, Dominic](#)
Subject: RE: FOR ADVICE ON REDIRETION: QON - BERRY - CLAY - Public Housing developments
Date: Tuesday, 29 April 2025 11:22:24 AM
Attachments: [image001.png](#)

OFFICIAL

Hi Cam,

I am in agreeance with you.

Hi Michelle,

We won't accept the re-direction. It would be much quicker and easier for Housing to identify how many DAs they have lodged.

Regards,

Lucy

From: EPSD Government Services
Sent: Monday, 28 April 2025 11:17 AM
To: EPSDD DLO ; EPSDD StatutoryPlanning
Cc: EPSD Government Services
Subject: RE: FOR ADVICE ON REDIRETION: QON - BERRY - CLAY - Public Housing developments

OFFICIAL

Hi all,

I have templated this and added with the others (attached). I will take SP advice but it looks like this question could/should be answered by Housing ACT?

Kind regards,

Cam

Cameron Musgrove | Assistant Director, Government Services

Environment, Planning and Sustainable Development Directorate | ACT Government

cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDD DLO <EPSDDDDLO@act.gov.au>
Sent: Thursday, 24 April 2025 5:18 PM
To: EPSDD StatutoryPlanning <EPSDDStatutoryPlanning@act.gov.au>; EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Cc: EPSDD DLO <EPSDDDDLO@act.gov.au>
Subject: FOR ADVICE ON REDIRETION: QON - BERRY - CLAY - Public Housing developments

OFFICIAL

Hello Dom

This looks like one for us, however grateful for confirmation please so I can arrange for a formal redirection to Minister Steel as Minister for Planning and Sustainable Development. The responses can be as simple as just providing a number for each of the time periods. This is a QON which Minister Berry received from the EPTCS Committee following the TPP

From: [EPSD Government Services](#)
To: [EPSDDExecutiveOffice](#); [EPSD Government Services](#)
Subject: RE: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025
Date: Tuesday, 29 April 2025 12:46:01 PM
Attachments: [xx_CSD - QON 011 - CLAY - Steel - Public Housing Developments.obr image001.jpg](#)

OFFICIAL

Apologies!

Please disregard QON 11. This is with CSD now.

Thanks,

Cam

Cameron Musgrove | Assistant Director, Government Services
Environment, Planning and Sustainable Development Directorate | ACT Government
cameron.musgrove@act.gov.au | EPSDGovernmentServices@act.gov.au

From: EPSDDExecutiveOffice
Sent: Tuesday, 29 April 2025 12:32 PM
To: EPSD Government Services
Subject: CAM: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Hi Cam

Thank you for sending those through, acknowledging the tight turn around.

I just wanted to check QON11 with you to see if there's any further info expected?

Many thanks,

Brodie Ferson

Executive Officer, Office of the Deputy Director-General, Planning and Sustainable Development

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region.

I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Sent: Tuesday, 29 April 2025 12:14 PM
To: EPSDDExecutiveOffice <EPSDDExecutiveOffice@act.gov.au>
Cc: EPSD Government Services <EPSDGovernmentServices@act.gov.au>
Subject: For URGENT DDG PSD Clearance: Due 30 April 2025 - QONs (x6) - EPTCS - Inquiry into Planning (Territory Priority Project) Amendment Bill 2025

OFFICIAL

Good afternoon,

Please see attached for DDG PSD clearance, the below QONs following the Hearing held by the Standing Committee on Environment, Planning, Transport and City Services for their **Inquiry into Planning (Territory Priority Project) Amendment Bill 2025**. All have been cleared by PUP EBM, noting that PUP EGM is on leave.

- QON 001 - CAIN - Steel - Planning and Third-party appeal rights – PUP



Environment, Planning and Sustainable Development Directorate

To: Minister for Planning and Sustainable Development

Tracking No.: 25/0005980

Date: 14/01/2025

From: Executive Branch Manager, Strategic Planning and Policy, Planning and Urban Policy

Subject: Amendments to the Planning Act for Territory Priority Projects

Critical Date: 17/01/2025

Critical Reason: To seek agreement from the Chief Minister to a combined pass Cabinet submission for amendments to the Planning Act 2023 in relation to Territory Priority Projects for social housing and health facility projects

- DDG, Planning and Sustainable Development 15/01/25
• EGM, Planning and Urban Policy 15/1/25

Recommendations

That you:

- 1. Note the information contained in this brief; and

Noted / Please Discuss

- 2. Sign the letter to the Chief Minister Attachment A.

