

**Leitch, Jess**

---

**From:** Van Aalst, Sally  
**Sent:** Thursday, 17 November 2022 2:55 PM  
**To:** DET, Webadmin  
**Subject:** FW: Fraser primary community engagement for draft TPV

Hi team,

Can I please get some assistance with the below request when you have time?

Thank you, Sal

---

**From:** Klein, Liz <Liz.Klein@act.gov.au>  
**Sent:** Thursday, 17 November 2022 1:02 PM  
**To:** Barges, Joanne <Joanne.Barges@act.gov.au>; Van Aalst, Sally <Sally.VanAalst@act.gov.au>  
**Cc:** Percival, Tom <Tom.Percival@act.gov.au>  
**Subject:** Fraser primary community engagement for draft TPV

Hi Joanne and Sally

Are you please able to provide the following for input to our Engagement feedback report? If we could get the number by tomorrow would be great please.

**How many hits did the Fraser primary boundary expansion website page receive during the consultation period (13 September to 12 October 2022)?**

Just a heads up that we are finalising the draft Planning Report, which includes the consultation report, this week. Would you like to see the package? We anticipate briefing the MO early next week.

Thanks very much, Liz

**Liz Klein** | Senior Director, Schools Planning  
Ph: (02) 6207 0734 | Email: [liz.klein@act.gov.au](mailto:liz.klein@act.gov.au)  
Enrolments and Planning | System Policy and Reform | Education | ACT Government  
220 London Circuit CIVIC ACT | GPO Box 158 Canberra ACT 2601  
[www.education.act.gov.au](http://www.education.act.gov.au)

**Percival, Tom**

---

**From:** Percival, Tom  
**Sent:** Friday, 18 November 2022 3:23 PM  
**To:** [REDACTED]  
**Subject:** RE: Fraser - engagement memo (PS124049)

OFFICIAL

Hi [REDACTED]

Unfortunately we have been unable to get any analytic data from the page, so we're not able to determine the number of hits. I suggest revision to remove.

Note that the footer needs an update on the last version too, but no other comments at this time.

Are you also able to make all the attachments as pdf files?

Tom

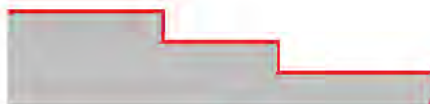
---

**From:** [REDACTED]@wsp.com>  
**Sent:** Thursday, 17 November 2022 12:39 PM  
**To:** Percival, Tom <Tom.Percival@act.gov.au>  
**Cc:** Klein, Liz <Liz.Klein@act.gov.au>; Howell, Elizabeth <Elizabeth.Howell@act.gov.au>; Attridge, Vanessa <VanessaS.Attridge@act.gov.au>; Eppelstun, Krystal <Krystal.Eppelstun@act.gov.au>; [REDACTED]@wsp.com>  
**Subject:** RE: Fraser - engagement memo (PS124049)

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Hi Tom (and team),

It would be great if you could please confirm the website hits during the engagement period as per the below. We can then issue the final engagement memo.

Cheers,  
[REDACTED]

[REDACTED]@wsp.com

WSP Australia Pty Limited  
Level 2, 121 Marcus Clarke Street  
Canberra, ACT, 2601  
Australia

[wsp.com/au](http://wsp.com/au)

WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

[Redacted]

**From:** [Redacted]  
**Sent:** Friday, November 11, 2022 5:04 PM  
**To:** Percival, Tom <[Tom.Percival@act.gov.au](mailto:Tom.Percival@act.gov.au)>  
**Cc:** Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>; Howell, Elizabeth <[Elizabeth.Howell@act.gov.au](mailto:Elizabeth.Howell@act.gov.au)>; Attridge, Vanessa <[VanessaS.Attridge@act.gov.au](mailto:VanessaS.Attridge@act.gov.au)>; Eppelstun, Krystal <[Krystal.Eppelstun@act.gov.au](mailto:Krystal.Eppelstun@act.gov.au)>; [Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>  
**Subject:** Fraser - engagement memo (PS124049)

Hi Tom,

We're slightly ahead of schedule with the engagement memo and attachments. Please find attached updated engagement memo. There is one point which requires input from the Directorate, and then we can issue the final version.

*The website received ## visitors during the dates of 13 September to 12 October 2022.*

Have a great weekend!

Cheers,

[Redacted]



[Redacted]  
[Redacted]  
[Redacted]

[Redacted]

[Redacted] <[\[Redacted\]@wsp.com](mailto:[Redacted]@wsp.com)>

WSP Australia Pty Limited  
Level 2, 121 Marcus Clarke Street  
Canberra, ACT, 2601  
Australia

[wsp.com/au](http://wsp.com/au)

*WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.*

[Redacted]

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

**Merry, Caitlin**

---

**From:** Hai, Helen  
**Sent:** Monday, 21 November 2022 9:46 AM  
**To:** Klein, Liz  
**Subject:** FW: Fraser - engagement memo (PS124049)  
**Attachments:** Draft Stakeholder Engagement Summary - EDU comments (003) with minor edits.docx

OFFICIAL: Sensitive

---

**From:** Hai, Helen  
**Sent:** Thursday, 17 November 2022 4:22 PM  
**To:** Percival, Tom <Tom.Percival@act.gov.au>  
**Subject:** RE: Fraser - engagement memo (PS124049)

OFFICIAL: Sensitive

Hi Tom,

I've cross-checked your comments against the latest version from WSP. I can confirm all comments are correctly reflected. We need to respond to one outstanding item in the engagement memo though. It is about how many visits our website has received during 13 Sept and 12 Oct, see on page 4, Section 3.5 of the memo. Do you have the number or do you want me to check with Comms?

Apart from few edits suggested in the memo (see attached), I would like to suggest the following to Appendix 3 and 6:

- Appendix 3 is in excel format and as a ACT Gov documentation standard, suggest to convert it into PDF.
- About EDU Facebook posts in Appendix 6, portion of the original posts are missing. The posts should be included entirely.

Please let me know if there is anything else you would like me to work on.

Kind Regards

Helen

---

**From:** Percival, Tom <[Tom.Percival@act.gov.au](mailto:Tom.Percival@act.gov.au)>  
**Sent:** Thursday, 17 November 2022 12:20 PM  
**To:** Hai, Helen <[Helen.Hai@act.gov.au](mailto:Helen.Hai@act.gov.au)>  
**Subject:** FW: Fraser - engagement memo (PS124049)

OFFICIAL: Sensitive

Here is the latest version returned from WSP for our review  
Tom

---

**From:** [REDACTED] <[REDACTED]@wsp.com>  
**Sent:** Friday, 11 November 2022 5:04 PM  
**To:** Percival, Tom <[Tom.Percival@act.gov.au](mailto:Tom.Percival@act.gov.au)>  
**Cc:** Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>; Howell, Elizabeth <[Elizabeth.Howell@act.gov.au](mailto:Elizabeth.Howell@act.gov.au)>; Attridge, Vanessa

<VanessaS.Attridge@act.gov.au>; Eppelstun, Krystal <Krystal.Eppelstun@act.gov.au>; Glover, Orienne  
[redacted]@wsp.com>

Subject: Fraser - engagement memo (PS124049)

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Hi Tom,

We're slightly ahead of schedule with the engagement memo and attachments. Please find attached updated engagement memo. There is one point which requires input from the Directorate, and then we can issue the final version.

The website received ## visitors during the dates of 13 September to 12 October 2022.

Have a great weekend!

Cheers,

[redacted]



[redacted]

[redacted]

[redacted]@wsp.com

WSP Australia Pty Limited  
Level 2, 121 Marcus Clarke Street  
Canberra, ACT, 2601  
Australia

[wsp.com/au](http://wsp.com/au)

*WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.*

[redacted]

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

## Memo

**To:** ACT Government, Education Directorate  
**From:** WSP  
**Subject:** Stakeholder Engagement Memo  
**Our ref:** PS124049 – Stakeholder Engagement Memorandum  
**Date:** 12 October 2022

---

To whom it may concern,

This memorandum provides an overview of the pre-lodgement Stakeholder Engagement activities undertaken in relation to a proposed Territory Plan Variation (“TPV”) associated with a boundary expansion of the Fraser Primary School.

### 1. Contents

#### Community Engagement Activity & Outcome

- Overview
- Belconnen Community Council
- Public Information Session
- Other Collateral
- Issues Raised & Response

### 2. Enclosures

- Appendix 1 - Belconnen Community Council Agenda
- Appendix 2 - Belconnen Community Council Slide Deck
- Appendix 3 - Belconnen Community Council Attendee List
- Appendix 4 - Public Information Session RSVP List
- Appendix 5 - Public Information Session Slide Deck
- Appendix 6 - ACT Government website collateral, school newsletters and social media posts
- Appendix 7 - ACT Government Letterbox drop
- Appendix 8 – Email submissions

Level 2, 121 Marcus Clarke Street  
Canberra ACT 2601  
PO Box 1551  
Canberra ACT 2600

Tel: +61 2 6201 9600  
Fax: +61 2 6201 9666  
[www.wsp.com](http://www.wsp.com)

WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

## 3. Community Engagement Activity & Outcome

### 3.1 Overview

The ACT Government's stakeholder engagement protocol is underpinned by the *2022 Whole of Government Communications and Engagement Plan*. Accordingly, it is committed to the principles of 'Open Government', which means:

- *“Transparency in process and information*
- *Participation by citizens in the governing process*
- *Public collaboration in finding solutions to problems and participation in the improved well-being of the community”.*

Priority actions under the Plan in relation to Education includes *“a focus on the development of new schools – and upgrades to existing schools – to meet the needs of our growing city”* (ACT Government Stakeholder Engagement Snapshot 2022).

The proposed TPV will be undertaken via the *Planning and Development ACT 2007* conventional variation pathway. Under the Act, all draft variations are required to be publicly notified for comment, referred to the Standing Committee and debated at the Legislative Assembly. These mechanisms are considered sufficient to address public concerns.

The activities undertaken as part of this phase have occurred before the formal engagement process. It is noted that a formal process will follow (which is anticipated to fall early-mid 2023).

A range of activities were undertaken during the community engagement period for the proposed TPV, which occurred between September – October 2022. This engagement aimed to ensure that people were involved in a way that was proactive and meaningful and that a broad cross section of the community could provide feedback and learn more about the process.

Some comments may not be able to be resolved through the TPV process and will require the Environment, Planning and Sustainable Development Directorate (“EPSDD”) to discuss further with the responsible ACT Government directorates. Therefore, not all community feedback received throughout the process may be directly reflected in the TPV.

Activities undertaken as part of the engagement included:

- Information posted on the Fraser Primary School website;
- A letterbox drop to local residents;
- Notice in the Fraser School newsletter;
- Presentation to meetings of the Fraser School P&C Association and School Board;
- Presentation to the Belconnen Community Council;
- A Public Information Session; and
- An invitation to provide feedback via email/post in Sep – Oct 22.

### 3.2 Themes emerging from engagement

Some of the key messages to emerge from the engagement activities are:

- Fraser residents value open space within their neighbourhood;
- The community considers road safety an important issue;
- The community considers parking an issue that requires attention from Government;
- The Fraser Primary School community (particularly parents) are generally supportive of rezoning some of the green space near Fraser Primary School for use as open space;
- Several owners/occupiers of properties opposite the school to the east of Tillyard Drive are concerned with the potential for fencing to be erected in what is currently an open view/grassland area;
- Several owners/occupiers of properties opposite the school to the east of Tillyard Drive are concerned about a reduction in property values should the existing grassland be utilized by the school for educational purposes;
- The existing vegetation between the residential hinterland to the northeast and the grassland area proposed for rezoning is valued by the community; and
- In relation to other ACT Government initiatives which may be undertaken, it has been observed that elderly community members would prefer stakeholder engagement activities which were undertaken in person, rather than in an online format.

### 3.3 Belconnen Community Council

The Belconnen Community Council is a volunteer-led community organisation which hosts monthly meetings where issues relevant to the Belconnen community are discussed. The Education Directorate and WSP attended and presented at its Meeting on 20 September 2022 (Refer to Appendix 1 and 2). There were around 20 attendees (Refer Appendix 3). One comment was raised by attendees relating to existing traffic around the school at peak times.

### 3.4 Public Information Session

WSP hosted a public information session which was conducted over a Microsoft Teams on 28 September 2022. A presentation was made by WSP and the Education Directorate and questions from attendees were taken (Refer Appendix 4 and 5). Issues raised during the session have been summarized at Section 3.6 Issues Raised & Response.

### 3.5 Other Collateral

A letterbox drop was arranged and undertaken by the Education directorate. The letterbox drop was completed on 13-14 September and included the distribution of a flyer to 250 nearby residents. A copy of the flyer and a map of the distribution area is provided at Appendix 7.



Information regarding the proposed boundary expansion was posted on the Fraser Primary School website by the Education Directorate. The website received ## visitors during the dates of 13 September to 12 October 2022.

In advance of the broader community consultation, the Education Directorate presented to the Fraser Primary School P&C at a meeting on 4 May 2022 and met with the Fraser Primary School Board on 24 May 2022 to discuss the proposed boundary expansion.

A notice regarding the proposed expansion was included in the Fraser Primary School newsletter to support communication with the school community (as provided at Appendix 6). The opening of consultation was also advertised by ACT Government social media channels as at Appendix 6.

### 3.6 Issues Raised & Response

17 submissions were received via email during the engagement period between 13 September – 12 October 2022 (Refer Appendix 8).

The issues raised in these submissions and the relevant consideration by the project team are provided below at Table 1.

Table 1 – Issue and Response

Issue	Response
<p>Insufficient space for parents/caregivers to park during pick up/drop off times during school hours. Potholes in proposed site. These result in dangerous driving and walking conditions-presenting a risk to pedestrians.</p>	<p>No change to existing enrolment numbers is proposed as part of this rezoning process. No infrastructure is proposed to be constructed within the land subject to this TPV.</p> <p>Therefore, no change to existing car parking and access/egress arrangement proposed.</p> <p>The Education Directorate notes the community’s concern in relation to existing traffic impacts associated with the Fraser Primary School and will forward them to the relevant ACT Government department for consideration via a separate process.</p>
<p>Additional car parking should be constructed within Tillyard Drive to accommodate demand for school pick up/drop off times. It is likely demand will increase with population growth.</p>	<p>No change to existing enrolment numbers is proposed as part of this rezoning process. No infrastructure is proposed to be constructed within the land subject to this TPV.</p> <p>Therefore, no change to existing car parking and access/egress arrangement proposed.</p> <p>The Education Directorate notes the community’s concern in relation to existing traffic impacts associated with the Fraser Primary School and will continue to work with other ACT Government Directorates to seek to improve these existing issues, independently from this proposed TPV.</p>

<p>Before/after school traffic associated with the existing school results in dangerous condition for emergency services (impacts Chamwood Station and ambulance/fire services).</p> <p>Consider traffic management as part of this and future proposals.</p>	<p>No additional traffic is expected to be generated by this proposal because the proposal does not impact school enrolments. This proposal is only to expand the land area of the school grounds for students to access additional outdoor space. The Education Directorate notes the community's concern in relation to existing traffic impacts associated with the Fraser Primary School and will continue to work with other ACT Government Directorates to seek to improve these existing issues, independently from this proposed TPV.</p>
<p>Existing school traffic utilises reserve for parking/access/egress which presents a danger for pedestrians (who could roll their ankles or get hit by a vehicle), motorists and has the potential to injure wildlife or nature.</p>	<p>No change to existing enrolment numbers is proposed as part of this rezoning process. No infrastructure is proposed to be constructed within the land subject to this TPV.</p> <p>Therefore, no change to existing car parking and access/egress arrangement proposed.</p> <p>The Education Directorate notes the community's concern in relation to existing traffic impacts associated with the Fraser Primary School and will continue to work with other ACT Government Directorates to seek to improve these existing issues, independently from this proposed TPV.</p>
<p>Any extended building/excavation/earthworks and the machinery involved would add great strain to Tillyard Drive and have an adverse effect on emergency services and traffic.</p>	<p>No buildings or works are proposed as part of this TPV. Therefore, there would not be any construction impacts.</p> <p>Construction works at any ACT public schools will consider managing any traffic impacts and can potentially undertake works during school holidays and/or outside of peak times to reduce these impacts.</p>
<p>Preference for expansion of the school grounds into the playground/oval to the west/southwest of the site and creation of any new access from Kerrigan Street.</p>	<p>A detailed review of the Fraser Primary School's strategic and physical context has been undertaken as part of this TPV. The project team has considered the interfaces of the site and determined that the most appropriate area for a planned expansion is to the northeast within the space proposed.</p> <p>The community oval to the south of the school is an important and established community asset that serves the entire suburb of Fraser for sport and recreation use at all</p>

	<p>times. At times it has been used by the school although it involves students accessing it by crossing a public footpath and requires additional supervision requirements when this area is used by the school, to ensure student safety.</p> <p>A public footpath between the school and the oval is an important community link connecting to the underpass of Tillyard Drive. It is undesirable to have this path through the school site, or to remove the path connection to accommodate an increased school site.</p> <p>The area to the northeast of the school is well located for students to play outdoors in close proximity to their school. On balance, access to this particular site has been identified by the Directorate to be in the best interests of the Fraser Primary School community (as well as the interests of the broader Fraser community, by also continuing to preserve established open space/playing fields at the community oval nearby.)</p>
<p>The ‘paddock’ next to the school (proposed site) is understood to be home to native birds and exotic dominated grasslands. Similar grasslands nearby (500m away) have been declared as a nature reserve. An environmental impact assessment and cost benefit analysis should be undertaken. Biodiversity should be preserved.</p>	<p>An ecology study was undertaken as part of this process which revealed that on balance, the proposed rezoning would present an acceptable ecological outcome, with the impact area considered to have a low biodiversity value.</p>
<p>Those with properties opposite the area proposed for rezoning are concerned with an adverse impact on property values associated with outlook toward a schoolyard, as opposed to grassland.</p>	<p>Loss of property value is a common concern for neighbours. However, it is not a valid planning consideration for the proposed rezoning.</p>
<p>A 35-metre-wide buffer to the residential properties to the north of the grasslands does not appear sufficient.</p>	<p>Under this proposal, the 35-metre buffer retains the existing stand of trees and is considered reasonable to provide a sufficient noise and distance barrier from the school site.</p> <p>This also exceeds the requirement for a minimum setback under the current planning framework (the Community Facilities Development Code), community development adjacent to residentially zoned land should have a minimum building set</p>

	back of 6 metres from the boundary shared with a residential zone.
<p>The Education Directorate should release its data which indicates that there is a demand for additional land for the Fraser Primary School. Data should be released on the percentage of students who live in the suburb of Fraser. Anecdotal experience is that the population is ageing.</p>	<p>The Directorate undertakes and publishes a bi-annual Census of school enrolments. It also undertakes enrolment forecasting. This is for the purpose of predicting the future needs of all ACT public schools.</p> <p>Fraser Primary School is currently designated as a ‘Category A School’ for enrolments, meaning it is generally not able to accept students from outside its Priority Enrolment Area. This is primarily due to the high in-area enrolment and capacity for students both now and in the near future.</p>
<p>No information on future fencing of the expanded boundary- including its visual appearance, plans for associated community consultation and when it will be constructed.</p>	<p>Under the Planning and Development Act Regulations, all ACT Government schools have access to exemptions for certain types of fencing. No fencing is proposed as part of this rezoning proposal.</p>
<p>ACT Government website didn’t mention this rezoning.</p>	<p>This preliminary consultation has been undertaken by the ACT Government Education Directorate and published information through the Fraser Primary School website, as part of proposing a change to the Territory Plan.</p> <p>Once a formal Draft Variation to the Territory Plan is prepared by Environment, Planning and Sustainable Development Directorate (EPSDD), this proposed change would then follow statutory planning requirements articulated through the planning legislation, including a mandatory minimum 6 week public notification period, advertised through the ACT Government website.</p>
<p>Open, face to face engagement should be conducted at a location such as the Fraser Primary School. Online consultation excludes those without a certain level of digital/ technological connectivity/access.</p>	<p>The health and safety of the Fraser community has been prioritised when considering COVID-safety risks associated with stakeholder engagement.</p> <p>A broad range of engagement activities were undertaken to meet the varied needs of the community. This included:</p> <ul style="list-style-type: none"> <li>— Presentation at the Belconnen Community Council (September meeting)</li> </ul>

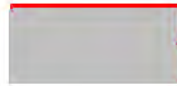
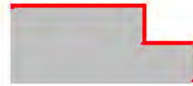
	<ul style="list-style-type: none"> <li>— Public engagement session</li> <li>— Letterbox drop</li> <li>— Notice in Fraser School newsletter</li> <li>— Material published on ACT Government Education Directorate webpage and Fraser Primary School webpage</li> <li>— Facebook post (Education Directorate page)</li> <li>— Telephone number available for discussion regarding proposal</li> <li>— Comments invited via email or post</li> </ul> <p>These measures align with public health and safety policies.</p> <p>The ACT Government regularly engages with the community in this manner, including through online opportunities, particularly recently during the COVID-19 Pandemic.</p>
<p>The community consultation should involve co-design processes.</p>	<p>The Education Directorate has consulted the community of Fraser of the proposed rezoning to an appropriate extent. There is no infrastructure to design as no new development or construction has been proposed. The Education Directorate values the opinions and knowledge held by the community and the community will be engaged at the appropriate time regarding future buildings/works.</p>
<p>Provide the necessity arguments for this expansion. Provide the source documentation.</p>	<p>The suite of printed and electronic materials made available throughout the engagement phase have articulated the Directorate’s rationale for the proposed boundary expansion. A formal Draft Territory Plan Variation is expected to follow in 2023.</p>
<p>The current timeframes (6 September - 12 October 22) of consultation is insufficient.</p>	<p>Following the pre-lodgement stakeholder engagement process, a formal engagement process will follow (anticipated to occur early-mid 2023) which would be run by EPSDD as part of a formal variation to the Territory Plan. The feedback received during this process will be provided to EPSDD for its consideration.</p>

#### 4. Conclusion

We trust that the above provides a sufficient overview of the pre-lodgement stakeholder engagement activities undertaken in relation to a proposal to expand the boundary of the Fraser Primary School via a Territory Plan Variation.

Should you require further clarification, please contact the undersigned.

Kind regards,



DRAFT

**Merry, Caitlin**

---

**From:** Hai, Helen  
**Sent:** Monday, 21 November 2022 2:01 PM  
**To:** [REDACTED]  
**Cc:** Klein, Liz; Percival, Tom; [REDACTED]; Butler, Erin  
**Subject:** Fraser PS planning report

**Importance:** High

OFFICIAL

Hi [REDACTED]

Have you been able to find out when we might be likely to receive the draft planning report and if there are any outstanding items EDU needs to address? Is it possible for you to send any complete parts of the report for EDU's review? Any updates on these today would be greatly appreciated.

Kind regards

**Helen Hai**

02 6205 3989 | [Helen.Hai@act.gov.au](mailto:Helen.Hai@act.gov.au)

**Enrolments & Planning | Education | ACT Government**

[www.education.act.gov.au](http://www.education.act.gov.au)

**Education Directorate**

**To:** Minister for Education and Youth Affairs Tracking No.: FILE2022/12961

---

**Date:** 02/11/2022

---

**CC:** Director-General, Executive Group Manager, Business Services;

---

**From:** Deputy Director-General, System Policy and Reform

---

**Subject:** Update on the proposed Fraser Primary School Boundary Expansion

---

**Critical Date:** 18/11/2022

---

**Critical Reason:** To meet the TPV planning program timeline

---

- DDGSPR 2/11/22

**Recommendations**

That you:

1. **Note** the progress towards the Education Directorate’s proposal to expand Fraser Primary School boundary through a Territory Plan Variation, including conclusion of Education-led community consultation.

**Noted / Please Discuss**

2. **Agree** that the Directorate will submit a Planning Report, on the basis of the proposed Territory Plan Variation expansion area as exhibited, to the Environment Planning and Sustainable Development Directorate to request preparation of a Draft Territory Plan Variation.

**Agreed / Not Agreed / Please Discuss**

Yvette Berry MLA

...../...../.....

Minister’s Office Feedback



## Background

1. Following the installation of several Relocatable Learning Units at Fraser Primary School in recent years, the Directorate proposed a Territory Plan Variation (TPV) to respond to concerns raised by the school community about availability of open space. No new facilities or capacity expansion is in scope as part of the TPV proposal.
2. The Education Directorate engaged consultants WSP Australia to prepare a Planning Report that supports the TPV process, responding to a Scoping Document issued by Environment Planning and Sustainable Development Directorate (EPSDD). Community engagement is a required component of preparing this Planning Report.
3. The Directorate undertook community consultation (in partnership with WSP) from 13 September 2022 to 12 October 2022 for a proposed TPV that would allow an expansion of the Fraser Primary School site.
4. Consultation activities included publication of information on the Directorate and Fraser Primary School websites, a hard copy flyer delivered to surrounding residents, information in the school's weekly newsletter, presentation to the Belconnen Community Council and an online information session.
5. You were briefed on the consultation approach (FILE2022/10162) and the Directorate also developed ministerial correspondence responses (FILE2022/11910).

