

---

**From:** Jones, Pat  
**Sent:** Tuesday, 20 January 2015 2:41 PM  
**To:** Moore, AlisonM (ACTPLA)  
**Cc:** Barr, Conrad; McGregor, Rob  
**Subject:** Contact for Tharwa issues

Hi Allison

As discussed last week, station officer Rob McGregor will be our point of contact for your staff in relation to the Tharwa water supply and fire fighting issues.

We plan to have some documentation to you within the week.

Cheers

**Pat Jones** FIFireE

Superintendent

ACT Fire & Rescue



Ph: (02) 6207 8124

Mob: [REDACTED]

**9 Amberley Avenue**

**Fairbairn ACT 2609**

[http://www.nationalarboretum.act.gov.au/about\\_us/fireandrescue](http://www.nationalarboretum.act.gov.au/about_us/fireandrescue)

<http://www.mindhealthconnect.org.au/>

**ACT**

Government

Environment, Planning and  
Sustainable Development

16/21649

Mr David Nicol  
Under Treasurer  
Chief Minister, Treasury and Economic Development Directorate  
GPO Box 158  
CANBERRA ACT 2601

Dear Mr Nicol, <sup>David,</sup>

### **Tharwa Village Non-potable Fire Fighting Water Supply**

The Tharwa village is a small community south of Tuggeranong with a population of approximately 75 residents. The community is reliant on rain water tanks for domestic uses and on water drawn from the Murrumbidgee River for non-potable uses. The privately owned non-potable water supply network was constructed during the 1950's and has significant maintenance and compliance issues.

As part of work to inform development of the Tharwa village plan, the Environment, Planning and Sustainable Development Directorate (EPSDD) undertook a study of infrastructure provision in Tharwa, including non-potable water. The study considered that the existing non-potable water supply was insufficient and unable to meet the minimum standards required in the ACT for fire fighting purposes.

An additional subsequent study was undertaken to investigate options for the provision of non-potable water supply for Tharwa; however the cost of the options were considered prohibitive. At that time, the ACT Emergency Services Agency (ESA) agreed that an alternative solution including a new water extraction pump, new rising main and new storage tanks be recommended to supply non-potable water for fire fighting purposes as a more cost-effective option.

Earlier this year, the ACT Government submitted an application for joint funding from the Commonwealth Government through the *National Stronger Regions Fund* (NSRF) to construct a non-potable water supply network for the purpose of fire fighting in Tharwa. The ACT Government set aside \$696,000 in the 2016/17 budget for this initiative, however unfortunately the application for joint NSRF funding was unsuccessful.

It was announced in June 2016 that the NSRF would be replaced by the Building Better Regions Fund, which will target regional and rural communities. We have been advised that the ACT will not be eligible to apply for this new fund.

Following the disastrous Canberra bush fires in 2003, the provision of adequate fire-fighting infrastructure is considered a priority by the Canberra community, including that of the Tharwa village. The current lack of suitable fire fighting infrastructure in the village has been recognised by the Government and requires action.

We are seeking your agreement for the ACT Government to consider funding for the additional amount of \$696,000 through a supplementary appropriation to secure Tharwa's future in the upcoming ACT budgetary process. A copy of the business case provided for the 2016/17 Budget has been provided at Attachment A.

Yours sincerely



Dorte Ekelund  
Director-General

23 November 2016



Dominic Lane  
Commissioner  
ACT Emergency Services Agency

7 December 2016



**ANDREW BARR** MLA  
CHIEF MINISTER OF THE AUSTRALIAN CAPITAL TERRITORY

Treasurer  
Minister for Economic Development  
Minister for Urban Renewal  
Minister for Tourism and Events

---

Member for Molonglo

General Manager, Regional Programmes Branch  
Department of Infrastructure and Regional Development  
GPO Box 594  
CANBERRA ACT 2601

To whom it may concern

I am writing to confirm ACT Government partner funding for the Tharwa Village Non-Potable Fire Fighting Water Supply project, an applicant project to round three of the National Stronger Regions Fund.

The ACT Government application to the National Stronger Regions Fund is for \$695,674. The ACT Government will commit \$695,674 in partner funding for this project, and provision for this funding has been made in the ACT Budget.

I trust this provides the Department with confidence in our funding commitment, and I recommend this funding application for your consideration.

Yours sincerely

Andrew Barr MLA  
Chief Minister

08 MAR 2016

**AUSTRALIAN CAPITAL TERRITORY LEGISLATIVE ASSEMBLY**

London Circuit, Canberra ACT 2601, Australia    GPO Box 1020, Canberra ACT 2601, Australia  
Phone + 61 2 6205 0011    Fax + 61 2 6205 0157    Email barr@act.gov.au





8 March 2016

Mr Andrew Barr MLA

Chief Minister, Treasurer, Minister for Economic Development, Minister for Urban Renewal and  
Minister for Tourism and Events

ACT Legislative Assembly

Dear Chief Minister,

The Regional Development Australia (RDA) ACT Committee strongly supports the proposed National Stronger Regions Fund (NSRF) Round 3 application submitted by the ACT Government to fund vital new infrastructure for the supply of non-potable water for the purpose of fire fighting in Tharwa village, which will also cover Cuppacumbalong Homestead, the Artisan Precinct and Outward Bound.

I understand that the current water supply infrastructure does not meet critical firefighting requirements that can support the effective protection of Tharwa village and surrounds. As a consequence, the ACT Fire and Rescue and local Rural Fire Service have only limited capacity to defend against structural and bush/grass fires within or threatening the village.

The benefits of providing a non-potable water supply for fire fighting purposes include community safety through the management of fire risk within the village. There is also regional economic benefit in protecting the historic Tharwa village given its value as a tourism asset based on its history as the oldest officially recognised European settlement within the ACT and its value as an exemplar historic rural settlement within an attractive landscape setting.

This project aligns well with the NSRF guidelines, being an investment in infrastructure that addresses regional disadvantage and is well supported by local communities and local government. As a bid for crucial fire security for the region it also directly aligns with RDA ACT's regional priorities, particularly given its location close to the ACT's border with NSW and the need for the cross-border region to respond holistically in a fire emergency. The economic future of Tharwa and its region will also be strengthened by new confidence in the fire security of the village and the associated resilience of this regional community.

The RDA ACT Committee is proud to support this valuable and relevant project.

Yours sincerely,

A grey rectangular box redacting the signature of the Chairman.

A grey rectangular box redacting the name of the Chairman.

Chairman, Regional Development Australia ACT

## National Stronger Regions Fund – Tharwa Submission

### **Assessment Criterion 1: The extent to which the project contributes to economic growth in the region**

#### History

The ACT has many rural villages and they provide evidence of a pioneer life before the formation of the Federal Capital Territory. They are important in understanding the history and story of our place and are evocative of a way of life, no longer practised within the ACT. These early villages include Tharwa, Hall and Oaks Estate and each village represents a different part of the region's early story.

Tharwa's history stretches back at least 25,000 years as a significant place for the local Ngunnawal Aboriginal community and for neighbouring nations as a travelling route between the plain and the alps, and an ideal place to cross the Murrumbidgee River.

The village of Tharwa was proclaimed in 1861. The track crossing the Murrumbidgee River at Tharwa became the major route from Queanbeyan to Kiandra during the Kiandra goldrush of 1859-61. The rush was intense with over 10,000 people making their way to the goldfield in its first year. The track was also essential to the pastoral and farming activities to the west of the river, largely used to transport stock across the river. Camps were often made at Tharwa while this occurred.

When the Commonwealth Government resumed all rural properties in the southern part of the ACT from the late 1960s, many of the rural families left the district, which had a major impact on Tharwa. Many key elements of the Tharwa village are registered on the ACT Heritage Register including the Cuppacumbalong Homestead and its formal gardens, De Salis Cemetery, Tharwa Cemetery and the Tharwa Bridge. The Tharwa Village has also been nominated to the ACT Heritage Register.

#### Planning

The ACT Government recognises the importance of its rural villages and has a number of plans and strategies in place to retain the unique character of these areas for future generations to enjoy.

In 2012, the ACT Government released the ACT Planning Strategy which calls for new strategies to be prepared to retain the function and identity of the ACT's rural villages, including Tharwa, as distinct places rather than a continuation of Canberra's urban area. While urban growth is focused on existing urban areas within the greater city, the lifestyle opportunities afforded by these villages is recognised and supported, providing Canberran's with choice about where they live, be it an urban or suburban environment, a rural village, 'the bush' or on a farm.

The ACT Government's desire is to retain the function and identity of regional villages like Tharwa as distinct places within the ACT. The ACT Planning Strategy recommends that when strategies are developed for the rural village, that they set out guidelines to retain the character of these areas while allowing for limited and sustainable growth. The ACT Government recognises the significance of the Tharwa village and its role as one of Canberra's oldest European settlements and the government is committed to the protection of the village's unique character and the value it adds in terms of tourism and recreation for the Tuggeranong and great Canberra city area. The village with its picturesque rural landscape setting is also an important link to Canberra's history and development timeline.

The ACT Government is currently preparing the Tharwa Village Plan which aims to provide a shared long term vision and planning framework to allow for the enhancement and sustainable growth of Tharwa. It seeks to define what is important about the village and how its rural character and qualities can be maintained and improved. The village plan is the most appropriate strategic planning mechanism to use for the nature and existing scale of the Tharwa rural village and is a common strategic mechanism used by governments to support smaller townships that face location, infrastructure and investment challenges similar to those faced by Tharwa.

## National Stronger Regions Fund – Tharwa Submission

The Tharwa Village Plan will look at locally-based economic, tourism, recreation and community opportunities for Tharwa's long-term viability. It will seek to identify opportunities to enhance the existing open spaces and recreation areas, particularly alongside the natural water course, the Murrumbidgee River. It will aim to improve tourism opportunities in the village; recommend support strategies for development of new businesses and community initiatives; and address infrastructure needs in order to deliver the village plan's goals and aspirations for the future.

### Non-potable water supply and economic growth in the area

The existing non-potable water supply for the Tharwa village is extracted from the Murrumbidgee River via two pump and pipe networks for domestic use and fire fighting purposes. The existing non-potable water supply infrastructure is insufficient and does not meet the minimum standards required in the ACT for fire fighting. An investigation into the existing infrastructure ([Attachment A](#)) documented and assessed the existing service infrastructure provisions, including water supply systems, and provided an overview of the performance of existing pedestrian and vehicular provisions. The infrastructure study identified that the existing water supply infrastructure requires upgrading or alternative measures need to be investigated, that the water supply for bushfire protection is inadequate, that the quality of non-potable bore water used on some properties may be substandard; and that the stormwater infrastructure does not comply with current standards. A bushfire risk assessment ([Attachment A](#)) was also included within the initial infrastructure study.

Tharwa is a small village with a population of approximately 75 residents and 33 immediate dwellings and the estimated cost of upgrading to a reticulated town water supply system is considered prohibitive given the small scale of the village.

In response to this, an additional investigation ([Attachment B](#)) into options for a non-potable water supply infrastructure was undertaken in 2015 to meet fire fighting and/or domestic demands for the Tharwa village. The study investigated three non-potable water supply options for the village that also including nearby areas of Cuppacumbalong Homestead, the Artisan Precinct and Outward Bound. The three options included for non-potable water supply for fire fighting supply only, domestic supply to residents only, and for fire fighting supply and domestic supply to residents. The study considered upgrades to existing infrastructure or providing new infrastructure, the capital infrastructure costs involved, the provision of water from the Murrumbidgee River or groundwater bore, and management and maintenance cost estimates.

The study findings for the options indicated that the costs of providing a reticulated non-potable water supply services are also prohibitive. Discussions with the ACT Emergency Services Agency (ESA) agreed that a more cost-effective and pragmatic solution could be found, given the small scale of development and proximity to south Tuggeranong.

An alternative option was then investigated to deliver a more cost effective solution with a reduced capital cost. This option includes a new water extraction pump, new rising main and new tanks to deliver a static non-potable water supply for fire fighting as the preferred solution. Opportunities for the existing privately-operated domestic supply network to connect to this system could also be explored, through further investigation of licensing, metering, operation, management and user charges.

The Tharwa village has the potential to become a tourist and recreational destination in the future. The village is the oldest officially recognised European settlement within the ACT and is valued for its early rural settlement and picturesque landscape beside the Murrumbidgee River at the foot of Mount Tennent. It retains many of the built elements of its early rural settlement including Cuppacumbalong Homestead, making it a valued retreat from the suburban edge of Canberra.

## National Stronger Regions Fund – Tharwa Submission

The development of a Tharwa Village Plan will provide strategic planning direction on the key challenges now facing the village with the aim of facilitating and activating a locally-based economic future for the village in terms of tourism and recreational opportunities. The village plan will aim to make recommendations towards:

- potential land release for sustainable residential development;
- minor land use updates to align with future proposals;
- promotion of existing tourism and recreation opportunities
- realisation of Tharwa’s role as a connection and gateway to existing nearby nature reserves at Tidbinbilla and Namadgi National Park;
- improved access for expanded community activities and small businesses;
- encouraging new uses for existing community facilities, such as the closed primary school building; and
- improving access and amenity of open space public recreational areas, particularly in the Tharwa village centre and alongside the Murrumbidgee River.

A Tharwa planning report will also provide the opportunity to confirm the special community values and rural character of Tharwa. The ACT Government has invested in, and continues to provide, community space for economic, social and recreational opportunities within the village. Providing a non-potable water supply for fire fighting purposes will add to community safety and security through the management of structural and grass fire risk in and surrounding the rural village.

The economic benefit to the region is the protection of the historic Tharwa village as a potential tourist destination in the future.

### **Assessment Criterion 2: The extent to which the project addresses disadvantage in the region**

#### Non-potable water supply for the village

The existing non-potable water supply infrastructure in Tharwa village is aged, insufficient for its purpose and does not meet statutory requirements, including AS2419.1 Fire Hydrant Installations for effective fire response and ACT F&R fire fighting standards. As a consequence ACT Fire and Rescue (ACTF&R) and Rural Fire Service (RFS) have limited capacity to defend structural fires and grass fires within the village.

The ACT Government commissioned a study in January 2013 to review existing infrastructure and associated utilities capacity in the Tharwa village. The review found that the existing water supply system does not provide sufficient water supply to meet the current bushfire fighting or structure fire-fighting operations. A subsequent study in August 2015, The Tharwa Non-Potable Water Supply Options (Attachment B) report investigated non-potable water supply options to address these shortfalls and meet the fire fighting and/or domestic demands for Tharwa village.

Currently water from the Murrumbidgee River is used for non-potable purposes within the Tharwa village - toilet flushing, laundry and gardening, whilst rainwater is used for drinking water. The non-potable water supply is extracted from the river via two pump and pipe networks for domestic use and fire fighting purposes. The system is owned and managed by two separate entities – a local resident and by ACT Parks and Conservation Service, Territory and Municipal Services Directorate (ACTPCS-TaMS).

The privately owned system which services the northern part of the village was constructed in the 1950’s and is managed by a local Tharwa resident. This system provides non-potable water for the

## National Stronger Regions Fund – Tharwa Submission

general store, the community hall and some residences in the northern part of the village. The infrastructure is unreliable, difficult to maintain and does not allow for monitoring water usage or water quality.

The second system that is owned and managed by ACTPCS-TaMS, services the non-potable water needs for the Tharwa School, public toilet and acts as a back up to the privately owned system. The existing extraction points for both systems are poorly located on the western side of the Murrumbidgee River and the result is an unreliable water supply during a dry year.

The Infrastructure Capacity Study ([Attachment A](#)) identified numerous deficiencies in both existing pumping systems. For the system currently privately managed by the local resident, these include:

- the storage tank is located on privately leased land;
- the pump system and tank have reached the end of their useful life requiring frequent maintenance;
- the inadequate monitoring system of water usage;
- the system does not provide fire-fighting water supplies;
- the water supply is interrupted from time to time when the river is too high, too low or too silty to pump; and
- the pump is connected to low voltage power supply with no backup.

For the system currently owned by ACTPSC-TaMS these include:

- inadequate fire fighting supply for bushfire and structural fire fighting operations;
- unknown condition of the underground network; and
- the pump is connected to low voltage power supply with no backup.

A subsequent study was undertaken by the ACT Government to investigate non-potable water supply options to address these shortfalls and meet the fire fighting and/or domestic demands for Tharwa village and the historic Cuppacumbalong Homestead Precinct. The Tharwa Non-Potable Water Supply Options report ([Attachment B](#)) was finalised in August 2015.

The subsequent study investigated three options for the provision of non-potable water supply to the Tharwa village (including Cuppacumbalong) for:

- Fire fighting supply only;
- Domestic supply to residents only; and
- Fire fighting supply and domestic supply to residents.

The study considered upgrades to existing infrastructure or providing new infrastructure, the capital infrastructure costs involved, the provision of water from the Murrumbidgee River or groundwater bore, and management and maintenance cost estimates.

