



**Title of Proposal** - Construction of public housing units within Block 29, Section 36, Mawson, ACT.

## Section 1 - Summary of your proposed action

Provide a summary of your proposed action, including any consultations undertaken.

### 1.1 Project Industry Type

Residential Development

### 1.2 Provide a detailed description of the proposed action, including all proposed activities.

The ACT Government, represented by the ACT Public Housing Renewal Taskforce (the 'Taskforce'), has identified Block 29, Section 36, Mawson (the 'site') as a desirable site to be developed in support of the ACT Government's public housing renewal program. The proposal would result in the subdivision of the site into the following two parcels:

- the northern 6,680 m<sup>2</sup> (approx.  $\frac{3}{4}$  of the site) which is proposed to be cleared for the construction of eight single storey, two bedroom, adaptable public housing units and associated services and facilities; and
- the southern 1,233 m<sup>2</sup> (approx.  $\frac{1}{4}$  of the site) which is proposed to be retained as public open space, including appropriate management to improve the ecological value of the area.

### 1.3 What is the extent and location of your proposed action? Use the polygon tool on the map below to mark the location of your proposed action.

Area	Point	Latitude	Longitude
Block 29, Section 36, Mawson, ACT	1	-35.362356947894	149.09867380565
Block 29, Section 36, Mawson, ACT	2	-35.362181958627	149.09936045116
Block 29, Section 36, Mawson, ACT	3	-35.363424374205	149.09995053714
Block 29, Section 36, Mawson, ACT	4	-35.363669355301	149.09947846836
Block 29, Section 36, Mawson, ACT	5	-35.362356947894	149.09867380565



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**1.5 Provide a brief physical description of the property on which the proposed action will take place and the location of the proposed action (e.g. proximity to major towns, or for off-shore actions, shortest distance to mainland).**

The site comprises the entirety of Block 29, Section 36, Mawson, ACT, a 7,913 m<sup>2</sup> (0.79 ha) parcel of land approximately 155x55 m. The site is located centrally within the suburb of Mawson and is bordered by:

- Mawson Drive to the north;
- Shackleton Circuit to the south; and
- residential land to the east (townhouses on RZ2 zoning) and west (free-standing houses on RZ1 zoning).

The site is located approximately 6.4 km southwest of Parliament House and 2.1 km southeast of Woden Towncentre.

**1.6 What is the size of the proposed action area development footprint (or work area) including disturbance footprint and avoidance footprint (if relevant)?**

0.67 ha

**1.7 Is the proposed action a street address or lot?**

Lot

**1.7.2 Describe the lot number and title.** Block 29, Section 36, Mawson

**1.8 Primary Jurisdiction.**

Australian Capital Territory

**1.9 Has the person proposing to take the action received any Australian Government grant funding to undertake this project?**

No

**1.10 Is the proposed action subject to local government planning approval?**

Yes



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### **1.10.1 Is there a local government area and council contact for the proposal?**

Yes

#### **1.10.1.0 Council contact officer details**

##### **1.10.1.1 Name of relevant council contact officer.**

Joanne Mitchell

##### **1.10.1.2 E-mail**

joanne.mitchell@act.gov.au

##### **1.10.1.3 Telephone Number**

02 6205 7259

### **1.11 Provide an estimated start and estimated end date for the proposed action.**

Start date 12/2017

End date 12/2018

### **1.12 Provide details of the context, planning framework and State and/or Local government requirements.**

The ACT Planning Strategy establishes how our territory will develop into the future to meet the aspirations of the people and the environmental, social and economic challenges of the 21st century. It is based on five outcomes we want to achieve and nine strategies to achieve them. It also addresses the challenges we face in Canberra and how we can meet these.

The Development Application (DA) process is a part of the ACT Government's planning framework. For the proposed development on this site, a DA will be lodged for approval with the Planning and Land Authority. Once lodged, the DA is assessed against the relevant code of the Territory Plan, objectives of the zone the land is in and the suitability of land for the development. The Planning and Land Authority also takes into consideration all representations made during notification, advice from other entities like ActewAGL, a plan of management for any public land and the likely impact of the development, including any environmental impact.

### **1.13 Describe any public consultation that has been, is being or will be undertaken, including with Indigenous stakeholders.**

The Public Housing Renewal Taskforce commenced community engagement on six Community-



Facility zoned sites to develop 'supportive housing' in March 2017. One of these sites is Block 29, Section 36, Mawson. The Taskforce has been working closely with representatives of the Mawson community to understand the community's concerns and to refine the design and layout of the public housing proposal. In particular, the Taskforce has met five times (Friday 12 May 2017, Thursday 26 May 2017, Wednesday 31 May 2017, Thursday 8 June 2017 and Thursday 3 August 2017) with the Mawson Citizens' Group (MCG) which was formed by some members of the Mawson community in response to the public housing proposal. During this process, the key concerns of the community have been documented, including: concerns about traffic and parking; the geology of the site; potential privacy concerns for new and existing residents; and, protecting the local environment.

