

From: [Overton, Mark](#)
To: [Forner, Julia](#)
Cc: [Riches, Ben](#); [Radford, Sarah](#)
Subject: FW: s76 Watson SLA presentation on Friday
Date: Friday, 4 October 2024 12:51:03 PM
Attachments: [DIP_2024.05.03-DIP1-OVERALL_DIP_MASTERPLAN.pdf](#)
[s76 Watson Your Say Update July 2024.docx](#)

UNOFFICIAL

Thank you for your time this morning Julia.

Below is a summary of what we discussed and a rough time line for major milestones noting this will change as we work through the issues associated with:

- the comments received from the Conservator of Flora and Fauna (legless lizard and Scarlet Robin habitat);
- the potential need to remove more trees than already approved to allow for remediation as they have grown since the original assessment and the Tree Protection Act has reduced the height of Regulated Trees; and
- the implications of the new planning process.

Attached are talking points associated with s76 Watson that we have been rolling out over the last couple of years which have also been posted on the projects YourSay page.

The cost estimate for remediation is currently sitting at \$1.6M but I am waiting to receive the latest SIR's containing updated costs (incl off-site works costs for active travel path along Fed Hwy) before I provide you with more detail. As discussed, we hope the off-site works will end up being part of the site servicing works funded by EPSDD and therefore we will avoid the need for Prescribed Conditions but time will tell on that issue.

Current status

- Park complete. Final handover to TCCS Sept 2025
- SDA lodged in May and is now half way through assessment process.
- First round of community and agency comments received. Main issues/Requests For Information (RFI's):

Agencies

- CFF has raised concerns about other endangered species such as Scarlet Robin, legless Lizard and amphibians and impacts on their habitat. News to us. Working through those issues with the ecological consultant. Initial thoughts are that the CFF is still linking s76 with s74.
- TCCS expressed concerns about parking capacity on site. Initial thoughts are that they are confused with the estate DA vs individual development block DA's. Focus on proposed tree planting on Aspinall St. Again, not reading documentation thoroughly.
- Other agencies (Health, Climate Change) provided unrelated comments. Again, agencies not reading the documentation correctly.

Community

- 8 representations received
- Watson Community Association concerned about increased dwelling numbers (above 200), car parking onsite and use of removed tree material. D&I to meet with WCA to discuss.
- Other comments focussed on one block remaining CZ6 (Ben, can you talk to this) and connectivity.

Site Servicing

- Have MPC onboard to commence procurement of Superintendent and works Contractor
- Indesco moving forward with detailed design and RFT preparation
- New survey for trees in contaminated land was required as they have now become regulated under the new Tree Protection Act. Will need to seek amendment to ESO or RAP to allow for regulated trees to either be retained or removed.
- Anticipating no requirement for offsite works i.e. no Prescribed Conditions. TBC when costs are received from Indesco

Program

- Response to RFI's submitted end October 2025
- PAP/Superintendent procurement Oct – Dec 2024
- NOD received December 2024/Jan 2025
- Procurement for works Jan 2025-March 2025
- Anticipate commencing works on site in April/May 2025
- Anticipate completion of works and OA pack to SLA Sept/Oct 2025 incl remediation

Main request from SLA:

- Confirm funding for remediation \$1.6M

Please let me know if there is anything else you require. We will keep you up to date on the progress of the SDA assessment and approval.

Mark

Mark Overton

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I am privileged to live and work on Ngunawal Country. I am fortunate enough to have worked and continue to work with all Traditional Custodians of this unique country and region and to learn about their ongoing connection to country and community. I am honoured to have met and worked with elders of the present, to have learnt about the elders of the past and to hopefully work with elders of the future.

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From: [Walter, Stephan](#)
To: [Overton, Mark](#)
Cc: [Riches, Ben](#); [Mitchell, Ryleigh](#); [Forner, Julia](#)
Subject: RE: S76 Watson - SLA update meeting notes 14.01.2025
Date: Tuesday, 14 January 2025 3:17:53 PM

UNOFFICIAL

Hi Mark,
Thanks for your effort taking notes. They are great.
Regards
Stephan

From: Overton, Mark
Sent: Tuesday, 14 January 2025 2:57 PM
To: Walter, Stephan
Cc: Riches, Ben
Subject: S76 Watson - SLA update meeting notes 14.01.2025

UNOFFICIAL

Afternoon Stephan
Thanks for arranging this mornings meeting. I have taken the liberty of jotting down some notes from the meeting. Please see below.

Project: S76 Watson – D&I updating SLA on Project Status

Time/Date: 11:00 – 11:40am Tuesday 14 January 2025

Location: Teams Meeting

Attendees: Julia Forner (SLA), Stephan Walter (SLA), Ryleigh Mitchell (SLA), Ben Riches (D&I), Mark Overton (D&I)

Meeting notes:

- D&I provided update on Subdivision Design Application (SDA) for S76 Watson:
 - Responses to additional RFI's from Agencies (Conservator of Flora and Fauna – CFF), DA Assessment team etc) were being prepared and due to be lodged with the Planning Authority on Wednesday 15th January 2025.
 - Issues included rezoning artefact parcel of land on Aspinall St verge from CZ6 to PRZ1, adjusting PRZ1 land on eastern boundary to ensure local park (Maliyan Park) was over 1Ha in size, responding to CFF requirements to populate the correct form with existing information, include additional tree removals in remediated area to allow for remediation etc.
 - If all going well, Notice of Decision (NOD) anticipate within 6-8 weeks (end Feb, mid March 2025).
- Commence detailed design to develop RFT for construction works for site servicing
- Anticipate RFT for site servicing issued May 2025 and close mid June 2025
- Anticipate site servicing works commencing July 2025
- Anticipate works completed (Operational Acceptance) March 2026
- Remediation to be undertaken at the same time as site servicing in line with purpose of ESO. SLA advised they have gained in-principle support to fund site remediation works.
- Anticipate previously labelled 'off-site works' for SLA site (active travel path to Fed Hwy to

access road to Karelia Apts) becoming part of site servicing works

- If not able to be covered in D&I budget SLA will consider funding contribution as prescribed conditions will not have been completed. TBC based on RFT responses
- GSO to prepare auction docs incl Project Delivery Agreement. 90% of sales docs can be prepared in the coming months, only NOD conditions will be outstanding
- Drop dead date for SLA to release site is 2 May 2025
- D&I to ensure ongoing update to SLA re construction program for site servicing and remediation
- D&I to invite SLA to re-ignite PCG's when SDA is considered in hand
- SLA to invite D&I to internal PCG's
- The second stage RFT for the Demonstration Housing site is scheduled to be released in late January, open for three months.

I trust this helps.

Mark

Mark Overton

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From: [Overton, Mark](#)
To: [Walter, Stephan](#)
Cc: [Radford, Sarah](#); [Forner, Julia](#); [Mitchell, Ryleigh](#)
Subject: RE: Section 76 Watson - Tree status enquiry
Date: Monday, 17 February 2025 11:17:07 AM
Attachments: [RE Tree assessment for Section 76 Watson.msg](#)

UNOFFICIAL

Bugger, sorry Stephan. Silly me. Here it is.

Regards

Mark

From: Walter, Stephan
Sent: Monday, 17 February 2025 11:13 AM
To: Overton, Mark
Cc: Radford, Sarah ; Forner, Julia ; Mitchell, Ryleigh
Subject: RE: Section 76 Watson - Tree status enquiry

UNOFFICIAL

Hi Mark,

Thankyou for your email advising there are no regulated or registered trees located on future Block C (based on the tree assessment accompanying the SDA). This confirms my own review of the tree assessment. You identified an attachment in your email from the Urban Tree Protection unit supporting the tree assessment, but this was omitted from your email would you be able to provide this please.

Thanks, and regards

Stephan

From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Friday, 14 February 2025 1:59 PM
To: Walter, Stephan <Stephan.Walter@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>
Subject: Section 76 Watson - Tree status enquiry

UNOFFICIAL

Stephan

Further to your enquiry on 10 February (sorry for the late response) regarding regulated and/or registered trees on Block C, I can confirm that at the time of the tree assessment being undertaken (refer Assurance Pack that has been previously provided to the SLA) there were no regulated or registered trees located on future Block C. We have proceeded with the SDA/DA approval process utilising that tree assessment with the support of the Urban Tree Protection Unit (refer attached). I would recommend you also review the tree assessment to confirm our understanding.

As with all due diligence information provided as part of the preparation of the future development on Block C we recommend that the future proponent undertake their own tree assessment to meet the Urban Forest Act 2023, together with all other necessary back ground

studies to support their development application.

Regards

Mark

Mark Overton

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From: Overton, Mark
To: Forest, Jason
Cc: Former, Sally; Santavirta, Derek
Subject: RE: Watson block 76
Date: Monday, 15 September 2025 9:48:19 AM
Attachments: Image001.png
RE: Watson block 76.png
20240318 - Approved ESO Signed by Conservator and Reasons for Decision.pdf
20240318 - Letter from Conservator to Proponent Advice of Decision.pdf

UNOFFICIAL

Good morning Jason

Thanks for the chat and for providing the reference documentation to the 20m offset from tree canopies for future construction within s76 Watson.

I have determined where a 20m setback from nominated trees was generated from. Refer email train below. In initial discussions with the Conservators office on the SDA for Section 76 Watson and proposed tree removals for access and remediation purposes they assisted us in undertaking a Gang-gang habitat survey. This survey was undertaken in Spring of 2023 and determined that "at least trees 556 and 4 (the highest priority trees)" were to have the 20m offset applied to them. It does not state "all" trees on s76 Watson should have a 20m setback. See attached map illustrating the locations of these two trees. The approved ESO (copy attached) listed the email below (20/9/2023) as part of the documentation provided to support a decision on the ESO.

This is all background documentation and demonstrates that the Conservator of Flora and Fauna (CFF) has a significant interest in this site. It is reasonable to assume that any future DA proposal would need to meet the current requirements of the CFF's office which may differ from the advice they provided two years ago as habitat status changes over time.

Regards

Mark

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Wednesday, 20 September 2023 1:55 PM
To: Overton, Mark <Mark.Overton@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>; Taylor, Stacey <Stacey.Taylor@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Mark,

I believe tree number 556 in Stacey's data corresponds to the same tree in this survey.

All the other tree numbers are unique to Stacey's hollow survey and don't relate to your tree survey. However, she has provided the co-ordinates of the trees in the excel spreadsheet and they can also be loaded into ArcGIS using the .shp files that she provided.

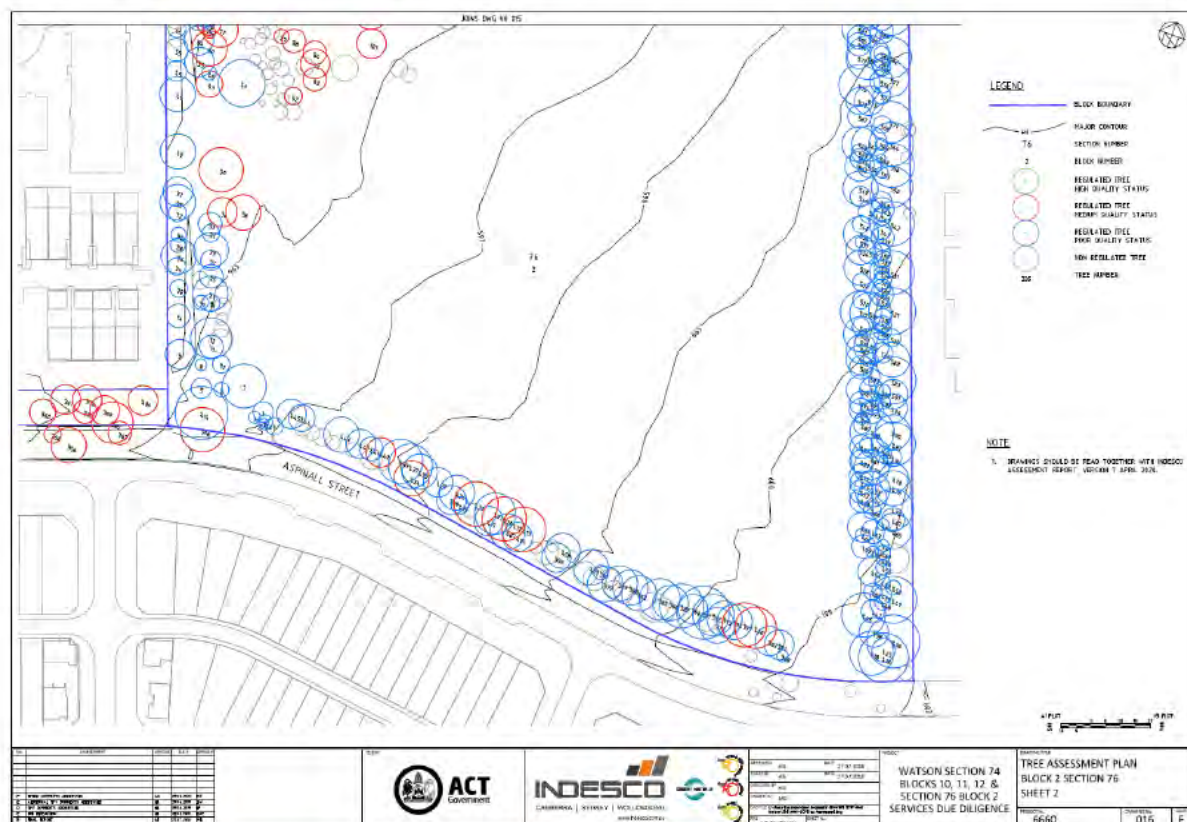
Regards

Greg

From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Wednesday, 20 September 2023 1:28 PM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>; Baines, Greg <Greg.Baines@act.gov.au>; Taylor, Stacey <Stacey.Taylor@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Thanks for this Greg and Stacey. Can you please confirm that the tree numbers used are from the tree survey below?



From: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Sent: Wednesday, 20 September 2023 11:44 AM
To: Ren, Linda <Linda.Ren@act.gov.au>; Baines, Greg <Greg.Baines@act.gov.au>; Overton, Mark <Mark.Overton@act.gov.au>; Taylor, Stacey <Stacey.Taylor@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

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Hi Linda,

No, I don't think we can rule out a significant impact even if we retain trees 556 and 4. These two trees contain the most likely breeding hollows for GG's, but all the trees (especially the Blue Gums and Apple Box) contribute to foraging and movement habitat for the birds. If a large number of trees are removed, it will have a negative impact on GG habitat even if we keep the best breeding trees.

I don't think you can make a decision about the significance of the impacts until you have a reasonable estimate of which trees are going to be removed.

Regards
Greg

From: Ren, Linda <Linda.Ren@act.gov.au>
Sent: Wednesday, 20 September 2023 11:35 AM
To: Baines, Greg <Greg.Baines@act.gov.au>; Overton, Mark <Mark.Overton@act.gov.au>; Taylor, Stacey <Stacey.Taylor@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

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Thank you Greg.
Can I interpret your email as "the potential impact on Gang-gang is considered not significant if trees 556 and 4 are retained and there is a 30m buffer around these two trees"? We will try to retain as many trees as possible but just need to confirm if trees identified as priorities 2-4 can be removed, if we cannot retain them.

Thanks
Linda

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Wednesday, September 20, 2023 9:59 AM
To: Ren, Linda <Linda.Ren@act.gov.au>; Overton, Mark <Mark.Overton@act.gov.au>; Taylor, Stacey <Stacey.Taylor@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Linda,

The Summary_treedata sheet priorities which trees contain suitable hollows for Gang-ganga and therefore should be retained. For Block 76 the highest priority to retain are trees 556 and 4 (using Stacey's numbering) which I have highlighted in yellow below. Trees 1, 2 and 5 (in blue) are the second highest priority.

Watson 76	2	35.22977	149.76589	Yes	1	2
Watson 76	1	35.22958	149.76596	Yes	2	1
Watson 76	556	35.22878	149.76031	Yes	1	4
Watson 76	3	-35.22863	149.76022	No	None	4
Watson 76	3	35.22832	149.76005	Yes	1	2
Watson 76	4	35.22767	149.75962	Yes	1	2
Watson 76	6	-35.22762	149.75956	Yes	1	3

At a minimum we would require a 20m buffer around be retained around at least trees 556 and 4 (the highest priority trees). There should be no permanently occupied or lit buildings within this buffer but some landscaping and outdoor furniture (e.g. park benches) may be permitted. I don't think we have any idea of the influence of building height on the birds (**Stace** do you want to add some info about this issue?). This information should be built into your revised environmental impact assessment.

Cheers
Greg

From: Ren, Linda <Linda.Ren@act.gov.au>
Sent: Wednesday, 20 September 2023 9:38 AM
To: Baines, Greg <Greg.Baines@act.gov.au>; Overton, Mark <Mark.Overton@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

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Hello Greg

Thanks heaps for your and Stacey's help. I cannot open ship file but will ask my colleague to open and save as PDF so I know where is each tree. I opened the two spreadsheets but couldn't understand which ones need to be retained and which ones can be removed. I also want to know if there is any comments/ requirements for building design around these trees, e.g is distance (gap) and height required between trees and buildings in case there is any potential impact on Gang-gang flight path?

Thank you
Linda

From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Tuesday, September 19, 2023 12:00 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Thanks very much Greg and I will pass this info onto Rob Now.

Regards
Mark

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Tuesday, 19 September 2023 11:57 AM
To: Overton, Mark <Mark.Overton@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Mark,

Yes, I think Robs quote covers everything that you need.

I have attached spatial data and an excel spreadsheet Stacey Taylor, that outline the location of hollow trees on the site along with a recommendation of which trees contain hollows suitable for Gang-gang Cockatoo nesting. Rob needs to include this information in his assessment.

Stacey passed on the following information relating to the files.

Last week (15/9/23) we assessed hollow bearing trees at s. 74 and 76 for their suitability for Gang-gang Cockatoos.

Attached are:

- **Summary_treedata:** an outline of the trees assessed, including *priority for retention*. Note, final prioritisation takes into consideration the number of potentially suitable hollows, the number of hollow characteristics that fall within the 95%CI for known GG cavities, and sign of GG activity at the hollow/tree
- **74_76 shp file:** most trees at 76 did not have arborists tags and so I numbered them. The tree tags at 74 did not match the locations on the maps provided and so the shp layer confirms their actual location
- **Rawdata_hollowsurvey:** raw hollow measurements (sheet1) and workings for prioritisation (sheet2)

Let me know if you need anything else.

Regards
Greg

Greg Baines
A/g Conservator Liaison | Office of the Conservator of Flora and Fauna
Phone: 0422 938 700 | Email: greg.baines@act.gov.au
Environment Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Level 2, 480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Monday, 18 September 2023 9:44 AM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Good morning Greg

We have received a quote from Capital Ecology to undertake a re-fresh of the ecological report for Section 76 Watson for the purposes of capturing the Superb Parrot and the Gang-gang Cockatoo and the impacts of development on the site. He has left out the Regent Honey-eater which I will remind him to include. Barring that, do you think Rob has captured everything that you would like to see in the refreshed report? He is also providing advice on the EPBC referral issue as well.

Hear from you soon.

Mark

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Thursday, 7 September 2023 9:26 AM
To: Overton, Mark <Mark.Overton@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

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Hi Mark,

In my opinion the works would not represent a controlled action (which is why an ESO is sufficient for the P&D Act). I would suggest that your team look at the significant impact guidelines for the EPBC <https://www.dccsew.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance> and determine if you think you should undertake a referral. Alternately you could ask your environmental consultant to run through the guideline and give you a recommendation on whether a referral is required.

I imagine that your parrot habitat assessment has provided a recommendation on whether a referral is required regarding impacts on Superb and Swift Parrot? You could ask them to update the assessment to include Gang-gang Cockatoo.

You may also want to check that your ecological assessment covered Painted and Regent Honeyeater. I don't think the development will impact these species, but the assessment should clearly state that it considered these species and that an EPBC referral is not required.

Cheers
Greg

From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Thursday, 7 September 2023 9:01 AM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Thanks very much for this advice Greg.

I am following up with Linda re the assessment of s76 but Im pretty sure she had arranged it. Thanks also for agreeing to assist us with the ESO preparation. I will get you a copy of Indesco's plans asap but I don't think they will be in any more detail than what has already been provided to you. When I send them to you please let me know if you require more information.

Do you know if the works we are planning would trigger a controlled action under the Commonwealths EPBC Act? Im pretty sure it is only trees that provide nesting sites would trigger it and because there are so few trees being removed it wouldn't be considered a significant impact but I would appreciate your advice or opinion.

Thanks once again and hear from you soon.

Mark

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Wednesday, 6 September 2023 9:54 AM
To: Overton, Mark <Mark.Overton@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Mark,

You can take this as the formal response from the Conservator's Office that we require an ESO .

I understand that you already have two tree assessments, and ecological assessment and a parrot habitat assessment (all done before Gang-gangs were listed). These can be attached to the ESO as supporting documents which will allow us to assess the ecological values and impacts on the site. You could get the three hollow bearing trees assessed to determine if the hollows are the correct dimensions for Gang-gang's (I think Linda is planning on getting this done as part of the Watson Block 74 study). This information can also be attached to the ESO, if you don't have this information, we will proceed with the assessment presuming that the hollows are suitable for Gang-gangs.

Yes, I can review the Indesco plans prior to you submitting the ESO, to determine if they provide the necessary detail to assess the ESO.

In terms of additional advice, I would recommend that you are quite clear and confident about which trees you can retain. Once the ESO is determined it will lock future development into retaining the same trees.

As I understand the process, you will require an approved ESO prior to submitting your DA. However, Tegan is the expert in this area and it is her advice that you should follow.

Regards
Greg

From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Tuesday, 5 September 2023 4:20 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>
Subject: FW: Watson block 76

UNOFFICIAL

Afternoon Greg

Linda has passed this issue onto me as the overall s76 Watson estate development is my project (the opposite end of CBR to Greenway when we first spoke) so if you don't mind I have a few additional questions:

Note - We will use your advice below can be used as background documentation and rationale for an ESO application and to assist in the completion of that application

- Are we to expect a formal response from the Conservator's office? I think Linda mentioned Eliza's name or is your advice below sufficient for us to commence the ESO preparation process?
- What other supporting evidence (reports etc) do you think we need to prepare if as you say below we only need a paragraph or two about the ecological values to be included in the ESO?
- Our Estate Development Plan consultants (Indesco) are preparing detailed design for the cul-de-sac/access road . This will provide the level of detail I think is required for the ESO re extent of Gang-gang habitat removal however are you in a position to review that documentation to determine if we are providing sufficient information to support our ESO?
- Is there any other advice you can provide us to assist us in the preparation of the ESO?
- Do you know if we need an approved or supported ESO prior to lodging the DA for our EDP?

Probably many more questions to come but I will try and minimise my need to lean on you. We will be seeking advice from Tegan Liston as well to help guide us through this process.

Thanks and hear from you soon.

Mark

From: Ren, Linda <Linda.Ren@act.gov.au>

Sent: Tuesday, 5 September 2023 3:19 PM
To: Overton, Mark <Mark.Overton@act.gov.au>
Subject: FW: Watson block 76

UNOFFICIAL

Sorry Mark somehow Greg just sent the below reply to myself.
I will leave this to you but happy to help if required as I used to work at Impact team and my manager Steven is happy for me to help out.

Thanks

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Tuesday, September 5, 2023 3:00 PM
To: Ren, Linda <Linda.Ren@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Linda,

Yes, you can use the emails to fill out the conservation values section of the application and attach your other reports as supporting evidence. We only need a paragraph or two about the ecological values. The critical information is the site design showing where disturbance will occur and where trees will be retained.

Cheers
Greg

From: Ren, Linda <Linda.Ren@act.gov.au>
Sent: Tuesday, 5 September 2023 2:45 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Overton, Mark <Mark.Overton@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Thank you Greg.
I have passed on your emails to Mark, the project manager for s76 Watson.
As part of ESO application, this team need to provide supporting document which normally an application report prepared by a consultant. However the advice regarding potential impacts on Gang-gang was from your team (and we really appreciate Stacey and your help), its hard for us to prepare the application report, can we just use your emails as supporting document?