The study findings indicated that the costs of providing reticulated non-potable water supply services are also prohibitive. Discussions with the ACT Emergency Services Agency (ESA) agreed that a more cost-effective and pragmatic solution could be found, given the small scale of development and proximity to south Tuggeranong. Currently the ACT Fire and Rescue (ACTF&R) and Rural Fire Service (RFS) have limited capacity to defend structural fires and grass fires within the village.

## National Stronger Regions Fund – Tharwa Submission

A new pump, new rising main and new tank/s delivering a static non-potable water supply for fire fighting is the preferred solution. Opportunities for the existing privately-operated domestic supply network to connect to this system could also be explored, through further investigation of licensing, metering, operation, management and user charges.

### The threat of fire

In conjunction with the initial infrastructure study the ACT Government commissioned a Bushfire Risk Assessment ([Attachment C](#)) to undertake a study into the bushfire risk to the existing development within the Tharwa Village.

The purpose of the study was to identify the existing bushfire protection measures which are in place, including the provision of Asset Protection Zones, access and water supplies for fire-fighting operations and to determine the adequacy of these measures and then provide recommendations on measures which should be implemented to address the deficiencies in the protection of the Tharwa village against future bushfires.

The study investigated two elements of risk – likelihood which is described as the chances of a bushfire occurring, and consequence, the impact of the bushfire when it occurs. The report provided an outline of a range of factors influencing bushfire risk and identifies the broad strategies to manage the risk.

The Bushfire Risk Assessment study found that the level of risk to the existing Tharwa village from severe/catastrophic bushfires approaching from the northwest, west and southwest, being the predominant fire paths likely to impact on the Village. The study recommended measures required to be introduced to improve the safety of the village against the risk of bushfire that included:

- The creation and management of formal Asset Protection Zones to the Village;
- including arrangements with the adjoining Lessees / Government Departments;
- on the provision and maintenance of the Outer Asset Protection Zones;
- Access provisions for fire-fighting operations including the establishment of ‘perimeter’ fire access trails to the northwest and south west of the Village;
- **An upgrade of the existing fire-fighting water supply;**
- Construction standards for new buildings and for modifications to existing buildings; and
- Evacuation planning.

The study identified and concluded that Tharwa is an isolated rural village which was exposed to catastrophic bushfire events in the 2003 Canberra Bushfires. The study identified that the existing water supply available for bushfire and structural (asset) fire-fighting is inadequate and that the Strategic Bushfire Management Plans’ reliance on the hazard and risk being mitigated through land management practices (grazing) on adjacent leased and Government lands does not address the level of risk to the village and its occupants. The report recommended an urgent upgrade of the fire-fighting water supply to the village and implementation and ongoing maintenance of fire protection zones and access trails on adjoining land. It is also important that the residents of the village understand the need to maintain low fuel loads within the village and provide improved protection against ember attack.

Whilst it is recognised that these measures may not reduce the level of risk significantly, due to the historical nature of bushfire risk in the local area, they will improve the protection of the village against future wildfire events.

## National Stronger Regions Fund – Tharwa Submission

### **Assessment Criterion 3: The extent to which the project increases investment and builds partnerships in the region**

Situated on the banks of the Murrumbidgee River and considered by many as ‘the gateway to Namadgi National Park’, the Tharwa village is a small but important tourist destination in the wider Australian Capital Region. The village is also a significant place for Ngunnawal Aboriginal community and for neighbouring nations as a travelling route between the plain and the mountains, as an ideal place to cross the Murrumbidgee River. The village is also the oldest officially recognised European settlement in the ACT, with the historic Cuppacumbalong Homestead a key focal point, continues to provide services for farming and rural leaseholders in the area, contributing to the region’s economic potential.

The bushfire risk assessment, prepared as part of the infrastructure study, identified the Tharwa village as being exposed to an extreme level of risk from a major fire originating in the nearby national parks. The provision of new infrastructure for the reliable supply of non-potable water for fire fighting purposes responds to this risk of community safety through the management of structural and grass fires within the village.

The protection of Tharwa from bushfire threat aligns with the ACT Government’s strategic priorities, including contributing to Gross Territory Product through tourism, protecting and conserving intrinsic links to the region’s Aboriginal and non-Aboriginal cultural heritage for future generations, and providing lifestyle choices of living in a rural village afforded by the region.

The contribution that the Tharwa village makes to the wider Australian Capital Region as a tourist and recreation destination, for its significance to the Aboriginal and rural community is recognised both culturally and economically. For these reasons, the ACT Government supports this proposal with its funding commitment as described in Assessment Criterion 4.

### **Assessment Criterion 4: The extent to which the project and proponent are viable and sustainable**

The provision of a reliable non-potable water supply for fire fighting purposes is considered a priority by the ACT Government due to an ongoing and inherent bushfire threat to the village of Tharwa. The ACT Government has confirmed its commitment to partner 50% of the funding for this project, with the provision for this funding made in the ACT Budget.

This proposal is underpinned by the recommendations of independent specialist engineering consultants Calibre Consulting Pty Ltd (ACT) who are a leading provider of infrastructure and built environment consultancy services across Australasia. They were engaged by the ACT Government in January 2013 to undertake an Infrastructure Capacity Study ([Attachment A](#)) for Tharwa to document the existing infrastructure and associated utilities capacity in the Tharwa village. A Bushfire Risk Assessment study ([Attachment C](#)) was also undertaken as part of this review. A subsequent study was undertaken by the ACT Government to investigate non-potable water supply options to address the shortfalls identified in the first review and meet the fire fighting and/or domestic demands for Tharwa village and the Cuppacumbalong Homestead Precinct. The Tharwa Non-Potable Water Supply Options ([Attachment B](#)) report was finalised in August 2015. The technical findings of these reports form the basis of this proposal.

The initial studies and investigations by Calibre Consulting Pty Ltd will inform the next stage of design development suitable for all required approvals for this project. It is anticipated that the nominated time frame of 12 months from the execution of the funding agreement for pre-construction readiness can be achieved, with all funding agreements in place and provided for.

## National Stronger Regions Fund – Tharwa Submission

Given the scale, scope and nature of the project, the following risks to the successful project delivery and management have been identified:

- the original consultant who undertook the investigation reports is either not available for the next stage of the project delivery, or cannot complete the work within the nominated timeframe. An alternative consultant will need to be identified and engaged and this may result in an extension of time for the design and documentation phases;
- approval timeframes by statutory authorities cannot be guaranteed; and
- unforeseen latent conditions are identified which may delay the completion of the project or consume / exceed the contingency sum allowed.

The ACT Government has a proven track record of managing grant funding for smaller scale infrastructure projects. **EXAMPLE**

## National Stronger Regions Fund – Tharwa Submission

### **Assessment Criterion 1: The extent to which the project contributes to economic growth in the region**

The ACT Government released the ACT Planning Strategy (2012) which calls for strategies to be prepared to retain the function and identity of the ACT's rural villages, including Tharwa, as distinct places rather than a continuation of Canberra's urban area. While urban growth is focused on existing urban areas within the greater city, the lifestyle opportunities afforded by these villages is recognised and supported, providing Canberra's with choice about where they live, be it an urban or suburban environment, a rural village, 'the bush' or on a farm.

The ACT Government recognises the significance of the Tharwa village and its role as one of Canberra's oldest European settlements and the government is committed to the protection of the village's unique historic character and the value it adds in terms of tourism and recreation. The village with its picturesque rural landscape setting is also an important link to Canberra's history and development timeline.

The ACT Government is preparing the Tharwa Village Plan to provide a shared long term vision and planning framework for the enhancement and sustainable growth of Tharwa. It will look at locally-based economic, tourism, recreation and community opportunities for Tharwa's long-term viability and will identify opportunities to enhance the existing open spaces and recreation areas, particularly alongside the natural water course, the Murrumbidgee River. It will aim to improve tourism opportunities in the village, recommend support strategies for development of new businesses and community initiatives and address infrastructure needs for the village.

The Tharwa village is not connected to Canberra's urban potable water supply network. It currently extracts non-potable water supply from the Murrumbidgee River for domestic use and fire fighting purposes. The existing non-potable water supply infrastructure is aged, insufficient and does not meet the minimum standards required in the ACT for fire fighting. Tharwa is a small village with a population of approximately 75 residents and 33 immediate dwellings and the estimated cost of upgrading to a reticulated town water supply system is considered prohibitive given the small scale of the village.

Investigations into the existing infrastructure assessed the service infrastructure provisions including water supply systems. The studies identified that the existing water supply infrastructure requires upgrading or alternative measures need to be investigated and that the water supply for bushfire protection is inadequate. The studies also investigated options for a non-potable water supply infrastructure to meet fire fighting demands for Tharwa. The options included for non-potable water supply for fire fighting supply only, domestic supply to residents only, and a combination of the two.

The infrastructure study findings indicated that the costs of providing a reticulated non-potable water supply services are also prohibitive and subsequently discussions agreed that a more cost-effective and pragmatic solution could be found, given the small scale of development and proximity to south Canberra. An alternative option was investigated to deliver a more cost effective solution with a reduced capital cost that included a new water extraction pump, new rising main and new tanks to deliver a static non-potable water supply for fire fighting as the preferred solution.

The Tharwa village has the potential as a tourist and recreational destination in the future. The village is the oldest officially recognised European settlement within the ACT and is valued for its early rural settlement and picturesque landscape beside the Murrumbidgee River. It retains many of the built elements of its early rural settlement including Cuppacumbalong Homestead, making it a valued retreat from the suburban edge of Canberra.

The development of a Tharwa Village Plan will provide strategic direction to facilitate and activate a locally-based economic future for the village in terms of tourism and recreational opportunities. The

## National Stronger Regions Fund – Tharwa Submission

village plan will recommend potential residential land release, land use updates to align with proposals, promotion of tourism and recreation opportunities, realisation of Tharwa's role as a gateway to existing nearby nature reserves, expanded community activities and small businesses, encourage new uses for existing community facilities, and improving the amenity of open space recreational areas, particularly in the village centre and alongside the Murrumbidgee River.

A Tharwa planning report will also confirm the community values and rural character of Tharwa. The ACT Government has invested in, and continues to provide, community space for economic, social and recreational opportunities within the village. Providing a non-potable water supply for fire fighting purposes will add to community safety and security through the management of structural and grass fire risk in and around the village.

### **Assessment Criterion 2: The extent to which the project addresses disadvantage in the region**

The non-potable water supply is extracted from the river via two pump and pipe networks for domestic use and fire fighting purposes. The system is owned and managed by two separate entities – a local resident and by ACT Parks and Conservation Service, Territory and Municipal Services Directorate (ACTPCS-TaMS).

The privately owned system which services the northern part of the village was constructed in the 1950's and is managed by a local Tharwa resident. This system supplies the general store, the community hall and some residences in the northern part of the village. The infrastructure is unreliable, difficult to maintain and does not allow for monitoring water usage or water quality.

The second system that is owned and managed by ACTPCS-TaMS, services the Tharwa School, public toilet and acts as a back up to the privately owned system. The existing extraction points for both systems are poorly located on the western side of the Murrumbidgee River and the result is an unreliable water supply during a dry year.

The Infrastructure Capacity Study identified numerous deficiencies in both existing pumping systems including storage tanks located on privately leased land, pump systems and tanks have reached the end of their useful life, inadequate monitoring system of water usage, the systems do not provide adequate fire-fighting water supplies, is interrupted from time to time when the river is too high, too low or too silty to pump, unknown underground network and connection to low voltage power supply with no backup.

A subsequent study was undertaken by the ACT Government to investigate non-potable water supply options to address these shortfalls and meet the fire fighting and/or domestic demands for Tharwa village and the historic Cuppacumbalong Homestead Precinct. The Tharwa Non-Potable Water Supply Options report (Attachment B) was finalised in August 2015.

The study investigated three options for the provision of non-potable water supply for Fire fighting supply only, Domestic supply to residents only, and Fire fighting supply and domestic supply to residents. It considered upgrades to existing infrastructure or providing new infrastructure, the capital infrastructure costs involved, the provision of water from the Murrumbidgee River or groundwater bore, and management and maintenance cost estimates.

The study findings indicated that the costs of providing reticulated non-potable water supply services are also prohibitive. Discussions with the ACT Emergency Services Agency (ESA) agreed that a more cost-effective and pragmatic solution could be found, given the small scale of development and proximity to south Tuggeranong. Currently the ACT Fire and Rescue (ACTF&R) and Rural Fire Service (RFS) have limited capacity to defend structural fires and grass fires within the village.

## National Stronger Regions Fund – Tharwa Submission

A new pump, new rising main and new tank/s delivering a static non-potable water supply for fire fighting is the preferred solution. Opportunities for the existing privately-operated domestic supply network to connect to this system could also be explored, through further investigation of licensing, metering, operation, management and user charges.

In conjunction with the initial infrastructure study the ACT Government also commissioned a Bushfire Risk Assessment to undertake a study into the bushfire risk to the existing development within the Tharwa Village. The study identified the existing bushfire protection measures which are in place, including the provision of Asset Protection Zones, access and water supplies for fire-fighting operations and to determine the adequacy of these measures and then provide recommendations on measures which should be implemented to address the deficiencies in the protection of the village against future bushfires.

The study found that the level of risk to the existing Tharwa village from severe/catastrophic bushfires approaching from the northwest, west and southwest, being the predominant fire paths likely to impact on the village. The study recommended a series of measures required to be introduced to improve the safety of the village against the risk of bushfire that included the creation and management of formal Asset Protection Zones to the village and an upgrade of the existing fire-fighting water supply.

The study concluded that Tharwa is an isolated rural village which was exposed to catastrophic bushfire events in the 2003 Canberra Bushfires. The study identified that the existing water supply available for bushfire and structural fire-fighting is inadequate and that the Strategic Bushfire Management Plans' reliance on the hazard and risk being mitigated through land management practices on adjacent lands does not address the level of risk to the village. The report recommended an urgent upgrade of the fire-fighting water supply to the village and implementation and ongoing maintenance of fire protection zones and access trails on adjoining land.

### **Assessment Criterion 3: The extent to which the project increases investment and builds partnerships in the region**

Situated on the banks of the Murrumbidgee River and considered by many as 'the gateway to Namadgi National Park', the Tharwa village is a small but important tourist destination in the wider Australian Capital Region. The village is also a significant place for Ngunnawal Aboriginal community and for neighbouring nations as a travelling route between the plain and the mountains, as an ideal place to cross the Murrumbidgee River. The village is also the oldest officially recognised European settlement in the ACT, with the historic Cuppacumbalong Homestead a key focal point, continues to provide services for farming and rural leaseholders in the area, contributing to the region's economic potential.

The bushfire risk assessment, prepared as part of the infrastructure study, identified the Tharwa village as being exposed to an extreme level of risk from a major fire originating in the nearby national parks. The provision of new infrastructure for the reliable supply of non-potable water for fire fighting purposes responds to this risk of community safety through the management of structural and grass fires within the village.

The protection of Tharwa from bushfire threat aligns with the ACT Government's strategic priorities, including contributing to Gross Territory Product through tourism, protecting and conserving intrinsic links to the region's Aboriginal and non-Aboriginal cultural heritage for future generations, and providing lifestyle choices of living in a rural village afforded by the region.

The contribution that the Tharwa village makes to the wider Australian Capital Region as a tourist and recreation destination, for its significance to the Aboriginal and rural community is recognised

## National Stronger Regions Fund – Tharwa Submission

both culturally and economically. For these reasons, the ACT Government supports this proposal with its funding commitment as described in Assessment Criterion 4.

### **Assessment Criterion 4: The extent to which the project and proponent are viable and sustainable**

The provision of a reliable non-potable water supply for fire fighting purposes is considered a priority by the ACT Government due to an ongoing and inherent bushfire threat to the village of Tharwa. The ACT Government has confirmed its commitment to partner 50% of the funding for this project, with the provision for this funding made in the ACT Budget.

This proposal is underpinned by the recommendations of independent specialist engineering consultants Calibre Consulting Pty Ltd (ACT) who are a leading provider of infrastructure and built environment consultancy services across Australasia. They were engaged by the ACT Government in January 2013 to undertake an Infrastructure Capacity Study ([Attachment A](#)) for Tharwa to document the existing infrastructure and associated utilities capacity in the Tharwa village. A Bushfire Risk Assessment study ([Attachment C](#)) was also undertaken as part of this review. A subsequent study was undertaken by the ACT Government to investigate non-potable water supply options to address the shortfalls identified in the first review and meet the fire fighting and/or domestic demands for Tharwa village and the Cuppacumbalong Homestead Precinct. The Tharwa Non-Potable Water Supply Options ([Attachment B](#)) report was finalised in August 2015. The technical findings of these reports form the basis of this proposal.