The Taskforce has received 49 submissions from the community to date: 30 online surveys; 7 consultation surveys; and, 12 'other' submissions (email/phone/letter). The Taskforce has responded to all concerns raised, and through a number of exercises with the MCG, has revised the design. The MCG held an open community consultation event on the site on 9 July 2017 to communicate the revised designs to the wider community. This event was attended by the Minister for Housing and Suburban Development and the Taskforce. The outcomes of each meeting are available on the Taskforce's website and via email to the stakeholder database. The Taskforce's website is at <https://www.economicdevelopment.act.gov.au/urban-renewal/public-housing-renewal/better-housing/replacement-housing-locations/mawson>

In addition to the consultation that has occurred to date, all members of the community will have the opportunity to comment on the design through the Development Application (DA) process. The period for public comment on the DA will be extended by two weeks to best facilitate this.

#### **1.14 Describe any environmental impact assessments that have been or will be carried out under Commonwealth, State or Territory legislation including relevant impacts of the project.**

The ACT Government engaged Capital Ecology Ltd Pty to complete the required desktop and site investigations and prepare an Ecological Impact Assessment (EIA) for the proposed development (final dated 3 August 2017). The EIA details the ecological values of the site (notably Matters of National Environmental Significance) and provides an assessment of significance of the proposed impacts upon these values. The EIA is the key informing study for this EPBC Act referral.

Upon receipt of the EPBC Act referral decision, the proposal will be referred to the ACT Government Conservator of Flora and Fauna for an Environmental Significance Opinion (ESO). The ESO process is the ACT Government's process for assessing the significance of the impacts of a proposal upon environmental values (including those listed under the EPBC Act



and/or the ACT Nature Conservation Act 2014) when the proponent believes that the impacts will not be significant. The EIA includes an ESO supporting document prepared to provide relevant information to assist the Conservator in developing an ESO.

**1.15 Is this action part of a staged development (or a component of a larger project)?**

No

**1.16 Is the proposed action related to other actions or proposals in the region?**

Yes

**1.16.1 Identify the nature/scope and location of the related action (Including under the relevant legislation).**

Through the public housing renewal program, the ACT Government will be replacing 1,288 dwellings from multi-unit public housing complexes located along Northbourne Avenue and in other areas of Canberra. This renewal will result in a public housing portfolio that better meets the needs of tenants, now and into the future. It allows the ACT Government to:

- better support the needs of some of the most vulnerable people in our community;
- break down concentrations of disadvantage; and
- better integrate public housing and public housing tenants into the community.

The ACT Government Public Housing Renewal Taskforce has considered a number of sites located on Territory-owned land and has also established processes to purchase suitable properties from private ownership. This includes a number of sites on Community Facility-zoned land with the potential to be developed in support of our public housing renewal program. Block 29, Section 36, Mawson has been identified as one of these sites.



## Section 2 - Matters of National Environmental Significance

Describe the affected area and the likely impacts of the proposal, emphasising the relevant matters protected by the EPBC Act. Refer to relevant maps as appropriate. The [interactive map tool](#) can help determine whether matters of national environmental significance or other matters protected by the EPBC Act are likely to occur in your area of interest. Consideration of likely impacts should include both direct and indirect impacts.

Your assessment of likely impacts should consider whether a bioregional plan is relevant to your proposal. The following resources can assist you in your assessment of likely impacts:

- [Profiles of relevant species/communities](#) (where available), that will assist in the identification of whether there is likely to be a significant impact on them if the proposal proceeds;
- [Significant Impact Guidelines 1.1 – Matters of National Environmental Significance](#);
- [Significant Impact Guideline 1.2 – Actions on, or impacting upon, Commonwealth land and Actions by Commonwealth Agencies](#).

**2.1 Is the proposed action likely to have ANY direct or indirect impact on the values of any World Heritage properties?**

No

**2.2 Is the proposed action likely to have ANY direct or indirect impact on the values of any National Heritage places?**

No

**2.3 Is the proposed action likely to have ANY direct or indirect impact on the ecological character of a Ramsar wetland?**

No

**2.4 Is the proposed action likely to have ANY direct or indirect impact on the members of any listed species or any threatened ecological community, or their habitat?**

Yes

### 2.4.1 Impact table

Species	Impact
White Box-Yellow Box-Blakely's Red Gum	The proposed action will result in the clearance



Species	Impact
Grassy Woodland and Derived Native Grassland.	of a total area of 3,330 m <sup>2</sup> (0.33 ha) of woodland consistent with the minimum criteria for the EPBC Act critically endangered listed ecological community: White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.

**2.4.2 Do you consider this impact to be significant?**

No

**2.5 Is the proposed action likely to have ANY direct or indirect impact on the members of any listed migratory species, or their habitat?**

No

**2.6 Is the proposed action to be undertaken in a marine environment (outside Commonwealth marine areas)?**

No

**2.7 Is the proposed action to be taken on or near Commonwealth land?**

No

**2.8 Is the proposed action taking place in the Great Barrier Reef Marine Park?**

No

**2.9 Is the proposed action likely to have ANY direct or indirect impact on a water resource related to coal/gas/mining?**

No

**2.10 Is the proposed action a nuclear action?**

No

**2.11 Is the proposed action to be taken by the Commonwealth agency?**

No

**2.12 Is the proposed action to be undertaken in a Commonwealth Heritage Place**



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**Overseas?**

No

**2.13 Is the proposed action likely to have ANY direct or indirect impact on a water resource related to coal/gas/mining?**

No





## Section 3 - Description of the project area

Provide a description of the project area and the affected area, including information about the following features (where relevant to the project area and/or affected area, and to the extent not otherwise addressed in Section 2).