## Issues

### Outcomes of Community Consultation

6. 17 written submissions were received during the consultation period, expressing both support and objection to the proposed expansion. Matters raised through these submissions and information sessions include:
  - Parking and traffic management at and around the school;
  - Rationale for expansion in this area and whether alternatives (such as expansion on the community sporting oval) have been considered;
  - Potential impacts on surrounding residents for amenity, noise, views, access to open space;
  - Existing environmental conditions;
  - Concern regarding potential future fencing, building and development within the site; and
  - The format of online community information sessions (rather than in-person).
7. The issues raised during consultation will be addressed in a Planning Report prepared by Education to support the proposed TPV, which will include an Engagement Report that records the consultation activities and outcomes.
8. The Directorate proposes to proceed with the Draft Territory Plan Variation for the area northwest of the school, as presented to the community, through a formal request to EPSDD for a Draft Variation during Term 4 2022.

## OFFICIAL

Information for the awareness of the community

9. Information about the proposed boundary expansion will remain on the Directorate and Fraser Primary School websites while the Planning Report is being finalised and a formal request for Draft Territory Plan Variation is prepared.

Next Steps

10. The Directorate and Fraser Primary School website information is proposed to be updated; details will be finalised with your office. Updated information will:
  - a. Confirm the preliminary consultation period has closed;
  - b. Provide brief responses to key themes raised by the community during consultation;
  - c. Confirm next steps towards a TPV.
11. EDU is working with WSP to finalise the Planning Report, including an Engagement Report, for submission to EPSDD by December 2022 to support preparation of a formal Draft Variation to the Territory Plan.
12. EPSDD will conduct the Draft Variation process, including statutory requirements for public notification and tabling in the ACT Legislative Assembly. This is expected to occur during early 2023.
13. EDU will continue to work with Fraser Primary School on the proposed site expansion and other challenges at the school, such as traffic and parking (in collaboration with Transport Canberra and City Services).

**Financial Implications**

14. Infrastructure Capital Works Branch have confirmed that funding is available through the *Planning for New and Expanded Schools – Feasibility 2022-23* ACT Budget appropriation.

**Consultation**Internal

15. Communications, Engagement & Government Support Branch is assisting with materials and logistics.
16. The Fraser Primary School Principal is supportive of the proposal and community engagement approach.
17. Director School Improvement Belconnen is aware of the TPV proposal.

Cross Directorate

18. EPSDD issued the scope for the Planning Report to support the proposed Territory Plan Variation, which includes a requirement for community consultation to be undertaken.

## OFFICIAL

External

19. Fraser Primary School Board and P&C have been briefed on the proposal and community engagement.
20. The Draft Territory Plan Variation process includes a statutory requirement for public notification for a minimum of six weeks and this will be conducted by EPSDD in early 2023.
21. The final Planning Report, including an Engagement Report will be publicly released as part of the formal Draft Variation. EDU may also publish the report on the Directorate and Fraser Primary School websites once it is available.

**Work Health and Safety**

22. Nil.

**Benefits/Sensitivities**

23. There was some negative feedback and objection (particularly from nearby residents) received during the preliminary community consultation. It is anticipated some members of the community will continue to object to the TPV proposal.
24. EPSDD is leading a significant reform of the planning system including significantly updating the Territory Plan during 2022 and 2023. It is likely the proposed Draft TPV and associated community consultation will be publicly released at the same time as this major reform, at the decision of the Minister for Planning and Land Management.

**Communications, media and engagement implications**

25. Community consultation has been conducted with the principles of transparency and openness for the community. This will be supported by continuing to provide updated information on the proposed expansion.

Signatory Name: Deb Efthymiades

Phone: x59171

Action Officer: Liz Klein

Phone: x70734

**Merry, Caitlin**

---

**From:** Butler, Erin  
**Sent:** Tuesday, 22 November 2022 11:46 AM  
**To:** Klein, Liz; Eppelstun, Krystal  
**Subject:** Fraser TPV - variations to consultants contract  
**Attachments:** Variation\_Signed Agreement WSP\_EDU\_October 2021.pdf; Letter-of-Variation\_10169\_110\_Aug2022.pdf

Hi Krystal and Liz,

I've had a look into the contract variations we put in place for Fraser TPV and have attached the latest 2 which are from October 2021 and August 2022.

The variation from October 2021 looks to be the variation from when we extended the contract to give us the extra 12 months to submit the TPV. The variation from August 2022 was to allow for additional costs to do with the change of scope (update to ecology study and preparation of plan.

Thanks,  
Erin

**Erin Butler** | Project Support Officer, Schools Planning  
erin.butler@act.gov.au  
System Policy and Reform Division | Education | ACT Government  
GPO Box 158 Canberra ACT 2601  
[www.education.act.gov.au](http://www.education.act.gov.au)

WSP Australia

28/10/2021

Level 1, 121 Marcus Clarke St Canberra ACT 2610

Attention:

REF: Purchase Order No. 10169\_110

Contract Name:	Preparation of a planning report and associated consultation to support a Territory Plan Variation to rezone part Block 6 Section 64 Fraser from Hills, Ridges and Buffer (NUZ3) to Community Facilities Zone (CFZ).
Contract Number:	10169_110

**AGREEMENT TO VARY CONTRACT**

Dear

We write in relation to the contract for the Preparation of a Planning Report to support the Territory Plan Variation to rezone part Block 6 Section 64 Fraser from Hills, Ridges and Buffer (NUZ3) to Community Facilities Zone (CFZ) between the AUSTRALIAN CAPITAL TERRITORY, represented by the Education Directorate and WSP Australia Pty Ltd, ABN 80 078 004 798, dated 23/02/21.

Clause 11 of the Contract allows the parties to vary the Contract by the written agreement of the parties prior to the expiration of the Contract.

The Territory proposes to vary the Contract, with the variation taking effect from 01/11/21.

The variation is as set out below.

**Variation/s:**

The scope of works will be changed to add:

**1. VERIS Site Survey (expansion area) + contract management, \$7152 + GST, 3/9/21:**

- Commission and execution of a detail survey by Veris. The survey will confirm:
  - Site contours 0.25m;
  - Existing block boundaries, dimensions and easements;
  - Stromlo projection will be used with AHD;
  - Lip and back of kerbs on surrounding verges, driveway, paths, etc;
  - Building outline, floor levels at ground floor only;
  - All above ground features; change of grades, service pits, street lighting, etc;
  - Sewer and stormwater pits, pipe inverts, size and directional arrows;
  - Trees: geometric canopies showing spread, height and trunk diameter;
  - Overhead powerlines and communication lines on and to the subject site;
  - Full 3D DTM and 2D AutoCAD files with an accompanied PDF;
  - Signed by a registered surveyor

- Management of the contract with the sub-consultant (Veris) by the consultant (WSP) will include:
  - Telephone/email liaison with Veris as required in relation to the site survey;
  - Receipt, review and comment on draft site survey;
  - Receipt, review and distribution of final survey; and
  - Administrative tasks associated with contract establishment and managing invoices/accounts.
  
- 2. **Contract timeline extension and variation to engagement process, \$7370 + GST, 11/10/21.**
  - Additional work for consultation and extending the timeline for lodging a TPV with EPSDD includes:
    - Telephone and email liaison with project team post 18 December 2021 regarding the TPV and draft planning report (Assumes 10 hours of liaison in the New Year to resolve issues related to the draft report/any amendment to the Scoping Document prior to submission with EPSDD);
    - Preparation of written material in relation to the TPV with specific messaging regarding procedural and time-frame considerations given amendments to timeframe/program;
    - Preparation of request for extension of time to provide Planning Report following discussions with EPSDD;
    - Receipt/review/distribution of any amended/updated Scoping Document in the New Year;
    - Telephone and email liaison with sub-consultants/specialists regarding amended program in the New Year (2022) and any amendments required to their scope/reports as per EPSDD Scoping Document (as amended/confirmed in 2022);
    - Preparation for and attendance at up to two (2) meetings in the New Year (2022) with stakeholders; and
    - Incorporation of updates to Planning Report in the New Year following feedback from EPSDD regarding variation to process/timeframe and outcomes of new engagement strategy.
    - ~~○ A Preliminary Site Investigation (PSI), including:~~
    - ~~○ A site setting desktop review~~
    - ~~○ A site history material review, including actual or potential contamination.~~

In order for these amendment/s to take effect, please indicate your agreement by signing and returning a scanned copy of this letter to the Territory by no later than 01/11/21 at the following email address:

[Liz.klein@act.gov.au](mailto:Liz.klein@act.gov.au)

Upon executing the letter, the Territory will promptly return a fully executed copy to you.

Please note that there will be no legally enforceable change in relationship between the parties or additional payments made until the execution of this letter by a duly authorised officer of the Territory. Please also note that the party who signs the letter last is the party that dates the letter; **do not** date the letter when signing.

If you have any queries in relation to this variation please contact your Territory Contract Manager.

Yours sincerely

\_\_\_\_\_  
Territory Contract Manager

\_\_\_\_\_  
Date

The Contractor agrees to the variation/s described in this letter:

SIGNED for and on the behalf of WSP Australia Pty Ltd, ABN 80 078 004 798

[Redacted Signature]
Signature of director/authorised officer/individual

[Redacted Name]
Print name

in the presence of:

[Redacted Signature]
Signature of director/secretary/witness

[Redacted Name]
Print name

[Redacted Signature]
Signature of second authorised officer\*

[Redacted Name and Position]
Print name and position

SIGNED AS A CONTRACT ON.....

SIGNED for on behalf of the AUSTRALIAN CAPITAL TERRITORY

Signature of Territory delegate

in the presence of:

Print name

Signature of witness

Print name

25/08/2022

WSP Australia

Level 1, 121 Marcus Clarke St Canberra ACT 2610

Attention: [REDACTED]

**REF: Purchase Order No. 10169\_110**

<b>Contract Name:</b>	Preparation of a planning report and associated consultation to support a Territory Plan Variation to rezone part Block 6 Section 64 Fraser from Hills, Ridges and Buffer (NUZ3) to Community Facilities Zone (CFZ).
<b>Contract Number:</b>	10169_110

## AGREEMENT TO VARY CONTRACT

Dear [REDACTED]

We write in relation to the contract for the Preparation of a Planning Report to support the Territory Plan Variation to rezone part Block 6 Section 64 Fraser from Hills, Ridges and Buffer (NUZ3) to Community Facilities Zone (CFZ) between the AUSTRALIAN CAPITAL TERRITORY, represented by the Education Directorate and WSP Australia Pty Ltd, ABN 80 078 004 798, dated 23/02/2021.

Clause 11 of the Contract allows the parties to vary the Contract by the written agreement of the parties prior to the expiration of the Contract.

The Territory proposes to vary the Contract, with the variation taking effect from 25/08/2022.

The variation is as set out below.

### Variation/s:

The scope of works will be changed to add:

#### Variation to engagement process

- Additional work for amendments to the scope of the TPV and changes required to consultant material which includes:
  - Telephone and email liaison with subconsultants in relation to changes to scope of proposal (including Indesco);
  - Preparation for and attendance at a meeting with Indesco to discuss amendments to TIA (assumes 2 hours duration, online meeting);
  - Preparation for and attendance at a meeting with EPSDD to discuss amendments to scope of TPV (assumes 2 hours duration, online meeting);
  - Receipt and review of updated draft subconsultant material (assumes one round of comments/review per subconsultant report); and
  - Preparation of update to WSP ecology study to remove references to expansion of Fraser School



- Preparation of a Plan (1:100 @ A3) to show:
  - Land proposed for rezoning (based off survey/points confirmed by client)
  - Opportunities/constraints (such as habitat, existing facilities, surrounding know infrastructure)
  - Aerial photograph base.

## Fee

- Total Fee is increased correspondingly for the above scope by \$5,570.00 exclusive of GST (\$6,325.00 inclusive of GST).

In order for these amendment/s to take effect, please indicate your agreement by signing and returning a scanned copy of this letter to the Territory by no later than 07/09/2022 at the following email address:

[tom.percival@act.gov.au](mailto:tom.percival@act.gov.au)

Upon executing the letter, the Territory will promptly return a fully executed copy to you.

Please note that there will be no legally enforceable change in relationship between the parties or additional payments made until the execution of this letter by a duly authorised officer of the Territory. Please also note that the party who signs the letter last is the party that dates the letter; **do not** date the letter when signing.

If you have any queries in relation to this variation please contact your Territory Contract Manager.

Yours sincerely



---

Territory Contract Manager

25 August 2022

Date

The Contractor agrees to the variation/s described in this letter:

SIGNED for and on the behalf of WSP Australia Pty Ltd, ABN 80 078 004 798

.....  
Signature of director/authorised officer/individual

.....  
Print name

in the presence of:

.....  
Signature of director/secretary/witness

.....  
Signature of second authorised officer\*

.....  
Print name

.....  
Print name and position

SIGNED AS A CONTRACT ON.....

SIGNED for on behalf of the AUSTRALIAN CAPITAL TERRITORY

.....  
Signature of Territory delegate

in the presence of:

.....  
Print name

.....  
Signature of witness

.....  
Print name

**Percival, Tom**

---

**From:** Percival, Tom  
**Sent:** Tuesday, 22 November 2022 4:40 PM  
**To:** Beaumaris, Sharon  
**Cc:** Deeker, Mark (ACTEDU); Klein, Liz; Eppelstun, Krystal  
**Subject:** RE: Fraser Primary School | School Board | TPV follow up

**OFFICIAL**

Hi Sharon

Thanks for reaching out. We're pleased with how the consultation went and it was good to put the concept out more broadly. Happy to provide an update for the Board.

Education Directorate undertook community consultation (in partnership with consultants WSP) from 13 September to 12 October 2022 for a proposed Territory Plan Variation (TPV) that would allow an expansion of the Fraser Primary School site. Consultation activities included publication of information on the Directorate and Fraser Primary School websites, a hard copy flyer delivered to surrounding residents, information in the school's weekly newsletter, presentation to the Belconnen Community Council and an online information session.

A number of submissions were received during the consultation period, expressing both support and objection to the proposed expansion. Matters raised through these submissions and information sessions include:

- Parking and traffic management at and around the school;
- Rationale for expansion in this area and whether alternatives (such as expansion onto the oval) have been considered;
- Potential impacts on surrounding residents for amenity, noise, views, access to open space;
- Existing environmental conditions;
- Concern regarding potential future fencing, building and development within the site; and
- The format of online community information sessions (rather than in-person).

The issues raised during consultation will be addressed in a Planning Report currently being prepared by WSP and Education to support the proposed TPV, which will include an Engagement Summary that records the consultation activities and outcomes.

Hope this supports your reporting back. Please reach out to Liz or myself if you have any questions.

Tom

**Tom Percival** MPIA | **Director, Schools Planning**

02 6207 8688 | 0409 531303 | [tom.percival@act.gov.au](mailto:tom.percival@act.gov.au)

Enrolments and Planning Branch | System Policy and Reform Division | **Education** | ACT Government

GPO Box 158 Canberra ACT 2601

[www.education.act.gov.au](http://www.education.act.gov.au)

---

**From:** Beaumaris, Sharon <Sharon.Beaumaris@ed.act.edu.au>  
**Sent:** Tuesday, 22 November 2022 12:52 PM  
**To:** Klein, Liz <Liz.Klein@act.gov.au>  
**Cc:** Deeker, Mark (ACTEDU) <Mark.Deeker@ed.act.edu.au>; Percival, Tom <Tom.Percival@act.gov.au>  
**Subject:** RE: Fraser Primary School | School Board | TPV follow up

**OFFICIAL**

Hi Liz,

How'd the community consultation go? Our school board is meeting next week and will be wanting an update on progress.

Kind regards,

## Sharon Beaumaris | Business Manager

Fraser Primary School | Education Directorate | ACT Government

Tillyard Drive, Fraser ACT 2615 P (02) 6142 0521 | M 0403 190 525

E [sharon.beaumaris@ed.act.edu.au](mailto:sharon.beaumaris@ed.act.edu.au) W [www.fraserps.act.edu.au](http://www.fraserps.act.edu.au)



*I acknowledge the traditional custodians of the lands and waters where we live, learn and work, the Ngunnawal people, and pay my respects to Elders past, present and emerging.*

---

**From:** Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>

**Sent:** Friday, 12 August 2022 4:30 PM

**To:** Beaumaris, Sharon <[Sharon.Beaumaris@ed.act.edu.au](mailto:Sharon.Beaumaris@ed.act.edu.au)>

**Cc:** Deeker, Mark <[Mark.Deeker@ed.act.edu.au](mailto:Mark.Deeker@ed.act.edu.au)>; Percival, Tom (ACTGOV) <[Tom.Percival@act.gov.au](mailto:Tom.Percival@act.gov.au)>

**Subject:** RE: Fraser Primary School | School Board | TPV follow up

OFFICIAL

Hi Sharon

We are just working with our consultants now to finalise dates for community consultation in September, and consultation materials.

Tom or I will be in touch next week to provide an update for the Board.

Thanks, Liz

**Liz Klein** | Senior Director, Schools Planning

Ph: (02) 6207 0734 | Email: [liz.klein@act.gov.au](mailto:liz.klein@act.gov.au)

Enrolments and Planning | System Policy and Reform | Education | ACT Government

220 London Circuit CIVIC ACT | GPO Box 158 Canberra ACT 2601

[www.education.act.gov.au](http://www.education.act.gov.au)

---

**From:** Beaumaris, Sharon <[Sharon.Beaumaris@ed.act.edu.au](mailto:Sharon.Beaumaris@ed.act.edu.au)>

**Sent:** Friday, 12 August 2022 1:08 PM

**To:** Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>

**Cc:** Deeker, Mark (ACTEDU) <[Mark.Deeker@ed.act.edu.au](mailto:Mark.Deeker@ed.act.edu.au)>

**Subject:** Fraser Primary School | School Board | TPV follow up

OFFICIAL

OFFICIAL

Good afternoon Liz,

Thank you for attending our School Board meeting in May. The Board met again early in August and were hoping you could provide an update on community engagement and timelines for this to occur.

Kind regards,

**Sharon Beaumaris | Business Manager**

**Fraser Primary School | Education Directorate | ACT Government**

Tillyard Drive, Fraser ACT 2615 P (02) 6142 0521 | M 0403 190 525

E [sharon.beaumaris@ed.act.edu.au](mailto:sharon.beaumaris@ed.act.edu.au) W [www.fraserps.act.edu.au](http://www.fraserps.act.edu.au)



*I acknowledge the traditional custodians of the lands and waters where we live, learn and work, the Ngunnawal people, and pay my respects to Elders past, present and emerging.*

---

**From:** Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>

**Sent:** Tuesday, 17 May 2022 5:20 PM

**To:** Deeker, Mark <[Mark.Deeker@ed.act.edu.au](mailto:Mark.Deeker@ed.act.edu.au)>

**Cc:** Beaumaris, Sharon <[Sharon.Beaumaris@ed.act.edu.au](mailto:Sharon.Beaumaris@ed.act.edu.au)>; Percival, Tom (ACTGOV) <[Tom.Percival@act.gov.au](mailto:Tom.Percival@act.gov.au)>;

Attridge, Vanessa (ACTGOV) <[VanessaS.Attridge@act.gov.au](mailto:VanessaS.Attridge@act.gov.au)>; Blackwell, Ian <[Ian.Blackwell@ed.act.edu.au](mailto:Ian.Blackwell@ed.act.edu.au)>;

Klootwijk, Rikkie <[Rikkie.Klootwijk@ed.act.edu.au](mailto:Rikkie.Klootwijk@ed.act.edu.au)>

**Subject:** Re: Thankyou for facilitating the P&C meeting on 4th May

OFFICIAL

Thanks Mark.

I made an error in my email - yes, Tuesday 24th.

I will be there along with either Tom or Nessa. I'd appreciate a similar amount of time on the Agenda.

Thanks very much, Liz

---

**From:** Deeker, Mark <[Mark.Deeker@ed.act.edu.au](mailto:Mark.Deeker@ed.act.edu.au)>

**Sent:** Tuesday, 17 May 2022, 5:17 pm

**To:** Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>

**Cc:** Beaumaris, Sharon (ACTEDU) <[Sharon.Beaumaris@ed.act.edu.au](mailto:Sharon.Beaumaris@ed.act.edu.au)>; Percival, Tom <[Tom.Percival@act.gov.au](mailto:Tom.Percival@act.gov.au)>;

Attridge, Vanessa <[VanessaS.Attridge@act.gov.au](mailto:VanessaS.Attridge@act.gov.au)>; Blackwell, Ian (ACTEDU) <[Ian.Blackwell@ed.act.edu.au](mailto:Ian.Blackwell@ed.act.edu.au)>;

Klootwijk, Rikkie (ACTEDU) <[Rikkie.Klootwijk@ed.act.edu.au](mailto:Rikkie.Klootwijk@ed.act.edu.au)>

**Subject:** RE: Thankyou for facilitating the P&C meeting on 4th May

OFFICIAL

Hi Liz

Thanks for the feedback and for communicating with the P&C.

The next Board Meeting is Tuesday 24 May 5:30 and you are most welcome. There were 4 Board members present at your P&C presentation so they will be familiar with your presentation.

Kind regards,  
Mark

---

**From:** Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>  
**Sent:** Monday, 16 May 2022 8:53 AM  
**To:** Deeker, Mark <[Mark.Deeker@ed.act.edu.au](mailto:Mark.Deeker@ed.act.edu.au)>  
**Cc:** Beaumaris, Sharon <[Sharon.Beaumaris@ed.act.edu.au](mailto:Sharon.Beaumaris@ed.act.edu.au)>; Percival, Tom (ACTGOV) <[Tom.Percival@act.gov.au](mailto:Tom.Percival@act.gov.au)>; Attridge, Vanessa (ACTGOV) <[VanessaS.Attridge@act.gov.au](mailto:VanessaS.Attridge@act.gov.au)>  
**Subject:** Thankyou for facilitating the P&C meeting on 4th May

OFFICIAL

Dear Mark

Thank you for facilitating our attendance at the Fraser Primary School P & C Meeting on 4 May 2022 and the opportunity for a presentation by Tom Percival, Director Schools Planning.

The meeting provided a good forum for discussion of our proposal to expand the school site and share our progress with preparation of a Draft Territory Plan Variation (TPV) which will give effect to an increase in the land available for use by the school.

The feedback from the school community was informative, and we noted a number of questions which we will ensure are also addressed for the broader community as the proposal moves forward. These included:

- the intended future use of the expanded area;
- accessibility for the community;
- plans for fencing;
- consideration of expanding the site to the west;
- how traffic and parking will be managed;
- any intentions for expanding the school capacity and incorporating other uses such as childcare, or a high school;
- the impact of future development in Belconnen; and
- opportunities for input into the TPV process and the design of any planned future facilities.

As we explained at the meeting, a number of these issues relate to matters which are outside the scope of the current process for progressing a TPV. This process is not proposing any redevelopment of the current school buildings or expansion in student capacity.

The project team is continuing preparation for broader community engagement as part of the TPV process over the coming weeks. We will inform the school community including the P&C once we have confirmed our timeframes.

We are keen to provide a similar presentation to the School Board at an upcoming meeting – I have in my diary the next meeting tomorrow at 5.30pm – do you know if we are on the Agenda or can be?

Please feel free to contact me you have any questions or feedback as this project progresses.

Thanks again for your support,

Regards, Liz

**Liz Klein** | Senior Director, Schools Planning

Mob: 0406 526 292 | Email: [liz.klein@act.gov.au](mailto:liz.klein@act.gov.au)

Enrolments and Planning | System Policy and Reform | Education | ACT Government

220 London Circuit CIVIC ACT | GPO Box 158 Canberra ACT 2601

[www.education.act.gov.au](http://www.education.act.gov.au)

**Merry, Caitlin**

---

**From:** Eppelstun, Krystal  
**Sent:** Wednesday, 23 November 2022 2:31 PM  
**To:** Klein, Liz  
**Cc:** Attridge, Vanessa; Percival, Tom; Hai, Helen  
**Subject:** Agreed approach for Fraser TPV

OFFICIAL

Hi Liz,

I just had a chat to Nessa re Fraser and our approach. We agreed that:

- We keep to our schedule of reviewing the TPV package including
  - o Receive the package from WSP on Thursday this week
  - o Review the package Friday this week (Liz, Krystal, Nessa)
  - o Nessa to brief Deb Monday next week
- We will brief comms next week as an fyi with no action required at their end. I have spoken to Brenton and based on his advice I will set up a meeting for us with Michelle Dunne Breen mid next week
- We will put a min brief up mid next week for noting that includes the whole TPV package and the comms to go on the website. Helen is working on the brief now.

Let me know if you have any questions/additions and thanks to Tom and Helen for their hard work on this project.