Thanks
Linda

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Tuesday, September 5, 2023 1:03 PM
To: Ren, Linda <Linda.Ren@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Linda,

Foraging (feeding) resources are considered habitat so the proposal still has an impact on habitat.

The wording of the Part 4.3 is confusing, I struggle with it myself. I spoke to Eliza about the development and her advice was that the proposal has the potential to have a significant impact, therefore the ESO is necessary to demonstrate that you can mitigate the impacts to a sufficient degree. In this case it is committing to retaining the remaining foraging trees and the hollow bearing trees (those areas that I shaded green in a previous email). Without the ESO there is the possibility that the DA (or NOD) may be altered at a later stage, and more trees removed, without the application being referred to the Conservator for assessment.

With an ESO in place we can make decide that a significant impact is unlikely.

Cheers
Greg

From: Ren, Linda <Linda.Ren@act.gov.au>
Sent: Tuesday, 5 September 2023 12:13 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Greg

Thank you so much for the confirmation but I do have a question: the proposal will only remove several trees that provide food for Gang-gang, not habitat and there are still many trees that provide food on the site. In this case, should we consider "unlikely to have a significant adverse impact" rather than likely?

Thanks
Linda

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Tuesday, September 5, 2023 10:53 AM
To: Ren, Linda <Linda.Ren@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: Watson block 76

UNOFFICIAL

Hi Linda,

Thanks for passing on the EDP plans for Watson block 76. The proposed removal of trees (*Eucalyptus bicostata*) to construct an entry to the property, triggers Part 4.3 of the Planning and Development Act:

- proposal that is likely to have a significant adverse environmental impact on 1 or more of the following, unless the conservator of flora and fauna provides an environmental significance opinion indicating that the proposal is not likely to have a significant adverse environmental impact:
 - o (b) an endangered species;

In this instance the proposal will remove a portion of important foraging habitat for the Gang-gang Cockatoo. As a result, you will need to submit an ESO that displays how the reduction in foraging habitat for Gang-gangs will be mitigated to ensure this impact will not be significant.

Regards
Greg

Greg Baines
Senior Conservation Officer
ACT Conservator of Flora and Fauna
0422938700

From: [Ren, Linda](#)
To: [Overton, Mark](#)
Subject: FW: Watson block 76
Date: Wednesday, 20 September 2023 2:51:21 PM
Attachments: [S74 & S76.pdf](#)
[S74 & S76.xlsx](#)

UNOFFICIAL

From: Meade, Lachlan
Sent: Wednesday, September 20, 2023 1:48 PM
To: Ren, Linda
Subject: RE: Watson block 76

UNOFFICIAL

Hi Linda,
Please find attached the PDF with the data you sent through.
I have labelled the data points with the 'tree' column, but let me know if there is another label that might be better.
The only missing value is tree 2 which is being drawn as a datapoint in NSW, I am not sure where this is supposed to be.
I have also attached the associated data, if you don't have it already.
Happy to discuss further if needed
Thanks!
Lachlan

From: Ren, Linda <Linda.Ren@act.gov.au>
Sent: Wednesday, 20 September 2023 11:50 AM
To: Meade, Lachlan <Lachlan.Meade@act.gov.au>
Subject: FW: Watson block 76

UNOFFICIAL

Hey Lachlan
I am asking for another favour
I can not open any of the document in the attachment so wonder if you can help open and save as PDF so I can view?
Thanks heaps
Linda



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

FID	location	tree	lat	lon	GG_suitabl	No__potent
0	Watson s74	Wts1	-35.22804	149.162274	Yes	3
1	Watson s74	Wts2	-35.22783	149.16246	No	None
2	Watson s74	Wts8	-35.22744	149.16328	Yes	9
3	Watson s74	Wts5	-35.22755	149.16357	No	None
4	Watson s74	Wts4	-35.22766	149.16357	No	None
5	Watson s74	Wts9	-35.22728	149.16386	Yes	6
6	Watson s74	Wts11.5	-35.22702	149.16489	Yes	7
7	Watson s74	Wts11	-35.22675	149.16435	Yes	1
8	Watson s74	Wts12	-35.22662	149.16443	No	None
9	Watson s74	Wts21	-35.22631	149.16167	Yes	1
10	Watson s74	Wts20	-35.22631	149.16263	Yes	2
11	Watson s74	Wts14	-35.22667	149.16541	Yes	3
12	Watson s74	Wts13	-35.2266	149.16525	Yes	2
13	Watson s74	Wts17	-35.22589	149.16539	No	None
14	Watson s74	Wts19	-35.2253	149.16513	Yes	1
15			0	0		
16	Watson 76	2	-35.22977	149.76069	Yes	1
17	Watson 76	1	-35.22958	149.1606	Yes	3
18	Watson 76	556	-35.22878	149.16031	Yes	1
19	Watson 76	3	-35.22863	149.16022	No	None
20	Watson 76	5	-35.22832	149.16005	Yes	1
21	Watson 76	4	-35.22767	149.159662	Yes	1
22	Watson 76	6	-35.22762	149.15956	Yes	1

priority_f

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From: [Overton, Mark](#)
To: [Forner, Julia](#); [Forest, Jason](#)
Cc: [Santosuosso, Daniel](#); [Morton, Stacey](#)
Subject: Section 76 Watson - Block C status update
Date: Tuesday, 4 November 2025 2:47:58 PM

UNOFFICIAL

Good afternoon Julia & Jason

Site servicing works have commenced on Section 76 Watson. Works are anticipated to be completed in April 2026, subject to weather etc. A more detailed program will be provided to you once we have received all statutory approvals.

The project ecologist was on site this week and noticed that weed species African Lovegrass, Chilean Needle Grass and Serrated Tussock are now evident onsite. The ecologist had not identified these weed species when conducting the initial field survey in 2014/15. The ecologist advised that all three weed species can be controlled by the application(s) of herbicide. I'm raising this with you as it is important to note that the existence of these weed species on site may present difficulties to a future lessee should they wish to dispose of weed infested material off site, and that weed removal from Block C does not form part of CED's site works.

This information is to supplement the Site Investigation Report for Block C.

Regards

Mark

Mark Overton

Strategic Projects and Direct Sales | Development & Implementation | Sustainable Land Development | City and Environment Directorate | ACT Government

Phone: 6207 6899 | Email: mark.overton@act.gov.au

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

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

I am honoured and proud to live and work on Ngunawal Country. I am fortunate enough to have worked and continue to work with all Traditional Custodians of this unique country and region and to learn about their ongoing connection to country and community. I am honoured to have met and worked with elders of the present, to have learnt about the elders of the past and to hopefully work with elders of the future.

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From: [Overton, Mark](#)
To: [Lee-Murphy, Tristan](#)
Subject: FW: Watson block 76
Date: Monday, 11 September 2023 10:33:00 AM
Attachments: [Proposed tree removals section 76 Watson.pdf](#)

UNOFFICIAL

FYI Tristan.

Mark

From: Overton, Mark
Sent: Friday, 8 September 2023 3:37 PM
To: Liston, Tegan
Cc: Riches, Ben ; Radford, Sarah
Subject: FW: Watson block 76

UNOFFICIAL

Good afternoon Tegan

I was hoping that you could provide us with some advice regarding our pending DA submission for the Estate Development Plan (EDP) we are preparing for Section 76 Watson. In summary:

- we are mid-way through preparing the EDP;
- 7 regulated medium to low quality regulated trees have been identified to be removed to allow us to construct a cul-de-sac off Aspinall Street to access the new estate (see attached plan);
- we have been advised that those 7 trees have been assessed by the Conservator's office as being part of the Gang-gang Cockatoos foraging habitat;
- we have also been advised by the Conservator's office below that an ESO is required so that the remaining trees can be secured against removal for development purposes (refer below email trail);
- it is our understanding that an approved ESO is required prior to lodgement of the DA and that the ESO will determine that the DA will be lodged under the Merit Track process and not the Impact Track.

Are you able to advise us on the following:

- Is an approved ESO required before we lodge our EDP DA through the Merit Track process?
- What is the difference in documentation required for a Merit Track DA and Impact Track DA?; and
- What is the time frame difference for approval between the two? Is the preparation and approval of an ESO going to save us time in achieving a DA through a merit track process as opposed to not preparing an ESO and lodging our DA under the Impact Track?

If meeting to discuss this issue in more detail will assist you in helping us please let me know and I shall arrange a time for next week.

Thanks and regards

Mark

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Thursday, 7 September 2023 9:26 AM
To: Overton, Mark <Mark.Overton@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>;
ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Mark,

In my opinion the works would not represent a controlled action (which is why an ESO is sufficient for the P&D Act). I would suggest that your team look at the significant impact guidelines for the EPBC <https://www.dcceew.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance> and determine if you think you should undertake a referral. Alternately you could ask your environmental consultant to run through the guideline and give you a recommendation on whether a referral is required.

I imagine that your parrot habitat assessment has provided a recommendation on whether a referral is required regarding impacts on Superb and Swift Parrot? You could ask them to update the assessment to include Gang-gang Cockatoo.

You may also want to check that your ecological assessment covered Painted and Regent Honeyeater. I don't think the development will impact these species, but the assessment should clearly state that it considered these species and that an EPBC referral is not required.

Cheers

Greg

From: Overton, Mark <Mark.Overton@act.gov.au>

Sent: Thursday, 7 September 2023 9:01 AM

To: Baines, Greg <Greg.Baines@act.gov.au>

Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>;
ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

Subject: RE: Watson block 76

UNOFFICIAL

Thanks very much for this advice Greg.

I am following up with Linda re the assessment of s76 but I'm pretty sure she had arranged it.

Thanks also for agreeing to assist us with the ESO preparation. I will get you a copy of Indesco's plans asap but I don't think they will be in any more detail than what has already been provided to you. When I send them to you please let me know if you require more information.

Do you know if the works we are planning would trigger a controlled action under the Commonwealths EPBC Act? I'm pretty sure it is only trees that provide nesting sites would trigger it and because there are so few trees being removed it wouldn't be considered a significant impact but I would appreciate your advice or opinion.

Thanks once again and hear from you soon.

Mark

From: Baines, Greg <Greg.Baines@act.gov.au>

Sent: Wednesday, 6 September 2023 9:54 AM

To: Overton, Mark <Mark.Overton@act.gov.au>

Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>;
ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

Subject: RE: Watson block 76

UNOFFICIAL

Hi Mark,

You can take this as the formal response from the Conservator's Office that we require an ESO .

I understand that you already have two tree assessments, and ecological assessment and a parrot habitat assessment (all done before Gang-gangs were listed). These can be attached to the ESO as supporting documents which will allow us to assess the ecological values and impacts on the site. You could get the three hollow bearing trees assessed to determine if the hollows are the correct dimensions for Gang-gang's (I think Linda is planning on getting this done as part of the Watson Block 74 study). This information can also be attached to the ESO, if you don't

have this information, we will proceed with the assessment presuming that the hollows are suitable for Gang-gangs.

Yes, I can review the Indesco plans prior to you submitting the ESO, to determine if they provide the necessary detail to assess the ESO.

In terms of additional advice, I would recommend that you are quite clear and confident about which trees you can retain. Once the ESO is determined it will lock future development into retaining the same trees.

As I understand the process, you will require an approved ESO prior to submitting your DA. However, Tegan is the expert in this area and it is her advice that you should follow.

Regards

Greg

From: Overton, Mark <Mark.Overton@act.gov.au>

Sent: Tuesday, 5 September 2023 4:20 PM

To: Baines, Greg <Greg.Baines@act.gov.au>

Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Ren, Linda <Linda.Ren@act.gov.au>

Subject: FW: Watson block 76

UNOFFICIAL

Afternoon Greg

Linda has passed this issue onto me as the overall s76 Watson estate development is my project (the opposite end of CBR to Greenway when we first spoke) so if you don't mind I have a few additional questions:

Noted - *We will use your advice below can be used as background documentation and rationale for an ESO application and to assist in the completion of that application*

- Are we to expect a formal response from the Conservator's office? I think Linda mentioned Eliza's name or is your advice below sufficient for us to commence the ESO preparation process?
- What other supporting evidence (reports etc) do you think we need to prepare if as you say below we only need a paragraph or two about the ecological values to be included in the ESO?
- Our Estate Development Plan consultants (Indesco) are preparing detailed design for the cul-de-sac/access road . This will provide the level of detail I think is required for the ESO re extent of Gang-gang habitat removal however are you in a position to review that documentation to determine if we are providing sufficient information to support our ESO?
- Is there any other advice you can provide us to assist us in the preparation of the ESO?
- Do you know if we need an approved or supported ESO prior to lodging the DA for our EDP?

Probably many more questions to come but I will try and minimise my need to lean on you. We will be seeking advice from Tegan Liston as well to help guide us through this process.

Thanks and hear from you soon.

Mark

From: Ren, Linda <Linda.Ren@act.gov.au>

Sent: Tuesday, 5 September 2023 3:19 PM

To: Overton, Mark <Mark.Overton@act.gov.au>

Subject: FW: Watson block 76

UNOFFICIAL

Sorry Mark somehow Greg just sent the below reply to myself.

I will leave this to you but happy to help if required as I used to work at Impact team and my

manager Steven is happy for me to help out.
Thanks

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Tuesday, September 5, 2023 3:00 PM
To: Ren, Linda <Linda.Ren@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Linda,
Yes, you can use the emails to fill out the conservation values section of the application and attach your other reports as supporting evidence. We only need a paragraph or two about the ecological values. The critical information is the site design showing where disturbance will occur and where trees will be retained.
Cheers
Greg

From: Ren, Linda <Linda.Ren@act.gov.au>
Sent: Tuesday, 5 September 2023 2:45 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Overton, Mark <Mark.Overton@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Thank you Greg.
I have passed on your emails to Mark, the project manager for s76 Watson.
As part of ESO application, this team need to provide supporting document which normally an application report prepared by a consultant. However the advice regarding potential impacts on Gang-gang was from your team (and we really appreciate Stacey and your help), its hard for us to prepare the application report, can we just use your emails as supporting document?
Thanks
Linda

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Tuesday, September 5, 2023 1:03 PM
To: Ren, Linda <Linda.Ren@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Linda,
Foraging (feeding) resources are considered habitat so the proposal still has an impact on habitat.
The wording of the Part 4.3 is confusing, I struggle with it myself. I spoke to Eliza about the development and her advice was that the proposal has the potential to have a significant impact, therefore the ESO is necessary to demonstrate that you can mitigate the impacts to a sufficient degree. In this case it is committing to retaining the remaining foraging trees and the hollow bearing trees (those areas that I shaded green in a previous email). Without the ESO there is the possibility that the DA (or NOD) may be altered at a later stage, and more trees removed, without the application being referred to the Conservator for assessment.
With an ESO in place we can make decide that a significant impact is unlikely.
Cheers

Greg

From: Ren, Linda <Linda.Ren@act.gov.au>
Sent: Tuesday, 5 September 2023 12:13 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Greg

Thank you so much for the confirmation but I do have a question: the proposal will only remove several trees that provide food for Gang-gang, not habitat and there are still many trees that provide food on the site. In this case, should we consider “unlikely to have a significant adverse impact” rather than likely?

Thanks

Linda

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Tuesday, September 5, 2023 10:53 AM
To: Ren, Linda <Linda.Ren@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: Watson block 76

UNOFFICIAL

Hi Linda,

Thanks for passing on the EDP plans for Watson block 76. The proposed removal of trees (*Eucalyptus bicostata*) to construct an entry to the property, triggers Part 4.3 of the Planning and Development Act:

- proposal that is likely to have a significant adverse environmental impact on 1 or more of the following, unless the conservator of flora and fauna provides an environmental significance opinion indicating that the proposal is not likely to have a significant adverse environmental impact:

- o (b) an endangered species;

In this instance the proposal will remove a portion of important foraging habitat for the Gang-gang Cockatoo. As a result, you will need to submit an ESO that displays how the reduction in foraging habitat for Gang-gangs will be mitigated to ensure this impact will not be significant.

Regards

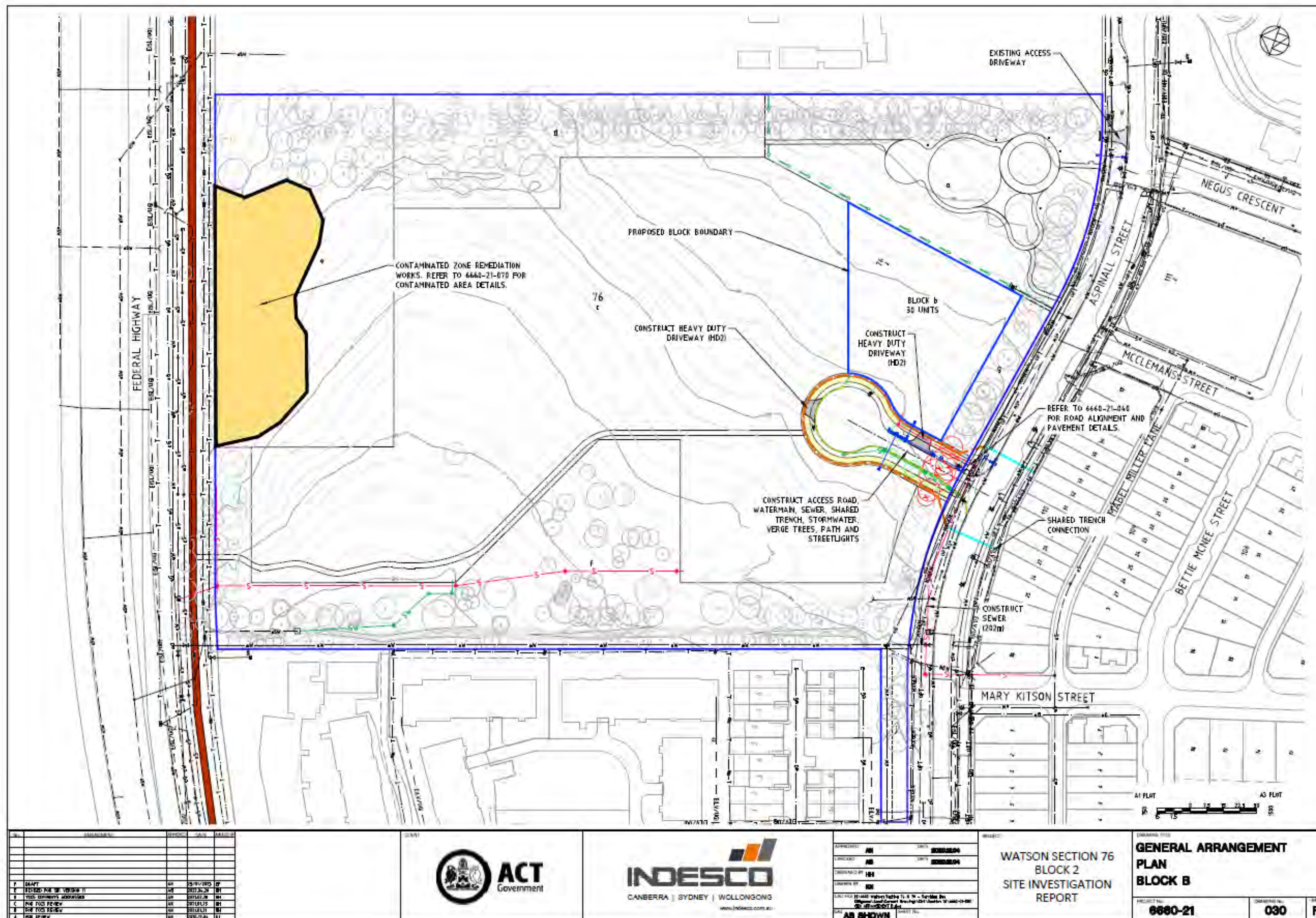
Greg

Greg Baines

Senior Conservation Officer

ACT Conservator of Flora and Fauna

0422938700



NO.	REVISION	DATE	BY	CHKD BY
1	DRAFT			
2	FOR PRELIMINARY REVIEW			
3	FOR PRELIMINARY REVIEW			
4	FOR PRELIMINARY REVIEW			
5	FOR PRELIMINARY REVIEW			
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8	FOR PRELIMINARY REVIEW			
9	FOR PRELIMINARY REVIEW			
10	FOR PRELIMINARY REVIEW			



APPROVED BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
DRAWN BY	DATE
SCALE	AS SHOWN

**WATSON SECTION 76
BLOCK 2
SITE INVESTIGATION
REPORT**

**GENERAL ARRANGEMENT
PLAN
BLOCK B**

PROJECT NO. **6660-21**

DRAWING NO. **030**

SHEET **F**

From: [Overton, Mark](#)
To: [Lee-Murphy, Tristan](#)
Cc: [Radford, Sarah](#)
Subject: FW: ESO Advice from Statutory Planning for Section 76 Watson
Date: Friday, 17 November 2023 8:13:00 AM
Attachments: [image001.jpg](#)

UNOFFICIAL

I know this is no longer of interest to you Tristan but until such time as you have a replacement, here is the latest advice from Tegan on the ESO process and interaction with the SDA process.

Regards

Mark

From: Liston, Tegan
Sent: Thursday, 16 November 2023 2:46 PM
To: Overton, Mark ; Radford, Sarah
Cc: Pradhan, Jyoti
Subject: RE: ESO Advice from Statutory Planning for Section 76 Watson

UNOFFICIAL

Hi Sarah and Mark

Answers to your questions below.

- Do the new planning changes affect our existing approved ESO, and our new ESO to be lodged post 27 November?
 - There are transitional arrangements in place. Existing ESOs are not affected. New ESOs submitted after 27 Nov will be assessed in accordance with the new Planning Act, however, there are not any substantial changes to the ESO process.
- As our existing ESO (for contamination on site) expires in May 2024 would it be wise to relodge this ESO and get a new approval prior to lodging our SDA as it would expire halfway through the SDA assessment process. And if so, should we relodge it prior to 27 November (planned implementation of the new planning changes)?
 - ESO just has to be current when DA is lodged. It is up to you when you relodge, as noted, there are not substantial changes to the ESO process.
- Given your attached advice and given our timing above can you advise whether we should proceed with preparing either or both ESO applications under the new planning system or the old one? Industry talk is that the new planning system may not come into force this year but as we are that close to the 27 November, we just want to check with you for formal advice.
 - My understanding is that the new planning system will come into effect on 27 Nov.
- Would it be more efficient to combine both ESOs as one application? Or is it better to keep them separate as they are different issues; and
 - Each ESO will go to a different agency for the opinion so separate applications will assist.
- Do we have to wait until both ESO's are registered or is a letter of approval sufficient when lodging our SDA?
 - You can submit your SDA once the ESO is granted. It is generally sent directly from the agency which grants it. You will need to include the ESO as part of the DA documents.
- Do we have to amend our original submission in any way apart from adding a brief explanation into the attached coversheet explaining why we have not implemented the RAP and hence why we are requesting another ESO? I assume all other attachments to

the original ESO application remain relevant.

- This sounds reasonable. It only needs to be amended if there have been changes or any information is now out of date. An explanation in relation to the RAP should be included.

Cheers, Tegan

From: Overton, Mark <Mark.Overton@act.gov.au>

Sent: Tuesday, November 14, 2023 8:44 AM

To: Radford, Sarah <Sarah.Radford@act.gov.au>; Liston, Tegan <Tegan.Liston@act.gov.au>

Subject: RE: ESO Advice from Statutory Planning for Section 76 Watson

UNOFFICIAL

Morning Tegan

I have one more question. Do we have to amend our original submission in any way apart from adding a brief explanation into the attached coversheet explaining why we have not implemented the RAP and hence why we are requesting another ESO? I assume all other attachments to the original ESO application remain relevant.

Thanks and hear from you soon.

