



LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

SELECT COMMITTEE ON ESTIMATES 2023-2024

Mr Mark Parton MLA (Chair), Ms Jo Clay MLA (Deputy Chair),
Mr Michael Pettersson MLA

ANSWER TO QUESTION ON NOTICE

Ms Elizabeth Kikkert MLA: To ask the Minister for Housing and Suburban Development

Ref: Planning and Land Development, Budget Statement E, SLA Land Revenue, page 57

Hearing Date: 20/07/2023

In relation to: Kippax Land Sale

- (1) What is the status of the sales process for the selling of Section 51 for the Kippax expansion?
 - (a) Without naming names, how many buyers are still interested in buying the land?
 - (b) If, at a time, there is only one buyer remaining, will a direct sale be initiated with that party?
 - (i) If not, why not?
- (2) Is the government currently in negotiations with a party to buy the land?
 - (a) What is the nature of those discussions?
- (3) What is the status of the environmental monitoring that was initiated after contamination was found in the land intended for sale? Has it commenced?
 - (a) For how many more months will the monitoring be done? On what date will the environmental monitoring end?
- (4) How serious a risk does the contamination found pose to human health?
 - (a) Under what circumstances could this contamination be harmful to human health?
- (5) Is there precedent for an interested buyer to purchase contaminated land from the government under the condition the buyer rehabilitates it?

Yvette Berry MLA: The answer to the Member's question is as follows: –

- (1) Block 71 Section 51 in Holt is listed for release in 2023-24 Indicative Land Release Program (ILRP) year.
 - a. N/A
 - b. If, when released as part of the IRLP, there is only one tender submission received SLA will assess the submission on its merits and response to tender requirements.

In the event the submitted tender is not acceptable, SLA will conclude the tender process and alternative methods of release would be considered.

- (2) In July 2023, one respondent to the initial EOI submitted an application for the direct sale of land at the Kippax Group Centre.
 - a. The direct sale application will progress through the relevant processes and consideration by Government.
- (3) Yes, it has commenced.
 - a. Ongoing sampling and monitoring will continue until April 2024.
- (4) The site has been assessed and independently audited to demonstrate the suitability of the site for the land uses permitted under the zoning (CZ1: Core Zone and PRZ1: Urban Open Space). The Environment Protection Authority (EPA) endorsed the final audit statement and report in August 2022 determining that the site is suitable for the permissible land uses (CZ1, PRZ1) under its current conditions from a contamination perspective, subject to implementation of a Site Management Plan (SMP) and the auditor's overall comments including no extraction of groundwater. The SMP requires the Territory to monitor the site for a period of two years to determine seasonal variations and concentration trends.

The contamination does not pose any health risk to residents, commercial workers working above ground, or recreational users of the playing fields. It has been identified that the existing sports field is currently safe for use as intended (Human Health Risk Assessment – SAGE Environmental Services 2022).

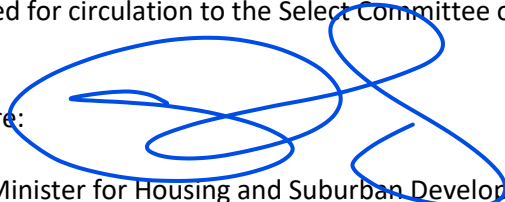
- a. Circumstances such as disturbance of soil, access to service pits or interaction with groundwater could expose people to potential contaminants. Appropriate management procedures have been set up in the SMP to mitigate the risks to an acceptable level.

Transport Canberra and City Services as the land custodian has been inducted into the safety measures and practices required for workers, including sub-contractors to ensure their safety if/when working under the surface of the playing fields at specific locations.

- (5) Yes. Such sales include comprehensive understanding of location, depth and type of contaminant as well as existing and future management requirements that would be endorsed by EPA.

Approved for circulation to the Select Committee on Estimates 2023-2024

Signature:



Date: 09/08/2

By the Minister for Housing and Suburban Development, Yvette Berry MLA