The initial studies and investigations by Calibre Consulting Pty Ltd will inform the next stage of design development suitable for all required approvals for this project. It is anticipated that the nominated time frame of 12 months from the execution of the funding agreement for pre-construction readiness can be achieved, with all funding agreements in place and provided for.

Given the scale, scope and nature of the project, the following risks to the successful project delivery and management have been identified:

- the original consultant who undertook the investigation reports is either not available for the next stage of the project delivery, or cannot complete the work within the nominated timeframe. An alternative consultant will need to be identified and engaged and this may result in an extension of time for the design and documentation phases;
- approval timeframes by statutory authorities cannot be guaranteed; and
- unforeseen latent conditions are identified which may delay the completion of the project or consume / exceed the contingency sum allowed.

The ACT Government has a proven track record of managing grant funding for smaller scale infrastructure projects.

---

**From:** Azzopardi, Adam  
**Sent:** Tuesday, 15 March 2016 11:17 AM  
**To:** Jones, Bronwen  
**Cc:** Moore, AlisonM (ACTPLA)  
**Subject:** FW: NSRF3 Application for ACT Chief Minister's Department (NSRF300492) - Application Submission Final [SEC=UNCLASSIFIED]

Hi Bronwen

Please find below confirmation for the NSRF submission.

Can you please file. I have created a specific area in your project file.

Regards

Adam

---

**From:** Department of Infrastructure and Regional Development [mailto:GMSSystem@infrastructure.gov.au]  
**Sent:** Tuesday, 15 March 2016 11:13 AM  
**To:** Azzopardi, Adam  
**Cc:** Azzopardi, Adam; nsrf@infrastructure.gov.au  
**Subject:** NSRF3 Application for ACT Chief Minister's Department (NSRF300492) - Application Submission Final [SEC=UNCLASSIFIED]



**Australian Government**

**Department of Infrastructure and Regional Development**

## NSRF Application for ACT Chief Minister's Department

Dear Adam Azzopardi,

This email was generated within the GMS website. The email provides a copy of the NSRF application correct at the time that the email was generated (11:12 AM on Tuesday 15 Mar 2016).

This application was submitted for NSRF funding at 11:12 AM on Tuesday 15 Mar 2016 11:12 AM by Kathy Leigh.

Kind regards,  
Department of Infrastructure and Regional Development.

This is a system generated email. Do not respond to this email.  
For enquiries please contact the Department's Infoline on 1800 005 494 or email [nsrf@infrastructure.gov.au](mailto:nsrf@infrastructure.gov.au).

---

## **Tab: Before you Begin**

### **About the National Stronger Regions Fund (NSRF)**

## What is the National Stronger Regions Fund?

The National Stronger Regions Fund (NSRF) is a new programme to promote economic development in Australia's regions.

## Who is eligible to apply for NSRF funding?

Eligible organisations must be a legal entity with an Australian Business Number (ABN). They must also be one of the following, either in their own right or on behalf of a consortium:

- a Local Government Authority, or
- a not-for-profit organisation that is not owned by a state or territory government

## The Application Process

- Round Three of NSRF will open on Friday, 15 January 2016 and applications must be submitted by 5:00 PM applicant's local time on Tuesday 15 March 2016. On submission of your application an email will be automatically sent to your organisation's Signatory (as nominated in the GMS Portal) acknowledging receipt of the application.
- The application form should be considered in conjunction with NSRF Guidelines and other programme documentation, which are available from the Department's website [www.infrastructure.gov.au/NSRF](http://www.infrastructure.gov.au/NSRF).
- Applicants are only permitted to submit 2 application(s) per round under NSRF.
- Special characters and formatting should not be copied into GMS Portal text fields from word documents (eg - ', \* , & ).

## Completing the Application Form

- The NSRF application form is divided into tabs that sit in a row near the top of your screen. Each tab relates to a different aspect of the application. You must complete the 'Before you Begin' and 'Checklist' tabs before you can access the remaining tabs.
- It is recommended that you read through this document before you begin answering questions from the 'Applicant Information' tab onwards. You can only jump (or skip) tabs once all tabs have been opened.
- To be eligible for NSRF funding, applicants are required to submit a completed application form and provide all required documents via the online form process, unless alternative arrangements have been agreed by the Department.
- Applicants must complete all mandatory questions within the application to be considered for NSRF funding. All questions are mandatory unless otherwise stated.
- **Please note, funding will not be provided for activities commenced prior to announcement of the funding decision. Financial commitments entered into before announcement and before a grant agreement has been executed with the Department are done so at the risk of the Grant Recipient.**

## Uploading Documents

- It is a system requirement that documents uploaded as part of this application are less than 15MB each and have a file name of less than 45 characters, including spaces and the file extension (for example, '.docx' or '.pdf').
- It is recommended that document sizes be kept to a minimum to reduce upload times. Applicants using a slow internet connection may experience a slow document upload speed.
- Succinct documents are preferred, and documentation should be commensurate with the size of the project.

- For advice on uploading documents (such as naming conventions and reducing the size of documents) please refer to the User Guide.

## **Disclosure of Information**

- In the process of assessing your application, information in this form may be provided to relevant third parties (such as state/territory government agencies, organisations and individuals), including those you identify in your application.
- Information relating to individuals will be protected under the *Privacy Act 1988*. Requests for access to such information, where not agreed to by proponents, will be dealt with under the provisions of the *Freedom of Information Act 1982*.

## **Submitting the Application**

- Applications are to be submitted online through the GMS Portal. For more information on how to complete this process, please refer to the User Guide.
- Applications can only be submitted once the applicant organisation's Signatory has completed the 'Legal Authorisation' tab, which includes the Legal Authorisation and Declaration of Conflict of Interest. Once the 'Legal Authorisation' tab has been completed all previous tabs will be locked. To submit the application, the Signatory must press the 'Submit' button on the 'Submit' tab.
- If you are experiencing any difficulties or have questions regarding the submission of your application, please email the NSRF mailbox at [nsrf@infrastructure.gov.au](mailto:nsrf@infrastructure.gov.au).

## **Cancelling or Withdrawing the Application**

- Un-submitted applications can be cancelled by applicants within the GMS Portal by selecting the 'Cancel Application' button. This will also leave an archived version of your application in your list of NSRF applications. The person that cancels the application will receive confirmation of the cancellation via email. Cancelled applications can be reactivated as long as no active NSRF applications exist for your organisation in the GMS Portal. For further information please see supporting documents on the Department's website.
- To withdraw a submitted application your organisation's Signatory must provide a written request to the Department via email to [nsrf@infrastructure.gov.au](mailto:nsrf@infrastructure.gov.au). Please allow three working days for the Department to process withdrawals. New applications cannot be commenced or submitted until the withdrawal process has been completed by the Department. The Signatory will receive confirmation of the withdrawal via email.

## **Further Enquiries**

- If you have any GMS Portal technical enquiries, please contact the Helpdesk on 1800 005 494 or email [GMSHelpdesk@infrastructure.gov.au](mailto:GMSHelpdesk@infrastructure.gov.au). General NSRF programme enquiries should be sent to [nsrf@infrastructure.gov.au](mailto:nsrf@infrastructure.gov.au).

## **Acknowledgement**

**Acknowledgement on behalf of ACT Chief Minister's Department that the information above has been read and is understood has been submitted on 10 March 2016 04:23 PM by Adam Azzopardi.**

---

## **Tab: Checklist**

### **National Stronger Regions Fund - CHECKLIST**

## 1. RDA assistance check

[Regional Development Australia \(RDA\) Committees'](#) are available to provide assistance to applicants.

Did you consult with your local RDA Committee regarding this application? Yes

## 2. Eligibility check

These questions will help you determine whether your application will be eligible for funding under the NSRF.

**Before proceeding, confirm that you meet each of the following eligibility criteria by ticking all checkboxes.**

- (Confirmed) be an eligible applicant (see 4.2 and 4.3 of the NSRF Round 2 Guidelines);
- (Confirmed) be for an eligible project (see 4.4 and 4.5 of the NSRF Round 2 Guidelines);
- (Confirmed) seek a grant of at least \$20,000 and up to a maximum of \$10 million;
- (Confirmed) contribute partner funding to match the NSRF grant in cash on at least a dollar for dollar basis. Applicants classified as remote and very remote must contribute at least one dollar for every three dollars of NSRF grant funding sought;
- (Confirmed) confirm all partner funding;
- (Confirmed) complete the NSRF funded component of the project on or before 31 December 2019;
- (Confirmed) deliver an economic benefit to the region beyond the period of construction; and
- (Confirmed) submit a completed application.

---

## **Tab: Applicant Information/Applicant Details**

### **Applicant Details**

**Note: If the pre-populated details below are not correctly recorded ask your organisation's GMS Portal Administrator to update the 'Organisation Details' and 'Manage User' pages within the GMS Portal.**

#### **Legal Name of the Applicant**

ACT Chief Minister's Department

#### **Australian Business Number of Applicant**

21 869 198 926

#### **Applicant Type**

Local Government Authority

**If you are a not-for-profit organisation, please upload Evidence of Constitutional documents / Articles of Association that demonstrate the not-for-profit character of the organisation and/or Current Australian Charities and Not-for-profits Commission's (ACNC) Registration (Mandatory) at the Question 33 Document Dropbox.**

### **3. Are you a remote or very remote applicant as specified at Attachment B of the NSRF Round 3 Guidelines?**

No

## If you answered yes please specify your State and Remote location

State  
Location

### Physical Address of the Applicant

Street Address Line 1	Level 4 (South), Canberra Nara Centre
Street Address Line 2	1 Constitution Ave
Suburb/Town	Canberra City
State/Territory	Australian Capital Territory
Postcode	2601
Organisational Email Address	<a href="mailto:sara.burns@act.gov.au">sara.burns@act.gov.au</a>
Website	

### Post Address of the Applicant

Street Address Line 1	GPO Box 158
Street Address Line 2	
Suburb/Town	CANBERRA
State/Territory	Australian Capital Territory
Postcode	2601

## 4. Contact Person within the Applicant organisation regarding the Project (for example, the Project Manager)

Mr Adam Azzopardi

**Note:** this person must be a User of the GMS Portal. Your organisation's GMS Portal Administrator may add a new User, by going to the Manage Users page.

Please provide additional details of Contact Person (for example, relationship to the project, professional memberships, qualifications etc).

Project Manager

## Application Signatory for your organisation (the Chief Executive Officer, General Manager or equivalent)

Ms Kathy Leigh

**Note:** if the pre-populated details above are not correctly recorded in the GMS Portal, ask your organisation's GMS Portal Administrator to update the Signatory on the Manage Users page.

## Tab: Applicant Information/Consortium Details

### Consortium Details

#### 5. Are you applying as:

- A sole applicant

## **Tab: Project Information/General Details**

### **6. Project Title**

Project definition - the component for which funding is being sought in this application

Project Title example: Begin your title with Upgrade, Enhancement, Extension, Redevelopment or Construction of, to reflect your project activity.

For example: Upgrade the Regional Airport at Smalltown (using the preferred format of activity – infrastructure – location as per this example)

Please provide a Project Title Maximum 50 characters

Tharwa Village Non-Potable Water Supply

### **7. Brief Description of the Project Outcome.**

Outcome definition - what the project expects to achieve through implementation.

For example: The outcome of this project is to redevelop the Airport to increase visitor numbers and facilitate trade.

Please provide a brief overview description of the Project outcome, to be used in media releases, launches and other promotion documents. Maximum 700 characters.

This application is for the provision of new infrastructure for the supply of non-potable water for the purpose of fire fighting in the Tharwa village, which includes the Cuppacumbalong Homestead, the Artisan area and Outward Bound.

### **8. Output(s) of the Project.**

Output(s) definition - the individual items delivered on completion of the project.

For example: The outputs for the project consist of:

- Airport building
- 1km extension to runway
- 25 new runway lights and associated electrical upgrades
- Carpark
- Terminal apron

Please describe the Output(s) of the Project Maximum 1500 characters

The scope of work is for the provision of non-potable water supply infrastructure including a new pump, new rising main and new tank/s to deliver a static non-potable water supply for fire fighting purposes. The scope of works includes concept design, Development Approvals, detail design and documentation, project management, and coordination with other consultants and contractors, community consultation, supervision, operational costs (labour) or works by service authorities (e.g. TaMS), and PCW management fee. Geotechnical investigations, survey, potholing services and tree assessment are included.

### **9. Please provide the following dates.**

**Note: The NSRF Project must be completed by 31 December 2019 and funding will not extend beyond the 2019-20 Financial Year**

Estimated or actual construction start date of the Project that NSRF funding will be used for	15 Jan 2017
Estimated or actual construction finish date of the Project	31 May 2017

**10. Please provide estimates of the full-time equivalent employment (FTE) numbers generated as a result of the Project (Note: The figures entered here should be consistent with your application and evidence).**

FTE during construction	10
FTE post construction	2

**11. Please indicate the current stage of development in relation to the progress of your Project.**

The project is in early development: designs are being sought/in development and costings are being sought or are initial estimates.

---

## **Tab: Project Information/Licences or Approvals**

### **Project Licences or Approvals**

**12. Does the project require any licenses or approvals before it can commence (i.e. Cultural Heritage, Native Title, Development Approvals, Rezoning, Environmental Impact Statement, Local Environmental Plan etc).**

- Yes: Please give details below - if approvals are required and have not been sought, applicant must provide a date when they will apply and when they expected the approval to be given.

Note: All approvals required to commence the project will need to be finalised within six months of signing a Funding Agreement.

Name of Permit	Licence/Approval Type	Current Status of Approval	Expected Issue Date	If issued, expiry date	Issuing Authority Name	Approval Comments
ACTPLA Development Application	Building Approval	To Be Sought in Future	01 Dec 2016	01 Dec 2018	ACT Planning and Land Authority	ACTPLA Development Application is a standard procedure for this type of work in the ACT. The ACTPLA development application covers impact on adjoining areas with referral to the relevant agencies together with heritage and environmental approvals. No issues are foreseen in obtaining ACTPLA development consent for the project.
Heritage Inspection	Heritage Approval	To Be Sought in Future	05 Dec 2016	10 Dec 2018	ACT Heritage Council	The heritage inspection outcomes will determine the need for heritage approval. If require, to be sought under Section 76 of the Heritage Act 2004.

---

## **Tab: Project Information/Programme of Works**

### **Programme of Works**

### 13. Is this project part of a larger programme of works?

- No

## **Tab: Project Information/Project Location**

### Project Location

#### 14. Is your Project in a remote or very remote location?

No

#### If you answered yes please specify your State and Remote location

State  
Location

#### 15. What is the physical address of the Project you are applying for?

Please upload location details in the table below. If the Project is across multiple sites please upload the details of these additional locations after completing details of the Primary Project Location.

**Note:** Nominating a single Primary Project Location is required for Departmental reporting purposes. If your project has multiple locations it is recommended the central point is made the Primary Project Location.

Latitude and Longitude digital values can be obtained from Google maps (<https://www.google.com.au/maps>) and right clicking on the location, selecting 'What's here'. The latitude and longitude will then be given at the top of the screen e.g Latitude: -35.308333 and Longitude: 149.124265 (digital format only to 6 decimal places).

Location Name	Latitude	Longitude	Type	Address	LGA Area	Electorate
Primary Project Location	-35.509312	149.071071	Single location	Tharwa Rural Village Naas Road Tharwa act. 2620	ACT Chief Minister's Department	Canberra

**For each location please attach a satellite image or map that shows the geographic location(s) of the Project in the Document Dropbox at Question 33 as an Other document.**

**Note:** the Department will not accept hyperlinks to websites.

## **Tab: Project Information/Impacts on Project**

### Impacts on Project

#### 16. Is the commencement of the Project dependent on the completion of any other works?

- No

## Tab: Project Financials

### Project Funding

These fields are automatically formatted for currency figures. Please enter the figures without using \$ signs or commas.

**17. What is the total cost of the Project excluding in-kind contributions (GST exclusive)? Please round to the nearest whole dollar amount (no cents) without including \$ signs, commas, spaces or other special characters.**

\$1,391,348

**19. How much NSRF funding are you applying for (GST exclusive)? Please round to the nearest whole dollar amount (no cents) without including \$ signs, commas, spaces or other special characters.**

\$695,674

**Note:** On the next tab (Partner Funding) define all project contributions at Q21 except the requested NSRF amount at Q19. See next tab for further information.

**20. Please add budget items amounts for the project by selecting 'Add budget line item'.**

**Note:** Please round to the nearest whole dollar amount (no cents) without including \$ signs, commas, spaces or other special characters. After filling in budget item details select 'Update' and then 'Save'. The budget item will then be displayed in a budget table and additional budget items can be added by selecting 'Add budget line item'. The budget line items should provide details about the Outputs specified at Question 6.