Mark

From: Radford, Sarah <Sarah.Radford@act.gov.au>

Sent: Monday, 13 November 2023 1:11 PM

To: Liston, Tegan <Tegan.Liston@act.gov.au>

Cc: Overton, Mark <Mark.Overton@act.gov.au>

Subject: ESO Advice from Statutory Planning for Section 76 Watson

UNOFFICIAL

Good afternoon Tegan,

Block 2 Section 76 Watson has a current ESO on it for the purposes of contaminated land. See below, particularly the expiry date of May 2024.

Planning and Development (Conditional Environmental Significance Opinion – Block 2, Section 76, Watson – Future Development) Notice 2022

Number: NQ2022-591
Made under: Planning and Development Act 2007, s 138AD
Status: In Force

Search this item

CURRENT LAW

LAW HISTORY

Instrument as notified

Notes:

(1) Uncommenced - repeal

Date notified

24 November 2022

Effective

25 November 2022 - 24 May 2024

Files/Formats

PDF PDF

Since then, we have been notified that we need to prepare another ESO for fauna (Gang-gang Cockatoo). We have prepared documentation to submit for that ESO in line with current requirements as per your attached email and we intend on lodging it for consideration and approval later in November or early December 2023.

We have some queries in relation to these two ESOs for Block 2 Section 76 Watson and our Subdivision Design Application (SDA) and would really appreciate your advice.

We are targeting lodging a DA for an SDA in late March/early April 2024. We have been informed

that we will need to include both approved ESO's with the SDA. Our queries are:

- Do the new planning changes affect our existing approved ESO, and our new ESO to be lodged post 27 November?
- As our existing ESO (for contamination on site) expires in May 2024 would it be wise to relodge this ESO and get a new approval prior to lodging our SDA as it would expire halfway through the SDA assessment process. And if so, should we relodge it prior to 27 November (planned implementation of the new planning changes)?.
- Given your attached advice and given our timing above can you advise whether we should proceed with preparing either or both ESO applications under the new planning system or the old one? Industry talk is that the new planning system may not come into force this year but as we are that close to the 27 November, we just want to check with you for formal advice.
- Would it be more efficient to combine both ESOs as one application? Or is it better to keep them separate as they are different issues; and
- Do we have to wait until both ESO's are registered or is a letter of approval sufficient when lodging our SDA?

Much appreciated and

Kind regards,

Sarah

Sarah Radford

Phone: +61 2 62050761 | Email: sarah.radford@act.gov.au

Sustainable Land Development | Development & Implementation

Environment, Planning and Sustainable Development Directorate | ACT Government

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

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

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From: [Overton, Mark](#)
To: [Will Bassanelli](#)
Cc: brendon@spacelab.net.au; [Jamie Taylor](#); [Sam Woods](#); [Radford, Sarah](#)
Subject: FW: Tree assessment for Section 76 Watson
Date: Friday, 20 September 2024 11:03:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.gif](#)

Gents

Thanks for the chat this morning. Here is the latest correspondence from Carma for inclusion in the SDA response.

Regards

Mark

From: Sweet, Carma
Sent: Friday, 19 April 2024 12:30 PM
To: Overton, Mark
Cc: Donaldson, Nyah ; TCCS_CP UTD&DCoord
Subject: RE: Tree assessment for Section 76 Watson

OFFICIAL

Hi Mark

In light of the situation and noting the only minor changes to existing trees I think it is fair and practical to utilise the existing 2020 tree assessment documentation, however if you are only now lodging the DA you will need to provide a Tree Management Plan that meets the requirements of the new *Urban Forest Act 2023* which came into effect on 01 Jan this year.

Under the new Act, a Tree Management Plan (TMP) is required to be submitted when activities, including access, are proposed within the Tree Protection Zone (TPZ) of any protected tree (namely public trees, registered trees and regulated trees). The Act requires a Tree Management Plan to be lodged at DA stage, separating tree protection measures from the Landscape Management and Protection Plan (LMPP) which now only covers the protection of non-tree related public landscape assets and can be lodged at Design Review stage.

For further information on preparing a TMP, please refer to the Tree Management Plans Guidelines at <https://www.legislation.act.gov.au/ni/2023-823/> and <https://www.cityservices.act.gov.au/trees-and-nature/trees/management-plans-and-bonds>

Unfortunately I'll be on leave until 30 April, but I'm happy to discuss when I get back if you have some more questions. I'm sorry if this information is a surprise and will further delay your lodgement.

Kind regards

Carma

Carma Sweet | Director, Policy and Planning

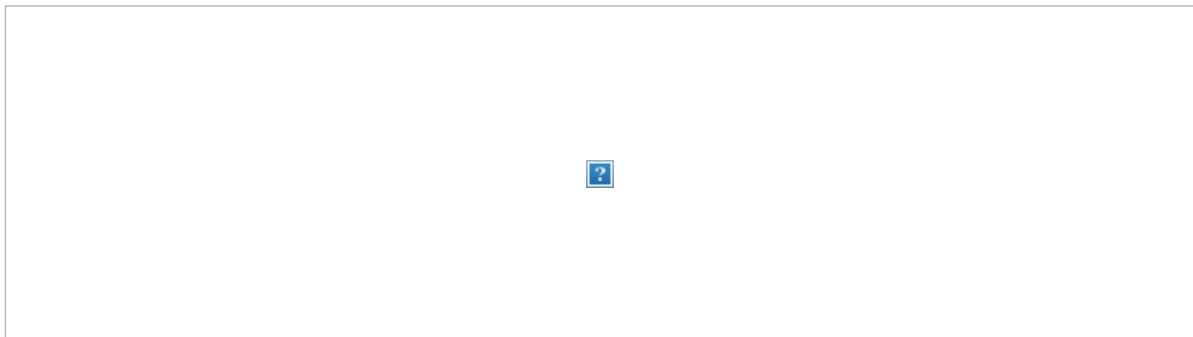
Phone: 02 6207 7158 | Mobile: 0478401320 | Email: carma.sweet@act.gov.au

Urban Treescapes | City Presentation | Transport Canberra and City Services Directorate | ACT Government

Level 4, 480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



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"You may leave your footprints here" by Ngunnawal, Wiradjuri, Kamilaroi and Barkindji artists Lynnice Church and Leilani Keen-Church.

From: Overton, Mark <Mark.Overton@act.gov.au>

Sent: Wednesday, April 17, 2024 2:16 PM

To: Sweet, Carma <Carma.Sweet@act.gov.au>
Cc: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>; TCCS_CP UTD&DCoord <TCCS_CPUTDDCoord@act.gov.au>
Subject: RE: Tree assessment for Section 76 Watson

OFFICIAL

Good afternoon Carma

Regarding our correspondence below. As you can tell it has been over 12 months since I requested your advice on whether we needed to refresh the tree assessment for the Section 76 Watson Subdivision Design Application (SDA) process which replaces the old EDP processes.

Numerous unforeseen issues arose over the last 12 months which have led to our delayed lodgement of the SDA for this site which we have been challenged to resolve in a timely manner. I was hoping that your advice below would still hold to allow us to lodge the SDA at the end of this month. Proposed tree removals have not changed, only 13 associated with remediation and construction of the access road off Aspinall St remain in our proposal and have been supported by the Conservator's office in relation to the attached ESO, which I believe you were privy too. From my perspective I would have thought that not much would have changed tree wise on the site. We have been working with you, your team, Brian Bathgate and the Conservator's office on numerous issues over those last 12 months and nothing stood out to anyone associated with tree status or health.

I look forward to receiving your advice soon.

Regards

Mark

From: Sweet, Carma <Carma.Sweet@act.gov.au>

Sent: Thursday, 9 February 2023 4:01 PM

To: Overton, Mark <Mark.Overton@act.gov.au>

Cc: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>; TCCS_CP UTD&DCoord <TCCS_CPUTDDCoord@act.gov.au>

Subject: RE: Tree assessment for Section 76 Watson

OFFICIAL

Hi Mark

Thanks for this comprehensive information, it is really useful to have this background. Considering the situation, I confirm that there is no need to update the tree assessment information for Section 76 as the Final Tree Assessment Report for Block 2 Section 76 Watson & Blocks 10, 11, 12 Section 74 Watson prepared by Indesco in June 2020 will be sufficient to inform Urban Treescapes at development of Section 76 Watson.

Best of luck with the project.

Kind regards

Carma

Carma Sweet | Director, Policy and Planning

Phone: 02 6207 7158 | Mobile: 0478401320 | Email: carma.sweet@act.gov.au

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I live and work on Ngunnawal country



Text Description automatically generated



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From: Overton, Mark <Mark.Overton@act.gov.au>

Sent: Wednesday, 8 February 2023 10:40 AM

To: Sweet, Carma <Carma.Sweet@act.gov.au>

Cc: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>

Subject: Tree assessment for Section 76 Watson

OFFICIAL

Good morning Carma

In 2020/21 EPSDD prepared a site investigation report for two future multi unit residential development blocks on Section 76 Watson. At that time the block was still zoned CZ6 but was undergoing a TPV (372) to convert it to PRZ1 and RZ4. Since that time the TPV has been approved (April 2022) and is reflected in the below screenshot from

Actmap.



As part of that original site investigation report a tree assessment was prepared and finalised in June 2020. Refer attached.

We are now responding to the requests of the two Territory entities that will be selling the two future multi unit blocks, that being EDSDD (a small block identified for demonstration housing, refer Block B on the attached draft X-Plan) and the larger block (Block C on the attached draft X-Plan) will go to the SLA for sale to the open market. The draft X-Plan will be used in the Estate Development Plan process to formally create the block for demonstration housing, the block for the SLA, an access road/cul-de-sac and PRZ1 land to the periphery of the majority of the site. I am seeking your advice as to whether a new tree assessment is required to be prepared for the two new development blocks that captures all trees on s76 Watson. I ask the question because I believe there is a 2 year validity period on tree assessments and the majority of the trees. With the exception of a small stand of *A.baileyana* located on Block B together with a few canopy overhangs there are no trees on Block B. Half a dozen trees fall within Block C (+ a couple of canopy overhangs). Approximately 99% of the trees on Section 76 will eventually be captured as part of the PRZ1 land and therefore protected from development. Attached is an overlay of the draft X-Plan on an aerial photo illustrating the location of existing trees vs the new development sites.

Note: Block E on the draft X-Plan will remain PRZ1 as it is contaminated and will be remediated by the developer of Block C, but not developed.

Im sorry that this is a long winded email so once you have read it and tried to absorb it I can arrange a meeting with yourself, Nyah and me to discuss.

Regards and hear from you soon.

Mark

Mark Overton

Implementation Coordination | Development & Implementation | Environment, Planning and Sustainable

Development Directorate | ACT Government

Phone: 6207 6899 | Email: mark.overton@act.gov.au

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

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From: [Overton, Mark](#)
To: [ConservatorFloraFauna](#)
Cc: [Gilbert, Maree](#); [Milner, Richard](#)
Subject: RE: Watson Section 76 - tree replacement
Date: Wednesday, 9 July 2025 8:20:00 AM

Good morning Karen and Richard

Thanks you both for your assistance on this one and sorry for the delay in responding but I have been away. I will need to check with our Strat Finance on how best to get the money to Richard but firstly Richard, can you please provide me with a cost so I can let them know what sort of value we are looking at.

Mark

From: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Sent: Monday, 30 June 2025 11:50 AM
To: Overton, Mark <Mark.Overton@act.gov.au>
Cc: Gilbert, Maree <Maree.Gilbert@act.gov.au>; Milner, Richard <Richard.Milner@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson Section 76 - tree replacement

OFFICIAL

Hi Mark!

Looks like Richard Milner from ACT Parks and Conservation will be able to add your 12 trees into a replanting project in Watson that he's already working on. How would you like to progress? Richard can send you an email with the proposed prices, and then if you agree he can send you an invoice, if that's the most efficient way?

Otherwise you suggested Richard providing the cost and project account details and you'd get your Strategic Finance gurus to do their magic?

I don't think either side is particularly fussed about how it works, so I'm happy for you and Richard to discuss between you as to how you want to transfer the dosh! (just CC us in so we can keep track of where things are up to.)

Happy to chat!

Thanks,

Karen Taylor
A/g Conservator Liaison
Conservator of Flora and Fauna | Environment, Planning and Sustainable Development Directorate
Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

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From: ConservatorFloraFauna
Sent: Wednesday, 25 June 2025 6:57 PM
To: Gilbert, Maree <Maree.Gilbert@act.gov.au>; Milner, Richard <Richard.Milner@act.gov.au>
Cc: Overton, Mark <Mark.Overton@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson Section 76 - tree replacement

Hi all!

Just wanted to check in to see how this one is going. [@Gilbert, Maree](#), have you had a chance to find a spot in Majura you could plant these 12 x *Eucalyptus globulus subs bicostata*? If you don't think you'll have space, are we able to find another location? [@Milner, Richard](#), is this something you might be able to assist with?

Thanks heaps!

Karen Taylor

A/g Conservator Liaison

Conservator of Flora and Fauna | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

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From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Monday, 3 June 2024 2:49 PM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Gilbert, Maree <Maree.Gilbert@act.gov.au>; Palmer, Renae <Renae.Palmer@act.gov.au>
Cc: Coghill, Stacey <Stacey.Coghill@act.gov.au>; Riches, Ben <Ben.Riches@act.gov.au>; Radford, Sarah <Sarah.Radford@act.gov.au>
Subject: RE: Watson Section 76 - tree replacement

OFFICIAL

Thank you very much Karen and everyone else.

Looking forward to hearing from you soon Maree re locations and I will have someone flag the trees that are proposed to be removed so you can go and have a look at their suitability for your needs.

Regards

Mark

From: ConservatorFloraFauna
Sent: Monday, 3 June 2024 2:42 PM
To: Gilbert, Maree ; Overton, Mark ; Palmer, Renae
Cc: Coghill, Stacey
Subject: Watson Section 76 - tree replacement

OFFICIAL

Good afternoon all!

Just emailing regarding the Watson Section 76 development and the ESO that the Conservator's Office issued for this proposal. One of the conditions was that:

- 12 *Eucalyptus globulus subs bicostata* trees are to be planted in a nearby location to the target site, to the satisfaction of the Conservator of Flora and Fauna.

Sounds like some robust work has been undertaken to try and locate some space within Urban zones to plant these 12 *bicostatas*, but with limited options found, so the question was asked whether 12 *Eucalyptus bridgesianus* could be used for the replacement plantings. The Conservator has agreed that the species can be amended to be the *E.bridgesianus* instead.

[@Gilbert, Maree](#), I believe you have some options for where these trees could be planted, potentially in Majura somewhere? Am I able to get you and Mark to liaise directly in regards to finding a specific location and negotiate the access for contractors etc, and/or funding for PCS or

get that happening? Mark has also said that he's happy to mark the 6 x *bicostatas* that are proposed to be removed so you can go and have a look at them and, if you want them, he can ask for the contractor to keep them in one piece....or however you want them.

[@Palmer, Renae](#), thank you so much for your work up to this point in trying to find a location for these trees! We will loop back with you if we fail to find an appropriate location on PCS land, but I suspect we'll be able to find somewhere!

Karen Taylor

A/g Conservator Liaison

Conservator of Flora and Fauna | Environment, Planning and Sustainable Development Directorate

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From: [ConservatorFloraFauna](#)
To: [Overton, Mark](#); [TCCS CP TreeProtection](#)
Cc: [Radford, Sarah](#)
Subject: RE: Request for ecological advice for Section 76 Watson
Date: Friday, 29 March 2024 9:49:56 AM

OFFICIAL

Good morning Mark,

Thanks for reaching out! I suspect the Tree Protection team might be the best placed to assist you with arborist style questions of pruning/removal of limbs....tree limbs of course!

TPU, are you able to provide some guidance on this one please?

Thanks,

Karen Taylor

A/g Conservator Liaison

Conservator of Flora and Fauna | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

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Please consider the environment before printing this email

From: Overton, Mark

Sent: Wednesday, March 27, 2024 2:44 PM

To: ConservatorFloraFauna ; Taylor, Karen

Cc: Radford, Sarah

Subject: Request for ecological advice for Section 76 Watson

OFFICIAL

Afternoon Karen

In an extension to our working relationship with the Conservator's office on Section 76 Watson we respectfully request advice from one of your ecologists. The park that is being constructed in the south-eastern corner of the s76 Watson site has stands of trees on its eastern and southern boundaries (refer attached image). We have received your offices support for clearing the undergrowth and debris from these areas (refer attached) but we are now a little concerned about the condition of some of the trees in these locations as well as the potential for limb drop on users of the park, predominantly children. Therefore we think it is appropriate that one of your office's ecologists provide us with advice on site as to which trees/limbs etc can be removed or made safer to help protect the park users in the future.

Happy to meet on site to discuss further and with the contractor responsible for the works and a rep from your office.

Thanks and hear from you soon.

Mark

Mark Overton

Place Delivery | Development & Implementation | Planning and Sustainable Development

| Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: 6207 6899 | Email: mark.overton@act.gov.au

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From: [Santiago, Alex](#)
To: [Overton, Mark](#)
Subject: RE: s76 Watson - maintenance works in habitat area
Date: Wednesday, 10 September 2025 2:47:48 PM
Attachments: [image001.png](#)

UNOFFICIAL

Excellent, thanks again Mark.

Alex Santiago

A/g Senior Conservation Officer | Office of the Conservator of Flora and Fauna

Phone: 6207 9483 | Email: alex.santiago@act.gov.au

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Level 2, 480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Wednesday, 10 September 2025 2:42 PM
To: Santiago, Alex <Alex.Santiago@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: s76 Watson - maintenance works in habitat area

UNOFFICIAL

Great stuff, thanks Alex.

We still don't have a contract in place yet but when we do we will present our ideas with your advice to the contractor and see what they come up with (i.e. plan of attack) and get back to you before starting work.

Regards

Mark

From: Santiago, Alex <Alex.Santiago@act.gov.au>
Sent: Wednesday, 10 September 2025 2:38 PM
To: Overton, Mark <Mark.Overton@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: s76 Watson - maintenance works in habitat area

UNOFFICIAL

Hi Mark,

Thank you again for reaching out regarding the maintenance works on block 76. As discussed, I inspected the site this week to provide more informed advice and identify any potential constraints. No major concerns with the works you have described in the below email chain. I recommend a light touch principle be applied for all maintenance works, specifically:

- Avoid unnecessary limb removal. Even small dead limbs can provide habitat value for small birds, so limb removals should be based on a safety assessment by a qualified arborist – ideally using the VALID tree risk method. Limb removal should be restricted to branches which present a genuine risk to public safety. Limbs supporting cavities/hollows within deadwood should be retained, where possible. If removal is required due to safety risks, a licence under the *Nature Conservation Act 2014* may be required.
- Paths should be positioned outside of tree drip zones, where possible. If formal path surfaces are required, they should be permeable to allow for water infiltration to roots.
- Weed control should be undertaken by a qualified person, ensuring appropriate herbicides (if required) are used within tree root zones.

Hope this is helpful and happy to discuss.

Many thanks,

Alex

Alex Santiago

A/g Senior Conservation Officer | Office of the Conservator of Flora and Fauna

Phone: 6207 9483 | Email: alex.santiago@act.gov.au

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From: Overton, Mark <Mark.Overton@act.gov.au>

Sent: Wednesday, 3 September 2025 10:24 AM

To: Santiago, Alex <Alex.Santiago@act.gov.au>

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

Subject: RE: s76 Watson - maintenance works in habitat area

UNOFFICIAL

Great stuff, thanks Alex.

Hear from you soon.

Mark

From: Santiago, Alex <Alex.Santiago@act.gov.au>

Sent: Wednesday, 3 September 2025 10:17 AM
To: Overton, Mark <Mark.Overton@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: s76 Watson - maintenance works in habitat area

UNOFFICIAL

Thanks Mark. That all sounds very reasonable and happy to provide advice regarding dead wooding. We could provide some parameters for which branches should be avoided, but it might be more practical for me to go and have a look at the trees to provide more specific guidance. I should be able to get out early next week and provide some guidance shortly thereafter, if that sounds OK to you?

Many thanks,

Alex

Alex Santiago

A/g Senior Conservation Officer | Office of the Conservator of Flora and Fauna

Phone: 6207 9483 | Email: alex.santiago@act.gov.au

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From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Wednesday, 3 September 2025 9:39 AM
To: Santiago, Alex <Alex.Santiago@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: s76 Watson - maintenance works in habitat area

UNOFFICIAL

Sorry Alex, I was away on Friday. Add that to a weekend and all things are forgotten.

Our overall intention is to make the peripheral area of open space safe and useable. That would entail the removal of weeds, fuel loads (fallen branches, leaves, bark etc), removal of all small limbs (less than 75mm dia) up to 2.5m AGL and dead wooding. As you know limb drop from eucalypts is a serious hazard in urban open spaces. From what I understand *E.bicostata* is notorious for that and they are a dominant species on the site so they are of considerable concern when 200 dwellings are completed on site with the new and existing residents regularly using the open space for recreational purposes. If I get my way we will not be installing paths under the trees so there will be no disturbance to the tree roots. If it is forced upon us we will build paths on top of the existing surface to avoid excavation and damage to root systems.

The dead wooding would require input from yourselves to ensure we don't remove anything that contributes to habitat. Is that something you can help us with? We start works this month and hope to be off site in Feb/March next year.

What do you think?

Mark

From: Santiago, Alex <Alex.Santiago@act.gov.au>
Sent: Wednesday, 3 September 2025 9:01 AM
To: Overton, Mark <Mark.Overton@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: FW: s76 Watson - maintenance works in habitat area

UNOFFICIAL

Hi Mark,

Just following up on my below email regarding your maintenance works enquiry. Please let me know if you would like to organise a meeting to discuss in more detail.

Many thanks,

Alex

Alex Santiago

A/g Senior Conservation Officer | Office of the Conservator of Flora and Fauna

Phone: 6207 9483 | Email: alex.santiago@act.gov.au

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From: Santiago, Alex
Sent: Thursday, 28 August 2025 11:27 AM
To: Overton, Mark <Mark.Overton@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: s76 Watson - maintenance works in habitat area

Hi Mark,

Thank you for reaching out with the below query and my apologies for the delayed response. We appreciate your efforts to take a cautious approach with the clean up works. Are you able to provide a bit more information about what you are proposing?

Noting the understorey across the site is primarily exotic weeds, we do not have any major concerns with slashing/mowing within these areas. The primary ecological value within this site are the trees, so we just need to ensure there is no removal of native saplings, major lopping works, or disturbance to the root zones through earthworks.

Please let me know if you would like to set up a meeting to discuss.

Thanks again,

Alex

Alex Santiago

A/g Senior Conservation Officer | Office of the Conservator of Flora and Fauna

Phone: 6207 9483 | Email: alex.santiago@act.gov.au

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From: Overton, Mark <Mark.Overton@act.gov.au>

Sent: Friday, 22 August 2025 11:47 AM

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

Subject: RE: s76 Watson - maintenance works in habitat are

UNOFFICIAL

Morning Karen

Any word from your ecologists about the offer below?

Mark

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

Sent: Friday, 1 August 2025 12:23 PM

To: Overton, Mark <Mark.Overton@act.gov.au>

Subject: RE: s76 Watson - maintenance works in habitat are

UNOFFICIAL

Thanks Mark!

Now that's something you don't see very often "a little spare cash at the end of it". I'll get on to one of our fine ecologists to make contact with you to have a chat. As always, I really appreciate you reaching out to make sure all actions are being undertaken to achieve all of the many objectives across Govt (enviro protection, fire safety, public safety etc etc).

Thanks heaps!