Kind regards

Krystal



**From:** [Eppelstun, Krystal](#)  
**To:** [Klein, Liz](#); [Dunne Breen, Michelle](#)  
**Subject:** Fraser Primary School Territory Plan Variation Package

---

Hi Michelle,

I spoke to Brenton and he suggested you would be the best person to brief on the Fraser PS Territory Plan Variation Package

We are planning to loge the package with EPSDD on 15 December at the latest and are keen to give you a run through if you are interested. If there are any other staff you think should be included please forward them the invitation

If this time does not work for you just let me know and I will reschedule

Thanks very much

Krystal

Krystal Eppelstun-Lee

A/g Senior Director, Enrolment and Planning | Education | ACT Government

GPO Box 158 Canberra ACT 2601

[www.education.act.gov.au](http://www.education.act.gov.au) <<http://www.education.act.gov.au>> | Facebook <<http://www.facebook.com/pages/ACT-Public-Schools/94038489456?ref=ts>> | Twitter <<https://twitter.com/ACTEducation>> | Instagram <<https://www.instagram.com/actpublicschools/>> | LinkedIn <<http://www.linkedin.com/company/706896?trk=tyah>> | CECA Facebook <<https://www.facebook.com/CECAACT/>> | [www.det.act.gov.au](http://www.det.act.gov.au)

---

Microsoft Teams meeting

Join on your computer, mobile app or room device

Click here to join the meeting <[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YWE1NzQwYmMtMzQ3NS00YjkyLWEzMWQzZWM3ZjY1NjgxZWYy%40thread%20v2?context=%7b%22id%22%3a%22b46c1908-0334-4236-b978-585ee88e4199%22%2c%22oid%22%3a%2286f6945f-d23c-413a-b7c6-a94e2a688015%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWE1NzQwYmMtMzQ3NS00YjkyLWEzMWQzZWM3ZjY1NjgxZWYy%40thread%20v2?context=%7b%22id%22%3a%22b46c1908-0334-4236-b978-585ee88e4199%22%2c%22oid%22%3a%2286f6945f-d23c-413a-b7c6-a94e2a688015%22%7d)>

Meeting ID: 472 104 588 366

Passcode: ZD69wT

Download Teams <<https://www.microsoft.com/en-us/microsoft-teams/download-app>> | Join on the web <<https://www.microsoft.com/microsoft-teams/join-a-meeting>>

<[https://www.act.gov.au/\\_\\_data/assets/image/0004/492997/actgovlogoprint.png](https://www.act.gov.au/__data/assets/image/0004/492997/actgovlogoprint.png)>

Learn More <<https://aka.ms/JoinTeamsMeeting>> | Help <<https://www.act.gov.au/help>> | Meeting options <[https://teams.microsoft.com/meetingOptions/?organizerId=86f6945f-d23c-413a-b7c6-a94e2a688015&tenantId=b46c1908-0334-4236-b978-585ee88e4199&threadId=19\\_meeting\\_YWE1NzQwYmMtMzQ3NS00YjkyLWEzMWQzZWM3ZjY1NjgxZWYy@thread%20v2&messageId=0&language=en-US](https://teams.microsoft.com/meetingOptions/?organizerId=86f6945f-d23c-413a-b7c6-a94e2a688015&tenantId=b46c1908-0334-4236-b978-585ee88e4199&threadId=19_meeting_YWE1NzQwYmMtMzQ3NS00YjkyLWEzMWQzZWM3ZjY1NjgxZWYy@thread%20v2&messageId=0&language=en-US)> | Legal <<https://www.act.gov.au/disclaimer>>

---

**Merry, Caitlin**

---

**From:** Eppelstun, Krystal  
**Sent:** Tuesday, 29 November 2022 1:34 PM  
**To:** [REDACTED]  
**Cc:** Klein, Liz; [REDACTED]; Butler, Erin  
**Subject:** RE: Fraser PS Planning Report (PS124049)

OFFICIAL

Hi [REDACTED]

Thanks for your time on the phone yesterday. As discussed we really need to have the full planning report package on Fraser PS by COB today in order to get it to our Minister by end of year cut off.

How is the package progressing through your QA processes?

Thanks  
 Krystal

---

**From:** Eppelstun, Krystal  
**Sent:** Monday, 28 November 2022 9:49 AM  
**To:** [REDACTED]@wsp.com>  
**Cc:** Percival, Tom <Tom.Percival@act.gov.au>; Klein, Liz <Liz.Klein@act.gov.au>; Attridge, Vanessa <VanessaS.Attridge@act.gov.au>; [REDACTED]@wsp.com>  
**Subject:** FW: Fraser PS Planning Report (PS124049)

OFFICIAL

Hi [REDACTED],

[REDACTED] has passed on your contact details to me and noted you are providing QA on the Fraser PS package for the ACT Education Directorate.

As our other staff members working on the package, Tom and Liz (cced) [REDACTED], I was wondering if you are able to please provide the Fraser Package for review?

Our agreed timeframe for delivery was COB Friday 25 November, however I realise the documents may have already been provided to Liz and/or Tom.

If we could have a copy of the package for review this morning that would be great.

Thanks very much and happy to chat if you require any clarification. [REDACTED].

Kind regards  
 Krystal

Krystal Eppelstun-Lee  
 A/g Senior Director, Enrolments and Planning | Education | ACT Government  
 GPO Box 158 Canberra ACT 2601  
[www.education.act.gov.au](http://www.education.act.gov.au) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#) | [CECA Facebook](#) | [www.det.act.gov.au](http://www.det.act.gov.au)

From: [redacted]@wsp.com>  
Sent: Friday, 25 November 2022 1:40 PM  
To: Eppelstun, Krystal <Krystal.Eppelstun@act.gov.au>; [redacted]@wsp.com>  
Subject: RE: Fraser PS Planning Report (PS124049)

OFFICIAL

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Hi Krystal,

Please see below for the contact details for the team member that reviewed/approved the draft issued in August 22 and that is currently undertaking the review of the draft with the Education Directorate's comments (thank you again for sending them through).

Unfortunately, the report is still undergoing WSP's internal QA process. You're best placed to give [redacted] a call to discuss timing.



[redacted]

[redacted]

[redacted]@wsp.com

WSP Australia Pty Limited  
Level 3  
55 Bolton St  
Newcastle, NSW, 2300  
Australia

[wsp.com/au](http://wsp.com/au)

*WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.*

[redacted]

Kind regards,

[redacted]



[redacted]

[redacted]

[redacted]@wsp.com

WSP Australia Pty Limited  
Level 2, 121 Marcus Clarke Street  
Canberra, ACT, 2601  
Australia

[wsp.com/au](http://wsp.com/au)

*WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.*

[redacted]

From: Eppelstun, Krystal <[Krystal.Eppelstun@act.gov.au](mailto:Krystal.Eppelstun@act.gov.au)>  
Sent: Wednesday, November 23, 2022 3:20 PM  
To: [redacted] <[\[redacted\]@wsp.com](mailto:[redacted]@wsp.com)>  
Subject: FW: Fraser PS Planning Report (PS124049)

OFFICIAL

OFFICIAL

Hi [redacted]

Do you have time for a quick chat today or first thing tomorrow re Fraser TPV? Just call my mobile [redacted] if you can.

Thanks very much  
Krystal

From: Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>  
Sent: Wednesday, 23 November 2022 2:42 PM  
To: Eppelstun, Krystal <[Krystal.Eppelstun@act.gov.au](mailto:Krystal.Eppelstun@act.gov.au)>; Eppelstun, Krystal <[Krystal.Eppelstun@act.gov.au](mailto:Krystal.Eppelstun@act.gov.au)>  
Subject: Fwd: Fraser PS Planning Report (PS124049)

OFFICIAL

From: [redacted] <[\[redacted\]@wsp.com](mailto:[redacted]@wsp.com)>  
Sent: Wednesday, November 23, 2022 1:57:13 PM  
To: Hai, Helen <[Helen.Hai@act.gov.au](mailto:Helen.Hai@act.gov.au)>  
Cc: Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>  
Subject: RE: Fraser PS Planning Report (PS124049)

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Hi Helen,

Thanks for your email.

As per timeline discussed and agreed (Ref attached email from Krystal), the final report (draft) will be provided to the Education Directorate by **COB Friday 25 November 2022**.  
Comments from the Directorate are then anticipated by COB 6 December 2022.  
The Final Report would then be provided to the Directorate by COB 9 December 2022.

Cheers,

[redacted]



[redacted signature block]

[redacted]@wsp.com

WSP Australia Pty Limited  
Level 2, 121 Marcus Clarke Street  
Canberra, ACT, 2601  
Australia

[wsp.com/au](http://wsp.com/au)

*WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.*

---

**From:** Hai, Helen <[Helen.Hai@act.gov.au](mailto:Helen.Hai@act.gov.au)>  
**Sent:** Monday, November 21, 2022 9:26 AM  
**To:** [redacted]@wsp.com>  
**Subject:** Fraser PS Planning Report

OFFICIAL

Good morning [redacted]

Hope you had a nice weekend.

I've just tried your office line. Tom is [redacted] and Liz has asked me to discuss few things with you:

- Is the planning report coming in today?
- If so, can you please cc Liz Klein and I in?
- Also, you can stop cc Vanessa from now on [redacted]

Thanks & kind regards

**Helen Hai**  
02 6205 3989 | [Helen.Hai@act.gov.au](mailto:Helen.Hai@act.gov.au)  
**Enrolments & Planning | Education | ACT Government**  
[www.education.act.gov.au](http://www.education.act.gov.au)

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

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

**Merry, Caitlin**

---

**From:** Eppelstun, Krystal  
**Sent:** Thursday, 1 December 2022 3:47 PM  
**To:** [REDACTED]  
**Cc:** Attridge, Vanessa; Hai, Helen; Klein, Liz  
**Subject:** Fraser PS - three things to address please

OFFICIAL

Hi [REDACTED],

Thanks for working with us to finalise the Fraser PS Planning Report. I have left a message on your phone and have listed three things to finalise in below for your action by COB today please.

- 1) Could you please provide a copy of the final Engagement Memo (with a draft water mark). This matter is urgent as we require this for our Minister. The last version I have has our track changes on it and was saved 20 November 2022.
- 2) Please provide the whole package to us in its entirety with all documents/attachments/appendix included.
- 3) Please put a draft water mark on each of the documents as the whole package, including each attachment/document/appendix, is submitted as drafts to EPSDD.

Happy to chat about any of the above if needed.

Kind regards

Krystal

Ph [REDACTED]

**Education Directorate**

<b>To:</b>	Minister for Education and Youth Affairs	Tracking No.: FILE2022/14841
<b>Date:</b>	01/12/2022	
<b>CC:</b>	Director-General	
<b>From:</b>	Deputy Director-General, System Policy & Reform	
<b>Subject:</b>	Application for a Territory Plan Variation for Fraser Primary School boundary expansion	
<b>Critical Date:</b>	13/12/2022	
<b>Critical Reason:</b>	To provide oversight of the Territory Plan Variation (TPV) application package including the Planning Report and Engagement Summary before lodgement by Friday 16 December 2022.	

**Recommendations**

That you:

1. **Note** the next steps to formally request a TPV for the Fraser Primary School boundary expansion through lodgement of a package including the Planning Report (Attachment A) and Engagement Summary (Attachment B).

**Noted / Please Discuss**

2. **Note** the website updates (Attachment C) proposed to be published following lodgement of the TPV package.

**Noted / Please Discuss**

3. **Agree** if there is any feedback on Attachment B and C that this be provided by **13 December 2022** to enable lodgement of the TPV application as well as website updates to follow lodgement.

**Agreed/ Not Agreed / Please Discuss**

Yvette Berry MLA ...../...../.....

Minister's Office Feedback

**Background**

1. Following the requirement for installation of several Relocatable Learning Units at Fraser Primary School to respond to enrolment growth in recent years, the Education Directorate (EDU), has been progressing a proposal for a TPV to expand the school learning and play space. No new facilities or capacity expansion is in scope as part of the proposed TPV.
2. You were briefed (FILE2022/12961) on Education-led community consultation in September and October 2022 and EDU's intention to submit a Planning Report package to EPSDD to formally request the TPV. At that time your office indicated an intention to provide feedback on information for the community about the process.
3. Key messages arising from the community engagement are summarised as:
  - a. Fraser residents value open space and vegetation within their neighbourhood;
  - b. The community considers road safety an important issue;
  - c. The community considers parking an issue that requires attention from Government;
  - d. The Fraser Primary School community (particularly parents) are generally supportive of the proposed TPV;
  - e. Several owner/occupiers of residential properties opposite the school to the east of Tillyard Drive are concerned with:
    - i. the potential for fencing to be erected in what is currently an open view/grassland area;
    - ii. potential reduction in property values should the existing grassland be utilized by the school for educational purposes;

**Issues**

4. Education has finalised the TPV package which includes a Planning Report as well as a number of attachments regarding site and due diligence investigations



## OFFICIAL

5. A copy of the Planning Report is provided for your information at Attachment A. It responds to the initial Scoping Document issued by Environment, Planning and Sustainable Development Directorate (EPSDD).
  - a. A key component of the Planning Report is the community engagement that took place and a summary of issues raised during engagement.
  - b. The engagement summary and responses that explain how these issues are considered through the TPV package and relate to the proposed boundary extension is at Attachment B (the summary and responses table is also duplicated in Table 4.1 of the Planning Report).
6. EDU intend to lodge the TPV application (including the Planning Report, Engagement Summary and site investigation reports) before or by the Friday 16 December 2022 final deadline.
  - a. If this lodgement date is not met, EPSDD will require EDU to request a new planning report scoping document, which will add significant time to the program, require a further round of ACT Government Directorate consideration and comment, the re-engagement of planning consultants, and may require the preparation of updated site investigation studies.
7. Following lodgement of the TPV application by EDU, the next steps are:
  - a. EPSDD to prepare a Draft Territory Plan Variation for the Fraser Primary School boundary expansion proposal.
  - b. Early in 2023 EPSDD would circulate the Draft Territory Plan Variation including the Planning Report and Engagement Summary to all ACT Government Agencies for comment. EPSDD have indicated the Draft Territory Plan Variation for the Fraser Primary School boundary expansion will be included in a consultation process along with other, larger proposed variations to the Territory Plan.
  - c. Following Agency circulation, EDU will be given the opportunity to respond to issues raised by other Agencies and make changes to the TPV documentation if necessary.
  - d. EPSDD will then undertake public consultation (for a minimum of three weeks) per the statutory TPV requirements, including release of the Planning Report and related documentation.
8. EDU recommends updated information about this proposal be made available to the community through Education and Fraser Primary School websites, with wording proposed at Attachment C.
9. An update on progress of the project will be provided in early 2023.

## OFFICIAL

**Consultation**Internal

10. The Directorate has worked closely with the school Principal and Business Manager who have been consulted throughout the planning for the TPV.
11. Enrolments and Planning Branch; Infrastructure and Capital Works Branch; Communications & Engagement Branch; Director of School Improvement.

Cross Directorate

12. Enrolments and Planning have engaged with EPSDD regarding this proposal.

External

13. EDU has engaged consultants, WSP Australia to prepare the site investigation reports required to support the TPV, including the Planning report, Community Engagement Strategy, Traffic Assessment, Tree Assessment, Bushfire Risk Assessment, Ecology assessments and Contamination report.

**Benefits/Sensitivities**

14. There is ongoing interest from the school and wider community about potential future permanent expansion of the school's facilities, including temporary and permanent learning spaces, outdoor play areas and carparking.
15. Consideration has been given to potential medium-term modernisation and permanent expansion options at the school, which would be subject to a future decision of Government.
16. Ongoing engagement with the school community will support expectation management regarding the limited scope of the TPV boundary expansion.

**Communications, media and engagement implications**

17. Following your feedback, EDU and Fraser Primary School websites will be updated prior to the end of 2022 as per Attachment B.

Signatory Name: Deb Efthymiades Phone: 59171

Action Officer: Vanessa Attridge Phone: 53502

**Attachments**

Attachment	Title
A	Fraser Primary School Planning Report November 2022
B	Engagement Summary and responses
C	Proposed Website Information for the community

**Design  
for a better  
*future* /**

ACT Government | Education  
Directorate

**Fraser Primary School**

Planning Report

wsp

# Question today

## *Imagine tomorrow*

### Create for the future

#### Fraser Primary School Planning Report

ACT Government | Education Directorate

WSP

Level 1, 121 Marcus Clarke Street

Canberra ACT 2601

PO Box 1551

Canberra ACT 2600

Tel: +61 2 6201 9600

Fax: +61 2 6201 9666

wsp.com

Rev	Date	Details
A	05 May 2021	Structure issue
B	16 June 2021	Draft report
C	24 August 2022	Draft report
D	29 November 2022	Final report (draft)
E	30 November 2022	Final report

	Name	Date	Signature
Prepared by:		30 November 2022	
Reviewed by:		30 November 2022	
Approved by:		30 November 2022	

This document may contain confidential and legally privileged information, neither of which are intended to be waived, and must be used only for its intended purpose. Any unauthorised copying, dissemination or use in any form or by any means other than by the addressee, is strictly prohibited. If you have received this document in error or by any means other than as authorised addressee, please notify us immediately and we will arrange for its return to us.

# Table of contents

	Executive summary .....	iii
<b>1</b>	<b>Description of the proposed plan variation .....</b>	<b>1</b>
1.1	Proponent and lessee details.....	1
1.2	Site location and characteristics .....	3
1.3	Land tenure and administrative responsibilities .....	6
1.4	Proposed development.....	7
1.5	Proposed variation .....	7
<b>2</b>	<b>Justification for the planning policy changes.....</b>	<b>11</b>
2.1	Strategic need for the TPV.....	11
2.2	Community context .....	11
2.3	Alternatives considered.....	12
<b>3</b>	<b>Strategic planning policy context .....</b>	<b>14</b>
3.1	ACT strategic planning context .....	14
3.2	National Capital Plan.....	16
3.3	Territory Plan .....	17
3.4	Other statutory processes.....	21
3.5	Planning review and reform .....	23
<b>4</b>	<b>Preliminary consultation process .....</b>	<b>25</b>
4.1	Approach and process.....	25
<b>5</b>	<b>Impact assessment .....</b>	<b>33</b>
5.1	Physical features, infrastructure and built form .....	33
5.2	Natural features and values .....	36
5.3	Social and cultural impacts.....	37
<b>6</b>	<b>Conclusion.....</b>	<b>39</b>
<b>7</b>	<b>Limitation statement .....</b>	<b>40</b>
7.1	Permitted purpose.....	40
7.2	Qualifications and assumptions .....	40

<b>7.3</b>	<b>Use and reliance .....</b>	<b>40</b>
<b>7.4</b>	<b>Disclaimer .....</b>	<b>41</b>
<b>8</b>	<b>Bibliography .....</b>	<b>42</b>

**List of tables**

Table 1.1	Additional prohibited development.....	9
Table 1.2	TPV summary for part Block 6 Section 64 Fraser.....	10
Table 3.1	Territory Plan strategic directions .....	17
Table 4.1	Engagement response (Source: WSP Stakeholder Engagement Memo 2022) .....	28

**List of figures**

Figure 1.1	Existing Fraser Primary School and part of Block 6, Section 64, Fraser subject to proposed TPV (Source: WSP) .....	2
Figure 1.2	Custodianship map (Source: ACTMapi) Block 64, Section 6, Fraser under custodianship of TCCS .....	3
Figure 1.3	Existing access/egress (Source: Indesco).....	4
Figure 1.4	Priority enrolment areas (PEA) map (Source: ACTMapi) .....	5
Figure 1.5	Public transport network relative to subject site and surrounding area (Source: Indesco) .....	6
Figure 1.6	Zone map (Existing) (Existing School shown yellow) Source: ACTMapi Territory Plan.....	7
Figure 1.7	Fraser Precinct and TPV Subject Site Map (Source: Territory Plan 2008).....	9
Figure 3.1	ACT Government [17 August 2022]: District Plans.....	23
Figure 4.1	Letterbox drop (Source: Education Directorate) .....	26
Figure 4.2	PowerPoint presentation community engagement session (and Belconnen Community Council) (Source: WSP) .....	27

# Executive summary

Fraser Primary School (the School) is an ACT public school for Preschool to Year six students. At the time of the February 2022 Education Directorate Census, this included 56 Preschool and 542 kindergarten to Year 6 (K-6) enrolments.

The School is located in the northwest of Belconnen at Block 2, Section 40, Fraser. The Priority Enrolment Area (primary student catchment) comprises the suburbs of Fraser, Charnwood, Flynn (part) and Dunlop. The School currently has a compact site area of 2.6 hectares. Several Relocatable Learning Units (RLUs, or transportables) have been incrementally incorporated into the School to keep pace with population growth-led enrolment demand. This has significantly reduced the overall recreation and outdoor learning and play space on the School grounds. While the School does have an oval located immediately to the south, access to the oval traverses a public pedestrian footpath meaning that students can only use this space under supervision by one or more teachers.

As a result, it is proposed to rezone land to the northeast of the School which would be incorporated into the existing School grounds. This would significantly improve the ability for School students and staff to access outdoor play space within the School grounds and alleviate pressure on public resources. The proposal includes a minor boundary adjustment on the western edge of the school site to realign the site boundary with the fence boundary. No permanent infrastructure or construction activities are proposed and no change to enrolment numbers are proposed through this change.

The land affected by the proposed Territory Plan Variation (TPV) (referred to herein as the subject site) comprises a portion of Block 6, Section 64, Fraser. The portion of the Block is managed by Transport Canberra City Services (TCCS) and zoned NUZ3: Hills, ridges and buffer areas (NUZ3). The balance of the Block is zoned PRZ1: Urban Open Space. Land zoned PRZ1 does not form part of the proposed TPV. The portion of the subject site affected by the proposed TPV contains scattered vegetation and lawn. Under the current planning framework, use of land for a community facility (such as an education centre) is prohibited under the NUZ3. Alternative uses for the land in question under the current framework are therefore limited.

Strategically, the provision of land for community facilities within the ACT is a priority. This is articulated in the Future of Education Strategy (2018) (“the Strategy”) and Strategic Plan 2018-2021 (“the Plan”). They outline the ACT Government’s education strategy for 2018–2028 and Directorate’s strategic framework in key areas. The Strategy establishes a policy direction that informs a range of future initiatives and projects. The Strategy has a principle of access:

*“Supports for learning and wellbeing are available and provided to all students”*

Adequate school capacity and facilities in our communities are critical to ensuring all children have reasonable access to learning as the population grows. The subject site, which is proposed for an expansion of the area available for students at the School, would support the Government’s and Directorate’s strategic objectives. Building on the above, the Plan includes targeted recommendations to place students at the centre of their learning, empower education professionals, create stronger learning communities and strengthen equity and quality in education. The Plan includes a number of strategic goals, including ensuring schools are where students enjoy and thrive in learning. The Plan identifies delivering schools for growing communities as a key action that would be partly facilitated by expansion of the Fraser Primary School.

As a result of the above, the proposal to rezone the land from NUZ3 to CF: Community Facilities is proposed. The effect of the proposed TPV would:

- rezone part of Block 6 Section 64 Fraser from NUZ3: Hills, ridges and buffer areas to CF: Community Facilities; and
- amend the Fraser Precinct Code by extending the PD1 Map to include the subject site.

Custodianship of the land affected by the proposed TPV would also be transferred from TCCS to the Education Directorate.

A request to rezone the land is required in order to facilitate the use of land for a community facility (including education centre and/or health facility) as the use of land for a community facility is prohibited on land zoned NUZ3. Therefore, an expansion of the existing Fraser Primary School beyond its physical boundaries is not feasible under the existing planning framework.

As part of the due diligence phase, consultation with identified stakeholders has been undertaken by the Education Directorate with consultants WSP Australia in September and October 2022. Where relevant, stakeholder views and feedback have been incorporated into the findings and recommendations of this report.

This report has been prepared in accordance with the *Scope for Planning Report* issued on the 18<sup>th</sup> of December 2020 by the Environment, Planning and Sustainable Development Directorate (EPSDD), who approved an extension of the due date for this planning report to 18 December 2022. It includes a detailed assessment of the subject site's physical features, natural features and values, and social and cultural impacts. No buildings and/or works are proposed as part of this request to rezone the subject site. Therefore, any urban design, master planning and built form considerations that may follow this rezoning would be determined via a separate development application process.

It is considered that the proposed change to the Territory Plan would result in a net positive outcome for the ACT. Further, that the subject site is both suitable and capable of supporting the use of land for an education facility. It is considered that the proposal is well resolved and would assist with the School's accommodation of the existing student population. It would also assist with the accommodation of potential future growth of the School in response to population and/or demographic change (if this is required), as well as provide flexibility to the school in using its outdoor spaces in a way that suits the needs of the school and its students.



# 1 Description of the proposed plan variation

---

## 1.1 Proponent and lessee details

The ACT Government Education Directorate (Education) is seeking to rezone part of Block 6 Section 64 Fraser (herein referred to as the subject site) to enable the expansion of the Fraser Primary School (herein referred to as the School). The existing School is located to the south-west of the portion of Block 6, Section 64 Fraser detailed in Figure 1.1.



Figure 1.1 Existing Fraser Primary School and part of Block 6, Section 64, Fraser subject to proposed TPV (Source: WSP)

Land forming part of the subject site is currently under the custodianship of Transport Canberra and City Services (TCCS) and comprises unleased Territory land (see Figure 1.2).



Figure 1.2 Custodianship map (Source: ACTMapi) Block 64, Section 6, Fraser under custodianship of TCCS

## 1.2 Site location and characteristics

The proposed Territory Plan Variation (TPV) affects a portion of the subject site identified at Figure 1.1.

The subject site contains grasslands and is located to the north-east of the existing School.

Topographically, the land is gently sloping to the north-west.

Beyond the subject site to the east there are patches of significant vegetation and the residential hinterland of Fraser. The vegetation is located within a 35 metre buffer to the established residential hinterland.

To the west of the subject site, the surface is undulating due to stockpiled material from when Fraser was established in the 1970's. This portion of the site also contains some significant trees, none of which are remnant. The west of the School also contains an overland stormwater flow grassed swale draining to Halls Creek in the north, and major sewer infrastructure below ground.

To the south-west of the subject site is the Fraser Oval and a walking/cycling trail.

The School has been developed with a series of educational buildings, outdoor play spaces (including sports courts and gardens/seating areas), maintenance outbuildings, landscaping and car parking. Built form is typically single/double storey construction. Buildings are set amongst mature vegetation (including trees) and low scale garden beds/planting.

Car parking on site consists of:

- 77 car park spaces
- Two (2) disabled car park spaces; and
- One (1) bus stop.

The School's bus stop is located within the School's main entrance driveway, parallel adjacent to Tillyard Drive.

