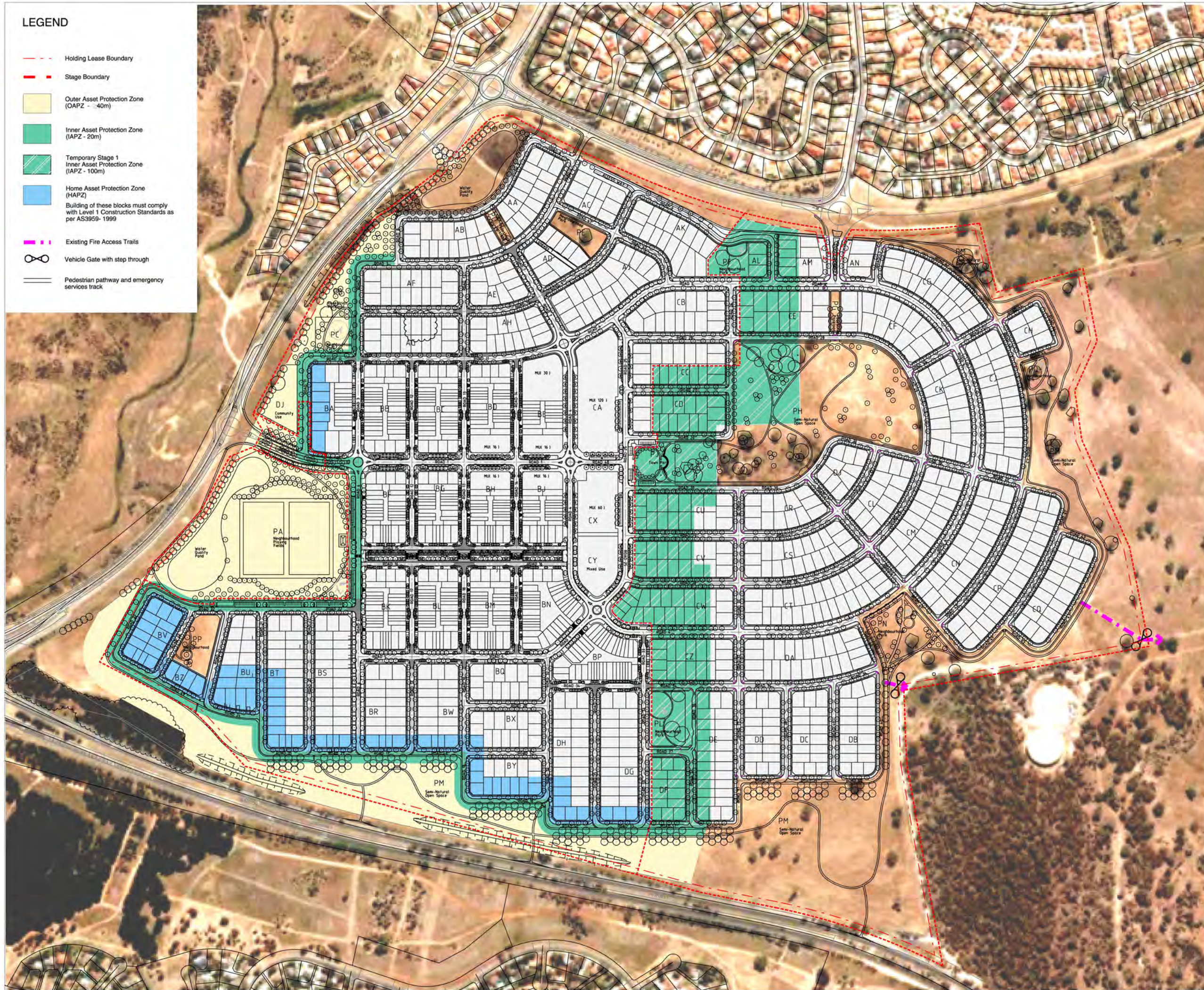


LEGEND

- - - Holding Lease Boundary
- · - · - Stage Boundary
- Outer Asset Protection Zone (OAPZ - 40m)
- Inner Asset Protection Zone (IAPZ - 20m)
- Temporary Stage 1 Inner Asset Protection Zone (IAPZ - 100m)
- Home Asset Protection Zone (HAPZ)
Building of these blocks must comply with Level 1 Construction Standards as per AS3959- 1999
- · - · - Existing Fire Access Trails
- Vehicle Gate with step through
- Pedestrian pathway and emergency services track



Key Plan



Issue	Date	Amendment
00	30.06.08	2nd Circulation inc. Agency Comments
01	24.07.08	Incorporating Agency Comments
02	28.10.08	Vary 01 - Section AG

Joint Venture Partners



Joint venture managed by CIC Limited

Project Consultants

TRACT CONSULTANTS PTY LTD
LANDSCAPE ARCHITECTS
LEVEL 8, 80 MOUNT STREET
NORTH SYDNEY
SYDNEY, NSW 2060
AUSTRALIA
TELEPHONE 612 9954 3733
FACSIMILE 612 9954 3825
sydney@tract.net.au
www.tract.net.au



Project

CRACE
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title

Bushfire Management
Plan - Stage 1
Development
Sheet 2 of 2

Scale	1:6000
Drawn	AF / CN
Checked	GG
Approved	GG
Job No	207010
Drawing Number	EDP1-LA-BMP-15.2
Plan No.	15.2

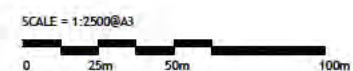


Issue 02

Key Plan



Issue	Date	Amendment
00	26/03/08	DA Submission
01	07/05/08	Minor road traffic volumes added, legend & table
02	30/06/08	2nd circulation inc. agency comments.
03	24/07/08	Incorporating Agency Comments
04	28/10/08	Vary D1-Section AG



Joint Venture Partners



Joint venture managed by CIC Limited

Project Consultants



Project

CRACE STAGE 1
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title

Road Hierarchy Plan
Sheet 1 of 4

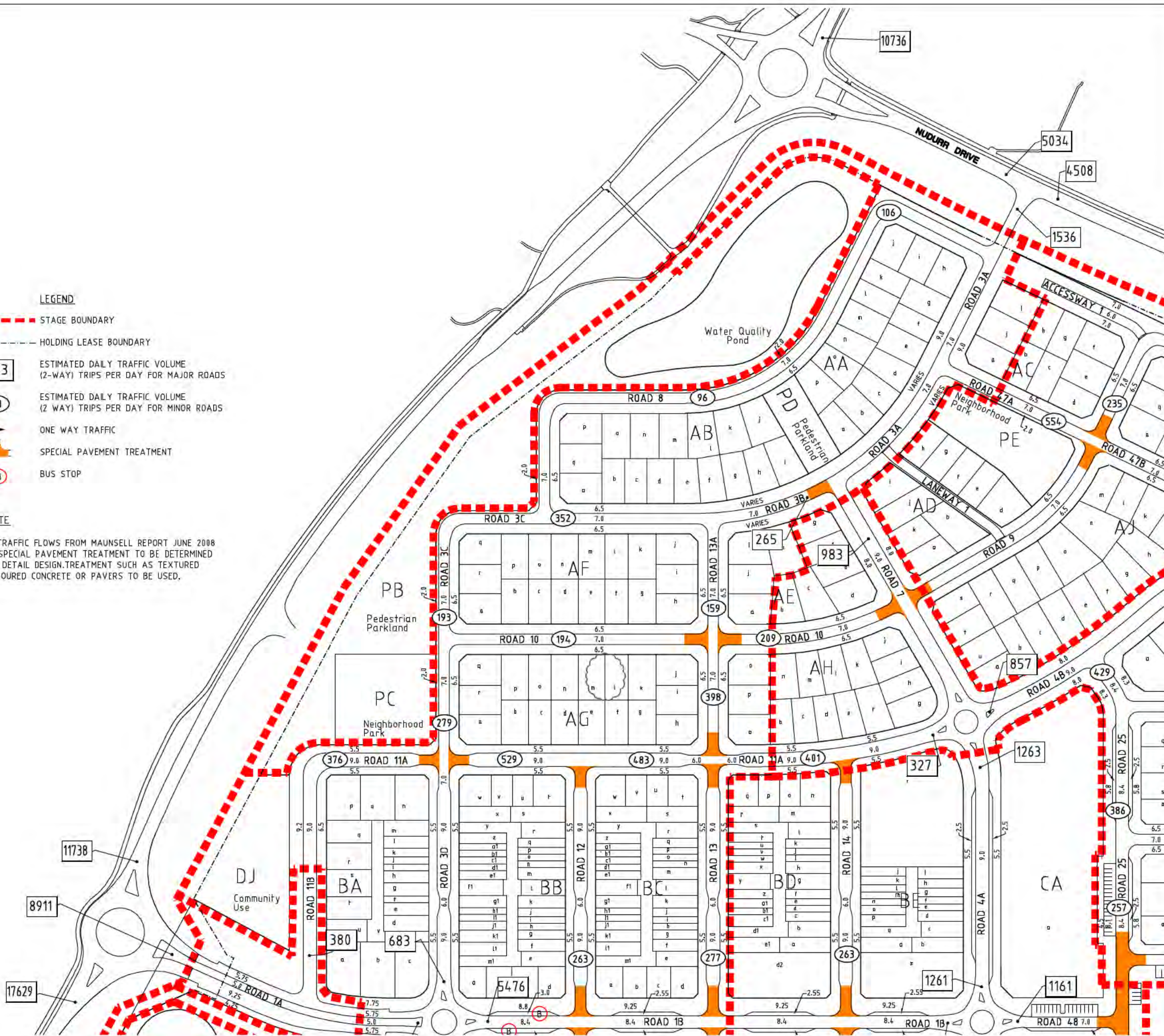
Scale	1:2500
Drawn	AP/MD
Checked	KB
Approved	VL
Job No	4431
Drawing Number	EDP1-ENG-RHP-16.1
Plan No.	16.1 Issue 04











- LEGEND**
- STAGE BOUNDARY
 - HOLDING LEASE BOUNDARY
 - ESTIMATED DAILY TRAFFIC VOLUME (2-WAY) TRIPS PER DAY FOR MAJOR ROADS
 - ESTIMATED DAILY TRAFFIC VOLUME (2 WAY) TRIPS PER DAY FOR MINOR ROADS
 - ONE WAY TRAFFIC
 - SPECIAL PAVEMENT TREATMENT
 - BUS STOP

NOTE

1. TRAFFIC FLOWS FROM MAUNSELL REPORT JUNE 2008
2. SPECIAL PAVEMENT TREATMENT TO BE DETERMINED AT DETAIL DESIGN. TREATMENT SUCH AS TEXTURED COLOURED CONCRETE OR PAVERS TO BE USED.

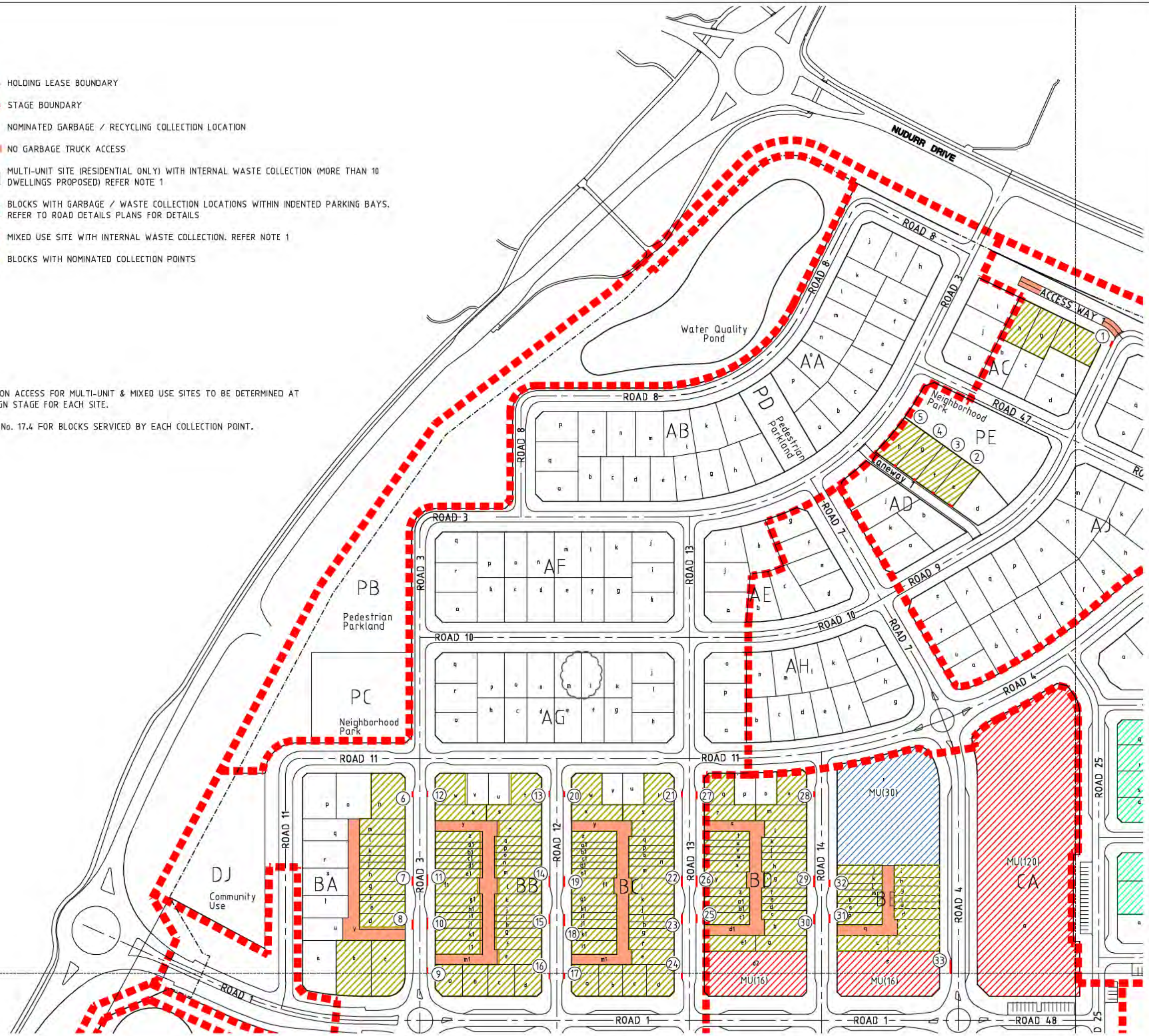


LEGEND

-  HOLDING LEASE BOUNDARY
-  STAGE BOUNDARY
-  NOMINATED GARBAGE / RECYCLING COLLECTION LOCATION
-  NO GARBAGE TRUCK ACCESS
-  MULTI-UNIT SITE (RESIDENTIAL ONLY) WITH INTERNAL WASTE COLLECTION (MORE THAN 10 DWELLINGS PROPOSED) REFER NOTE 1
-  BLOCKS WITH GARBAGE / WASTE COLLECTION LOCATIONS WITHIN INDENTED PARKING BAYS. REFER TO ROAD DETAILS PLANS FOR DETAILS
-  MIXED USE SITE WITH INTERNAL WASTE COLLECTION. REFER NOTE 1
-  BLOCKS WITH NOMINATED COLLECTION POINTS

NOTES

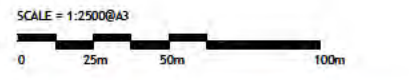
1. WASTE COLLECTION ACCESS FOR MULTI-UNIT & MIXED USE SITES TO BE DETERMINED AT DA/DETAIL DESIGN STAGE FOR EACH SITE.
2. REFER TO PLAN No. 17.4 FOR BLOCKS SERVICED BY EACH COLLECTION POINT.



Key Plan



Issue	Date	Amendment
00	26/03/08	DA Submission
01	30/06/08	2nd Circulation inc. Agency Comments
02	24/07/08	Incorporating Agency Comments
03	28/10/08	Vary 01- Section AG



Joint Venture Partners:


 Canberra Investment Corporation Limited


 Defence Housing


 PBS PROPERTY

Joint venture managed by CIC Limited

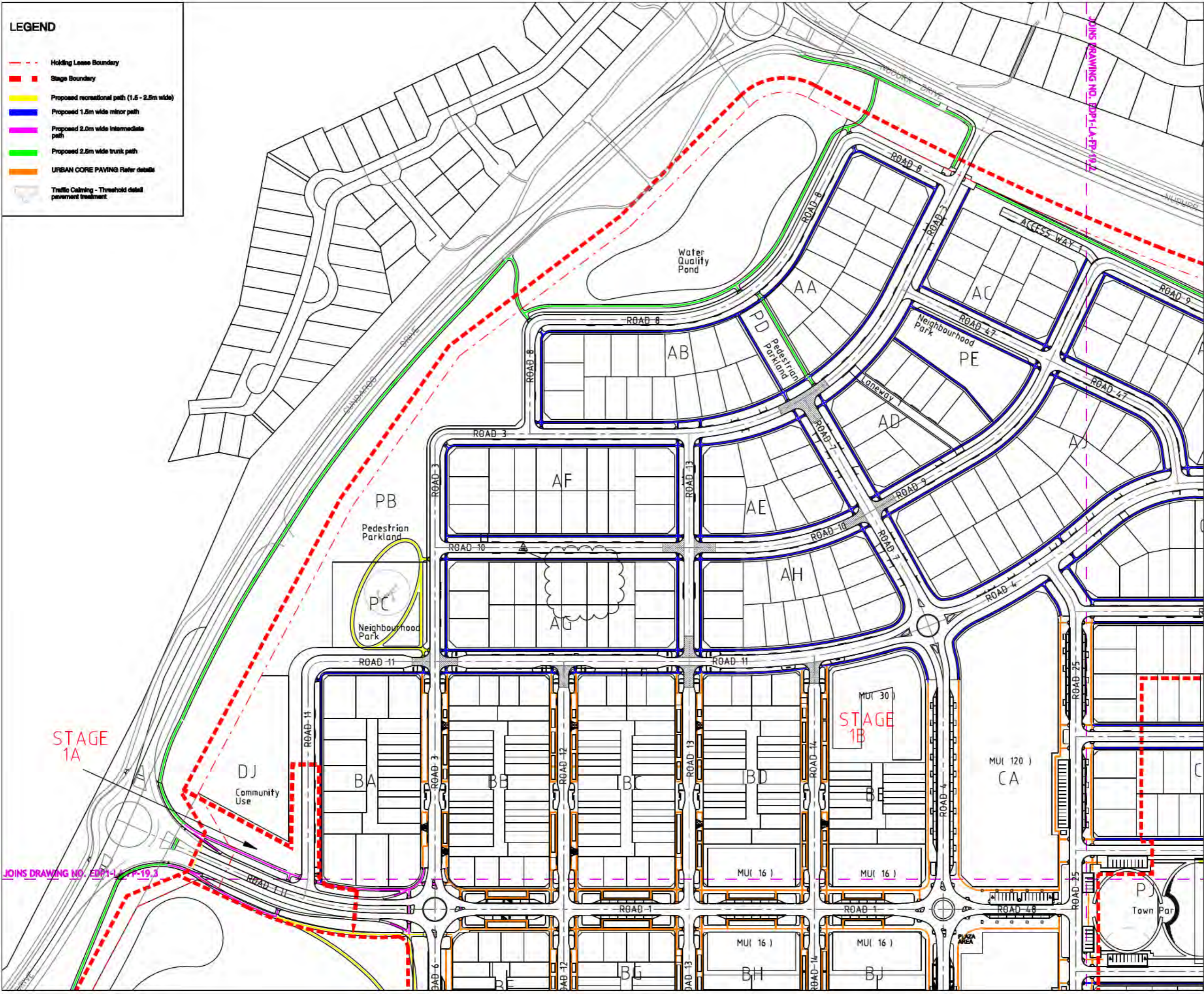
Project Consultants:


 Bill Guy & Partners Pty Ltd
 CONSULTING ENGINEERS

Project
**CRACE STAGE 1
 ESTATE DEVELOPMENT PLAN
 DEVELOPMENT APPLICATION**

Drawing Title
**Waste Collection Plan
 Sheet 1 of 4**

Scale	1:2500
Drawn	ND/XL
Checked	KB
Approved	VL
Job No	4431
Drawing Number	EDP1-BNG-WCP-17.1
Plan No.	17.1 Issue 03



LEGEND

- - - Holding Lease Boundary
- Stage Boundary
- Proposed recreational path (1.5 - 2.5m wide)
- Proposed 1.5m wide minor path
- Proposed 2.0m wide intermediate path
- Proposed 2.5m wide trunk path
- URBAN CORE PAVING Refer details
- Traffic Calming - Threshold detail pavement treatment



Issue	Date	Amendment
00	26.03.08	DA Substation
01	30.06.08	2nd Circulation Inc. Agency Comments
02	24.07.08	Incorporating Agency Comments
03	28.10.08	Vary 01 - Section AG

Joint Venture Partners

Land Development Agency

Canberra Investment Corporation Limited

DeForce Housing

FBS

Joint venture managed by CIC Limited

Project Consultants

TRACT CONSULTANTS PTY LTD
 LANDSCAPE ARCHITECTS
 LEVEL 8, 80 MOUNT STREET
 NORTH SYDNEY
 SYDNEY, NSW 2060
 AUSTRALIA
 TELEPHONE 612 9064 3733
 FACSIMILE 612 9064 3626
 sydney@tract.net.au
 www.tract.net.au

Project

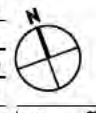
CRACE ESTATE DEVELOPMENT PLAN DEVELOPMENT APPLICATION

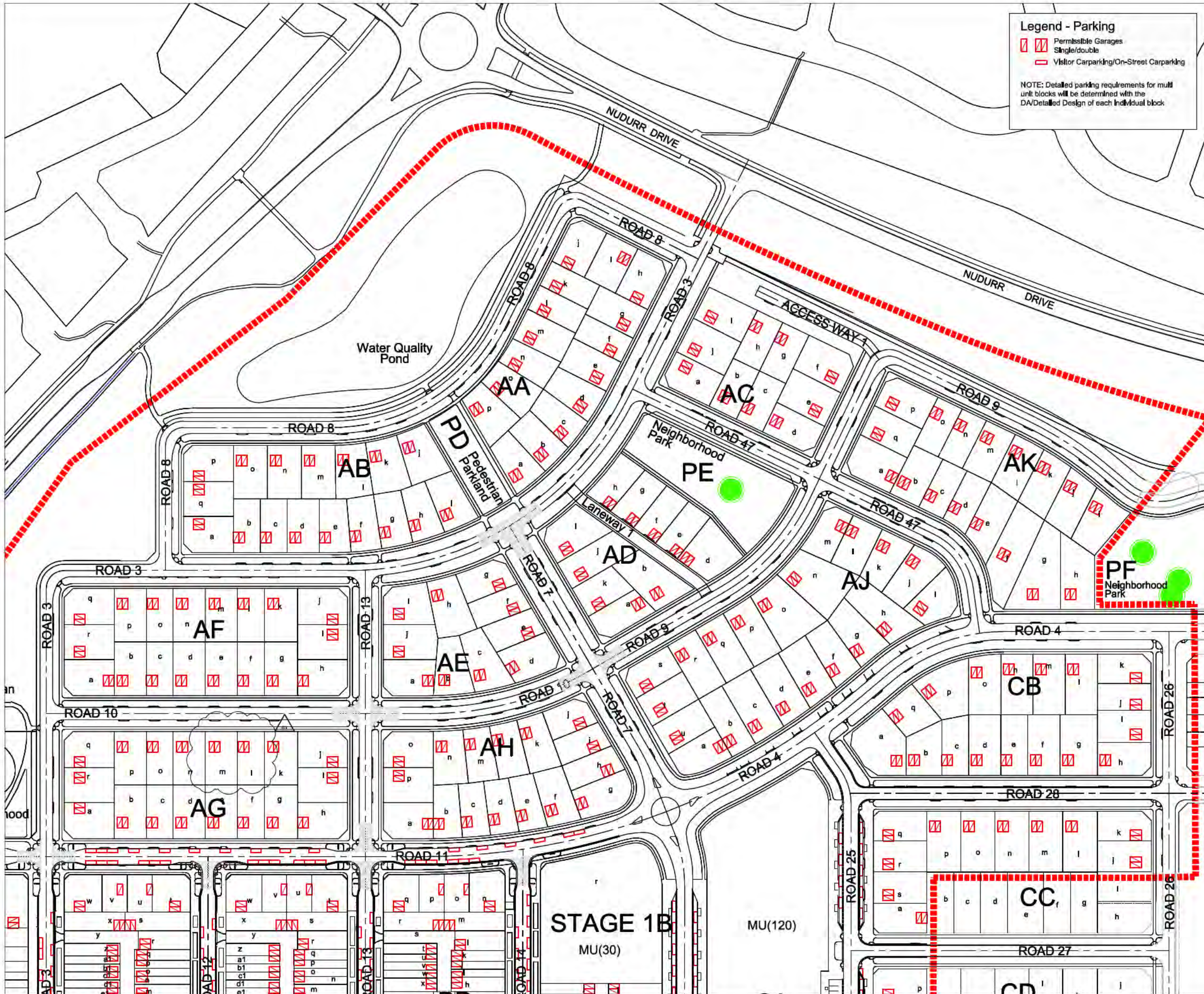
Drawing Title

Footpath Plan

Sheet 1 of 4

Scale	1:2500
Drawn	TC
Checked	GG
Approved	GG
Job No	207010
Drawing Number	EDP1-LA-FP-19.1
Plan No.	19.1





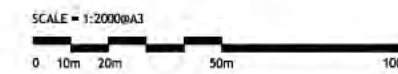
Legend - Parking

- Permissible Garages Single/double
- Visitor Carparking/On-Street Carparking

NOTE: Detailed parking requirements for multi unit blocks will be determined with the DA/Detailed Design of each individual block



Issue	Date	Amendment
00	26/03/08	DA Submission
	18/06/08	FOR INFORMATION
	26/06/08	FOR INFORMATION
01	30/06/08	2nd CIRCULATION Inc. AGENCY COMMENTS
02	24/07/08	INCORPORATING AGENCY COMMENTS
03	28/10/08	VARY 01 - SECTION AG



Joint Venture Partners

Lend Lease Development Agency

CIC Carberra Investment Corporation Limited

Defence Housing Australia

PBS Property Group

Joint venture managed by CIC Limited

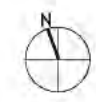
Project Consultants



Project
CRACE ESTATE DEVELOPMENT PLAN DEVELOPMENT APPLICATION

Drawing Title
Parking Plans
 Stage-1 Sheet 1 Of 4

Scale	1:2000
Drawn	JK
Checked	-
Approved	-
Job No	207045.00
Drawing Number	EDP-A-PP-21.1
Plan No.	21.1 Issue . 03



OVERVIEW OF WSUD STRATEGY

Water Sensitive Urban Design

The water management strategy for the Crace Development is underpinned by the principles of sustainability and incorporates Water Sensitive Urban Design into the development to improve the amenity and aesthetic of the streetscape, conserve drinking water reserves and protect receiving waters from stormwater and wastewater discharge.