Karen Taylor

A/g Conservator Liaison

Conservator of Flora and Fauna | City and Environment Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

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From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Friday, 1 August 2025 11:34 AM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: s76 Watson - maintenance works in habitat are

UNOFFICIAL

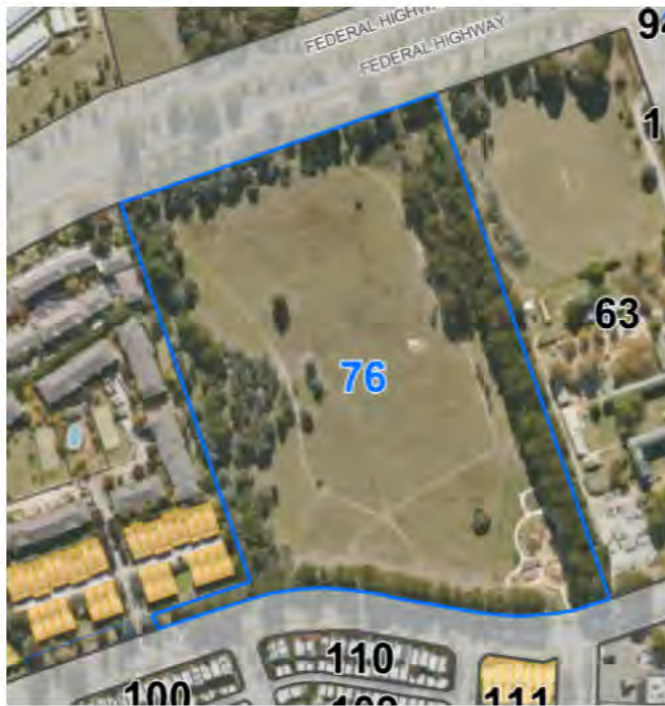
Good morning Karen

We have received DA approval for our subdivision at s76 Watson with a great deal of support from you and your office. We are now about to commence works to service the site (build a cul-de-sac, install services, footpaths etc). We think we may have a little spare cash at the end of it and would like to clean up the entire periphery that contains many existing mature, and some not so mature, trees (see below). As the area that contains the trees will become public open space we want to make the area safer for people to use, safer for our colleagues to maintain and to also reduce the fuel loads as the site is in a bush fire prone area. There will be up to 200 dwellings on the site (potentially 400 people living there eventually) so the area will hopefully get some good use.

Knowing that these trees form part of foraging and nesting habitats for bird life we suspect we will need to be careful with how we approach a clean-up of the area so I am seeking some guidance from the CFF office on how we approach it. We can chat online or onsite, which ever suits you and your team or there maybe a guideline we can follow. Either way, hear from you soon.

Regards

Mark



Mark Overton

Strategic Projects and Direct Sales | Development & Implementation | Sustainable Land Development | City and Environment Directorate | ACT Government

Phone: 6207 6899 | Email: mark.overton@act.gov.au

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

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

I am honoured and proud to live and work on Ngunawal Country. I am fortunate enough to have worked and continue to work with all Traditional Custodians of this unique country and region and to learn about their ongoing connection to country and community. I am honoured to have met and worked with elders of the present, to have learnt about the elders of the past and to hopefully work with elders of the future.

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

From: [Ren, Linda](#)
To: [Overton, Mark](#)
Cc: [Riches, Ben](#)
Subject: FW: Watson, Block 76 Gang-gang Cockatoo habitat
Date: Thursday, 31 August 2023 3:05:26 PM
Attachments: [Watson_block_76.jpg](#)
Importance: High

UNOFFICIAL

Hello Mark

Please read the email below – PCS went on site this morning and suggested to retain some trees on the southern and eastern boundaries and recommended that Gang-gang survey must be undertaken if these trees can not be retained.

I suggest we just get the Gang-gang survey done (scheduled for next Wed and Thur for S74) as construction work for the park is underway --- we might need a meeting with PCS if some of the hollow bearing trees have already been removed.

Happy to have a chat.

Thanks

Linda

From: Baines, Greg
Sent: Thursday, August 31, 2023 2:57 PM
To: Ren, Linda
Cc: ConservatorFloraFauna ; Taylor, Stacey
Subject: Watson, Block 76 Gang-gang Cockatoo habitat

UNOFFICIAL

Hi Linda,

Stacey Taylor kindly inspected the trees within block 76 Watson this morning.

Gang-gangs were observed feeding in the large Blue Gums on the southern boundary of the block and there were a lot of chewed fruit on the ground indicating that they regularly feed in this location. Stacey's data shows that there is a cluster of Gang-gang sightings in this area. Blue Gums are a key native foraging species for Gang-gang Cockatoos and large stands are a particularly important resource.

She also identified three trees that bear hollows that may be suitable for Gang-gang breeding. These trees are located on the eastern side of the block.

We recommend that Blue Gums (*Eucalyptus bicostata*) be retained on the southern and eastern boundaries (the areas hatched green in the attached map). This will protect valuable foraging habitat and the three hollow bearing trees and provide a buffer around those hollows bearing trees. It will also retain movement corridors for other bird species.

The two green dots on the attached map show the location of trees 2 and 3 from Stacey's data shown below. I can't map the location of tree 1 because I don't have co-ordinates for it, but these are available from your tree assessment (tree #556).

Location of trees containing potential hollows suitable for Gang-gang nesting.

1. Blue gum, Arborist tree tag ID# 556 (hollow with signs of Gang-gang chewing (not recent))
2. Blue Gum, 35.227673, 149.159626 (hollow recently occupied by nesting wood ducks)
3. Blue Gum, 35.229793, 149.160853 (hollow with signs of old Gang-gang chewing)

If the plans require the removal of the hollow bearing trees, further investigation into the suitability of these hollows for Gang-gang Cockatoos must be undertaken. This will involve climbing the trees to measure the dimensions of the hollows and comparing

them to known Gang-gang hollows. If they are found to be suitable for the birds, further assessment will need to be undertaken into the removal of the trees and the impact this may have on Gang-gangs.

If the majority of Blue Gums in the green hatched areas of the map can't be retained, further assessment will need to be undertaken into the removal of the trees and the impact this may have on Gang-gangs. At a minimum, no trees should be removed from within 20m of the three hollow bearing trees. This will act as a buffer should the birds' nest in the trees and will retain at least a portion of the foraging habitat. However, given the importance of the large stands for foraging habitat I would expect that they are retained in their entirety.

If trees can be retained on other parts of the site, priority should be given to the retention of species in the following order:

- High priority – Blue Gums
- Medium priority – Argyle Apple (*Eucalyptus cinerea*)
- Medium priority – Cypress species (*Cupressus sp.*)
- Low priority – Pines (*Pinus sp.*)

Please give me a call if you have any further questions.

Regards

Greg

Greg Baines

Senior Conservation Officer

ACT Conservator of Flora and Fauna

0422938700



From: [Ren, Linda](#)
To: [Taylor, Stacey](#)
Cc: [Overton, Mark](#); [Baines, Greg](#); [Treasure Trees Arboriculture](#)
Subject: Re: additional three trees to be surveyed for Watson s74
Date: Friday, 8 September 2023 12:23:09 PM
Attachments: [image001.png](#)

OFFICIAL

Hello Stacey

Thanks for the response— just checking if s74 is complete and on 14th Sep is for s76?
S74 is not urgent but I think Mark Is hoping to have the EDP DA lodged for s76 soon.

Thanks
Linda

Get [Outlook for iOS](#)

From: Taylor, Stacey
Sent: Friday, September 8, 2023 11:26:21 AM
To: Ren, Linda
Cc: Overton, Mark ; Baines, Greg ; Treasure Trees Arboriculture
Subject: Re: additional three trees to be surveyed for Watson s74

OFFICIAL

Hi Linda

Maja and I will survey the Watson s74 trees next Thursday 14th.

My preference would be to analyse the data and provide recommendations (through the Conservator Liaison team) for both sites by the following week (i.e. week ending the 21st).
If you have a tighter deadline than this, please let me know.

Cheers
Stacey

From: Ren, Linda
Sent: Wednesday, September 6, 2023 4:32 pm
To: Taylor, Stacey ; Treasure Trees Arboriculture
Cc: Overton, Mark
Subject: additional three trees to be surveyed for Watson s74

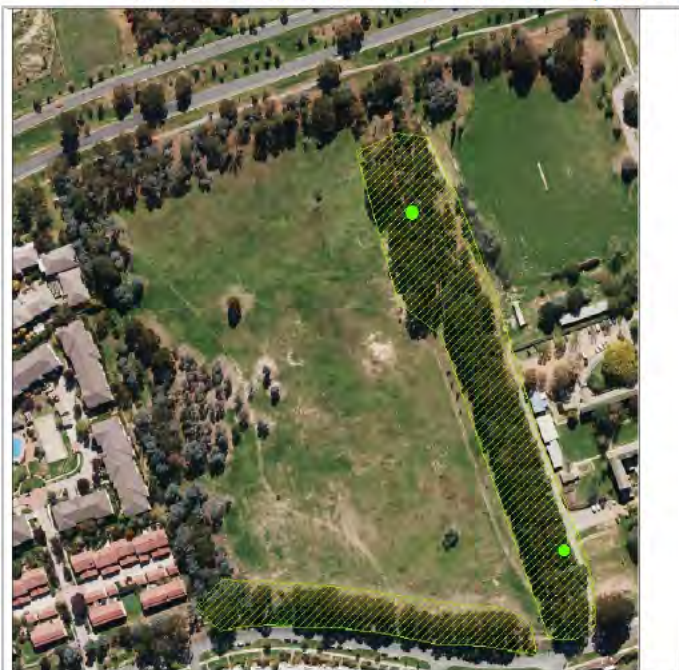
OFFICIAL

Hello Stacey and Maja

As just mentioned to Maja on the phone, we need to get three more trees assessed on Section 76 Watson. The three hollow bearing trees are (the image only show trees 2 and 3 in green dot

and hope you can find the first one on site) :

1. Blue gum, Arborist tree tag ID# 556 (hollow with signs of Gang-gang chewing (not recent))
2. Blue Gum, 35.227673, 149.159626 (hollow recently occupied by nesting wood ducks)
3. Blue Gum, 35.229793, 149.160853 (hollow with signs of old Gang-gang chewing)



Maja, please add the number of hours to the final invoice for these three trees and sorry for the late notice.

Please feel free to call me anytime.

Thanks

Linda

Project Manager | Development and Implementation

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 2, 480 Northbourne Avenue, Dickson ACT 2602

Email: linda.ren@act.gov.au Phone: (02) 6207 3904

From: [Santiago, Alex](#)
To: [Overton, Mark](#)
Cc: [ConservatorofFloraFauna](#)
Subject: RE: Watson Section 76 - Tree Removal Request
Date: Friday, 6 March 2025 1:03:59 PM
Attachments: [20250306_110107.jpg](#)
[image005.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

OFFICIAL

Hi Mark,

Thank you for flagging the below additional required Blue Gum removal. We have inspected the subject tree and are satisfied the removal will not require additional environmental impact assessment or approval. That said, removal of this tree should be in line with all previously endorsed mitigation measures. We also noted while on-site that there appeared to be soil piled within tree-protection zones and no fencing around these trees (see attached photo). Are you able to please follow up on this with the contractors to ensure the TPZ requirements are being applied?

As always, please reach out with any questions or concerns.

Many thanks,

Alex

Alex Santiago

A/g Senior Conservation Officer | Office of the Conservator of Flora and Fauna

Phone: 6207 9483 | Email: alex.santiago@act.gov.au

City and Environment Directorate | ACT Government

Level 2, 480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au



From: [Watts, Michaela](#)
To: [Donaldson, Nyah](#)
Cc: [Sullivan, AmandaC](#); [Johns, Peter](#)
Subject: RE: Comments for Conservator for Watson
Date: Thursday, 30 January 2020 3:07:17 PM
Attachments: [RE AGENCY CIRCULATION - Planning reports and draft variations for section 74 and section 76 WATSON \(DV371 and DV372\) SECUNOFFICIAL.msg](#)

UNCLASSIFIED For-Official-Use-Only

Hi Nyah,

The Conservator has had a long involvement with this one. Surveys were undertaken that addressed initial concerns about threatened grassland species being present on site (they are not). While the zoning for Section 76 and the Concept plan for Section 74 conserve the habitat elements on the block that are used by the Superb Parrot.

I don't have any further comment on this one.

If PCS hasn't been referred separately (which usually happens when they are the custodian) I'll coordinate comments. I haven't received anything from them – I will check with Clare McInnes and ask her to confirm ASAP.

Mic
X71831

From: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>
Sent: Thursday, 30 January 2020 2:13 PM
To: Watts, Michaela <Michaela.Watts@act.gov.au>
Cc: Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>; Johns, Peter <Peter.Johns@act.gov.au>
Subject: Comments for Conservator for Watson

UNCLASSIFIED For-Official-Use-Only

Hi Michaela

Just left you a message about DV 371 and 372 that was recirculated to mandatory agencies on 17 January. Just wondering if you will have any comments, as they were due last Friday 24 January 2020.

We are sending a brief to Minister for Planning at the end of tomorrow, pending comments in order to meet the Land Release Program.

Happy to discuss. Also just wondering if you coordinate comments from Parks and Conversation? Many thanks

Nyah Donaldson | Senior Infrastructure Officer
Phone: 02 6205 9216 | Email: nyah.donaldson@act.gov.au
Urban Renewal | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: [Rayner, Laura](#)
To: [Donaldson, Nyah](#)
Subject: RE: Trees, Superb Parrots - Watson
Date: Wednesday, 1 April 2020 1:38:31 PM
Attachments: [20192210 - Superb Parrot Factsheet \(002\) LR.docx](#)
[FAQs Superb Parrot \(002\) LR.docx](#)

UNCLASSIFIED For-Official-Use-Only

Hi Nyah,

My suggestions on the factsheet and FAQ attached. Apologies for the delay.

Cheers,
Laura

From: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>
Sent: Monday, 30 March 2020 4:48 PM
To: Rayner, Laura <Laura.Rayner@act.gov.au>
Subject: RE: Trees, Superb Parrots - Watson

UNCLASSIFIED For-Official-Use-Only

Laura, hello!

No problem at all. Hope you are travelling well. We are all doing our best to adjust.

Thanks for your advice and yes would love to have your feedback on fact sheet and FAQs.

I'm working on a script for community to undertake a 'walkshop' and am thinking we could do an online presentation at some point – perhaps a pre-recording and will include you to be a part of that. We are yet to receive the green light, so will keep you posted and we can work around whatever is happening in your world.

I am also available on Microsoft Team and the lovely Jabba software if its easier to talk through questions.

Speak soon
Nyah

From: Rayner, Laura <Laura.Rayner@act.gov.au>
Sent: Monday, 30 March 2020 4:05 PM
To: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>
Subject: RE: Trees, Superb Parrots - Watson

UNCLASSIFIED For-Official-Use-Only

Hi Nyah,

Apologies for the silence – weird times.

If community consultation goes ahead, I am happy to help with online content as much as possible, although I may have left this response a bit late for that (sorry!).

WRT those discussion points, I would say that:

- We are not in a position to advise on the effects of building height on superb parrot habitat use or movement. I would expect that a building height of four storeys will not impact superb parrots much more than a single storey development at this particular site;
- Mistletoe is a really valuable wildlife resource, for more species than just the superb parrot, and modifying the layout to protect this feature is a great outcome.

Is there still time for me to review the factsheet and FAQs? I could take a look first thing tomorrow morning...(?)

Sorry, again, for the delayed response.

Cheers,
Laura

Dr Laura Rayner

Ecologist | Parks and Conservation Service, ACT Government
P 6207 7614 | M 0466 391 722 | E laura.rayner@act.gov.au

From: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>

Sent: Wednesday, 25 March 2020 12:11 PM

To: Rayner, Laura <Laura.Rayner@act.gov.au>

Subject: RE: Trees, Superb Parrots - Watson

UNCLASSIFIED For-Official-Use-Only

Hi Laura

Hope you are travelling well during this difficult time.

Have you had a chance to consider the advice as below?

We are not 100% that we will be going out for community consultation at this stage. But we may end up putting a presentation together that is available online. Is this something you could be involved in? Something that we could pre-record separately.

Take care

Nyah

Nyah Donaldson | Senior Infrastructure Officer

Phone: 02 6205 9216 | Email: nyah.donaldson@act.gov.au

Urban Renewal | **Environment, Planning and Sustainable Development Directorate** | **ACT Government**

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

From: Donaldson, Nyah
Sent: Friday, 13 March 2020 5:10 PM
To: Rayner, Laura <Laura.Rayner@act.gov.au>
Cc: Durie, Lea <Lea.Durie@act.gov.au>; Johns, Peter <Peter.Johns@act.gov.au>; Mitchell, Joanne <Joanne.Mitchell@act.gov.au>
Subject: Trees, Superb Parrots - Watson

UNCLASSIFIED For-Official-Use-Only

Hi Laura

Was great to chat the other day!

As discussed it would be great to have you at one of our community workshops where we invite community to come and see what we are trying to do and to seek their feedback. I think you might end up with a few fans, as Watson residents as you may know love their flora and fauna! Would you like to come along to answer some queries about the Super Parrots? We are awaiting to see when we are going out. Thinking the walk shop might be 1 April in the morning say 10 to 11.30am?

Also, it would also good to have your advice on record:

- We discussed that building heights of 4 storeys were a non-issue for the Superb Parrot as there is not enough evidence to suggest that they would be affected.
- We have also updated the tree protection zones in the draft variations to the Territory Plan numbers 371 and 372 and associated Concept Plans. The Concept Plan for Section 74 shows in the right hand top corner an L shape to show that we are protecting not only the movement trees but the potential for birds to forage on the mistletoe. Are you Ok with us saying this or shall we provide another explanation – it would be good to have your input. We are likely to have people ask 'why the L-shape?'. Please see attached 371 and 372.

I have also attached an information sheet and FAQs for the community consultation for your OK/input.

Happy to discuss.

Thank you!

Nyah

Nyah Donaldson | Senior Infrastructure Officer

Phone: 02 6205 9216 | Email: nyah.donaldson@act.gov.au

Urban Renewal | Environment, Planning and Sustainable Development Directorate | ACT Government

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1. What type of vegetation does the Superb Parrot like?

In the ACT, Superb Parrots show a strong reliance on Blakely's Red Gum, Scribbly Gum and, to a lesser extent, Yellow Box for nesting. Nest trees in the ACT are typically mature living trees with an average trunk diameter of 120 cm.

Superb Parrot foraging locations are associated with vegetation cover in the 3-20 metre height range, and the presence of native Blakely's Red Gum, Yellow Box, Mugga Ironbark, Argyle Apple, River Peppermint, Cootamundra Wattle, and exotic Elms (English and Chinese).

Superb Parrots feed on a variety of plants, including:

- Seeds of native and exotic grasses, such as Wallaby-grass, Barley-grass, Fescue, Wild Oats
- Seeds/pods of Wattles, such as Silver Wattle, Deane's Wattle and Gold Dust Wattle
- Seeds of exotic street trees, such as Elm and Ash
- Seeds of small forbs/shrubs, such as Storksbill, Chickweed and Saltbush
- Flowers, nectar and fruits of Eucalypts, Mistletoes, Dwarf Cherry, and Plums
- Lerps, taken primarily from Eucalypt foliage
- Crops, such as Wheat and Oat

2. What will happen to the trees on the sites?

The Government has made strong commitments regarding the environment, reducing greenhouse gas emissions and ensuring that our community is resilient in a changing climate.

A tree assessment of the site in 2018 assessed the tree species and quality. The project team also consulted with Conservator of Flora and Fauna, the Environmental Protection Authority, the Tree Protection Unit, and Climate Change areas of the ACT Government to ensure the protection of trees and landscapes and to provide a 1-hectare public park on Section 76.

Section 76

The proposed rezoning of part of Section 76 to PRZ1 – Urban Open Space will provide a 1-hectare public park and protect important trees and landscape.

The trees provide food sources for the vulnerable Superb Parrot and other wildlife and shade and wind protection for any future development. They will make a more resilient community by reducing urban heat as the climate becomes warmer. Keeping the pine trees amongst the established Blue Gums will help maintain the quality of the Blue Gums. As has been shown in other places, removing pines may contribute to the Blue Gums' deterioration.

Section 74

Tree and landscape protection zones are proposed. The high quality flora will continue to provide movement corridors for the vulnerable Superb Parrot and other wildlife and make a more resilient community by reducing urban heat as the climate becomes warmer.

The ACT Government will register certain trees on the Tree Register. This will protect trees of individual importance, in accordance with the *Tree Protection Act 2005*. These registered trees will be positioned in a landscape zone of the Watson Precinct Code.

From: [Watts, Michaela](#)
To: [Terrplan](#)
Cc: [ConservatorFloraFauna](#)
Subject: FW: Recirculation of Draft Variation 372 - Watson section 76
Date: Tuesday, 16 June 2020 2:09:20 PM
Attachments: [Draft variation 372 Watson section 76 Watson for public consultation.docx](#)

UNOFFICIAL

Thank you for contacting me in regards to this draft variation
[Based on the changes noted below, original comments appear to still apply.](#)
Kind regards
Michaela

Michaela Watts

Conservator Liaison I Conservator of Flora and Fauna

Email: michaela.watts@act.gov.au Telephone: (02) 6207 1831
Environment Division I Environment, Planning and Sustainable Development Directorate I ACT Government
Level 1 North, Dame Pattie Menzies House, 16 Challis Street, Dickson I GPO Box 158 Canberra ACT 2601 I
www.environment.act.gov.au

From: Terrplan <Terrplan@act.gov.au>
Sent: Friday, 12 June 2020 12:10 PM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Cc: Terrplan <Terrplan@act.gov.au>
Subject: Recirculation of Draft Variation 372 - Watson section 76

UNOFFICIAL

Request for confirmation of comments post changes to Draft Variation 372 – Watson Section 76

Hi Conservator of Flora and Fauna,
You have previously provided comments on two separate occasions on DV372, which proposes to introduce residential housing, PRZ1- urban open space zone for habitat protection and a park, demonstration housing and social enterprise on Section 76 Watson.
As DV372 has been amended post your comments and given you are a mandatory referral agency where your comments will be included in the DV for public consultation, I request that you confirm that the comments you previously made on DV372 are still relevant, or invite you to provide updated comments.
The changes to DV 372, which is currently zoned Commercial CZ6- Leisure and Accommodation include:

- Rezoning to RZ4 – medium density housing and PRZ1 – urban open space
This rezoning is consistent with the original proposal to which you provided comments. The proposal was then changed to keep the CZ6 zone to allow for a school should one be required on this site in the future. The Education Directorate has since confirmed that a school site is unlikely to be considered on this site, but may be located on Section 74 which is subject to DV371. Due to this, DV372 will progress as a rezoning to RZ4 zone as originally planned.
- Other change include introducing a craft workshop as an additional merit track development; and that DV372 will be placed on public consultation without DV371.

Can you please confirm that your comments below are still relevant:

Conservator of Flora and Fauna

(a) The Conservator of Flora and Fauna made the following comments on 25 November 2019:

Thank you for the opportunity to comment on the draft variations for section 74 and 76 Watson (DV 371 and 372). I have collated comments from the Environment Division and

would like to offer the following for consideration:

- Earlier concerns regarding the retention of trees and protecting key Superb Parrot foraging areas have been incorporated into the TPVs satisfactorily.
- It should be noted that there are significant concerns regarding management of stormwater. As these developments occur within the Sullivans creek catchment, a significant imperative is to minimise the downstream flooding impacts of new development in this catchment, given that flooding issues are becoming apparent in the lower Sullivans creek catchment.
- Ensuring that the development does not increase the Q5 or Q100 peak flow is very important and mitigating the water quality issues is vital given that this catchment discharges into Lake Burley Griffin.

(b) The Conservator of Flora and Fauna made the following comments on 30 January 2020:

The Conservator has had a long involvement with this one. Surveys were undertaken that addressed initial concerns about threatened grassland species being present on site (they are not). While the zoning for Section 76 and the Concept plan for Section 74 conserve the habitat elements on the block that are used by the Superb Parrot.

No further comment on this one.

