

Planning and Development (Conditional Environmental Significance Opinion – Block 2, Section 76, Watson – Future Development) Notice 2024

Notifiable instrument NI2024–47

made under the

Planning and Development Act 2007, s 138AD (Requirements in relation to environmental significance opinions)

1 Name of instrument

This instrument is the *Planning and Development (Conditional Environmental Significance Opinion – Block 2, Section 76, Watson – Future Development) Notice 2024*.

2 Commencement

This instrument commences on the day after its notification day.

3 Conditional environmental significance opinion

- (1) On 17 January 2024, the planning and land authority, pursuant to section 138AB (4) (b) of the *Planning and Development Act 2007* (repealed), gave the Applicant a conditional environmental significance opinion in relation to construction on Block 2, Section 76, Watson. The proposed works consist of creation of an estate, the delivery of a local community neighbourhood park and associated works.

- (2) In this section:

conditional environmental significance opinion means the opinion in the schedule.

Note Under the Act, s 138AD (6), the conditional environmental significance opinion and this notice expire 18 months after the day the notice is notified.

Craig Weller
Delegate of the territory planning authority
25 January 2024

- The design and construction of any sedimentation ponds must minimise the potential for them to cause an insanitary condition (local mosquito nuisance) under the Public Health Act 1997; and
- All reasonable and practicable measures are to be taken to suppress dust and minimise detrimental impacts to air quality during the works.

Emergency Services Commissioner

ACT Fire and Rescue (ACTF&R) have noted that the subject block encroaches into a bushfire prone area declared by the Emergency Services Agency (ESA) and will trigger bushfire protection measures/assessment at development application stage.

Director-General of ACT Health (HPS)

The HPS advised that the following comments, provided from the previous ESO, still apply to the renewed ESO:

- all remedial works at the site must be undertaken in accordance with the auditor approved Remediation Action Plan titled, “Remediation Action Plan, Block 2 Section 76, Watson” by Lanterra Consulting Pty Ltd, dated 06 April 2022;
- all remediation and validation works undertaken at the site must be overseen by a suitably qualified environmental consultant with all works independently audited by an approved environmental auditor; and
- prior to the site being used for the land uses listed in the Site Audit Statement, a site suitability audit (Section A environmental audit) must be undertaken by an approved environmental auditor with the audit findings endorsed by the Environment Protection Authority.

The HPS also support the “Contaminant Management Plan” by Lanterra Consulting, dated 20 July 2022 as an interim management tool prior to remediation, as well as the need for a Long-Term Environmental Management Plan.

Additionally, the HPS provided the following advice:

- the design and construction of any sedimentation ponds must minimise the potential for them to cause an insanitary condition (local mosquito nuisance) under the Public Health Act 1997; and
- all reasonable and practicable measures are to be taken to suppress dust and minimise detrimental impacts to air quality during the works.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

It has been demonstrated that if the works are undertaken in a manner consistent with the above conditions attached to the ESO, they are unlikely to cause a significant adverse environmental impact.