The strategy incorporates Water Sensitive Urban Design principles within the Crace streetscape and open spaces provide a high quality public domain and street character within the proposed suburb.

The WSUD strategy is underpinned by the following principles:

1. Demand for potable mains water to be reduced within the development through water efficient fixtures and appliances, and using alternative sources of water based on matching water quality to uses on a “fit-for-purpose” basis.
2. Wastewater export from the site to be minimised through a combination of potable mains water demand management initiatives, and water efficiency.
3. Urban stormwater to be treated to meet national stormwater quality objectives for reuse and/or discharge to Ginninderra Creek. Stormwater detention to meet objectives for waterway protection and flood management.
4. Stormwater to be used within the urban landscape to maximise visual and recreational amenity, improve recreational access and where appropriate influence the micro-climate of the area.

The Crace Development has the opportunity to be a flagship for environmental protection and the conservation of precious water resources by establishing infrastructure and development controls that will set new sustainability standards for residential projects. The key components of the WSUD strategy for the Crace development include:

Bioretention Street Trees and Bioretention Rain Gardens

Bioretention street trees and rain gardens, established throughout the site, will provide best practice stormwater pollutant reduction for the Crace development. Bioretention rain gardens are used in the higher density area of the urban core. Bioretention street trees will feature as part of the landscape design in the suburban streets.

Once established, appropriately selected street trees species and rain garden vegetation will be self sustaining and thriving during typical Canberra climatic conditions. Bioretention systems have an aesthetic and stormwater management role as well as having a cooling effect on the microclimate of the suburban Crace area.

The bioretention footprint required to meet best practice stormwater pollutant reduction targets is 2% of the impervious catchment area draining to the rain garden or street tree. Where the treatment area is limited within the urban streets, the constructed wetlands will provide additional treatment to meet the target pollutant reductions.

Urban Stream

The urban stream treats stormwater and provides a flow path for the 1 in 100 year ARI flood waters. A vegetated, ephemeral low flow channel is proposed creating an interesting landscape feature. Bioretention pods provide the required stormwater management functionality.

Constructed Wetlands and Ponds

Two constructed wetlands with stormwater detention ponds are proposed within the development. Water in the ponds will be recirculated through the wetlands to improve water quality and help to maintain the health of the open water zone. Detention of stormwater following large storm events is provided within the basin footprint to protect downstream waterways from erosive flows and to enable reuse of stormwater. Harvested stormwater will be piped through a reuse line to meet irrigation demands of particular landscape areas within Crace.

Demand Management Initiatives

Water efficient fixtures will be used to reduce residential indoor potable water use within the Crace development. Water demand for irrigation is reduced through streetscape planting of bioretention street trees and rain gardens which are passively irrigated by stormwater and improve stormwater quality. Reuse for irrigation and to meet other non potable demands is facilitated by a reticulated non-potable water supply line. The non potable water is supplied from the constructed wetlands and detention ponds which harvested and treat urban stormwater.

Key Plan



Issue	Date	Amendment
02	30.06.08	2 nd Circulation inc Agency Comments
03	24.07.08	Incorporating Agency Comments
04	28.10.08	Vary 01 - Section AG

Joint Venture Partners



Joint venture managed by CIC Ltd

Project Consultants



Project

CRACE
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title

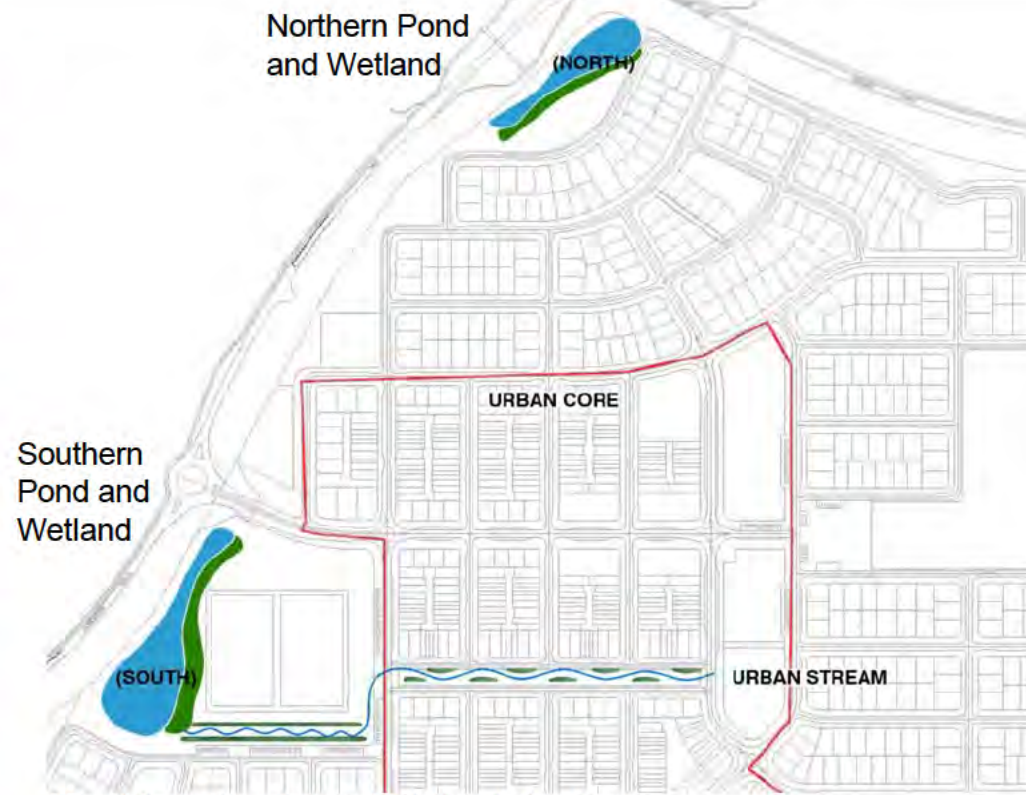
Water Sensitive Urban Design
Overview of WSUD Strategy

Scale	NTS
Drawn	KB
Checked	EJ
Approved	TW
Job No	4431
Drawing Number	EDP1-LA-WSUD-22.1
Plan No.	22.1 Issue 02



Plan View: Crace Estate, ACT

CONSTRUCTED WETLANDS AND PONDS



Plan View: Constructed Wetlands for Crace

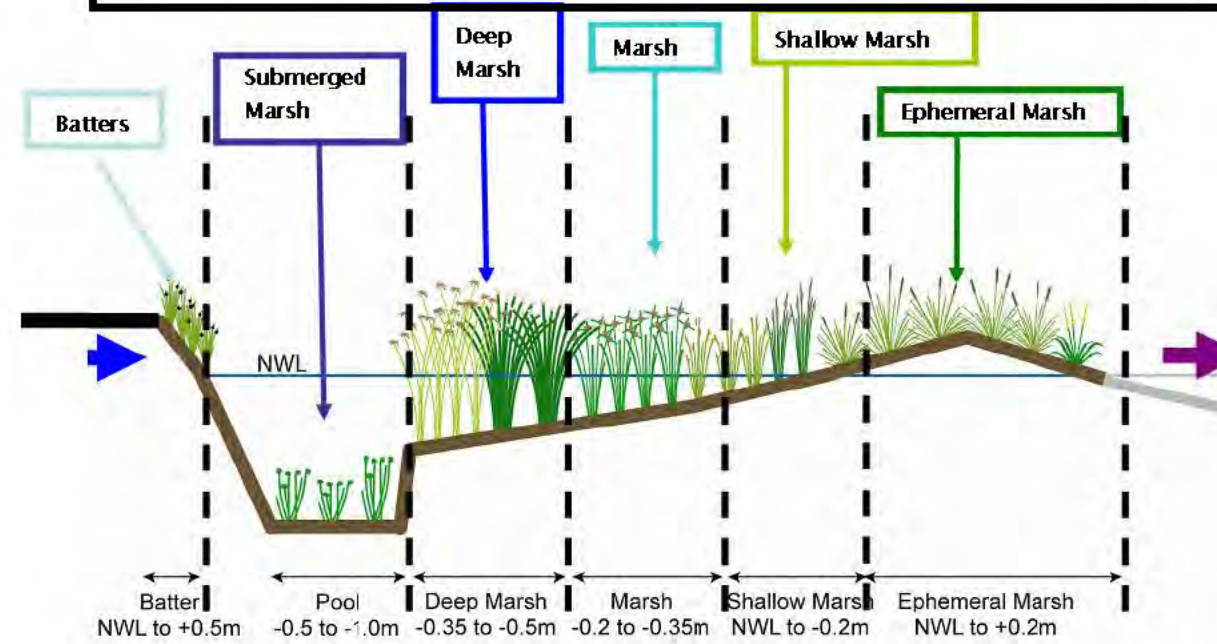
Two constructed wetlands are proposed within the detention basin footprints. Water quality is address through bioretention systems in the streetscape and adjacent to the urban stream. The macrophyte zone of the wetland promotes nutrient removal and the open water zone provides UV disinfection. The open water zones will also serve as storages for stormwater harvesting to meet irrigation demands of particular landscape areas within Crace. The outlets can be used to retain water within the wetland for extended periods or drain the wetland for maintenance.

During dry periods, water from the ponds is recirculated through the wetlands to promote algal die off. The macrophytes and epiphytes within the wetland will compete with the algae for nutrients and the dense wetland vegetation will also provide shading which will inhibit algal growth. These processes play a critical role in managing algae blooms.

KEY DESIGN CONSIDERATIONS

Ponds are sized to meet stormwater reuse target; combined surface area 1.5ha.
 Average Pond Depth 1.5m, Average depth in wetland 0.5m
 ~0.5m drawdown for stormwater harvesting and reuse.
 Constructed Wetland sized for full recirculation in 30 days
 Notional detention time = 5 days

Details for Crace Wetlands	Northern	Southern
Catchment Areas	36 ha	69 ha
1 in 100 year ARI detention volume	8.4ML	16ML
Permanent water surface areas (for irrigating up to 20% of the developable area)	0.5ha	1ha
Minimum footprint of wetland and pond	0.7 Ha	1.4Ha
Recirculation rate (80% pond volume)	2.3 L/s	4.6 L/s



Wetland Long Section (indicative only)



BRIDGEWATER CREEK WETLAND, BRISBANE



DOCKLANDS PARK, MELBOURNE



COOMERA WATERS, SOUTH EAST QUEENSLAND



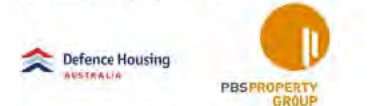
POLICE ROAD WETLAND, MELBOURNE

Key Plan



Issue	Date	Amendment
02	30.06.08	2 nd Circulation inc Agency Comments
03	24.07.08	Incorporating Agency Comments
04	28.10.08	Vary 01 - Section AG

Joint Venture Partners



Joint venture managed by CIC Ltd

Project Consultants



Project

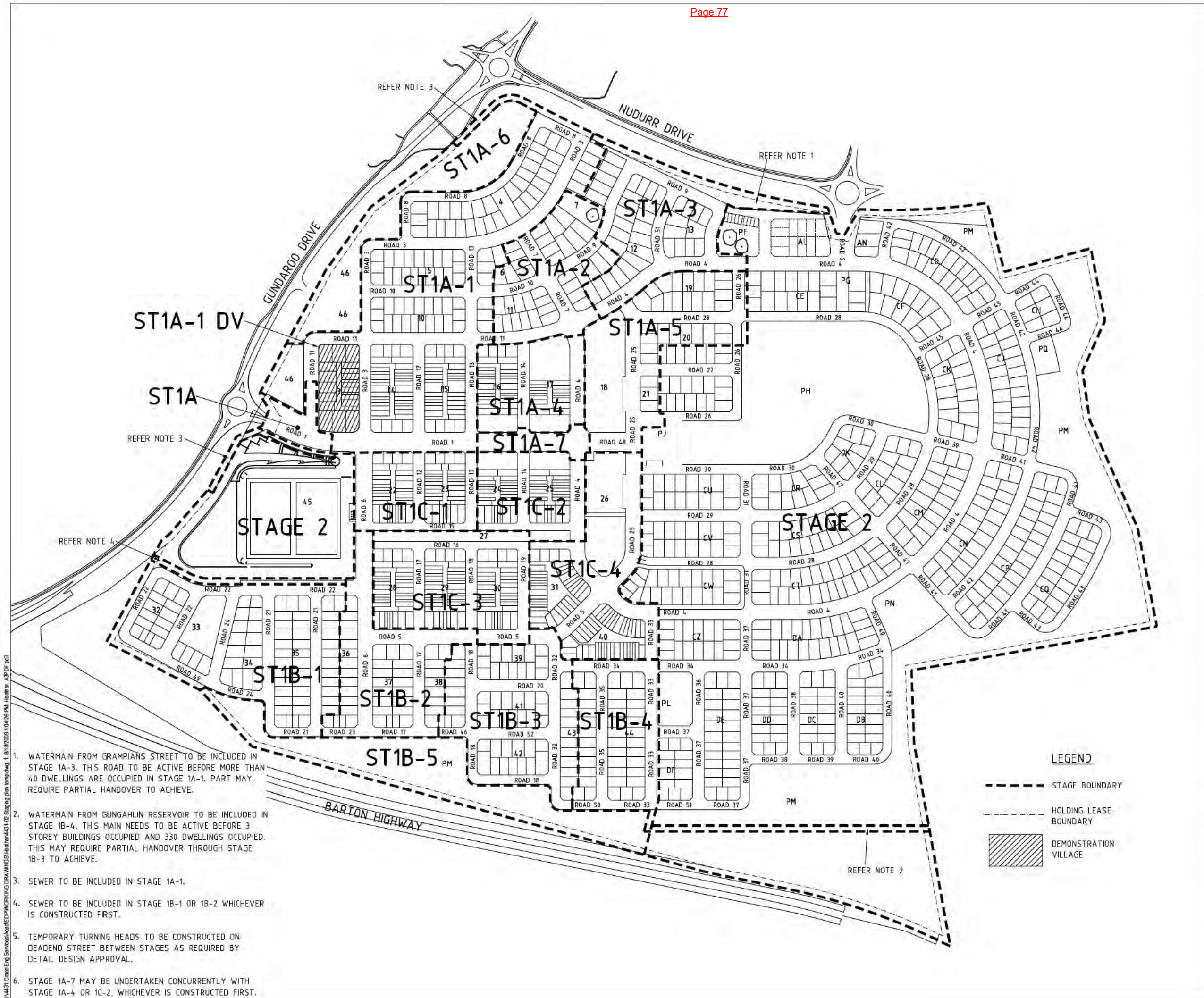
CRACE
 ESTATE DEVELOPMENT PLAN
 DEVELOPMENT APPLICATION

Drawing Title

Water Sensitive Urban Design
 Constructed Wetlands and Ponds

Scale	NTS
Drawn	KB
Checked	EJ
Approved	TW
Job No	4431
Drawing Number	EDP1-LA-WSUD-22.5
Plan No.	22.5 Issue 02





H:\M31_Craco_Est_ServicioAcad\EDP\DRAWINGS\Drawings\Hatch\441102_Stage1.dwg, 1_BH102008 10:42:06 PM, H:\hatch\441102_Stage1.dwg

1. WATERMAIN FROM GRAMPIANS STREET TO BE INCLUDED IN STAGE 1A-3. THIS ROAD TO BE ACTIVE BEFORE MORE THAN 40 DWELLINGS ARE OCCUPIED IN STAGE 1A-1. PART MAY REQUIRE PARTIAL HANDOVER TO ACHIEVE.
2. WATERMAIN FROM GUNGAHLIN RESERVOIR TO BE INCLUDED IN STAGE 1B-4. THIS MAIN NEEDS TO BE ACTIVE BEFORE 3 STOREY BUILDINGS OCCUPIED AND 330 DWELLINGS OCCUPIED. THIS MAY REQUIRE PARTIAL HANDOVER THROUGH STAGE 1B-3 TO ACHIEVE.
3. SEWER TO BE INCLUDED IN STAGE 1A-1.
4. SEWER TO BE INCLUDED IN STAGE 1B-1 OR 1B-2 WHICHEVER IS CONSTRUCTED FIRST.
5. TEMPORARY TURNING HEADS TO BE CONSTRUCTED ON DEADEND STREET BETWEEN STAGES AS REQUIRED BY DETAIL DESIGN APPROVAL.
6. STAGE 1A-7 MAY BE UNDERTAKEN CONCURRENTLY WITH STAGE 1A-4 OR 1C-2, WHICHEVER IS CONSTRUCTED FIRST.

LEGEND

- STAGE BOUNDARY
- HOLDING LEASE BOUNDARY
- DEMONSTRATION VILLAGE

Key Plan



Issue	Date	Amendment
00	26/03/08	DA Submission
01	07/05/08	Section, Road Names added
02	30/06/08	2nd Circulation inc. Agency Comments
03	24/07/08	Incorporating Agency Comments
04	08/08/08	Staging Revised
05	21/08/08	Stages 1A-4 & 1B-3 Added
06	05/09/08	Substaging of 1A Amended
07	16/10/08	Stage Boundary & Notes Added
08	12/02/09	Block & Section Numbers Amended
09	26/03/09	Vary 03-Section AC, AD, AJ & AK
10	05/06/09	Substaging Revised
11	23/06/09	Stage 1C Revised
12	07/08/09	Vary 04 - Section BK, BL, BM, PA & PK



Joint Venture Partners

Land Development Agency

Canberra Investment Corporation Limited

Defence Housing Australia

PBS PROPERTY GROUP

Joint venture managed by CIC Limited

Project Consultants

Bill Guy & Partners Pty Ltd
 CONSULTING ENGINEERS

Project
 CRACE STAGE 1
 ESTATE DEVELOPMENT PLAN
 DEVELOPMENT APPLICATION

Drawing Title
 Staging Plan

Scale	1:6000
Drawn	HD
Checked	KB
Approved	VL
Job No	4431
Drawing Number	EDP1-ENG-SP-3.1
Plan No.	3.1 Issue 12



From: McPhail, Sean
Sent: Tuesday, 15 December 2009 3:33 PM
To: Rand, Rick
Cc: Gianakis, Steven; Brooker, Ron; Billing, Dale
Subject: Crace Playing Field
Attachments: 20091204121232843.pdf

Rick,

As discussed in our phone conversation, attached is the plan received detailing the change of direction for the Crace neighbourhood playing field.

ACTPLA is currently considering an amendment to the Crace Stage 1 Estate Development Plan to formalise the development of this site. The site has been identified as a neighbourhood playing field in accordance with the Crace Precinct Code and the executed Deed of Agreement. I understand that Sport and Recreation do not support the development of this site as a neighbourhood playing field due to its small size and the lack of a primary school within the suburb of Crace. It is understood that Sport and Recreation prefer the site to be developed as an irrigated community recreation park as detailed in the attached plan.

Can you please provide written confirmation from your branch to confirm support for this change to the Crace neighbourhood playing field. Can you also confirm whether the attached plan has been discussed with CIC Limited. ACTPLA will require written confirmation prior to discussing further with CIC Limited and requesting revisions to the plans lodged for the site.

Additionally, are you able to provide a better quality copy of the attached plan?

Regards

Sean McPhail

Technical Coordinator
Estates Assessment Unit
Development Services Branch
ACT Planning and Land Authority

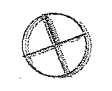
Ph. (02) 62052874

sean.mcphail@act.gov.au

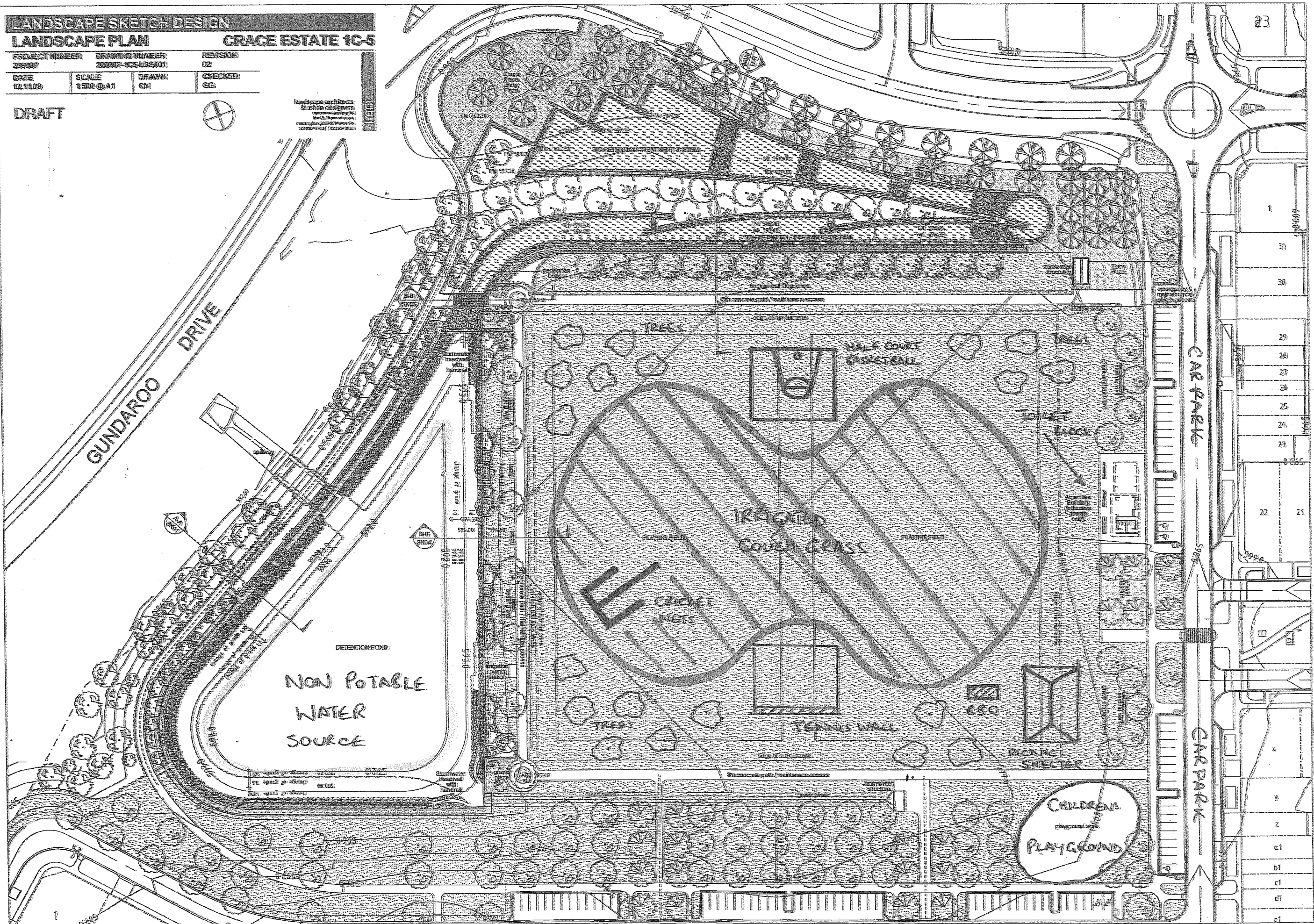
LANDSCAPE SKETCH DESIGN LANDSCAPE PLAN GRACE ESTATE 1C-5

PROJECT NUMBER 238807	DRAWING NUMBER 238807-05-LDSK01	REVISION 02
DATE 12.11.08	SCALE 1:500 @ A1	DRAWN CH
		CHECKED ES

DRAFT



landscape architects:
 23/03/09 23/03/09
 23/03/09 23/03/09
 23/03/09 23/03/09
 23/03/09 23/03/09



23

30

30

29

28

27

26

25

24

23

22

21

x

y

z

a1

b1

c1

d1

e1

From: Gianakis, Steven
Sent: Tuesday, 15 December 2009 4:36 PM
To: Walsh, Kelvin
Subject: FW: Crace community/sport field - S&P proposal

Kelvin

As discussed, I also forwarded this email to Sean mcphail (DA area) today because he had an inquiry from the developer and he knew nothing about this.
Steven

From: Gianakis, Steven
Sent: Monday, 7 December 2009 5:07 PM
To: Murray, Chris; Walsh, Kelvin
Subject: RE: Crace community/sport field - S&P proposal

Under the deed, there is a requirement for a basic sports unit (oval) to be provided which reflects the requirement of the concept plan. We are aware that sport and rec are developing revised sporting facility requirements (Canberra wide) and moving away from single BSU. I have seen no recent information in relation to crace.