### 3.1 Describe the flora and fauna relevant to the project area.

#### Flora

The site supports a moderate diversity of flora species with 33 native species and 45 exotic species recorded during the May 2017 site survey. No EPBC Act and/or NC Act listed threatened flora species were recorded within the site during the site survey, nor have any been previously recorded within the site or locality (i.e. within 2 km of the site). None of the threatened flora species with the potential to occur in the locality are considered to have a moderate or higher likelihood of occurrence within the site.

#### Fauna

The site is located centrally within the suburb of Mawson and, from a fauna habitat connectivity perspective, is largely disconnected from the large patches of fauna habitat retained elsewhere in Woden Valley. This lack of connectivity, together with the impacts of close proximity to permanent human presence and associated edge-effects, is likely to restrict the utilisation of the habitat within the site to highly mobile urban-adapted species (notably birds). Notwithstanding the above, the site supports the following fauna habitat features.

- The two remnant Blakely's Red Gums contain a few small hollows. Whilst these hollows may provide nesting/roosting habitat for microbats and small native birds, it is likely that only common native birds (i.e. Rosellas *Platycercus* spp., Red-rumped Parrot *Psephotus haematonotus* etc.) and exotic pest species (Indian Myna *Acridotheres tristis*, Common Starling *Sturnus vulgaris*) would nest in this location given its urban context.
- A dense grassy understorey throughout and scattered fallen branches under the remnant eucalypts. These features are likely to provide foraging resources to a variety of reptiles, arthropods, and common native and exotic birds.
- The remnant eucalypts, particularly the Yellow Box, would provide a nectar resource for numerous honeyeater species and other birds when in flower. The seed from the numerous



Wattles *Acacia* spp. within and around this site would also provide a foraging resource for several parrot species, potentially including the Gang-gang Cockatoo *Callocephalon fimbriatum*.

• The site contains several patches of outcropping rock, however these are generally deeply imbedded with few loose surface rocks. Such habitat is likely to provide refuge and basking habitat for common herpetofauna, however it is unlikely to support the Pink-tailed Worm-lizard *Aprasia parapulchella* (vulnerable, EPBC Act and NC Act) or any other threatened herpetofauna species.

Whilst the fauna habitat within site is connected to the similar habitat throughout Block 1, Section 40, to the south, the surrounding urban development has retained little similar habitat in the locality. Accordingly, it is unlikely that the site constitutes a significant component of a wildlife movement corridor, or is otherwise important for fauna habitat connectivity.

While several threatened and/or migratory listed bird species may visit the site on transient basis, it is unlikely that the site provides important breeding or foraging habitat for any threatened or migratory fauna species. The site is, however, likely to provide habitat for the various common and urban-adapted native and exotic fauna species which occur in the locality.

Refer to the Ecological Impact Assessment (EIA) (Capital Ecology, 3 May 2017) for a detailed description of the ecological values of the site. Appendix A of the EIA provides a Likelihood of Occurrence Assessment which addresses each EPBC Act and/or NC Act listed species with the potential to occur in the locality.

### **3.2 Describe the hydrology relevant to the project area (including water flows).**

The site is a small block located within the urban fabric of Mawson, ACT. The site is free-draining and does not contain any waterbodies or watercourses. All rainwater which falls on the site flows directly either north to Mawson Drive or south to Shackelton Circuit.

### **3.3 Describe the soil and vegetation characteristics relevant to the project area.**

#### **Soil**



**TOPSOIL:** generally comprising dry to moist sandy silt, silty sand varying amounts of gravel dacite cobbles and boulders to depths of 0.1 – 0.2 m in Pits 1 – 9.

**FILLING (Stockpiled):** generally comprising, dry to moist silty sand, sandy silty and gravelly sandy silt in Pits 10 and 11 to depths of 0.7 m and 0.8 m respectively. Concrete, clay bricks and black plastic were also encountered in one or both the pits.

**SILTY SAND SANDY SILT:** medium dense, dry to moist, silty sand and sandy silt with varying amounts of gravel and dacite cobbles and boulders encountered to depths 0.3 – 0.5 m. Pits 10 and 11 were terminated at the limit of investigation depth of 1.1 m.

**SANDY CLAY:** very stiff to hard, dry to moist sandy clay with varying amounts of dacite cobbles and boulders in Pits 1 – 9 to depths of 0.5 – 1.1 m.

**WEATHERED ROCK:** variably extremely low to high strength, extremely to moderately weathered dacite below depths of 0.5 – 1.1 m in Pits 1 – 9. Very high to extremely high, slightly weathered to fresh fractured inclusion / boulder was encountered in Pit 4. Pits 1 and 2 were terminated at the limit of investigation depth of 2.1 m and Pits 3 – 9 at slow progress depths of 1.2-1.9 m.

## Vegetation

The 0.79 ha site is located centrally within the urban fabric of Mawson, ACT. The vegetation within the site has been modified to varying degrees by urban edge effects that are typical of highly modified environments. These edge effects have resulted in the contraction of the extent of the site supporting a 'native dominant' groundstorey (i.e. ~ 50% of the perennial groundstorey composition is native) to a 0.42 ha patch on the ridge running generally along the centre of the site. This patch of native groundstorey primarily comprises native grasses, notably Kangaroo Grass *Themeda triandra*, Poa Tussock *Poa sieberiana* and Wild Sorghum *Sorghum leiocladum*. The patch also supports a moderate diversity of native forbs with 17 species recorded during the Autumn site inspection. The groundstorey throughout the 0.37 ha balance of the site displays a clear dominance of exotic grasses and herbaceous weeds.