I would appreciate if you could you please respond by Wednesday 17 June 2020,

Regards

Amanda,

On behalf of

Territory Plan Section | General Enquiries Inbox

Email: terrplan@act.gov.au

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

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

From: [Donaldson, Nyah](#)
To: [Fleming, Chris](#); [Ning, Samantha](#); [Larson, Eliza](#)
Cc: [Freeman, Alannah](#)
Subject: Meeting notes for site visit on possibly registering trees on S76 Watson
Date: Thursday, 18 March 2021 9:48:00 AM

OFFICIAL

Hi All

Thanks for catching up on Tuesday. Alannah thanks for putting these notes together.

Please let me know if we have missed anything.

Cheers

Nyah

Meeting on section 76 - 16/03/2021 with Nyah Donaldson and Alannah Freeman (Development and Implementation, EPSDD), Eliza Larson (Conservator of Flora and Fauna) Samantha Ning and Chris Fleming (Tree Protection, TCCS).

- Heritage listing not viable as all trees have been planted within the last 50 years (satellite imagery used to assess this)
- Trees are not native to the area and are 'medium' quality
 - o Epicormic growths pose safety risk
 - o Fast growing and prone to fungus
- Any new plantings without the removal of current trees will suffer from overshadowing
- Recommendation to keep the trees as a visual and wind buffer
 - o Keeping the trees also maintains the 30% canopy cover which is our target
- Rezoning to Urban Open Space recommended
 - o Currently unmaintained
 - o Reduce maintenance burden by keeping unmaintained (unless fallen tree or other hazard). No need for mowing.
- Need to investigate bush fire risk further
 - o What kind of buffer is needed between residential development and the trees?
 - o Inner vs outer asset protection zones - how will these impact the trees?
 - o Ensuring developers complete due diligence studies prior to building with the aspiration to retain the trees
- Development and Implementation will undertake a tree and landscape management plan as part of the detailed design of the site, which will provide recommendations for how to improve tree health and for maintenance for health and public safety.

Actions for Development and Implementation

- Review comments from Fire Unit on draft variation to the Territory Plan
- Discuss with Laura Rayner, Parks and Conservation, if there is value in protecting trees for Superb Parrot as a movement corridor to the east and south of the site.
- Follow up with EPSDD exec and TCCS as to the possibility to support rezoning the areas to urban open space.

From: [Lee-Murphy, Tristan](#)
To: [Radford, Sarah](#); [Riches, Ben](#)
Cc: [Overton, Mark](#); [Moy, Adrian](#)
Subject: RE: s76 Watson - revised SIR
Date: Wednesday, 8 March 2023 3:26:18 PM

OFFICIAL

Good afternoon Sarah and Ben

Thank you for providing the SIR for SLA's review.

The SLA has considered the report and provides the below feedback; the responsibility for remediation has also been considered at length and the SLA is now requesting for it to be packaged with the EDP works for the reasons outlined below.

Kind Regards

Tristan Lee-Murphy

- Ok with dwellings yields stated within the SIR and TIA. Noting that the testing has been done on the increased numbers represented within the SIR and TIA.
- For the servicing we note that the stormwater also service the south-west portion of blk C in line with the sewer. We have spoken about this previously and I think you may have already raised it with Indesco.
- Page 8 tree assessment, suggest the SIR capture the latest advice from Territory Tree unit that the SIR's tree assessment report is still acceptable and doesn't need to be updated.
- Page 13 site area, 3.1 first paragraph block C area is incorrectly stated as 31,759 should be **37,591**.
- Section 5.10, grammar correction. Should remove the and correctly state "No easement currently exist on site".
- Sec 6.2 Superb Parrot Habitat – should be clearly stated that the habitat is outside of the block C but the information is provided for information purposes. Or something to this effect?
- Sec6.3.1 – it should be clearly stated that the identified contamination is outside of block C.
- Some matters which were originally important to SLA's developer (contamination, superb parrot habitat) are now no longer located within the developer's site. Should these matters external to block C be removed from the SIR and included as an appendix of "adjacent site matters".
- **Remediation of contamination** - It is not appropriate for remediation to be placed upon the developer for a block outside of their control or interest. If the contamination existed within the developable block, this would be viewed differently. The remediation is best to be undertaken as part of the EDP works and falls within EPSDD's responsibility as the authority delivering the EDP. Moreso, as the 'civil engineering' type of activity is exactly the type of scope as the estate infrastructure, ie the cul-de-sac road etc. Appreciating the above the remediation should be removed from off-site works to works to be undertaken

by the Territory.

- References to the footpath along the federal highway: in a couple of locations the footpath is identified as offsite works and to be undertaken by the developer. (Drawings, Section 9.3 and cost estimates). It should be removed from offsite works and noted as future works to be undertaken by the Territory at a later yet to be determined date. We understand that the shared path along federal highway is one part of a larger study into the North Canberra Active Travel network, the “North Canberra Active Travel Masterplan”. It’s design and construction will be undertaken as part of this investigation and subsequent construction contract, both of which will be undertaken by the Territory. The wider study will also allow the subject area of footpath’s design to be considered within the wider context of the active travel masterplan scope; negating the risk of possible abortive works.
- Page 43, reference to the FUA, should be changed to the FUA will be uplifted by the Territory post approval of the EDP.

From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Thursday, 23 February 2023 9:31 AM
To: Lee-Murphy, Tristan <Tristan.Lee-Murphy@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>
Subject: s76 Watson - revised SIR

OFFICIAL

Morning Tristan

We have received the draft version of the new Block C specific SIR at the attached link. Please let me know if you cant access the link and I will try and get it to you for review another way.

Regards

Mark

Mark Overton

Implementation Coordination | Development & Implementation | Environment, Planning and Sustainable Development Directorate | ACT Government
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Level 2, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601
www.environment.act.gov.au | www.planning.act.gov.au

I am privileged to live and work on Ngunawal Country. I am fortunate enough to have worked and continue to work with the Traditional Custodians of this unique country and the region and to learn about their ongoing connection to Country and community. I am honoured to have met and worked with elders of the present, to have learnt about the elders of the past and to hopefully work with the elders of the future.

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From: [Taylor, Karen](#)
To: [Overton, Mark](#)
Cc: [ConservatorFloraFauna](#)
Subject: Request for Further Information - ESO Block 2 Section 76 WATSON
Date: Tuesday, 9 January 2024 11:09:20 AM

OFFICIAL

Good morning Mark,

Please find attached letter from the Conservator of Flora and Fauna, seeking additional information regarding your request for an Environmental Significance Opinion for Block 2 Section 76 WATSON.

Please feel free to reach out if you have any questions.

Thanks,

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Canberra ACT 2601 | 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 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.

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Mr Mark Overton
Director, Place Delivery
Environment, Planning and Sustainable Development Directorate
Mark.overton@act.gov.au

Dear Mark

ESO BLOCK 2 SECTION 76 WATSON

I refer to your application under s.138AB(4) of the *Planning and Development Act 2007*, for an environmental significance opinion for proposed service works on Block 2 Section 76 Watson.

Having considered the application, I require further information to determine whether the proposal is not likely to have a significant adverse environmental impact. I am specifically seeking further information about the removal of foraging trees for Gang-gang Cockatoos.

I am pleased to note that all the trees with hollows that are potentially suitable for Gang-gang Cockatoos will be retained and that a 20m buffer is in place around these trees as requested. However, I am alert to the fact that seven foraging trees for Gang-gangs are being removed along the Southern border of the block. Blue gums are an important foraging species for Gang-gangs. Given how frequently Gang-gangs are sighted foraging here, and the close proximity to potential breeding habitat, this stand is particularly important.

Senior Ecologists from my office have suggested that two potential access points indicated in green in the following diagram would limit the impact to ecologically significant trees:



I would appreciate if you can, within 30 working days, provide advice on whether these access points were considered and whether either of these are viable options, to reduce the impact on the Gang-gang foraging trees. This will assist me make a final decision on your ESO application.

Should you require further information in relation to this matter please contact me by calling (02) 6207 7009 or emailing conservatorflorafauna@act.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. Burkevics', with a stylized flourish at the end.

Bren Burkevics
Conservator of Flora and Fauna

9 January 2024

From: [Overton, Mark](#)
To: [Will Bassanelli](#); brendon@spacelab.net.au
Cc: [Radford, Sarah](#)
Subject: FW: Signed approved ESO - 202300048-Block 2 Section 76 Watson - Future Development - Ecological Values
Date: Monday, 18 March 2024 3:08:00 PM
Attachments: [ESO \(A44936804\).pdf](#)
[ESO letter to proponent \(A44936803\).pdf](#)

OFFICIAL

Gents

See attached. Thanks for all your help on this one. This is to be included in the SDA/DA submission. I will start conversations with the YWAM to see if they can accommodate plantings on their site.

Will be back in touch soon.

Mark

From: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Sent: Monday, 18 March 2024 2:58 PM
To: Overton, Mark <Mark.Overton@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Donaldson, Nyah <Nyah.Donaldson@act.gov.au>
Subject: Signed approved ESO - 202300048-Block 2 Section 76 Watson - Future Development - Ecological Values

OFFICIAL

Good afternoon Mark!

Please find attached signed ESO for the proposed development on Block 2 Section 76 WATSON.

Please reach out if you have any concerns or questions regarding the approval or conditions.

Thanks!

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

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From: [Donaldson, Nyah](#)
To: brendon@spacelab.net.au; [Will Bassanelli](#); [Bathgate, Brian](#); [Rayner, Laura](#); [Taylor, Karen](#); [Hoskinson, Graeme](#); [Radford, Sarah](#); [Sweet, Carma](#); [Palmer, Renae](#)
Cc: [Overton, Mark](#); [Riches, Ben](#)
Subject: Watson s76 Tree Replacement Meeting Notes
Date: Tuesday, 5 March 2024 5:00:07 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

OFFICIAL

Yuma All

Please see meeting notes from this morning for your records.

Could you please let me know that you agree to the meeting notes or require amendments by:

COB: Thursday 7 March.

Noting that we will be submitting the updated ESO on Friday.

[@Palmer, Renae](#) and [@Sweet, Carma](#) in your absence I noted your advice via your email last week.

Thanks again and regards

Nyah and Sarah

Meeting: Replacement Trees, Bushfire and Gang-gangs impacts
11.30a-12.00p
Tuesday 5 March 2024

Attendees: Brian Bathgate TCCS, Laura Rayner Parks and Conservation, Karen Taylor Conservator of Flora and Fauna, Graeme Hoskins ESA, Sarah Radford EPSDD, Nyah Donaldson EPSDD, Will Bassanelli Indesco, Brendon Spacelab.

Apologies: Carma Sweet and Renae Palmer Tree Protection Unit

Meeting Notes:

- ND/Spacelab/Indesco: Provided an update on potential options for replacement trees on site. These options included:
 1. 6 x *E.Bicostata* being planted to the west of the site - which would adversely impact on site servicing, public safety and tree canopy and bushfire requirements.
 2. within an area to the north of the site that has heavy metal contamination and is under a statutory process with the EPA.
 3. in the park being currently constructed. The planting within the park are currently underway and would therefore be an inappropriate location for new tree plantings of that size.ND also confirmed that there are only 6 trees that are impacted by the public access road, as one has died.
- KT: Bushfire and public safety concerns need to be balanced with replacement trees on the site.
- LR: Distance between trees are not important for the Gang-gang – however it would be

better for the replacement tree plantings to be within Watson or as close as possible to the site.

- GH: ESA prefers smooth bark trees, but hard to advise without a Bushfire Assessment
- BB: Trees could be considered offsite, say at the YWAM site next door.

Other site location options discussed in Watson that could be considered included:

- Mary Kitson Park
- Valour Park (Federal Highway).
- ND: confirmed that the Tree Protection Unit has confirmed in an email they support the replanting of 7 *E.Bicostata* in line with the Conservator of Flora and Fauna request.

The group agreed that: To progress the ESO, the ESO will be updated to reflect that 12 *E. Bicostata* will be planted offsite in Watson at a location agreed between the Conservator of Flora and Fauna, Parks and Conservation, the Emergency Services Agency, the Asset Management and the Tree Protection Unit and the D&I unit EPSDD.

Djan Yimaba Yara (*Thank you and bye in Ngunnawal language*)

Nyah Donaldson | Director

Phone: 02 6205 9216 | Email: nyah.donaldson@act.gov.au

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

Level 2, 480 Northbourne Avenue, Dickson ACT 2602, www.planning.act.gov.au

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From: [Donaldson, Nyah](#)
To: [ConservatorFloraFauna](#)
Cc: [EPD Impact](#); [Overton, Mark](#); [Radford, Sarah](#); [Riches, Ben](#)
Subject: Response to Conservator of Flora and Fauna RFI - B2 S76 Watson - Gang-Gang ESO
Date: Friday, 8 March 2024 12:54:41 PM
Attachments: [D&I Response to Conservator Request for Further Information - B2 S76 Watson - Gang-Gang ESO.pdf](#)
[Attachment 1 - ESO RFI - Block 2 Section 76 Watson.pdf](#)
[Attachment 2 - Watson DV372.docx](#)
[Attachment 3 - Site Plan.pdf](#)
[image001.jpg](#)
[image002.jpg](#)
[Attachment 5 - Options for Off Site Tree Plantings.pdf](#)
[FW Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata.msg](#)

OFFICIAL: Sensitive

Dear Conservator and Team

Thank you for involvement in proposing a solution for the Watson Section 76 project in recent weeks.

Please find attached Development and Implementation's EPSDD, Response to the Conservator of Flora and Fauna's Request for Information for B2 S76 Watson – Gang-gang ESO, which includes:

- Response letter and Attachments:
 1. ESO RFI
 2. Watson DV372
 3. Site Plan
 4. Tree Protection Unit Email of 27.02.24 confirming 7 *E.bicostata* to be replaced
 5. Options for Offsite Tree Plantings

We trust that this information will satisfy the Conservator of Flora and Fauna RFI to enable the approval of the Gang-gang ESO.

Thanks and regards

Nyah

Djan Yimaba Yara (*Thank you and bye in Ngunnawal language*)

Nyah Donaldson | Director

Phone: 02 6205 9216 | Email: nyah.donaldson@act.gov.au

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ACT
Government

Environment, Planning and
Sustainable Development

Mr Bren Burkevics

Conservator of Flora and Fauna

Environment, Planning and Sustainable Development Directorate

Bren.burkevics@act.gov.au

Dear Bren

ESO BLOCK 2 SECTION 76 WATSON – RESPONSE TO REQUEST FOR INFORMATION

Thank you for your letter of 9 January 2024 (refer [Attachment 1](#)) requesting further information to support Development and Implementation's (D&I) application for an Environment Significance Opinion (ESO) for Block 2 Section 76 Watson (the Site).

The Section 76 Watson project is delivering on numerous whole of Government initiatives including but not limited to:

- Housing Choices, by providing the infrastructure needed to facilitate sale of land for housing, including Demonstration Housing, affordable and public housing;
- ACT Indicative Land Release Program, to deliver serviced sites allowing for the sale of the sites identified on the ILRP to be finalised;
- District Strategy for the Inner North and City, through urban intensification and delivery of public amenities, such as the neighbourhood park;
- ACT Planning Strategy (2018) and the provision for 70 per cent residential development within the ACT's urban footprint;
- Statement 2030 and the Better Places to Play: ACT Play Space Strategy.
- Canberra's Statement of Ambition;
- ACT's Climate Change Strategy 2019-25 and Canberra's Living Infrastructure Plan: Cooling the City;
- ACT Transport Strategy; and
- ACT Wellbeing Framework (refer Wellbeing Impact Assessment).

The ESO application submitted by D&I on 23 November 2023 clearly describes the background of the Site and its future development plans. Extensive consultation with the community of North Watson and ACT Government stakeholders, including the Conservator's office, has been conducted since 2019 to inform the Place Plan and Territory Plan Variation (TPV) 372. TPV 372 was adopted by Cabinet in April 2022.

The Place Plan and TPV 372 clearly establishes the preferred locations for the access point to the future subdivision, the local park and PRZ1 land that protects in perpetuity the majority of existing trees on the site.

The adoption of TPV 372 clearly identified the need for the removal of some trees on the verge of Aspinall Street to accommodate the future access point.

The TPV rezoned the site from CZ6 to RZ4 and PRZ1 in line with community and ACT Government expectations. The TPV clearly identifies the proposed, and agreed, access point to the future subdivision.

Your letter proposed two alternative locations for the construction of the access point (cul-de-sac) to the future residential estate on Block 2 Section 76 Watson. The two proposed alternative access points are located in the southeastern and southwestern corners of the site. The Place Plan and TPV identified the southeastern location as the preferred location for a new neighbourhood/local park. This park is approximately 70% complete (as of the date of this letter) and therefore this alternative location is unviable.

The southwestern alternative access point is unviable for numerous reasons. Many of these reasons would also apply to the southeastern alternative if the local park had not been sited there. These reasons include:

Ecological/Environmental Reasons

- A total of 7 *E.bicostata* are proposed to be removed to accommodate the future access point to the future subdivision. This removal will include 1 dead and damaged *E.bicostata*. While this option would result in the removal of fewer Blue Gums, and therefore may result in a lower impact to Gang-gang Cockatoo foraging habitat, the overall difference to impact on foraging habitat for this species would be marginal (removal of five less trees of a total of 173 recorded in the study area).
- An abstract from the EAR November 2023 states:

"The proposed development will result in the clearance of a small area of foraging habitat for Superb Parrot (0.23 ha), and Gang-gang Cockatoo (0.05 ha), therefore triggering the requirement to prepare an EIS under the P&D Act. However, due to the small size of the foraging habitat to be cleared, the large representation of similar habitat to be retained within the study area, and the presence of several larger patches of habitat of similar or higher quality in the wider locality, it is unlikely that the proposed development will have a 'significant adverse environmental impact' upon either of these species."

Planning Related reasons

- D&I believe that proposing to move the access point to either location is undesirable considering the extensive amount of consultation that has already occurred and the established expectations of the community through this consultation process. The zoning of the area requested to be considered by the Conservator's office for either alternative access points is now zoned PRZ1 Urban Open Space and any access would need to consider provisions in the Parks and Recreation Zone Policy of the new Territory Plan.

- D&I have received advice from the Territory Plan unit that the new Territory Plan assessment requirement 87 (f) & (h) of the Inner North and City District policy requires that the public road access and public shared path is consistent with Figure 20 (refer [Attachment 2](#)). If the access point were to be moved an amendment to the Territory Plan would be required. Current thinking based on the initial implementation of the new Territory Plan assessment process is that a Major Amendment would most likely be required due to the potential need to rezone the PRZ1 land to a land use that can accommodate a road and services. A Major Amendment is considered to take approximately 12-18 months to complete.

Whole of Government Related Reasons

- [Attachment 3](#) illustrates the location of the two future residential (RZ4) blocks. One for the Suburban Land Agency to release to market (FUTURE RESIDENTIAL DEVELOPMENT) which is currently on the 2023/24 Indicative Land Release Program. Any delay in achieving this target will have a significant impact on the Governments goals of releasing much needed new housing opportunities and revenue. Delays to this program also affect the ACT Government's Draft District Strategy for the Inner North and City to increase urban intensification, ACT Planning Strategy (2018) and the provision for 70 per cent residential development within the ACT's urban footprint, Canberra's Statement of Ambition etc.
- The future subdivision contains a site for the ACT Government's Demonstration Housing initiative. Refer the block titled FUTURE DEMONSTRATION HOUSING BLOCK on [Attachment 3](#). The Demonstration Housing Project aims to test and showcase how the ACT can best deliver a compact, sustainable, accessible, and active city through innovative planning, design and delivery to address the emerging needs of Canberrans. In 2018, Co-Housing Canberra was successful through the Stage 1 EOI process in the 'Without site stream' and Block b, Section 76, Watson has been identified by ACT Government as a suitable site for their proposal to improve housing affordability. Co-Housing Canberra have been developing their design for the proposed development on Block b, in preparation of progressing to a Stage 2 Request for Tender (RFT) process to enable them to purchase the land. The RFT process was initially planned for mid-2022 but has been delayed due to the statutory planning process. Alteration being sought through your correspondence would further delay an already delayed RFT process for a minimum of 12 months and will impact Co-Housing's design timeframe and most importantly, ability to fund the project.
- During the due diligence phase of the project Transport Canberra and City Services (TCCS) expressed concern over potential safety implications of locating a new intersection so close to an existing intersection and suggested that further

traffic analysis would need to be undertaken to determine the full extent of any potential safety issues. In this case that would be Mary Kitson Street. As TPV 372 was supported by all relevant Territory agencies illustrating the access point to s76 Watson in the mid-block location on Aspinall Street additional traffic analysis was not considered necessary. Should the alternative access location be required additional delays to the delivery of the project will occur due to the need to conduct additional traffic analysis.

ESO Consultation

On 31 January 2024 members of D&I's Section 76 Watson project team met with representatives of the Conservator of Flora and Fauna's office (Conservator) to discuss their RFI of 9 January 2024. D&I explained the background of the project and provided the aforementioned impacts the proposed relocation of the access point would have on the project, other Government initiatives, potential safety issues and community expectations. Both parties agreed that putting these issues into context with the proposed tree removals was essential in making a final determination on the ESO.

On 26 February 2024, a site meeting included representatives of D&I's Section 76 Watson project team, TCCS Tree Protection Unit and Land Management teams and EPSDDs consultants. TCCS Tree Protection Unit confirmed with the D&I team in an email dated 27 February 2024 that they request the replacement of: "*7 E. Bicostata as per the advice from the Conservator of Flora and Fauna.*" See email at [Attachment 4](#).

A further meeting was held on 5 March 2024 with representatives from D&I's Section 76 Watson project team, the Conservator, Emergency Services Agency (ESA), Parks and Conservation (P&C), Land Management TCCS and EPSDDs consultants. It was agreed at this meeting that due to the constraints on Section 76 Watson, including bushfire considerations, and the significant tree plantings already being implemented at the new park on site, that **12 E.bicostata** replacement trees would be more appropriately planted off-site in Watson at a location agreed between the parties.

Proposed Solution

D&I propose that the Conservator of Flora and Fauna support the retention of the future access point to the future subdivision in the location as shown on [Attachment 3](#), which is consistent with the Territory Plan.

D&I also propose that, in accordance with the Ecological Assessment Report November 2023 (EAR), in line with the new Tree Protection Act, and as agreed with ACT Government stakeholders on 5 March 2024, that we mandate **12 E.bicostata** trees be planted offsite to replace the six (6) living trees impacted by the access road to enhance the Gang-gang's habitat; and that these trees are to be planted within the Watson area as agreed between EPSDD, the Conservator of Flora and Fauna, ESA, Asset Management and Tree Protection Unit, TCCS (the parties).

Potential location options that could be considered for the 12 replacement trees include:

- Youth with a Mission (preferred due to its close proximity to the site).
- Mary Kitson Park,
- Valour Park (Federal Highway),
- Justice Robert Hope Park, or
- the open space green spine located between Mt Majura and the Federal Highway between south and north Watson. .

Attachment 5 provides the potential replanting location options, noting that not all options provide for the 12 replacement trees, and there may need to be a combination of two locations to make up the numbers required. Mary Kitson park is not included in this document, as D&I's Landscape Architect consultants' advice was that the trees may pose a public safety risk in the small and well used park. However, it is also proposed that other locations can be agreed to by the parties, in the unlikely event that the options being put forward are found too not be appropriate.

D&I's proposal as outlined above balances the delivery of housing, at a time of great need, while ensuring limited impact on existing vegetation and delivering an overall expansion of foraging and habitat for the Gang-gang Cockatoo.

We trust the above and attached information is sufficient evidence for the Conservator of Flora and Fauna to approve EPSDD's ESO application for Block 2 Section 76 Watson.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Nyah Donaldson', with a stylized, looped design.