The crace stage 1 EDP DA approved a single BSU.

It is assumed that the plan is from the developer and not sport and rec? the developer will need to facilitate any change to the deed requirements. Compensation may also need to be paid by the territory for a departure from the deed and possibly an amendment to the EDP - matter for the DA and Deed management areas.
Steven

From: Murray, Chris
Sent: Monday, 7 December 2009 12:44 PM
To: Walsh, Kelvin; Gianakis, Steven
Subject: RE: Crace community/sport field - S&P proposal

Kelvin, I'll just ask Steven if he knows anything?

c

From: Walsh, Kelvin
Sent: Friday, 4 December 2009 4:26 PM
To: Murray, Chris; Wilden, Karen
Subject: FW: Crace community/sport field - S&P proposal

Chris, Karen

This may be an EDP matter
Is this something we are aware of?
Some advice would be appreciated please.
Kelvin.

Kelvin Walsh

Director Planning Services
ACT Planning and Land Authority
telephone 02 6207 1950
e-mail kelvin.walsh@act.gov.au

 Please respect the environment and think about the impact of printing this email.

From: Neal, Colleen
Sent: Friday, 4 December 2009 11:54 AM
To: Calnan, Garrick; Burnham, Keith
Cc: Walsh, Kelvin
Subject: FW: Crace community/sport field - S&P proposal

In Kelvin's absence just forwarding to you in case you have some info.

Thanks

Coll

From: Smorhun, Vic
Sent: Friday, 4 December 2009 11:47 AM
To: Walsh, Kelvin
Cc: Neal, Colleen
Subject: FW: Crace community/sport field - S&P proposal

Hi Kelvin - is this something that we are across?

Thanks.

Vic

From: Carter, Tania (ACTPLA)
Sent: Friday, 4 December 2009 11:42 AM
To: Smorhun, Vic
Subject: Crace community/sport field - S&P proposal

<< File: 20091204121232843.pdf >>

Vic, the attached is a rough draft of what Sport and Rec have in mind for the local community/sports field in Crace. Pierre wanted to make sure ACTPLA is aware. If it's a surprise pls tell the relevant person to call him for more information.

Thanks

From: Jeffrey, David
Sent: Wednesday, 16 December 2009 9:54 AM
To: McPhail, Sean
Cc: Marriage, Sue; Kelley, Rebecca; Rand, Rick
Subject: Crace Playing Field
Attachments: 20091123150601783_0001.pdf

Hi Sean,

SRS is supportive of the shift to provide a Community Recreation Irrigated Park (CRIP) as part of the CIC Limited development at Crace. I can confirm that SRS has had a couple of meetings with CIC Limited regarding the CRIP concept. The attached plan (better quality copy is attached) was provided to CIC Limited as a very basic starting point to commence the redesign process. It is also worth noting that the Minister for Sport (Andrew Barr) is supportive of the CRIP concept.

Please let me know if you require any further information.

Regards,

David Jeffrey
Manager
Strategic Projects and Planning
Sport and Recreation Services
Territory and Municipal Services
P: (02) 6207 5815
F: (02) 6207 2071
M: 0417 499 634

From: McPhail, Sean
Sent: Tuesday, 15 December 2009 3:33 PM
To: Rand, Rick
Cc: Gianakis, Steven; Brooker, Ron; Billing, Dale
Subject: Crace Playing Field

Rick,

As discussed in our phone conversation, attached is the plan received detailing the change of direction for the Crace neighbourhood playing field.

ACTPLA is currently considering an amendment to the Crace Stage 1 Estate Development Plan to formalise the development of this site. The site has been identified as a neighbourhood playing field in accordance with the Crace Precinct Code and the executed Deed of Agreement. I understand that Sport and Recreation do not support the development of this site as a neighbourhood playing field due to its small size and the lack of a primary school within the suburb of Crace. It is understood that Sport and Recreation prefer the site to be developed as an irrigated community recreation park as detailed in the attached plan.

Can you please provide written confirmation from your branch to confirm support for this change to the Crace neighbourhood playing field. Can you also confirm whether the attached plan has been discussed with CIC Limited. ACTPLA will require written confirmation prior to discussing further with CIC Limited and requesting revisions to the plans lodged for the site.

Additionally, are you able to provide a better quality copy of the attached plan?

Regards

Sean McPhail
Technical Coordinator

Estates Assessment Unit
Development Services Branch
ACT Planning and Land Authority

Ph. (02) 62052874
sean.mcphail@act.gov.au

LANDSCAPE SKETCH DESIGN

LANDSCAPE PLAN

CRACE ESTATE 1C-5

PROJECT NUMBER	DRAWING NUMBER	REVISION
209007	209007-1C5-LDSK01	02

DATE	SCALE	DRAWN	CHECKED
12.11.09	1:500 @ A1	CN	GG

DRAFT

landscape architects
& urban designers
tract
1001 (level) street
level 8, 80 mount street
north Sydney 2060 NSW Australia
+61 (0)2 938 8720 | 142 298 4742



		23
		31
		30
		29
		28
		27
		26
		25
		24
		23
		0.065
		22
		21
		0.065
	x	
	y	
	z	
	a1	
	b1	
	c1	
	d1	
	e1	

From: Gianakis, Steven
Sent: Thursday, 17 December 2009 12:22 PM
To: Walsh, Kelvin
Cc: Murray, Chris
Subject: FW: Crace Playing Field
Attachments: ObjRef.obr

Kelvin
The developer is saying what's going on? then this is an issue.

If sport and rec are doing plans and having discussions with everyone except the developer of the estate, this will become quite embarrassing to say the least. Anyway the developer is now aware of sport and recs plans.

Will leave it to DA area and assist were we can.

Do you have any more information?

Steven

From: McPhail, Sean
Sent: Thursday, 17 December 2009 11:14 AM
To: Gianakis, Steven; Brooker, Ron
Cc: Billing, Dale
Subject: Crace Playing Field

Steven/Ron,

Dale and I met with [REDACTED] this morning on some other matters, but also discussed the playing field issues. I provided him [REDACTED] document that we received from Sport and Recreation Services and he advised that they had not seen the plans before. This differs from what David Jeffrey stated in his email.

CIC stated that they have explored a number of options for the site, one including the reduction in the size of the open space area to allow for the inclusion of a number of single dwelling blocks. We explained that we would prefer the area to remain the same size and that any additional dwellings in this area would require further scrutiny for ACTPLA and the relevant agencies. We also doubt whether we could consider such a change as an amendment to the approved EDP.

CIC plan to remove the playing field from the current EDP amendment that we are considering. They will discuss further options with us in the new year.

Steven - We will ensure that we involve you in any further discussions with CIC on the playing field.

Regards

Sean McPhail
Technical Coordinator
Estates Assessment Unit
Development Services Branch
ACT Planning and Land Authority

Ph. (02) 62052874
sean.mcphail@act.gov.au

From: McPhail, Sean

Sent: Wednesday, 16 December 2009 11:01 AM

To: Gianakis, Steven; Brooker, Ron; Billing, Dale

Subject: 2009 12 16 Response from Sport & Recreation Services - Crace Playing Field

For your information - response from Sport & Recreation Services on the Crace Playing Field.

Regards

Sean McPhail

Technical Coordinator

Estates Assessment Unit

Development Services Branch

ACT Planning and Land Authority

Ph. (02) 62052874

sean.mcphail@act.gov.au

From: [REDACTED]
Sent: Wednesday, 6 January 2010 9:29 AM
To: McPhail, Sean
Cc: [REDACTED]
Subject: FW: Crace Vary 4
Attachments: 209007 1C-S45 LD-SK10-SK22-00.pdf; 209007 1C-S45 LD-SK10-SK21-00.pdf

Hello Sean

Please find attached a sketch of the proposal for the CRIP site.

Let me know if you require other information

Regards

[REDACTED]
Assistant Project Director



Canberra Investment Corporation Limited
PO Box 1000, Civic Square ACT 2608
Level 3, 64 Allara Street, Canberra ACT 2600
Phone: 02 6230 0800
Fax: 02 6230 0811



www.ciclimited.com.au

CANBERRA • ADELAIDE • DARWIN

This email is intended only for the named recipient(s). Other people who receive it are not authorised to read, reply, and copy or otherwise use it. It may be legally privileged, and wrongful use may result in legal action. If you received this email by mistake please notify the sender.
Canberra Investment Corporation does not guarantee that this email is virus free and accepts no liability for any damage resulting from delivery to the wrong recipient, viruses, or interference with the email by a third party.

From: McPhail, Sean [mailto:Sean.McPhail@act.gov.au]
Sent: Wednesday, 6 January 2010 8:07 AM
To: [REDACTED]
Subject: RE: Crace Vary 4

[REDACTED],
Are you able to provide me with a plan showing what you are proposing for the playing field site? This will enable me to have discussions with the relevant people.

Regards

Sean McPhail
Technical Coordinator
Estates Assessment Unit
Development Services Branch
ACT Planning and Land Authority

Ph. (02) 62052874
sean.mcphail@act.gov.au

From: [Redacted]
Sent: Tuesday, 5 January 2010 5:40 PM
To: McPhail, Sean
Cc: [Redacted]
Subject: Crace Vary 4
Importance: High

Happy New Year Sean

Following on from before the break you indicated that the park land would be excluded from Vary 4. We also indicated that we were concerned with a waste land at the front entry to the estate.

Could I leave it in your capable hands to arrange a meeting with Sport and Rec and the appropriate ACTPLA people so that we can advance the CRIP concept to the park land and to open discussions on the residential uses to the edges of the area?

Regards

[Redacted Signature]



Canberra Investment Corporation Limited
PO Box 1000, Civic Square ACT 2608
Level 3, 64 Allara Street, Canberra ACT 2600
Phone: 02 6230 0800
Fax: 02 6230 0811

[Redacted Address]

www.ciclimited.com.au

CANBERRA • ADELAIDE • DARWIN

This email is intended only for the named recipient(s). Other people who receive it are not authorised to read, reply, and copy or otherwise use it. It may be legally privileged, and wrongful use may result in legal action. If you received this email by mistake please notify the sender.
Canberra Investment Corporation does not guarantee that this email is virus free and accepts no liability for any damage resulting from delivery to the wrong recipient, viruses, or interference with the email by a third party.

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.

LEGEND

- ① OPEN SPACE / KICKABOUT AREA
Provide spaces for casual games and activities
- ② FENCED OPEN SPACE
Potential dog off-leash area
- ③ DETENTION POND
Stormwater detention and water harvesting for irrigation. Normal Water Level 593.80
- ④ WETLAND
WSUD Bioretention and treatment system. RL 594.50
- ⑤ CRACE PLACE
Estate Entry Plaza
- ⑥ FEATURE BLADE WALL
Feature wall provides backdrop to wetland and functions as tennis rebound wall
- ⑦ BOARDWALK
Provides linkage to shared cycle / pedestrian trail network and interaction / educational opportunities to Estates WSUD system.
- ⑧ SHARED PATH
Shared cycle / pedestrian trail links into internal estate trail system and broader trail network
- ⑨ ACOUSTIC MOUNDING / POND WALL
- ⑩ MULTIUSE COURTS
Youth orientated facility. Basketball half court and tennis rebound wall. Seat wall and access stairway on northern edge. Located to take advantage of level shifts for rebound wall, provide a level of residential amenity while allowing passive surveillance.
- ⑪ SHELTER
Multi-function shelter provides amenity for both courts and playground.
- ⑫ PLAYGROUND
Medium sized play facilities targeting 3 - 12 year olds.
- ⑬ TOILETS
Located in close proximity to other parkland attractions and in a visually open area in accordance with CPTED principles
- ⑭ PICNIC AREA
BBQ and picnic shelters. Located to complement other park facilities.
- ⑮ CRICKET PRACTICE NETS
Synthetic surface.
- ⑯ EXERCISE STATIONS
Exercise circuit linked by the parklands footpath network.
- ⑰ STANDARD RESIDENTIAL
Indicative Only
- ⑱ HERITAGE PARK
- ⑲ LINEAR PARK



LANDSCAPE SKETCH DESIGN

CRIP OPTION - A CRACE ESTATE 1C-5

PROJECT NUMBER 209007	DRAWING NUMBER 209007-1C5-LDSK-22	REVISION 00
DATE 1612.09	SCALE 1:2000 @ A3	DRAWN CN
		CHECKED GG

DRAFT



LANDSCAPE SKETCH DESIGN

CRIP - OPTION A CRACE ESTATE 1C-5

PROJECT NUMBER 209007	DRAWING NUMBER 209007-1C5-LDSK-21	REVISION 01
DATE 16.12.09	SCALE 1:1000 @ A3	DRAWN CN
		CHECKED GG

DRAFT

LEGEND

- ① OPEN SPACE / KICKABOUT AREA
Provide spaces for casual games and activities
- ② FENCED OPEN SPACE
- ③ DETENTION POND
Stormwater detention and water harvesting for irrigation. Normal Water Level 593.80
- ④ WETLAND
WSUD Bioretention and treatment system. RL 594.50
- ⑤ CRACE PLACE
Estate Entry Plaza
- ⑥ FEATURE BLADE WALL
Feature wall provides backdrop to wetland and functions as tennis rebound wall
- ⑦ BOARDWALK
Provides linkage to shared cycle / pedestrian trail network and interaction / educational opportunities to Estates WSUD system.
- ⑧ SHARED PATH
Shared cycle / pedestrian trail links into internal estate trail system and broader trail network
- ⑨ ACOUSTIC MOUNDING / POND WALL
- ⑩ MULTIUSE COURTS
Youth orientated facility. Basketball half court and tennis rebound wall. Seat wall and access stairway on northern edge. Located to take advantage of level shifts for rebound wall, provide a level of residential amenity while allowing passive surveillance.
- ⑪ SHELTER
Multi-function shelter provides amenity for both courts and playground.
- ⑫ PLAYGROUND
Medium sized play facilities targeting 3 - 12 year olds.
- ⑬ TOILETS
Located in close proximity to other parkland attractions and in a visually open area in accordance with CPTED principles
- ⑭ PICNIC AREA
BBQ and picnic shelters. Located to complement other park facilities.
- ⑮ CRICKET PRACTICE NETS
Synthetic surface.
- ⑯ EXERCISE STATIONS
Exercise circuit linked by the parklands footpath network.
- ⑰ STANDARD RESIDENTIAL
Indicative Only

landscape architects
& urban designers
tract consultants pty ltd
level 6, 80 mount street
north Sydney 2060 NSW Australia
t 02 9954 3733 | f 02 9954 3825

Tract



(1)x
y
z
a1
b1
c1
d1
e1

From: Gianakis, Steven
Sent: Friday, 15 January 2010 11:18 AM
To: McPhail, Sean
Subject: FW: CRIPs in Crace
Attachments: 20100114145356581.pdf

Sean

Have you got this?? I will re-advise kelvin again about this and copy you into my reply - also see next email.
Steven

-----Original Message-----

From: Murray, Chris
Sent: Thursday, 14 January 2010 5:27 PM
To: Gianakis, Steven
Subject: FW: CRIPs in Crace

Original doc

c

-----Original Message-----

From: Smorhun, Vic
Sent: Thursday, 14 January 2010 5:19 PM
To: Murray, Chris
Subject: FW: CRIPs in Crace

-----Original Message-----

From: Smorhun, Vic
Sent: Thursday, 14 January 2010 3:23 PM
To: Walsh, Kelvin
Cc: Neal, Colleen
Subject: FW: CRIPs in Crace

Hi Kelvin - this matter came up before Christmas - see Pierre's request for advice.

Thanks.

Vic

-----Original Message-----

From: Huetter, Pierre
Sent: Thursday, 14 January 2010 2:02 PM
To: Smorhun, Vic
Cc: Novak, Alison; Savery, Neil
Subject: CRIPs in Crace

Vic (FYI Neil)

Here's a brief on an issue I spoke to you about a while ago. It's the new form of local community oval that Sport and Rec have been working on. They want to do the first one in Crace.

The brief seeks AB support for the idea from a S&R perspective. He won't look at it until next week.

Grateful if you could provide it to whomever will assess the relevant EDP when it comes to ACTPLA.

Grateful if you could advise whether its ticks all ACTPLA's boxes or whether it needs some work.

FYI AB has given in principle support to the concept.

Thanks

Pierre

BRIEF



PDMS No	200901732
Schedule No	2009AMB00309

Date 14 December 2009

To Minister for Tourism, Sport and Recreation
 • ^{A/} Chief Executive [redacted] 24.12.09
 • A/g Executive Director, Territory Services [redacted] for ED/TSD 18/12

From A/g Director, Sport and Recreation Services

Subject Community Recreation Irrigated Park (CRIP) Concept

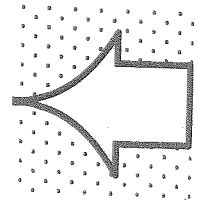
RECOMMENDATIONS

That you:

- Note the information in the brief;
- Confirm your support for Sport and Recreation Services (SRS) to progress the design and construction of a CRIP in partnership with the Canberra Investment Corporation (CIC) in the new suburb of Crace.

AGREED/NOT AGREED/NOTED/PLEASE DISCUSS

Andrew Barr MLA
December 2009



SIGN
HERE

Critical date and reason

CIC needs the CRIP concept to be endorsed before the end of December 2009 in order to lodge a final Estate Development Plan in early 2010.

Background

The initial design for the Crace estate development plan detailed that a Neighbourhood Oval was to be provided. SRS no longer supports the need to provide Neighbourhood Ovals in new suburban developments as the size of the facility (approximately 3.0 hectares) does not meet the needs of the sports industry. As a result, SRS has held preliminary discussions with CIC that it would prefer to forego the Crace Neighbourhood Oval in preference for the provision of a smaller informal recreation space, what SRS is calling a Community Recreation Irrigated Park (CRIP).

In suggesting that a Neighbourhood Oval should not be provided, SRS is not suggesting that green (irrigated) open space does not have intrinsic value from a community health and physical recreation perspective. There is much research to suggest that open space planning and key design principles can have a positive effect on the physical and mental state of local residents. The research highlights that aesthetics is a critical design component that needs to be addressed in the construction and maintenance of passive recreation spaces. The climatic conditions in Canberra require turf to be irrigated in order

for it to remain alive and healthy. Parks that are not irrigated offer little or no value to the community in terms of providing an open space that encourages recreational use, especially during the summer period.

Community Recreation Irrigated Park (CRIP) – Design Concept Model

SRS is recommending that a CRIP should be provided in suburbs where there is no District Playing Field, District Park or School Oval. Generally 1.0 to 1.5 hectares, this space will provide an irrigated low maintenance play space to support informal physical activity and recreation activities. Where possible, will be connected to a non potable water source for irrigation purposes and utilise a drought tolerant grass species (e.g. couch).

As a guide a CRIP would generally include the provision of a toilet block, community barbeque and picnic shelter. Other facilities that could also be considered include the provision of a children's playground, basketball half court, tennis wall and cricket nets. A variety of low maintenance, drought tolerant tree species should also be provided from an aesthetic perspective and to provide shade.

It should be noted that the irrigated grass area does not need to be uniform in its shape or design, but it should be large enough to accommodate a range of informal recreation pursuits and activities. A rudimentary design for the CRIP at CRACE is at Attachment A. CIC are currently progressing a more detailed design that will be presented to SRS for comment in the near future.

Financial

The design and construction of a CRIP in the suburb of Crace forms part of CIC's financial obligation in the development of this new estate. Therefore, this provides an ideal opportunity for SRS to trial this concept as a pilot project.

The subsequent maintenance costs to maintain a CRIP will be well below that of a traditional Neighbourhood Oval, with the cost of irrigation to be at least 50% less due to the reduced size of the CRIP and use of a drought tolerant grass species (e.g. couch). SRS has had preliminary discussion with officers from Parks, Conservation and Lands (PCL) to discuss the CRIP concept and the maintenance of such a facility. No immediate issues were identified that would prevent this pilot project being pursued.

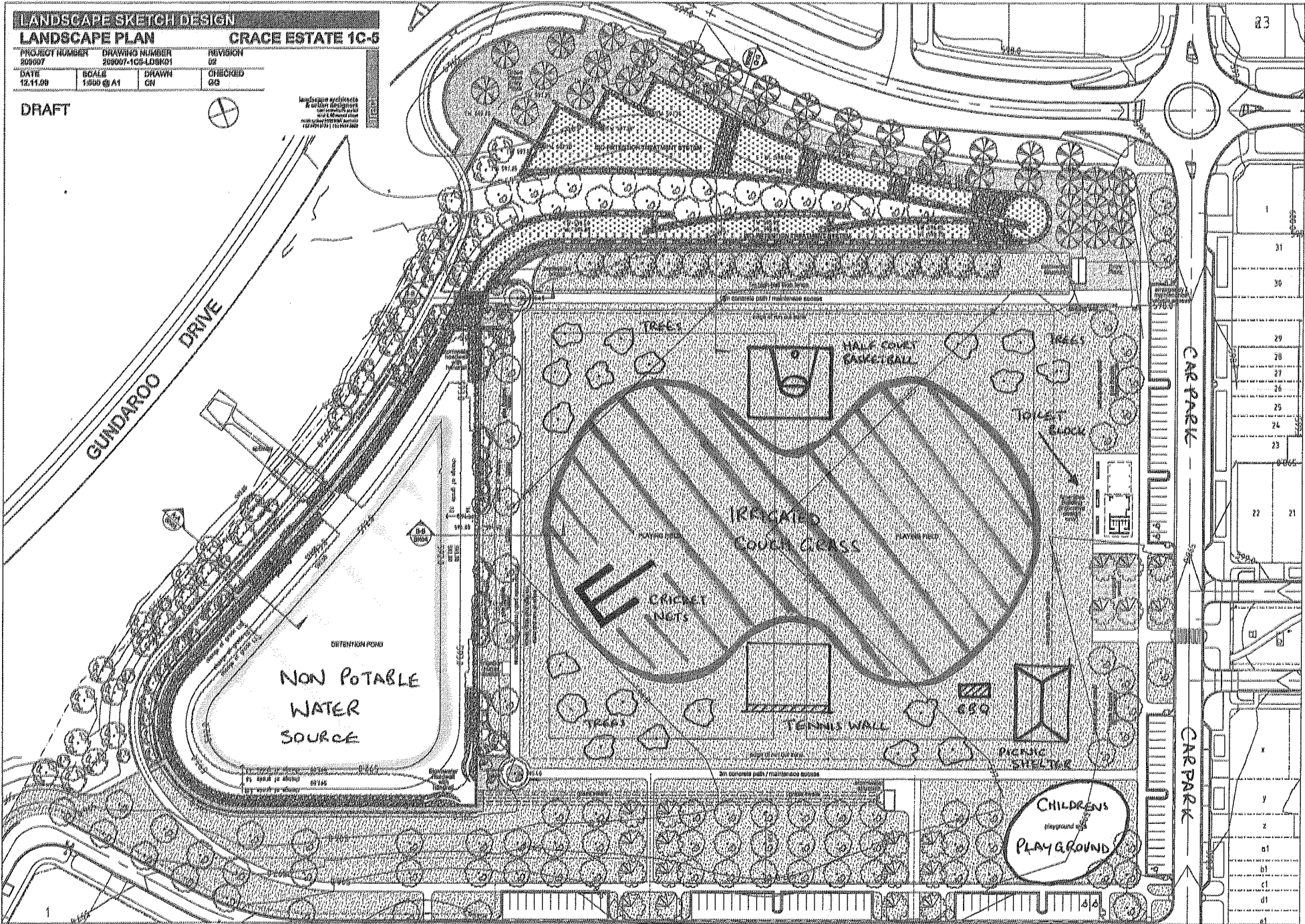
Media

There are no media issues directly associated with this brief.

Other

N/A

Contact Officer: David Jeffrey
Phone: 6207 5815



From: Gianakis, Steven
Sent: Friday, 15 January 2010 12:09 PM
To: Walsh, Kelvin
Cc: Murray, Chris; McPhail, Sean; Billing, Dale
Subject: RE: CRIPs in Crace
Attachments: FW: Crace Playing Field; FW: Crace community/sport field - S&P proposal

Kelvin

In response to your original request in early December, I forwarded the attached email. I then followed up with a further email after receiving some advice from the Sean McPhail.

Since these emails, CIC have provided a revised site plan to Sean incorporating a CRIP and about 20 additional residential blocks.

Sean has flagged concerns and I will provide Sean with my thoughts on this proposal. Advice will then be sent back to CIC.

In principle, I don't have an issue with the CRIP, however the concept plan and deed requires a playing field consistent with S&R's earlier advice. As indicated in my emails, any change to a CRIP (setting aside additional dwellings) would have deed and EDP implications. I would expect that Planning Services would also need to provide formal advice on the issue of the precinct code.