### 3.4 Describe any outstanding natural features and/or any other important or unique values relevant to the project area.

The site does not contain any outstanding natural features and/or any other important or unique values.

### 3.5 Describe the status of native vegetation relevant to the project area.



The site contains one patch of native vegetation. This patch is consistent with the EPBC Act critically endangered ecological community: 'White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland' when assessed against the flowchart provided in *Policy Statement 3.5: White Box – Yellow Box – Blakely's Red Gum grassy woodlands and derived native grasslands* (Commonwealth of Australia 2006).

The patch of native vegetation also denotes the extent of the site which supports the Yellow Box – Red Gum Grassy Woodland community listed as endangered pursuant to the ACT *Nature Conservation Act 2014* (NC Act).

### **3.6 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.**

The site has a moderate (approx. 6%) gradient running from 648 m AHD in the southwest corner to 639 m AHD in the northeast corner.

### **3.7 Describe the current condition of the environment relevant to the project area.**

The vegetation and other environmental values of the site have been modified to varying degrees by urban edge effects that are typical of highly modified environments, including:

- mowing of the road verges and remaining periphery of the site, presumably to provide bushfire hazard mitigation for adjoining properties;
- introduction and proliferation of weeds, facilitated and/or encouraged by mowing and the dumping of household rubbish and garden waste (refer Appendix B of the EIA for the extensive list of weeds recorded within the site); and
- adjoining property owners planting garden trees along the site boundaries and within the site.

Notwithstanding the above, a small patch of Box-Gum Woodland in moderate condition persists within the site. The patch contains nine remnant eucalypt trees which appear healthy and are proposed for retention as part of the proposed action.

### **3.8 Describe any Commonwealth Heritage Places or other places recognised as having heritage values relevant to the project area.**

The site does not contain, nor is it relevant to, any Commonwealth Heritage Places or other places recognised as having heritage values.



### **3.9 Describe any Indigenous heritage values relevant to the project area.**

Block 29 Section 36 Mawson does not contain any registered heritage assets listed on the ACTMAPi database, nor listed within the World, Nation and Commonwealth Heritage lists available through the Australian Government Department of Environment and Energy website.

### **3.10 Describe the tenure of the action area (e.g. freehold, leasehold) relevant to the project area.**

The site comprises the entirety of Block 29, Section 36, Mawson, a 7,913 m<sup>2</sup> (0.79 ha) parcel of land approximately 155x55 m, owned by the Australian Capital Territory and zoned 'Urban Area' in the National Capital Plan and 'CF: Community Facilities' in the ACT Territory Plan.

### **3.11 Describe any existing or any proposed uses relevant to the project area.**

The site is currently a vacant block which has no existing uses.

The ACT Government proposes to subdivide the site into the following two parcels:

- the northern 6,680 m<sup>2</sup> (approx.  $\frac{3}{4}$  of the site) which is proposed to be cleared for the construction of eight single storey, two bedroom, adaptable public housing units and associated services and facilities; and
- the southern 1,233 m<sup>2</sup> (approx.  $\frac{1}{4}$  of the site) which is proposed to be retained as public open space, including appropriate management to improve the ecological value of the area.



## Section 4 - Measures to avoid or reduce impacts

Provide a description of measures that will be implemented to avoid, reduce, manage or offset any relevant impacts of the action. Include, if appropriate, any relevant reports or technical advice relating to the feasibility and effectiveness of the proposed measures.

Examples of relevant measures to avoid or reduce impacts may include the timing of works, avoidance of important habitat, specific design measures, or adoption of specific work practices.

### 4.1 Describe the measures you will undertake to avoid or reduce impact from your proposed action.

A number of measures are proposed to reduce the impact of the proposed development upon the ecological values of the site and surrounds. The direct impacts of the proposed development cannot be entirely avoided, however a number of measures are proposed to reduce the direct impacts and avoid or substantially reduce indirect impacts. The measures proposed are detailed below.

- As illustrated in the Landscape Concept Plan (Cox Architecture 2017), the southern portion of the site has been excluded from the development footprint to permit the retention of the most intact part of the Box-Gum Woodland patch (area = 0.12 ha). This area will be designated an 'Environmental Protection Zone' which will be demarcated during development to prevent access and other impacts.
- It will be stipulated in the Construction Environmental Management Plan (CEMP) that the Environmental Protection Zone is to be disturbed as little as possible, and that no driving or other impacts are to occur beyond the demarcated boundary. No storage of materials or parking of plant or vehicles is to occur within the Environmental Protection Zone. The CEMP will stipulate measures (i.e. toolbox talks etc.) to ensure that these requirements are followed.
- The development layout has been designed in a manner that will permit the retention of all remnant eucalypt trees within the site, including the two large Blakely's Red Gum trees in the northern part of the site. These trees will be protected during development works in the manner set out in the Australian Standard 4970 – Protection of trees on development sites (Standards Australia 2009), together with any associated requirements determined by the ACT Tree Protection Unit and the ACT Conservator of Flora and Fauna.
- Best practice weed management will be implemented during all works to minimise the spread of the significant weeds present within the site and surrounds (notably African Love Grass, Chilean Needle Grass, and St John's Wort). This will include:
  - appropriate vehicle hygiene – all vehicles and machinery will be cleaned of weed seed or propagules prior to entry to the work site;