Signed / Not Signed / Please Discuss

Chris Steel MLA 17./1./25

Minister's Office Feedback

Background

1. A Territory Priority Project (TPP) is defined in section 216 of the *Planning Act 2023* (the Act) as a development proposal that is declared to be a TPP, or one that relates to light rail.
2. A TPP declaration is made if you as the Minister for Planning and Sustainable Development and the Chief Minister are both satisfied that the proposal meets all the following criteria under section 218 the Act:
 - a. would achieve a major government policy outcome that is of significant benefit to the people of the ACT; and
 - b. would substantially facilitate the achievement of the desired future planning outcomes set out in the ACT Planning Strategy, a relevant District Strategy, the Territory Plan or any relevant zone; and
 - c. is for significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT; and
Note: Significant infrastructure or facilities includes community, social and public housing projects of any scale.
 - d. has been the subject of sufficient consultation.
3. In 2024, Housing ACT contacted Environment Planning and Sustainable Development Directorate (EPSDD) requesting consideration that all proposals for public housing be considered as TPPs without the need for a declaration, as for light rail.
4. ACT Health has made a similar request that all proposals for public health projects be considered as TPPs without the need for a declaration. ACT Health also raised this matter as part of CAB 24/65 around the scope and design of the northside hospital and other health facilities.
5. In recent meetings with EPSDD executive, you agreed to the Directorate progressing legislative amendments to include public housing, and the potential to include public health facilities as TPPs without the need for separate declaration for the February sitting of the Legislative Assembly.

Issues

6. In consultation with Housing ACT and ACT Health, EPSDD is preparing a Cabinet submission and proposed amendments to the Act to clarify that proposals for public housing, and public health facility projects be automatically considered as TPP without the need for declaration.
7. While it is not proposed to capture proposals for community housing as part of these amendments, it could be considered as part of future legislative amendments.
8. EPSDD is seeking your agreement to request that the Chief Minister agree to a combined pass Cabinet submission to permit consideration of the amendments in the first sitting period in 2025.
9. EPSDD is also seeking your agreement to request that the Chief Minister agree to bypass exposure draft circulation.

10. This will help facilitate Government's commitment of delivering more public housing and public health facilities across the Territory.
11. If you agree, there is a letter for you to sign at Attachment A.

Financial Implications

12. Administration of the TPP process is resourced from within the Planning and Urban Policy Division of EPSDD.

Consultation

Internal

13. EPSDD Legal Policy have been consulted about requirements under the Act for the TPP declaration process.

Cross Directorate

14. EPSDD is providing drafting instructions to ACT Parliamentary Counsel's Office on the required changes to the legislation and continuing to work with ACT Health and Housing ACT on this matter.

External

15. Nil. This is an internal matter.

Work Health and Safety

16. Nil.

Benefits/Sensitivities

17. When a proposal is declared a TPP, there is the option for the major plan amendment (MPA) to the Territory Plan process to be fast tracked.
18. If a proposal is a TPP, it will not fast track the development application (DA) decision. The DA will follow the normal process, including public notification and referral to entities for advice.
19. The decision on a DA for a TPP is made by you as Planning Minister. You can make additional approval decisions that the Authority cannot make.
20. A decision on a DA for a TPP is exempt from third party appeal in the ACT Civil and Administrative Tribunal. Despite this, the TPP declaration or an associated decision on a DA, environmental impact statement or lease can be taken to the ACT Supreme Court with a 2-month timeframe to commence these proceedings.

Communications, media and engagement implications

21. Nil. This is an internal matter.

OFFICIAL

Signatory Name: Freya O'Brien

Phone: 58434

Action Officer: Trina McFarlane / Brad Maxwell

Phone: 71920 / 57670

Attachments

Attachment	Title
Attachment A	Letter to Chief Minister