A meeting has been arranged next Tuesday with S&R to go through this in more detail.

Formal advice back to the Minister's Office should come from Development Services. I will liaise with Sean.

Steven

-----Original Message-----

From: Murray, Chris
Sent: Thursday, 14 January 2010 5:15 PM
To: Gianakis, Steven
Subject: FW: CRIPs in Crace

Steven

I don't recall this??

Do you have any background?

Can we discuss please?

c

-----Original Message-----

From: Walsh, Kelvin
Sent: Thursday, 14 January 2010 5:07 PM
To: Murray, Chris
Cc: Neal, Colleen; Smorhun, Vic; Ponton, Ben

Subject: RE: CRIPs in Crace

Chris,
I recall sending this through to you a while ago ...
I recalled this going to Steven G?
Can you coord advice please?

Ben - is this something you / Karen would have a view on?

thanks
Kelvin.

Kelvin Walsh
Director Planning Services
ACT Planning and Land Authority
telephone 02 6207 1950
e-mail kelvin.walsh@act.gov.au

P Please respect the environment and think about the impact of printing this email.

-----Original Message-----

From: Smorhun, Vic
Sent: Thursday, 14 January 2010 3:23 PM
To: Walsh, Kelvin
Cc: Neal, Colleen
Subject: FW: CRIPs in Crace

Hi Kelvin - this matter came up before Christmas - see Pierre's request for advice.

Thanks.

Vic

-----Original Message-----

From: Huetter, Pierre
Sent: Thursday, 14 January 2010 2:02 PM
To: Smorhun, Vic
Cc: Novak, Alison; Savery, Neil
Subject: CRIPs in Crace

Vic (FYI Neil)

Here's a brief on an issue I spoke to you about a while ago. It's the new form of local community oval that Sport and Rec have been working on. They want to do the first one in Crace.

The brief seeks AB support for the idea from a S&R perspective. He won't look at it until next week.

Grateful if you could provide it to whomever will assess the relevant EDP when it comes to ACTPLA.

Grateful if you could advise whether it ticks all ACTPLA's boxes or whether it needs some work.

FYI AB has given in principle support to the concept.

Thanks

Pierre

From: Ponton, Ben
Sent: Friday, 15 January 2010 2:55 PM
To: Wilden, Karen; Walsh, Kelvin; Smorhun, Vic
Cc: McPhail, Sean
Subject: Re: CRIPs in Crace

Noted, thanks Karen.

Kelvin and Vic - Fyi.

Cheers,

B

Ben Ponton
Director
Development Services Branch
ACT Planning and Land Authority
Telephone: (02) 6207 7248

----- Original Message -----

From: Wilden, Karen
To: Ponton, Ben
Cc: McPhail, Sean
Sent: Fri Jan 15 14:51:23 2010
Subject: RE: CRIPs in Crace

Ben

The issue here is that an area was designated for the future Crace playing fields on the Stage 1 EDP. The concept that Sport and Rec are developing is substantially different to the one that CIC has developed. We would be able to approve the S&R concept. The TP Concept Plan provides for an area for playing field.

The issue is that CIC don't want to design to S&R concept and are attempting to seek approval to the EDP through an amendment for a smaller area of playing fields and additional residential blocks (about 20) within the area that should be part of the playing fields. Our view is that what CIC is seeking is not an amendment because it is substantially different to the original approval.

The issue is how you get the developer to design and seek amendment approval for what S&R want, noting that without S&R endorsement, we would be heistant to approve an alternative design. The key reason why we would hesitate is that if S&R don't support the design they won't accept the asset.

We are meeting with S&R on Tuesday to discuss the CIC proposal. Steve Gianakis will also be attending. We can provide an update after the meeting.

-----Original Message-----

From: Ponton, Ben
Sent: Friday, 15 January 2010 2:24 PM
To: Walsh, Kelvin

Cc: Wilden, Karen
Subject: FW: CRIPs in Crace

Thanks Kelvin - we will have a look at this....do you have a copy of the brief referred to?

For advice please.

Cheers,

B

Ben Ponton
Director
Development Services Branch
ACT Planning & Land Authority
Telephone: (02) 6207 7248

-----Original Message-----

From: Walsh, Kelvin
Sent: Thursday, 14 January 2010 5:07 PM
To: Murray, Chris
Cc: Neal, Colleen; Smorhun, Vic; Ponton, Ben
Subject: RE: CRIPs in Crace

Chris,
I recall sending this through to you a while ago ...
I recalled this going to Steven G?
Can you coord advice please?

Ben - is this something you / Karen would have a view on?

thanks
Kelvin.

Kelvin Walsh
Director Planning Services
ACT Planning and Land Authority
telephone 02 6207 1950
e-mail kelvin.walsh@act.gov.au

P Please respect the environment and think about the impact of printing this email.

-----Original Message-----

From: Smorhun, Vic
Sent: Thursday, 14 January 2010 3:23 PM
To: Walsh, Kelvin
Cc: Neal, Colleen
Subject: FW: CRIPs in Crace

Hi Kelvin - this matter came up before Christmas - see Pierre's request for advice.

Thanks.

Vic

-----Original Message-----

From: Huetter, Pierre

Sent: Thursday, 14 January 2010 2:02 PM

To: Smorhun, Vic

Cc: Novak, Alison; Savery, Neil

Subject: CRIPs in Crace

Vic (FYI Neil)

Here's a brief on an issue I spoke to you about a while ago. It's the new form of local community oval that Sport and Rec have been working on. They want to do the first one in Crace.

The brief seeks AB support for the idea from a S&R perspective. He won't look at it until next week.

Grateful if you could provide it to whomever will assess the relevant EDP when it comes to ACTPLA.

Grateful if you could advise whether it ticks all ACTPLA's boxes or whether it needs some work.

FYI AB has given in principle support to the concept.

Thanks
Pierre

From: Walsh, Kelvin
Sent: Friday, 5 March 2010 5:14 PM
To: Perram, Phillip
Cc: Gianakis, Steven; Murray, Chris; McPhail, Sean; Ponton, Ben; Wilden, Karen
Subject: CRIPS at Crace

Phillip,

Just to follow up on our conversation yesterday. We met with CIC on 09 Feb 2010 regarding the CRIP at Crace and ACTPLA's inability to approve an EDP that did not meet the Territory Plan requirements (ie demonstrate ability to deliver a Basic Sports Unit on the site).

We discussed:

- our understanding of Govt's move to the CRIPS model and desire to deliver at Crace
- that the Territory Plan, through the Structure Plan, requires the delivery of a Basic Sports Unit
- that due to the requirements in the TP ACTPLA would not be able to approve an EDP that didn't demonstrate ability to deliver a Basic Sports Unit.
- that ACTPLA, together with Sport and Rec, was happy to review this requirement in the Territory Plan and that the process would take 12 - 18 months

It was agreed at the meeting that:

- CIC would lodge a new EDP DA that demonstrated ability to deliver a Basic Sports Unit and may also show and enable delivery of the CRIP
- that ACTPLA would engage with Sport and Rec with the aim of reviewing the TP so that a Basic Sport Unit may not be required
- that if the TP is varied, CIC would come back to ACTPLA and seek to amend the EDP to deliver the alternate scheme presented (ie CRIP and housing)
- in lodging the new EDP DA CIC would also need to demonstrate that Sport and Rec are happy with the proposed configuration

Status


- CIC have not lodged the EDP DA in line with what was discussed at the meeting
- ACTPLA will shortly commence discussions with Sport and Rec regarding the TP review process in relation to this matter.

Happy to discuss further if anything requires clarification.

Kind regards
Kelvin.

Kelvin Walsh

Director Planning Services
ACT Planning and Land Authority
telephone 02 6207 1950
e-mail kelvin.walsh@act.gov.au

 Please respect the environment and think about the impact of printing this email.

From: Calnan, Garrick
Sent: Wednesday, 2 February 2011 9:08 AM
To: Gianakis, Steven
Subject: FW: Crace TP variation Crace 3 EDP prelodgement comments

As requested

From: Calnan, Garrick
Sent: Monday, 31 January 2011 4:02 PM
To: Pankhurst, Owen
Cc: Sayers, Caroline; Ridsdale, Janine; Bennett, Michael
Subject: FW: Crace TP variation Crace 3 EDP prelodgement comments

Owen

I refer to your email to Mick Bennett below.

The technical amendment for the proposed changes to the Casey and Crace concept plans has been withdrawn as the Authority determined that there is sufficient scope within the existing Casey and Crace concept plans to enable an assessment of EDP DAs. This would include the substitution of a neighbourhood oval with a community recreation irrigated park (CRIP) in the Crace concept plan. The CRIP still achieves the objective of providing an open space recreational area and meeting the needs of the community. It is still the responsibility of the developer lodging the DA to demonstrate that the proposal complies with all applicable Territory requirements and the Territory Plan.

Regards

Garrick Calnan

Manager | Development Policy

p 6207 2892 | f 6207 2560 | m 0439 641 500

e garrick.calnan@act.gov.au | web www.actpla.act.gov.au



From: Pankhurst, Owen
Sent: Monday, 31 January 2011 1:46 PM
To: Bennett, Michael
Cc: Gianakis, Steven
Subject: Crace TP variation Crace 3 EDP prelodgement comments

Dear Michael/Steve

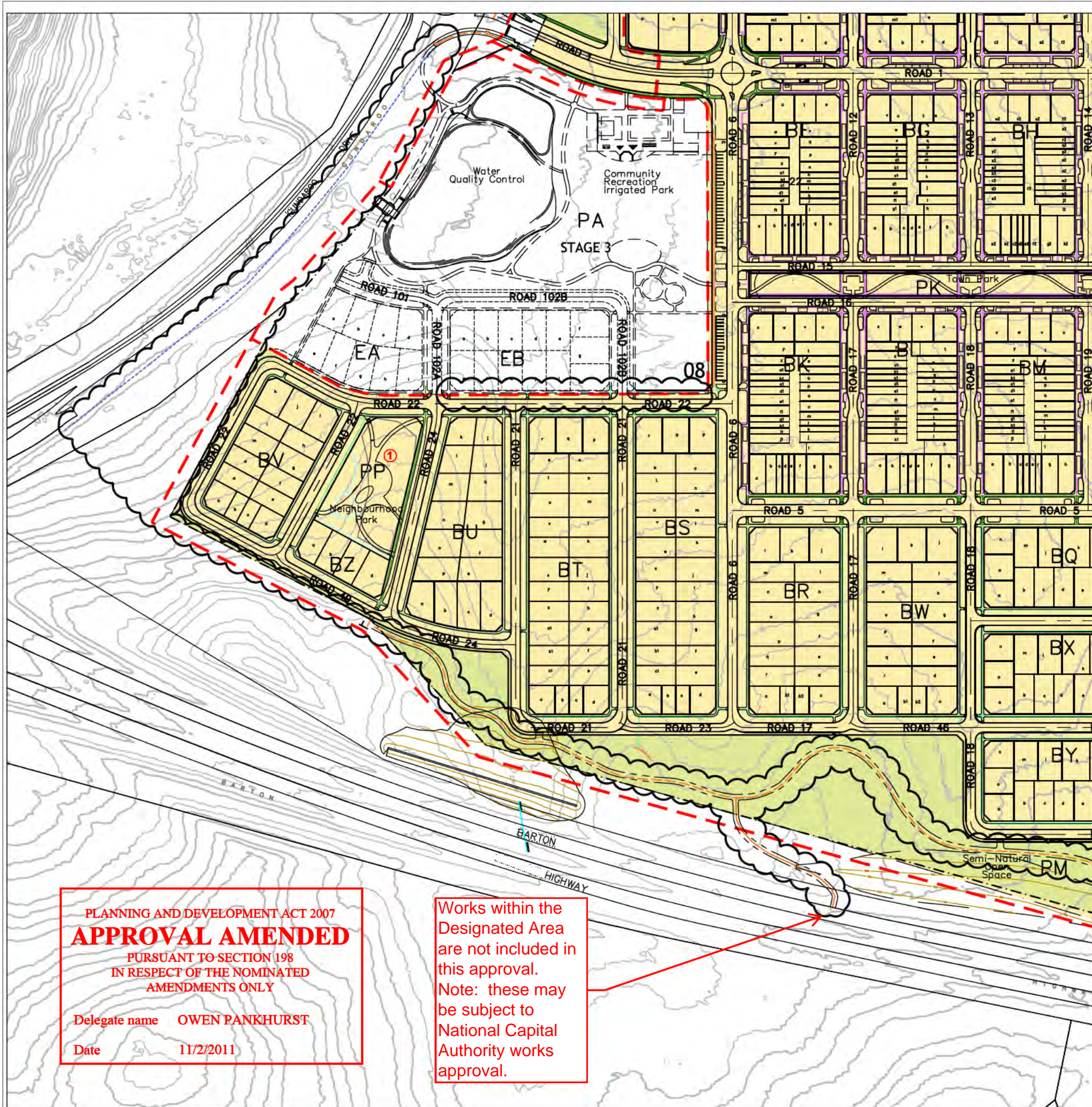
I've been contacted by the developer concerning your comments on the Crace 3 EDP pre-lodgement submission, as follows:

The submission report mentions a TP technical amendment process currently underway involving the substitution of a neighbourhood oval with a CRIP in the CRACE concept plan (TA 2010-31) - According to the TPV Unit, this is no longer the case.

Can you confirm whether the variation is required so that this EDP complies with the Precinct Code/Concept Plan in that regard?

Sincerely

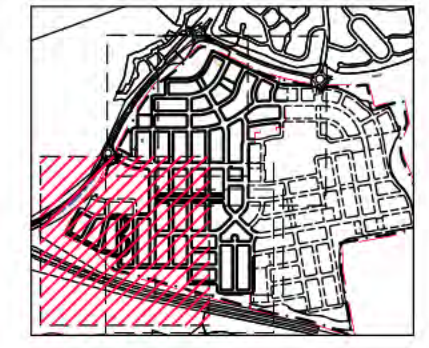
Owen Pankhurst
Assessment Officer | Development Assessment Section
p 6207 9055 | e owen.pankhurst@act.gov.au | web www.actpla.act.gov.au



LEGEND

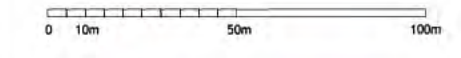
- HOLDING LEASE BOUNDARY
- STAGING BOUNDARY
- SINGLE BLOCKS
- MULTI - UNIT HOUSING BLOCKS
- MIXED - USE COMMUNITY, COMMERCIAL, RESIDENTIAL
- URBAN OPEN SPACE
- BUFFER AREA
- WATERS
- COMMUNITY
- FOOTPATH 1.2m WIDE
- FOOTPATH 1.5m WIDE
- FOOTPATH 2.0m WIDE
- FOOTPATH 2.5m WIDE
- FOOTPATH > 2.5m
- FOOTPATH SPECIALISED
- FUTURE 2.5m OFF-ROAD TRUNK CYCLEWAY BY TERRITORY
- PLAYGROUND
- EXISTING TREES TO BE RETAINED
- HERITAGE CONSERVATION AREA

Key Plan



Issue	Date	Amendment
00	26/03/08	DA Submission
01	30/06/08	2nd CIRCULATION inc. AGENCY COMMENTS
02	24/07/08	INCORPORATING AGENCY COMMENT
03	28/10/08	VARY 01 - SECTION AG
04	14/11/08	VARY 02 - SECTION AF and AG
05	26/03/09	VARY 03 - SECTION AC, AD, AJ, AK and BE
06	15/07/09	FOR INFORMATION
07	07/08/09	FOR INFORMATION
07	12/03/10	VARY 05 - SECTION BD, BE, BH, BJ and BN
08	24/09/10	Vary 06- Sections BP, CA, CB, CC, CD, CX, & CY

SCALE = 1:2000@A3

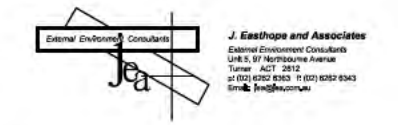


Joint Venture Partners



Joint venture managed by CIC Limited

Project Consultants



Project

CRACE ESTATE DEVELOPMENT PLAN DEVELOPMENT APPLICATION

Drawing Title

Estate Development Plan STAGE 1 Sheet 3 of 4

Scale	1:3000 @ A3
Drawn	IM
Checked	JE
Approved	JE
Job No	4431
Drawing Number	EDP1-A-EDP-05.3
Plan No.	5.3 -08

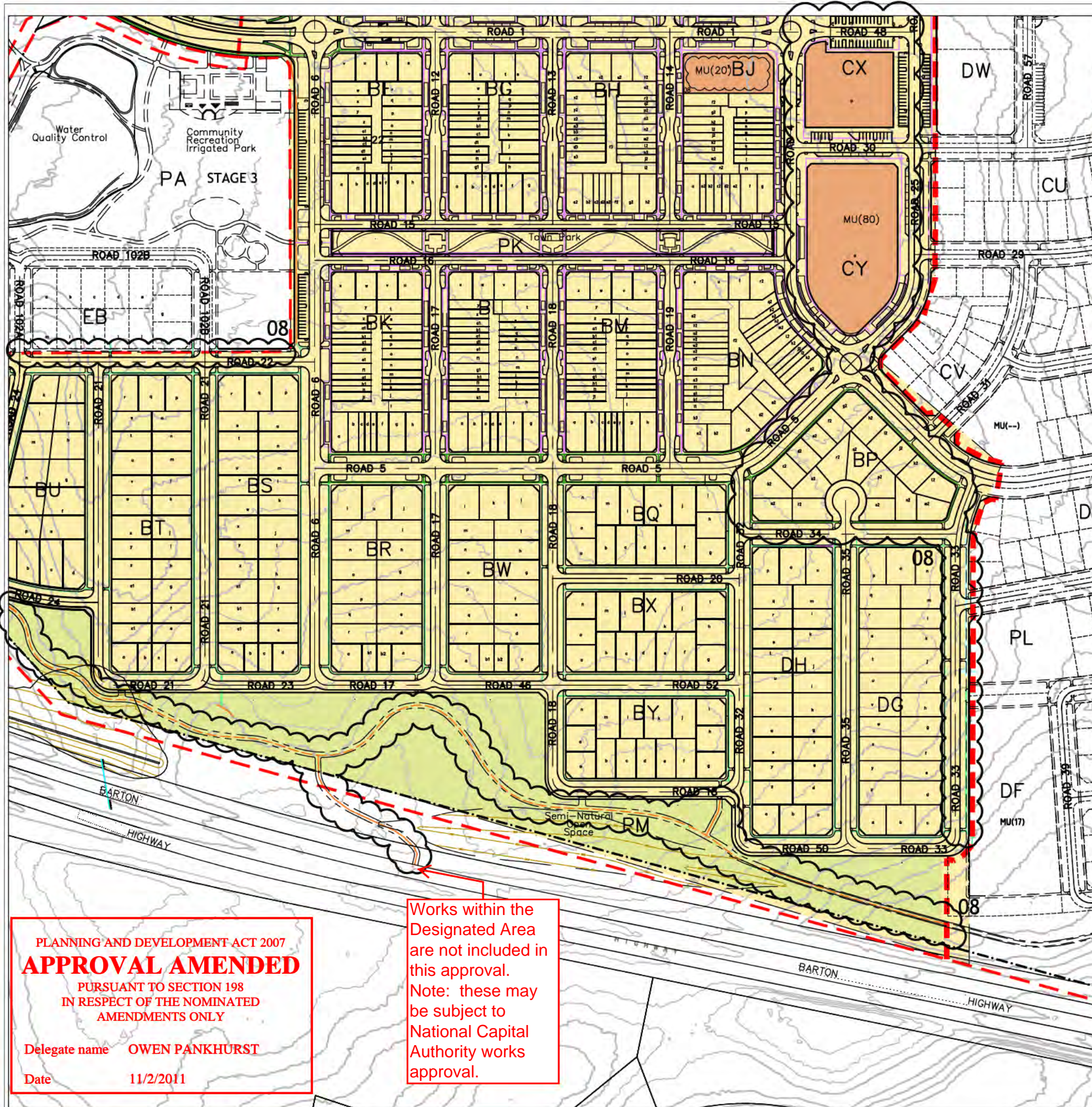
Block Yield - Stage 1

BLOCK AREA	BLOCKS
SR1 0 to 250 m2	263
SR2 251 to 350 m2	80
SR3 351 to 450 m2	230
SR4 451 to 650 m2	261
SR5 > 650 m2	25
Multi-unit Development	6
TOTAL	865

* Total excludes Community Use Block DJ and private rear lanes

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name **OWEN PANKHURST**
 Date **11/2/2011**

Works within the Designated Area are not included in this approval. Note: these may be subject to National Capital Authority works approval.



LEGEND

- HOLDING LEASE BOUNDARY
- STAGING BOUNDARY
- SINGLE BLOCKS
- MULTI - UNIT HOUSING BLOCKS
- MIXED - USE COMMUNITY, COMMERCIAL, RESIDENTIAL
- URBAN OPEN SPACE
- BUFFER AREA
- WATERS
- COMMUNITY
- FOOTPATH 1.2m WIDE
- FOOTPATH 1.5m WIDE
- FOOTPATH 2.0m WIDE
- FOOTPATH 2.5m WIDE
- FOOTPATH > 2.5m
- FOOTPATH SPECIALISED
- FUTURE 2.5m OFF-ROAD TRUNK CYCLEWAY BY TERRITORY
- PLAYGROUND
- EXISTING TREES TO BE RETAINED
- HERITAGE CONSERVATION AREA

Block Yield - Stage 1

BLOCK AREA	BLOCKS
SR1 0 to 250 m2	263
SR2 251 to 350 m2	80
SR3 351 to 450 m2	230
SR4 451 to 650 m2	261
SR5 > 650 m2	25
Multi-unit Development	6
TOTAL	865

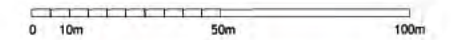
* Total excludes Community Use Block DJ and private rear lanes

Key Plan



Issue	Date	Amendment
00	26/03/08	DA Submission
01	30/06/08	2nd CIRCULATION Inc. AGENCY COMMENTS
02	24/07/08	INCORPORATING AGENCY COMMENT
03	28/10/08	VARY 01 - SECTION AG
04	14/11/08	VARY 02 - SECTION AF and AG
05	26/03/09	VARY 03 - SECTION AC, AD, AJ, AK and BE
06	15/07/09	FOR INFORMATION
07	07/08/09	FOR INFORMATION
07	12/03/10	VARY 05 - SECTION BD, BE, BH, BJ and BN
08	24/09/10	Vary 06-Sections BP, CA, CB, CC, CD, CX, EY

SCALE = 1:2000@A3

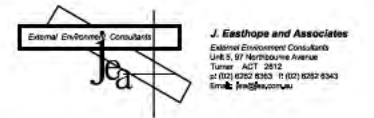


Joint Venture Partners



Joint venture managed by CIC Limited

Project Consultants



Project

**CRACE
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION**

Drawing Title

**Estate Development Plan
STAGE 1 Sheet 4 of 4**

Scale	1:3000 @ A3
Drawn	IM
Checked	JE
Approved	JE
Job No	4431
Drawing Number	EDP1-A-EDP-05.4
Plan No.	5.4



**PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED**

PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

Delegate name **OWEN PANKHURST**

Date **11/2/2011**

Works within the Designated Area are not included in this approval. Note: these may be subject to National Capital Authority works approval.