- only sterile materials such as hessian/jute or rice straw will be used for soil stabilisation or similar purposes; and
- for 24 months following conclusion of the works, significant weeds will be controlled throughout the public areas within and adjacent to the site by a qualified and experienced weed control contractor.
- . A program of works will be implemented to rehabilitate the patch of Box-Gum Woodland to be retained in the southern extent of the site (referred to above as 'Environmental Protection Zone'). Works will include:
  - site clean-up works to collect the rubbish present; and
  - a program of weed control targeted at all woody weeds, significant grass weeds, and significant herbaceous weeds (refer list of weeds in Appendix B).

As detailed in the Landscape Concept Plan (Cox Architecture 2017), the planting palette for the development has been developed to comprise tree, shrub, and understorey (notably grasses) species which are characteristic of Box-Gum Woodland. Planting these species will complement the remaining Box-Gum Woodland values of the site and act to mitigate the loss of the areas of Box-Gum Woodland groundstorey associated with the proposed development.

#### **4.2 For matters protected by the EPBC Act that may be affected by the proposed action, describe the proposed environmental outcomes to be achieved.**

The proposed action will achieve the following environmental outcomes for the EPBC Act listed White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland within the site.

- . All remnant eucalypt trees within the site will be retained, including the two large Blakely's Red Gum trees in the northern part of the site.
- . The southern portion of the site will be designated an Environmental Protection Zone permitting the retention of the most intact part of the Box-Gum Woodland patch (area = 0.12 ha).
- . A program of works will be implemented to rehabilitate the patch of Box-Gum Woodland (Environmental Protection Zone). Works will include:
  - site clean-up works to collect the rubbish present; and
  - a program of weed control targeted at all woody weeds, significant grass weeds, and significant herbaceous weeds (refer list of weeds in Appendix B).
- . As detailed in the Landscape Concept Plan (Cox Architecture 2017), the planting palette for the development has been developed to comprise tree, shrub, and understorey (notably



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grasses) species which are characteristic of Box-Gum Woodland. Planting these species will complement the remaining Box-Gum Woodland values of the site and act to mitigate the loss of the areas of Box-Gum Woodland groundstorey associated with the proposed development.





## **Section 5 – Conclusion on the likelihood of significant impacts**

A checkbox tick identifies each of the matters of National Environmental Significance you identified in section 2 of this application as likely to be a significant impact.

Review the matters you have identified below. If a matter ticked below has been incorrectly identified you will need to return to Section 2 to edit.

### **5.1.1 World Heritage Properties**

No

### **5.1.2 National Heritage Places**

No

### **5.1.3 Wetlands of International Importance (declared Ramsar Wetlands)**

No

### **5.1.4 Listed threatened species or any threatened ecological community**

No

### **5.1.5 Listed migratory species**

No

### **5.1.6 Commonwealth marine environment**

No

### **5.1.7 Protection of the environment from actions involving Commonwealth land**

No

### **5.1.8 Great Barrier Reef Marine Park**

No

### **5.1.9 A water resource, in relation to coal/gas/mining**

No



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#### **5.1.10 Protection of the environment from nuclear actions**

No

#### **5.1.11 Protection of the environment from Commonwealth actions**

No

#### **5.1.12 Commonwealth Heritage places overseas**

No

**5.2 If no significant matters are identified, provide the key reasons why you think the proposed action is not likely to have a significant impact on a matter protected under the EPBC Act and therefore not a controlled action.**

The site supports a single MNES namely, 'White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland', listed as critically endangered pursuant to the EPBC Act. The site is unlikely to contain any EPBC Act listed flora species and does not contain potentially important habitat for any EPBC Act listed threatened or migratory fauna species.

The *EPBC Act Matters of National Environmental Significance - Significant Impact Guidelines 1.1* (Commonwealth of Australia 2009) ('Significant Impact Guidelines') provide a number of criteria for use in determining whether an 'action' will have, or is likely to have, a significant impact upon an EPBC Act listed 'critically endangered or endangered ecological community'. An assessment of the potential impact upon Box-Gum Woodland is included as Appendix D of the Ecological Impact Assessment (EIA) (Capital Ecology 2017). As determined through this assessment, given the patch's small size, urban context, poor connectivity to other patches, and likely low long-term viability due to edge effects, it is considered unlikely that the proposed impact to the patch would constitute a significant impact upon the listed community. Furthermore, the proposed development has been designed in a manner that will retain and improve the most intact portion of the patch, permit the retention and protection of all of the remnant eucalypt trees within the site, and complement these with plantings comprising species characteristic of the Box-Gum Woodland ecological community.



## **Section 6 – Environmental record of the person proposing to take the action**

Provide details of any proceedings under Commonwealth, State or Territory law against the person proposing to take the action that pertain to the protection of the environment or the conservation and sustainable use of natural resources.

### **6.1 Does the person taking the action have a satisfactory record of responsible environmental management? Please explain in further detail.**

Yes.

The ACT Government, represented by the ACT Public Housing Renewal Taskforce, is the proponent of the proposed action. The ACT Government takes a proactive and responsible approach to environmental management.