Category	Description of Use	Estimated Commencement Date	Estimated Completion Date	Partner funding (GST Exclusive)	NSRF funding (GST Exclusive)	Budget Line Item Total (GST Exclusive)
Consultants/contractors	Concept and detail design and documentation, Development Approvals, project management and coordination with contractors, community consultation, supervision, operational costs or works by service authorities, and PCW management fee. Geotechnical investigations, potholing services, tree assessment.	01 Aug 2016	30 Dec 2016	\$125,000	\$125,000	\$250,000
Construction/fit-out	• The cost estimate for Capital Works (Provision of Non-Potable Fire Fighting Water Supply - Rising Main & Intake Only) is as provided by Calibre Consulting Pty Ltd in its Bill of Quantities (BoQ).	15 Jan 2017	31 May 2017	\$570,674	\$570,674	\$1,141,348
<b>Total Value of Budget Line Items</b>				<b>\$695,674</b>	<b>\$695,674</b>	<b>\$1,391,348</b>

## **Tab: Project Financials/Partner Funding**

### **Partner Funding**

21. Please provide Partner Funding details including in-kind. Please round to the nearest whole dollar amount (no cents) without including \$ signs, commas, spaces or other special characters.

Funding Partner Name	Funding Partner Type	Type of Contribution	Value of Contribution(GST Exclusive)	Status of Contribution
ACT Government	Local government	Cash	\$695,674	Confirmed
<b>Total for Cash Contribution only</b>			<b>\$695,674</b>	
<b>Total for in-kind Contribution only</b>			<b>\$0</b>	
<b>Total Value of Contribution total</b>			<b>\$695,674</b>	

**Note: Partner Funding is defined as all contributions except the requested NSRF funding amount at Question 19. It is an eligibility requirement that you provide evidence that all Partner Funding is confirmed.**

The Partner Funding cash amount must be equal to or greater than the requested NSRF cash amount at Question 19 if you and your Project are NOT in a remote or very remote location.

If you and your project are in a remote or very remote location, as you nominated at Question 3 and Question 14 then you must contribute at least one dollar for every three dollars of NSRF grant funding sought.

Upload evidence (cash and in-kind) of Partner Funding in the Document Dropbox at Question 33 for each Funding Partner listed in Partner Funding Table including applicant contributions. This is a mandatory requirement and is outlined in the NSRF Guidelines. Separate evidence of Partner Funding is not required if the applicant is making an 'Own Contribution'.

Evidence to confirm in-kind contributions should include the amount of the contribution with details of how this value was derived.

## **Tab: Project Financials/Experience**

### **Project Experience**

## 22. Have you previously undertaken projects of a similar size or scale to the Project in this application?

- No.

**Note:** Not For Profits must upload the following documents to the Document Dropbox at Question 33:

- Audited Financial Statements for two of the three most recent consecutive years signed by a qualified auditor; and one or more of the following;
- Current Australian Charities and Not-for-profits Commission's (ACNC) Registration; and/or
- Constitutional documents and/or Articles of Association that demonstrate the not-for-profit character of the organisation.

## **Tab: Project Financials/Project Delivery**

### **Project Delivery**

#### **23. Do you have contingency arrangements in place to cover any cost overruns or any of your funding partners fail to make their contribution?**

- Yes - please give evidence of contingency in the Document Dropdox at question 33.

If yes, please provide details of contingency arrangements. Maximum 1500 characters.

The contingency sum allowance is 30% of the Cost Estimate for Capital Works. Contingency Sum - \$263,388.00 (excl. GST) Inclusions – cost risks on site conditions, engineering design issues, accuracy of data, change of standard / redesign, community/stakeholders. Exclusions – impact from weather, political issues, environmental and heritage issues, land and property issues.

#### **24. Have the cost estimates for the Project been independently assessed?**

- Yes - please upload evidence of the assessment, including details of the organisation that assessed your cost estimates in the Document Dropdox at Question 33.

**If yes, please provide details of the organisation that assessed your cost estimates.**

Name of organisation that assessed your cost estimates	Calibre Consulting (ACT) Pty Ltd
Date of Assessment	03 Nov 2015
Outcome of Assesment.	The cost estimate advice for capital works provided by Calibre Consulting included: River intake / extraction Pump station 5L/s @ 49m head Rising main 225mm diameter A new 380kL storage tank The cost estimate excluded water treatment and decommissioning of the existing infrastructure (i.e. tank, pipe and pump station).

#### **25. Have the ongoing costs for which you will be responsible once the Project is completed (such as operational costs, maintenance, public liability and employment) been budgeted for?**

*Note: NSRF funding cannot be used for ongoing costs.*

- Yes, please upload evidence in the Document Dropbox at Question 33. Evidence requirements vary according to the size of the project and the size of the NSRF funding being sought. Please refer to the NSRF Guidelines.

**26. Has anyone involved in managing the Project been bankrupt or convicted of fraudulent or criminal activities?**

- No

**27. In the past two years has the Applicant (or a consortium member, if applicable) been involved in any legal proceedings that will impact on the Project?**

- No

## **Tab: Project Financials/Applicant Financials**

### **Applicant Financials**

**28. Please provide a summary of the Applicant's financial details for two of the three most recent consecutive financial years in the table below. Please round to the nearest whole dollar amount (no cents) without including \$ signs, commas, spaces or other special characters.**

**Upload the Applicant's audited financial statements in the Document Dropbox at Question 33. The statements must include the auditor's statement and signature.**

***Note: Ensure that the figures are accurately transcribed into the table below and match the mandatory documents uploaded at Question 33.***

<b>Financial Year</b>	<b>2014/2015</b>	<b>2013/2014</b>
<b>Revenue</b>	\$73,269,000	\$80,594,000
<b>Expenses</b>	\$112,997,000	\$81,582,000
<b>Total Assets</b>	\$24,371,000	\$61,339,000
<b>Current Assets</b>	\$11,196,000	\$11,797,000
<b>Total Liabilities</b>	\$14,131,000	\$18,819,000
<b>Current Liabilities</b>	\$13,597,000	\$16,866,000
<b>Cash or Equivalent on-hand</b>	\$7,575,000	\$5,741,000

## **Tab: Assessment Criteria**

### **Assessment Criteria**

Your application will be appraised against the following Assessment Criteria.

Applicants are advised to present a strong case against each of the Assessment Criteria, with all claims supported by evidence and to note the following:

- Make sure you press the 'Save' button regularly to prevent the online application form access timing out as this will result in unsaved work being lost.
- If you intend to save responses in a word document and then copy across to the GMS Portal it is important to ensure plain text is only transferred because word document formatting may cut words off when information is pasted into the GMS Portal;
- Responses to the Assessment Criteria must be completed in the application form;
- Responses to the Assessment Criteria must be concise and are limited to 5000 characters (including spaces) per Assessment Criterion field;
- Any response to the Assessment Criteria beyond 5000 characters (including spaces) will not be recorded; and
- Supporting documentation at Question 33 should provide evidence in support of the claims against each Assessment Criteria rather than expand on your response to the Assessment Criteria and be uploaded under 'Other document'.

## **29. Assessment Criterion 1: the extent to which the Project contributes to economic growth in the region**

The ACT Government released the ACT Planning Strategy (2012) which calls for strategies to be prepared to retain the function and identity of the ACT's rural villages, including Tharwa, as distinct places rather than a continuation of Canberra's urban area. While urban growth is focused on existing urban areas within the greater city, the lifestyle opportunities afforded by these villages is recognised and supported, providing Canberra's with choice about where they live, be it an urban or suburban environment, a rural village, 'the bush' or on a farm. The ACT Government recognises the significance of the Tharwa village and its role as one of Canberra's oldest European settlements and the government is committed to the protection of the village's unique historic character and the value it adds in terms of tourism and recreation. The village with its picturesque rural landscape setting is also an important link to Canberra's history and development timeline. The ACT Government is preparing the Tharwa Village Plan to provide a shared long term vision and planning framework for the enhancement and sustainable growth of Tharwa. It will look at locally-based economic, tourism, recreation and community opportunities for Tharwa's long-term viability and will identify opportunities to enhance the existing open spaces and recreation areas, particularly alongside the natural water course, the Murrumbidgee River. It will aim to improve tourism opportunities in the village, recommend support strategies for development of new businesses and community initiatives and address infrastructure needs for the village. The Tharwa village is not connected to Canberra's urban potable water supply network. It currently extracts non-potable water supply from the Murrumbidgee River for domestic use and fire fighting purposes. The existing non-potable water supply infrastructure is aged, insufficient and does not meet the minimum standards required in the ACT for fire fighting. Tharwa is a small village with a population of approximately 75 residents and 33 immediate dwellings and the estimated cost of upgrading to a reticulated town water supply system is considered prohibitive given the small scale of the village. Investigations into the existing infrastructure assessed the service infrastructure provisions including water supply systems. The studies identified that the existing water supply infrastructure requires upgrading or alternative measures need to be investigated and that the water supply for bushfire protection is inadequate. The studies also investigated options for a non-potable water supply infrastructure to meet fire fighting demands for Tharwa. The options included for non-potable water supply for fire fighting supply only, domestic supply to residents only, and a combination of the two. The infrastructure study findings indicated that the costs of providing a reticulated non-potable water supply services are also prohibitive and subsequently discussions agreed that a more cost-effective and pragmatic solution could be found, given the small scale of development and proximity to south Canberra. An alternative option was investigated to deliver a more cost effective solution with a reduced capital cost that included a new water extraction pump, new rising main and new tanks to deliver a static non-potable water supply for fire fighting as the preferred solution. The Tharwa village has the potential as a tourist and recreational destination in the future. The village is the oldest officially recognised European settlement within the ACT and is valued for its early rural settlement and picturesque landscape beside the Murrumbidgee River. It retains many of the built elements of its early rural settlement including Cuppacumbalong Homestead, making it a valued retreat from the suburban edge of Canberra. The development of a Tharwa Village Plan will provide strategic direction to facilitate and activate a locally-based economic future for the village in terms of tourism and recreational opportunities. The village plan will recommend potential residential land release, land use updates to align with proposals, promotion of tourism and recreation opportunities, realisation of Tharwa's role as a gateway to existing nearby nature reserves, expanded community activities and small businesses, encourage new uses for existing community facilities, and improving the amenity of open space recreational areas, particularly in the village centre and alongside the Murrumbidgee River. A Tharwa planning report will also confirm the community values and rural character of Tharwa. The ACT Government has invested in, and continues to provide, community space for economic, social and recreational opportunities within the village. Providing a non-potable water supply for fire fighting purposes will add to community safety and security through the management of structural and grass fire risk in and around the village.

### **30. Assessment Criterion 2: the extent to which the Project supports or addresses disadvantage in a region**

The non-potable water supply is extracted from the river via two pump and pipe networks for domestic use and fire fighting purposes. The system is owned and managed by two separate entities – a local resident and by ACT Parks and Conservation Service, Territory and Municipal Services Directorate (ACTPCS-TaMS). The privately owned system which services the northern part of the village was constructed in the 1950's and is managed by a local Tharwa resident. This system supplies the general store, the community hall and some residences in the northern part of the village. The infrastructure is unreliable, difficult to maintain and does not allow for monitoring water usage or water quality. The second system that is owned and managed by ACTPCS-TaMS, services the Tharwa School, public toilet and acts as a back up to the privately owned system. The existing extraction points for both systems are poorly located on the western side of the Murrumbidgee River and the result is an unreliable water supply during a dry year. The Infrastructure Capacity Study identified numerous deficiencies in both existing pumping systems including storage tanks located on privately leased land, pump systems and tanks have reached the end of their useful life, inadequate monitoring system of water usage, the systems do not provide adequate fire-fighting water supplies, is interrupted from time to time when the river is too high, too low or too silty to pump, unknown underground network and connection to low voltage power supply with no backup. A subsequent study was undertaken by the ACT Government to investigate non-potable water supply options to address these shortfalls and meet the fire fighting and/or domestic demands for Tharwa village and the historic Cuppacumbalong Homestead Precinct. The Tharwa Non-Potable Water Supply Options report (Attachment B) was finalised in August 2015. The study investigated three options for the provision of non-potable water supply for Fire fighting supply only, Domestic supply to residents only, and Fire fighting supply and domestic supply to residents. It considered upgrades to existing infrastructure or providing new infrastructure, the capital infrastructure costs involved, the provision of water from the Murrumbidgee River or groundwater bore, and management and maintenance cost estimates. The study findings indicated that the costs of providing reticulated non-potable water supply services are also prohibitive. Discussions with the ACT Emergency Services Agency (ESA) agreed that a more cost-effective and pragmatic solution could be found, given the small scale of development and proximity to south Tuggeranong. Currently the ACT Fire and Rescue (ACTF&R) and Rural Fire Service (RFS) have limited capacity to defend structural fires and grass fires within the village. A new pump, new rising main and new tank/s delivering a static non-potable water supply for fire fighting is the preferred solution. Opportunities for the existing privately-operated domestic supply network to connect to this system could also be explored, through further investigation of licensing, metering, operation, management and user charges. In conjunction with the initial infrastructure study the ACT Government also commissioned a Bushfire Risk Assessment to undertake a study into the bushfire risk to the existing development within the Tharwa Village. The study identified the existing bushfire protection measures which are in place, including the provision of Asset Protection Zones, access and water supplies for fire-fighting operations and to determine the adequacy of these measures and then provide recommendations on measures which should be implemented to address the deficiencies in the protection of the village against future bushfires. The study found that the level of risk to the existing Tharwa village from severe/catastrophic bushfires approaching from the northwest, west and southwest, being the predominant fire paths likely to impact on the village. The study recommended a series of measures required to be introduced to improve the safety of the village against the risk of bushfire that included the creation and management of formal Asset Protection Zones to the village and an upgrade of the existing fire-fighting water supply. The study concluded that Tharwa is an isolated rural village which was exposed to catastrophic bushfire events in the 2003 Canberra Bushfires. The study identified that the existing water supply available for bushfire and structural fire-fighting is inadequate and that the Strategic Bushfire Management Plans' reliance on the hazard and risk being mitigated through land management practices on adjacent lands does not address the level of risk to the village. The report recommended an urgent upgrade of the fire-fighting water supply to the village and implementation and ongoing maintenance of fire protection zones and access trails on adjoining land.

### **31. Assessment Criterion 3: the extent to which the Project increases investment and builds partnerships in the region**

Situated on the banks of the Murrumbidgee River and considered by many as 'the gateway to Namadgi National Park', the Tharwa village is a small but important tourist destination in the wider Australian Capital Region. The village is also a significant place for Ngunnawal Aboriginal community and for neighbouring nations as a travelling route between the plain and the mountains, as an ideal place to cross the Murrumbidgee River. The village is also the oldest officially recognised European settlement in the ACT, with the historic Cuppacumbalong Homestead a key focal point, continues to provide services for farming and rural leaseholders in the area, contributing to the region's economic potential. The bushfire risk assessment, prepared as part of the infrastructure study, identified the Tharwa village as being exposed to an extreme level of risk from a major fire originating in the nearby national parks. The provision of new infrastructure for the reliable supply of non-potable water for fire fighting purposes responds to this risk of community safety through the management of structural and grass fires within the village. The protection of Tharwa from bushfire threat aligns with the ACT Government's strategic priorities, including contributing to Gross Territory Product through tourism, protecting and conserving intrinsic links to the region's Aboriginal and non-Aboriginal cultural heritage for future generations, and providing lifestyle choices of living in a rural village afforded by the region. The contribution that the Tharwa village makes to the wider Australian Capital Region as a tourist and recreation destination, for its significance to the Aboriginal and rural community is recognised both culturally and economically.

For these reasons, the ACT Government supports this proposal with its funding commitment as described in Assessment Criterion 4.

## 32. Assessment Criterion 4: the extent to which the Project and Applicant are viable and sustainable

The provision of a reliable non-potable water supply for fire fighting purposes is considered a priority by the ACT Government due to an ongoing and inherent bushfire threat to the village of Tharwa. The ACT Government has confirmed its commitment to partner 50% of the funding for this project, with the provision for this funding made in the ACT Budget. This proposal is underpinned by the recommendations of independent specialist engineering consultants Calibre Consulting Pty Ltd (ACT) who are a leading provider of infrastructure and built environment consultancy services across Australasia. They were engaged by the ACT Government in January 2013 to undertake an Infrastructure Capacity Study (Attachment A) for Tharwa to document the existing infrastructure and associated utilities capacity in the Tharwa village. A Bushfire Risk Assessment study (Attachment C) was also undertaken as part of this review. A subsequent study was undertaken by the ACT Government to investigate non-potable water supply options to address the shortfalls identified in the first review and meet the fire fighting and/or domestic demands for Tharwa village and the Cuppacumbalong Homestead Precinct. The Tharwa Non-Potable Water Supply Options (Attachment B) report was finalised in August 2015. The technical findings of these reports form the basis of this proposal. The initial studies and investigations by Calibre Consulting Pty Ltd will inform the next stage of design development suitable for all required approvals for this project. It is anticipated that the nominated time frame of 12 months from the execution of the funding agreement for pre-construction readiness can be achieved, with all funding agreements in place and provided for. Given the scale, scope and nature of the project, the following risks to the successful project delivery and management have been identified: •the original consultant who undertook the investigation reports is either not available for the next stage of the project delivery, or cannot complete the work within the nominated timeframe. An alternative consultant will need to be identified and engaged and this may result in an extension of time for the design and documentation phases; •approval timeframes by statutory authorities cannot be guaranteed; and •unforeseen latent conditions are identified which may delay the completion of the project or consume / exceed the contingency sum allowed. The ACT Government has a proven track record of managing grant funding for smaller scale infrastructure projects.