LANDSCAPE MASTERPLAN

- Proposed Evergreen Trees**
- Emf Eucalyptus mannifera
 - EmfLS Eucalyptus mannifera 'Little Spotty'
 - Epo Eucalyptus polyanthemos
 - Ero Eucalyptus rossii
 - Est Eucalyptus stellulata
- Proposed Deciduous Trees**
- ACb Acer buergeranum
 - ACj Acer japonicum
 - ACrOG Acer 'October Glory' Vary 06
 - FRpc Fraxinus pennsylvanica 'Cimmzam'
 - FpUU Fraxinus pennsylvanica 'Urbdell'
 - FRv Fraxinus velutina
 - KOp Koelreuteria paniculata
 - LQp Liquidambar styraciflua 'Palo Alto'
 - LQt Liquidambar styraciflua 'Tiriki'
 - PLd Platanus orientalis 'Digitata'
 - Pcp Prunus cerasifera 'Pissardii'
 - PYcb Pyrus calleryana 'Bradford'
 - PYcc Pyrus calleryana 'Capital'
 - Qco Quercus coccinea
 - Qpg Quercus palustris
 - Ups Ulmus parvifolia 'Yarralumla Clone'
 - ZEs Zelkova serrata

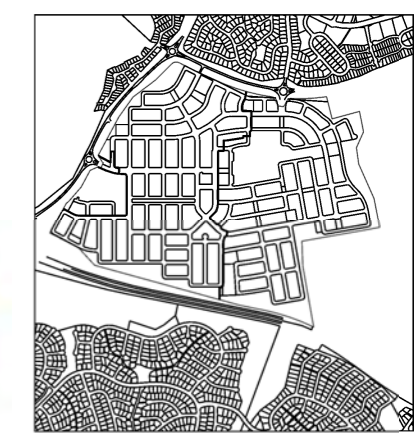
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name **OWEN PANKHURST**

Date **11/2/2011**



Key Plan



Issue	Date	Amendment
00	10.06.09	Incorporating TaMs Comments
01	07.08.09	Vary 04 - Sections BK, BL, BM, PA and PK
02	12.03.10	Vary 05 - Sections BD, BE, BH, BJ and BN
03	12.10.10	Vary 06 - Sections BP, CA, CB, CC, CD, CX & CY

Joint Venture Partners

Land Development Agency

Canberra Investment Corporation Limited

Defence Housing Australia

PBS PROPERTY GROUP

Joint venture managed by CIC Limited

Project Consultants

TRACT CONSULTANTS PTY LTD
 LANDSCAPE ARCHITECTS
 LEVEL 8, 80 MOUNT STREET
 NORTH SYDNEY
 SYDNEY, NSW 2060
 AUSTRALIA
 TELEPHONE 612 9954 3733
 FACSIMILE 612 9954 3825
 sydney@tract.net.au
 www.tract.net.au

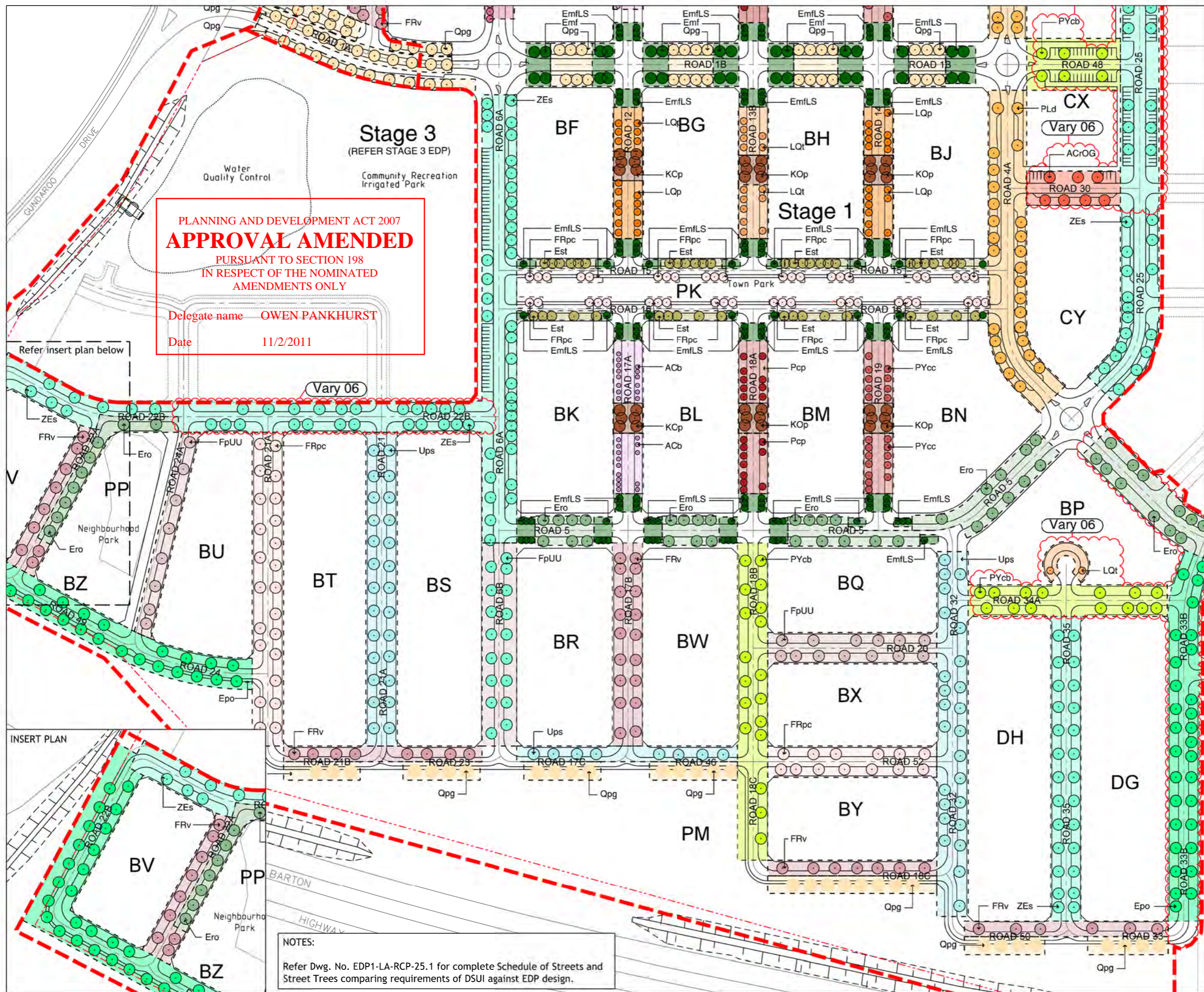
Project
CRACE
 ESTATE DEVELOPMENT PLAN
 DEVELOPMENT APPLICATION

Drawing Title
Landscape Masterplan
 Street Tree Masterplan
 Sheet 2 of 9

Scale	1:5000
Drawn	AF / CH
Checked	GG
Approved	GG
Job No	207010
Drawing Number	EDP1-LA-LMP-09.1.1
Plan No.	9.1.1 Issue 03

NOTES:

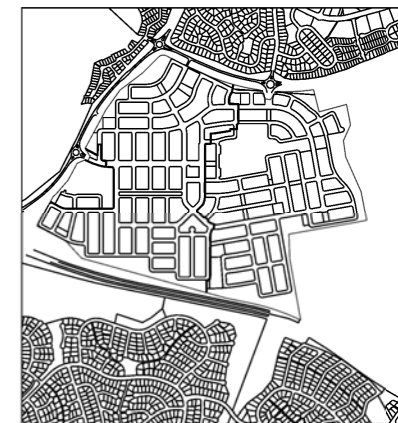
Refer Dwg. No. EDP1-LA-RCP-25.1 for complete Schedule of Streets and Street Trees comparing requirements of DSUI against EDP design.



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name **OWEN PANKHURST**
 Date **11/2/2011**

Key Plan



Issue	Date	Amendment
00	10.06.09	Incorporating TaMs Comments
01	07.08.09	Vary 04 - Sections BK, BL, BM, PA and PK
02	12.03.10	Vary 05 - Sections BD, BE, BH, BJ and BN
03	12.10.10	Vary 06 - Sections BP, CA, CB, CC, CD, CX & CY

Joint Venture Partners



Joint venture managed by CIC Limited

Project Consultants

TRACT CONSULTANTS PTY LTD
 LANDSCAPE ARCHITECTS
 LEVEL 8, 80 MOUNT STREET
 NORTH SYDNEY
 SYDNEY, NSW 2060
 AUSTRALIA
 TELEPHONE 612 9954 3733
 FACSIMILE 612 9954 3825
 sydney@tract.net.au
 www.tract.net.au

Project

CRACE
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title:

Landscape Masterplan
Street Tree Masterplan

Sheet 4 of 9

Scale	1:2500
Drawn	TC / CH
Checked	GG
Approved	GG
Job No	207010
Drawing Number	EDP1-LA-LMP-09.1.3
Plan No.	9.1.3

NOTES:

Refer Dwg. No. EDP1-LA-RCP-25.1 for complete Schedule of Streets and Street Trees comparing requirements of DSUI against EDP design.

Tract

LEGEND


-  Holding Lease Boundary
-  Stage Boundary
-  Dryland grassing
-  Filter wetland plants
-  Grass areas
-  Groundcovers
-  Playground
-  Path
-  Water Body
-  Proposed Tree Planting
Refer to Master Legend
Dwg.No EDP1-LA-LMP-09.1
for tree species and locations
-  Existing tree retained



Refer Dwg.No EDP1-LA-LMP-09.1
for tree species and locations

Refer to Dwg.No EDP1-LA-LMP-09.3,
EDP1-LA-LMP-09.4, EDP1-LA-LMP-09.5
EDP1-LA-LMP-09.6 for 1:2500 detail plans

Key Plan



Issue	Date	Amendment
00	30.06.08	2nd Circulation inc. Agency Comments
01	24.07.08	Incorporating Agency Comments
02	28.10.08	Vary 01 - Section AG
03	14.11.08	Vary 02 - Sections AF and AG
04	26.03.09	Vary 03 - Sections AC, AD, AJ, AK and BE
05	10.06.09	Incorporating TaMS's Comments
06	07.08.09	Vary 04 - Sections BK, BL, BM, PA and PK
07	12.03.10	Vary 05 - Sections BD, BE, BH, BJ and BN
08	23.09.10	Vary 05.1 - Stage 1B driveway, trees and paths adjusted to reflect detailed design
09	12.10.10	Vary 06 - Sections BP, CA, CB, CC, CD, CX & CY

Joint Venture Partners



Land Development Agency



Canberra Investment Corporation Limited



Defence Housing Australia



PBS PROPERTY GROUP

Joint venture managed by CIC Limited

Project Consultants

TRACT CONSULTANTS PTY LTD
 LANDSCAPE ARCHITECTS
 LEVEL 8, 80 MOUNT STREET
 NORTH SYDNEY
 SYDNEY, NSW 2060
 AUSTRALIA
 TELEPHONE 612 9954 3733
 FACSIMILE 612 9954 3825
 sydney@tract.net.au
 www.tract.net.au

Project

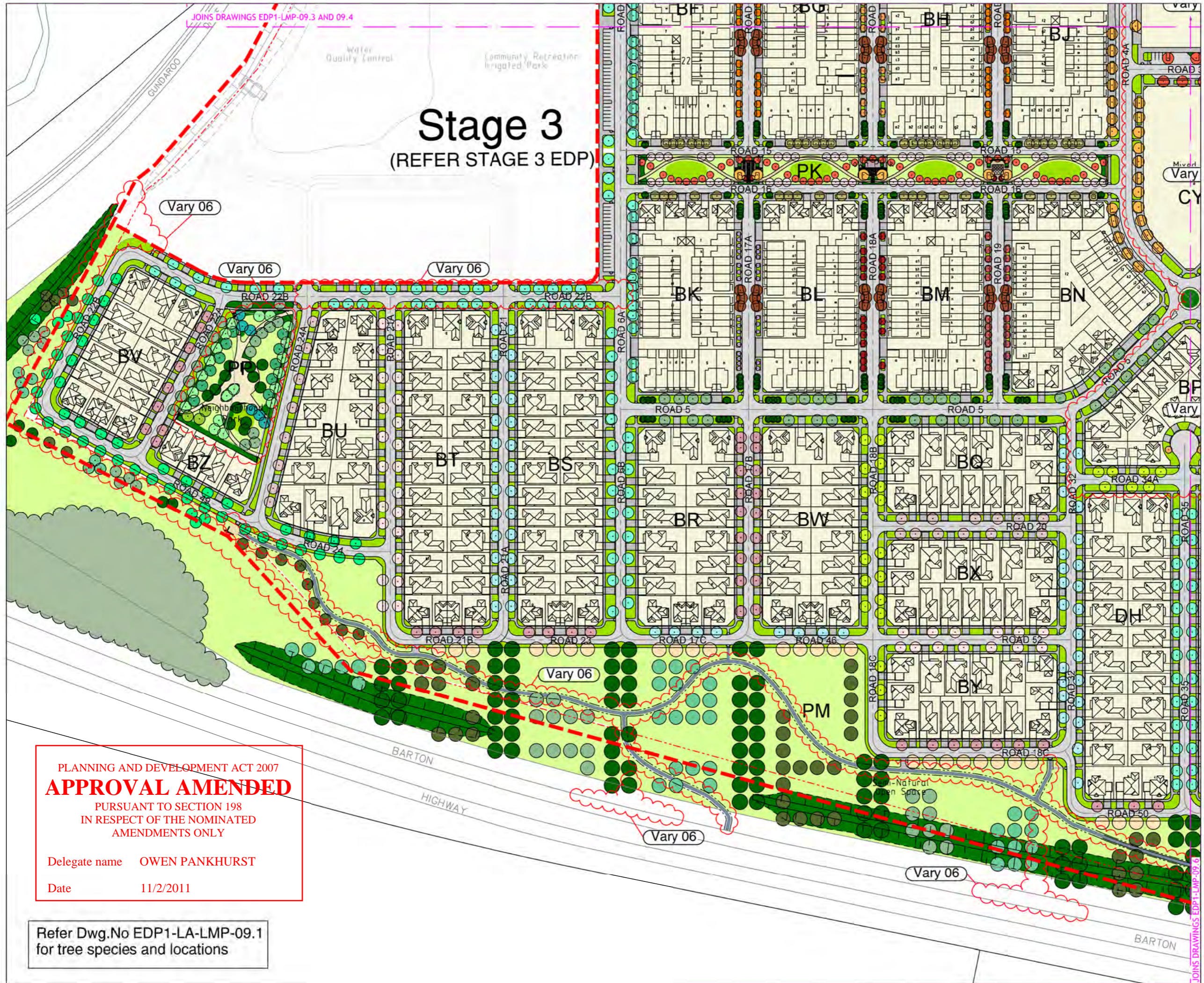
CRACE
 ESTATE DEVELOPMENT PLAN
 DEVELOPMENT APPLICATION

Drawing Title

Landscape Masterplan
 Sheet 5 of 9

Scale	1:6000
Drawn	AF/CN
Checked	GG
Approved	GG
Job No	207010
Drawing Number	EDP1-LA-LMP-09.2
Plan No.	9.2

Tract



Stage 3 (REFER STAGE 3 EDP)

Vary 06

Vary 06

Vary 06

Vary 06

Vary 06

Vary 06

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name OWEN PANKHURST
 Date 11/2/2011

Refer Dwg.No EDP1-LA-LMP-09.1
 for tree species and locations

Key Plan

Issue	Date	Amendment
00	26.03.08	DA Submission
01	30.06.08	2nd Circulation inc. Agency Comments
02	24.07.08	Incorporating Agency Comments
03	26.03.09	Vary 03 - Sections AC, AD, AJ, AK, and BE
04	10.06.09	Incorporating TAMS's Comments
05	07.08.09	Vary 04 - Sections BK, BL, BM, PA and PK
06	12.03.10	Vary 05 - Sections BD, BE, BH, BJ and BN
07	23.09.10	Vary 05.1 - Stage 1B driveway, trees and paths adjusted to reflect detailed design
08	12.10.10	Vary 06 - Sections BP, CA, CB, CC, CD, CK & CY

Joint Venture Partners

Joint venture managed by CIC Limited

Project Consultants

TRACT CONSULTANTS PTY LTD
 LANDSCAPE ARCHITECTS
 LEVEL 8, 80 MOUNT STREET
 NORTH SYDNEY
 SYDNEY, NSW 2060
 AUSTRALIA
 TELEPHONE 612 9954 3733
 FACSIMILE 612 9954 3825
 sydney@tract.net.au
 www.tract.net.au

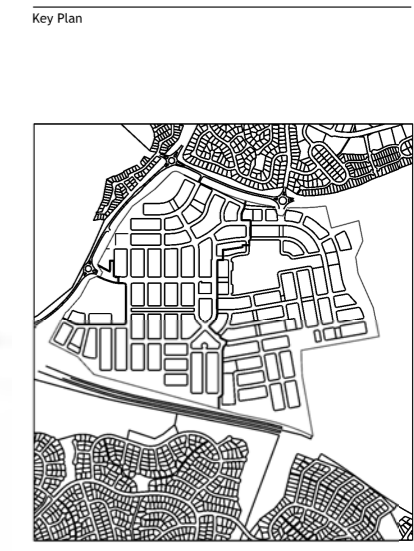
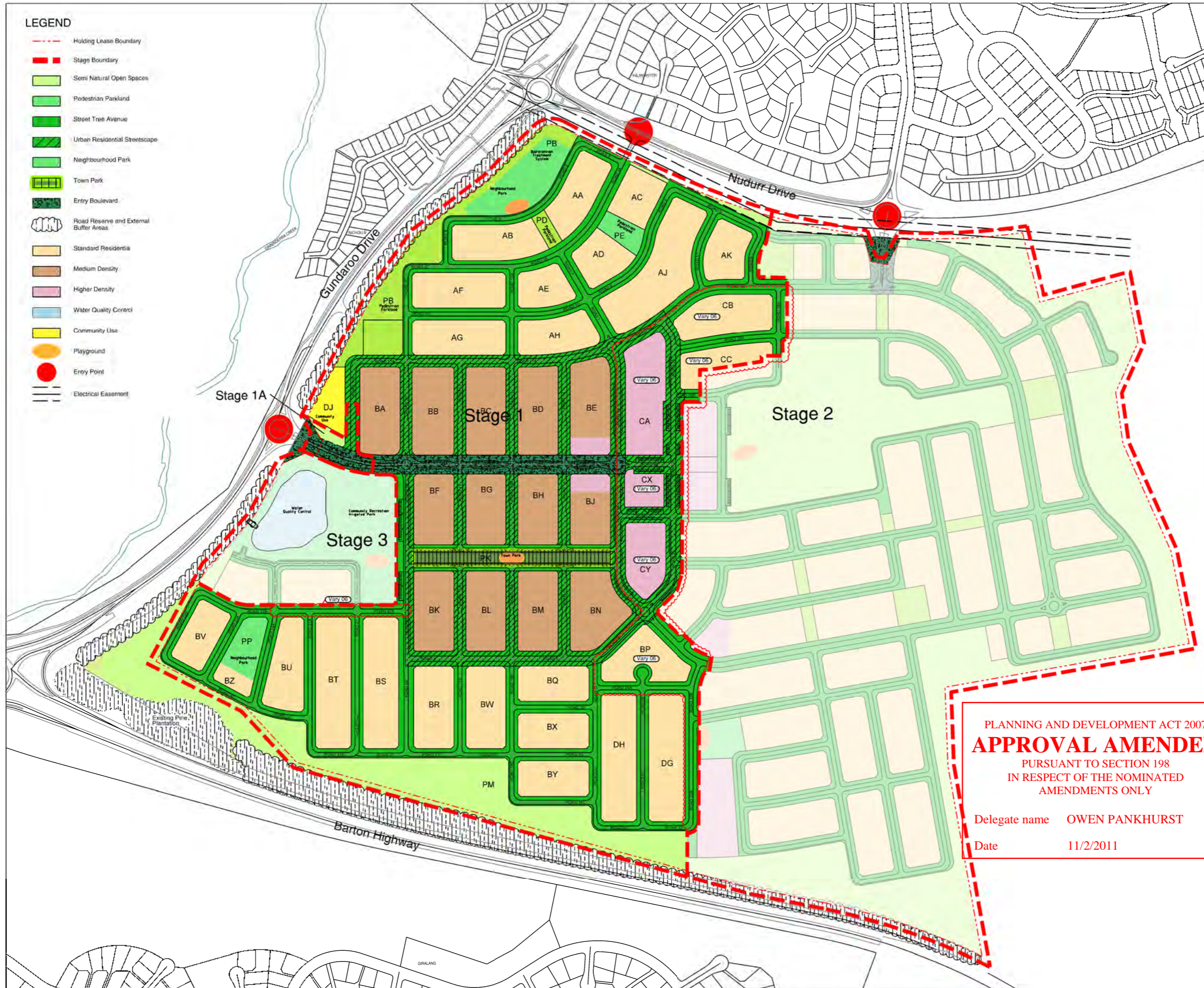
Project
CRACE
 ESTATE DEVELOPMENT PLAN
 DEVELOPMENT APPLICATION

Drawing Title
Landscape Masterplan
 Sheet 8 of 9

Scale	1:2500
Drawn	AF/CN
Checked	GG
Approved	GG
Job No	207010
Drawing Number	EDP1-LA-LMP-09.5
Plan No.	9.5 Issue 08

LEGEND

-  Holding Lease Boundary
-  Stage Boundary
-  Semi Natural Open Spaces
-  Pedestrian Parkland
-  Street Tree Avenue
-  Urban Residential Streetscape
-  Neighbourhood Park
-  Town Park
-  Entry Boulevard
-  Road Reserve and External Buffer Areas
-  Standard Residential
-  Medium Density
-  Higher Density
-  Water Quality Control
-  Community Use
-  Playground
-  Entry Point
-  Electrical Easement



Issue	Date	Amendment
00	26.03.08	DA Submission
01	30.06.08	2nd Circulation inc. Agency Comments
02	24.07.08	Incorporating Agency Comments
03	28.10.08	Vary 01 - Section AG
04	26.03.09	Vary 03 - Sections AC, AD, AJ, AK and BE
05	07.08.09	Vary 04 - Sections BK, BL, BM, PA and PK
06	12.03.10	Vary 05 - Sections BD, BE, BH, BJ and BN
07	12.10.10	Vary 06 - Sections BP, CA, CB, CC, CD, CX & CY

Joint Venture Partners

Joint venture managed by CIC Limited

Project Consultants

TRACT CONSULTANTS PTY LTD
 LANDSCAPE ARCHITECTS
 LEVEL 8, 80 MOUNT STREET
 NORTH SYDNEY
 SYDNEY, NSW 2060
 AUSTRALIA
 TELEPHONE 612 9954 3733
 FACSIMILE 612 9954 3825
 sydney@tract.mt.au
 www.tract.mt.au

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name **OWEN PANKHURST**
 Date **11/2/2011**

Project
CRACE
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title
Landscape Structure
Plan

Sheet 1 of 1

Scale	1:6000
Drawn	AF/CN
Checked	GG
Approved	GG
Job No	207010
Drawing Number	EDP1-LA-LSP-11.1
Plan No.	11.1

Issue 07

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name **OWEN PANKHURST**

Date **11/2/2011**

LEGEND

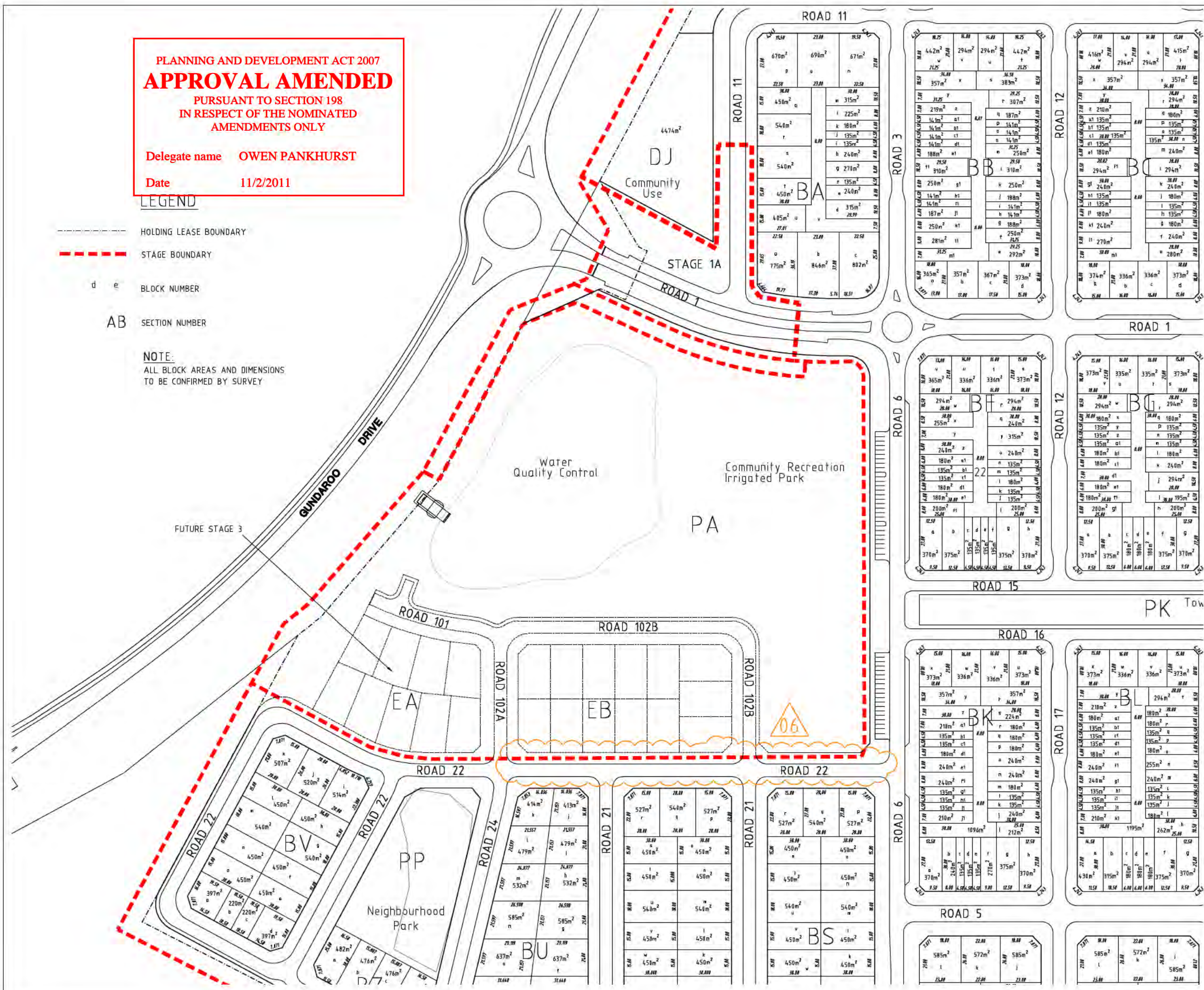
--- HOLDING LEASE BOUNDARY

--- STAGE BOUNDARY

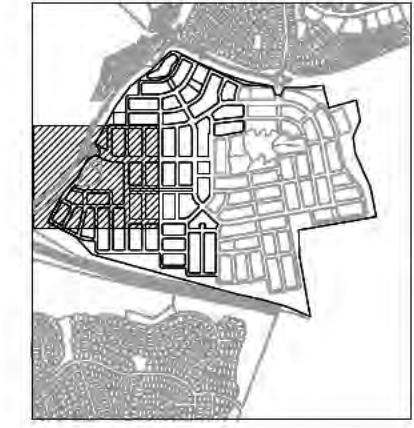
d e BLOCK NUMBER

AB SECTION NUMBER

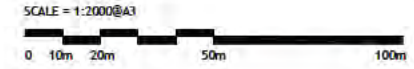
NOTE:
 ALL BLOCK AREAS AND DIMENSIONS
 TO BE CONFIRMED BY SURVEY



Key Plan



Issue	Date	Amendment
00	26/03/08	DA Submission
01	30/06/08	2nd Circulation inc. Agency Comments
02	27/07/08	Minor corrections Incorporating Agency Comments
03	30/07/08	Stage 1A Text Added
04	07/08/09	Vary 04 - Sections BK, BL, BM, PA & PK
05	01/07/10	DA Amendment Stage 1B block areas corrected
06	24/09/10	Vary 06 - Sections CB CC CA CY amended & Road 22 parking removed