### **6.2 Provide details of any past or present proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against either (a) the person proposing to take the action or, (b) if a permit has been applied for in relation to the action – the person making the application.**

Not Applicable - The ACT Government, represented by the ACT Public Housing Renewal Taskforce, is the proponent of the proposed action.

### **6.3 If it is a corporation undertaking the action will the action be taken in accordance with the corporation's environmental policy and framework?**

Yes

#### **6.3.1 If the person taking the action is a corporation, please provide details of the corporation's environmental policy and planning framework.**

The ACT Government is not a corporation, however the ACT Government takes a proactive and responsible approach to environmental management.



The Nature Conservation Strategy 2013–23 helps guide future planning of the Territory's open spaces, rural areas, urban areas, riverine corridors, and nature reserves, and guide investment of funding and resources in nature conservation. The strategy also improves the opportunities for ACT residents to enjoy parks, reserves and open space, as places for recreation, amenity, self-renewal and education. It is designed to support the ACT's diverse volunteer base, which put in tens of thousands of hours of unpaid work every year to help manage the ACT's natural areas.

The ACT Planning Strategy (the Strategy) will direct the development of Canberra to help the city achieve its economic, cultural and environmental aspirations. It was developed by planning experts in consultation with the Canberra public. The Strategy is a policy for both government and the community, it:

- outlines where future growth and change is to occur and how it is to be managed;
- directs where more specific planning and investigation is required;
- helps prioritise investment in social and utility infrastructure; and
- identifies where regional collaboration is important.

**6.4 Has the person taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act?**

Yes

**6.4.1 EPBC Act No and/or Name of Proposal.**

The ACT Government has referred numerous proposed actions under the EPBC Act, these include the following.

2000/117 ACT Projects/Urban developments/Gungahlin/ACT/Neighbourhood Landscape Works/Tree Planting

2000/64 Department of Urban Services/Land Transport Infrastructure/Gordon/ACT/Jim Pike Avenue Extension

2000/93 PROCUREMENT PROJECTS ACT DEPARTMENT OF URBAN SERVICES/Commercial Development/North Lanyon/Australian Capital Territory/Point Hut Pond,Floodway and Pedestrian Bridges

2001/341 ACT Department of Urban Services/Land Transport Infrastructure/Gungahlin, Canberra/ACT/Duplication of Barton Highway and Gungahlin Drive



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2001/361 Department of Urban Services/Land Transport Infrastructure/Canberra/ACT/Conder 4A - Templestowe Avenue Connection, Ponds and Floodway

2002/825 DEPARTMENT OF URBAN SERVICES ROADS ACT/Transport - Land/Majura Road/Australian Capital Territory/Majura Road Upgrade

2003/1156 Department of Urban Services, Roads ACT/Land transport/Canberra/ACT/Gungahlin Drive Extension

2003/1257 Department of Urban Services, Roads ACT/Land transport/Campbell/ACT/Fairbairn Avenue Upgrade, Anzac Parade to Northcott Drive

2003/1259 Land Development Authority - Gungahlin/Waste management/Gungahlin/ACT/Gungaderra Trunk Sewer Stage 1

2004/1383 Land Development Agency/Urban and commercial new development/Kingston/ACT/Kingston Foreshore Development - Reclamation and Filling Lake Burley Griffin

2004/1723 ACT Department of Justice and Community Safety/Urban and commercial new development/Hume, Jerrabomberra Valley/ACT/establishment of a prison on part Block 6 Section 24 and part Block 12 Section 18

2005/1975 ACT Department of Treasury/Water management and use/Gungahlin/ACT/Gungaderra Creek Floodway Project

2005/2343 ACT Land Development Agency/Urban and commercial new development/Gungahlin/ACT/Harrison 3 Residential Estate

2005/2474 Land Development Agency/Urban and commercial new development/Gungahlin/ACT/Franklin Residential Estate

2006/2963 ACT Department of Disability, Housing and Community Services/Urban and commercial new development/Mitchell/ACT/Development of Youth Detention Centre

2007/3302 Land Development Agency/Residential development/Dunlop/ACT/Dunlop 5 (West) Residential Development

2007/3420 ACT Procurement Solutions/Transport - land/Gungahlin/ACT/Wells Station Drive Extension Stages 1A & 1B

2007/3531 ACT Dept of Territory and Municipal Services - Parks Conservation & Land/Natural resources mngmt/Canberra Nature Parks/ACT/Site Preparation of Inner Asset Protection Zone in 3 Canberra Nature Parks

2008/4036 Land Development Agency (ACT Government)/Residential development/Gungahlin/ACT/Bonner Residential Development Stages 1, 2 and 3



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2009/4752 Land Development Agency/Residential development/North Weston, near Cotter Road and Tuggeranong Parkway/ACT/North Weston Residential Development, Canberra

2009/4766 Land Development Agency/Commercial development/Hume West/ACT/Hume West Industrial Estate Development

2009/5041 ACT Planning and Land Authority/Residential development/Molonglo Valley/ACT/Urban development in parts of the suburb of Wright and arterial road btw Streeton Dve & Holden Creek, Molonglo Valley

2009/5050 ACT PLANNING AND LAND AUTHORITY/Residential Development/Molonglo Valley/Australian Capital Territory/Urban development in parts of residential suburb of Coombs, Cotter Road