---

## Tab: Documents Dropbox

### Documents Dropbox

#### 33. Please upload all required supporting and other documents:

- If you are a Not For Profit organisation please provide your constitution or other governance documents to assist the Department to confirm your Not For Profit status.
- Each document must be under 15 megabytes and have a file name less than 45 characters (including special characters, spaces and the file extension) to be uploaded.
- In addition to the required documents, you may upload a further 20 'Other documents' from the drop down menu to support your application in the Document Dropdox at Question 33.
- If you are a not for profit organisation please provide your constitutional or other governance documents to assist the Department to confirm your not for profit status.
- If you refer to a document in multiple Assessment Criteria only one document should be uploaded.
- All documents will be referred to and considered in the assessment process.
- Documents that are password protected or cannot be accessed will not be considered. Make sure documents are in Word, PDF, GIF, TIF, JPEG or Excel format to ensure they can be opened by the Assessment Centre.
- Documents should be referenced using the naming convention shown below:  
**Hint:** If your application number is NSRF12330 then you would use the following convention for naming a Project Location document - NSRF12330\_Project\_Location.doc

### Documents

Document Type	Document Name
Written Confirmation of all Partner Funding (Cash and in-kind) except own contribution – combined into a single document (Mandatory)	20160308 - ACT Govt Funding Confirmation.pdf

Letter of Support	20160308 - Support Regional Australia.pdf
Business Case	EPD P2 2016-17 Tharwa Business Case.docm
Other document	20150708 - Tharwa Non-Potable Options.pdf
Other document	20130711 - Tharwa Infrastructure Report.pdf
Other document	20160308 - Non-Pot Water Estimate.pdf
Evidence of Disadvantage	20130711 - Bushfire Risk Assessment.pdf
Other document	20130711 - Resident Consult.pdf
Other document	20130711 - Roads Infrastructure.pdf
Other document	20130711 - Stormwater Assessment.pdf

## **Tab: Legal Authorisation**

### **Legal Authorisation**

**Note:** This legal authorisation was completed by *Kathy Leigh* on *15 Mar 2016 11:12 AM*

I  
*Kathy Leigh*

as  
*Other*

of  
*ACT Chief Minister's Department  
GPO Box 158 CANBERRA act. 2601*

Confirm that:

- I am a person authorised to make this declaration on behalf of my organisation.
- The information provided in this form and all appended documents is complete and correct. I understand that information provided in this webform will form the basis of the funding agreement if the application is successful.
- The Department of Infrastructure and Regional Development (the Department), or any third party authorised by the Department, may perform such investigations and procedures as the Department may determine are necessary for the assessment of this application. I confirm that my organisation may be required to provide additional information including access to records requested by the Department or its third party representative/s in order to facilitate the necessary investigations.
- I agree that the Department may arrange for an Independent Viability Assessment (IVA) of my project by an external adviser or consultant to the Department.
- To the best of my knowledge, I have disclosed (A Declaration of Conflict of Interest) all actual, apparent or potential conflicts of interest that would prevent my organisation from proceeding with the proposal outlined in this Application for Funding under the NSRF programme or from entering into a Funding Agreement with the Commonwealth to deliver a project which relates to this Application for Funding under the NSRF programme.

(Confirmed)This acts as my electronic signature.

Kathy Leigh  
Other  
15 March 2016 11:12 AM

## Declaration of Conflict of Interest

Please complete either Part I or Part II of the Declaration of Conflict of Interest.

### Part I – No Known Conflict

I confirm that, at the date of this Application, other than those interests listed below, no conflict exists or is likely to arise that would prevent ACT Chief Minister's Department from proceeding with the proposal outlined in this Application for Funding under the NSRF programme or from entering into a Funding Agreement with the Australian Government to deliver a project which relates to this Application for Funding under the NSRF programme.

If a Conflict arises I agree to:

- notify the Commonwealth in writing immediately;
- make full disclosure of all relevant information relating to the Conflict; and
- to take any steps the Commonwealth reasonably requires to resolve or otherwise deal with the conflict.

(Confirmed)This acts as my electronic signature.

Kathy Leigh  
Other  
Date: 15 March 2016 11:12 AM

### Part II Disclosure of Interests

I disclose the following interests:

I undertake that if at any time I have an actual, apparent or potential conflict of interest, then I will:

(a) immediately notify the Department of Infrastructure and Regional Development in writing of that Conflict and of the steps the ACT Chief Minister's Department propose to take to resolve or otherwise deal with the Conflict;

(b) make full disclosure to the Department of Infrastructure and Regional Development of all relevant information relating to the Conflict; and

(c) take such steps as the Department of Infrastructure and Regional Development may, if they choose to, reasonably require to resolve or otherwise deal with that Conflict.

I understand that if I fail to notify the Department of Infrastructure and Regional Development of any actual, apparent or potential conflicts of interest or am unable or unwilling to resolve or deal with the Conflict as required by the terms noted above, the Department of Infrastructure and Regional Development may seek to terminate any Funding Agreement established in relation to a project which relates to this Request for Information.

Any information disclosed in this form will only be used by the Australian Government for the purposes of assessing Program proposals and will be maintained in accordance with the Privacy Act 1988.

(Un-Confirmed)This acts as my electronic signature.

Kathy Leigh  
Other  
Date: 15 March 2016 11:12 AM

---

**Tab: Submit**

**Submit**

Applications must be submitted using the GMS Portal. If possible, avoid waiting until the last minute to submit your application as high volumes of users can slow the system and may make it difficult for you to complete the submission.

The **NSRF Round Three** application submission period is from **Friday, 15 January 2016 until 5:00 PM applicant's local time on Tuesday 15 March 2016**.

**Late** applications will not be accepted, unless the Department considers there were exceptional circumstances beyond the Applicant's control and will only be accepted following formal advice from the Department. Requests for separate lodgement arrangements should be submitted in writing to [nsrf@infrastructure.gov.au](mailto:nsrf@infrastructure.gov.au) if you are unable to submit on time. The Department's decision will be final.

If you have provided all information required for the application you are ready to submit the form. Once you click the **SUBMIT** button your form will be lodged with the Department. Please consider reviewing your responses before submitting the form.

Note: Ensure all supporting documents are uploaded prior to submission. If you wish to submit documents after submitting your application you must withdraw your application first then commence a new application and add all required documents before submitting again. See details of how to do this below.

### **Withdrawing an Application**

To withdraw a submitted application your organisation's Signatory must provide written notification to the Department via email to [nsrf@infrastructure.gov.au](mailto:nsrf@infrastructure.gov.au). Please allow three working days for the Department to process the withdrawal of an application.

A new application cannot be commenced until the withdrawal process has been completed by the Department.

The Signatory requesting the withdrawal will receive confirmation via email from [nsrf@infrastructure.gov.au](mailto:nsrf@infrastructure.gov.au) when the request has been received and when the withdrawal process has been completed.

The withdrawn application will appear as an archived withdrawn application in the GMS Portal and the Create a new Application button will reappear.

### **Cancelling an Application**

Applications can be cancelled at any time prior to submission. To cancel an application, select the Cancel Application button on the National Stonger Regions Fund – Applications Home page in the GMS Portal. You will then receive an automated email confirming the cancellation of your application.

Withdrawn or cancelled applications are not considered submitted.

## **Your application has been submitted**

We've sent an e-mail to [Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au) confirming lodgement of this application.

Application has been submitted on 15 Mar 2016 11:12 AM by Kathy Leigh

---

---

**From:** Azzopardi, Adam  
**Sent:** Wednesday, 10 August 2016 3:19 PM  
**To:** Cameron, Lesley  
**Cc:** Gell, Chris; Moore, AlisonM (ACTPLA)  
**Subject:** Question Time - Tharwa [SEC=UNCLASSIFIED]

**Importance:** High

Hi Lesley

As requested, please find below response for your action:

- An Infrastructure Capacity Study (Phase 1) was completed in July 2013 for the Tharwa village. The study investigated the existing infrastructure for the area and described the condition of the existing non-potable water supply network in the village. It also included a Bushfire Risk Assessment of the area.
- A further study (Phase 2) was completed in February 2015 to investigate the provision of non-potable water supply options for the Tharwa village (including Cuppacumbalong).
- The Phase 1 and 2 infrastructure background studies have informed the development of a draft village plan for Tharwa and a budget bid process for the implementation of a non-potable water supply for the village for fire fighting purposes.
- The ACT Government has set aside \$696,000 in the 2016-17 budget for this initiative and has submitted an application for joint funding from the Commonwealth Government through the *National Stronger Regions Fund* to construct the non-potable water supply network. Should the Commonwealth Government agree to match this funding, the network will enhance the emergency fire fighting capacity for the residents of Tharwa including the Cuppacumbalong Homestead, the Artisan Precinct and Outward Bound.

Regards

Adam

Adam Azzopardi | Principal Officer Design

Phone: 02 6207 3541 | Mobile: [REDACTED] | Email: adam.azzopardi@act.gov.au

Strategic Planning | Environment and Planning Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



Follow us on Twitter



Follow us on Facebook

---

**From:** Azzopardi, Adam  
**Sent:** Friday, 7 October 2016 3:28 PM  
**To:** Gell, Chris  
**Subject:** FW: National Stronger Regions Fund Round Three [SEC=UNCLASSIFIED]

FYI and file

A

---

**From:** Azzopardi, Adam  
**Sent:** Friday, 7 October 2016 3:25 PM  
**To:** Carmichael, Tony  
**Cc:** Moore, AlisonM (ACTPLA); Smith, Mayumi; Magee, Alexandra  
**Subject:** FW: National Stronger Regions Fund Round Three [SEC=UNCLASSIFIED]

Hi Tony

Please see below regarding our unsuccessful bid to secure Tharwa's non-potable water supply.

Happy to discuss our approach for the Draft Village Plan community engagement.

Regards

Adam

---

**From:** Clapham, David **On Behalf Of** ACT IGR  
**Sent:** Friday, 7 October 2016 3:01 PM  
**To:** Harradine, Kae; Hocking, Chris; Cloos, Karl; Azzopardi, Adam  
**Cc:** Kennedy, Floyd; Nockels, Alexander; Burns, Sara; LeCouteur, Geoff  
**Subject:** FW: National Stronger Regions Fund Round Three [SEC=UNCLASSIFIED]

Good afternoon all

The Commonwealth today announced the successful applications to the National Stronger Regions Fund, Round 3. The ACT Government was not successful in either of its applications to this fund. I have requested a feedback session on our applications and will keep you in the loop.

Thanks all for your support in putting together the applications.

Best

David

**David Clapham** | Senior Policy Officer - Intergovernmental Relations | **Policy & Cabinet Division**  
☎ 02 6205 7261 | **Chief Minister, Treasury & Economic Development Directorate** | ACT Government  
Level 4, Canberra Nara Centre | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)



---

**From:** Burns, Sara  
**Sent:** Friday, 7 October 2016 11:37 AM  
**To:** Clapham, David  
**Cc:** Rutledge, Geoffrey  
**Subject:** FW: National Stronger Regions Fund Round Three [SEC=UNCLASSIFIED]

Hi David – can you please advise the relevant line areas on the outcome (ie not successful) and coordinate a feedback session with the Commonwealth?

Thanks

Sara  
x55347

---

**From:** [REDACTED]  
**Sent:** Friday, 7 October 2016 11:30 AM  
**To:** [REDACTED]

**Subject:** National Stronger Regions Fund Round Three [SEC=UNCLASSIFIED]

Good morning

I am writing to inform you that Senator the Hon Fiona Nash, Minister for Regional Development, has announced the projects to be funded under Round Three of the National Stronger Regions Fund (NSRF).

A total of 67 projects to the value of \$126.5 million have been approved for funding under round three.

Round Three was heavily subscribed with 479 applications received by the Department. A list of the projects funded under Round Three is available on the Department of Infrastructure and Regional Development's website at [www.infrastructure.gov.au/nsrf](http://www.infrastructure.gov.au/nsrf).

As you may be aware, Round Three was the last round of NSRF. The Australian Government recently announced the new Building Better Regions Fund (BBRF) to support infrastructure projects and community investments in areas outside of major capital cities.


You can find the announcement at [www.nationals.org.au/coalition-building-better-regions/](http://www.nationals.org.au/coalition-building-better-regions/).

Guidelines for the BBRF are currently being finalised, that will define the geographic boundaries for applicants and the types of infrastructure projects and community activities that may be eligible for funding under the BBRF.

I encourage you to monitor the Department of Infrastructure and Regional Development's website at [www.infrastructure.gov.au](http://www.infrastructure.gov.au) for future announcements.

I would like to thank those who provided assistance on round three applications.

Yours sincerely

  
General Manager  
Regional Programmes

-----  
Disclaimer

This message has been issued by the Department of Infrastructure and Regional Development. The information transmitted is for the use of the intended recipient only and may contain confidential and/or legally privileged material.

Any review, re-transmission, disclosure, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may result in severe penalties. If you have received this e-mail in error, please notify the Department on (02) 6274-7111 and delete all copies of this transmission together with any attachments.

-----

---

**From:** Azzopardi, Adam  
**Sent:** Thursday, 20 October 2016 9:13 AM  
**To:** Moore, AlisonM (ACTPLA); Carmichael, Tony  
**Cc:** Gell, Chris  
**Subject:** FW: FOR ACTION: National Stronger Regions Fund R3 Feedback [SEC=UNCLASSIFIED]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Tony and Alison

Below is the feedback from the National Stronger Regions fund application. A little disappointing but not unexpected as I think Tharwa was a long shot.

Chris, for filing please.

Happy to discuss.

Regards

Adam

---

**From:** Rutledge, Geoffrey  
**Sent:** Wednesday, 19 October 2016 4:57 PM  
**To:** Ekelund, Dorte; Thomas, Emma  
**Cc:** Azzopardi, Adam; Hocking, Chris  
**Subject:** FW: FOR ACTION: National Stronger Regions Fund R3 Feedback

Dear Emma and Dorte

The Commonwealth Department of Infrastructure and Regional Development recently released the [list of successful applications](#) to Round 3 of the National Stronger Regions Fund. The ACT was not successful in either its application for funding towards a [REDACTED] or fire fighting infrastructure in Tharwa Village (EPD).

Round 3 was the last round of the National Stronger Regions Fund. The Australian Government recently announced a replacement *Building Better Regions Fund* to support infrastructure projects and community investments in areas outside of major capital cities, and therefore the ACT will not be eligible to apply for this new fund.

Intergovernmental Relations received brief telephone feedback from the Department of Infrastructure and Regional Development earlier this week, summarised below.

If you have any questions please contact David Clapham, Senior Policy Officer, Intergovernmental Relations at [David.Clapham@act.gov.au](mailto:David.Clapham@act.gov.au).

Regards

Geoffrey

Geoffrey Rutledge | Deputy Director-General, Policy and Cabinet  
Phone: +61 2 6207 8884 | [REDACTED]  
Chief Minister, Treasury and Economic Development Directorate | ACT Government  
GPO Box 158 Canberra 2601 | [www.act.gov.au](http://www.act.gov.au)

## Feedback:

		Tharwa Non-Potable Fire Fighting Infrastructure
<b>General Comments</b>		This was not a strong application.
<b>Criteria 1 Economic benefits</b>		The response did not meet the criteria. The claimed economic benefits post-construction were unquantified. There was no clear idea what the quantum of increase in tourism would be and no way to assess benefits against costs.
<b>Criteria 2 Impact on Disadvantage</b>		There was no evidence provided of comparative disadvantage as a result of the lack of infrastructure. The claims made were too broad and general. Detail on what contribution this project would make to economic growth and what specific disadvantage would be addressed was necessary.
<b>Criteria 3 Contributing Partnerships</b>		Response met minimum benchmark.
<b>Criteria 4 A – Applicant Viability</b>		No issues with this element.
<b>B – Project Sustainability</b>		Response met minimum benchmark.
<b>C – Project Viability</b>		Plans and designs were not finalised, project costs were not finalised. Risk management plan was not satisfactory and greater detail could have been provided on timelines.