Tillyard Drive provides a single carriageway and on-road cycling route and is bounded by kerb and channel. ‘School Zone’ speed restrictions are in place in proximity of the subject site (i.e. along Tillyard Drive and Shakespeare Crescent). Sixteen on-street ‘pick up’/drop off’ kerbside parking spaces are located on the western side of Tillyard Drive. There are two bus stops on Tillyard Drive within 200 metres of the Fraser Primary School.

Pedestrian connectivity to the existing School is provided via an underpass crossing on Tillyard Drive to the south of the subject site and a children’s crossing on Shakespeare Crescent to the north of the subject site and nature reserve. The two pedestrian connections are joined by a share path (pedestrian and cycle facilities) that runs adjacent to the School’s south-western boundary.

Existing access/egress and pedestrian connectivity is depicted at Figure 1.3 below.



Figure 1.3 Existing access/egress (Source: Indesco)

### 1.2.1 Community

Current enrolment for Fraser Primary School consists of a mix of Preschool to Year 6 enrolments. This report has been prepared on the advice of the Education Directorate that no significant changes to enrolment numbers are proposed at this time, based on 2022 population and enrolment projections.

The Priority Enrolment Area (PEA) of the Fraser Primary School encompasses the areas highlighted in Figure 1.4 below and captures the following:

- Charnwood – north of Yuille Place and Arietta Close, Bettington Circuit, north and Bloxham Street
- Dunlop – north of Kerrigan Street
- Flynn (part); and
- Fraser (see: [education.act.gov.au/PEA](http://education.act.gov.au/PEA) 2022).

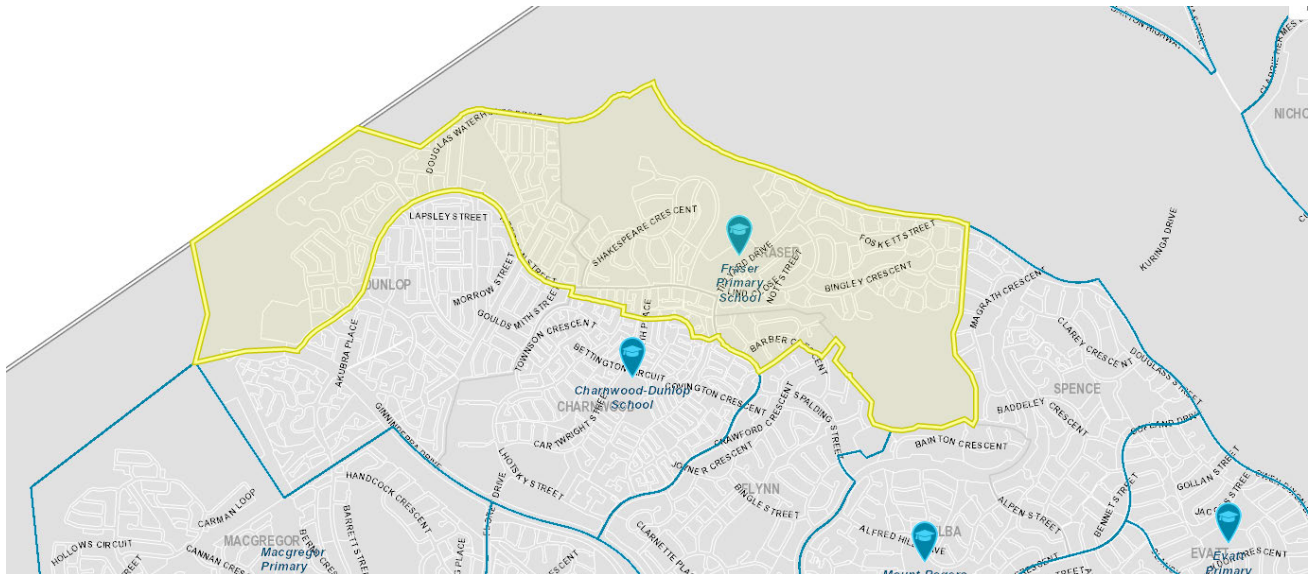


Figure 1.4 Priority enrolment areas (PEA) map (Source: ACTMapi)

The 2021 Australian Bureau of Statistics (ABS) Fraser census results indicate that:

- 19.9 per cent of the Fraser population is within 0–14 years age
- 83.6 per cent of households comprise ‘family households’

### 1.2.2 Community facilities

The Fraser Primary School is proximate to the following community facilities:

- bus services (R42, R41) that run along Tillyard Drive and Shakespeare Crescent (see Figure 1.5)
- Fraser Oval located to the south of the School
- Fraser Oval Playground located west of the School
- local retail/commercial facilities located to the south of the School along Daley Crescent
- Mount Rogers Reserve (and associated local trail network through Fraser and surrounds) located to the south-east of the School
- Mag Place Playground located to the west of the School
- North Dunlop Playground located to the west of the School
- Dunlop Grasslands Nature Reserve located to the north of the School
- Spence Oval and local shops/retail and commercial facilities located to the south-east of the School.

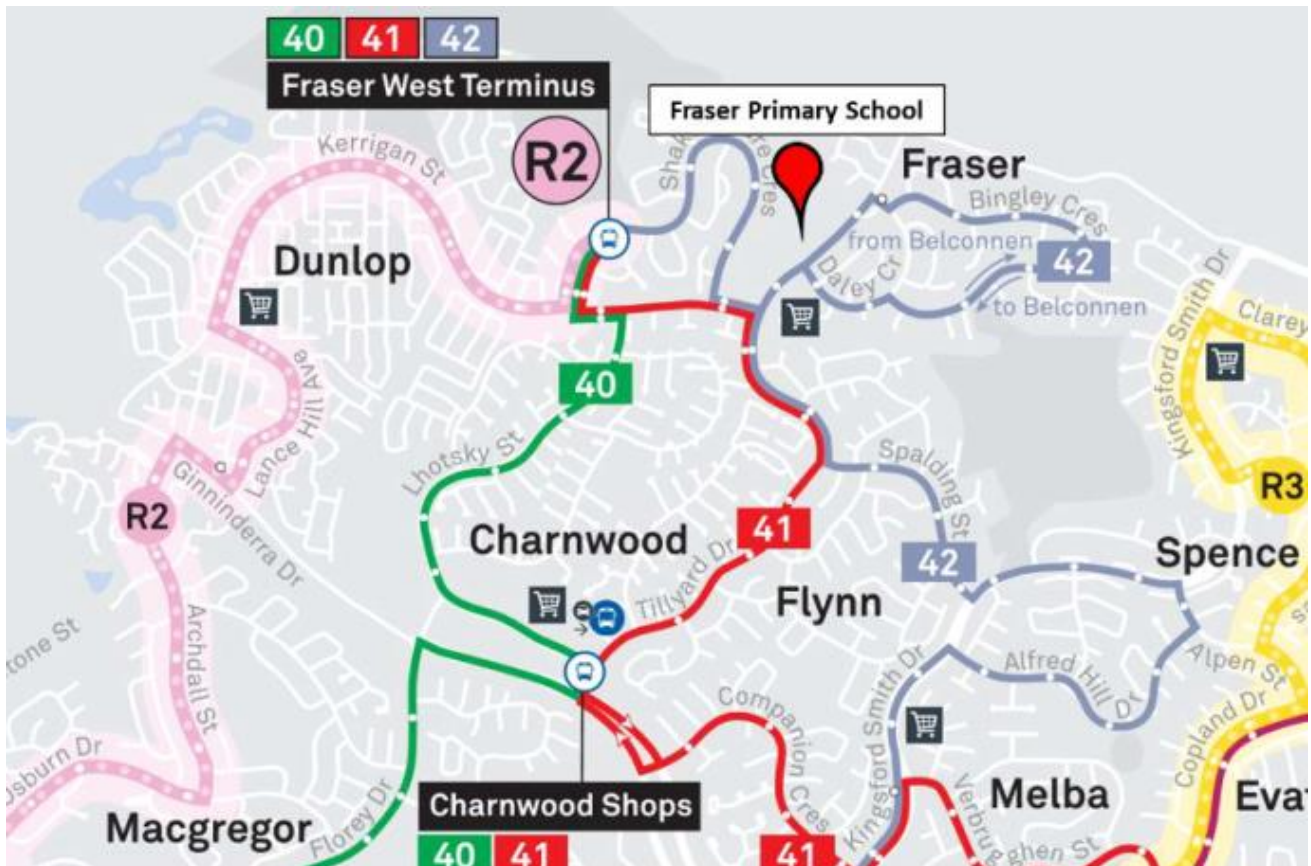


Figure 1.5 Public transport network relative to subject site and surrounding area (Source: Indesco)

### 1.3 Land tenure and administrative responsibilities

The *Australian Capital Territory (Planning and Land Management) Act 1988* creates two categories of land in the ACT – National Land (which is land directly required by or for the Commonwealth) and Territory Land. The subject site comprises Territory Land.

Territory Land may be further distinguished into Designated Areas and Non-designated Areas.

Designated Areas are those that have been identified as exhibiting the special characteristics of the National Capital. Designated areas are directly administered by the National Capital Authority (NCA) through the National Capital Plan (NCP), which clearly identifies the extent of Designated Areas.

Land that does not exhibit the special characteristics of the NCP is administered by the ACT Government through the Territory Plan (the TP).

The subject site is not Designated. Consequently, planning jurisdiction lies with the ACT Government. The NCA is not likely to have a role in the assessment of any future development application. Land forming part of the subject site is currently under the custodianship of TCCS and comprises unleased Territory Land.

## 1.4 Proposed development

No physical (or infrastructure) works are proposed as part of the TPV.

It is proposed to rezone the subject site to enable educational use. The transfer of custodianship of the land to the Education Directorate would be undertaken separately. Urban design, master planning, built form and landscaping (amongst other considerations) would be resolved via a Development Application process for future buildings and works, if proposed.

## 1.5 Proposed variation

The following section outlines the existing planning framework, and the proposed TPV.

The subject site is currently zoned NUZ3: Hills, Ridges and Buffer Areas. The balance of Block 6, Section 64 is zoned a combination of NUZ3 and PRZ1: Parks and Recreation: Urban Open Space. The existing Fraser School site (although it is noted that the zone boundary does not align with the fence boundary) is zoned CF: Community Facilities Zone.

### 1.5.1 NUZ3: Hills, Ridge and Buffer Areas

The NUZ3 zone seeks to:

- a) *Conserve the environmental integrity of the hill system as a visual backdrop and a unified landscape setting for Canberra*
- b) *Provide opportunities for appropriate recreational uses*
- c) *Conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors*
- d) *Provide predominantly open buffer spaces for the visual separation of towns and to provide residents with easy access to hills, ridges and buffer areas and associated recreation facilities*
- e) *Provide opportunities for appropriate environmental education and scientific research activities.*



Figure 1.6 Zone map (Existing) (Existing School shown yellow) Source: ACTMapi Territory Plan

‘Community Use’ which includes an ‘educational establishment’ are listed as ‘Prohibited Development’ pursuant to the NUZ3. Therefore, it is not possible to pursue an expansion of the existing educational facility under the current zoning.

It is not necessary to assess the suitability of a proposal for an education facility against the Non-Urban Zones Development Code (NUZDC) as the use is prohibited under the NUZ3.

### 1.5.2 CFZ: Community Facility Zone

It is proposed to rezone the land to the Community Facility Zone (CFZ). The CFZ contains the following Zone Objectives:

- a) *To facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families, and communities*
- b) *To provide accessible sites for civic life and allow community organisations to meet the needs of the Territory's various forms of community*
- c) *To protect these social and community uses from competition from other uses*
- d) *To enable the efficient use of land through facilitating the co-location, and multi-use of community facilities, generally near public transport routes and convenience services appropriate to the use*
- e) *To encourage adaptable and affordable housing for persons in need of residential support or care*
- f) *To safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy*
- g) *Promote active living and active travel*
- h) *Provide safe pedestrian and cycling access to community facilities to promote active living.*

Pursuant to the CFZ, an educational establishment would trigger the Assessment Track – Merit development application process.

### 1.5.3 Community Facilities Development Code

No amendments to the Community Facilities Development Code (CFDC) are proposed in relation to the proposed request to rezone part of Block 6 Section 64, Fraser.

### 1.5.4 Overlays

Block 6, Section 64, Fraser is affected in part by the PC: Nature Reserve and PUBLAN: Public Land overlay.

These overlays do not affect the subject site.

### 1.5.5 Precinct codes

The Fraser Precinct Code (and Map) applies to the existing School.

The Fraser Precinct Map identifies that additional prohibited development applies to Block 2 Section 40, Fraser (see Figure 1.7).





Figure 1.7 Fraser Precinct and TPV Subject Site Map (Source: Territory Plan 2008)

Table 1.1 Additional prohibited development

Suburb precinct map label	Zone	Development
PD1	CFZ	Retirement village supportive housing

As noted at Section 1.5.2, the CFZ enables a suite of other uses via the Merit Track development application process. In this case, the existing Fraser Precinct Map and Code prohibits development of a retirement village and supportive housing on the current School. Therefore, an amendment to the Fraser Precinct Map is required to ensure that the rezoned land is included. An amendment to the PD1 boundary would not alter the prohibited uses.

### 1.5.6 General codes

No change to any General Codes are proposed as part of this TPV.

### 1.5.7 National Capital Plan

The subject site is not affected by Special Requirements under the National Capital Plan (NCP). Therefore, no change to the NCP is required as part of the proposed TPV.

### 1.5.8 TPV summary

The effect of the proposed TPV is described below in Table 1.2.

Table 1.2 TPV summary for part Block 6 Section 64 Fraser

<b>Current</b>	<b>Proposed</b>
<b>Zoning</b>	
— NUZ3: Hills, ridges and buffer	CF: Community Facilities
<b>Overlay</b>	
— Pc: Nature Reserve	No impact on Pc: Nature Reserve and PUBLAN: Public Land overlays
— PUBLAN: Public land	
<b>Use</b>	
— Public open space/parkland	School
<b>Precinct code</b>	
<b>Fraser Precinct Map</b>	Extension of the PD1 Map to include Table 1 Prohibited Uses

## 2 Justification for the planning policy changes

---

### 2.1 Strategic need for the TPV

The ACT Government has identified the provision of community facilities (including education facilities) to meet existing and future demand, which is also a priority of the Future of Education Strategy, ACT Education Department Strategic Plan (2018–2021), ACT Wellbeing Framework and the ACT Planning Strategy. This driver is also filtered through other government policies and initiatives. The ACT Planning Strategy (the Strategy) outlines the strategic direction for the city.

In response to the identified strategic demand identified for additional community facilities, the proposed TPV seeks to expand the current community facility site into Block 6 Section 64 Fraser. The land would be incorporated into the existing School grounds.

The additional land would provide the potential for improvements to the flow of students throughout the subject site, and available outdoor area for student play/outdoor education. The boundary expansion would also align the site boundary with the fence boundary on the western edge of the site. As a consequence of the proposed rezoning, further mechanical changes are required to the Territory Plan and associated custodianship the:

- new site boundary would need to be established
- the land would need to be transferred into the custodianship of the Education Directorate
- Fraser Precinct Map would need to be amended to include that component of the subject site that is proposed for rezoning.

---

### 2.2 Community context

Ensuring every Canberran has good access to community facilities and opportunities for social interaction is a key feature of liveable, inclusive and resilient communities. Social infrastructure encompasses all the facilities, services and networks that help families, groups and communities to meet their social, health, education, cultural and community needs.

Every child in Canberra has access to a great public school close to home. The ACT Government is continuing to invest in ACT public schools to meet current and future education needs, and so that all students can take full advantage of educational opportunities

In the case of Fraser Primary School, the School requires additional land for play areas and open space for students. In 2022 this includes for enrolments of 598 Pre-school and Kindergarten to Year 6 (K-6) students that are accommodated within an area of 2.6 hectares. The School is looking to expand its site to better accommodate the current school population. No physical works are proposed as part of this rezoning process.

No changes to the School's existing off-street parking or access/egress is proposed as part of this TPV. No changes to the surrounding street network are proposed as part of this TPV. No change to pedestrian connectivity to the School grounds from the public realm is proposed as part of this TPV process.

## 2.3 Alternatives considered

Prior to resolution of the proposed new boundary depicted at Figure 1.1, alternatives were considered. The outcomes of preliminary investigations into alternatives are provided below.

### 2.3.1 *Expansion to the west and north-west*

To the west of the existing School is habitat for the Superb Parrot (refer WSP Preliminary Biodiversity Assessment, 2022). The habitat appears to be in a reasonable condition. It also contains scattered trees (primarily Eucalyptus) and understorey. There are also School buildings to the northwest of the subject site (including service infrastructure) and other School facilities which are orientated away from the vegetated area.

Given the presence of habitat for the Superb Parrot and existing School layout it was determined not to pursue a boundary expansion to the north and north-west. A small adjustment to the boundary on the western side would align the site boundary with the fence boundary. There would be no impact on vegetation or habitat.

### 2.3.2 *Expansion to the south*

To the south of the existing School is the Fraser Oval, Fraser Oval Playground and a public pedestrian/cyclist pathway under the custodianship of the Education Directorate. The existing facilities to the south of the School are recognised as regionally significant. The trail provides a connection to the Dunlop Grasslands Reserve to the far north. Rezoning land to the south of the School for educational purposes would likely result in a need to relocate significant community infrastructure (such as play equipment, oval, walking/cycling trail).

On this basis, it was determined that rezoning land to the south of Fraser School would not be pursued.

### 2.3.3 *Alternative uses within CFZ*

Section 1.5.2 describes the suite of uses available pursuant to the CFZ which would attract a Merit Track DA process. It also describes the requirements of the CFDC which apply to uses under the CFZ. Some of the uses permitted via the Merit Track DA process are provided below:

- cultural facility, emergency services facility, indoor recreation facility, parkland and residential care accommodation.

Such uses are aligned with the purpose of the zone, namely to provide community uses. The use of land for educational purposes is consistent with the existing use of the Fraser School site which is zoned CFZ. It is considered that an expansion of the CF zoning to the land described in this TPV is consistent with the objectives of the CFZ.

Any application for an alternative use would be assessed on its merits. This would include consideration of the subject site's physical and strategic context.

The CFDC provides the framework for consideration of built form which would support uses under the CFZ. Any development proposed would be required to be consistent with the CFDC.

### 2.3.4 *Alternative use of area proposed for rezoning*

Should the proposed TPV not be pursued, the land would remain in NUZ3 (Hills, Ridges and Buffer Zone). This zone seeks to, amongst other things “Provide opportunities for appropriate recreational uses” and “provide predominantly open buffer spaces for the visual separation of towns...”.

Community uses (including health facilities and educational facilities) are prohibited under this zone.

In this case, the entirety of the subject site appears to provide a 'buffer' between the residential hinterland to the north and north-east and the existing School. The subject site has been developed with grassed area (and some native grasses) and scattered trees (Eucalyptus) that is separated from the existing School. It is considered that on balance, it is reasonable to rezone the portion of the subject site in question for a community use as:

- a 'buffer' between the existing residential hinterland of Fraser and the School would be retained in light of the proposed TPV given that a 35 metre zone setback from the nearest residentially zoned land would be retained
- the portion of the subject site proposed for rezoning is generally devoid of significant vegetation (two small groups of trees were identified at its periphery – and they are proposed for retention as they would sit outside the land to be rezoned)
- the area of Block 6, Section 64 affected by this TPV represents a negligible amount of the total block area
- the land proposed for rezoning does not sit adjacent to the Dunlop Grasslands Reserve. It is located south of the reserve
- the area of Block 6 Section 64 proposed for rezoning does not affect the Fraser Oval, formalised walking/cycling infrastructure or Fraser Oval Playground
- the proposed rezoning would not require the removal of or any impact to, existing trees/vegetation
- the area of Block 6, Section 64 proposed for rezoning would not impact on the Superb Parrot habitat located to the north and northwest of the subject site.

## 3 Strategic planning policy context

---

### 3.1 ACT strategic planning context

#### 3.1.1 ACT Planning Strategy 2018

The ACT Planning Strategy 2018 provides the medium-term vision for the growth and development of Canberra with a particular emphasis on Canberra being a sustainable, competitive and equitable city. To achieve this, it outlines five key themes for the development of Canberra:

- compact and efficient
- diverse
- sustainable and resilient
- liveable
- accessible.

These themes include a focus on making Canberra a great place to live and work, including from the development of social infrastructure, open spaces and public places to meet community needs and support strong communities.

Several of the strategic directions under the Strategy are relevant to consideration of this proposal and are outlined below:

- *1.3 Use infrastructure efficiently to support our growing community.*
- *2.2 Enhance the diversity and resilience of our centres to meet the needs of the community, support economic viability and improved liveability.*
- *2.6 Protect and enhance infrastructure that supports the economic development of Canberra and the region.*
- *3.5 Protect biodiversity and enhance connectivity to improve landscape resilience.*
- *4.1 Deliver social infrastructure that meets community needs and supports strong communities.*
- *4.3. Strengthen neighbourhoods and support their diverse character by creating strong local activity hubs.*
- *5.1 Enhance accessibility by better integrating transport and land use.*

The proposed amendment to the TPV responds to these objectives as it facilitates the provision of further zoned for purpose land which would deliver additional educational services the local community.

#### 3.1.2 ACT Climate Change Strategy 2019–25

The ACT Climate Change Strategy 2019–25 outlines actions to meet the 2025 emission reduction target of 50–60 per cent and establishes a pathway for net zero emissions by 2045. Over the next 30 years there is likely to be major changes to support a shift to net zero emissions, however significant change is still a way off therefore in the short-term stronger emphasis needs to be placed on our choices (e.g. active travel and/or public transportation).

Key initiatives under this Strategy include:

- 3.6 Expand and promote the Active Travel Office and schools-based active travel initiatives
- 5.12 Establish a pathway to zero emissions ACT Government schools supported by an interim emissions reduction plan to 2025.

It is considered that the proposal to rezone part of Block 6, Section 64 to CFZ responds appropriately to this Strategy as:

- increased local school capacity has been found to reduce private vehicle use (as it reduces the likelihood/need for car travel to/from schools)
- an increase in capacity of the existing school network would encourage increased local enrolment and ease pressures on surrounding education facilities.

### 3.1.3 *Canberra's Living Infrastructure Plan – Planning for the Future 2019*

ACT Government Infrastructure Plan 2019 outlines the Government's blueprint for a \$14 billion infrastructure investment in the growing needs of the community. Since 2010, the number of students attending public schools has grown from around 39,000 to around 49,000 students (an increase of more than 26 per cent) and consequently the infrastructure plan includes \$2.1 billion of expenditure on new schools and expansion of existing schools. The proposal to rezone land to accommodate an expansion to the School directly responds to a priority of the Infrastructure Plan – that is to monitor and manage the capacity of existing schools.

Undertaking planning for new and expanded schools would also progress other elements of the Infrastructure Plan, including an objective of a 30 per cent tree canopy cover target for Canberra. Tree cover in primary schools needs to be managed carefully to ensure trees remain safe for students. Schools in the ACT undergo routine surveying and consultation with arborists to ensure safety is always maintained. The school needs to balance the need to increase canopy cover and the costs of routine maintenance to ensure safety. As detailed in Section 5.2.2 of this report, a Tree Assessment has been prepared for the subject site and no tree removal/impacts are proposed as part of this TPV.

### 3.1.4 *ACT Transport Strategy 2020*

The ACT Transport Strategy 2020 recognises a need for continued investment in Canberra's strategic road network, cycling and walking network and public transport as well as light rail. The strategy recognises that future transport in Canberra would feature more attractive, flexible travel options that increase choice, reduce carbon emissions and facilitate a compact, vibrant urban form.

In this respect, ACT Education's standard planning documentation for school projects allows for active travel infrastructure (e.g. bicycle storage facilities) to support sustainability, reduced private vehicle use, and multi-modal transport. It is however noted that as a TPV proposal, no physical buildings/works are proposed as part of this proposal.

### 3.1.5 *Ministers Statement of Planning Intent 2015*

The 2015 Minister's Statement of Planning Intent outlines planning priorities for Canberra over the immediate, short and medium term up to five years.

One of four priorities under the Statement is for the creation of sustainable, compact and liveable neighbourhoods with better transport choices. The Statement highlighted a community desire for more inclusive neighbourhoods that deliver housing choice, community facilities, cater to all socio-demographic groups, and allow for ageing-in-place.

This included the planning intent to:

- create environments that are child and age-friendly, support cycling and walking (active travel) and housing in proximity to recreation opportunities and services (active living)
- planning should encourage greater take-up of public transport and active travel.

Key actions identified in the Statement include to review the existing Territory Plan and planning framework, facilitate investment within local centres and promote active travel initiatives.

The proposed TPV to rezone for education use on subject site supports these intentions, by enabling the provision of additional education facilities.

### 3.1.6 *Other relevant ACT Government strategies*

#### 3.1.6.1 *The Future of Education Strategy (2018)*

The Future of Education Strategy outlines the Government's education strategy for 2018-2028. Future of Education is a 10-year strategy for the ACT to guide all parts of our education system to support and deliver excellence and equity in

educational outcomes for each and every child and young person. The Strategy establishes a policy direction that informs a range of future initiatives and projects, rather than simply listing disjointed remedies.

The Strategy is based on four foundations: to place Students at the Centre, support Empowered Learning Professionals, create Strong Communities for Learning and enhance Systems Supporting Learning. The principles of Excellence, Equity, Access, Agency, and Inclusion underpin the Strategy do. Of particular relevance, the Principle of access:

*“Supports for learning and wellbeing are available and provided to all students”.*

Adequate school capacity and facilities in our communities is critical to ensuring all children have reasonable access to learning as the population grows. New and expanded school projects support the Government’s and Directorate’s strategic objectives. The proposed rezoning request directly responds to this consideration as it would enable additional land to be incorporated into the existing School for recreation purposes.