2009/5057 Roads ACT/Transport - land/Monaro Hwy to Federal Hwy, Majura/ACT/Construction of a four lane dual carriageway road from Monaro Hwy to Federal Hwy, Majura ACT

[View Details](#)

2009/5156 ACT PROCUREMENT SOLUTIONS/Transport - Land/West Gungahlin/Australian Capital Territory/Clarrie Hermes Drive Extension

2010/5412 ACT Procurement Solutions /Transport - land/Gungahlin, Mirrabai Drive & Lens Waters Street/ACT/Mirrabai Drive Extension

2010/5456 Department of Territory and Municipal Services/Tourism and recreation/Throsby, Gungahlin/ACT/Throsby Multisport Complex

2010/5501 ACT PROCUREMENT SOLUTIONS/Transport - Land/Kowen (between Queanbeyan & Bungendore)/Australian Capital Territory/Kings Highway Deviation

2010/5565 ACT Procurement Solutions/Transport - land/Approx 8km north of CBD within the suburb of Kenny/ACT/2.1km upgrade and extension of Morisset road

2010/5750 LAND DEVELOPMENT AGENCY/Tourism and Recreation/Block 799 Gungahlin, ACT/Australian Capital Territory/Development of cabin, camping and possible hotel accomodation

2011/5808 ACT NOWASTE/Waste Management (non-sewerage)/ Partly on block 2227 Mugga Lane, NW of Hume, ACT/Australian Capital Territory/Expansion of the Mugga Lane Resource Management Centre

2011/5890 Department of Justice and Community Safety/Natural resources management/Tidbinbilla Nature Reserve approx 35 km SW of Canberra/ACT/Tidbinbilla Land Management Facility

2011/5918 Roads ACT/Transport - land/Gungahlin /ACT/Mulligans Flat Road - Northern Section



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2011/6113 Land Development Agency/Residential development/North of Ngunnawal and Amaroo in north Gungahlin/ACT/Moncrieff Residential Development

2012/6251 ACT Economic Development Directorate /Commercial development/Horse Park Drive, Gungahlin /ACT/Throsby Denominational School Site

2012/6350 Land Development Agency/Residential development/North- West Gungahlin/ACT/Development of future urban areas Jacka (North), Taylor and Kinlyside

2012/6418 LAND DEVELOPMENT AGENCY/Residential Development/Watson/Australian Capital Territory/Residential Development, Block 9 Section 64, Watson, and extension of Negus Crescent, ACT

2012/6645 TERRITORY AND MUNICIPAL SERVICES ACT GOVERNMENT/Tourism and Recreation/Canberra/Australian Capital Territory/Canberra Centenary Trail Project

2014/7327 ACT Economic Development Directorate/Residential development/Division of Symonston, ACT/ACT/Symonston Residential Estate Stage 2, Symonston, ACT

2015/7483 ACT Shared Services Procurement/Transport - Land/Pialligo/Australian Capital Territory/Construction of a link road on Marjura Parkway, Pialligo, ACT

2016/7742 ACT Procurement/Transport - Land/Mustang Avenue roundabout, Majura Road, Pialligo, ACT/Australian Capital Territory/Construction of the IKEA Canberra Northern Access Road, ACT

2016/7781 Land Development Agency/Residential Development/north of Isabella Pond Weir, between Drakeford Dr and Lake Tuggeranong, ACT/Australian Capital Territory/Urban Development of part Block 5 Section 10 Greenway, ACT



## Section 7 – Information sources

You are required to provide the references used in preparing the referral including the reliability of the source.

### 7.1 List references used in preparing the referral (please provide the reference source reliability and any uncertainties of source).

Reference Source	Reliability	Uncertainties
ACT Government (1999). Yellow Box/Red Gum Grassy Woodland: An endangered ecological community. Action Plan No. 10. Environment ACT, Canberra.	High	None
ACT Government (2004). Woodlands for Wildlife: ACT Lowland Woodland Conservation Strategy. Action Plan No. 27. Environment ACT, Canberra.	High	None
Commonwealth of Australia (2006). Policy Statement 3.5: White Box – Yellow Box – Blakely's Red Gum grassy woodlands and derived native grasslands. Commonwealth Department of Environment and Heritage.	High	None
Commonwealth of Australia (2013). Matters of National Environmental Significance Significant impact guidelines 1.1. Commonwealth Department of the Environment, Water, Heritage and the Arts.	High	None
Cox Architecture (2017). Block 29, Section 36, Mawson – Landscape Concept Plan. Rev 4 – 1 August 2017.	High	None
Threatened Species Scientific Committee (2006). White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and	High	None





Reference Source	Reliability	Uncertainties
Derived Native Grassland. Advice to the Minister for the Environment and Heritage from the Threatened Species Scientific Committee (TSSC) on Amendments to the List of Ecological Communities under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). In effect under the EPBC Act from 18-May-2006.		
Australian Government (2017). High EPBC Act Protected Matters Search Tool	High	None
Australian Government (2017). High Species Profile and Threats Database	High	None
Capital Ecology (2017). Block 29, Section 36, Mawson – Ecological Impact Assessment and Environmental Significance Opinion Supporting Document. Capital Ecology project no. 2751. Final 3 August 2017.	High	None



## Section 8 – Proposed alternatives

You are required to complete this section if you have any feasible alternatives to taking the proposed action (including not taking the action) that were considered but not proposed.