Joint Venture Partners

Tatebrook

Joint venture managed by CIC Limited

Project Consultants



Project
CRACE STAGE 1
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title
Block Details Plan
 Sheet 3 of 6

Scale	1:2000
Drawn	KWC/ND
Checked	HR/WB
Approved	VL
Job No	4431
Drawing Number	EDP1-BHG-BDP-6.3
Plan No.	6.3 ISSUE 06

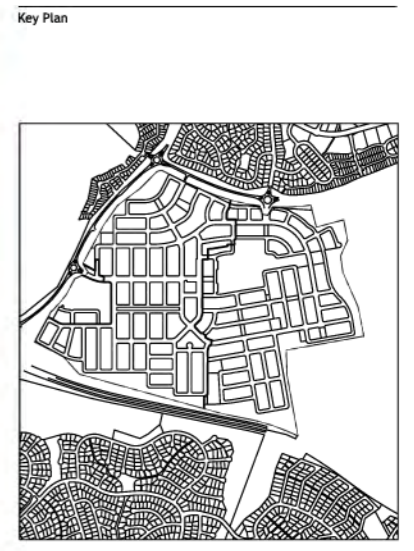
LEGEND

- Holding Lease Boundary
- Stage Boundary
- Outer Asset Protection Zone (OAPZ)
- Inner Asset Protection Zone (IAPZ)
- Ember Asset Protection Zone (EAPZ)
Building of these blocks must comply with Level 1 Construction Standards as per AS3959-2009
- Pedestrian Pathway and Emergency Services Track
- Vehicle Access Point to Fire Trails
- Acoustic Mounding

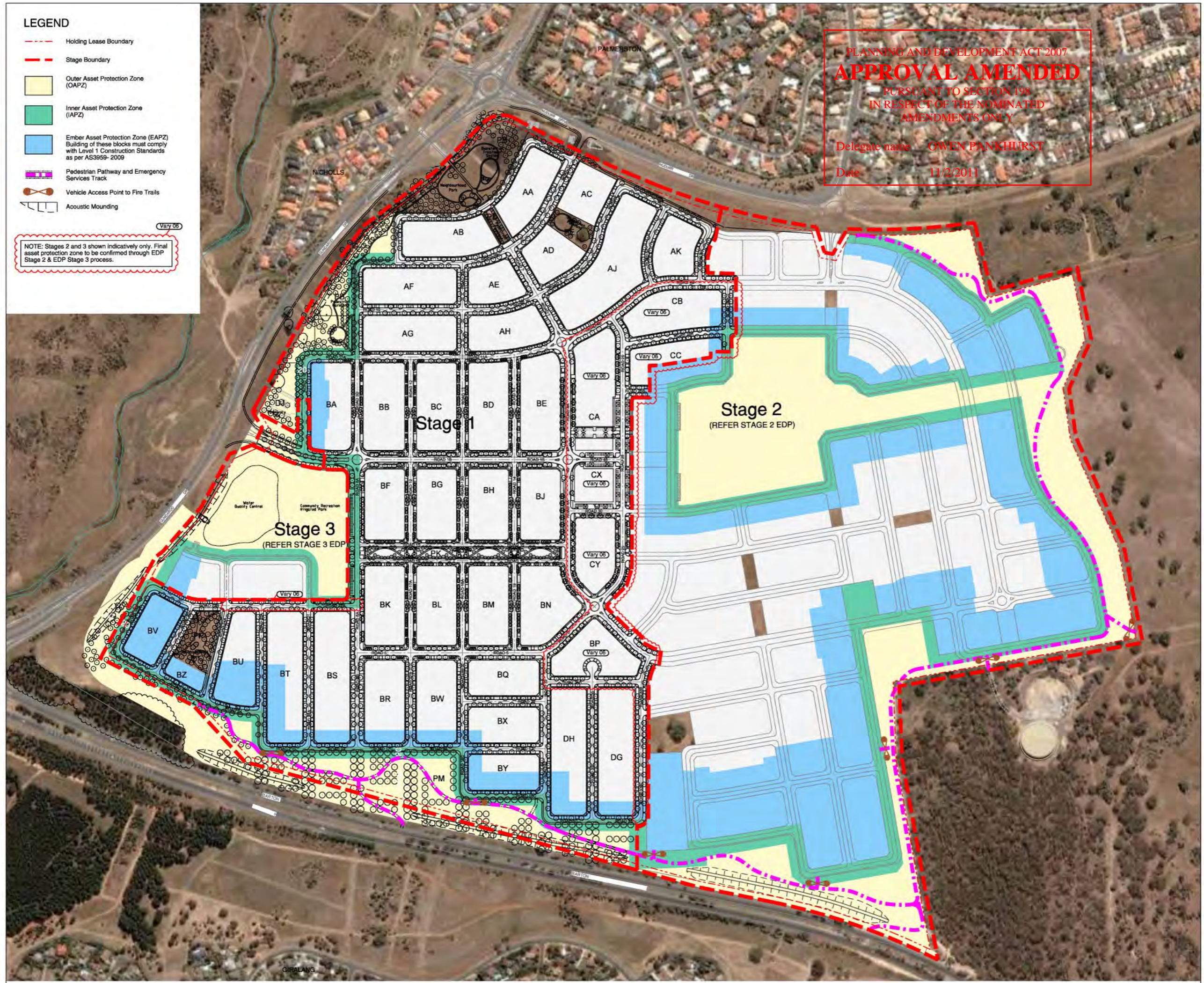
NOTE: Stages 2 and 3 shown indicatively only. Final asset protection zone to be confirmed through EDP Stage 2 & EDP Stage 3 process.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENT'S ONLY

Delegate name: GWEN BANKHURST
 Date: 11/2/2011



Issue	Date	Amendment
00	30.06.08	2nd Circulation Inc. Agency Comments
01	24.07.08	Incorporating Agency Comments
02	28.10.08	Vary 01 - Section AG
03	14.11.08	Vary 02 - Internal Block Bdy's Removed
04	26.03.09	Vary 03 - Sections AC, AD, AJ, AK and BE
05	07.08.09	Vary 04 - Sections BK, BL, BM, PA and PK
06	12.03.10	Vary 05 - Sections BD, BE, BH, BJ and BN
07	12.10.10	Vary 06 - Sections BP, CA, CB, CC, CD, CX & CY



Joint Venture Partners

Joint venture managed by CIC Limited

Project Consultants

TRACT CONSULTANTS PTY LTD
 LANDSCAPE ARCHITECTS
 LEVEL 8, 80 MOUNT STREET
 NORTH SYDNEY
 SYDNEY, NSW 2060
 AUSTRALIA
 TELEPHONE 612 9954 3733
 FACSIMILE 612 9954 3825
 sydney@tract.net.au
 www.tract.net.au

Project

**CRACE
 ESTATE DEVELOPMENT PLAN
 DEVELOPMENT APPLICATION**

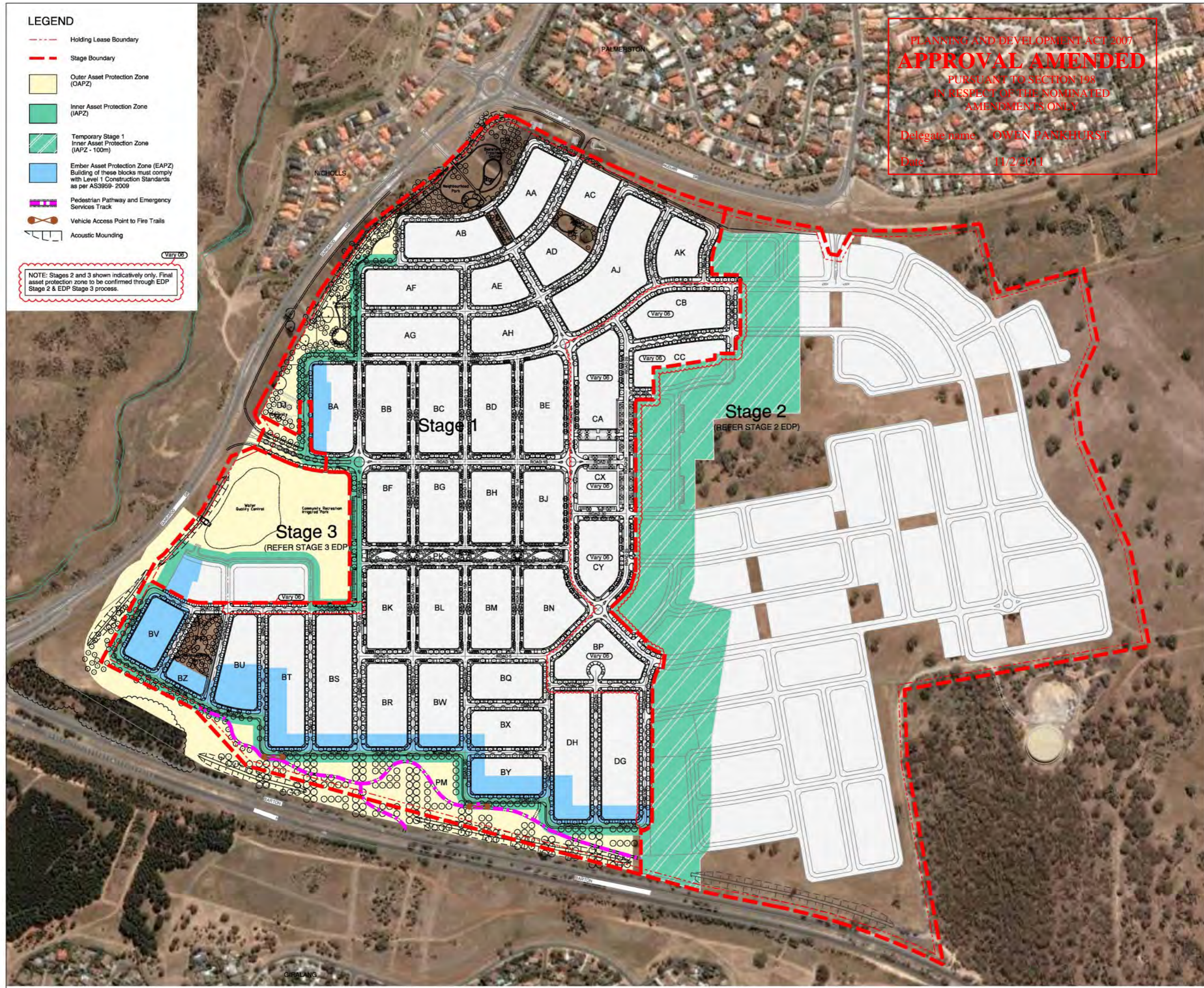
Drawing Title

**Bushfire Management
 Plan**

Sheet 1 of 2

Scale	1:6000
Drawn	AF / CN
Checked	GG
Approved	GG
Job No	207010
Drawing Number	EDP1-LA-BMP-15.1
Plan No.	15.1 Issue 07



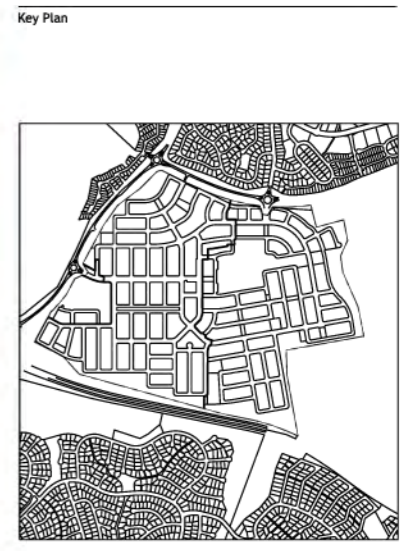


- LEGEND**
- Holding Lease Boundary
 - Stage Boundary
 - Outer Asset Protection Zone (OAPZ)
 - Inner Asset Protection Zone (IAPZ)
 - Temporary Stage 1 Inner Asset Protection Zone (IAPZ - 100m)
 - Ember Asset Protection Zone (EAPZ)
Building of these blocks must comply with Level 1 Construction Standards as per AS3959-2009
 - Pedestrian Pathway and Emergency Services Track
 - Vehicle Access Point to Fire Trails
 - Acoustic Mounding

NOTE: Stages 2 and 3 shown indicatively only. Final asset protection zone to be confirmed through EDP Stage 2 & EDP Stage 3 process.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name: OWEN FANKHURST
 Date: 11/2/2014



Issue	Date	Amendment
00	30.06.08	2nd Circulation Inc. Agency Comments
01	24.07.08	Incorporating Agency Comments
02	28.10.08	Vary 01 - Section AG
03	14.11.08	Vary 02 - Internal Block Bdy's Removed
04	26.03.09	Vary 03 - Sections AC, AD, AJ, AK and BE
05	07.08.09	Vary 04 - Sections BK, BL, BM, PA and PK
06	12.03.10	Vary 05 - Sections BD, BE, BH, BJ and BN
07	12.10.10	Vary 06 - Sections BP, CA, CB, CC, CD, CX & CY

Joint Venture Partners

Land Development Agency

Canberra Investment Corporation Limited

Defence Housing Australia

PBS PROPERTY GROUP

Joint venture managed by CIC Limited

Project Consultants

TRACT CONSULTANTS PTY LTD
 LANDSCAPE ARCHITECTS
 LEVEL 8, 80 MOUNT STREET
 NORTH SYDNEY
 SYDNEY, NSW 2060
 AUSTRALIA
 TELEPHONE 612 9954 3733
 FACSIMILE 612 9954 3825
 sydney@tract.net.au
 www.tract.net.au

Project

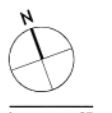
**CRACE
 ESTATE DEVELOPMENT PLAN
 DEVELOPMENT APPLICATION**

Drawing Title

**Bushfire Management
 Plan - Stage 1
 Development**

Sheet 2 of 2

Scale	1:6000
Drawn	AF / CN
Checked	GG
Approved	GG
Job No	207010
Drawing Number	EDP1-LA-BMP-15.2
Plan No.	15.2

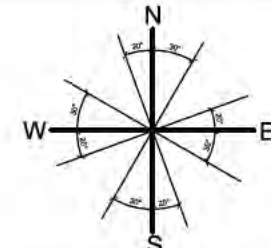


LEGEND

- ■ ■ ■ ■ HOLDING LEASE BOUNDARY
- ■ ■ ■ ■ STAGE BOUNDARY
- ⑤ ENERGY RATING
- EXISTING TREE TO BE RETAINED
- ZERO BUILDING LINE FOR GARAGE

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name: **OWEN PANKHURST**
 Date: **11/7/2011**



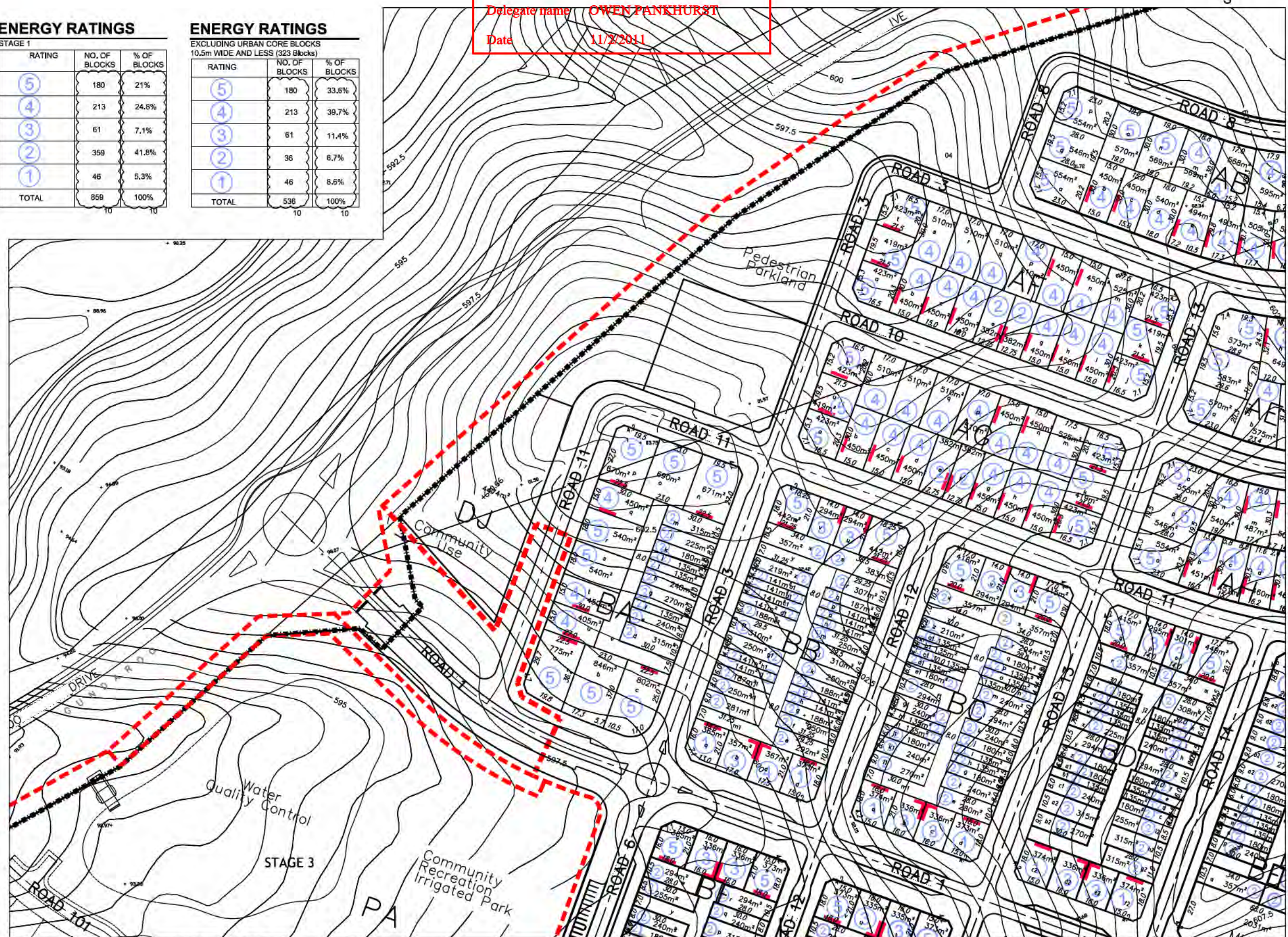
ENERGY RATINGS

RATING	NO. OF BLOCKS	% OF BLOCKS
⑤	180	21%
④	213	24.8%
③	61	7.1%
②	359	41.8%
①	46	5.3%
TOTAL	859	100%

ENERGY RATINGS

EXCLUDING URBAN CORE BLOCKS
10.5m WIDE AND LESS (323 Blocks)

RATING	NO. OF BLOCKS	% OF BLOCKS
⑤	180	33.8%
④	213	39.7%
③	61	11.4%
②	36	6.7%
①	46	8.6%
TOTAL	536	100%

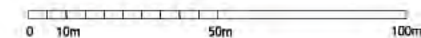


Key Plan

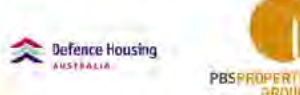


Issue	Date	Amendment
00	26/3/08	DA Submission
01	30/6/08	2nd circulation inc. Agency Comments
02	25/7/08	Incorporating Agency Comments
03	28/10/08	Vary 01- section AG
04	14/11/08	Vary 02- section AF and AG
05	26/03/09	Vary 03- section AC, AD, AJ, AK and BE
06	26/06/09	Vary 04- section BK, BL and BM
07	17/07/09	Vary 04- section BK, BL and BM
08	12/03/10	Vary 05- sections BO, BE, BH, BJ, BN
09	23/09/10	ZERO SETBACKS CHANGED TO REFLECT DETAILED DESIGN
10	24/09/10	Vary 06- Sections BP, CA, CB, CC, CD, CX, & CY

SCALE = 1:2000@A3

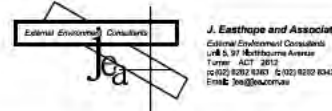


Joint Venture Partners



Joint venture managed by CIC Limited

Project Consultants



Project

CRACE
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title

Energy Audit
STAGE 1

Scale: 1:2000 @ A3

Drawn: BM

Checked: JE

Approved: JE

Job No: 4431

Drawing Number: EDP1-PL-EA-14.2

Plan No. 14.2



JOINS DRAWING EDP1-PL-EA 14.1

LEGEND

- ■ ■ ■ ■ HOLDING LEASE BOUNDARY
- ■ ■ ■ ■ STAGE BOUNDARY
- ⑤ ENERGY RATING
- EXISTING TREE TO BE RETAINED
- ZERO BUILDING LINE FOR GARAGE

ENERGY RATINGS

RATING	NO. OF BLOCKS	% OF BLOCKS
⑤	180	21%
④	213	24.8%
③	61	7.1%
②	359	41.8%
①	46	5.3%
TOTAL	859	100%

ENERGY RATINGS

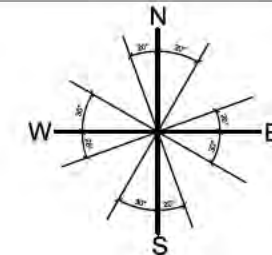
EXCLUDING URBAN CORE BLOCKS
10.5m WIDE AND LESS (323 Blocks)

RATING	NO. OF BLOCKS	% OF BLOCKS
⑤	180	33.6%
④	213	39.7%
③	61	11.4%
②	36	6.7%
①	46	8.6%
TOTAL	536	100%

JOINS DRAWING EDP1-PL-EA 14.2

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name **OWEN PANKHURST**
 Date **11/2/2011**

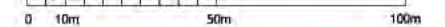


Key Plan



Issue	Date	Amendment
00	26/3/08	DA Submission
01	30/6/08	2nd circulation Inc. Agency Comments
02	25/7/08	Incorporating Agency Comments
03	28/10/08	Vary 01- section AG
04	14/11/08	Vary 02- section AF and AG,
05	26/03/09	Vary 03- section AC, AD, AJ, AK and BE
06	26/06/09	Vary 04- section BK, BL and BM
07	07/08/09	Vary 04- section BK, BL, BM, PA & PK
08	12/03/10	Vary 05- sections BD, BE, BH, BJ, BN
09	23/09/10	ZERO SETBACKS CHANGED TO REFLECT DETAILED DESIGN
10	24/09/10	Vary 06- Sections BP, CA, CB, CC, CD, CX, & CY