### 3.1.6.2 Set Up for Success (2020)

The Set up for Success: An Early Childhood Strategy for the ACT was launched in 2020. It is a nation-leading ten-year plan for early childhood education and care in the ACT. Set up for Success is based on overwhelming national and international evidence about the importance of quality early childhood education, and aligns with the Future of Education Strategy.

### 3.1.6.3 Strategic Plan 2018–21 (ACT Education)

The Strategic Plan 2018–21 outlines the Directorate’s strategic framework and key focus areas, including placing students at the centre of their learning, empowering education professionals, creating stronger learning communities and strengthening equity and quality in education. The Plan includes a number of strategic goals, including ensuring schools are where students enjoy and thrive in learning. The Plan identifies delivering schools for growing communities as a key action.

Planning for new and expanded schools assists in making progress to deliver against these actions. It also supports the Directorate to achieve goals contained in its Strategic Plan, which the proposed TPV directly responds to.

### 3.1.6.4 ACT Wellbeing Framework (2020)

The ACT Government is making Canberra and its communities more liveable. The ACT Wellbeing Framework captures what is important to Canberra’s communities. As part of the Wellbeing Framework, twelve domains of wellbeing have been identified including:

- access and connectivity – getting to places and accessing services
- education and life-long learning – gaining skills and education needed at all stages of life.

---

## 3.2 National Capital Plan

The subject site is not identified as an area subject to the Special Requirement Provisions of the NCP, nor is the subject site classified as National Land. Therefore, the special requirements of the NCP pursuant to Section 12 of the Territory Plan are not applicable in this case.



### 3.3 Territory Plan

The Territory Plan is a key document that guides planning and development in the ACT to provide the people of the ACT with an attractive, safe and efficient environment in which to live, work and play. The Territory Plan is used to:

- manage development in the ACT, particularly how land is used and what can be built
- assess development applications
- guide the development of new estates and the management of public land.

#### 3.3.1 Strategic directions

The statement of strategic directions is a key component of the Territory Plan that sets out the principles for giving effect to the main object of the Territory Plan as required by the *Planning and Development Act 2007*.

The statement includes the principles for sustainable development as well as the spatial planning and urban design principles that are intended to guide the more specific policy content of the Territory Plan. Table 3.1 below provides a response on how the proposed TPV is considered to be consistent with each principle.

Table 3.1 Territory Plan strategic directions

Strategic direction
<b>General principles</b>
1.1 Planning processes and decisions will be focused on the combined achievement of economic vitality, community wellbeing, and environmental quality. Broad community involvement will be a key element in the pursuit of sustainable development, as will complementary regional strategies and agreements.
1.2 Matters of broader National Capital, metropolitan and regional significance will be carefully considered when formulating Territory Plan policies and when making decisions about development proposals and sequencing.
1.3 Economic, social and environmental objectives will be pursued in a balanced and integrated way, having regard to both short-term and long-term factors, such that present needs can be met without prejudicing the welfare of future generations, and without serious or irreversible loss of life-supporting natural resources or damage to the environment.
1.4 Wherever appropriate, the broader global and regional context and potential cumulative impacts of decisions will be taken into account. Where there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for failing to prevent environmental degradation.
<b>Environmental sustainability</b>
1.5 Planning policies will seek to ensure the efficient use of all resources and to reduce consumption of non-renewable resources. Waste minimisation, reuse and recycling will be encouraged, whilst energy-rating and conservation measures will be applied wherever appropriate, particularly in transport, subdivision planning, and building design and construction.
1.6 The pattern of development is to reflect land capability constraints resulting from topography, soils, geotechnical factors, drainage, natural hazards, microclimate and the sensitivity of ecosystems. Particular attention will be given to the need to conserve soil, water and vegetation; maintain biological diversity; safeguard important ecosystems and ecological processes; and provide and protect wildlife corridors.
1.7 Land and water resources will be planned in accordance with the principles of integrated catchment management and water sensitive urban design. Policies will seek to protect identified environmental values, whilst focusing on opportunities for multi-purpose use of resources. Special attention is to be given to protecting sources of the Territory's water supply and to maintaining environmental flows in rivers and streams.

<b>Strategic direction</b>
<p>1.8 Planning policies will provide for the sustainable management of rural areas, ensuring that rural lands nominated for future urban development or other purposes can be retained in productive use and properly managed for the time being. Appropriate activities to reduce net greenhouse gas emissions will be encouraged.</p> <p>1.9 Urban expansion will be contained in order to minimise impacts on valuable natural and rural areas.</p> <p>1.10 Integrated land use and transport planning will seek to maximise accessibility and transport efficiency, prioritise active travel, reduce energy consumption, increase physical activity, support the preferred pattern of development, promote safety, safeguard environmental quality, and minimise greenhouse gas emissions.</p> <p>1.11 Policies for environmental planning and management will ensure amenity, minimise pollution, and protect public health and safety</p>
<b>Economic sustainability</b>
<p>1.12 Planning policies will facilitate the widest possible range of commercial, retail, industrial, rural, tourism, and other forms of economic activity in order to promote new investment and a more diversified economy, to underpin employment growth, and to respond to changing economic opportunities.</p> <p>1.13 The characteristics of the city that contribute to economic growth: Canberra’s role as the national capital and the seat of Federal Parliament; the ease of getting around the city; the safe and clean environment; and the vibrancy of centres as places of social, cultural and business exchange, will be enhanced.</p> <p>1.14 An adequate and diverse supply of industrial land will be maintained to facilitate both conventional and new forms of industry.</p> <p>1.15 Tourism will be fostered by permitting a variety of entertainment, leisure and accommodation facilities, including opportunities for ecotourism, in appropriate locations throughout the Territory.</p> <p>1.16 Sufficient land will be set aside for major communications, educational, scientific, or other activities requiring broadacre sites in appropriate locations outside urban areas.</p> <p>1.17 In planning future development and redevelopment, particular emphasis will be placed on cost-effective provision and management of existing and new infrastructure and services, taking into account whole-of-life and whole-of system costs, including the ecological footprint of proposed developments and activities.</p>
<b>Social sustainability</b>
<p>1.18 Provision will be made for a comprehensive range of readily accessible community, cultural, sporting and recreational facilities, distributed according to the varying needs of different localities and population groups. In major centres and developing areas, sites will be safeguarded where necessary for particular community needs.</p> <p>1.18A Development is planned to promote active living through the following six principles:</p> <ul style="list-style-type: none"> <li>a) providing connectivity between uses and activity nodes</li> <li>b) preserving open space</li> <li>c) encouraging mixed land use and density</li> <li>d) ensuring public places are safe and attractive for all</li> <li>e) providing supportive infrastructure that encourages regular physical activity</li> <li>f) ensuring environments promote social inclusion, and are equitable and where practicable are accessible by all.</li> </ul> <p>1.19 A variety of open space types will be provided in each district or local area to meet the diverse recreational needs of residents and visitors, and to contribute to community health.</p> <p>1.20 Planning policies for community facilities and open space will encourage multiple use and flexible design to allow for changing needs.</p>

## Strategic direction

1.21 Provision of affordable, adaptable and special-needs housing will be promoted throughout the city, as well as modification or redevelopment of existing stock to meet emerging social needs.

1.22 Urban development will be planned in a manner that promotes community vitality and safety, applying principles of crime prevention through environmental design. Provision will also be made for emergency services infrastructure necessary to ensure a high standard of safety for residents and visitors.

1.23 The needs of people with disabilities will be recognised in all facets of urban planning, particularly including the design and operation of transport and access systems and the assessment of development proposals.

1.24 All new developments and re-developments will be planned with appropriate and segregated network facilities for pedestrians and cyclists; provision for accessible public transport; a legible and permeable hierarchy of roads; conveniently located commercial and community facilities; and a network of open spaces.

1.25 Heritage and cultural values will be safeguarded, including in particular those of the Territory's Aboriginal peoples and those derived from both its rural history and urban development as the National Capital. The distinctive qualities of residential areas and other places, as well as elements of community heritage, will also be recognised and their conservation promoted.

1.26 Identified places of heritage significance will be protected in accordance with requirements for their conservation contained in the Heritage Register and any relevant heritage guidelines under the Heritage Act 2004. Special provisions are included in the Heritage Act for the recognition, registration and conservation of Aboriginal heritage.

## Urban areas

2.1 Canberra will continue to develop as a series of discrete urban areas within a landscape setting of hills, ridges and other open spaces. Each town will offer a diversity of housing types; the broadest possible range of employment opportunities; and convenient, linked access prioritising active travel to centres, community facilities and open space.

2.2 Future residential settlement will be accommodated through development of greenfields areas, subject to detailed feasibility and suitability studies; some expansion of existing towns; and appropriate use of suitable vacant or underdeveloped sites.

2.3 Commercial and retail activity will be concentrated in centres and other planned nodes of intensive activity that are well served by public transport to ensure an efficient pattern of development. Primary emphasis will be placed on strengthening and enhancing existing and new centres and nodes, including improved urban design and encouragement of more mixed-use development.

2.4 Planning policies will support revitalisation of the City Centre as the preeminent centre of governance, commerce and entertainment for the ACT and its region, while keeping the City Centre in appropriate balance with other town centres. Within the City Centre, provision will also be made for a range of major community facilities and opportunities for high-density residential development.

2.5 A wide range of housing types will be permitted in identified residential areas close to centres and major transport routes to increase choice; maximise opportunities for affordable housing; and secure some intensification of development consistent with maintaining residential amenity. Outside of these areas, planning policies will protect the typically low density, garden city character of Canberra's suburban areas.

2.6 Higher density development will be encouraged within and near major centres, and in other suitable locations that are well served by public transport.

2.6A Development will provide suitable and well-designed supportive infrastructure that enhances the experience of the urban environment for people of all abilities and encourages and supports regular physical activity.

2.7 Development will be planned to encourage use of public transport, walking and cycling, including commuter cycling. Routes will be reserved for an enhanced inter-town public transport system. Requirements for vehicle parking will be related to commercial needs and transport policy objectives.

<b>Strategic direction</b>
<p>2.8 Industrial areas will be in locations accessible to suitable freight services, and where industrial activity is unlikely to have a significant adverse effect on the environment or the amenity of residential areas.</p> <p>2.9 A planned hierarchy of roads will be maintained in order to promote road safety, protect the amenity of residential and commercial areas, and facilitate the efficient movement of major traffic flows and heavy vehicles.</p> <p>2.10 Adequate provision of open space throughout the Territory will remain a high priority. Open space will be planned and carefully maintained as an integrated, hierarchical system that provides for a diversity of sport and recreation activities, contributes to the legibility and character of urban development, is cost-effective to maintain, and assists in the effective management of stormwater.</p>
<b>Non-urban areas</b>
<p>2.11 Planning policies will protect the landscape and environmental qualities of the hills and ridges surrounding urban areas, the Murrumbidgee and other river corridors, the mountains and forests west of the Murrumbidgee River, and productive rural landscapes.</p> <p>2.12 Planning for non-urban and natural areas will also recognise the values of land for research, education, recreation and tourism purposes.</p> <p>2.13 Clearance zones will be established where necessary around major facilities to protect the operational efficiency of those facilities and to minimise adverse environmental impacts.</p>
<b>Urban design</b>
<p>2.14 Policies and procedures to promote high quality, creative design of development, urban spaces and landscape settings will be applied throughout the Territory, and innovation encouraged, in keeping with the spirit of the National Capital as an exemplar of best practice. Particular care will be taken to ensure high-amenity, quality design outcomes within residential areas, heritage areas, major centres and activity nodes, and along principal approach routes. The relationship between the public and private realms will also be emphasised in terms of the design quality of precincts and shared spaces, including spaces around buildings, as well as that of individual developments.</p> <p>2.15 Policies will acknowledge Canberra as the national capital and the symbolic heart of Australia and will seek to preserve the landscape features that give the national capital its character and setting; respect and reinforce the key elements of Walter Burley Griffin's formally adopted plan for Canberra within the proposed urban settlement pattern; enhance and strengthen approaches and backdrops to the city and its national institutions; conserve open space between urban areas as visual separation buffers consistent with the landscape setting; retain areas that are identified as the rural setting surrounding the city; and retain key vistas created by the landscape network within new settlement areas.</p> <p>2.16 Retention of Canberra's unique landscape setting, including the integration of natural and cultural elements that create its 'garden city' and 'bush capital' qualities, will be accorded the highest priority. Special attention will be given to safeguarding visual amenity, protecting vegetation and other important features within the established urban landscape, and ensuring the high quality of environmental design in new developments or redevelopment.</p> <p>2.17 Advertisements and signs will be carefully controlled to maintain environmental amenity.</p>

The proposed TPV responds to the above referenced Strategic Directions as:

- it would rezone part of Block 6, Section 64, Fraser from NUZ3 to CFZ and thus provide additional land for education to service the needs of the broader community
- it would retain the Table of prohibited uses for PD1 (Fraser Primary School) expressed at the Fraser Precinct Map over the expanded School site (see Figure 1.7)
- it would transfer custodianship of the subject site to the Education Directorate and in turn, retain the land for public purposes (i.e. education); and
- it would facilitate the provision of additional community uses (and future developments), including educational facilities.

### 3.3.2 *Relevant Territory Plan Zones*

As described at Section 1.5 the proposed TPV would have the effect of rezoning a portion of the NUZ3 land to CF. This would enable the use of land for a community use (such as an educational facility or a health facility, amongst other uses).

### 3.3.3 *Relevant Territory Plan Codes*

Part 11 of the Territory Plan describes General Codes (GC). Not all GCs are applicable for all developments. It is anticipated that the following GC's would be applicable for a future proposal for buildings and works on the subject site:

- Parking and Vehicular Access General Code
- Bicycle Parking General Code
- Access and Mobility General Code
- Crime Prevention through Environmental Design General Code
- Community and Recreation Facilities Location Guidelines General Code
- Planning for Bushfire Risk Mitigation General Code.

As noted above at Section 1.5 an application for buildings and works associated with an education facility would be subject to the CFDC. Notably, the realigned School boundary would be set back 35 metres from the existing residential hinterland. This would ensure that the subject site would continue to meet R8 (minimum setback of 6 metres) and C8 (criteria-based assessment of setbacks) of the CFDC (amongst others).

The Parking and Vehicular Access General Code (PVAGC) provides car parking requirements for new uses and extensions to existing uses. The PVAGC specifies the following requirement for parking associated with a Pre-, Primary and High School:

- *0.8 spaces per 10 students*
- *0.4 set-down/pick-up spaces per 10 students.*

In this case, the 79 on-site car parking spaces would continue to service the existing School population. Further, as no change to enrolment numbers are proposed, a car parking assessment is not required and no change to parking impacts anticipated by the incorporation of additional land within the School grounds.

## 3.4 Other statutory processes

### 3.4.1 *EPBCA requirements*

The Fraser School Expansion Preliminary Biodiversity Assessment (June 2021) makes the following conclusions regarding the presence (or otherwise) of significant flora/fauna the:

- vegetation within the subject site was not of sufficient condition to meet the EPBC Act listed community
- vegetation within the subject site was not consistent with any EPBC Act listed ecological community. Native dominated grassland, restricted to a northwest corner of the subject site, was consistent with low condition native pasture and was considered to be potentially consistent with NC Act listed Natural Temperate Grassland
- subject site provides potential habitat for four threatened species.

Noting these findings, to minimise impacts to biodiversity the report recommended that the following works be implemented as part of any detailed design of future facilities:

- Development design avoids impacting
  - amenity planting
  - native dominated grassland
  - drainage line.
- Mitigation measures be included in construction environmental management plan to minimise off-site indirect impacts to biodiversity including run-off and noise, as relevant for future works.
- Targeted surveys are undertaken for Golden Sun Moth in accordance with the ‘Significant impact guidelines for the critically endangered Golden Sun Moth’ (Department of Environment, Water, Heritage and the Arts, 2009), namely:
  - surveys are undertaken during the local flying season (typically late October to early January)
  - surveys are conducted over at least four suitable days, at approximately weekly intervals
  - a local reference site is surveyed to confirm species is flying during surveys
  - surveys are conducted during appropriate conditions for the species:
    - warm to hot days (i.e. above 20°C by 10 am)
    - during the warmest part the day (10 am to 2 pm)
    - on clear or mostly cloudless sky, with still or relatively still wind conditions
    - at least two days since rain
  - if detected onsite, surveys should focus on determining the relative distribution of the species on the subject site.

Following confirmation of a detailed works area, the outcomes of the targeted surveys and when vegetation impacts are known – further consideration regarding the EPBC Act, including pathways would be nominated. Depending on the scope of future works a Referral or an Assessment under the EPBC Act may be required.

### 3.4.2 Future Development Applications

The *Planning and Development Act 2007* outlines the assessment pathway of different kinds of development proposals.

As un-designated Territory Land, any redevelopment of the subject site would be assessed against the provisions of the TP. Depending on the nature of any future use proposed, one of three (3) development pathways/tracks would apply. They are:

- code
- merit; and
- impact.

The various pathways attract different processes and statutory timeframes.

### 3.4.3 Other ACT Government approvals

Following completion of the rezoning request, further approvals may be required in relation to (amongst others):

- utilities design and installation/amendments to assets
- tree removal/impacts
- service authority connections.

#### 3.4.3.1 Utility requirements

While utility improvements are not anticipated, any activity which may result in upgrades/amendments to established utility services would require separate approval from the relevant entity. The relevant authorities would also be referred the request for a TPV via the normal statutory process.

### 3.4.3.2 Tree removal

While tree removal is not anticipated, any activity which may cause damage to regulated or registered trees, such as tree removal, major pruning or groundwork within the Tree Protection Zone requires approval under the *Tree Protection Act 2005* via TCCS.

The Conservator of Fauna and Flora may grant approval to damage a regulated or registered tree if the tree meets one or more of a set number of Tree Protection Approval Criteria. Applications must typically be supported by a report from a qualified arborist.

## 3.5 Planning review and reform

The ACT Government is currently undertaking a review and reform of its planning framework. The *Planning and Development Act 2007* and Territory Plan have been reviewed as part of this process.

A draft Planning Bill 2022 and associated regulations was released for public comment (comment closed June 2022). The Planning Bill 2022 was introduced in the ACT Legislative Assembly on 21 September 2022.

A draft new format Territory Plan has been released for comment. As part of the development of the new format Territory Plan a suite of district plans are proposed for introduction into the ACT’s planning framework. The district plans would articulate localised planning parameters/considerations which are pertinent to decision making within specific areas.

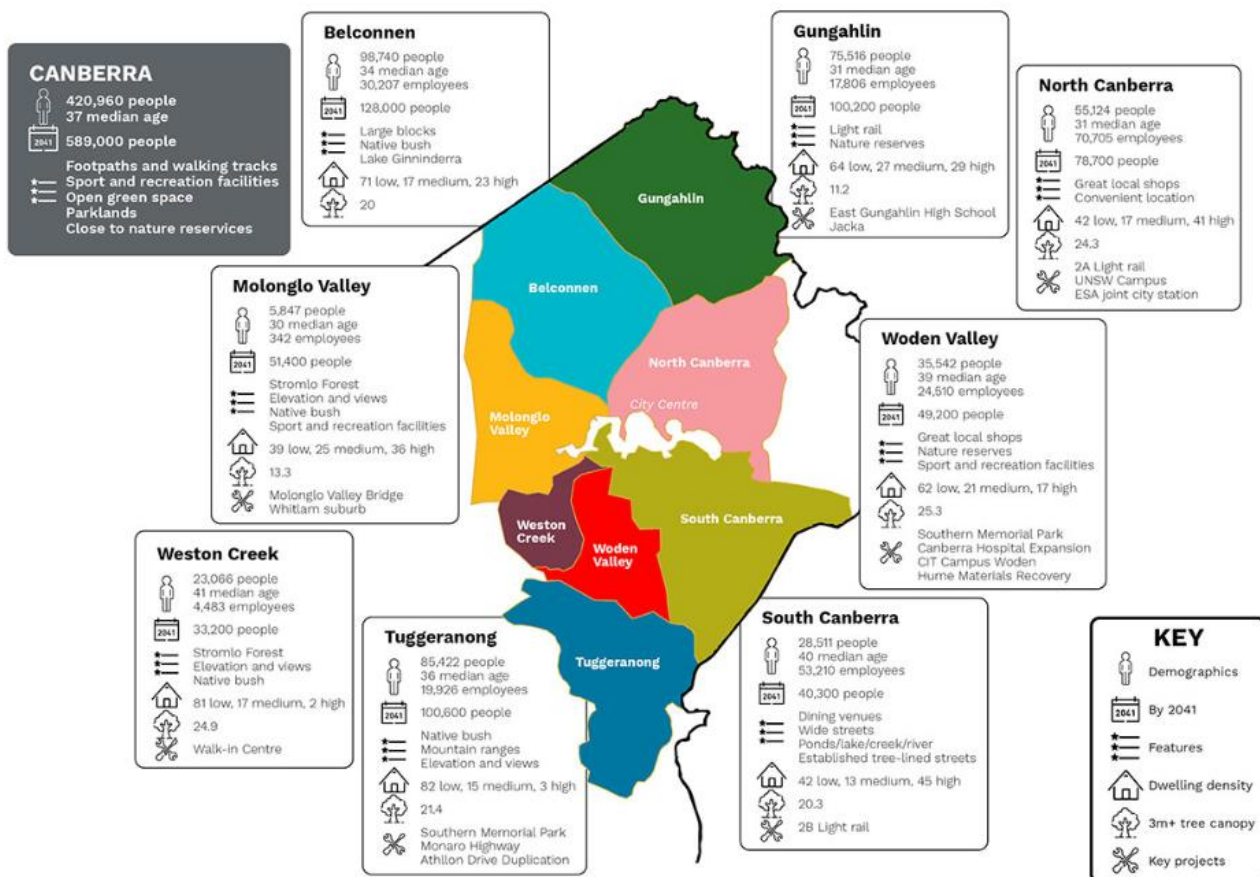


Figure 3.1 ACT Government [17 August 2022]: District Plans

The draft 'Belconnen District Policy' seeks to implement five themes: landscape, community, amenity, employment and access. It is considered that the proposal to rezone a portion of land adjacent to the existing Fraser School to expand the existing School site directly responds to these considerations as:

- a 35 metre wide vegetation buffer would be retained between the residential hinterland and the resultant School site which would retain the landscape character of the area; and
- an increase in area associated with the Fraser School site responds to the community demographic and changing needs of the area.

The policy would also include the prohibited uses table currently at the Fraser Precinct Code/Map within the Territory Plan.

In relation to the proposed TPV, it is considered that its processing should not be delayed until after such time as the new format TP has been finalised as:

- the proposed TPV seeks to rezone land associated with an existing school
- no physical buildings and works are proposed
- the consequential change to the Fraser Precinct Map under the Fraser Precinct Code has no material impact on the content/form of the TP
- the proposed TPV would not introduce a new policy/control into the TP and therefore there would not be any conflict with any incoming (draft) format; and
- the proposed TPV is consistent with the relevant ACT Government policies/objections regarding the delivery of suitably zoned land for education purposes to meet current (and future) demand.



## 4 Preliminary consultation process

---

### 4.1 Approach and process

An Engagement Memo prepared by WSP was submitted to provide further details on the consultation undertaken and feedback received during the consultation period, and forms part of this package. That report detailed how consultation occurred for the proposed TPV to rezone portion of Block 6, Section 64, Fraser.

Consultation was undertaken with reference to the ACT Community Engagement Guideline – available at: <https://www.yoursay.act.gov.au/about/community-engagement>, which is referred to in the *Scope for a Planning report* along with an express requirement for “*consultation should include holding at least one public engagement session that is widely advertised in print and electronic media...*”.

#### 4.1.1 Activities undertaken

A range of activities were undertaken during the community engagement period for the proposed TPV, which occurred between 13 September – 12 October 2022. This engagement aimed to ensure that people were involved in a way that was proactive and meaningful and that a broad cross section of the community could provide feedback and learn more about the process. Activities included:

- letterbox drop to surrounding residents
- presentation by WSP and the Education Directorate to the Belconnen Community Council (20 September 2022)
- Education Directorate presentations to the Fraser School P&C (4 May 2022) and School Board (24 May 2022)
- WSP hosted online community engagement session (28 September 2022)
- collateral hosted on Education Directorate website and Fraser Primary School website for duration of engagement
- various Facebook and Twitter posts by the Education Directorate throughout the engagement period
- opportunity for feedback via phone and/or email, direct to either the Education Directorate or WSP
- question time during the Belconnen Community Council and community engagement session
- publication in multiple Fraser Primary School newsletters.

#### 4.1.2 Collateral

Please refer to the Stakeholder Engagement Memo prepared by WSP for details of all collateral produced as part of the engagement phase (social media posts, newsletters, letterbox drop, website collateral).

4.1.2.1 Letterbox drop

Figure 4.1 depicts the properties subject to the letterbox drop in surrounding areas, undertaken by the Education Directorate as part of initial community engagement in 2022.