### 8.0 Provide a description of the feasible alternative?

The Taskforce is locating replacement housing on available sites to spread it more evenly across all areas of the city, including in new neighbourhoods. In conjunction with other ACT Government Agencies, the Taskforce has reviewed all developable vacant land in the Territory, including Greenfield and Commercial, Residential and Community Facility zoned sites in established areas. The location of replacement public housing is based on where land is available, as well as proximity to services such as shops, schools and transport. Several sites were assessed as suitable but public housing may not be delivered on these sites due to planning restrictions under the Territory Plan.

Public housing will be ‘salt and peppered’ across the city where there are good connections to employment, public transport networks and support services. This contributes to a healthy and diverse community and provides housing stability and security for vulnerable people. Mawson was identified as a suburb in which public housing should be placed in order to support this approach. Block 29, Section 36, Mawson meets all of the requirements, and there were no feasible alternative sites that met the requirements within the suburb or nearby. This location provides suitable replacement housing for tenants who may need to relocate from existing older multi-unit properties in the Woden area.

### 8.1 Select the relevant alternatives related to your proposed action.

#### 8.27 Do you have another alternative?

No



## Section 9 – Contacts, signatures and declarations

Where applicable, you must provide the contact details of each of the following entities: Person Proposing the Action; Proposed Designated Proponent and; Person Preparing the Referral. You will also be required to provide signed declarations from each of the identified entities.

### 9.0 Is the person proposing to take the action an Organisation or an Individual?

Organisation

#### 9.2 Organisation

##### 9.2.1 Job Title

Land and Planning Manager

##### 9.2.2 First Name

Joanne

##### 9.2.3 Last Name

Mitchell

##### 9.2.4 E-mail

joanne.mitchell@act.gov.au

##### 9.2.5 Postal Address

GPO Box 158  
Canberra City ACT 2601  
Australia

##### 9.2.6 ABN/ACN

ABN

31432729493 - ENVIRONMENT, PLANNING AND SUSTAINABLE DEVELOPMENT  
DIRECTORATE - DEPARTMENTAL

##### 9.2.7 Organisation Telephone



02 6205 7259

### 9.2.8 Organisation E-mail

joanne.mitchell@act.gov.au

### 9.2.9 I qualify for exemption from fees under section 520(4C)(e)(v) of the EPBC Act because I am:

Not applicable

### Small Business Declaration

I have read the Department of the Environment and Energy's guidance in the online form concerning the definition of a small a business entity and confirm that I qualify for a small business exemption.

Signature:..... Date: .....

### 9.2.9.2 I would like to apply for a waiver of full or partial fees under Schedule 1, 5.21A of the EPBC Regulations

No

### 9.2.9.3 Under sub regulation 5.21A(5), you must include information about the applicant (if not you) the grounds on which the waiver is sought and the reasons why it should be made

### Person proposing the action - Declaration

I, Joanne Mitchell, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf of or for the benefit of any other person or entity.

Signature:.....J. Mitchell..... Date: 17/8/2017.....

I, Joanne Mitchell, the person proposing the action, consent to the designation of Joanne Mitchell as the proponent of the purposes of the action describe in this EPBC Act Referral.

Signature:.....J. Mitchell..... Date: 17/8/2017.....



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**9.3 Is the Proposed Designated Proponent an Organisation or Individual?**

Organisation

**9.5 Organisation**

**9.5.1 Job Title**

Land and Planning Manager

**9.5.2 First Name**

Joanne

**9.5.3 Last Name**

Mitchell

**9.5.4 E-mail**

joanne.mitchell@act.gov.au

**9.5.5 Postal Address**

GPO Box 158  
Canberra City ACT 2601  
Australia

**9.5.6 ABN/ACN**

ABN

31432729493 - ENVIRONMENT, PLANNING AND SUSTAINABLE DEVELOPMENT  
DIRECTORATE - DEPARTMENTAL

**9.5.7 Organisation Telephone**

02 6205 7259

**9.5.8 Organisation E-mail**

joanne.mitchell@act.gov.au

**Proposed designated proponent - Declaration**

I, Joanne Mitchell, the proposed designated proponent, consent to



the designation of myself as the proponent for the purposes of the action described in this EPBC Act Referral.

Signature: J. Mitchen Date: 17/8/2017

**9.6 Is the Referring Party an Organisation or Individual?**

Organisation

**9.8 Organisation**

**9.8.1 Job Title**

Director / Principal Ecologist

**9.8.2 First Name**

Robert

**9.8.3 Last Name**

Speirs

**9.8.4 E-mail**

rob@capitalecology.com.au

**9.8.5 Postal Address**

PO Box 854  
Gungahlin ACT 2912  
Australia

**9.8.6 ABN/ACN**

ABN

50607364358 - CAPITAL ECOLOGY PTY LTD

**9.8.7 Organisation Telephone**

0412 474 415

**9.8.8 Organisation E-mail**



rob@capitalecology.com.au

**Referring Party - Declaration**

I, Robert Speirs, I declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence.

Signature: [Signature] Date: 19/8/2017



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## Appendix A - Attachments

The following attachments have been supplied with this EPBC Act Referral:

1. 2751.act-phrt.blk29sect36mawson.eiaesosd.fin01.20170803.pdf
2. 16150\_mawson\_-\_101\_psp\_-\_rev\_04.pdf
3. study\_area.shp