Nyah Donaldson
Director

Place Delivery, Development and Implementation, EPSDD
Level 2, 480 Northbourne Avenue, Dickson, ACT 2602

07 March 2024

Mr Mark Overton
Director, Place Delivery
Environment, Planning and Sustainable Development Directorate
Mark.overton@act.gov.au

Dear Mark

ESO BLOCK 2 SECTION 76 WATSON

I refer to your application under s.138AB(4) of the *Planning and Development Act 2007*, for an environmental significance opinion for proposed service works on Block 2 Section 76 Watson.

Having considered the application, I require further information to determine whether the proposal is not likely to have a significant adverse environmental impact. I am specifically seeking further information about the removal of foraging trees for Gang-gang Cockatoos.

I am pleased to note that all the trees with hollows that are potentially suitable for Gang-gang Cockatoos will be retained and that a 20m buffer is in place around these trees as requested. However, I am alert to the fact that seven foraging trees for Gang-gangs are being removed along the Southern border of the block. Blue gums are an important foraging species for Gang-gangs. Given how frequently Gang-gangs are sighted foraging here, and the close proximity to potential breeding habitat, this stand is particularly important.

Senior Ecologists from my office have suggested that two potential access points indicated in green in the following diagram would limit the impact to ecologically significant trees:



I would appreciate if you can, within 30 working days, provide advice on whether these access points were considered and whether either of these are viable options, to reduce the impact on the Gang-gang foraging trees. This will assist me make a final decision on your ESO application.

Should you require further information in relation to this matter please contact me by calling (02) 6207 7009 or emailing conservatorflorafauna@act.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. Burkevics', with a stylized flourish at the end.

Bren Burkevics
Conservator of Flora and Fauna

9 January 2024

Background Document for information to D&I to assist response to Conservator Flora and Fauna regarding possible change of access from Aspinall Street

Draft Variation 372

Consultation Version

Conservator of Flora and Fauna

The Conservator of Flora and Fauna made the following comments on 16 June 2020:

The Conservator [considers that] the zoning for Section 76 ... conserve[s] the habitat elements on the block that are used by the Superb Parrot.

Response

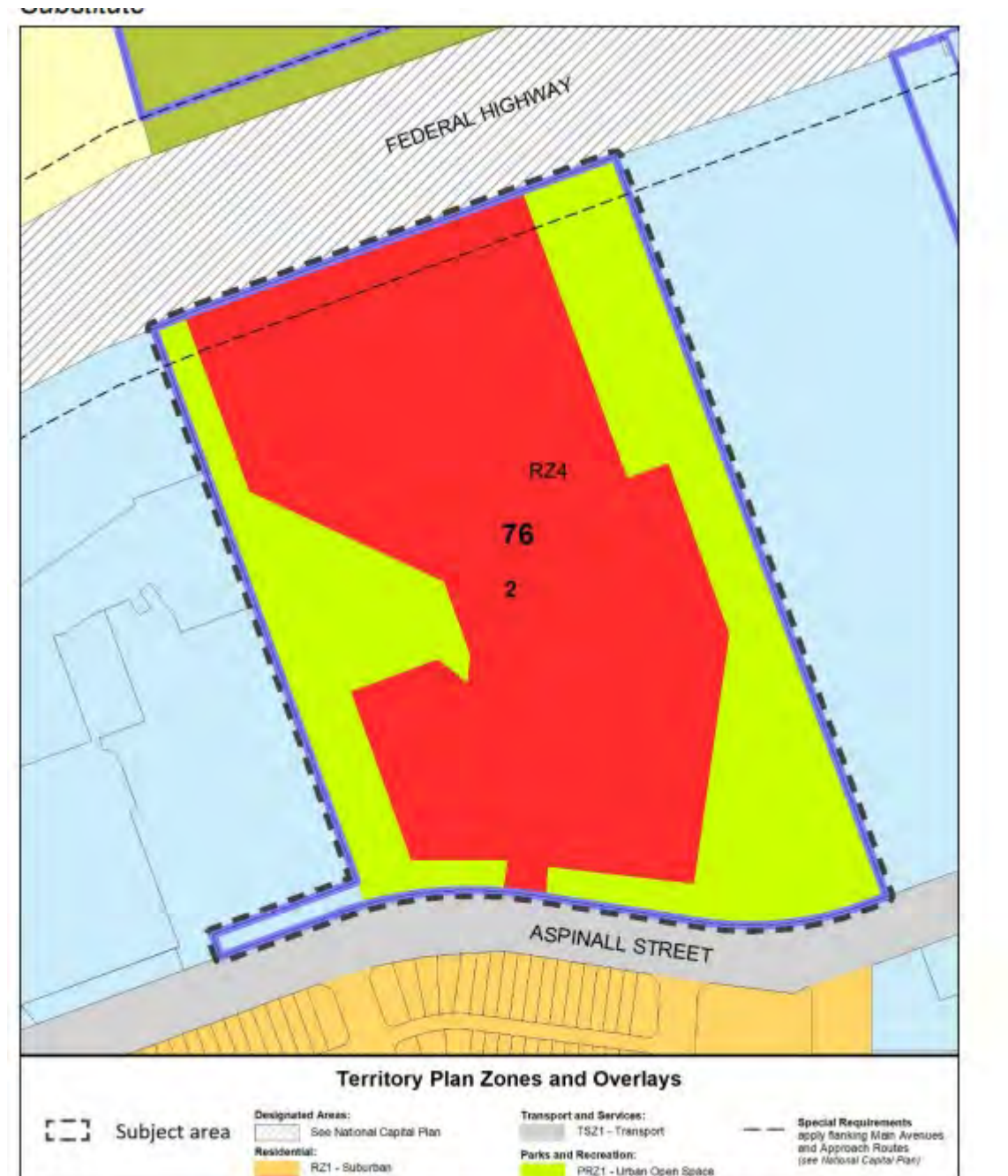
Noted. Rule R4 in the proposed Concept Plan requires the retention of a portion of the site as public open space for wildlife habitat.





Figure 2 Shared paths and public road

Recommended Version (Draft Variation 372 recommended to the Minister)



Extracts from the report on consultation – Draft Variation 372

2.3.4 The need to retain the trees and protect habitat

Many submissions provided interrelated comments on the environmental concerns of retention of trees, habitat protection, park and greenspace, raising common issues pertaining to all of these matters.

Twenty out of 45 submissions commented on the need to retain the existing trees and 17 submissions specifically commented on the need for habitat protection on Section 76 Watson. The main issues raised include:

- Trees need to be retained as they provide recreation areas, shade, pleasant amenity, wind breaks, cooling function, habitat protection and minimise the visual impact of the development.
- Retention of trees (including pine trees) should be along all boundaries; and the site should include re-vegetation.
- Development conditions are needed so developers have a binding commitment to maintain the health of the trees, and not be the responsibility of residents.
- Construction of infrastructure (paths etc) may be detrimental to the health of the trees along the western boundary.
- A 30% tree canopy cover should be established across the site.
- Need to protect and enhance Superb Parrot habitat and habitat for a range of wildlife, including birds, kangaroos and insects.
- Wildlife would benefit greatly from the complete cat containment zoning on this site.
- Consider enforcing dogs-on-leads across the entire site to reduce impact on Superb Parrot ground foraging behaviours.

Response

- Changes to proposed zone boundaries have been made in response to the issues raised in the public submissions. In addition to the trees which are to be retained on the western boundary in a PRZ1 zone, the trees along the eastern and southern boundary will now also be included in the PRZ1 zone.

With these changes, much of the existing habitat will be retained as urban open space and will be protected in perpetuity, will be off limits to development, and managed by the Territory. The draft design concept for the new public park located in the place plan also considers plants and trees that support wildlife.

A comprehensive tree and landscape management plan will be considered at the Estate Development Plan (EDP) stage.

*Note: some trees along Aspinall Street (southern boundary) may need to be removed to accommodate an **access** road into the site. The exact number of trees will be known at the detail design (EDP) stage and will include further community consultation.*

- In response to issues raised in the public submissions, the proposed north-south path on the western boundary will be located out of the treed area, preserving wildlife habitat and providing a safer pedestrian path.
- The place plan states the Government's commitments are to maintain or exceed 30% tree coverage across the site, contributing to reduced heat island effects on Section 76 Watson. The changes to the zoning boundaries to include the treed areas along 3 boundaries of the site in the PRZ1 zoning will provide for almost 30% of tree canopy to meet Canberra's Living Infrastructure Plan targets. It is also expected that developments across the site will include landscaping and further tree plantings.
- ACT Parks and Conservation Service undertakes research into the Superb Parrots breeding, foraging and movement habits. They have advised the Superb Parrot may temporarily stop using the site during construction stages, but that they are expected to return once these noisier stages are complete. ACT Parks and Conservation Service also advised that there are other more important foraging habitat sites for the Superb Parrot in Watson and that the potential impact of construction on Section 76 Watson is not considered to be significant.

The Environment Planning and Sustainable Development Division (EPSDD) has undertaken an ecological values and constraints assessment for Section 76 which showed that the proposed residential development on site would unlikely have any significant impacts on ecological values.

(iii) Road design

Extend the primary road through the section, include cul-de-sacs off this road, plant trees along all roads.

Response

The place plan provides an idea of what an access road into the site might look like. The design, placement and specific details of the road will be refined during the preparation of an EDP and other detailed design works. The design, including entry into the site, will be informed through consultation with Transport Canberra and City Services (TCCS), who regularly assess traffic needs, impacts, and risks in Canberra suburbs. A range of factors will be considered, including functional needs and accessibility, visibility, performance of nearby intersections and future traffic projections.

3.1 Summary of changes to the draft variation in response to public consultation

Topic	What has changed?
Protection of trees on the site	The proposed variation to the Territory Plan map has been amended to reflect an expanded PRZ1 urban open space zone. In addition to the proposed park and the protection of trees on the western boundary, this zone now protects the

	trees on the eastern and southern boundary of the site. Due to this change, the trees on site will be further protected, and will be managed by TCCS, not the developer.
Locational change to proposed path	Figure 2 of the Concept Plan has been amended to show a change to the location of the proposed path. The path has been moved from the western boundary, out of the treed area and closer to the area that is developable. This change provides better protection for trees, a safer environment for pedestrians, and opportunities for direct access between the path, open space, and private dwellings.

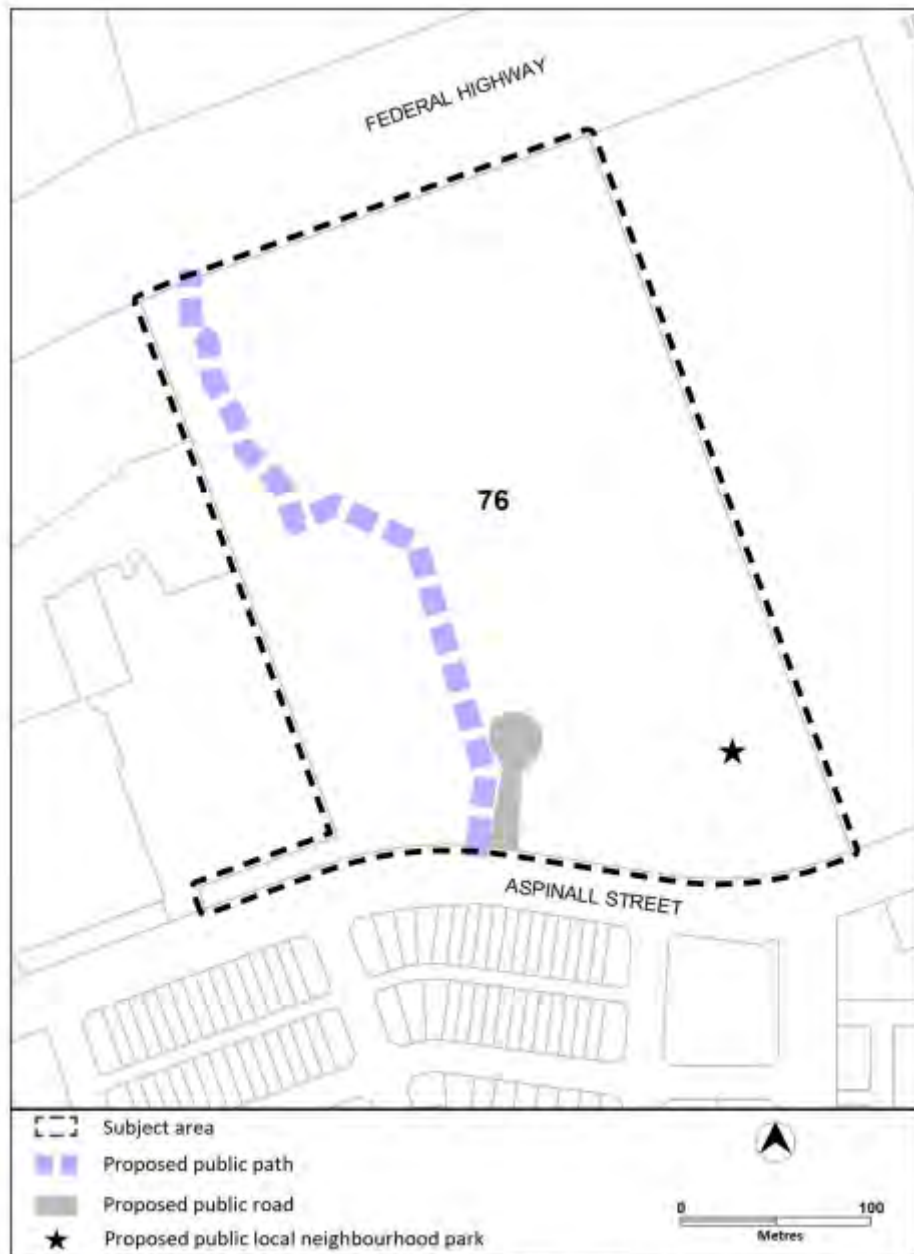


Figure 2 Shared path, public road and location of public local neighbourhood park

Matters raised in submissions	Number of submissions
Objection to any development, and keeping the site as public space	11
Concern over the cumulative density in suburb and along the street	7
The need to retain the trees	20
Comments on the proposed park and green space	18
Desire to reduce maximum building heights and number of storeys; and impacts arising from proposed building heights	26
Desire to reduce dwelling numbers	7
Suggestions on site design	30
Concern over increased traffic and street access and parking	38
Suggested pathway design and extensions	7
Request for a shop / services on site or in North Watson	6
Support for and comments on demonstration housing / co-housing	14
Concerns over suburb and off-site issues	13

1.8 Revisions to the Draft Variation Placed on Consultation

The following changes were made in response to issues raised during the public consultation:

- The proposed variation to the Territory Plan map has been amended to reflect an expanded PRZ1 urban open space zone. In addition to the proposed park and the protection of trees on the western boundary, this zone now protects the trees on the eastern and southern boundary of the site. Due to this change, the trees on site will be further protected, and will be managed by TCCS, not the developer.
- Figure 2 of the Concept Plan has been amended to show a change to the location of the proposed path. The path has been moved from the western boundary, out of the treed area and closer to the area that is developable. This change provides better protection for trees, a safer environment for pedestrians, and opportunities for direct access between the path, open space and private dwellings.

Further changes were made to DV372 to clarify provisions to improve assessment an clarity. These changes can be seen below and do not change the intent of the policy.

Provision	What has changed?
Desired planning outcomes (f) of the Concept Plan	The wording in (f) has been amended for clarification purposes. It now refers to the importance of retaining trees for 'wildlife', not just for the superb parrot.
A new criterion (C3) has been added to the Concept Plan	C3 has been added to provide guidance on lighting, seating and landscaping considerations for public paths. <i>Note: A re-numbering of subsequent rules and criteria has occurred in the Concept Plan due to the insertion of C3.</i>
Rule 5 a) of the Concept Plan	The words 'consistent with Figure 2' has been added to provide more guidance to proponents and assessment officers.
Rule 5 b) of the Concept Plan	Wording has been amended to include the expanded PRZ1 urban open space, now also incorporating the eastern and southern portions of the site.
Criteria 7 of the Concept Plan	This criterion has been amended to reflect the reduction from 2 to 1 demonstration housing site, as there is now only one demonstration housing proponent for Section 76 Watson.
Figure 2 of the Concept Plan	Figure 2 has been amended to add a symbol on the map to indicate the location of the proposed public local neighbourhood park. This provides more guidance to proponents and assessment officers.
Figure 4 legend within the Concept Plan	The wording within the legend indicating where the National Capital Plan (NCP) provisions apply has been amended to better reflect the wording in the NCP. <i>Note: The red line indicating the location of the NCP provisions has not changed.</i>
The Watson Precinct Map	The boundary of MT3 on the precinct map has been amended to reflect the

	changes to the demonstration housing (co-housing and social enterprise) area available on site.
C24 of the Watson Precinct Map and Code	This criterion on design and built form of buildings has been amended to provide more guidance to proponents and assessment officers.
A new criterion (C25) has been added to the Watson Precinct Map and Code	C25 provides guidance for where development includes fencing that faces public footpaths, communal spaces and/or public open space.

Current Territory Plan Provisions



Assessment Requirements (mandatory)

Watson

87. In accordance with Figure 20, on Section 76 the design of the built form will contribute to all the following:

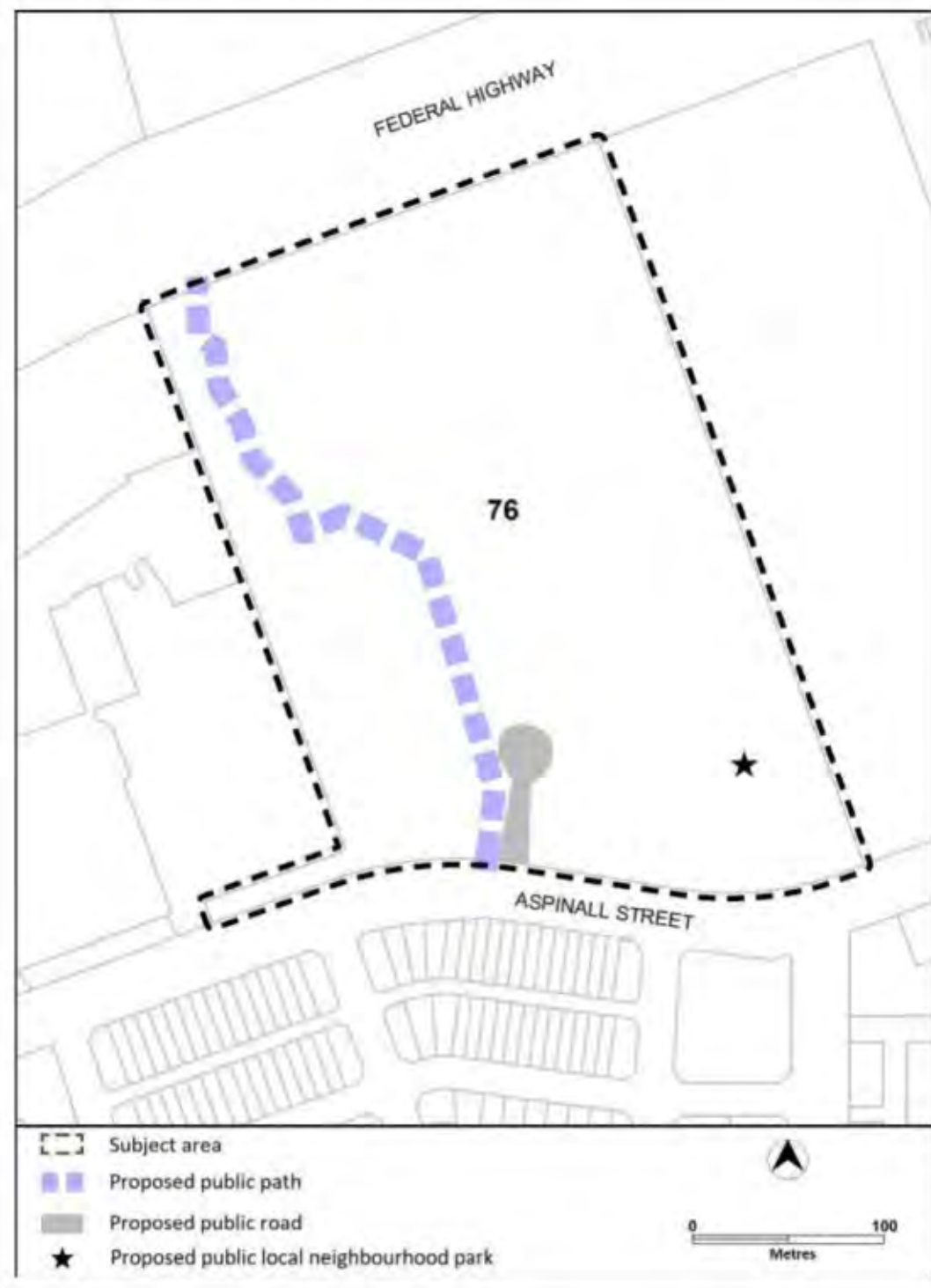
Figure 20

- a) Existing context and character of the local area, including density and scale.
- b) Existing landscape character, setting and ecological values.
- c) Sustainability and resilience for a changing climate.
- d) Connectivity, legibility and safety of the area including passive surveillance onto public spaces.
- e) Diversity and amenity of public spaces that promote community life; and will not negatively impact surrounding neighbours.
- f) Connection of the public and shared path for pedestrians and cyclists consistent with Figure 20.
- g) Public paths are to incorporate lighting for public safety, seating along main paths and shade trees and soft landscaping.

Figure 20

- h) A public road consistent with Figure 20. Figure 20
- i) Urban open space is to provide a public local neighbourhood park of a least one hectare in the south-east corner consistent with Figure 20. Figure 20
- j) Retain the western, eastern, and southern portions of the site for wildlife habitat, improved amenity and reduction on urban heat.
- k) The recommendation of the cultural heritage report provided by EPSDD are reflected in any Subdivision Design Application.
- l) A site will be reserved for the demonstration housing process within the area identified as AD3 in Figure 7.

Figure 20 Watson - Section 76



PRZ1 – Urban Open Space zone (Current Territory Plan)

These provisions would need to be complied with if an access were to be located in RRZ1 zone.

4. Assessment Outcomes

Consistent with the zone policy outcomes, development proposals in parks and conservation zones must demonstrate that they are consistent with the assessment outcomes stated below.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral will be required.

Specific assessment outcomes

The assessment outcomes for proposed development in parks and recreation zones are:

Urban Structure and Natural Systems

1. Biodiversity connectivity is maintained across the landscape.
2. Loss of native habitat and biodiversity is avoided and/or minimised.
3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.

Site and Land Use

4. The functionality and usability of the development is appropriate for its intended purpose/use.
5. The proposed use and scale of development are appropriate to the site and zone.
6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised.

Access and Movement

7. The functionality and layout of the development is well connected to the surrounding area. This includes consideration of passive surveillance and active travel.

NI2023-540

Part E - Zone Policies
E05 - Parks and Recreation Zones Policy
Effective: 27 November 2023

page 3

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Public Space and Amenity

8. The development achieves reasonable solar access and microclimate conditions to public areas and streets supports their use by the community.
9. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).

Built Form and Building Design

10. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes.
11. Reasonable solar access and privacy to adjoining dwellings is achieved.

Sustainability and Environment

12. Roofed areas and hard surfaces aim to reduce urban heat island effects and minimise stormwater run-off. This includes consideration of water sensitive urban design measures.
13. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.
14. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.
15. The development considers, addresses and mitigates site constraints and environmental risks, including natural features, topography, noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the site.