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Tuesday, 24 January 2017 2:41 PM  
**To:** Murphy, Joe  
**Cc:** Azzopardi, Adam  
**Subject:** FW: Tharwa water supply consultant report [SEC=UNCLASSIFIED]

Hi Joe,

The Strategic Planning Division has recently received email correspondence from [REDACTED] regarding the non-potable water supply issues in Tharwa. Our response and [REDACTED] reply are below. I am forwarding this correspondence to you for your information, particularly given [REDACTED] role as the Chair of the Bushfire Council and suggestion that he discuss the 'Tharwa Non-Potable Water Supply Options Study' report with the ESA Commissioner.

I will brief internally, with the view to arranging to meet with [REDACTED] on the matters raised in the emails below. I am separately seeking advice regarding the full or redacted release of the 'Options' report to [REDACTED]. Please let me know if you wish to discuss the matter further, and if you would like to send a representative to a meeting should it proceed.

Regards  
Alison

---

**From:** Azzopardi, Adam  
**Sent:** Tuesday, 24 January 2017 2:27 PM  
**To:** Moore, AlisonM (ACTPLA)  
**Cc:** Gell, Chris  
**Subject:** FW: Re: FW: Tharwa water supply consultant [SEC=UNCLASSIFIED]

Hi Alison

Please see below for your information and action.

Regards

Adam

---

**From:** [REDACTED]  
**Sent:** Tuesday, 24 January 2017 10:04 AM  
**To:** Gell, Chris  
**Subject:** RE: Re: FW: Tharwa water supply consultant [SEC=UNCLASSIFIED]

Thanks Chris

I appreciate your thoughts and your efforts.

I certainly understand that the document wouldn't be for public release but as a key stakeholder I think I can be in the tent. I am Chair of ACT Bushfire Council so if you considered the bushfire fighting risks then I am sure I could discuss the report with the Commissioner of ESA. The consultation policy of the ACT government allows for advocates and/or representatives and that is the part i can play - not a member of the public.

My current concern is the urgency of the need due to imminent failure, and the need for me to brief community members as it is looking likely that they will be without water soon. As such I am not sure your response tells me enough as they need timeframes to be honest.

Also, you call it "firefighting non-potable water supply", but should it not be called "firefighting AND non-potable water supply"? It may seem like semantics but it is not just for firefighting and an executive or politician would read that as just for firefighting. Apologies for my pedantry but I have been at SES level in the Commonwealth for a couple of years now and I know how dangerous words are.

I have been talking to the local bushfire brigade captain, a couple of local farmers and the plumber who has been nursing the system along and we are confident that we can bring the system into a stable state for 30-60k with a bit of local volunteer help.

In terms of the village plan, I have minimal understanding or awareness so far so I am keen to understand what is happening before something is dropped on the community. Change management is critical in these things and I am here to help.

Mate I know these things are not huge as part of the agency's business, but they are important to the lives and futures of these people. I am not here to cause inconvenience to you but I am actually here to help. I want these things off your plate and with minimal hassles.

■

On 24 Jan 2017 9:17 am, "Gell, Chris" <[Chris.Gell@act.gov.au](mailto:Chris.Gell@act.gov.au)> wrote:

Hi ■

Firstly, I'm sorry to hear ■. I hope that he will be ok and please send him our best wishes for a speedy recovery.

In relation to your request for information relating to the existing infrastructure, the 'Tharwa Non-Potable Water Supply Options Study' report was prepared as background analysis to inform the village planning process and was not intended for public release, however I will seek advice on releasing a copy to you.

As advised in my previous email below to ■ we are continuing to progress consideration of alternative funding options for Tharwa's fire fighting non-potable water supply. I will keep you informed on any progress.

The draft village plan is also progressing and is anticipated for release for community engagement in the near future.

Thank you for your email. I trust that the above information is of use to you and I would be happy to discuss this further with you if required.

Regards.

Chris Gell | Senior Project Officer

Phone: 02 6207 2642 | Email: [chris.gell@act.gov.au](mailto:chris.gell@act.gov.au)

Strategic Planning | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



Follow us on Twitter



Follow us on Facebook

---

**From:** [REDACTED]  
**Sent:** Saturday, 14 January 2017 5:51 PM  
**To:** [REDACTED]; Gell, Chris  
**Subject:** Re: Re: FW: Tharwa water supply consultant [SEC=UNCLASSIFIED]

Hi Chris,

[REDACTED] at the moment so I am keeping things going in Tharwa. In taking on some of the issues we have I am keen to see if we can get a next step in the water rectification.

Thus what I really need in order to be able to plan is:

- \* can I please get a copy of the assessment report that shows what is needed?
- \* could you please give me an update on the current steps that are being taken to rectify the issue?

The current situation is now urgent, with the repairs that I am making simply keeping the leaks at bay as the tank accelerates its slide off the rapidly eroding tank stand. The estimation of the plumber and carpenters that I am using is for a matter of weeks - with the likelihood of a tipping point as the white ants get to a point.

I am keen to assist, and encourage the community members to assist, in any way possible that identifies a way forward or pursues sources of funds. We are all in this together, because even though we are ratepayers, we are also a tight-knit community out here and we are prepared to work with the government to make something happen.

I am confident that there is a staged approach to this, so would like to have a discussion ASAP before the water tank and stand fails completely.

Please contact me via email and/or phone [REDACTED] to discuss.

Cheers

[REDACTED]

On Sun, Jan 8, 2017 at 1:34 PM, [REDACTED] wrote:

----- Forwarded Message -----

**Subject:**Re: FW: Tharwa water supply consultant [SEC=UNCLASSIFIED]

**Date:**Fri, 4 Nov 2016 15:54:34 +1100

**From:** [REDACTED]

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

Chris,

Thanks for letting me know (at last) about a negative response to the dramas that are unfolding virtually every day on the obsolete and failing Tharwa water supply. The mention of needing funding of \$696,000 shows that the ACT Government is not interested in doing a bit for Tharwa for once. That's a ridiculous figure pulled out of the air, How about getting out and having a yarn to the people of Tharwa whilst having a look at our problems. But then again since self government Tharwa is the black sheep of the ACT.

Please give us a bit of respect at least.

Yours faithfully,



Tharwa

On 4/11/2016 3:18 PM, Gell, Chris wrote:



Thanks for your email to James. As James is no longer working in the Strategic Planning area, I am responding to you.

The ACT Government sought joint funding of \$696,000 from the Commonwealth Government through the National Stronger Regions Fund to construct a non-potable water supply for fire fighting in Tharwa.

Unfortunately we were recently notified that the ACT Government's application for this funding was unsuccessful. We are disappointed at this result and are now considering alternative options. We will keep you informed as these options are progressed.

Regards.

**Chris Gell | Senior Project Officer**

Phone: 02 6207 2642 | Email: [chris.gell@act.gov.au](mailto:chris.gell@act.gov.au)

**Strategic Planning | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



Follow us on Twitter



Follow us on Facebook

**From:** [REDACTED]  
**Sent:** Sunday, 30 October 2016 5:02 PM  
**To:** Bennett, JamesP  
**Subject:** Re: Tharwa water supply consultant

James,

It is now one and a half years since your letter (below) on a Tharwa water supply and it is insulting that we have been completely ignored with not one contact as you promised. The sixty year old community initiative water supply is stuffed as we keep advising those of you out of site in the big city.

An urgent update would be very much appreciated before the whole thing collapses.

Yours faithfully,

[REDACTED]

On 19/03/2015 4:38 PM, Bennett, JamesP wrote:

Hi [REDACTED]

My name is James Bennett and I am currently working on the Tharwa rural village plan (master plan).

I wanted to inform you that the Environment and Planning Directorate (EPD) has engaged Calibre Consulting to undertake a water supply options study to investigate options for upgrading/replacing the non-potable water supply infrastructure in the village.

As part of this study, Fran Liao from Calibre Consulting would like to meet with you to discuss a number of matters, including the current inlet location and if any more suitable inlet positions are available.

I will provide Fran with your contact information and she will be in touch with you shortly.

If you have any questions or wish to discuss anything, please contact me on 6205 4877.

Thanks

James

**James Bennett I Policy Officer**

Phone: 6205 4877 I Email: [JamesP.Bennett@act.gov.au](mailto:JamesP.Bennett@act.gov.au)

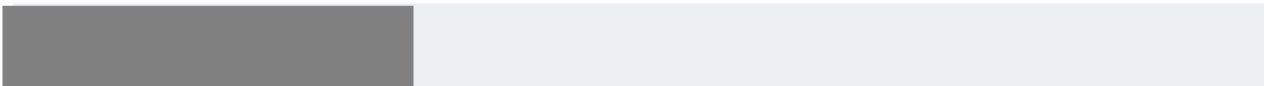
**Strategic Planning I Environment and Planning Directorate I ACT  
Government**

Dame Pattie Menzies House, 16 Challis Street Dickson I GPO Box 158  
Canberra ACT 2601

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

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

--





---

**From:** Azzopardi, Adam  
**Sent:** Monday, 30 January 2017 2:49 PM  
**To:** Moore, AlisonM (ACTPLA)  
**Cc:** Magee, Alexandra; Gell, Chris  
**Subject:** RE: Tharwa water supply consultant [SEC=UNCLASSIFIED]

Chris

Can you please confirm with Heather the best way forward to redact etc and also reply to [REDACTED] that we will be able to supply the report and give him a timeframe for preparing the report.

Thanks

Adam

---

**From:** Ekelund, Dorte  
**Sent:** Monday, 30 January 2017 9:26 AM  
**To:** Moore, AlisonM (ACTPLA)  
**Cc:** Magee, Alexandra; Azzopardi, Adam; Gell, Chris  
**Subject:** RE: Tharwa water supply consultant [SEC=UNCLASSIFIED]

Alison,

Apologies for the delay. I think if this report was FOI-ed we would need to release it so I think it is probably OK to give him a copy. We need to be careful not to discuss budget processes though. Any response on budget should probably come from the CM/Treasurer.

Cheers

Dorte

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Tuesday, 24 January 2017 3:47 PM  
**To:** Ekelund, Dorte  
**Cc:** Magee, Alexandra; Azzopardi, Adam; Gell, Chris  
**Subject:** FW: Tharwa water supply consultant [SEC=UNCLASSIFIED]

Dorte,

Strategic Planning Division has recently received email correspondence from [REDACTED] seeking a copy of the 'Tharwa Non-Potable Water Supply Options Study' report prepared to inform the Tharwa village plan and provide costings for non-potable water supply infrastructure at Tharwa.

[REDACTED] also raises the issue of the ageing non-potable water supply owned by the [REDACTED] family, and is seeking a further update on government progress to rectify this infrastructure. He has taken issue with the terminology 'fire fighting non-potable water supply' as he is seeking a solution for the continuation of a non-potable supply for residents connected to the network for private use.

Please note [REDACTED] comments regarding his role as the Chair of the Bushfire Council and suggestion that he discuss access to the above consultant report with the ESA Commissioner. I have forwarded the below email correspondence to Mr Joe Murphy (RFS Chief Officer) for his information and advice.

I propose that the team meet with [REDACTED] to discuss these matters further, possibly with a RFS rep in attendance. I am separately seeking advice regarding the release of a full or redacted version of the 'Options' report to [REDACTED].

I seek your support for this approach.

Thanks

Alison

---

**From:** Azzopardi, Adam  
**Sent:** Tuesday, 24 January 2017 2:27 PM  
**To:** Moore, AlisonM (ACTPLA)  
**Cc:** Gell, Chris  
**Subject:** FW: Re: FW: Tharwa water supply consultant [SEC=UNCLASSIFIED]

Hi Alison

Please see below for your information and action.

Regards

Adam

---

**From:** Gell, Chris  
**Sent:** Tuesday, 24 January 2017 10:08 AM  
**To:** Azzopardi, Adam  
**Subject:** FW: Re: FW: Tharwa water supply consultant [SEC=UNCLASSIFIED]

Adam –

I've received a response from [REDACTED] already. Note he highlights 'fire fighting water supply'.  
I've sent an email to Heather Johnson regarding the report & called her but have had no response.

Chris

---

**From:** [REDACTED]  
**Sent:** Tuesday, 24 January 2017 10:04 AM  
**To:** Gell, Chris  
**Subject:** RE: Re: FW: Tharwa water supply consultant [SEC=UNCLASSIFIED]

Thanks Chris

I appreciate your thoughts and your efforts.

I certainly understand that the document wouldn't be for public release but as a key stakeholder I think I can be in the tent. I am Chair of ACT Bushfire Council so if you considered the bushfire fighting risks then I am sure I could discuss the report with the Commissioner of ESA. The consultation policy of the ACT government allows for advocates and/or representatives and that is the part i can play - not a member of the public.

My current concern is the urgency of the need due to imminent failure, and the need for me to brief community members as it is looking likely that they will be without water soon. As such I am not sure you response tells me enough as they need timeframes to be honest.

Also, you call it "firefighting non-potable water supply:", but should it not be called "firefighting AND non-potable water supply"? It may seem like semantics but it is not just fir firefighting and an executive or politician would read that as just for firefighting. Apologies for my pedantry but i have been at SES level in the Commonwealth for a couple of years now and i know how dangerous words are.

I have been talking to the local bushfire brigade captain, a couple of local farmers and the plumber who has been nursing the system along and we are confident that we can bring the system into a stable state for 30-60k with a bit of local volunteer help.

In terms of the village plan, I have minimal unerstanding or awareness so far so i am keen to understand what is happening before something is dropped on the community. Change management is critical in these things and i am here to help.

Mate i know these things are not huge as part of the agency's business, but they are important to the lives and futures of these people. I am not here to cause inconvenience to you but I am actually here to help. I want these things off your plate and with minimal hassles.

█

On 24 Jan 2017 9:17 am, "Gell, Chris" <[Chris.Gell@act.gov.au](mailto:Chris.Gell@act.gov.au)> wrote:

Hi █

Firstly, I'm sorry to hear █. I hope that he will be ok and please send him our best wishes for a speedy recovery.

In relation to your request for information relating to the existing infrastructure, the 'Tharwa Non-Potable Water Supply Options Study' report was prepared as background analysis to inform the village planning process and was not intended for public release, however I will seek advice on releasing a copy to you.

As advised in my previous email below to █ we are continuing to progress consideration of alternative funding options for Tharwa's fire fighting non-potable water supply. I will keep you informed on any progress.

The draft village plan is also progressing and is anticipated for release for community engagement in the near future.

Thank you for your email. I trust that the above information is of use to you and I would be happy to discuss this further with you if required.

Regards.

Chris Gell | Senior Project Officer

Phone: 02 6207 2642 | Email: [chris.gell@act.gov.au](mailto:chris.gell@act.gov.au)

Strategic Planning | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



Follow us on Twitter



Follow us on Facebook

---

**From:** [REDACTED]  
**Sent:** Saturday, 14 January 2017 5:51 PM  
**To:** [REDACTED]; Gell, Chris  
**Subject:** Re: Re: FW: Tharwa water supply consultant [SEC=UNCLASSIFIED]

Hi Chris,

[REDACTED] at the moment so I am keeping things going in Tharwa. In taking on some of the issues we have I am keen to see if we can get a next step in the water rectification.

Thus what I really need in order to be able to plan is:

- \* can I please get a copy of the assessment report that shows what is needed?
- \* could you please give me an update on the current steps that are being taken to rectify the issue?

The current situation is now urgent, with the repairs that I am making simply keeping the leaks at bay as the tank accelerates its slide off the rapidly eroding tank stand. The estimation of the plumber and carpenters that I am using is for a matter of weeks - with the likelihood of a tipping point as the white ants get to a point.

I am keen to assist, and encourage the community members to assist, in any way possible that identifies a way forward or pursues sources of funds. We are all in this together, because even though we are ratepayers, we are also a tight-knit community out here and we are prepared to work with the government to make something happen.

I am confident that there is a staged approach to this, so would like to have a discussion ASAP before the water tank and stand fails completely.

Please contact me via email and/or phone (0419 264454) to discuss.

Cheers

[REDACTED]

On Sun, Jan 8, 2017 at 1:34 PM, [REDACTED] wrote:

----- Forwarded Message -----

**Subject:**Re: FW: Tharwa water supply consultant [SEC=UNCLASSIFIED]

**Date:**Fri, 4 Nov 2016 15:54:34 +1100

**From** [REDACTED]

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

Chris,

Thanks for letting me know (at last) about a negative response to the dramas that are unfolding virtually every day on the obsolete and failing Tharwa water supply. The mention of needing funding of \$696,000 shows that the ACT Government is not interested in doing a bit for Tharwa for once. That's a ridiculous figure pulled out of the air, How about getting out and having a yarn to the people of Tharwa whilst having a look at our problems. But then again since self government Tharwa is the black sheep of the ACT.

Please give us a bit of respect at least.

Yours faithfully,

Tharwa

On 4/11/2016 3:18 PM, Gell, Chris wrote:

Thanks for your email to James. As James is no longer working in the Strategic Planning area, I am responding to you.

The ACT Government sought joint funding of \$696,000 from the Commonwealth Government through the National Stronger Regions Fund to construct a non-potable water supply for fire fighting in Tharwa.