SCALE = 1:2000 @ A3

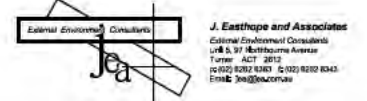


Joint Venture Partners



Joint venture managed by CIC Limited

Project Consultants



Project

**CRACE
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION**

Drawing Title

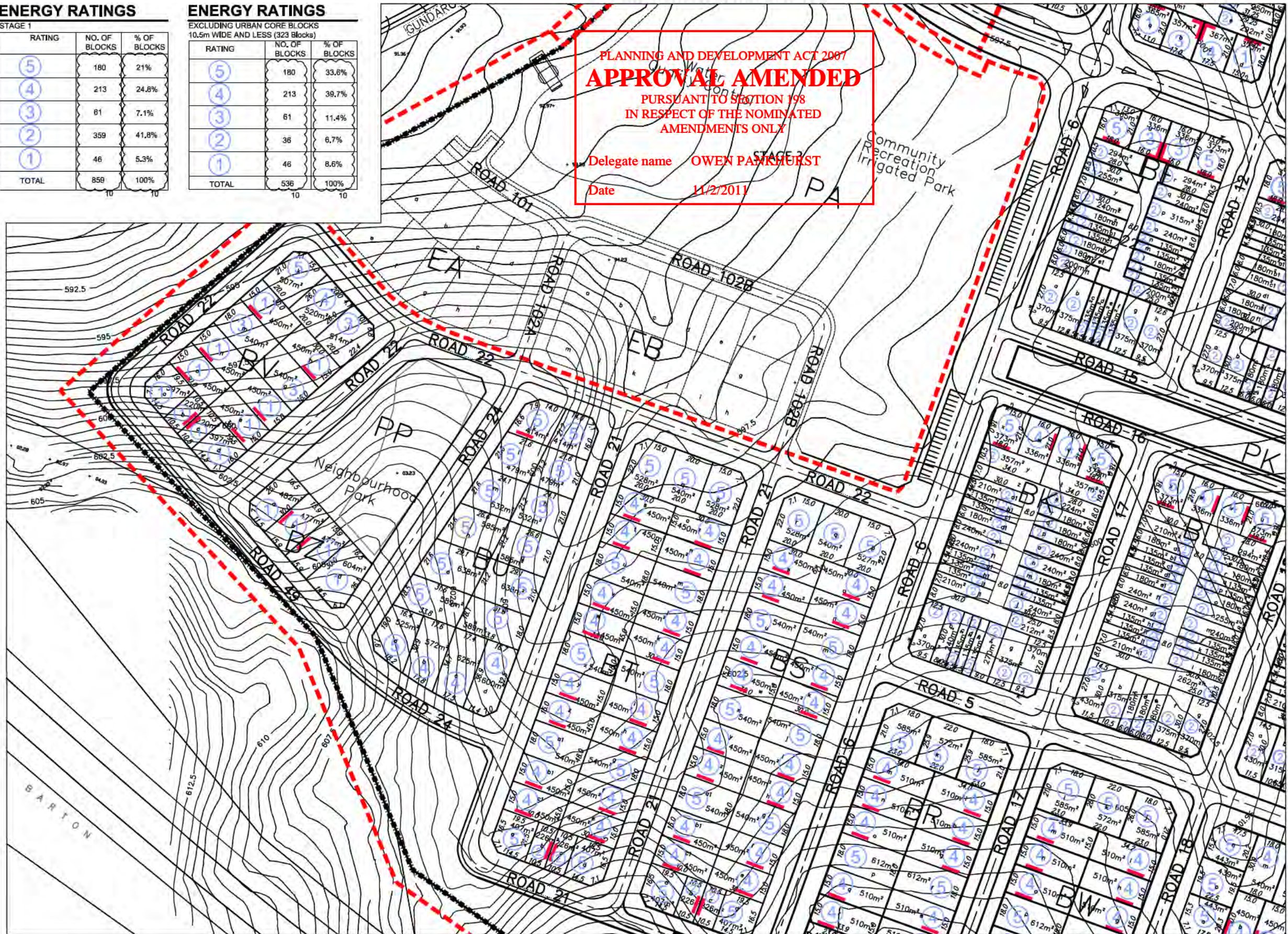
**Energy Audit
STAGE 1**

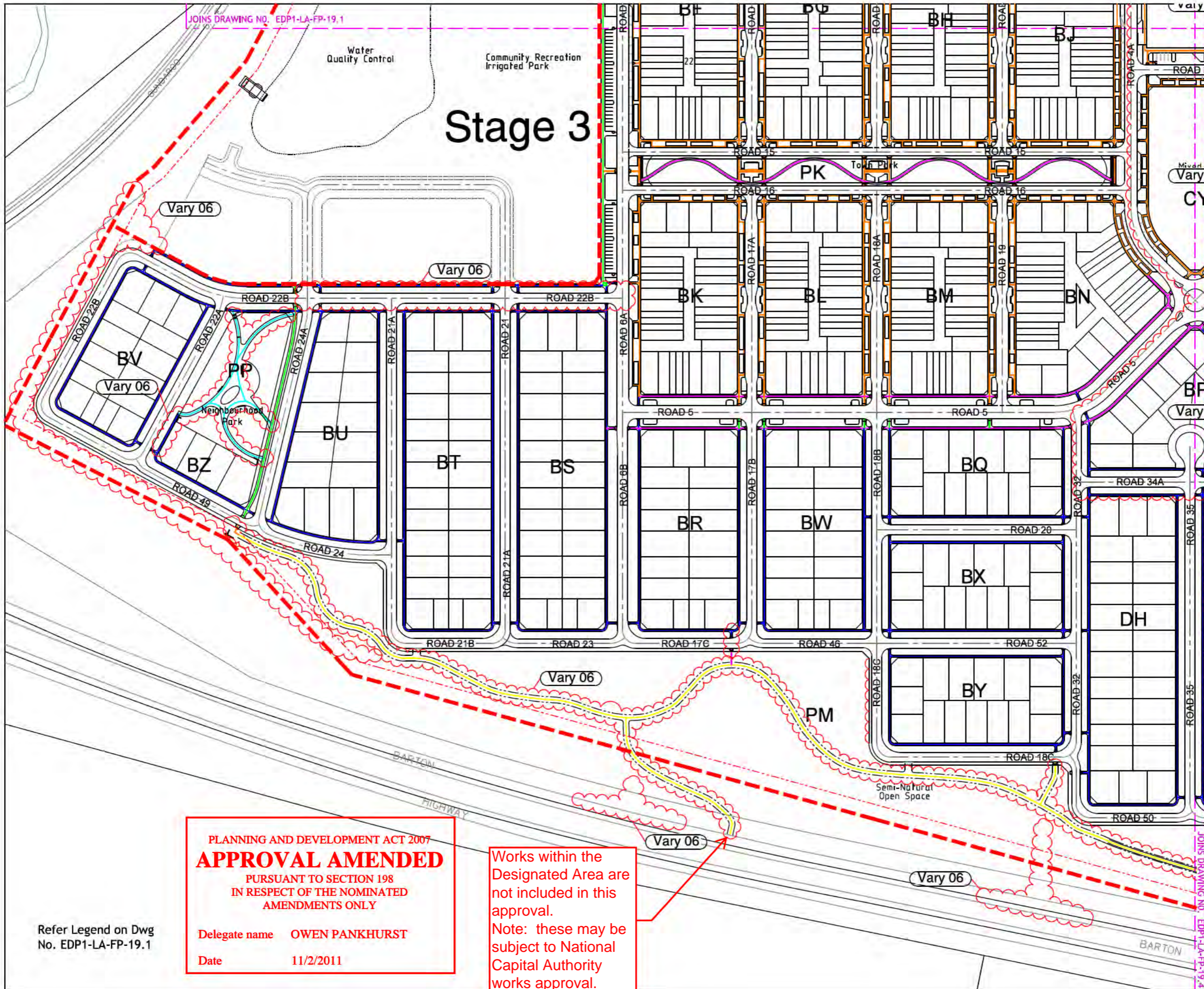
Scale	1:2000 @ A3
Drawn	BM
Checked	JE
Approved	JE
Job No	4431
Drawing Number	EDP1-PL-EA-14.3
Plan No.	14.3



JOINS DRAWING EDP1-PL-EA 14.5

JOINS DRAWING EDP1-PL-EA 14.4





Key Plan



Issue	Date	Amendment
00	26.03.08	DA Submission
01	30.06.08	2nd Circulation Inc. Agency Comments
02	24.07.08	Incorporating Agency Comments
03	26.03.09	Vary 03 - Sections AC, AD, AJ, AK and BE
04	07.08.09	Vary 04 - Sections BK, BL, BM, PA and PK
05	12.03.10	Vary 05 - Sections BO, BE, BH, BJ and BN
06	12.10.10	Vary 06 - Sections BP, CA, CB, CC, CD, CX & CY

Joint Venture Partners



Joint venture managed by CIC Limited

Project Consultants

TRACT CONSULTANTS PTY LTD
 LANDSCAPE ARCHITECTS
 LEVEL 8, 80 MOUNT STREET
 NORTH SYDNEY
 SYDNEY NSW 2060
 AUSTRALIA
 TELEPHONE 612 9954 3733
 FACSIMILE 612 9954 3825
 sydney@tract.net.au
 www.tract.net.au

Tract

Project
CRACE
 ESTATE DEVELOPMENT PLAN
 DEVELOPMENT APPLICATION

Drawing Title
Footpath Plan
 Sheet 3 of 4

Scale	1:2500
Drawn	TC
Checked	GG
Approved	GG
Job No	207010
Drawing Number	EDP1-LA-FP-19.3
Plan No.	19.3

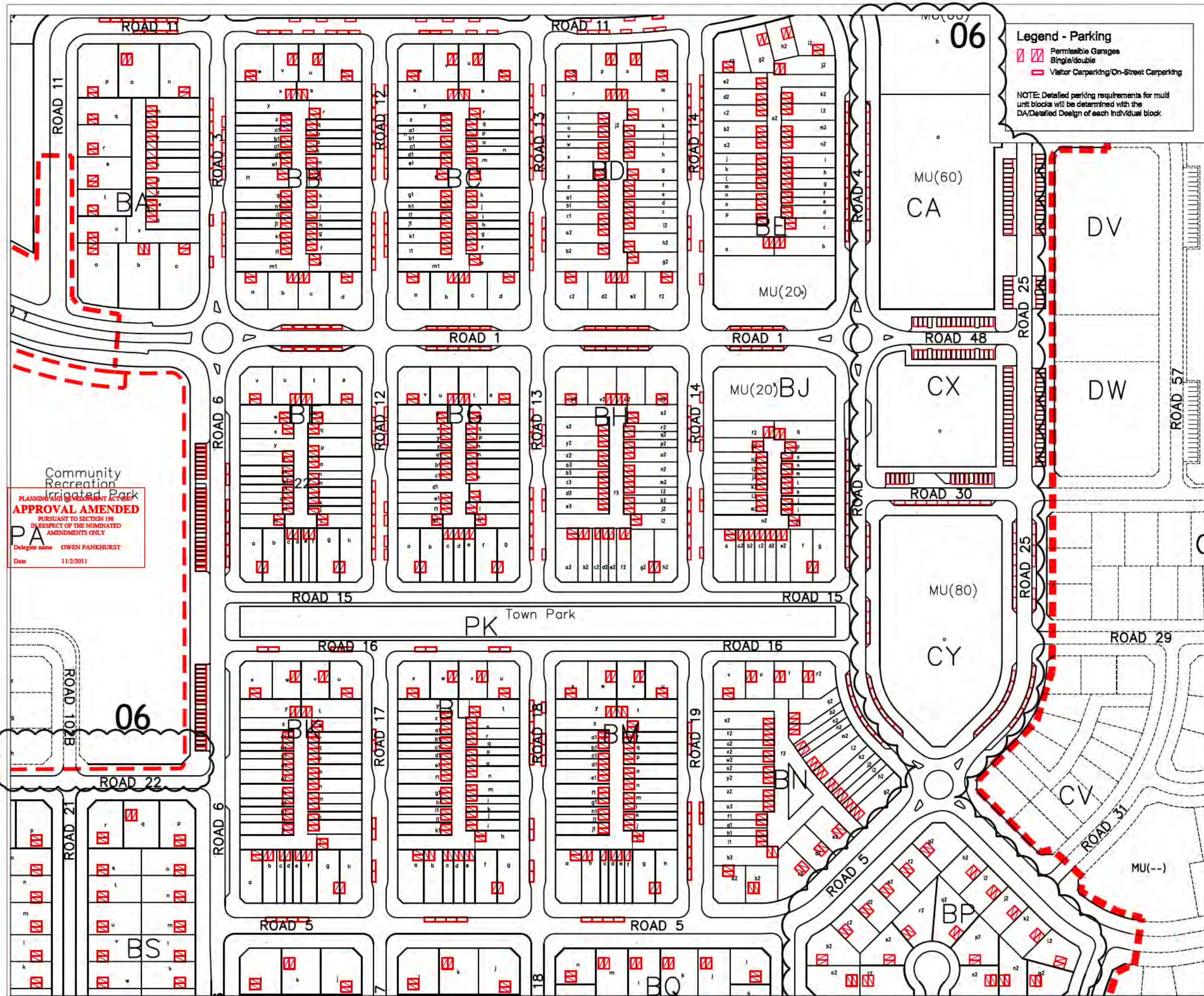


PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name **OWEN PANKHURST**
 Date **11/2/2011**

Works within the Designated Area are not included in this approval.
 Note: these may be subject to National Capital Authority works approval.

Refer Legend on Dwg
 No. EDP1-LA-FP-19.1



Legend - Parking

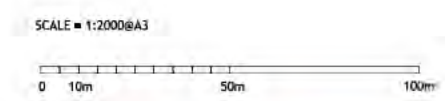
- Permissible Garages Single/double
- Visitor Carparking/On-Street Carparking

NOTE: Detailed parking requirements for multi-unit blocks will be determined with the DA/Detailed Design of each individual block.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name: OWEN PANKHURST
 Date: 11/2/2011



Issue	Date	Amendment
00	26/03/08	DA Submission
	18/06/08	FOR INFORMATION
	26/06/08	FOR INFORMATION
01	30/06/08	2nd CIRCULATION Inc. AGENCY COMMENTS
02	26/03/09	VARY 03 - SECTIONS AC, AD, AJ, AK and BE
03	15/07/09	FOR INFORMATION
04	07/08/09	VARY 04 - SECTIONS BK, BL and BM
05	12/03/10	VARY 05 - SECTION BD, BE, BH, BJ and BN
06	24/09/10	Vary 06- Sections BP, CA, CB, CC, CD, CE, CF & CY



Joint Venture Partners

Joint venture managed by CIC Limited

Project Consultants

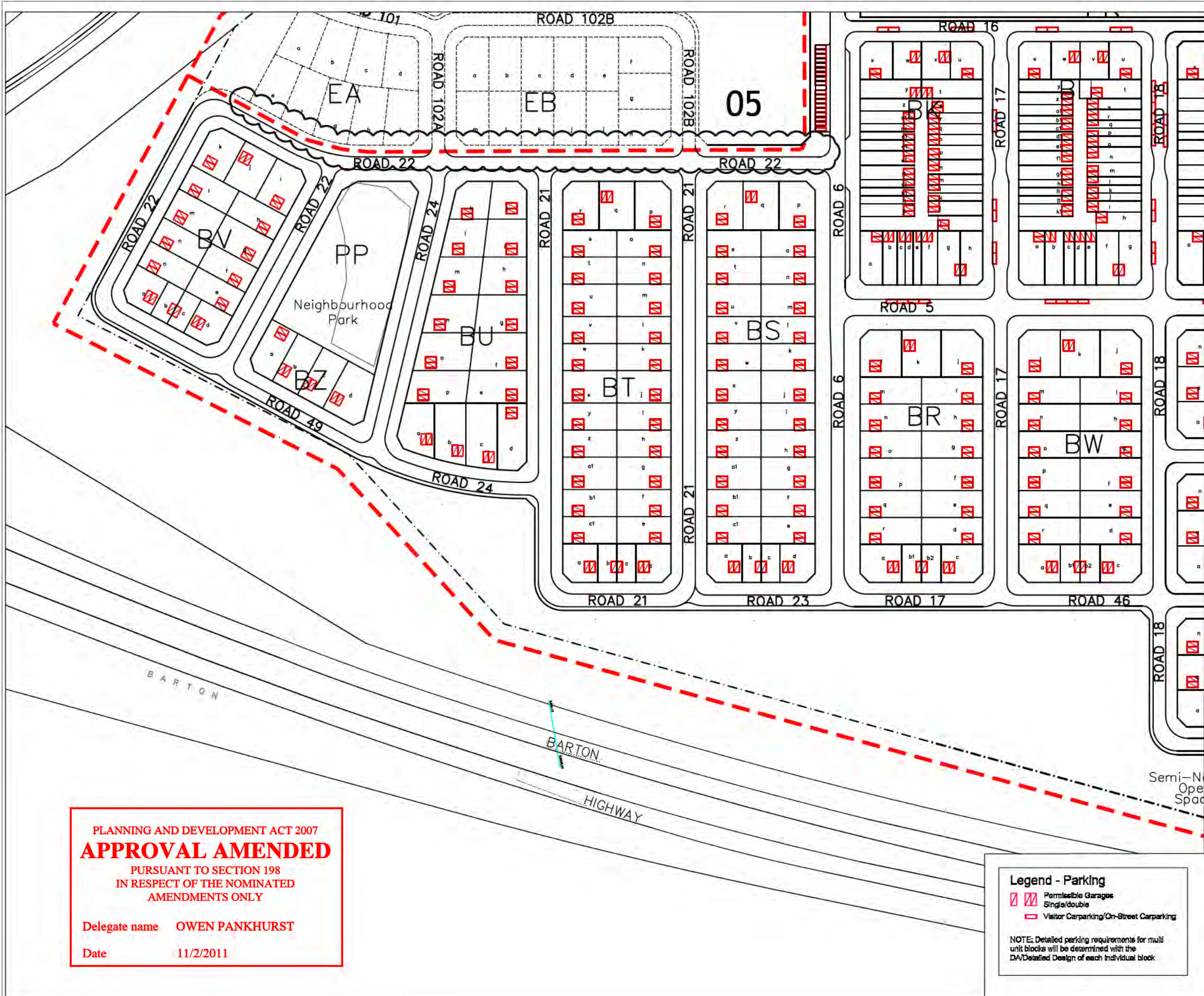
J. Easthope and Associates
 Urban Environment Consultants
 Unit 2, 57 Northbourne Avenue
 Canberra ACT 2602
 Tel: (02) 6292 6000 Fax: (02) 6292 6001
 Email: j@jandaco.com.au

Project
CRACE ESTATE DEVELOPMENT PLAN DEVELOPMENT APPLICATION

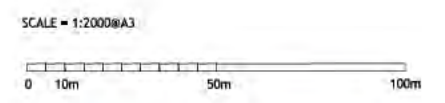
Drawing Title
Parking Plans
 STAGE 1 Sheet 2 of 4

Scale	1:2000 @ A3
Drawn	IM
Checked	JE
Approved	JE
Job No	4431
Drawing Number	EDP-A-PP-21.1
Plan No.	21.2 Issue -06





Issue	Date	Amendment
00	26/03/08	DA Submission
	18/06/08	FOR INFORMATION
	26/06/08	FOR INFORMATION
01	30/06/08	2nd CIRCULATION Inc. AGENCY COMMENTS
02	24/07/08	INCORPORATING AGENCY COMMENTS
03	26/06/09	VARY 04 - SECTION 04 - SECTION BK, BL, BM and WEST PARK
04	12/03/10	VARY 05 - SECTION 05 - SECTION BD, BE, BH, BJ and BN
05	24/09/10	Vary 06- Sections BP, CA, CB, CC, CD, CX, & CY



Joint Venture Partners

Joint venture managed by CIC Limited

Project Consultants

J. Easthope and Associates
 External Environment Consultants
 14 B. St. Macquarie Avenue
 Turner ACT 2612
 Ph: (02) 6282 2282 F: (02) 6282 2244
 Email: jea@jea.com.au

Project
CRACE ESTATE DEVELOPMENT PLAN DEVELOPMENT APPLICATION

Drawing Title
Parking Plans
 STAGE 1 Sheet 3 of 4

Scale	1:2000 @ A3
Drawn	JM
Checked	JE
Approved	JE
Job No	4431
Drawing Number	EDP-4-PP-21.1
Plan No.	21.3 Issue 05

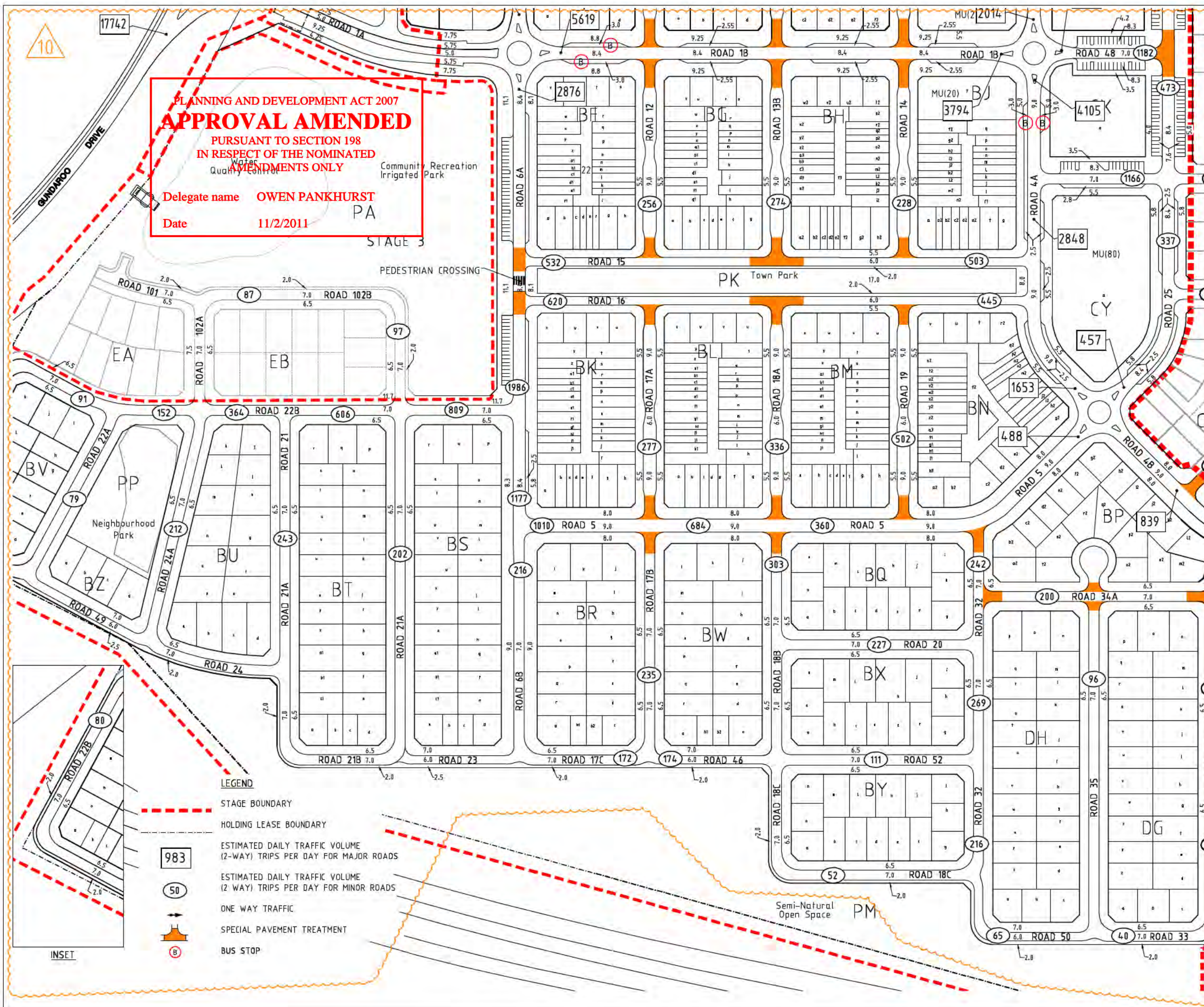
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name **OWEN PANKHURST**
 Date **11/2/2011**

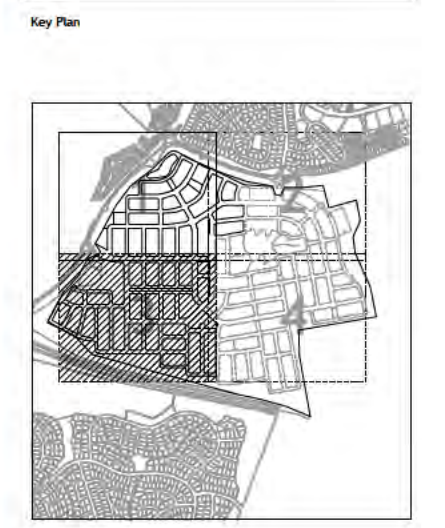
Legend - Parking

- Permissible Garages Single/double
- Visitor Carparking/Cn-Street Carparking

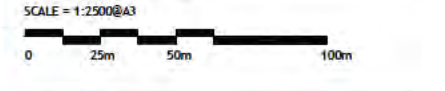
NOTE: Detailed parking requirements for multi unit blocks will be determined with the DA/Detailed Design of each individual block



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name **OWEN PANKHURST**
 Date **11/2011** PA



Issue	Date	Amendment
00	26/03/08	DA Submission
01	07/05/08	Minor road traffic volumes added, legend
02	30/06/08	2nd circulation inc agency comments
03	10/07/08	Indented bus bay and widths roads 1B & 4A
04	24/07/08	Incorporating Agency Comments
05	26/03/09	Vary 03-Section AC, AD, AJ, AK
06	10/06/09	Incorporating TAM's Comments
07	07/08/09	Vary 04 - Sections BK, BL, BM, PA & PK
08	12/03/10	Vary 05 - Sections BD, BE, BH, BJ, BN block layout amendment. Section PA moved to Stg 2
09	06/04/10	Vary 05 - rev cloud amended to suit ACTPLA comments
10	24/09/10	Vary 06 - Sections CB, CC, CA, CY amended & Road 22 parking removed. All traffic figures revised.