Parking, Services and Utilities

16. The development provides appropriate end-of-trip facilities.
17. Vehicle and bicycle parking, access and egress sufficiently caters for the development while permitting safe and legible movement for all users (including pedestrians) and minimising visual impacts from the street or public space. This includes consideration of parking dimensions, the number of spaces provided, vehicle manoeuvrability and access routes.
18. Waste is appropriately managed on site without having a detrimental impact on the surrounding



ACT
Government

WATSON SECTION 76

ESTATE DEVELOPMENT PLAN PRE-DA CONSULTATION

KEY DESIGN ELEMENTS



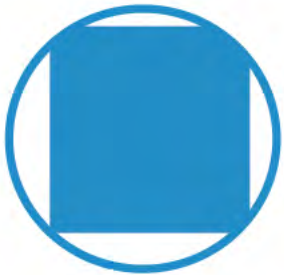
Block subdivision to accommodate approximately 200 new dwellings to meet the 2022/23 Indicative Land Release Program, with up to 20–30 dwellings for the Demonstration Housing project that delivers and tests innovative housing typologies and models to increase housing choice.



Open space block to allow for a local neighbourhood park where people of a range of ages will be able to enjoy themselves.



Retention of existing trees in public open space blocks. These trees are important for wildlife and help reduce urban heat.



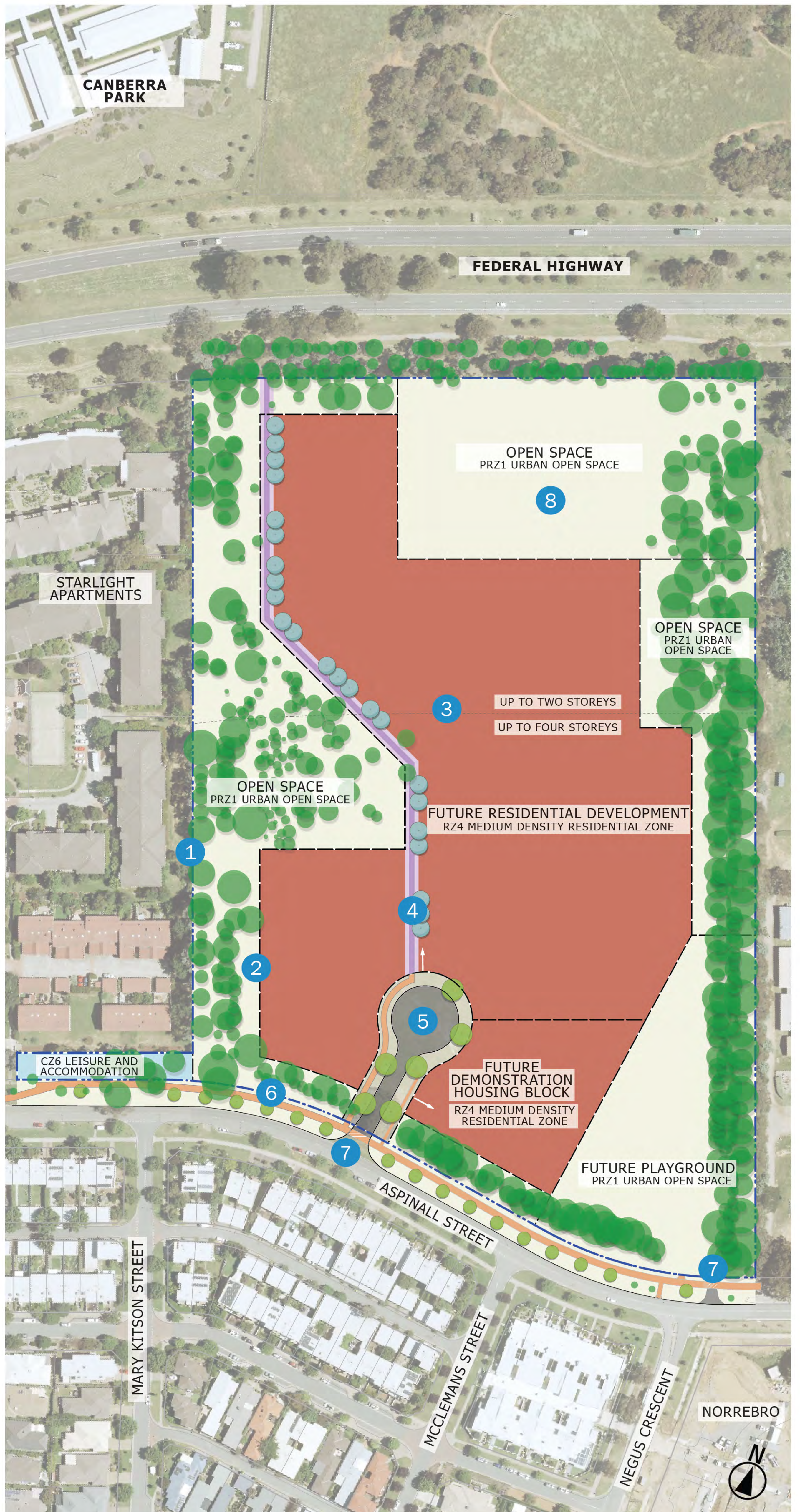
New street to access residential blocks and verge improvements along Aspinall Street.

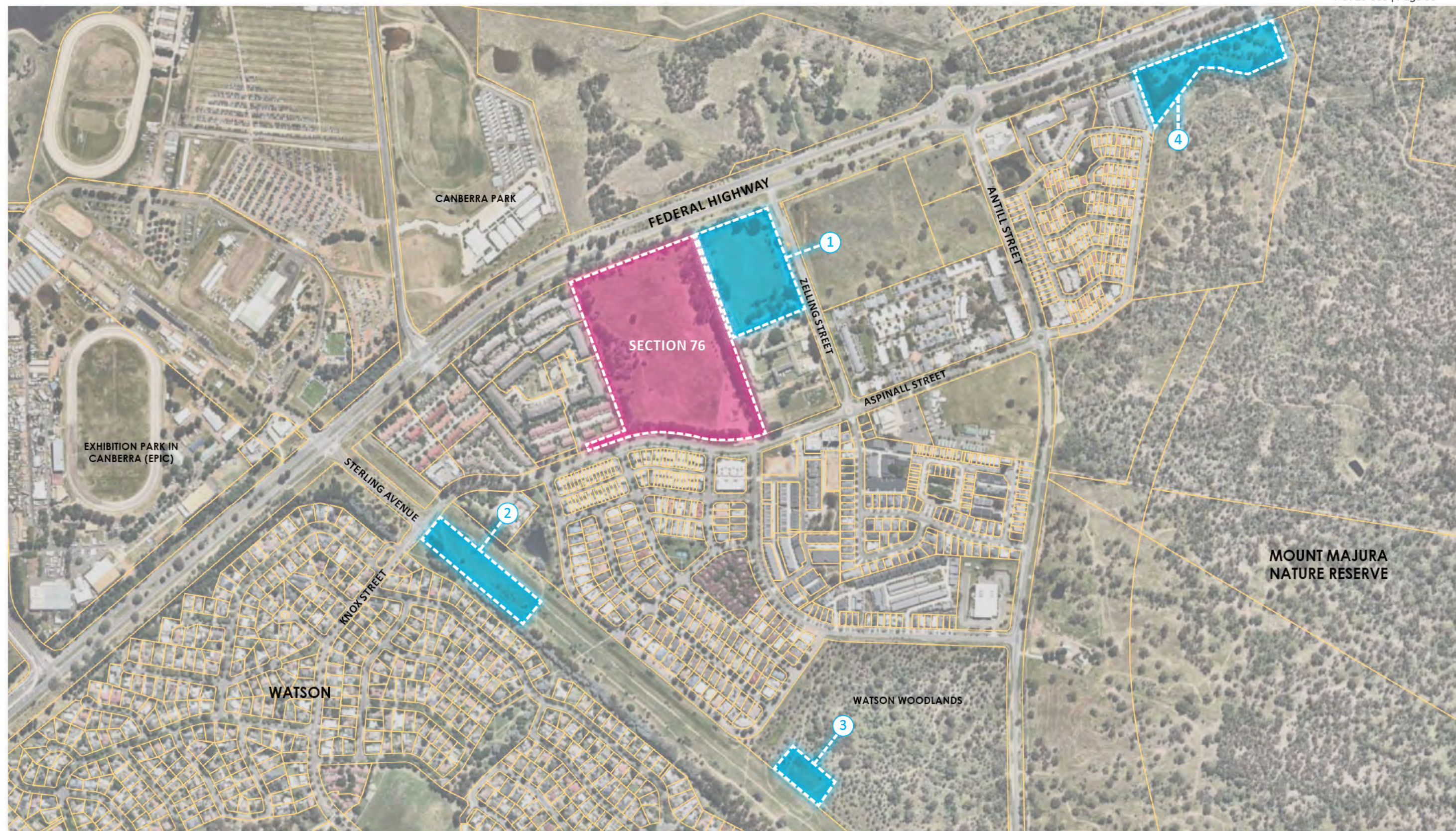


A landscaped public access easement between Aspinall Street and the Federal Highway to provide for an active travel path to be delivered at a future date by the developer of the residential block.

LEGEND

-  Watson Section 76 Site Boundary
-  Subdivision Boundary
-  National Capital Plan Special Requirements 200M from Centreline of Federal Highway- Maximum Building Height of 8.5m Up to Two Storeys
-  2.5m Wide Active Travel Path with Landscaped Easement to Be Constructed By Future Developer
-  Landscaped New Street with Shared Path. Few Existing Trees to Be Removed as Required for Improvements
-  Shared Network as Part of Garden City Cycle Path with Associated Landscape. Few Existing Trees to Be Removed as Required for Verge Improvements
-  Priority Shared Path Crossing
-  Area Containing Naturally Occurring Heavy Metals to Be Remediated. Few Existing Trees to Be Removed as Required for Improvements.
-  Future Driveway Access to Residential Blocks
-  Existing Trees to Be Retained
-  Indicative Proposed Trees on New Street





TREE REPLACEMENT - WATSON OVERVIEW

OPTION 1 - BLOCK 1 SECTION 63
OPTION 2 - BLOCK 3 SECTION 65

OPTION 3 - BLOCK 7 SECTION 72
OPTION 4 - BLOCK 5 SECTION 75

PRELIMINARY

WATSON SECTION 76

**GANG-GANG HABITAT TREE REPLACEMENT
OFF-SITE LOCATIONS - OVERVIEW**

PROJECT

DRAWING TITLE



DRAWING No
REV
DATE
PROJECT No
DRAWN BY

SK000
A
05.03.2024
J23-01080
BH

SPACELAB
URBAN DESIGN AND PLANNING



PROPOSED EUCALYPTUS BICOSTATA
(WITH APPROX 3M CANOPY OFFSET)

OPTION 1 SITE

- YOUTH WITH A MISSION FACILITY, BLOCK 1 SECTION 63
- APPROXIMATELY 250M FROM SECTION 72 WESTERN BOUNDARY TREE PLANTINGS
- OPPORTUNITY FOR NEW PLANTINGS SURROUNDING EXISTING OVAL
- POTENTIAL FOR 13 NEW TREES

OPTION 1 - BLOCK 1 SECTION 63 WATSON

PRELIMINARY

WATSON SECTION 76

PROJECT

**GANG-GANG HABITAT TREE REPLACEMENT
OFF-SITE LOCATIONS - OPTION 1**

DRAWING TITLE



DRAWING No
REV
DATE
PROJECT No
DRAWN BY

SK001
A
05.03.2024
J23-01080
BH

SPACELAB
URBAN DESIGN AND PLANNING



OPTION 2 - BLOCK 3 SECTION 65 WATSON



PROPOSED EUCALYPTUS BICOSTATA
(WITH APPROX 3M CANOPY OFFSET)

OPTION 2 SITE

- EXISTING PRZ1 OPEN SPACE, BLOCK 3 SECTION 65
- APPROXIMATELY 500M FROM SECTION 72 WESTERN BOUNDARY TREE PLANTINGS
- OPPORTUNITY FOR NEW PLANTINGS ADJACENT INFORMAL WALKING TRACK
- POTENTIAL FOR 8 NEW TREES

PRELIMINARY

WATSON SECTION 76

PROJECT

**GANG-GANG HABITAT TREE REPLACEMENT
OFF-SITE LOCATIONS - OPTION 2**

DRAWING TITLE



DRAWING No
REV
DATE
PROJECT No
DRAWN BY

SK002
A
05.03.2024
J23-01080
BH

SPACELAB
URBAN DESIGN AND PLANNING



PROPOSED EUCALYPTUS BICOSTATA
(WITH APPROX 3M CANOPY OFFSET)

OPTION 3 SITE

- WATSON WOODLANDS / JUSTICE ROBERT HOPE PARK, BLOCK 7 SECTION 72
- APPROXIMATELY 900M FROM SECTION 72 WESTERN BOUNDARY TREE PLANTINGS
- OPPORTUNITY FOR NEW PLANTINGS IN OPEN AREA
- POTENTIAL FOR 11 NEW TREES

OPTION 3 - BLOCK 7 SECTION 72 WATSON

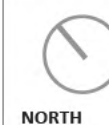
PRELIMINARY

WATSON SECTION 76

PROJECT

**GANG-GANG HABITAT TREE REPLACEMENT
OFF-SITE LOCATIONS - OPTION 3**

DRAWING TITLE



DRAWING No
REV
DATE
PROJECT No
DRAWN BY

SK003
A
05.03.2024
J23-01080
BH





PROPOSED EUCALYPTUS BICOSTATA
(WITH APPROX 3M CANOPY OFFSET)

OPTION 4 SITE

- VALOUR PARK, BLOCK 5 SECTION 75
- APPROXIMATELY 1200M FROM SECTION 72 WESTERN BOUNDARY TREE PLANTINGS
- OPPORTUNITY FOR NEW PLANTINGS IN LIMITED LOCATIONS WITHIN BLOCK BOUNDARY
- POTENTIAL FOR 4 NEW TREES

OPTION 4 - BLOCK 5 SECTION 75 WATSON

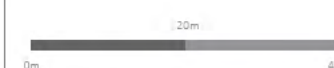
PRELIMINARY

WATSON SECTION 76

PROJECT

**GANG-GANG HABITAT TREE REPLACEMENT
OFF-SITE LOCATIONS - OPTION 4**

DRAWING TITLE



SCALE @A3



NORTH

DRAWING No
REV
DATE
PROJECT No
DRAWN BY

SK004
A
05.03.2024
J23-01080
BH



From: [TCCS_CP_UTD&DCoord](#)
To: brendon@spacelab.net.au; [Donaldson, Nyah](#); [Radford, Sarah](#)
Cc: [Bathgate, Brian](#)
Subject: FW: Watson Section 76 subdivision - request for support to plant *Eucalyptus bicostata*
Date: Tuesday, 27 February 2024 1:11:01 PM
Attachments: [image001.png](#)
[Attachment 3 - Site map PDF.pdf](#)
[RE Tree assessment for Section 76 Watson.msg](#)

UNOFFICIAL

Hi team,

As per a further discussion with Carma Sweet, the site will need to replanted with 7 *Eucalyptus bicostata* as per advice from the Conservator of Flora and Fauna.

As the block is subject to fire management considerations the trees must be planted with adequate space in between trees. Trees must be spaced to ensure mature canopies do not touch – minimum 5 meters offset from other trees.

Trees should not be located within 10 meters of a proposed path to ensure any falling branches will not injure pedestrians using the path.

If you have any questions, please give me a call to discuss.

Kind regards,

Renaë

Renaë Palmer | Design and Development Coordinator – North
Phone: (02) 6205 9232 | Mobile: 0459 393 068 | e-mail: renaë.palmer@act.gov.au
Urban Treescapes | City Presentation | Transport Canberra and City Services Directorate | ACT Government
Level 4, 480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Thursday, February 1, 2024 10:44 AM
To: Sweet, Carma <Carma.Sweet@act.gov.au>; Bathgate, Brian <Brian.Bathgate@act.gov.au>
Cc: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>; Radford, Sarah <Sarah.Radford@act.gov.au>
Subject: Watson Section 76 subdivision - request for support to plant *Eucalyptus bicostata*

UNOFFICIAL

Good afternoon Carma and Brian

You have both provided support to EPSDD's endeavours in planning and designing the future residential and public open space subdivision on Block 2 Section 76 Watson. Refer below for location map to refresh your memory. Brian you were on site with us late last year and Carma your last correspondence is attached.



North Watson



During our preparations of the Subdivision Design Application (SDA – previously known as an EDP) for the site the Conservator of Flora and Fauna (CFF) raised an issue of concern. The proposed removal of 7 existing *Eucalyptus bicostata* on the southern boundary of the site (northern side of Aspinall St) to allow for the construction of the cul-de-sac to service the estate is considered by the CFF to have a significant impact on the foraging habitat of the Gang-gang which has been recently listed by the Commonwealth as endangered. We have submitted an ESO application to deal with the issue in an attempt to prevent the project being subjected to an EIS. In a recent discussion with the CFF a proposal to plant a number of replacement *E.bicostata* was put forward. Initially we considered the idea of placing the responsibility of planting the trees onto the future developer of Block c (refer attached site plan). The idea was to plant the trees along the western boundary adjacent the Territory Plan mandated connection path between the cul-de-sac and Federal Highway and plant them on leased land. After some consideration this proposal will present numerous issues namely enforcement of the requirement through the various DA processes, the undesirable long term safety and maintenance issues of *E.bicostata* adjacent a path and fire safety.

We have also considered re-locating the cul-de-sac to avoid the removal of the trees. However this would require another round of engineering work, ACT Roads approval and a Major Plan Amendment (previously known as a Territory Plan Variation), which would take 12-18 months at least and require further extensive consultation which has already been undertaken in 2021.

I understand that *E.bicostata* is on TCCS's 'deleted species' list for numerous reasons however as the CFF consider this species to be a very important food supply for the endangered Gang-gang we have found ourselves in a position where I need to seek your support in our proposal to identify in the SDA the planting of 7 replacement *E.bicostata* in what will become PRZ1 land once the SDA is approved and the estate constructed. At present we suggest the plantings occur along the western edge of the future estate between the western boundary and the existing tree line. The final numbers and locations of planting will need to be determined between the Tree Protection unit and the CFF as they have their own requirements under legislation and environmental knowledge.

Please let me know if you require further information or wish to discuss in more detail.

Regards

Mark

Mark Overton

Place Delivery | Development & Implementation | Planning and Sustainable Development | Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 6207 6899 | Email: mark.overton@act.gov.au
Level 2, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601
www.environment.act.gov.au | www.planning.act.gov.au

I am privileged to live and work on Ngunawal Country. I am fortunate enough to have worked and continue to work with all Traditional Custodians of this unique country and region and to learn about their ongoing connection to country and community. I am honoured to have met and worked with elders of the present, to have learnt about the elders of the past and to hopefully work with the elders of the future.

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KEY DESIGN ELEMENTS



Block subdivision to accommodate approximately 200 new dwellings to meet the 2022/23 Indicative Land Release Program, with up to 20-30 dwellings for the Demonstration Housing project that delivers and tests innovative housing typologies and models to increase housing choice.



Open space block to allow for a local neighbourhood park where people of a range of ages will be able to enjoy themselves.



Retention of existing trees in public open space blocks. These trees are important for wildlife and help reduce urban heat.



New street to access residential blocks and verge improvements along Aspinall Street.



A landscaped public access easement between Aspinall Street and the Federal Highway to provide for an active travel path to be delivered at a future date by the developer of the residential block.

LEGEND

- 1 Watson Section 76 Site Boundary
- 2 Subdivision Boundary
- 3 National Capital Plan Special Requirements 200M from Centreline of Federal Highway- Maximum Building Height of 8.5m Up to Two Storeys
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- 5 Landscaped New Street with Shared Path. Few Existing Trees to Be Removed as Required for Improvements
- 6 Shared Network as Part of Garden City Cycle Path with Associated Landscape. Few Existing Trees to Be Removed as Required for Verge Improvements
- 7 Priority Shared Path Crossing Area Containing Naturally



From: [ConservatorFloraFauna](#)
To: [Overton, Mark](#); [ConservatorFloraFauna](#)
Cc: [Radford, Sarah](#)
Subject: RE: EPSDD's Environmental Significance Opinion (ESO) - Section 76 Watson
Date: Thursday, 1 February 2024 6:36:36 PM

OFFICIAL

Hi Mark!

Please find attached signed Request for Further Information, providing you with an additional 30 work days to respond.

(how's THAT for efficiencyactually you would've had it first thing this morning but Bren had the document locked in obj so we couldn't send it)

Thanks!

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Canberra ACT 2601 | 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 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.

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Please consider the environment before printing this email

From: Overton, Mark <Mark.Overton@act.gov.au>

Sent: Wednesday, January 31, 2024 1:14 PM

To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Taylor, Karen <Karen.Taylor@act.gov.au>

Cc: Radford, Sarah <Sarah.Radford@act.gov.au>

Subject: FW: EPSDD's Environmental Significance Opinion (ESO) - Section 76 Watson

OFFICIAL

Good afternoon Karen

Thanks very much for the chat just now. As discussed D&I have determined two possible ways

forward to enable the delivery of the requirements of the Conservator's office on the issue at s76 Watson. Both options require additional consultation with SLA, ESA and TCCS and therefore we will not be able to respond to your office's RFI dated 9 Jan 2024 within the mandatory 30 day period. I respectfully request an extension to that timeframe so that we can prepare a comprehensive response for the Conservator's consideration.

Thanks again and hear from you soon.

Mark

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

Sent: Wednesday, 24 January 2024 8:19 PM

To: Overton, Mark <Mark.Overton@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Taylor, Karen <Karen.Taylor@act.gov.au>

Cc: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>; Radford, Sarah <Sarah.Radford@act.gov.au>; Rayner, Laura <Laura.Rayner@act.gov.au>; Taylor, Stacey <Stacey.Taylor@act.gov.au>

Subject: RE: EPSDD's Environmental Significance Opinion (ESO) - Section 76 Watson

OFFICIAL

Thanks Mark!

We'd be happy to have a meeting to discuss our Request for Further Information. We're also keen to reduce the information ping pong that can sometimes happen with these development proposals.

If you could please include Stacey Taylor and Laura Rayner in this meeting, as they are our two senior ecologists who suggested the potential alternate access points to avoid impacts to the Gang-gang foraging trees.

From a quick look at calendars from our end, it appears that any time Wednesday 31 January might suit us best, if that works for your availability?

Thanks and talk soon,

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au |

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Please consider the environment before printing this email

From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Wednesday, January 24, 2024 2:55 PM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Taylor, Karen <Karen.Taylor@act.gov.au>
Cc: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>; Radford, Sarah <Sarah.Radford@act.gov.au>
Subject: EPSDD's Environmental Significance Opinion (ESO) - Section 76 Watson

OFFICIAL

Good afternoon Claire and Karen

In November 2023 EPSDD submitted the attached ESO for Block 2 Section 76 Watson. I have not included the entire application as it is a very large file. A complete copy will be available within your office. We are now preparing documentation in response to the Conservator of Flora and Fauna's (CFF) office's request for further information issued on 9 January 2024 (refer attached). Prior to finalising our response we would appreciate having a meeting with you to ensure that we are addressing all concerns that the CFF has so that we do not enter into an ongoing trail of paperwork to reach a resolution.

Let me know what you think and I will send an invite for a meeting mid to late next week.

Thanks and hear from you soon.

Mark

Mark Overton

Place Delivery | Development & Implementation | Planning and Sustainable Development

| Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: 6207 6899 | Email: mark.overton@act.gov.au

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

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Mr Mark Overton
Director, Place Delivery
Environment, Planning and Sustainable Development Directorate
Mark.overton@act.gov.au

Dear Mark

ESO BLOCK 2 SECTION 76 WATSON

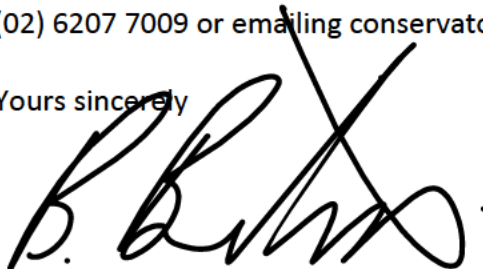
I refer to your discussion with my office on 31 January 2024 about your application for an environmental significance opinion for proposed service works on Block 2 Section 76 Watson, under s.138AB(4) of the *Planning and Development Act 2007*.