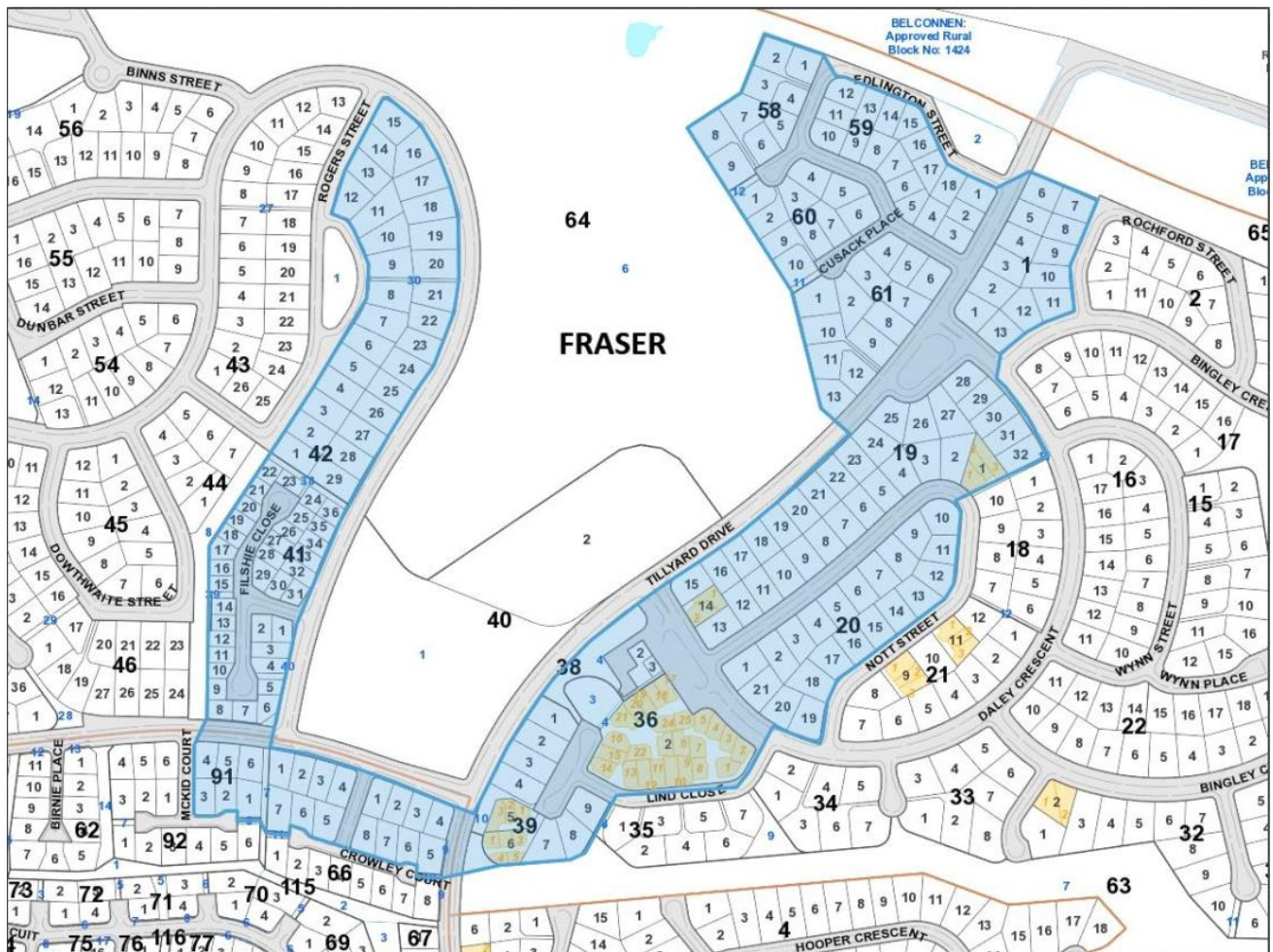
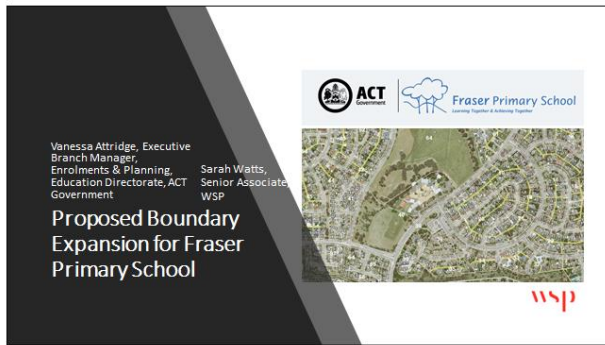


Figure 4.1 Letterbox drop (Source: Education Directorate)

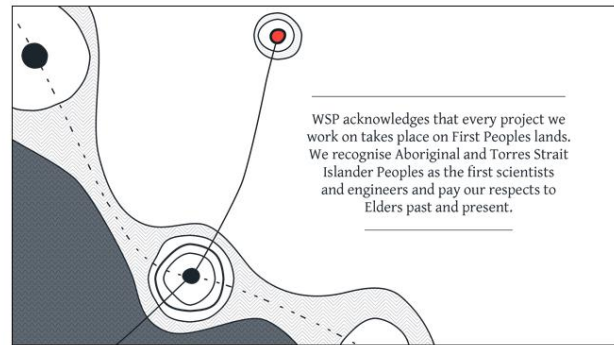
4.1.2.2 Stakeholder engagement session

WSP hosted an online community engagement session in collaboration with officials from the Education Directorate. Twenty three personnel (including WSP staff and Education Directorate staff) RSVP'd to the event. A series of slides were presented to the community during this session and the team were available for questions. The session ran for one hour at 5:30–6:30pm on 28 September 2022.

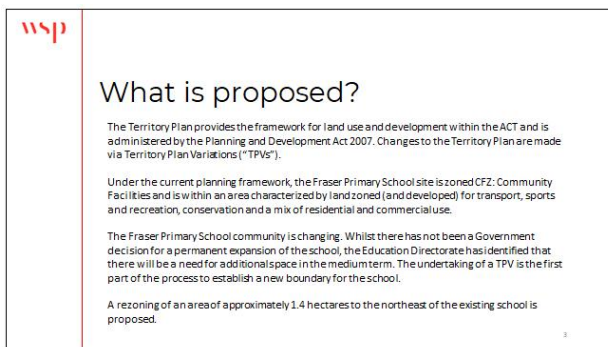
An example of the PowerPoint presentation is provided below. For details, refer to the enclosed Stakeholder Engagement Memo.



1



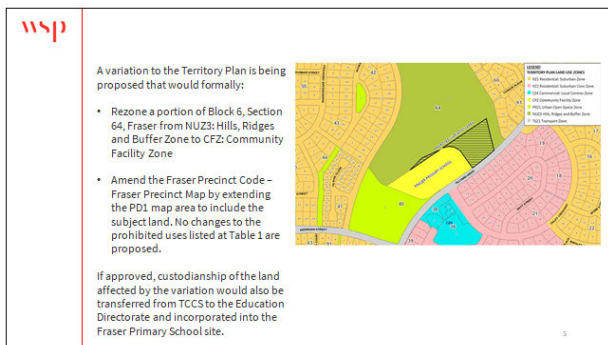
2



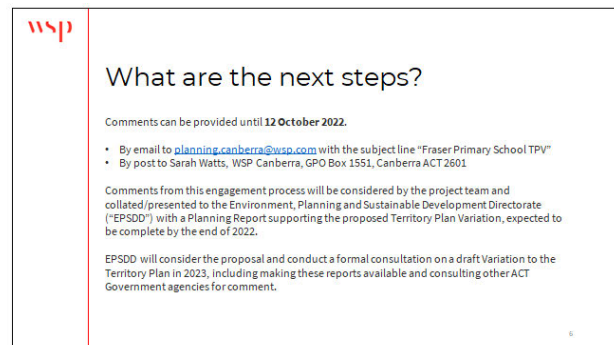
3



4



5



6

Figure 4.2 PowerPoint presentation community engagement session (and Belconnen Community Council) (Source: WSP)

During the evening, questions from the community centred around the following themes:

- what additional school buildings/infrastructure will be constructed as part of this process?
- why expand the school site to the north/northeast when there is an existing oval to the southwest which could be utilised instead?
- concern there may be adverse impact to property values as result of outlook toward School site
- increase in student enrolment is not expected based on current population and enrolment projections
- concern with car parking impacts and safety for pedestrians
- support for rezoning, but concern in relation to engagement process for potential future buildings/works
- concern about public access/egress to site on weekends/out of hours
- concern about possible future fencing typologies.

Table 4.1 provides a summary of the project team’s response to the issues raised.

### 4.1.2.3 Belconnen community council

WSP and the Education Directorate presented to the Belconnen Community Council using the same PowerPoint presentation provided at 4.1.2.2. Twenty nine people attended the session. No questions were raised during the session in relation to the proposal. The presentation lasted 20 minutes during the Belconnen Community Council meeting on 20 September 2022.

### 4.1.3 Comments

A total of 17 submissions were received via email during the engagement period. The consideration and responses are provided below.

Table 4.1 Engagement response (Source: WSP Stakeholder Engagement Memo 2022)

Issue	Response
<p>Insufficient space for parents/caregivers to park during pick up/drop off times during School hours. Potholes in proposed site. These result in dangerous driving and walking conditions-presenting a risk to pedestrians.</p>	<p>No change to existing student enrolment numbers is proposed as part of this rezoning process. No infrastructure is proposed to be constructed within the land subject to this proposed TPV.</p> <p>Therefore, no change to existing car parking and access/egress arrangement proposed.</p> <p>The Education Directorate notes the community’s concern in relation to existing traffic impacts associated with the Fraser Primary School and will forward them to the relevant ACT Government Directorate for consideration via a separate process.</p>
<p>Additional car parking should be constructed within Tillyard Drive to accommodate demand for School pick up/drop off times. It is likely demand will increase with population growth.</p>	<p>No change to existing student enrolment numbers is proposed as part of this rezoning process. No infrastructure is proposed to be constructed within the subject site.</p> <p>Therefore, no change to existing car parking and access/egress arrangement proposed.</p> <p>The Education Directorate notes the community’s concern in relation to existing traffic impacts associated with the Fraser Primary School and will continue to work with other ACT Government Directorates to seek to improve these existing issues, independently from this proposed TPV.</p>
<p>Before/after school traffic associated with the existing School results in dangerous condition for emergency services (impacts Charnwood Station and ambulance/fire services).</p> <p>Consider traffic management as part of this and future proposals.</p>	<p>No additional traffic is expected to be generated by this proposal because the proposal does not impact School enrolments. This proposal is only to expand the land area of the School grounds for students to access additional outdoor space.</p> <p>The Education Directorate notes the community’s concern in relation to existing traffic impacts associated with the Fraser Primary School and will continue to work with other ACT Government Directorates to seek to improve these existing issues, independently from this proposed TPV.</p>

Issue	Response
<p>Existing School traffic utilises reserve for parking/access/egress which presents a danger for pedestrians (who could roll their ankles or get hit by a vehicle), motorists and has the potential to injure wildlife or nature.</p>	<p>No change to existing enrolment numbers is proposed as part of this rezoning process. No infrastructure is proposed to be constructed within the subject site.</p> <p>Therefore, no change to existing car parking and access/egress arrangement proposed.</p> <p>The Education Directorate notes the community’s concern in relation to existing traffic impacts associated with the Fraser Primary School and will continue to work with other ACT Government Directorates to seek to improve these existing issues, independently from this proposed TPV.</p>
<p>Any extended building/excavation/earthworks and the machinery involved would add great strain to Tillyard Drive and have an adverse effect on emergency services and traffic.</p>	<p>No buildings or works are proposed as part of this TPV. Therefore, there would not be any construction impacts.</p> <p>Any potential future construction works at any ACT public schools would consider managing any traffic impacts and can potentially undertake any necessary works during school holidays and/or outside of peak times to reduce these impacts.</p>
<p>Preference for expansion of the School grounds into the playground/oval to the west/southwest of the subject site and creation of any new access from Kerrigan Street.</p>	<p>A detailed review of the Fraser Primary School’s strategic and physical context has been undertaken as part of this TPV proposal. The project team has considered the interfaces of the subject site and determined that the most appropriate area for a planned expansion is to the northeast within the space proposed.</p> <p>The community oval to the south of the School is an important and established community asset that serves the entire suburb of Fraser for sport and recreation use at all times. At times it has been used by the School although it involves students accessing it by crossing a public footpath and requires additional supervision requirements when this area is used by the School, to ensure student safety.</p> <p>A public footpath between the School and the oval is an important community link connecting to the underpass of Tillyard Drive. It is undesirable to have this path through the School site, or to remove the path connection to accommodate an increased School site.</p> <p>The area to the northeast of the School is well located for students to play outdoors in close proximity to their School. On balance, access to this particular site has been identified by the Directorate to be in the best interests of the Fraser Primary School community (as well as the interests of the broader Fraser community), by also continuing to preserve established open space/playing fields at the community oval nearby.</p>

Issue	Response
<p>The 'paddock' next to the School (proposed site) is understood to be home to native birds and exotic dominated grasslands. Similar grasslands nearby (500 m away) have been declared as a nature reserve. An environmental impact assessment and cost benefit analysis should be undertaken. Biodiversity should be preserved.</p>	<p>An ecology study was undertaken as part of this process which revealed that on balance, the proposed rezoning would present an acceptable ecological outcome, with the impact area considered to have a low biodiversity value.</p>
<p>Those with properties opposite the area proposed for rezoning are concerned with an adverse impact on property values associated with outlook toward a schoolyard, as opposed to grassland.</p>	<p>It is not expected that this concern will be realised. It is not deemed to be a valid planning consideration for the proposed rezoning to increase the play space and boundaries of the school.</p>
<p>A 35 metre-wide buffer to the residential properties to the north of the grasslands does not appear sufficient.</p>	<p>Under this proposal, the 35 metre buffer retains the existing stand of trees and is considered reasonable to provide a sufficient noise and distance barrier from the School site.</p> <p>This also meets (and actually exceeds) the requirement for a minimum setback under the current planning framework (the Community Facilities Development Code), community development adjacent to residentially zoned land should have a minimum building set back of 6 metres from the boundary shared with a residential zone.</p>
<p>The Education Directorate should release its data which indicates that there is a demand for additional land for the Fraser Primary School. Data should be released on the percentage of students who live in the suburb of Fraser. Anecdotal experience is that the population is ageing.</p>	<p>The Directorate undertakes and publishes a bi-annual Census of school enrolments. It also develops enrolment projections at least annually, for the purpose of predicting the future needs of all ACT public schools. This data provides point in time information and is used as an internal schools planning input, alongside a range of other data sources.</p> <p>Fraser Primary School is currently designated as a 'Category A School' for enrolments, meaning it is generally not able to accept students from outside its Priority Enrolment Area. This is primarily due to the high in-area enrolment and capacity for students now and in the near future.</p>
<p>No information on future fencing of the expanded boundary- including its visual appearance, plans for associated community consultation and when it will be constructed.</p>	<p>Under the Planning and Development Act Regulation, all ACT Government schools have access to exemptions for certain types of fencing. No fencing is proposed as part of this rezoning proposal. <a href="#">If a TPV goes ahead, the school Principal (together with the Education Directorate) will work with the school community to consider whether a fence is required in this area. This decision would be based on safety and operational impacts and would also consider impacts for the local community through consultation with nearby residents.</a></p>

Issue	Response
<p>ACT Government website didn't mention this rezoning.</p>	<p>This preliminary consultation has been undertaken by the ACT Education Directorate (in collaboration with WSP Australia) and includes information shared through the Education and Fraser Primary School websites, as part of proposing a change to the Territory Plan.</p> <p>Once a TPV package is lodged by Education Directorate with Environment, Planning and Sustainable Development Directorate (EPSDD), it is expected a formal Draft Variation to the Territory Plan will be prepared by EPSDD. This proposed change would then follow statutory planning requirements articulated through ACT planning legislation, including a mandatory minimum 6 week public notification period, publicised through the ACT Government (EPSDD) website.</p>
<p>Open, face to face engagement should be conducted at a location such as the Fraser Primary School. Online consultation excludes those without a certain level of digital/ technological connectivity/access.</p>	<p>— The ACT Government regularly engages with the community through a range of communication methods, including online information and engagement sessions, particularly recently during the COVID-19 Pandemic. As part of the initial TPV proposal consultation, a broad range of engagement activities were undertaken to meet the varied needs of the community. This included:</p> <ul style="list-style-type: none"> <li>— Presentation at the Belconnen Community Council (September 2022 meeting)</li> <li>— Public engagement session</li> <li>— Letterbox drop to nearby Fraser residents</li> <li>— Notice in Fraser Primary School newsletter</li> <li>— Information published on the ACT Education Directorate and Fraser Primary School websites</li> <li>— Facebook post (Education Directorate page)</li> <li>— Telephone number available for verbal discussion or feedback regarding proposal</li> <li>— Comments invited via email or post.</li> </ul>
<p>The community consultation should involve co-design processes.</p>	<p>The Education Directorate values the opinions and knowledge held by the community, and respects the importance of ensuring input from the community. The Education Directorate has consulted the community of Fraser of the proposed rezoning proposal. There is no infrastructure to design as no new development or construction has been proposed.</p>

Issue	Response
Provide the necessity arguments for this expansion. Provide the source documentation.	A range of printed and electronic materials have been made available (including throughout Education Directorate-led community consultation) which articulate the Directorate's rationale for the proposed boundary expansion. A formal Draft Territory Plan Variation is expected to follow in 2023.
The current timeframes (6 September – 12 October 22) of consultation is insufficient.	<p>Feedback received during September-October community engagement has been collated into a TPV application package, including a Planning Report, to be lodged with EPSDD late in 2022.</p> <p>It is expected EPSDD will consider the TPV proposal and undertake formal consultation on a Draft Variation to the Territory Plan in 2023, in line with statutory obligations which include making information about the proposal available as well as an opportunity for consultation with the community.</p>

It is recognised that some comments may not be able to be resolved through the TPV process and would require the EPSDD to discuss further with the responsible ACT Government directorates. Therefore, not all community feedback received throughout the process may be directly reflected in the TPV.

#### 4.1.3.1 Key messages

Nevertheless, some of the key messages to emerge from the engagement activities are:

- Fraser residents value open space within their neighbourhood
- the community considers road safety an important issue
- the community considers parking an issue that requires attention from Government
- the Fraser Primary School community (particularly parents) are generally supportive of rezoning some of the green space near Fraser Primary School for use as open space
- several owners/occupiers of properties opposite the School to the east of Tillyard Drive are concerned with the potential for fencing to be erected in what is currently an open view/grassland area
- several owners/occupiers of properties opposite the School to the east of Tillyard Drive are concerned about a reduction in property values should the existing grassland be utilised by the School for educational purposes
- the existing vegetation between the residential hinterland to the northeast and the grassland area proposed for rezoning is valued by the community; and
- in relation to other ACT Government initiatives which may be undertaken, it has been observed that elderly community members would prefer stakeholder engagement activities which were undertaken in person, rather than in an online format.



# 5 Impact assessment

---

## 5.1 Physical features, infrastructure and built form

### 5.1.1 *Topography, soils and geology, and hydrology*

No change to the subject site's existing topography, soils and geology and hydrology is proposed as no physical works are proposed.

### 5.1.2 *Roads, traffic and carparking*

A memo has been prepared by Indesco in support of the proposed TPV. The analysis concludes that the surrounding road network has capacity to support the existing School and reiterates that no changes to enrolment numbers are proposed as part of this process. Note that the memo refers to 2021 school enrolment figures of 85 preschool students and 529 K-6 students. This report acknowledges the 2022 February school census enrolment numbers of 56 preschool students and 542 K-6 students.

Matters of detailed design in relation to traffic, access/egress and vehicle movements in response to the use/development of the land forming part of this TPV would be resolved via a separate development application for physical works. This may include (amongst other considerations) on-street improvements, car parking improvements and alterations to traffic movements. This is the standard process for consideration of traffic/transport related impacts during any development application.

EPSDD's request for a scoping document made reference to "*Consideration for the future of a bus layover and potentially a parking area e.g. for an oval on weekends as well as a Park and Ride nearby*". It is acknowledged that should any future buildings and works application be prepared – the consideration of bus layovers would need to be addressed and be consistent with the ACT Traffic Management and Safety Guide.

EPSDD Deed Management has reviewed the proposal recommended that consideration be given to:

- demonstrations that utility services can adequately service the additional land should it be incorporated into the existing School. This includes access for emergency vehicles and fire hydrant capacity etc.
- investigation into the road reserve of Shakespeare Crescent to support rezoning (including in relation to capacity and parking)
- exploration of planning frameworks to control access/egress for any future school on land rezoned as part of the proposed TPV
- there is an existing 1050 diameter stormwater line through the middle of the area servicing the surrounding residential area. Consideration of this existing asset should be given during detailed design of any expansion to the existing School.

It is considered that the above matters have been satisfactorily responded to as:

- the interests of emergency servicing authorities would be incorporated into any detailed design associated with a development application for an expansion of the existing School/development of a community facility
- Section 1.5 of this TPV report describes the proposed planning framework. It is not proposed to restrict access/egress points as part of the proposed rezoning request. It is considered reasonable to resolve access/egress via a development application accompanied by a specific design response
- the presence of existing assets (including 1050 diameter SW line) is noted and would be considered by the design team during via a separate development application process.

### 5.1.3 *Public transport*

Section 1.2 describes existing public transport services.

No change to existing public transport facilities or services is proposed as part of the proposed TPV.

#### 5.1.4 *Active travel*

The subject site (and surrounding area) is well serviced by an established network of walking/cycling trails. It is also provided with convenient connections to the Fraser shops/local centre.

Impacts to the established formal pedestrian network have been considered as part of this rezoning request. Owing to the existing street network (and Fraser Oval and Superb Parrot habitat) the proposed land to be rezoned is located to the north and north-east of the existing School. This avoids any impacts to the established formal pedestrian/cycling path to the south of the existing School.

The existing formalised shared path/network are proposed for retention as part of the rezoning request.

#### 5.1.5 *Utility services*

The proposed rezoning request would not result in any changes to physical infrastructure (sewerage, water, gas, electricity, stormwater and telecommunications).

Icon Water, Evoenergy and EPSDD's Infrastructure Planning Department have been approached for preliminary advice regarding the proposed rezoning request. As part of a future development application process for redevelopment/subdivision, servicing considerations would need to be considered. They include, but are not limited to the following:

- the presence of the existing DN150 sewer main that traverses part of Block 6 when developing detailed design for any future school buildings/works and associated infrastructure requirements
- modelling to determine existing network capacity and any upgrades (including potential for a substation)
- water and sewer capital contribution charges (as required/triggered).

It is considered that the proposed request for rezoning would not adversely affect the capacity or functionality of any existing servicing authority asset because no physical works or changes to enrolment numbers are proposed.

#### 5.1.6 *Contamination*

The Environmental Protection Agency (EPA) has reviewed the proposal to rezone land adjacent to the existing School and advised prior to the commencement of the use (i.e. educational facility), an environmental assessment in accordance with the EPA Guidelines must be submitted to and endorsed by the EPA.

A Contaminated Land Preliminary Assessment has been prepared by WSP and is appended to this report. The report concludes that:

- a review of aerial photography shows historical land use of the subject site likely comprised grazing or agricultural cropland, recreational open space prior to the establishment of the Fraser Primary School in 1979
- ACT EPA contaminated land records search indicated no registered contamination within the subject site
- a limited number of environmental concerns were identified at the subject site, including:
  - minor quantities of uncontrolled fill adjacent to boundaries of the subject site
  - household rubbish/building materials and unidentified fibrous material near the northeast boundary of the subject site; and
  - open grassed areas which have potentially undergone management associated within parks and open spaces and agricultural use, which may have included chemical control of pests/weeds
- on the basis of the above, the existing use (education facility) and review of historical information, there is a low likelihood for significant contamination impacts to be present at the subject site. Given the changing land use from open space/grassland to an education facility, it is recommended that limited intrusive soil sampling be undertaken once specific development plans have been finalised (i.e. as part of a development application process).

Therefore, it is considered reasonable to rezone the land to CFZ, noting that any future development application would be subject to a requirement to undertake further detailed investigations, and subsequent endorsement by the EPA.

### 5.1.7 *Bushfire protection*

An Assessment of Bushfire Planning Considerations – Fraser School Expansion (March 2021) has been prepared for the subject site by NGH Consulting. As part of the study, an assessment of bushfire considerations has been conducted of the proposed areas of expansion and its surrounding landscape to identify the level of risk that the proposed development may be exposed to. The results of the assessment aim to guide and facilitate the master planning of the future school expansion, by identifying constraints that could influence layout options for the proposed development including applicable bushfire protection measures. They ultimately aim to improve life safety, property protection, safety and access for emergency services and improve the resilience of a proposed development to bushfire attack.

Given that the proposal is for the rezoning of land only, it is considered reasonable to manage the implementation of bushfire planning recommendations via a separate Development Application process for any new buildings/works on the subject site. Such a process would occur after the gazettal of the proposed rezoning. It would include the detailed consideration of mitigation measures such as access/egress, asset protection zones, landscaping, water supply, construction standards and emergency management.

### 5.1.8 *Flooding*

The subject site has not been identified within the ACT Government's GIS as a flood prone area. Therefore, it is considered unlikely that the subject site would be subject to adverse flood risk/impact.

### 5.1.9 *Hazardous materials*

The proposal to rezone part of the subject site to CFZ would not result in an increased risk of storage or handling of hazardous materials on the subject site. The proposed rezoning would facilitate the use of land for an education facility.

### 5.1.10 *Built form*

No built form is proposed as part of the request to rezone the land via a TPV. The suitability of any built form would be subject to a separate development application process. Any development application process would require resolution of key built form, design and siting, waste management, environmental and sustainable design, and massing considerations (amongst others).