Unfortunately we were recently notified that the ACT Government's application for this funding was unsuccessful. We are disappointed at this result and are now considering alternative options. We will keep you informed as these options are progressed.

Regards.

**Chris Gell | Senior Project Officer**

Phone: 02 6207 2642 | Email: [chris.gell@act.gov.au](mailto:chris.gell@act.gov.au)

**Strategic Planning | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



Follow us on Twitter



Follow us on Facebook

**From:** [REDACTED]  
**Sent:** Sunday, 30 October 2016 5:02 PM  
**To:** Bennett, JamesP  
**Subject:** Re: Tharwa water supply consultant

James,

It is now one and a half years since your letter (below) on a Tharwa water supply and it is insulting that we have been completely ignored with not one contact as you promised. The sixty year old community initiative water supply is stuffed as we keep advising those of you out of site in the big city.

An urgent update would be very much appreciated before the whole thing collapses.

Yours faithfully,

[REDACTED]

On 19/03/2015 4:38 PM, Bennett, JamesP wrote:

Hi [REDACTED]

My name is James Bennett and I am currently working on the Tharwa rural village plan (master plan).

I wanted to inform you that the Environment and Planning Directorate (EPD) has engaged Calibre Consulting to undertake a water supply options study to investigate options for upgrading/replacing the non-potable water supply infrastructure in the village.

As part of this study, Fran Liao from Calibre Consulting would like to meet with you to discuss a number of matters, including the current inlet location and if any more suitable inlet positions are available.

I will provide Fran with your contact information and she will be in touch with you shortly.

If you have any questions or wish to discuss anything, please contact me on 6205 4877.

Thanks

James

**James Bennett I Policy Officer**

Phone: 6205 4877 I Email: [JamesP.Bennett@act.gov.au](mailto:JamesP.Bennett@act.gov.au)

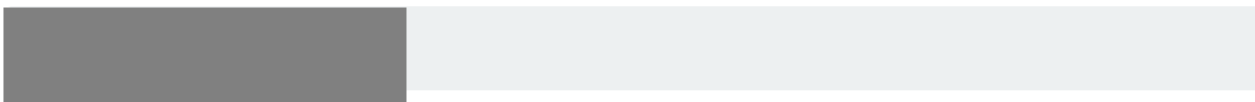
**Strategic Planning I Environment and Planning Directorate I ACT  
Government**

Dame Pattie Menzies House, 16 Challis Street Dickson I GPO Box 158  
Canberra ACT 2601

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

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

--





---

**From:** Azzopardi, Adam  
**Sent:** Tuesday, 30 May 2017 3:38 PM  
**To:** Murphy, Joe; Sabalingam, saba; Brennan, Mark; Potts, Greg  
**Cc:** Moore, AlisonM (ACTPLA); McHugh, Ben; Hill, Diana; Jones, Pat  
**Subject:** RE: Tharwa Draft Village Plan - Non-potable water supply update [SEC=UNCLASSIFIED]  
**Attachments:** 20170516 - Tharwa Draft Village Plan - Non-Potable Water Supply - ESA Meeting Minutes.docx

Dear all

Please find attached final version meeting minutes for your record.

Regards

Adam

---

**From:** Murphy, Joe  
**Sent:** Friday, 26 May 2017 5:14 PM  
**To:** Azzopardi, Adam; Sabalingam, saba; Brennan, Mark; Potts, Greg  
**Cc:** Moore, AlisonM (ACTPLA); McHugh, Ben; Hill, Diana; Jones, Pat  
**Subject:** RE: Tharwa Draft Village Plan - Non-potable water supply update [SEC=UNCLASSIFIED]

Hi Adam

Single change in doc. Otherwise good from me.

Joe

---

**From:** Azzopardi, Adam  
**Sent:** Thursday, 25 May 2017 15:32  
**To:** Sabalingam, saba <[saba.Sabalingam@act.gov.au](mailto:saba.Sabalingam@act.gov.au)>; Brennan, Mark <[Mark.Brennan@act.gov.au](mailto:Mark.Brennan@act.gov.au)>; Murphy, Joe <[Joe.Murphy@act.gov.au](mailto:Joe.Murphy@act.gov.au)>; Potts, Greg <[Greg.Potts@act.gov.au](mailto:Greg.Potts@act.gov.au)>  
**Cc:** Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>; McHugh, Ben <[Ben.McHugh@act.gov.au](mailto:Ben.McHugh@act.gov.au)>; Hill, Diana <[Diana.Hill@act.gov.au](mailto:Diana.Hill@act.gov.au)>; Jones, Pat <[Pat.Jones@act.gov.au](mailto:Pat.Jones@act.gov.au)>  
**Subject:** Tharwa Draft Village Plan - Non-potable water supply update [SEC=UNCLASSIFIED]

Dear all

Following our meeting early last week, please find attached draft meeting minutes for your clearance and/or additions. Once I receive your feedback I will re-issue the agreed final record.

Greg and Joe, could you please forward me a copy of your application for the rural lease holds grant for inclusion.

Many thanks

Adam

Adam Azzopardi | Principal Officer | Design and Technology Innovation

Phone: 02 6207 3541 | Email: [adam.azzopardi@act.gov.au](mailto:adam.azzopardi@act.gov.au)

Strategic Planning | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

## MEETING MINUTES

### Tharwa Draft Village Plan – Non-potable water supply

**DATE – 16 May 2017 (1.30 – 2.30pm)**

**CONTACT - Adam Azzopardi**

**PHONE - 62073541**

**EMAIL – adam.azzopardi@act.gov.au**

#### Meeting attendees

Alison Moore	EPSD
Adam Azzopardi	EPSD
Saba Sabalingam	TCCS
Mark Brennan	JACS – ESA (F&R)
Joe Murphy	JACS – ESA (RFS)
Greg Potts	JACS – ESA (RFS)

#### Meeting Apologies

Ben McHugh	TCCS
Diana Hill	TCCS
Pat Jones	JACS – ESA (F&R)

#### Meeting Agenda

- **Tharwa village non-potable water supply**
- **Tharwa Draft Village Plan**
- **Other business**

#### Meeting Discussion and Actions

##### **Tharwa village non-potable water supply**

- **EPSD** presented the background issues associated with the supply of non-potable water for Tharwa, including background infrastructure studies (Phase 1 - Infrastructure Capacity Study and Phase 2 – Non-potable Water Supply Options Study) and the submission of several budget bids for government consideration.
- **EPSD** confirmed that the aim of the budget bids was to gain support for the installation of non-potable water supply infrastructure for fire fighting purposes for Tharwa.

- **EPSD** explained that the Phase 1 - Infrastructure Capacity Study identified numerous deficiencies in the non-potable water supply systems. These include that the existing:
  - storage tanks that are located on privately leased land;
  - pump systems and tanks have reached the end of their useful life;
  - monitoring system of water usage is inadequate;
  - systems do not provide adequate fire-fighting water supplies, and are unreliable when the river is too high, too low or too silty to pump; and
  - unknown underground network and connection to low voltage power supply has no backup.
- **EPSD** added that an additional infrastructure study of non-potable water supply options was undertaken for **EPSD** in 2015. This study examined options including supplying non-potable water solely for residential use, solely for fire-fighting purposes and a third option of supplying water for both residential and fire fighting uses.
- **EPSD** confirmed that it was considered that all three options were too expensive to provide. It was agreed with the ACT Emergency Services Agency at that time to pursue a fourth option, where a dedicated tank and pump would be provided for fire fighting, given the small scale of development and proximity to south Tuggeranong.
- In 2016, the ACT Government through **EPSD** sought joint funding with the Commonwealth Government for a total of \$696,000.00 through an application to the National Stronger Regions Fund to provide fire fighting infrastructure for the village.
- **EPSD** confirmed that the application for federal funding was unsuccessful and therefore alternative means of funding the infrastructure is currently under consideration for the 2017/18 Budget. **EPSD** should know next month if the consideration is successful.
- **JACS – ESA (RFS)** and **JACS – ESA (F&R)** confirmed that **JACS – ESA** have submitted a proposal to the rural lease grant funds for the supply and replacement of the existing aged non-potable water supply storage tank, located behind the existing Thawra General Store.

#### **Tharwa Draft Village Plan**

- **EPSD** briefly outlined the Tharwa Draft Village Plan that is currently scheduled for government consideration on 15 June 2017 prior to being released for community engagement.
- **EPSD** requested that the narrative surrounding the draft village plan and the budget bids (**EPSD** and **JACS – ESA**) be coordinated so a timeline can be promoted to the community and key stakeholders for the replacement of the existing water supply tank and the potential instalment of non-potable water supply infrastructure.

---

**From:** Azzopardi, Adam  
**Sent:** Thursday, 24 August 2017 3:55 PM  
**To:** Hunter, Jason  
**Cc:** Moore, AlisonM (ACTPLA)  
**Subject:** RE: Tharwa Village [SEC=UNCLASSIFIED]

Hi Jason

Thank you for your email.

We will arrange a meeting with yourself and the key government stakeholders to confirm the below. A meeting invitation will be sent out shortly.

Regards

Adam

Adam Azzopardi | Principal Officer | Design and Technology Innovation

Phone: 02 6207 3541 | Email: adam.azzopardi@act.gov.au

Strategic Planning | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



Follow us on Twitter



Follow us on Facebook

---

**From:** Hunter, Jason  
**Sent:** Wednesday, 23 August 2017 8:43 AM  
**To:** Azzopardi, Adam  
**Subject:** RE: Tharwa Village [SEC=UNCLASSIFIED]

Hi Adam

Noted and agreed.

Can you please advise what the community is expecting regarding the Non Potable Water Supply for Fire Fighting Purposes? I was under the impression that no expectation had been set yet.

I understand from the background information that the preferred option (Option 4) provides for a new pump, rising main and tank/s, I also think in addition, that a pump on the tank to improve the extraction time from the tank into fire fighting tankers would be beneficial as this will improve extraction time for filling as I understand that this is one of the reasons the RFS use the Tugg depot.

The background information also indicates that we should explore opportunities to connect private areas into the system. At the moment, as you are aware, there are two pumps one owned by a third party and one owned by TCCS. I am currently investigating the TCCS pump and 150mm line running up towards the school area and exploring possible locations for a tank/s to meet with the requirements of the project brief.

I am concerned however, that we as the ACT Government have been made aware of the existing tank and infrastructure problem and that we may have a 'Duty of Care' to at least ensure a level of safety to the residents.

The existing shop is in a very vulnerable location in relation to the existing tank. It would be good to look at a solution that includes rectification of this hazard.

I will ensure to invite a member of your team to future interactions with the Tharwa Community. Our next meeting is scheduled next week with internal stakeholders and asset managers.

Thank you and regards

Jason

Regards  
Jason

**Jason Hunter | Project Manager – Urban Design / Architecture**  
P 6205 3603 | F 02 6205 3603  
**City Services - Capital Works - Urban** | Transport Canberra and City Services Directorate | **ACT Government**  
490 Northbourne Avenue | GPO Box 158 Canberra ACT 2601  
[www.act.gov.au](http://www.act.gov.au) | [www.tccs.act.gov.au](http://www.tccs.act.gov.au) | [@tccs\\_act](https://twitter.com/tccs_act)



Connected services for the people of Canberra

---

**From:** Azzopardi, Adam  
**Sent:** Tuesday, 22 August 2017 3:17 PM  
**To:** Hunter, Jason  
**Cc:** Treble, Sarah; Hill, Diana  
**Subject:** Tharwa Village [SEC=UNCLASSIFIED]

Hi Jason

Thanks for the call and follow-up regarding Tharwa.

Just to reinforce our position and previous advice regarding contact with the residents of the village. Can you please ensure that either myself or a representative from Planning Policy are given the opportunity to be present to ensure that we manage the community's expectations in relation to the village plan and the non-potable water supply.

Many thanks

Adam

**Adam Azzopardi | Principal Officer | Design and Technology Innovation**  
Phone: 02 6207 3541 | Email: [adam.azzopardi@act.gov.au](mailto:adam.azzopardi@act.gov.au)  
**Strategic Planning | Environment, Planning and Sustainable Development Directorate | ACT Government**  
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



Follow us on Twitter



Follow us on Facebook

---

**From:** Tharwa  
**Sent:** Monday, 30 October 2017 4:51 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Azzopardi, Adam  
**Subject:** RE: Tharwa water infrastructure report [SEC=UNCLASSIFIED]

Hi [REDACTED]

Thank you for the email. My apologies for the delay getting back to you, I was out of the office last Friday. Further to your request, I am able to provide the following information regarding non-potable water supply infrastructure for the Tharwa village:

- The Tharwa Non-Potable Water Supply Options study was commissioned by the ACT Government in 2015. The decision was taken by ACT Government to provide non-potable water supply infrastructure for firefighting purposes only (for structural fires) due to budgetary consideration.
- \$1.42 million was provided in the 2017/18 Budget for the provision of non-potable water supply infrastructure that nominally includes (subject to design) a new water supply pump, rising main and water storage tank/s to deliver the non-potable water supply for fire-fighting purposes at the Tharwa village. The budget initiative also includes ongoing maintenance for the future government owned infrastructure.
- Transport Canberra and City Services Directorate (TCCS) are responsible for the delivery of this infrastructure. TCCS have commenced project delivery and have also provided replacement water storage tanks for the existing failing water storage tank at Tharwa that will enable the continued operation of the existing privately owned infrastructure.
- In relation to the delivery of new infrastructure, TCCS propose to have a design consultant engaged in November 2017, with preliminary design options completed and ready for engagement with the Tharwa Community Association in late January 2018.
- Two options will be explored as part of the infrastructure implementation. The first option will be based on the continued extraction from the Murrumbidgee River, while the second option will involve the installation of a new bore water supply system. Both systems will include the construction of two 180,000 litre water storage tanks and associated fittings, pipework and outlets.
- The extent of new infrastructure will be guided by the estimated cost of works. The preliminary design will consider extending hydrants into North Street and will also consider providing non-potable water supply to the existing public toilet and public school. The option to construct the infrastructure including the public toilet and public school will be subject to available remaining funding.
- Under this project schedule, TCCS are aiming to have a development application for these works submitted by March 2018, with approval and construction commencement in July-August 2018 and completion by December 2018. This timeframe will be subject to Planning and Environment Protection Authority approvals.

Jason Hunter from TCCS is the Project Manager leading the delivery of the Tharwa non-potable fire-fighting water supply infrastructure project and the appropriate contact for any information relating to implementation of the project. Jason can be contacted by email at [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)

I hope this information is of assistance. We look forward to meeting with Tharwa Community Association representatives on Thursday for further discussion regarding finalising the Tharwa Village Plan.

Best regards,

Richard

Richard Horton | Project Officer



Follow us on Twitter



Follow us on Facebook

---

**From:** [REDACTED]  
**Sent:** Thursday, 26 October 2017 12:29 PM  
**To:** Tharwa <[Tharwa@act.gov.au](mailto:Tharwa@act.gov.au)>  
**Cc:** [REDACTED]; Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>  
**Subject:** Re: Tharwa water infrastructure report [SEC=UNCLASSIFIED]

Hi Richard

Thank you for sending that through.

Just so we are all on the same page regarding water for the Village for the purpose of firefighting, the school, public toilets and the residents of the Village, can you please let us know what decisions have been made as a result of this report? I know about \$1.7 million was put aside in the budget to address water issues in Tharwa - it would be really helpful if we knew this so that we don't waste too much time next week discussing it. If we can ascertain what decisions have been made with water for the Village and a status report on that it would be much appreciated. It would also alleviate us having to address it directly with the minister outside of the Tharwa Village Plan discussions.

Regards

[REDACTED]  
Sent from my iPad

On 25 Oct 2017, at 4:37 pm, Tharwa <[Tharwa@act.gov.au](mailto:Tharwa@act.gov.au)> wrote:

Hi [REDACTED],

As requested, please find attached redacted copy of the Tharwa Non-Potable Water Supply Options (dated 8 July 2015) investigation which is provided to the Tharwa Community Association for information. [REDACTED] this is the same copy that was provided to you early this year (March 2017). This copy has been redacted due to Commercial in Confidence content.

Best regards,

Richard

**Richard Horton | Project Officer**

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 |

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

<image001.gif><image002.gif>

---

**From:** [REDACTED]  
**Sent:** Tuesday, 24 October 2017 10:42 AM  
**To:** [REDACTED] Tharwa <[Tharwa@act.gov.au](mailto:Tharwa@act.gov.au)>  
**Cc:** [REDACTED] Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>  
**Subject:** Re: RE: Submission on Tharwa Draft Village Plan 2017 [SEC=UNCLASSIFIED]

That's great - thank you. Can you please also email me a copy of the water infrastructure report which is referred to in the draft Plan so that we can prepare for our meeting. Thank you Richard. Regards [REDACTED]

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

From: "Tharwa" <[Tharwa@act.gov.au](mailto:Tharwa@act.gov.au)>

To: [REDACTED] "Tharwa"

<[Tharwa@act.gov.au](mailto:Tharwa@act.gov.au)>; [REDACTED]

Cc: "Azzopardi, Adam" <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>; [REDACTED]

Sent: Tuesday, 24 Oct, 2017 At 9:38 AM

Subject: RE: Submission on Tharwa Draft Village Plan 2017 [SEC=UNCLASSIFIED]

Hi [REDACTED],

Thank you for the reply. I can confirm that we have scheduled to meet on Thursday 2 November from 1.30-2.30pm at Dame Pattie Menzies House here in Dickson.