I note from the discussion that you have potentially identified options to increase additional habitat foraging trees for Gang-gang Cockatoos, to help offset the removal of trees at the access point. I understand these solutions require additional consultation to explore their viability and consider the best way forward.

I appreciate your assistance in this matter and am writing to extend the timeframe for the provision of this further information to support your application. Please supply your further advice outlining whether the alternative access points were considered and what alternative landscaping options might be viable to offset the removal of Gang-gang Cockatoo foraging trees, within 30 working days of this letter. This will assist me in making a final decision on your ESO application.

Should you require further information in relation to this matter please contact me by calling (02) 6207 7009 or emailing conservatorflorafauna@act.gov.au.

Yours sincerely



Bren Burkevics
Conservator of Flora and Fauna

) February 2024

From: [Overton, Mark](#)
To: [Turner, Anneliese](#); [Lee-Murphy, Tristan](#)
Cc: [Riches, Ben](#); [Radford, Sarah](#)
Subject: FW: Watson block 76
Date: Tuesday, 5 September 2023 2:47:09 PM

UNOFFICIAL

All

Update

See below initial advice from the Conservator's office. Looks like we are in for another ESO because of the removal of Gang-gang foraging habitat where the cul-de-sac is located on Aspinall St. This wasn't picked up in the initial studies as the Gang-gang Cockatoo was only put on the EPBC's endangered species list in October 2022. I probably should have looked at the EPBC list prior to preparing the EDP RFT but I didn't. I thought I had it covered with the Superb Parrot so I'm sorry. I am waiting for final advice from the Conservators office then we will be onto Tegan Liston in the Impact track group to get her advice on what to do next. We will probably end up requesting Indesco seek professional advice on what to do, how to avoid making it worse and possibly how to improve it (planting new trees etc) so that we can include that advice in the ESO application. Then we can prepare the ESO. I think this issue will create a longer delay than the bushfire issue as we have to allow for 30 day agency circulation period for the ESO. This new ESO will need to be included in the SIR's further delaying that handover process but I am more than happy to be corrected.

Best guess at program implications

I think this ESO process will probably take at least 2-3 months from go to wo. If we have a consultant on board by end of September we can have their report and our ESO paperwork prepared concurrently leading to the submission of the ESO by mid November. ESO agency circulation is 30 days and if not contested we should have a supported ESO by COB 2023 ready for lodgement in January/February and NOD April/May 2024. Of course the caveat is that this is my best guess at program implications so I suggest you treat it as very initial/draft/poorly informed advice on program impacts until we know more. I'm just flagging that it appears that we will be taking another hit to the program but the level of damage is yet to be confirmed.

Let me know if you need to discuss anything in more detail but as this email demonstrates I will endeavour to keep you all up to date as info comes in.

And the band played on.

Mark

From: Ren, Linda <Linda.Ren@act.gov.au>
Sent: Tuesday, 5 September 2023 1:45 PM
To: Overton, Mark <Mark.Overton@act.gov.au>
Subject: FW: Watson block 76

UNOFFICIAL

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Tuesday, September 5, 2023 1:03 PM
To: Ren, Linda <Linda.Ren@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Linda,

Foraging (feeding) resources are considered habitat so the proposal still has an impact on habitat.

The wording of the Part 4.3 is confusing, I struggle with it myself. I spoke to Eliza about the development and her advice was that the proposal has the potential to have a significant impact, therefore the ESO is necessary to demonstrate that you can mitigate the impacts to a sufficient degree. In this case it is committing to retaining the remaining foraging trees and the hollow bearing trees (those areas that I shaded green in a previous email). Without the ESO there is the possibility that the DA (or NOD) may be altered at a later stage, and more trees removed, without the application being referred to the Conservator for assessment.

With an ESO in place we can make decide that a significant impact is unlikely.

Cheers
Greg

From: Ren, Linda <Linda.Ren@act.gov.au>
Sent: Tuesday, 5 September 2023 12:13 PM
To: Baines, Greg <Greg.Baines@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson block 76

UNOFFICIAL

Hi Greg

Thank you so much for the confirmation but I do have a question: the proposal will only remove several trees that provide food for Gang-gang, not habitat and there are still many trees that provide food on the site. In this case, should we consider “**unlikely** to have a significant adverse impact” rather than **likely**?

Thanks
Linda

From: Baines, Greg <Greg.Baines@act.gov.au>
Sent: Tuesday, September 5, 2023 10:53 AM

To: Ren, Linda <Linda.Ren@act.gov.au>
Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: Watson block 76

UNOFFICIAL

Hi Linda,

Thanks for passing on the EDP plans for Watson block 76. The proposed removal of trees (*Eucalyptus bicostata*) to construct an entry to the property, triggers Part 4.3 of the Planning and Development Act:

- proposal that is likely to have a significant adverse environmental impact on 1 or more of the following, unless the conservator of flora and fauna provides an environmental significance opinion indicating that the proposal is not likely to have a significant adverse environmental impact:
 - o (b) an endangered species;

In this instance the proposal will remove a portion of important foraging habitat for the Gang-gang Cockatoo. As a result, you will need to submit an ESO that displays how the reduction in foraging habitat for Gang-gangs will be mitigated to ensure this impact will not be significant.

Regards
Greg

Greg Baines
Senior Conservation Officer
ACT Conservator of Flora and Fauna
0422938700

From: [ConservatorFloraFauna](#)
To: [Overton, Mark](#); [ConservatorFloraFauna](#)
Cc: [Radford, Sarah](#)
Subject: RE: Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata
Date: Tuesday, 20 February 2024 6:44:32 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

UNOFFICIAL

Hi Mark,
Yes that comes complete sense! We'll make any comments as required via the DA stage.
Thanks!

Karen Taylor
Conservator Support Officer
Conservator Support | Environment, Planning and Sustainable Development Directorate
Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government
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From: Overton, Mark
Sent: Tuesday, February 20, 2024 12:20 PM
To: [ConservatorFloraFauna](#)
Cc: [Radford, Sarah](#)
Subject: RE: Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata

UNOFFICIAL

Thanks for the update Karen
We will meet with the project team and TCCS reps to decide on site where the trees will be best positioned on site and send through a rough sketch of the agreed locations. Re the trackside plantings on block the rationale below explains why we want to avoid getting caught up in specifying any plantings on block. The various DA and other approval processes could potentially create a knowledge gap and not be picked up by us, SLA or the Conservator so we would prefer to try and deliver the ecologists requirements through EPSDD's DA process for plantings on public land (PRZ1) which for the reasons you point out below (fire and safety) will be limited to small groups of E.bicostata or similar.
OK with you?
Mark

From: [ConservatorFloraFauna](#) <ConservatorFloraFauna@act.gov.au>
Sent: Tuesday, 20 February 2024 11:13 AM
To: Overton, Mark <Mark.Overton@act.gov.au>; [ConservatorFloraFauna](#) <ConservatorFloraFauna@act.gov.au>
Cc: [Radford, Sarah](#) <Sarah.Radford@act.gov.au>
Subject: RE: Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata

UNOFFICIAL

Good morning!
Sorry for the delay; a lot of our ecologists are out in the field at the moment doing surveys and fieldwork etc, so they can be hard to get a hold of.
The general consensus from the ecologists that you met in our meeting (Laura Rayner, Stacey Taylor and Greg Baines) is that the exact locations and placement of the E.bicostata isn't particularly important, as long as they are planted reasonably close together to create a stand of trees that the birds can use in the future. So Conservator representation at a site visit probably isn't needed. I think public safety and bushfire considerations are going to be the main considerations, so I guess wherever there's an intersection of viability from both a public safety and restricted bushfire risk point of view – then we aim to plant the E.bicostatas there!
The ecologists did want to reiterate however that they're keen to help with a species list for the track side plantings, if that will help.
Thanks!

Karen Taylor
Conservator Support Officer
Conservator Support | Environment, Planning and Sustainable Development Directorate
Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

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From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Monday, February 19, 2024 10:39 AM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>
Subject: RE: Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata

UNOFFICIAL

Any word Karen?
Mark

From: Overton, Mark
Sent: Wednesday, 14 February 2024 7:43 AM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: RE: Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata

UNOFFICIAL

Thanks very much Karen.
Mark

From: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Sent: Tuesday, 13 February 2024 4:19 PM
To: Overton, Mark <Mark.Overton@act.gov.au>
Subject: RE: Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata

UNOFFICIAL

Thanks Mark,
I've reached out to our ecologists to see what availability they have and will get back to you with some options soon.
Thanks!

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

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From: Overton, Mark <Mark.Overton@act.gov.au>
Sent: Tuesday, February 13, 2024 1:06 PM
To: Taylor, Karen <Karen.Taylor@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>
Subject: FW: Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata

UNOFFICIAL

Morning Karen

Further to our meeting on 31 January 2024 between CFF and D&I re s76 Watson proposed tree removals we have followed up on the resolution of the matter proposed by CFF. That resolution proposes to plant 7 + *Eucalyptus bicostata* on site to replace the 7 proposed to be removed to allow the construction of access to the new subdivision.

The original suggestion was to plant these replacement trees in the future development block that the SLA would be releasing to market. After further analysis this proposal was considered at high risk to successfully realising the CFF's goal of replacement planting. This is due to the need for numerous agencies (CFF, SLA, EPSDD x 2) required to follow the various DA processes and approval processes to ensure the requirement is captured and enforced appropriately and legally.

The alternative solution is to plant the replacement trees in the future PRZ1 land surrounding the future estate. This will allow EPSDD to ensure the requirement is captured in the SDA DA (EPSDD's project) and to have them installed as part of the road construction project, also EPSDD's project. This proposal significantly reduces the risk of failing to comply with the CFF's requirements. This proposal has been embraced by TCCS in principle (see below) and is now subjected to TCCS, CFF and EPSDD agreeing to the approximate locations of the future *E.bicostata* in the PRZ1 land. We wish to invite interested members of CFF to attend an onsite meeting with the other stakeholders to determine these locations. Can you please let me know who would like to attend from CFF and a range of acceptable times and days so that I can send out an invitation.

Hear from you soon.

Mark

From: Sweet, Carma <Carma.Sweet@act.gov.au>
Sent: Friday, 9 February 2024 5:39 PM

To: Overton, Mark <Mark.Overton@act.gov.au>; Bathgate, Brian <Brian.Bathgate@act.gov.au>
Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Donaldson, Nyah <Nyah.Donaldson@act.gov.au>; Greene, Bonnie <Bonnie.Greene@act.gov.au>; Adrian, Tristan <Tristan.Adrian@act.gov.au>; TCCS_CP UTD&DCoord <TCCS_CP UTD&DCoord@act.gov.au>

Subject: RE: Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata

UNOFFICIAL

Hi Mark

Thank you for following up. Urban Treescapes also support in principle the proposal to plant 7 or more *Eucalyptus bicostata* to replace the trees to be removed to install the cul-de-sac in Section 76 Watson. A meeting on site to lock in the location of the new trees would be appreciated, noting that some of the characteristics of this species that make great habitat also make this species less suitable for planting next to paths and other public infrastructure.

Thanks

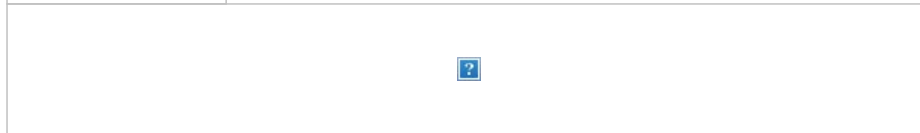
Carma

Carma Sweet | Director, Policy and Planning

Phone: 02 6207 7158 | Mobile: 0478401320 | Email: carma.sweet@act.gov.au

Urban Treescapes | City Presentation | Transport Canberra and City Services Directorate | ACT Government

Level 4, 480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



Connected services for the people of Canberra

From: Overton, Mark <Mark.Overton@act.gov.au>

Sent: Friday, February 9, 2024 10:34 AM

To: Bathgate, Brian <Brian.Bathgate@act.gov.au>; Sweet, Carma <Carma.Sweet@act.gov.au>

Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Donaldson, Nyah <Nyah.Donaldson@act.gov.au>; Greene, Bonnie <Bonnie.Greene@act.gov.au>; Adrian, Tristan <Tristan.Adrian@act.gov.au>

Subject: RE: Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata

UNOFFICIAL

Thanks very much Brian, we greatly appreciate your support.

Carma, are you able to support the proposal as well?

Hear from you soon.

Mark

From: Bathgate, Brian <Brian.Bathgate@act.gov.au>

Sent: Friday, 9 February 2024 10:28 AM

To: Overton, Mark <Mark.Overton@act.gov.au>; Sweet, Carma <Carma.Sweet@act.gov.au>

Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Donaldson, Nyah <Nyah.Donaldson@act.gov.au>; Greene, Bonnie <Bonnie.Greene@act.gov.au>; Adrian, Tristan <Tristan.Adrian@act.gov.au>

Subject: RE: Watson Section 76 subdivision - request for support to plant Eucalyptus bicostata

UNOFFICIAL

Good morning

Place Management is happy to support in principle and meet onsite to determine final locations.

Regards

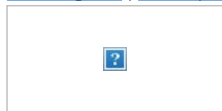
Brian Bathgate | Assistant Director, Land Management

P 6205 5350 | E brian.bathgate@act.gov.au

Place Management | Transport Canberra and City Services Directorate | ACT Government

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Connected services for the people of Canberra



From: Overton, Mark <Mark.Overton@act.gov.au>

Sent: Thursday, February 8, 2024 1:25 PM

To: Sweet, Carma <Carma.Sweet@act.gov.au>; Bathgate, Brian <Brian.Bathgate@act.gov.au>

Cc: Radford, Sarah <Sarah.Radford@act.gov.au>; Donaldson, Nyah <Nyah.Donaldson@act.gov.au>

Subject: FW: Watson Section 76 subdivision - request for support to plant *Eucalyptus bicostata*

UNOFFICIAL

Good afternoon Carma and Brian
Have either of you had a chance to review the proposal below and attached?
Hear from you soon.
Mark

From: Overton, Mark

Sent: Thursday, 1 February 2024 10:44 AM

To: Sweet, Carma <Carma.Sweet@act.gov.au>; Bathgate, Brian <Brian.Bathgate@act.gov.au>

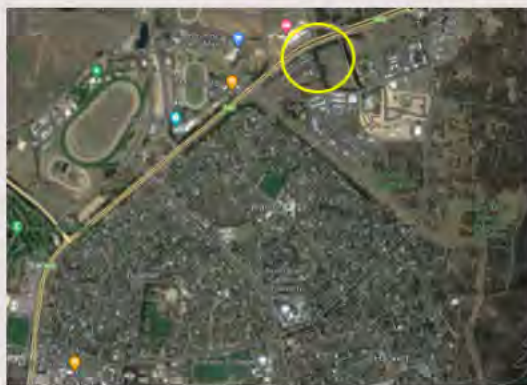
Cc: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>; Radford, Sarah <Sarah.Radford@act.gov.au>

Subject: Watson Section 76 subdivision - request for support to plant *Eucalyptus bicostata*

UNOFFICIAL

Good afternoon Carma and Brian

You have both provided support to EPSDD's endeavours in planning and designing the future residential and public open space subdivision on Block 2 Section 76 Watson. Refer below for location map to refresh your memory. Brian you were on site with us late last year and Carma your last correspondence is attached.



North Watson



During our preparations of the Subdivision Design Application (SDA – previously known as an EDP) for the site the Conservator of Flora and Fauna (CFF) raised an issue of concern. The proposed removal of 7 existing *Eucalyptus bicostata* on the southern boundary of the site (northern side of Aspinall St) to allow for the construction of the cul-de-sac to service the estate is considered by the CFF to have a significant impact on the foraging habitat of the Gang-gang which has been recently listed by the Commonwealth as endangered. We have submitted an ESO application to deal with the issue in an attempt to prevent the project being subjected to an EIS. In a recent discussion with the CFF a proposal to plant a number of replacement *E.bicostata* was put forward. Initially we considered the idea of placing the responsibility of planting the trees onto the future developer of Block c (refer attached site plan). The idea was to plant the trees along the western boundary adjacent the Territory Plan mandated connection path between the cul-de-sac and Federal Highway and plant them on leased land. After some consideration this proposal will present numerous issues namely enforcement of the requirement through the various DA processes, the undesirable long term safety and maintenance issues of *E.bicostata* adjacent a path and fire safety.

We have also considered re-locating the cul-de-sac to avoid the removal of the trees. However this would require another round of engineering work, ACT Roads approval and a Major Plan Amendment (previously known as a Territory Plan Variation), which would take 12-18 months at least and require further extensive consultation which has already been undertaken in 2021.

I understand that *E.bicostata* is on TCCS's 'deleted species' list for numerous reasons however as the CFF consider this species to be a very important food supply for the endangered Gang-gang we have found ourselves in a position where I need to seek your support in our proposal to identify in the SDA the planting of 7 replacement *E.bicostata* in what will become PRZ1 land once the SDA is approved and the estate constructed. At present we suggest the plantings occur along the western edge of the future estate between the western boundary and the existing tree line. The final numbers and locations of planting will need to be determined between the Tree Protection unit and the CFF as they have their own requirements under legislation and environmental knowledge. Please let me know if you require further information or wish to discuss in more detail.

Regards

Mark

Mark Overton

Place Delivery | Development & Implementation | Planning and Sustainable Development | Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: 6207 6899 | Email: mark.overton@act.gov.au

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

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I am privileged to live and work on Ngunawal Country. I am fortunate enough to have worked and continue to work with all Traditional Custodians of this unique country and region and to learn about their ongoing connection to country and community. I am honoured to have met and worked with elders of the present, to have learnt about the elders of the past and to hopefully work with the elders of the future.

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From: [ConservatorFloraFauna](#)
To: [Overton, Mark](#)
Subject: RE: Clearance of Debris under Trees - Block 2 Section 76 Watson
Date: Wednesday, 7 February 2024 2:21:57 PM

UNOFFICIAL

Hi Mark!

No, mulching won't have any significant impact, but thanks for checking. Mulch away!!

Thanks,

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

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From: Overton, Mark

Sent: Wednesday, February 7, 2024 9:56 AM

To: ConservatorFloraFauna ; Radford, Sarah ; Taylor, Karen

Subject: RE: Clearance of Debris under Trees - Block 2 Section 76 Watson

UNOFFICIAL

Hi Karen, us again.

Can we add mulch under the trees referred to below? We need to spruce the area up to make it safe for kiddies. About 75-100mm thick mulch layer will go down.

Hear from you soon.

mark

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

Sent: Tuesday, 23 January 2024 5:00 PM

To: Radford, Sarah <Sarah.Radford@act.gov.au>; Taylor, Karen <Karen.Taylor@act.gov.au>

Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Overton, Mark

<Mark.Overton@act.gov.au>

Subject: RE: Clearance of Debris under Trees - Block 2 Section 76 Watson

UNOFFICIAL

Hi Sarah!

Thank you for reaching out and I apologise for the delay in providing a response.

There are no approvals required for the necessary clean up and weed removal around the Gang-gang foraging trees. As long as the works involve only removing already fallen branches and leaves, and standard weed removal, we would have no concerns with the activity.

Thanks,

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

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From: Radford, Sarah <Sarah.Radford@act.gov.au>

Sent: Friday, January 19, 2024 2:26 PM

To: Taylor, Karen <Karen.Taylor@act.gov.au>

Cc: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Overton, Mark <Mark.Overton@act.gov.au>

Subject: Clearance of Debris under Trees - Block 2 Section 76 Watson

UNOFFICIAL

Good afternoon Karen,

As you may be aware, EPSDD (Development & Implementation) is constructing a neighbourhood park at Section 76 Watson, please see attached plan.

A clean-up of the fallen branches and leaves together with weed removal is required underneath the tree lines surrounding the park to assist in mitigating any hazards for patrons using the park and reducing the risk of fire. These tree lines fall within the foraging habitat of the Gang-gang Cockatoo. We have submitted an ESO application with the Conservator regarding proposed removal of some tree within the Gang Gang Cockatoo's foraging habitat. The park and the tree removal all form part of the overall Section 76 Watson infill development project.

Could the Conservator's office please provide advice on the extent that this **work** can be done. Mark Overton and I would be happy to meet on site to discuss this and to view the extent of fallen branches/leaves etc on site.

Kind regards,

Sarah

Sarah Radford

Phone: +61 2 62050761 | Email: sarah.radford@act.gov.au

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From: [ConservatorFloraFauna](#)
To: [Donaldson, Nyah](#); [ConservatorFloraFauna](#)
Cc: [Overton, Mark](#); [Radford, Sarah](#)
Subject: RE: Response to Conservator of Flora and Fauna RFI - B2 S76 Watson - Gang-Gang ESO
Date: Thursday, 14 March 2024 2:00:00 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

OFFICIAL: Sensitive

Hi Nyah,

From my reading of the Planning Act 2023, yes, you need to wait for the signed ESO before you can lodge a DA, which includes subdivision development proposals.

Bren is usually very quick to turn around things that need signatures so you should have it by tomorrow at the latest!

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

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From: Donaldson, Nyah
Sent: Thursday, March 14, 2024 1:48 PM
To: ConservatorFloraFauna
Cc: Overton, Mark ; Radford, Sarah
Subject: RE: Response to Conservator of Flora and Fauna RFI - B2 S76 Watson - Gang-Gang ESO

OFFICIAL: Sensitive

Thanks Karen

That is music to our ears and a lovely welcome back present for Mark!

Just one final question, will we need to wait to receive the signed ESO before we can lodge the Subdivision Application or what was known as the Estate Development Plan?

Shanks!:-)

Nyah

From: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Sent: Thursday, March 14, 2024 1:36 PM
To: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>
Cc: Overton, Mark <Mark.Overton@act.gov.au>; Radford, Sarah <Sarah.Radford@act.gov.au>
Subject: RE: Response to Conservator of Flora and Fauna RFI - B2 S76 Watson - Gang-Gang ESO

OFFICIAL: Sensitive

Thanks Nyah!

The ESO has been completed and is with Bren for signature now. I'll let you know as soon as it's been approved.

Thank you!

Karen Taylor

Conservator Support Officer

Conservator Support | Environment, Planning and Sustainable Development Directorate

Phone: +61 2 620 54668 | Email: Karen.Taylor@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Canberra ACT 2601 | 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 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.

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From: Donaldson, Nyah <Nyah.Donaldson@act.gov.au>

Sent: Friday, March 8, 2024 12:54 PM

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

Cc: EPD Impact <EPDImpact@act.gov.au>; Overton, Mark <Mark.Overton@act.gov.au>; Radford, Sarah <Sarah.Radford@act.gov.au>; Riches, Ben <Ben.Riches@act.gov.au>

Subject: Response to Conservator of Flora and Fauna RFI - B2 S76 Watson - Gang-Gang ESO

OFFICIAL: Sensitive

Dear Conservator and Team

Thank you for involvement in proposing a solution for the Watson Section 76 project in recent weeks.

Please find attached Development and Implementation's EPSDD, Response to the Conservator of Flora and Fauna's Request for Information for B2 S76 Watson – Gang-gang ESO, which includes:

- Response letter and Attachments:
 1. ESO RFI
 2. Watson DV372
 3. Site Plan
 4. Tree Protection Unit Email of 27.02.24 confirming 7 *E.bicostata* to be replaced
 5. Options for Offsite Tree Plantings

We trust that this information will satisfy the Conservator of Flora and Fauna RFI to enable the approval of the Gang-gang ESO.

Thanks and regards

Nyah

Djan Yimaba Yara (*Thank you and bye in Ngunnawal language*)

Nyah Donaldson | Director

Phone: 02 6205 9216 | Email: nyah.donaldson@act.gov.au

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

Level 2, 480 Northbourne Avenue, Dickson ACT 2602, www.planning.act.gov.au

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