EPSDD's Waste Management Department reviewed the proposed rezoning request and recommended reiteration of the 2019 Waste Code's requirement for forward-in and forward-out manoeuvres for waste collection vehicles, noting that truck reversing manoeuvres are not permitted in school zones. Any future development would need to ensure compliance with the Waste Code via submission of a development application. No change to the School's existing waste collection (or volume) is proposed as part of this TPV.

The Chief Minister, Treasury and Economic Development Directorate – Policy and Cabinet Division reviewed the proposed request to rezone the land and recommended inclusion of details to outline how future school buildings/facilities would achieve best practice sustainable design, including urban heat mitigation and green/living infrastructure. In this respect, it is noted that future buildings/works would be subject to a Development Application process which includes a requirement to demonstrate consistency with the ACT Government's policies on environmentally sustainable design (including the ACT Climate Change Strategy 2019-2025) and Canberra's Living Infrastructure Plan.

Waste collection and storage to be undertaken in accordance with the Development Control Code for Best Practice Waste Management in the ACT 2019. Subject to a separate development application associated with any proposed expansion. No change to existing waste management as part of the proposed TPV.

### 5.1.11 Amenity

With respect to the potential for adverse amenity impacts associated with noise, odour, light spill impacts and safety it is noted that as the proposal is for a rezoning request only, the risk of the above is negligible. Noise, odour, light spill impacts and safety would be considered as part of any future development application.

## 5.2 Natural features and values

### 5.2.1 Flora and fauna

Regarding flora and fauna, the Conservator Flora and Fauna has reviewed the proposed subject site (and surrounding area) and advised that early investigations indicate that an expansion by the School into the proposed area would be appropriate subject to investigation into the presence of the Superb Parrot and their habitat. A Preliminary Biodiversity Assessment has been prepared by WSP (and is appended to this report) as part of the preliminary investigation into the proposed boundary realignment. The study found that:

- *“The majority of the study area consists of grassland. Native amenity planting occurs along the north eastern boundary of the site. These trees are small and no hollows were recorded. These trees do however, provide habitat for common species of bird and a visual buffer to the residential development”.*
- *“The majority of the study area is dominated by exotic vegetation, however, a small area of native dominated grassland occurs in the north west corner of the study area. Further to the north west, outside the study area is an unknown drainage line”.*
- *The vegetation within the site was not consistent with any EPBC listed ecological community. Native dominated grassland, restricted to a north western corner of the study area, was consistent with low condition native pasture and was considered to be potential consistent with NC Act listed Natural Temperate Grassland”.*
- *Superb Parrot. Habitat. This species was recorded outside the study area, adjacent to the existing school (including potential nesting hollow)”.*

Early investigations explored the possibility of an expansion of the Fraser Primary School to the north/west (i.e. into the Superb Parrot habitat). However, as a result of the findings of the preliminary biodiversity assessment, the proposed boundary realignment was amended to remove the Superb Parrot habitat. The minor boundary change on the western edge of the existing school site would not impact any vegetation or habitat.

As part of any buildings and works application following gazettal of the proposed TPV, it is likely that a referral to the Conservator would be required. This would enable provision of suitable landscaping within the School grounds, noting the presence of the Superb Parrot habitat adjacent to the subject site.

### 5.2.2 Trees and vegetation

Regarding vegetation management, the Conservator Flora and Fauna has reviewed the proposed subject site (and surrounding area) and advised that early investigations indicate that an expansion by the School into the proposed area would be appropriate subject to a Tree Assessment prepared under the Tree Protection Act. Such an assessment would need to identify trees/vegetation that would require protection, noting that a likely condition of expansion would be that all remnant trees were retained.

TCCS has reviewed the proposal and advised that there appears to be groups of trees present with aesthetic value, which would need to be assessed via a detailed Tree Assessment and as necessary, the recommendations of any Tree Management Plan.

EPSDD’s Strategic Planning Department has reviewed the proposal. Given the presence of vegetation to the north, it recommended the exploration of a boundary realignment that would generally avoid the ultimate loss of vegetation determined to be of significance (by a Tree Assessment).

In response to the above considerations raised by the Conservator, TCCS and Strategic Planning, a Tree Assessment has been prepared by Redbox Design Group Landscape Architects for the entire subject site. The assessment concludes:

- trees across the subject site are predominantly Eucalyptus species, which is consistent with much of the planting within the Belconnen District. The existing School play area appeared to be dominated by exotic deciduous species
- tree groups within the existing School site appear to have been generally planted throughout the 1970's
- collectively, the structure and canopy spread of tree groups provides an attractive arrangement for birdlife. This is consistent with the findings of the Tree Assessment Report and Preliminary Biodiversity Assessment Report
- one group of medium value and one group of high value trees were present within that part of the subject site proposed for rezoning.

### 5.2.3 *Air soil and water quality*

As no built form is proposed as part of this territory plan variation, there would not be any impacts to air, soil or water quality.

---

## 5.3 Social and cultural impacts

### 5.3.1 *Communities of interest*

The population and demographic of the School catchment is changing. The Education Directorate has identified the need to expand the subject site boundary of the School to accommodate the existing enrolment population. ACT Health – Strategic Infrastructure has reviewed the proposal and recommended exploration of the potential to co-locate future health facilities/community centre within that part of the subject site proposed for rezoning.

### 5.3.2 *Social infrastructure*

The proposed rezoning to facilitate an expansion of the School would assist with the long-term sustainable growth of the School commensurate with population/demographic change in its catchment.

The area of the proposed expansion is currently used for open grassland. The area for the proposed expansion would not encroach into any space used for active resort and recreation. Notably, the rezoning would not impede the function of the shared pedestrian/cyclist facilities proximate/adjacent to the existing School and subject site.

### 5.3.3 *Character and streetscape*

As part of the proposal no built form is proposed and therefore, there would not be any streetscape change.

### 5.3.4 *Cultural and heritage environment*

The EPSDD – Heritage Department advised that there are no recorded or registered heritage places or objects on the portion of the block affected by the proposed TPV. However, a number of Aboriginal places are located to the north of proposed boundary realignment (within Block 6, Section 64 Fraser). It is noted that Aboriginal places are located some distance from the proposed new boundary. Further, historical aerial imagery indicates that the area was subject to earthworks in the 1970s as part of earlier suburban development, which suggests that the area has low potential for unrecorded aboriginal places or objects.

On this basis, the ACT Heritage Council advises that there are no heritage matters required to be addressed within the Planning Report for the proposed TPV.

### 5.3.5 *Economic environment*

The proposed rezoning request would facilitate the incorporation of additional land into the existing School. It would accommodate the existing School population. No additional enrolment capacity or buildings/works are proposed in light of this TPV.

Economic impacts are not anticipated in the short term as no change to the existing School population would occur.

## 6 Conclusion

The ACT Planning Strategy 2018 identifies education as a priority area for the ACT Government, including the Education Directorate. Provision of suitably zoned land for such a purpose which meets existing and anticipated student demand is necessary to achieve the Directorates objectives.

The proposed territory plan variation is consistent with the suite of ACT Government strategies/policies as it would facilitate the continued use or an existing community facility (the Fraser Primary School) with additional area.

The proposed rezoning request is consistent with the provisions of the *Planning and Development Act 2007* and the Territory Plan. This includes the Fraser Precinct Code, Community Facilities Zone and associated Codes. In relation to considerations raised by the planning authority at the outset of the project, the rezoning request would not result in adverse impacts to:

- physical features, infrastructure and built form
- natural features and values; or
- social and cultural impacts.

As the subject site is not designated as National Land, the provisions of the National Capital Plan are not applicable in this case.

As a consequence of the proposed rezoning, mechanical changes are required to the Territory Plan and associated custodianship:

- the new site boundary would need to be established
- the land would need to be transferred into the custodianship of the Education Directorate
- the Fraser Precinct Map would need to be amended to include that component of the subject site proposed for rezoning.

No buildings and/or works are proposed as part of this TPV. Matters of urban design, streetscape impact, car parking, traffic/access and egress, vegetation removal and master planning (amongst others) would be managed via a separate development application process if needs arise.

On the basis of the above the proposed rezoning would enable the provision of an expansion to the School in such a way that would present an acceptable impact to physical features and infrastructure and the natural environment.

## 7 Limitation statement

This Report is provided by WSP Australia Pty Limited (*WSP*) for ACT Government, Education Directorate (*Client*) in response to specific instructions from the Client and in accordance with WSP's proposal dated 19 February 2021 and agreement with the Client dated 26 February 2021 (*Agreement*).

### 7.1 Permitted purpose

This Report is provided by WSP for the purpose described in the Agreement and no responsibility is accepted by WSP for the use of the Report in whole or in part, for any other purpose (*Permitted Purpose*).

### 7.2 Qualifications and assumptions

The services undertaken by WSP in preparing this Report were limited to those specifically detailed in the Report and are subject to the scope, qualifications, assumptions and limitations set out in the Report or otherwise communicated to the Client.

Except as otherwise stated in the Report and to the extent that statements, opinions, facts, conclusion and / or recommendations in the Report (*Conclusions*) are based in whole or in part on information provided by the Client and other parties identified in the report (*Information*), those Conclusions are based on assumptions by WSP of the reliability, adequacy, accuracy and completeness of the Information and have not been verified. WSP accepts no responsibility for the Information.

WSP has prepared the Report without regard to any special interest of any person other than the Client when undertaking the services described in the Agreement or in preparing the Report.

### 7.3 Use and reliance

This Report should be read in its entirety and must not be copied, distributed or referred to in part only. The Report must not be reproduced without the written approval of WSP. WSP will not be responsible for interpretations or conclusions drawn by the reader. This Report (or sections of the Report) should not be used as part of a specification for a project or for incorporation into any other document without the prior agreement of WSP.

WSP is not (and will not be) obliged to provide an update of this Report to include any event, circumstance, revised Information or any matter coming to WSP's attention after the date of this Report. Data reported and Conclusions drawn are based solely on information made available to WSP at the time of preparing the Report. The passage of time; unexpected variations in ground conditions; manifestations of latent conditions; or the impact of future events (including (without limitation) changes in policy, legislation, guidelines, scientific knowledge; and changes in interpretation of policy by statutory authorities); may require further investigation or subsequent re-evaluation of the Conclusions.

This Report can only be relied upon for the Permitted Purpose and may not be relied upon for any other purpose. The Report does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise. It is the responsibility of the Client to accept (if the Client so chooses) any Conclusions contained within the Report and implement them in an appropriate, suitable and timely manner.

In the absence of express written consent of WSP, no responsibility is accepted by WSP for the use of the Report in whole or in part by any party other than the Client for any purpose whatsoever. Without the express written consent of WSP, any use which a third party makes of this Report or any reliance on (or decisions to be made) based on this Report is at the sole risk of those third parties without recourse to WSP. Third parties should make their own enquiries and obtain independent advice in relation to any matter dealt with or Conclusions expressed in the Report.



---

## 7.4 Disclaimer

No warranty, undertaking or guarantee whether expressed or implied, is made with respect to the data reported or the Conclusions drawn. To the fullest extent permitted at law, WSP, its related bodies corporate and its officers, employees and agents assumes no responsibility and will not be liable to any third party for, or in relation to any losses, damages or expenses (including any indirect, consequential or punitive losses or damages or any amounts for loss of profit, loss of revenue, loss of opportunity to earn profit, loss of production, loss of contract, increased operational costs, loss of business opportunity, site deprecation costs, business interruption or economic loss) of any kind whatsoever, suffered on incurred by a third party.

## 8 Bibliography

- ACTMapi – Custodianship Map, Territory Plan Zone Map [online]
- Australian Capital Territory (Planning and Land Management) Act 1988
- Australian Bureau of Statistics (ABS) 2021, <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL80059>
- ACT Government, ACT Climate Change Strategy 2019–25
- ACT Government, Community Engagement <https://www.yoursay.act.gov.au/about/community-engagement>.
- ACT Government, the Education Department Strategic Plan (2018–2021),
- ACT Government, The Future of Education Strategy (2018)
- ACT Government, ACT Infrastructure Plan 2019
- ACT Government, ACT Planning Strategy 2018
- ACT Government, ACT Transport Strategy 2020
- ACT Government, Wellbeing Framework 2020
- ACT Government, Strategic Plan 2018-2021
- draft Planning Bill 2022
- draft Territory Plan 2022, <https://www.planning.act.gov.au/planning-our-city/act-planning-system-review-and-reform/district-planning>
- Environment, Protection and Biodiversity Conservation Act 1999
- Environment, Planning and Sustainable Development Directorate, .Scope for Planning Report 18.12.20
- Indesco, Traffic Memorandum 2022
- National Capital Authority, National Capital Plan
- NGH Consulting, Assessment of Bushfire Planning Considerations – Fraser School Expansion (March 2021)
- Minister’s Statement of Planning Intent 2015
- Planning and Development Act 2007
- Priority Enrolment Area, Fraser Primary School [online] [education.act.gov.au/PEA](http://education.act.gov.au/PEA) 2022
- Territory Plan (“the TP”) (Statement of Strategic Directions, Community Facilities Zone, Community Facilities Development Code, Fraser Precinct Code, General Codes, Hills, Ridges and Buffer Zone)
- Tree Protection Act 2005
- WSP, Contaminated Land Preliminary Assessment 2021
- WSP, Preliminary Biodiversity Assessment, 2022
- WSP, Stakeholder Engagement Memo 2022

## Stakeholder Engagement Summary and Responses (PS124049)

**Date:** 1 December 2022

---

To whom it may concern,

This memorandum provides an overview of the pre-lodgement Stakeholder Engagement activities undertaken in relation to a proposed Territory Plan Variation (“TPV”) associated with a boundary expansion of the Fraser Primary School.

## 1. Contents

### Community Engagement Activity & Outcome

- Overview
- Belconnen Community Council
- Public Information Session
- Other Collateral
- Issues Raised & Response

## 2. Enclosures

- Appendix 1 - Belconnen Community Council Agenda
- Appendix 2 - Belconnen Community Council Slide Deck
- Appendix 3 - Belconnen Community Council Attendee List
- Appendix 4 - Public Information Session RSVP List
- Appendix 5 - Public Information Session Slide Deck
- Appendix 6 - ACT Government website collateral, school newsletters and social media posts
- Appendix 7 - ACT Government Letterbox drop
- Appendix 8 – Email submissions

## 3. Community Engagement Activity & Outcome

### 3.1 Overview

The ACT Government’s stakeholder engagement protocol is underpinned by the 2022 *Whole of Government Communications and Engagement Plan*. Accordingly, it is committed to the principles of 'Open Government', which means:

Level 2, 121 Marcus Clarke Street  
Canberra ACT 2601  
PO Box 1551  
Canberra ACT 2600

Tel: +61 2 6201 9600  
Fax: +61 2 6201 9666  
[www.wsp.com](http://www.wsp.com)

WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

- *“Transparency in process and information*
- *Participation by citizens in the governing process*
- *Public collaboration in finding solutions to problems and participation in the improved well-being of the community”.*

Priority actions under the Plan in relation to Education includes *“a focus on the development of new schools – and upgrades to existing schools – to meet the needs of our growing city”* (ACT Government Stakeholder Engagement Snapshot 2022).

The proposed TPV will be undertaken via the *Planning and Development ACT 2007* conventional variation pathway. Under the Act, all draft variations are required to be publicly notified for comment, referred to the Standing Committee and debated at the Legislative Assembly. These mechanisms are considered sufficient to address public concerns.

The activities undertaken as part of this phase have occurred before the formal engagement process. It is noted that a formal process will follow (which is anticipated to fall early-mid 2023).

A range of activities were undertaken during the community engagement period for the proposed TPV, which occurred between September – October 2022. This engagement aimed to ensure that people were involved in a way that was proactive and meaningful and that a broad cross section of the community could provide feedback and learn more about the process.

Some comments may not be able to be resolved through the TPV process and will require the Environment, Planning and Sustainable Development Directorate (“EPSDD”) to discuss further with the responsible ACT Government Directorates. Therefore, not all community feedback received throughout the process may be directly reflected in the TPV.

Activities undertaken as part of the engagement included:

- Information posted on the Education and Fraser Primary School website;
- A letterbox drop to local Fraser residents;
- Notice in the Fraser Primary School newsletter;
- Presentation to meetings of the Fraser School P&C Association and School Board;
- Presentation to the Belconnen Community Council;
- A Public Information Session; and
- An invitation to provide feedback via email/post in Sep – Oct 22.

### **3.2 Themes emerging from engagement**

Some of the key messages to emerge from the engagement activities are:

- Fraser residents value open space within their neighbourhood;
- The community considers road safety an important issue;

- The community considers parking an issue that requires attention from Government;
- The Fraser Primary School community (particularly parents) are generally supportive of rezoning some of the green space near Fraser Primary School for use as open space;
- Several owners/occupiers of properties opposite the school to the east of Tillyard Drive are concerned with the potential for fencing to be erected in what is currently an open view/grassland area;
- Several owners/occupiers of properties opposite the school to the east of Tillyard Drive are concerned about a potential reduction in property values should the existing grassland be utilized by the school for educational purposes;
- The existing vegetation between the residential hinterland to the northeast and the grassland area proposed for rezoning is valued by the community; and
- It has been observed that some community members may prefer opportunities to participate in stakeholder engagement activities in person, rather than in an online format.

### **3.3 Belconnen Community Council**

The Belconnen Community Council is a volunteer-led community organisation which hosts monthly meetings where issues relevant to the Belconnen community are discussed. Officials from the Education Directorate and WSP attended and presented at its Meeting on 20 September 2022 (Refer to Appendix 1 and 2). There were around 20 attendees (Refer Appendix 3). One comment was raised by attendees relating to existing traffic around the school at peak times.

### **3.4 Public Information Session**

WSP hosted a public information session which was conducted over a Microsoft Teams on 28 September 2022. A presentation was made by WSP and officials from the Education Directorate and questions from attendees were taken (Refer Appendix 4 and 5). Issues raised during the session have been summarized at Section 3.6 Issues Raised & Response.

### **3.5 Other Collateral**

A letterbox drop of an information flyer was arranged and undertaken by the Education Directorate. The letterbox drop was completed on 13-14 September and included the distribution of a flyer to around 250 nearby residents. A copy of the flyer and a map of the distribution area is provided at Appendix 7.

Information regarding the proposed boundary expansion was posted on the Fraser Primary School website by the Education Directorate from 13 September to 12 October 2022.

In advance of the broader community consultation, the Education Directorate presented to the Fraser Primary School P&C at a meeting on 4 May 2022 and met with the Fraser Primary School Board on 24 May 2022 to discuss the proposed boundary expansion.

A notice regarding the proposed expansion was included in the Fraser Primary School newsletter to support communication with the school community (as provided at Appendix 6). The opening of consultation was also advertised by ACT Government social media channels as at Appendix 6.

### 3.6 Issues Raised & Response

17 submissions were received via email during the engagement period between 13 September – 12 October 2022 (Refer Appendix 8).

The issues raised in these submissions and the relevant consideration by the project team are summarised below at Table 1.

Table 1 – Issue and Response

Issue	Response
<p>Insufficient space for parents/caregivers to park during pick up/drop off times during school hours. Potholes in proposed site. These result in dangerous driving and walking conditions-presenting a risk to pedestrians.</p>	<p>No change to existing student enrolment numbers is proposed as part of this rezoning process. No infrastructure is proposed to be constructed within the land subject to this proposed TPV.</p> <p>Therefore, no change to existing car parking and access/egress arrangement proposed.</p> <p>The Education Directorate notes the community’s concern in relation to existing traffic impacts associated with the Fraser Primary School and will forward them to the relevant ACT Government Directorate for consideration via a separate process.</p>
<p>Additional car parking should be constructed within Tillyard Drive to accommodate demand for school pick up/drop off times. It is likely demand will increase with population growth.</p>	<p>No change to existing student enrolment numbers is proposed as part of this rezoning process. No infrastructure is proposed to be constructed within the land subject to this TPV.</p> <p>Therefore, no change to existing car parking and access/egress arrangement proposed.</p> <p>The Education Directorate notes the community’s concern in relation to existing traffic impacts associated with the Fraser Primary School and will continue to work with other ACT Government Directorates to seek to improve these existing issues, independently from this proposed TPV.</p>
<p>Before/after school traffic associated with the existing school results in dangerous condition for emergency services (impacts Chamwood Station and ambulance/fire services).</p> <p>Consider traffic management as part of this and future proposals.</p>	<p>No additional traffic is expected to be generated by this proposal because the proposal does not impact school enrolments. This proposal is only to expand the land area of the school grounds for students to access additional outdoor space.</p> <p>The Education Directorate notes the community’s concern in relation to existing traffic impacts associated with the Fraser</p>

	<p>Primary School and will continue to work with other ACT Government Directorates to seek to improve these existing issues, independently from this proposed TPV.</p>
<p>Existing school traffic utilises reserve for parking/access/egress which presents a danger for pedestrians (who could roll their ankles or get hit by a vehicle), motorists and has the potential to injure wildlife or nature.</p>	<p>No change to existing enrolment numbers is proposed as part of this rezoning process. No infrastructure is proposed to be constructed within the land subject to this TPV.</p> <p>Therefore, no change to existing car parking and access/egress arrangement proposed.</p> <p>The Education Directorate notes the community’s concern in relation to existing traffic impacts associated with the Fraser Primary School and will continue to work with other ACT Government Directorates to seek to improve these existing issues, independently from this proposed TPV.</p>
<p>Any extended building/excavation/earthworks and the machinery involved would add great strain to Tillyard Drive and have an adverse effect on emergency services and traffic.</p>	<p>No buildings or works are proposed as part of this TPV. Therefore, there would not be any construction impacts.</p> <p>Any future potential construction works at any ACT public schools would consider managing any traffic impacts and can potentially undertake works during school holidays and/or outside of peak times to reduce these impacts.</p>
<p>Preference for expansion of the school grounds into the playground/oval to the west/southwest of the site and creation of any new access from Kerrigan Street.</p>	<p>A detailed review of the Fraser Primary School’s strategic and physical context has been undertaken as part of this TPV proposal. The project team has considered the interfaces of the site and determined that the most appropriate area for a planned expansion is to the northeast within the space proposed.</p> <p>The community oval to the south of the school is an important and established community asset that serves the entire suburb of Fraser for sport and recreation use at all times. At times it has been used by the school although it involves students accessing it by crossing a public footpath and requires additional supervision requirements when this area is used by the school, to ensure student safety.</p> <p>A public footpath between the school and the oval is an important community link</p>

	<p>connecting to the underpass of Tillyard Drive. It is undesirable to have this path through the school site, or to remove the path connection to accommodate an increased school site.</p> <p>The area to the northeast of the school is well located for students to play outdoors in close proximity to their school. On balance, access to this particular site has been identified by the Directorate to be in the best interests of the Fraser Primary School community (as well as the interests of the broader Fraser community, by also continuing to preserve established open space/playing fields at the community oval nearby.</p>
<p>The 'paddock' next to the school (proposed site) is understood to be home to native birds and exotic dominated grasslands. Similar grasslands nearby (500m away) have been declared as a nature reserve. An environmental impact assessment and cost benefit analysis should be undertaken. Biodiversity should be preserved.</p>	<p>An ecology study was undertaken as part of this process which revealed that on balance, the proposed rezoning would present an acceptable ecological outcome, with the impact area considered to have a low biodiversity value.</p>
<p>Those with properties opposite the area proposed for rezoning are concerned with an adverse impact on property values associated with outlook toward a schoolyard, as opposed to grassland.</p>	<p>It is not expected that this concern will be realised. It is not deemed to be a valid planning consideration for the proposed rezoning to increase the play space and boundaries of the school</p>
<p>A 35-metre-wide buffer to the residential properties to the north of the grasslands does not appear sufficient.</p>	<p>Under this proposal, the 35-metre buffer retains the existing stand of trees and is considered reasonable to provide a sufficient noise and distance barrier from the school site.</p> <p>This also meets (and actually exceeds) the requirement for a minimum setback under the current planning framework (the Community Facilities Development Code), community development adjacent to residentially zoned land should have a minimum building set back of 6 metres from the boundary shared with a residential zone.</p>
<p>The Education Directorate should release its data which indicates that there is a demand for additional land for the Fraser Primary School. Data should be released on the percentage of students who live in the suburb of Fraser. Anecdotal experience is that the population is ageing.</p>	<p>The Directorate undertakes and publishes a bi-annual Census of school enrolments. It also develops enrolment projections, at least annually, for the purpose of predicting the future needs of all ACT public schools. This data provides point in time information and is</p>



	<p>used as an internal schools planning input, alongside a range of other data sources.</p> <p>Fraser Primary School is currently designated as a ‘Category A School’ for enrolments, meaning it is generally not able to accept students from outside its Priority Enrolment Area. This is primarily due to the high in-area enrolment and capacity for students now and in the near future.</p>
<p>No information on future fencing of the expanded boundary- including its visual appearance, plans for associated community consultation and when it will be constructed.</p>	<p>Under the Planning and Development Act Regulations, all ACT Government schools have access to exemptions for certain types of fencing. No fencing is proposed as part of this rezoning proposal. If a TPV goes ahead, the school Principal (together with the Education Directorate) will work with the school community to consider whether a fence is required in this area. This decision would be based on safety and operational impacts and would also consider impacts for the local community through consultation with nearby residents.</p>
<p>ACT Government website didn’t mention this rezoning.</p>	<p>This preliminary consultation has been undertaken by the ACT Education Directorate (in collaboration with WSP Australia) and includes information shared through the Education and Fraser Primary School websites, as part of proposing a change to the Territory Plan.</p> <p>Once a TPV package is lodged by Education Directorate with Environment, Planning and Sustainable Development Directorate (EPSDD), it is expected a formal Draft Variation to the Territory Plan will be prepared by EPSDD. This proposed change would then follow statutory planning requirements articulated through ACT planning legislation, including a mandatory minimum 6 week public notification period, publicised through the ACT Government (EPSDD) website.</p>
<p>Open, face to face engagement should be conducted at a location such as the Fraser Primary School. Online consultation excludes those without a certain level of digital/ technological connectivity/access.</p>	<p>The ACT Government regularly engages with the community through a range of communication methods, including online information and engagement sessions, particularly recently during the COVID-19 Pandemic. As part of the initial TPV proposal</p>

	<p>consultation, a broad range of engagement activities were undertaken to meet the varied needs of the community. This included:</p> <ul style="list-style-type: none"> <li>— Presentation at the Belconnen Community Council (September 2022 meeting)</li> <li>— Public engagement session</li> <li>— Letterbox drop to nearby Fraser residents</li> <li>— Notice in Fraser Primary School newsletter</li> <li>— Information published on the ACT Education Directorate and Fraser Primary School websites</li> <li>— Facebook post (Education Directorate page)</li> <li>— Telephone number available for verbal discussion or feedback regarding proposal</li> <li>— Comments invited via email or post.</li> </ul>
<p>The community consultation should involve co-design processes.</p>	<p>The Education Directorate values the opinions and knowledge held by the community, and respects the importance of ensuring input from the community. The Education Directorate has consulted the community of Fraser of the proposed rezoning proposal. There is no infrastructure to design as no new development or construction has been proposed.</p>
<p>Provide the necessity arguments for this expansion. Provide the source documentation.</p>	<p>A range of printed and electronic materials have been made available (including throughout Education Directorate-led community consultation) which articulate the Directorate’s rationale for the proposed boundary expansion. A formal Draft Territory Plan Variation is expected to follow in 2023.</p>
<p>The current timeframes (6 September - 12 October 22) of consultation is insufficient.</p>	<p>Feedback received during September-October community engagement has been collated into a TPV application package, including a Planning Report, to be lodged with EPSDD late in 2022. It is expected EPSDD will consider the TPV</p>

	proposal and undertake formal consultation on a Draft Variation to the Territory Plan in 2023, in line with statutory obligations which include making information about the proposal available as well as an opportunity for consultation with the community.
--	--

#### 4. Conclusion

We trust that the above provides a sufficient overview of the pre-lodgement stakeholder engagement activities undertaken in relation to a proposal to expand the boundary of the Fraser Primary School via a Territory Plan Variation.