Joint Venture Partners

Tatebrook

Joint venture managed by CIC Limited

Project Consultants

Project
CRACE STAGE 1
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title
Road Hierarchy Plan
 Sheet 3 of 4

Scale	1:2500
Drawn	AP/ND
Checked	HR/WB
Approved	VL
Job No	4431
Drawing Number	EDP1-ENG-RHP-16.3
Plan No.	16.3 Issue 10

LEGEND

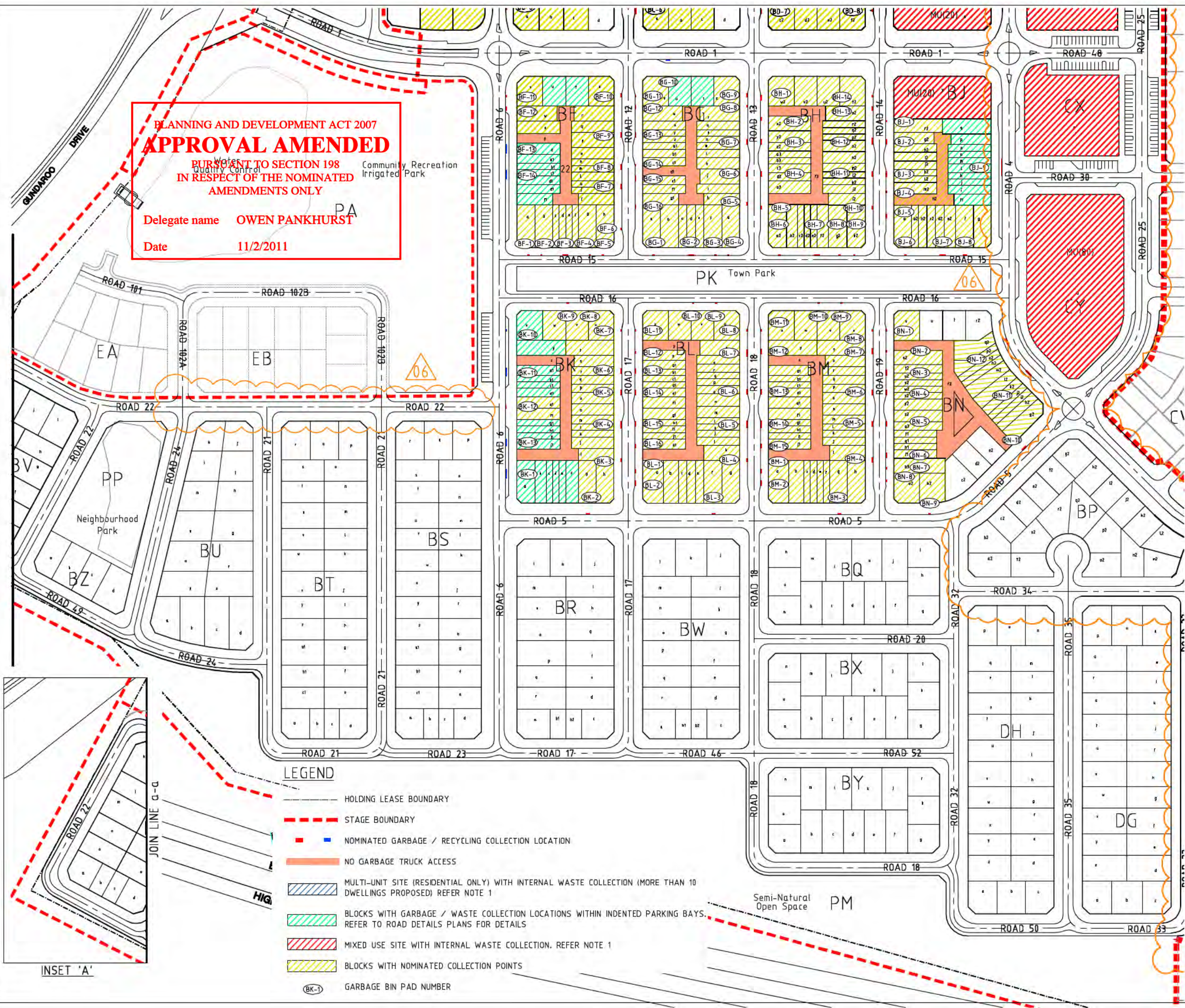
- STAGE BOUNDARY
- HOLDING LEASE BOUNDARY
- ESTIMATED DAILY TRAFFIC VOLUME (2-WAY) TRIPS PER DAY FOR MAJOR ROADS
- ESTIMATED DAILY TRAFFIC VOLUME (2 WAY) TRIPS PER DAY FOR MINOR ROADS
- ONE WAY TRAFFIC
- SPECIAL PAVEMENT TREATMENT
- BUS STOP

983

50

INSET

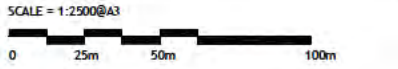
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name **OWEN PANKHURST**
 Date **11/2/2011**



- LEGEND**
- HOLDING LEASE BOUNDARY
 - - - STAGE BOUNDARY
 - NOMINATED GARBAGE / RECYCLING COLLECTION LOCATION
 - NO GARBAGE TRUCK ACCESS
 - ▨ MULTI-UNIT SITE (RESIDENTIAL ONLY) WITH INTERNAL WASTE COLLECTION (MORE THAN 10 DWELLINGS PROPOSED) REFER NOTE 1
 - ▨ BLOCKS WITH GARBAGE / WASTE COLLECTION LOCATIONS WITHIN INDENTED PARKING BAYS. REFER TO ROAD DETAILS PLANS FOR DETAILS
 - ▨ MIXED USE SITE WITH INTERNAL WASTE COLLECTION. REFER NOTE 1
 - ▨ BLOCKS WITH NOMINATED COLLECTION POINTS
 - (BK-1) GARBAGE BIN PAD NUMBER



Issue	Date	Amendment
00	26/03/08	DA Submission
01	30/06/08	2nd Circulation inc. Agency Comments
02	24/07/08	Incorporating Agency Comments
03	07/08/09	Vary 04 - Sections BK, BL, BM, PA & PK Incorporation Revision to Collection Points for Sections: BF, BG, Part BH, & Part BK.
04	12/03/10	Vary 05 - Sections BD, BE, BH, BJ, BN layout amendment. Section PA moved to Stg 2
05	06/04/10	Vary 05 - rev cloud amended to suit ACTPLA comments
06	24/09/10	Vary 06 - Sections CB CC CA CY amended to Road 22 parking removed



Joint Venture Partners

Tatebrook
 Joint venture managed by CIC Limited
 Project Consultants

INESCO

Project
CRACE STAGE 1
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title
Waste Collection Plan
 Sheet 3 of 4

Scale	1:2500
Drawn	ND/XL
Checked	KB
Approved	VL
Job No	4431
Drawing Number	EDP1-ENG-WCP-17.3
Plan No.	17.3 Issue 06

LEGEND

- 13B - TREE IDENTIFICATION NUMBER
- Em - SPECIES CODE
- P - MANAGEMENT STATUS CODE
- * - TREE IMPACT PLAN TO BE PROVIDED
Tree No: 50
- EXCELLENT VALUE TREE TO BE RETAINED WITH 5m TPZ OUTSIDE DRIP LINE
Tree No: 50
- TREE TO BE RETAINED WITH 2m TPZ OUTSIDE DRIP LINE
Tree Nos: 1, 4, 6, 378, 384, 385, 386
- EXISTING TREE TO BE REMOVED
Tree Nos: 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 108, 109, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 167, 168, 169, 170, 171, 172, 173, 176, 182, 183, 184, 185, 186, 280, 281, 372, 373, 374, 375, 376, 377, 379, 380, 381, 382, 383, 387
- TREE OUTSIDE DEVELOPMENT AREA
- HOLDING LEASE BOUNDARY
- STAGE BOUNDARY

- KEY TO SPECIES**
- Ca - Cupressus arizonica
 - Eb - Eucalyptus blakelyi
 - Ebi - Eucalyptus bicostata
 - Ebr - Eucalyptus bridgesiana
 - Em - Eucalyptus melliodora
 - Ero - Eucalyptus rossi

TREE PROTECTION CONDITIONS

STANDARD CONDITIONS

- A copy of these conditions shall be kept on site from the time that the protective fences are erected to the time that all works are completed on site.
- Tree removal**
- All protected trees are to be retained unless otherwise stated in Specific Conditions below.
- Fencing of protected trees**
- All *Regulated Trees*, other than those classified as being of 'Exceptional' quality, shall be fenced off by a continuous 1800 mm high chain wire protective fence at the extent of the tree protection zones as identified in the 'Tree Protection Act 2005'.
- All *Registered Trees* and *Regulated Trees* classified as being of 'Exceptional' quality, shall be fenced off by a continuous 1800 mm high chain wire protective fence 5 metres from the extent of the existing canopy.
- The protective fences shall be erected prior to the commencement of any earthworks, construction or demolition activity on any part or stage of the development and shall remain in place until all construction works are completed.
- The protective fence shall be maintained in good order for the duration of the construction works.
- A Tree Protection Sign, as specified by Environment ACT, shall be prominently displayed on the fences of all fenced off areas.
- No activities permitted within the fenced off area**
- No activities are permitted in the fenced off area unless otherwise stated in Specific Conditions below.
- Tree surgery will be permitted to trees requiring such action. Activity is to be undertaken in accordance with AS 4373 by a qualified arboriculturist to ensure that the activity results in a balanced tree.

SPECIFIC CONDITIONS

The following *Specific Conditions* are based on the following plans:
- *Tree Management Plans* numbered EDP1-PL-TMP-12.1 & EDP1-PL-TMP-12.2
The above conditions shall be observed except where the following apply:

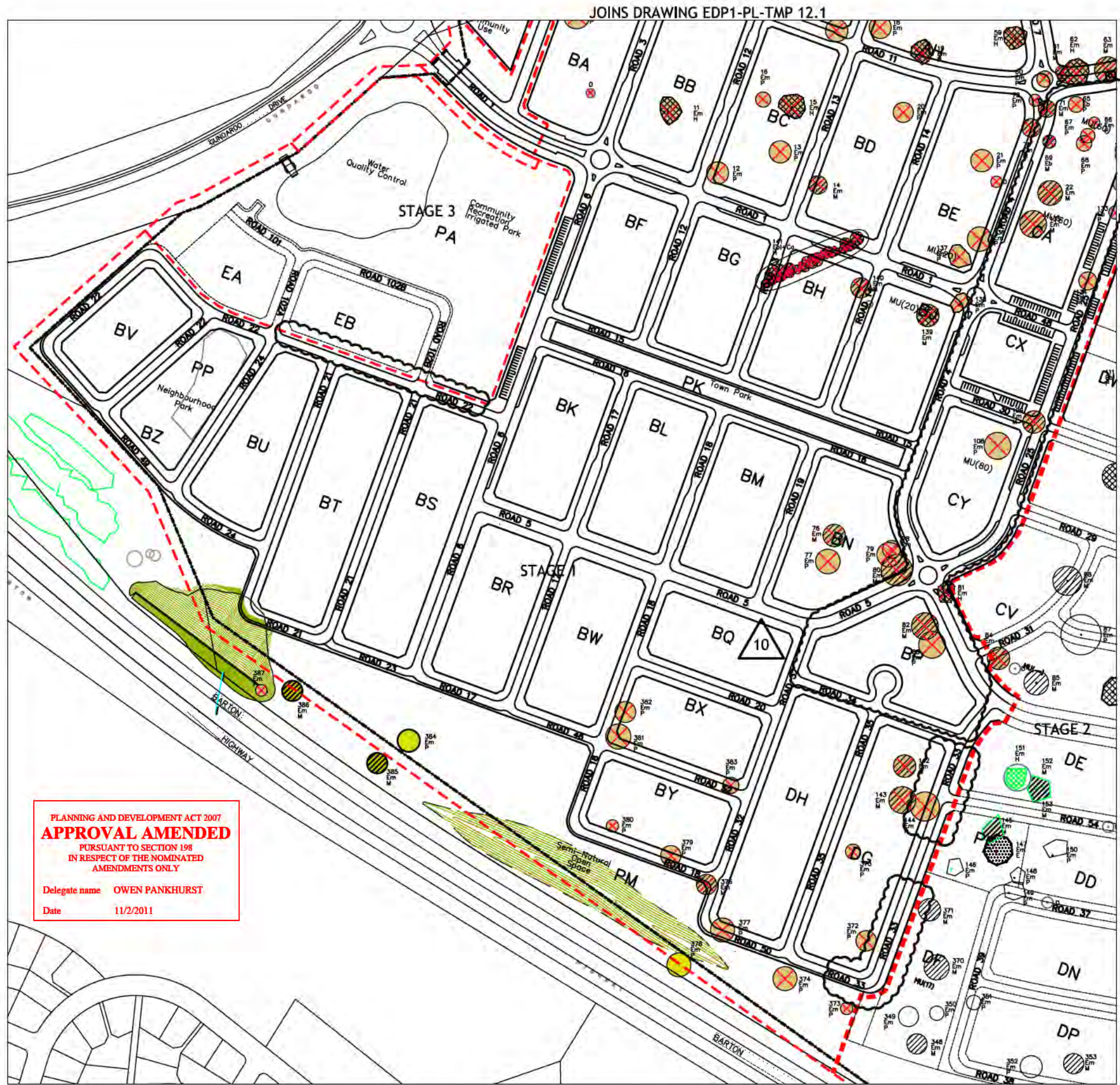
- Protective Fencing**
- Protective fencing is to be erected and maintained in accordance with the *Standard Conditions* except for trees included on the plans *Tree Impact Drawings* that are affected by works adjacent to trees. These trees are to be fenced to the tree protection zone with the exception of the area identified as 'affected' and may include a 1 metre buffer area to allow works to occur.
 - For the purposes of these conditions, the area inside the protective fencing is referred to as the 'fenced off area'.

Tree Removal
Only trees that have been endorsed within the Tree Management Plan as marked for removal may be removed.

- Services**
Services and Utilities reticulation is permitted in accordance with the following conditions:
- Works under the Canopy extent must be undertaken by underboring.
 - Works within the Tree Protection Zone but outside the drip line must be undertaken by hand excavation.
 - No roots greater than 50mm in diameter are damaged; and
 - Are at the minimum depth provided by the relevant Standards or Authority requirements.

Low Impact Works
Low Impact activity may occur within the fenced off areas of trees (other than *Registered Trees* and those classified as being of 'Exceptional' quality) for the purpose of 'light works', which includes the constructing footpaths, bike paths, driveways, swale drains, specific footings, garden beds and the like, provided the activity is in accordance with the following conditions:

- The cultivation of soil for irrigation and shrub beds is not considered a groundwork activity provided it is in accordance with the limitations below.
- Generally, no activity occurs within 3 metres of the trunk, with the exception of landscaping activities specified below.
- Garden beds, where within 3 metres of the trunk must be no greater than 300mm in depth, excavation is limited to 50mm and where the garden beds adjoin a tree, a gravel breathing layer is used.
- Fences and walls within the drip line and more than 3 metres from the trunk will not be allowed unless piers are used at 2.5m centre. No strip footings permitted.
- Any soil required for landscaping and irrigation purposes adjacent to trees must not be excavated below 50mm and result in fill which would exceed the natural surface level by 100mm.
- Generally, excavation is limited to a depth of 150mm below natural ground level, except where it may be specified within the specific conditions.
- No roots greater than 50mm in diameter are damaged;
- The excavated area for footpaths, swale drains, bike paths etc is less than 2.5 metres in width.
- Protective fences may be moved to provide sufficient space to allow footpaths, bike paths or swale drains to be constructed whilst continuing to protect areas not affected by the activity; and
- Where there are existing structures, paths and services, low impact works may be undertaken provided there is no increase in the development footprint and excavation is limited to a depth of 300mm below natural ground level.

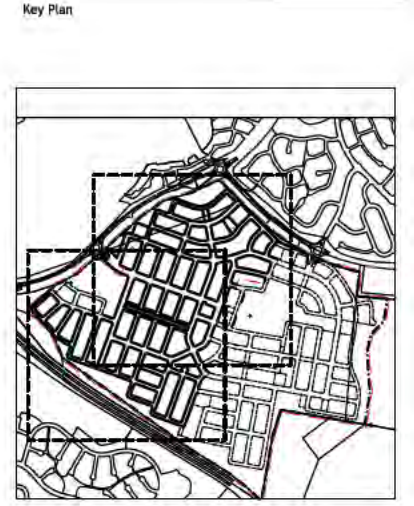


PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
PURSUANT TO SECTION 198
IN RESPECT OF THE NOMINATED
AMENDMENTS ONLY

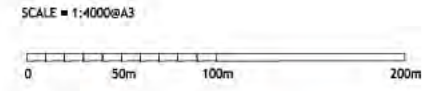
Delegate name: OWEN PANKHURST
Date: 11/2/2011

- MANAGEMENT STATUS**
- E Exceptional value tree that must be retained with no disturbance. Mature specimen, grand appearance and stature. May have unusual character, or be a rare species well balanced. Little to no epicormic shoots.
 - M Medium value tree where retention is desirable but may be considered for removal if all other design options are exhausted. Mature specimen. Some evidence of limb fall. Epicormics may be common. Dieback common.
 - H High value tree that must be retained with minimal disturbance. Mature specimen, good appearance and structure. Little to no epicormic shoots.
 - D Dead

Notice
Failure to comply with the above conditions is an offence under the *Tree Protection Act 2005* and may result in an infringement notice of up to \$1,000 for an individual or \$5,000 for a corporation. Prosecution of more a serious offence may result in a criminal conviction and a penalty of up to \$40,000 for an individual or a penalty of up to \$200,000 for a corporation.



Issue	Date	Amendment
00	26/3/08	DA Submission
01	30/6/08	2nd circulation Inc. Agency Comments
02	25/7/08	Incorporating Agency Comments
03	14/11/08	Vary 02. Internal Block bdy's removed
04	13/03/09	Vary 03. Section AC, AD, AJ and AK
05	26/03/09	Vary 03. Section AC, AD, AJ, AK and BE
06	07/08/09	Vary 04-section BK, BL, BM, PA & PK
07	12/11/09	Additional trees shown
08	12/03/10	Vary 05 - Sections BD, BE, BH, BJ and BN
09	6/04/10	Single clouding of additional trees for 5197/1 assessment
10	24/09/10	Vary 06- Sections BP, CA, CB, CC, CD, CX, & CY



Joint Venture Partners

Joint venture managed by CIC Limited

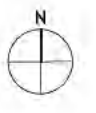
Project Consultants

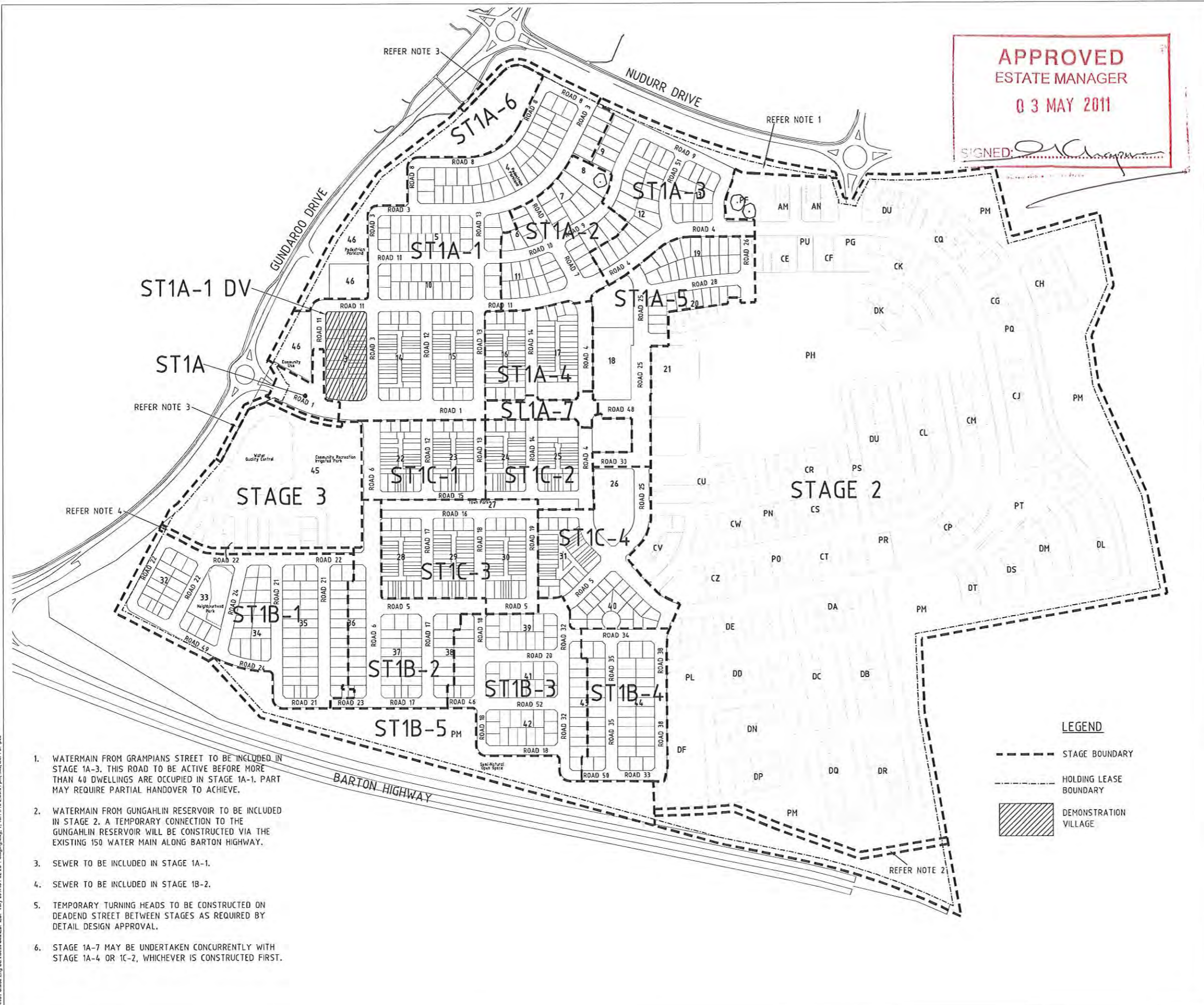
J. Easthope and Associates
General Engineering Consultants
Unit 8, 87 Macrossan Avenue
Canberra ACT 2603
(02) 6292 5380 • (02) 6292 4943
Email: jea@jea.com.au

Project
CRACE
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title
Tree Management Plan
STAGE 1

Scale	1:4000 @ A3
Drawn	IM
Checked	JE
Approved	JE
Job No	4431
Drawing Number	EDP1-PL-TMP-12.2
Plan No.	12.2



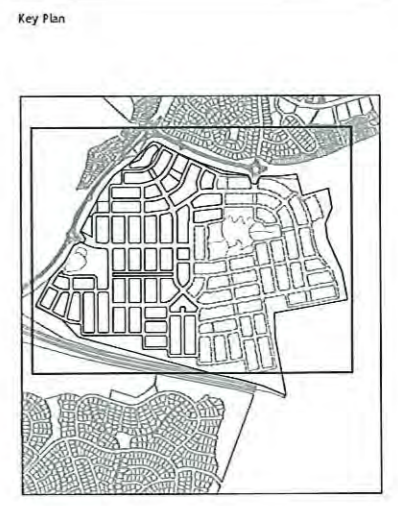


APPROVED
ESTATE MANAGER
03 MAY 2011
SIGNED: *[Signature]*

1. WATERMAIN FROM GRAMPAINS STREET TO BE INCLUDED IN STAGE 1A-3. THIS ROAD TO BE ACTIVE BEFORE MORE THAN 40 DWELLINGS ARE OCCUPIED IN STAGE 1A-1. PART MAY REQUIRE PARTIAL HANDOVER TO ACHIEVE.
2. WATERMAIN FROM GUNGAHLIN RESERVOIR TO BE INCLUDED IN STAGE 2. A TEMPORARY CONNECTION TO THE GUNGAHLIN RESERVOIR WILL BE CONSTRUCTED VIA THE EXISTING 150 WATER MAIN ALONG BARTON HIGHWAY.
3. SEWER TO BE INCLUDED IN STAGE 1A-1.
4. SEWER TO BE INCLUDED IN STAGE 1B-2.
5. TEMPORARY TURNING HEADS TO BE CONSTRUCTED ON DEADEND STREET BETWEEN STAGES AS REQUIRED BY DETAIL DESIGN APPROVAL.
6. STAGE 1A-7 MAY BE UNDERTAKEN CONCURRENTLY WITH STAGE 1A-4 OR 1C-2, WHICHEVER IS CONSTRUCTED FIRST.

LEGEND

- STAGE BOUNDARY
- HOLDING LEASE BOUNDARY
- DEMONSTRATION VILLAGE



Issue	Date	Amendment
06	05/09/08	Substaging of 1A Amended
07	16/10/08	Stage Boundary & Notes Added
08	12/02/09	Block & Section Numbers Amended
09	26/03/09	Vary 03-Section AC, AD, AJ & AK
10	05/06/09	Substaging Revised
11	23/06/09	Stage 1C Revised
12	07/08/09	Vary 04 - Section BK, BL, BM, PA & PK
13	12/03/10	Vary 05 - Sections BD, BE, BH, BJ, BN block layout amendment. Section PA moved to Stg 2
14	06/04/10	Vary 05 - rev cloud amended to suit ACTPLA comments
15	21/05/10	Minor amendment to Stage 1B1/1B2 boundary
16	24/09/10	Vary 06 - Sections CB CC CA CY CV amended & Road 22 parking removed



Joint Venture Partners

Tatebrook

Joint venture managed by CIC Limited
Project Consultants



Project
**CRACE STAGE 1
ESTATE DEVELOPMENT PLAN
DEVELOPMENT APPLICATION**

Drawing Title
Staging Plan

Scale	1:6000
Drawn	HD
Checked	HR/KB
Approved	VL
Job No	4431
Drawing Number	EDP1-ENG-SP-3.1
Plan No.	3.1 Issue 16

H:\4431 Crace Eng Services\4431\EDP\3.1 Staging.dwg, 1, 18/11/10 2:38:01 pm, vnc, E:\PDP\3.1