Should you require further clarification, please contact the undersigned.

Kind regards,

[Redacted signature]

[Redacted signature]

DRAFT

Update on the proposed Fraser Primary School Boundary Expansion FILE2022/12961

## Attachment A

### Proposed public information about the Fraser Primary School boundary expansion

*Changes for consideration:* Black text – retain; ~~Red-strikethrough text~~ – delete; Blue text – insert

*Content is to be online at*

[https://www.fraserps.act.edu.au/fraser\\_primary\\_school\\_boundary\\_expansion](https://www.fraserps.act.edu.au/fraser_primary_school_boundary_expansion)

---

## Proposed Boundary Expansion for Fraser Primary School

The Education Directorate is proposing to expand the Fraser Primary School site boundary to provide more outdoor space for student learning and play.

We are seeking feedback from the local community as part of this process which requires variation to the Territory Plan.

The proposed expansion is to the north-east of the existing school to include additional land close to Tillyard Drive.

### What is proposed?

An area of land to the northeast of the school is proposed to be re-zoned from open space to community facility land to increase the existing school site by about 1.4 hectares providing additional outdoor space for student learning and play. The proposed new school area is shown on the map below.

This is a growing community, and a growing school. While there hasn't been a Government decision for a permanent expansion of the school at this stage, we know the school will need more space in the medium term. Doing a Territory Plan Variation is the first step in this process, and will give us the flexibility we need to meet the needs of the school community over the coming years. The Government will continue to monitor current and forecast enrolment demand at this school and for the Belconnen region in the future.



### Why is this proposed?

Fraser Primary School is a thriving ACT public school supporting the community of northwest Belconnen. The school has seen enrolment grow in recent years and now has almost 600 students enrolled from Preschool to Year 6. The school's Priority Enrolment Area (PEA) includes Fraser and parts of Charnwood, Dunlop and Flynn.

School facilities have been expanded over a number of years with the installation of transportable classrooms to accommodate student growth. These classrooms have been installed on outdoor space within the school grounds and reduced the outdoor play area.

The oval to the south of the school has been used for extra play space but involves students accessing it by crossing a public footpath and additional teacher supervision will be in place when this area is used to ensure student safety.

### What is the current use of the land proposed for rezoning?

This land surrounding the school is currently managed by the ACT Government through Transport Canberra and City Services (TCCS) and under the Territory Plan is zoned as *NUZ3: Hills, ridges and buffer areas*. This open space runs alongside the school site and primarily contains cleared pasture and patches of native grasses.

A biodiversity assessment has identified that this part of the block contains ‘exotic dominated grassland’. A section of this block further north of the Fraser suburban area (about 500 metres away) is a declared nature reserve for the natural values contained in that area.

A small additional area of land along the northwest edge of the block is included in this proposed variation that will allow the block boundary of the school to be changed so that it aligns with the existing fence.

The area to the northwest of the school, between the school and Shakespeare Crescent contains scattered native tree plantings and is not proposed to be impacted. This area contains important habitat for native birds including sightings of Superb Parrot, which is a declared vulnerable species in the ACT.

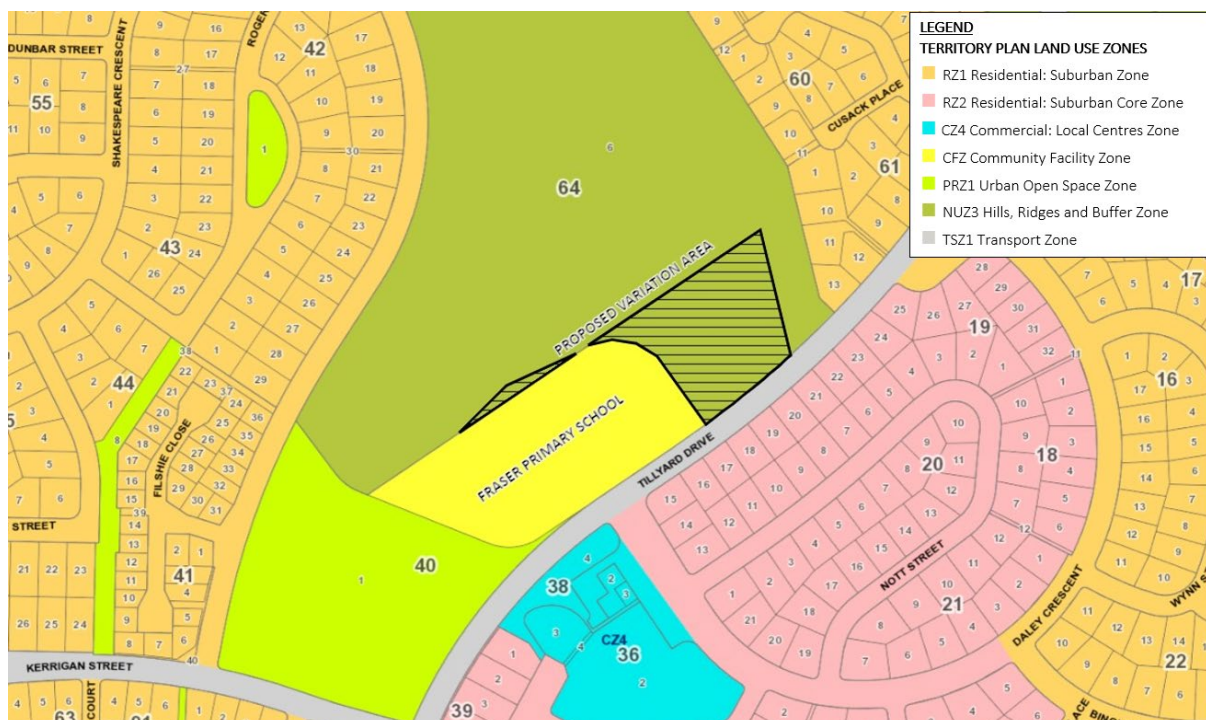
What would be the result of the proposed changes to the Territory Plan?

The Territory Plan is a statutory document that guides planning and development in the ACT. It is administered by the Environment, Planning and Sustainable Development Directorate and available at <https://www.planning.act.gov.au/planning-our-city/territory-plan>

A variation to the Territory Plan is being proposed that would formally:

- Rezone a portion of Block 6, Section 64, Fraser from NUZ3: Hills, Ridges and Buffer Zone to CFZ: Community Facility Zone
- Amend the Fraser Precinct Code – Fraser Precinct Map by extending the PD1 map area to include the subject land. No changes to the prohibited uses listed at Table 1 are proposed.

If approved, custodianship of the land affected by the variation would also be transferred from TCCS to the Education Directorate and incorporated into the Fraser Primary School site.



How has the Education Directorate approached this?

The provision of land for community facilities including schools within the ACT is a strategic priority for the ACT Government. The Education Directorate identifies this in the *Future of Education Strategy* (2018) and *Strategic Plan 2018-2021* available at <https://www.education.act.gov.au/our-priorities/future-of-education>. These documents outline the Government's education strategy for 2018 to 2028 and the Directorate's strategic framework in key areas.

The Strategy establishes a policy direction that informs a range of future initiatives and projects. The Strategy has a principle of access: "Supports for learning and wellbeing are available and provided to all students." The Plan includes a number of strategic goals, including ensuring schools are where students enjoy and thrive in learning.

The area identified under this proposal for an expansion of the land available for students at Fraser Primary School will support the Government's and Directorate's strategic objectives, including meeting population and public school enrolment growth through providing ACT public education facilities and access to open space and play areas.

What are the long-term plans for the additional land?

No new buildings or facilities are proposed as part of this rezoning process and this proposal is for a permanent expansion of the land area only.

The Directorate monitors and plans for population and public school enrolment growth for all regions of the ACT, including developing areas such as Belconnen, and will continue to monitor the public education needs of the Fraser Primary school community in the future.

How can I have my say?

~~Written feedback can be provided:~~

- ~~• by email to [planning.canberra@wsp.com](mailto:planning.canberra@wsp.com) with the subject line "Fraser Primary School TPV"~~
- ~~• by post to [REDACTED], WSP Canberra, GPO Box 1551, Canberra ACT 2601~~

~~Consultation closes 12 October 2022.~~

*Information session*

~~The Education Directorate's consultant, WSP, will host an online public information session. Community members can hear from the project team and ask any questions. For COVID safety, this will be held as an online video meeting on:~~

~~**Wednesday 28 September 2022**~~

~~5:30pm—6:30pm~~

~~Please register your interest in attending the session via email to [planning.canberra@wsp.com](mailto:planning.canberra@wsp.com) by 25 September 2022. You will receive a return email including a link to join the session on Microsoft Teams.~~

~~Further questions can also be directed to WSP on 6201 9600 or to Education Directorate at [EDUSchoolPlanning@act.gov.au](mailto:EDUSchoolPlanning@act.gov.au)~~

The Education Directorate (together with WSP Australia) held preliminary community consultation in September and October 2022 to seek feedback from the community. All feedback received during this engagement has been considered by the project team and collated in a package including a Planning Report supporting the proposed Territory Plan Variation, to be lodged with the Environment, Planning and Sustainable Development Directorate (EPSDD) in December 2022.

It is expected EPSDD will consider the proposal and undertake formal consultation on a Draft Variation to the Territory Plan- in 2023, in line with statutory obligations which include making information about the proposal available as well as an opportunity for consultation with the community.

#### Summary of issues raised during September – October 2022 community consultation and responses

##### **Is a Traffic management plan part of the proposal and will there be impacts on local traffic management?**

No additional traffic is expected to be generated by this proposal because the proposal does not impact school enrolments. This proposal is only to expand the land area of the school grounds for students to access additional outdoor space.

##### **Will there be any work to address parking and traffic congestion impacts during pickup and drop off times at the school?**

The Education Directorate will continue to work closely with Transport Canberra and City Services (TCCS) to plan for and manage traffic impacts in the local area, particularly around peak periods during pick up and drop off times, independently from this proposed Territory Plan Variation.

##### **Are other land uses such as temporary or permanent infrastructure planned for this area?**

No new buildings or facilities, either temporary or permanent are proposed as part of this rezoning process. This proposal is for a permanent expansion of the land area only.

##### **If the TPV is approved, will there be a fence around the school?**

No decisions have been made regarding the TPV proposal outcome. If a TPV goes ahead, the school Principal (together with the Education Directorate) will work with the school community to consider whether a fence is required in this area. This decision would be based on safety and operational impacts and would also consider impacts for the local community through consultation with nearby residents.

##### **Will the community still be able to access this area if the TPV is approved?**



If the TPV goes ahead, the land would become Community Facility Zone and be part of the school, so access to this area during school hours would not be available to the general public. Schools also work closely with their local communities to provide access to facilities, outside of school hours, where possible. For schools with security fencing this means making arrangements with the community for appropriate outside school hours access, in accordance with the Education Directorate *Community Use of School Facilities Policy* available at [https://www.education.act.gov.au/publications\\_and\\_policies/School-and-Corporate-Policies/facilities-and-assets/communityout-of-hours-use/community-use-of-school-facilities-policy](https://www.education.act.gov.au/publications_and_policies/School-and-Corporate-Policies/facilities-and-assets/communityout-of-hours-use/community-use-of-school-facilities-policy).

**Why has this particular area been identified instead of other green spaces nearby?**

The community oval to the south of the school is an important and established community asset that serves the entire suburb of Fraser for sport and recreation use. At times it has been used by the school although it involves students accessing it by crossing a public footpath and requires additional supervision requirements when this area is used by the school, to ensure student safety.

A public footpath between the school and the oval is an important community link connecting to the underpass of Tillyard Drive. It is undesirable to have this path through the school site, or to remove the path connection to accommodate an increased school site.

The area to the northeast of the school is well located for students to play outdoors in close proximity to their school. On balance, access to this particular site has been identified by the Directorate to be in the best interests of the Fraser Primary School community (as well as the interests of the broader Fraser community, by also continuing to preserve established open space/playing fields at the community oval nearby.

**Noting the boundary of the proposed site expansion is nearby to local residences, is a 35-meter buffer between the boundary and the residential premises sufficient?**

Under this proposal, the 35m buffer retains the existing stand of trees and is considered reasonable to provide a sufficient noise and distance barrier and also meets the requirement for a minimum setback of 6 metres under the Territory Plan.

**What are the next steps?**

Feedback received during his engagement process the preliminary community consultation has been collated, together with a Planning Report supporting the proposed Territory Plan Variation, and lodged with the Environment, Planning and Sustainable Development Directorate (EPSDD) by the Education Directorate in December 2022.

EPSDD is expected to will consider the proposal and undertake a formal community consultation on a draft Variation to the Territory Plan in 2023, including making these reports available and consulting other ACT Government Directorates agencies for comment.



By email: [redacted]

Dear [redacted]

Thank you for your email of 9 November 2022 to the Minister for Education and Youth Affairs on the proposed boundary expansion at Fraser Primary School. The Minister has requested the Education Directorate respond to you on her behalf.

As you are aware, a Territory Plan Variation (TPV) is being proposed by the Education Directorate to give effect to a permanent boundary expansion at Fraser Primary School.

In response to your query regarding land adjacent to the school which is not included in the scope of the proposed boundary expansion, the Education Directorate considered a range of opportunities for expanding the boundary of Fraser Primary School and investigating the constraints presented by each of these. The existing school block is bounded by Tillyard Drive to the southeast and by open space in all other directions.

The community oval to the south of the school is an important and established community asset that serves the entire suburb of Fraser for sport and recreation use. The public footpath between the school and the oval is an important community link connecting to the underpass of Tillyard Drive. At times the oval to the south is utilised by the school, although it is located a short distance away. When the school utilises this space, given its location away from the school campus, students must cross the public footpath requiring additional supervision to ensure student and public safety. It is also undesirable to propose a boundary expansion that includes the oval to the south as it would mean loss of community amenity of the footpath as well as the oval.

The area to the northwest of the school, between the school and Shakespeare Crescent, contains scattered native tree plantings. A biodiversity assessment shows this area contains important habitat for native birds including sightings of Superb Parrot, which is a declared vulnerable species in the ACT. It is anticipated that expanding the school boundary to include a learning and play space into this particular area would have an impact on nesting birds, which is undesirable.

The area to the northeast of the school is well located for students to play outdoors near their school allowing for adequate supervision. On balance, Education has determined the proposed boundary expansion of the school to the northeast is in the best interests of the Fraser Primary School community, as well as the broader Fraser community. The proposed boundary expansion preserves established open space and playing fields, the public footpath mentioned above and the important native animal habitat.

In September and October 2022, the Education Directorate conducted preliminary community consultation on the proposed boundary expansion of Fraser Primary School. This consultation forms part of a Planning Report that will be lodged with the Environment, Planning and Sustainable Development Directorate (EPSDD) as part of a request for a TPV.

On 20 September 2022, as part of the preliminary consultation, representatives of the Education Directorate gave a presentation and responded to questions on the proposed boundary expansion at Fraser Primary School to the Belconnen Community Council (BCC) at a scheduled Belconnen Community Council meeting. This meeting was advertised to the community by the BCC. The BCC provides an established forum for matters of interest to the Belconnen community.

Through this presentation, the Education Directorate was able to share information about opportunities to engage in community consultation as well as for the community to provide their feedback on the proposal. Meeting minutes and information about the BCC are available on their website at [www.belcouncil.org.au](http://www.belcouncil.org.au). A copy of the minutes for the September 2022 BCC meeting are also enclosed for your information.

Information about the community consultation was also publicised through social media directing to the Fraser Primary School and Education websites and through a printed flyer delivered to residences of surrounding streets in Fraser, nearby to the school and proposed expansion area. These flyers provided information about the proposal and the online community meeting to be held on 28 September 2022 by Education Directorate and WSP Australia, the consultants engaged by the Education Directorate to support the development of the application for a TPV.

I can advise that information and feedback received through the community consultation in September and October 2022, including the meeting held on 28 September 2022, has been recorded and will be reflected in an Engagement Summary (rather than through meeting minutes).

The Engagement Summary forms part of the Planning Report that will be lodged to support the application for a TPV. The Planning Report and Engagement Summary (which also addresses frequently asked questions arising from the consultation) is expected to become publicly available through the next stage of the TPV process, led by EPSDD.


As with any application for a TPV, EPSDD will follow the Variation to the Territory Plan process as outlined in the *Planning and Development Act 2007*. Information about the

process, and Draft Variations in progress, can be found on the EPSDD website at <https://www.planning.act.gov.au/>.

Further community consultation will also be part of this process, led by EPSDD and include notification of the requested TPV change, a Planning Report and the Engagement Summary. The second stage of consultation will ensure the community has another opportunity to provide feedback and input into the proposed TPV. It is anticipated EPSDD will commence the TPV process, including the public consultation, in 2023.

I trust this this information is of assistance.

Yours sincerely



Deb Efthymiades  
Deputy Director-General, System Policy and Reform  
ACT Education Directorate  
6 December 2022

**Merry, Caitlin**

---

**From:** Eppelstun, Krystal  
**Sent:** Tuesday, 6 December 2022 3:19 PM  
**To:** Van Aalst, Sally; Dunne Breen, Michelle  
**Cc:** Klein, Liz; Attridge, Vanessa; Short, Paul  
**Subject:** RE: CLEARED FOR PROGRESSION TO MO: S/G Fraser PS TPV Min Brief

OFFICIAL

Hi,

Thanks Sally – let us know how you go or if you need more info.

Thanks  
Krystal

---

**From:** Van Aalst, Sally <[Sally.VanAalst@act.gov.au](mailto:Sally.VanAalst@act.gov.au)>  
**Sent:** Tuesday, 6 December 2022 11:16 AM  
**To:** Eppelstun, Krystal <[Krystal.Eppelstun@act.gov.au](mailto:Krystal.Eppelstun@act.gov.au)>; Dunne Breen, Michelle <[Michelle.DunneBreen@act.gov.au](mailto:Michelle.DunneBreen@act.gov.au)>  
**Cc:** Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>; Attridge, Vanessa <[VanessaS.Attridge@act.gov.au](mailto:VanessaS.Attridge@act.gov.au)>; Short, Paul <[Paul.Short@act.gov.au](mailto:Paul.Short@act.gov.au)>  
**Subject:** RE: CLEARED FOR PROGRESSION TO MO: S/G Fraser PS TPV Min Brief

OFFICIAL

Hi Krystal – sure can. I can follow up.

Sal

---

**From:** Eppelstun, Krystal <[Krystal.Eppelstun@act.gov.au](mailto:Krystal.Eppelstun@act.gov.au)>  
**Sent:** Tuesday, 6 December 2022 10:22 AM  
**To:** Dunne Breen, Michelle <[Michelle.DunneBreen@act.gov.au](mailto:Michelle.DunneBreen@act.gov.au)>; Van Aalst, Sally <[Sally.VanAalst@act.gov.au](mailto:Sally.VanAalst@act.gov.au)>  
**Cc:** Klein, Liz <[Liz.Klein@act.gov.au](mailto:Liz.Klein@act.gov.au)>; Attridge, Vanessa <[VanessaS.Attridge@act.gov.au](mailto:VanessaS.Attridge@act.gov.au)>; Short, Paul <[Paul.Short@act.gov.au](mailto:Paul.Short@act.gov.au)>  
**Subject:** FW: CLEARED FOR PROGRESSION TO MO: S/G Fraser PS TPV Min Brief

OFFICIAL

OFFICIAL

Hi Michelle and Sally,

Hope you are both well.

Could you please provide support to the E&P Branch by following up with the MO's media adviser, Jed Rainbow, on the urgent Fraser PS website content update in the attached?

This brief along with the attached website content update went to the MO last week.

This is the second time the website content has gone to the MO. There was an indication the MO had some comments on the content – any clarification you could get regarding this would be helpful.

This work is time critical as we have a statutory timeframe to lodge the Fraser PS Territory Plan Variation with EPSDD by 15 December. The community and school are also keen on an update on the progression of this work after the recent community consultation.

Happy to chat if you have any questions.  
Kind regards  
Krystal

Krystal Eppelstun-Lee  
A/g Senior Director, Enrolments and Planning | Education | ACT Government  
GPO Box 158 Canberra ACT 2601  
[www.education.act.gov.au](http://www.education.act.gov.au) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#) | [CECA Facebook](#) | [www.det.act.gov.au](http://www.det.act.gov.au)

---

**From:** Enrolment and Planning Branch <[EnrolmentandPlanning@act.gov.au](mailto:EnrolmentandPlanning@act.gov.au)>  
**Sent:** Tuesday, 6 December 2022 9:58 AM  
**To:** Eppelstun, Krystal <[Krystal.Eppelstun@act.gov.au](mailto:Krystal.Eppelstun@act.gov.au)>  
**Subject:** Fwd: CLEARED FOR PROGRESSION TO MO: S/G Fraser PS TPV Min Brief

OFFICIAL

---

**From:** Efthymiades, Deb <[Deb.Efthymiades@act.gov.au](mailto:Deb.Efthymiades@act.gov.au)>  
**Sent:** Thursday, December 1, 2022 5:48 pm  
**To:** Education DLO <[EDUDLO@act.gov.au](mailto:EDUDLO@act.gov.au)>; EDUMCR <[EDUMCR@act.gov.au](mailto:EDUMCR@act.gov.au)>  
**Cc:** EDU, Director-General Office <[EDUDirectorGeneralOffice@act.gov.au](mailto:EDUDirectorGeneralOffice@act.gov.au)>; System Policy and Reform Office <[SPROffice@act.gov.au](mailto:SPROffice@act.gov.au)>; Enrolment and Planning Branch <[EnrolmentandPlanning@act.gov.au](mailto:EnrolmentandPlanning@act.gov.au)>  
**Subject:** CLEARED FOR PROGRESSION TO MO: S/G Fraser PS TPV Min Brief

OFFICIAL

DDGSPR cleared; confirmed timing etc with Senior Advisor; Drop Copy to DG

---

**From:** Attridge, Vanessa <[VanessaS.Attridge@act.gov.au](mailto:VanessaS.Attridge@act.gov.au)>  
**Sent:** Thursday, 1 December 2022 5:11 PM  
**To:** Efthymiades, Deb <[Deb.Efthymiades@act.gov.au](mailto:Deb.Efthymiades@act.gov.au)>  
**Cc:** System Policy and Reform Office <[SPROffice@act.gov.au](mailto:SPROffice@act.gov.au)>  
**Subject:** FOR APPROVAL TO MO: S/G Fraser PS TPV Min Brief  
**Importance:** High

OFFICIAL

Hi Deb,

Please see MINBRIEF for attention of the MO. This is required as the Office indicated in November they wish to provide feedback regarding some information included here.

Critical date is 13/12 to enable EDU to finalise the entire package and lodge with EPSDD by 16 December at the latest. Please note the trim workflow dates couldn't be updated to demonstrate this).

Apologies this is so late today, the package has been delayed with the consultants.

Happy to discuss,

Nessa

**Vanessa Attridge** | Executive Branch Manager

02 6205 3502 | [vanessas.attridge@act.gov.au](mailto:vanessas.attridge@act.gov.au)

Enrolment & Planning | Education | ACT Government

[www.education.act.gov.au](http://www.education.act.gov.au)