If you could please call me from the ground floor reception when you arrive (73728) and I can come down and meet you.

Best regards,

Richard

Richard Horton | Project Officer

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 |

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

<image005.png><image005.png>

---

From: [REDACTED]  
Sent: Tuesday, 24 October 2017 8:41 AM  
To: Tharwa <[Tharwa@act.gov.au](mailto:Tharwa@act.gov.au)>; [REDACTED]  
Cc: Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>; [REDACTED]  
Subject: Re: RE: Submission on Tharwa Draft Village Plan 2017 [SEC=UNCLASSIFIED]

Hi All

I will also be able to attend, so please lock in Thursday 2 November at 1.30pm at the Dickson offices.

See you then.

Regards

[REDACTED]

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

From: [REDACTED]  
To: "Tharwa" <[Tharwa@act.gov.au](mailto:Tharwa@act.gov.au)>; [REDACTED]  
Cc: [REDACTED] "Azzopardi, Adam"  
<[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>  
Sent: Monday, 23 Oct, 2017 At 5:01 PM  
Subject: RE: Submission on Tharwa Draft Village Plan 2017 [SEC=UNCLASSIFIED]

Dear All

I would be delighted to attend Thursday 2 November at 1.30pm. I cannot make the earlier time, as I have a prior commitment.

Regards

[REDACTED]

<image006.png>

[REDACTED]

---

**From:** Tharwa [<mailto:Tharwa@act.gov.au>]

**Sent:** Monday, 23 October 2017 3:38 PM

**To:** [REDACTED]

**Cc:** [REDACTED]

Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>

**Subject:** RE: Submission on Tharwa Draft Village Plan 2017 [SEC=UNCLASSIFIED]

Hi [REDACTED]

Thank you for the email. My apologies for the inconvenience, but, unfortunately I am no longer able to meet on Friday 27th October 2017 due to a personal commitment.

I hoped it might please be possible to arrange an alternative time to meet with Association representatives next week? Thursday 2 November 2017 would be good from our perspective, either from 11:00 am – 12:00 pm or 1:30 pm – 2:30 pm, if that would be suitable?

Otherwise, we would be happy to arrange another day and time if that would be more convenient.

Best regards,

Richard

**Richard Horton | Project Officer**

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 |

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

<image005.png><image005.png>

---

**From:** [REDACTED]

**Sent:** Saturday, 21 October 2017 1:08 PM

**To:** Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Tharwa <[Tharwa@act.gov.au](mailto:Tharwa@act.gov.au)>  
**Cc:** [REDACTED] >  
**Subject:** Re: Submission on Tharwa Draft Village Plan 2017 [SEC=UNCLASSIFIED]

Dear Richard

Thank you for the email - three Representatives of the Association will be able to meet with you at 1pm on Friday 27 October at your offices. The Reps will be [REDACTED]  
[REDACTED]

Look forward to meeting you and Adam,

Kind regards

[REDACTED]

---

**From:** Tharwa [mailto:[Tharwa@act.gov.au](mailto:Tharwa@act.gov.au)]  
**Sent:** Friday, October 20, 2017 4:33 PM  
**To:** [REDACTED]  
**Subject:** RE: Submission on Tharwa Draft Village Plan 2017 [SEC=UNCLASSIFIED]

Hi [REDACTED]

Thank you for the email. We would appreciate the opportunity to meet with representatives from the Tharwa Community Association to discuss the association's submission and the forward process for formulating the final plan.

My manager, Mr Adam Azzopardi, and I would be happy to meet with committee members at the EPSDD office here in Dickson. At this stage, both Adam and I have some availability at either 9:00-10:00 am or 1:00-2:00 pm on Friday 27 October, if these times are suitable?

Otherwise, we can arrange an alternative time the following week if that would be more convenient.

Best regards,

Richard

**Richard Horton | Project Officer**

Phone: 02 6207 3728 | Email:

[richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

**Planning Policy | Environment, Planning and  
Sustainable Development Directorate | ACT  
Government**

Dame Pattie Menzies House, Challis Street Dickson |

GPO Box 158 Canberra ACT 2601 |

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

<image001.gif><image002.gif>

---

**From:** [REDACTED]

**Sent:** Thursday, 19 October 2017 11:00 AM

**To:** Tharwa <[Tharwa@act.gov.au](mailto:Tharwa@act.gov.au)>

**Subject:** RE: Submission on Tharwa Draft Village  
Plan 2017 [SEC=UNCLASSIFIED]

Dear Richard

Thank you for the below email – much  
appreciated.

The Association would like to have some of its  
Committee members meet with you regularly in  
the lead up to formulating the final Plan for  
Tharwa. We would like to be kept up to date with  
the progress of the final Plan and have direct  
involvement in the formulation of it.

We want to protect the future of this great place  
and we believe if we assist in driving the direction  
of the Plan it will be better received by the  
Community.

Would you be available next Friday to come to Tharwa for a meeting to discuss our submission and the way forward?

Please let me know. We would have a couple of Committee members available to speak with you.

Kind regards



Tharwa Community Association Incorporated



---

**From:** Tharwa [<mailto:Tharwa@act.gov.au>]  
**Sent:** Monday, October 16, 2017 2:54 PM  
**To:** [REDACTED]  
**Subject:** RE: Submission on Tharwa Draft Village Plan 2017 [SEC=UNCLASSIFIED]

Dear [REDACTED]

Thank you for your feedback in relation to the Tharwa Draft Village Plan. We appreciate the time that you have taken to provide this submission. Feedback received through the community engagement period, including this submission made by the Tharwa Community Association, will inform preparation of the final Tharwa Village Plan.

A Community Engagement Report is currently being prepared now that engagement on the draft village plan has concluded. This will be made publicly available with the release of the final village plan. The Community Engagement Report will provide details about the feedback received and outcomes in relation to finalising the Tharwa Village Plan. Components of the Tharwa Village Plan will then be given effect through a revised Tharwa Precinct Code within the Territory Plan. This will also provide a further opportunity for community engagement as part of the statutory process for variations to the Territory Plan,

however, this process will be to implement the final village plan recommendations.

Community engagement for the Tharwa Draft Village Plan has been comprehensive and we are pleased with the level of response that we have received from the community through this process. We appreciate that the Tharwa Community Association would like to remain engaged regarding the development of the final Tharwa Village Plan. Therefore, we would be happy to meet with representatives from the association in advance of finalisation the village plan. Please feel free to contact me on (02) 6207 3728 should the association wish to arrange a meeting at any stage.

Thank you again for your submission. We look forward to some further discussion with the Tharwa Community Association prior to finalisation of the village plan.

Best regards,

Richard

**Richard Horton | Project Officer**

Phone: 02 6207 3728 | Email:

[richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson |

GPO Box 158 Canberra ACT 2601 |

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

<image001.gif><image002.gif>

---

**From:** [REDACTED]  
**Sent:** Friday, 13 October 2017 2:09 PM  
**To:** Tharwa; Horton, Richard; GENTLEMAN  
**Subject:** Submission on Tharwa Draft Village Plan 2017

Dear Sirs

Please find **attached** our letter regarding the above.

We look forward to working with you in relation to the above.

Regards

[REDACTED]

**Tharwa Community Association Incorporated**

**c/- Tharwa General Store**

**Tharwa ACT 2620**

-----  
-----  
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.  
-----  
-----

<20170301 - Tharwa Non Potable Water Supply Options FINAL.pdf>

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Tuesday, 19 December 2017 5:15 PM  
**To:** Hill, Diana  
**Subject:** FW: Tharwa firefighting water supply [SEC=UNCLASSIFIED]

Hi Di,  
This recent email trail with the ESA may assist you apropos our discussion just now about the non-potable firefighting water supply at Tharwa.  
Regards  
Alison

---

**From:** Murphy, Joe  
**Sent:** Wednesday, 13 December 2017 5:29 PM  
**To:** Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>; Potts, Greg <Greg.Potts@act.gov.au>  
**Subject:** RE: Tharwa firefighting water supply [SEC=UNCLASSIFIED]

Hi Alison/Greg

Ali, can you call me sometime please to discuss. I'd like some more information about the resident use of the water and how an outcome might be facilitated that meets all needs.

Thanks

Joe Murphy  
Chief Officer  
ACT Rural Fire Service  
ACT Emergency Services Agency  
Justice and Community Safety Directorate  
P: (02) 6207 8396 | W: [www.esa.act.gov.au](http://www.esa.act.gov.au)  
GPO Box 158, CANBERRA ACT 2601

## ACT RURAL FIRE SERVICE

COLLABORATING TO PROTECT OUR COMMUNITY FROM BUSHFIRES

We acknowledge the traditional custodians of the ACT, the Ngunnawal people. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

Follow  
ACTRFS



---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Wednesday, 6 December 2017 12:12 PM  
**To:** Potts, Greg <[Greg.Potts@act.gov.au](mailto:Greg.Potts@act.gov.au)>  
**Cc:** Murphy, Joe <[Joe.Murphy@act.gov.au](mailto:Joe.Murphy@act.gov.au)>  
**Subject:** RE: Tharwa firefighting water supply [SEC=UNCLASSIFIED]

Hi Greg,

Thank you for advising me of the outcomes of your enquiries. While I am not aware of EPSDD having any involvement in the tender process, I trust that the position taken with regard to resident access to this infrastructure is consistent with the views of the ACT RFS and the Strategic Bushfire Management Plan.

As I mentioned in our conversation yesterday, I am keen for a one government approach to ensure consistent messaging around the issues of interest to the Tharwa community. To facilitate this, I will be meeting with the Tharwa Community on site next Friday morning to progress a number of issues raised by the group in their submission to the Tharwa draft village plan, with the aim of then finalising the village plan.

The final plan will then be issued to key agencies for final review, ahead of consideration by Minister Gentleman for public release. We will keep you in the loop around the timing of this given the Minister's portfolio responsibilities for both Planning and Land Management, and Emergency Services.

Please contact me at any time to discuss

Regards

Alison

---

**From:** Potts, Greg

**Sent:** Wednesday, 6 December 2017 11:32 AM

**To:** Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>

**Cc:** Murphy, Joe <[Joe.Murphy@act.gov.au](mailto:Joe.Murphy@act.gov.au)>

**Subject:** FW: Tharwa firefighting water supply [SEC=UNCLASSIFIED]

Hi Alison,

after a couple of emails, and a phone call, I managed to get clarification regarding resident access to the proposed Tharwa non potable Structural Firefighting Water Supply (NPSFWS?). See below.

Regards

*Greg Potts*

**Manager Community Bushfire Protection**

**ACT Rural Fire Service**

9 Amberley Avenue Fairbairn ACT 2600

GPO Box 158 Canberra ACT 2601

T: (02) 6207 8545 M: [REDACTED]

E: [greg.potts@act.gov.au](mailto:greg.potts@act.gov.au)

## ACT RURAL FIRE SERVICE

We acknowledge the traditional custodians of the ACT, the Ngunnawal people. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

Follow  
ACTRFS



**ACT**  
Government



---

**From:** Hunter, Jason

**Sent:** Wednesday, 6 December 2017 11:21 AM

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

**Subject:** RE: Tharwa firefighting water supply [SEC=UNCLASSIFIED]

Hi Greg

As discussed the project is required and will only be delivering public infrastructure on unleased Territory Land owned by TCCS for the purpose of managing structural fires within the village. Residents will not have access to the proposed infrastructure, on the basis that the ACT Government does not supply non potable water infrastructure to individual blocks within Rural Village Areas.

Regards

Jason

Jason Hunter | Project Manager - Urban

Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)

Capital Works and Development Support | Transport Canberra and City Services Directorate | ACT Government  
490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Potts, Greg  
**Sent:** Wednesday, 6 December 2017 10:16 AM  
**To:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>  
**Subject:** RE: Tharwa firefighting water supply [SEC=UNCLASSIFIED]

Hi Jason,  
thanks for the update, I was asked about residents being able to have limited access to this tank. My personal view was that considering the objective of a reliable source of water for structural firefighting this is not a good idea. Can you confirm if this has been agreed, or factored into the design of the system?  
Regards

*Greg Potts*

**Manager Community Bushfire Protection**  
**ACT Rural Fire Service**  
9 Amberley Avenue Fairbairn ACT 2600  
GPO Box 158 Canberra ACT 2601  
T: (02) 6207 8545 M: [REDACTED]  
E: [greg.potts@act.gov.au](mailto:greg.potts@act.gov.au)

## ACT RURAL FIRE SERVICE

We acknowledge the traditional custodians of the ACT, the Ngunnawal people. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

Follow  
ACTRFS



**ACT**  
Government act



---

**From:** Hunter, Jason  
**Sent:** Tuesday, 5 December 2017 11:30 PM  
**To:** Potts, Greg <[Greg.Potts@act.gov.au](mailto:Greg.Potts@act.gov.au)>  
**Subject:** Re: Tharwa firefighting water supply [SEC=UNCLASSIFIED]

We are going to tender for design in the coming weeks... there has been an exhaustive internal process this project has gone through...design review will form part of the coming process...

Sent from my iPhone

On 5 Dec 2017, at 4:37 pm, Potts, Greg <[Greg.Potts@act.gov.au](mailto:Greg.Potts@act.gov.au)> wrote:

Hi Jason,  
I've been out of the loop regarding the Tharwa firefighting water supply, you're probably close to tendering process commencing? Would you be able to forward a plan of the proposal so I can review from the RFS perspective?

Thanks in advance

*Greg Potts*

**Manager Community Bushfire Protection  
ACT Rural Fire Service**  
9 Amberley Avenue Fairbairn ACT 2600  
GPO Box 158 Canberra ACT 2601  
T: (02) 6207 8545 M: [REDACTED]  
E: [greg.potts@act.gov.au](mailto:greg.potts@act.gov.au)

<image002.jpg><image003.png> **Follow** <image005.png>  
**ACTRFS**  
<image004.png>

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Thursday, 21 December 2017 5:24 PM  
**To:** Murphy, Joe  
**Cc:** Horton, Richard; Azzopardi, Adam  
**Subject:** FW: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]  
**Attachments:** EPSDD 43 2017-18 Combined Business Case - Tharwa Village Non-Potable Water Supply (A13147721).doc

Hi Joe,

Please note the below email exchange with regard to consultant work being procured by TCCS for the non-potable firefighting water supply at Tharwa, and my response regarding the involvement of key stakeholders in resolving outstanding issues around access to, use to, and siting of this infrastructure.

I'll try to catch you by phone again shortly.

regards

Alison

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Thursday, 21 December 2017 11:34 AM  
**To:** Hill, Diana <Diana.Hill@act.gov.au>; Hunter, Jason <Jason.Hunter@act.gov.au>  
**Cc:** Azzopardi, Adam <Adam.Azzopardi@act.gov.au>; Horton, Richard <Richard.Horton@act.gov.au>  
**Subject:** RE: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Hi Di,

Thank you for forwarding this update. I have a couple of points to note as we move this project forward, which are not consistent with the sentence you have highlighted below.

As discussed, I am aware that the Chief Officer of the Rural Fire Service is keen to discuss the Tharwa residents' use of the non-potable water and how an outcome might be facilitated that meets all needs. I am continuing to follow up and am hoping to have a brief discussion either today or tomorrow. I will advise the outcomes of this discussion via email to you.

Secondly, the business case which successfully achieved the funding for this project did not state that this infrastructure was specifically for structure firefighting only. The objective of the business case was *"This proposal is for the provision of new infrastructure for the supply of non-potable water for the purpose of fire fighting in Tharwa village, which includes the Cuppacumbalong Homestead, the Artisan area and Outward Bound."* The last paragraph on page 3 of the business case quotes advice from ACTF&R which states that *"Currently the ACTF&R and Rural Fire Service (RFS) have limited capacity to defend structural fires and grass fires within the village. The existing structures in the village are vulnerable to all forms of attack from bushfire...."* I have attached a copy of the business case for your information.

I strongly suggest that prior to the stakeholder meeting with the consultants in early February as proposed below, that the key stakeholders, including the Rural Fire Service and our Tharwa project team reps meet to agree a whole of government position around the outcomes we are seeking for this project. Clarification around the use of the water for both structure firefighting and bushfire protection, the position on resident access to the non-potable water and the timing for engagement with the Tharwa residents around the options being explored are key matters for that meeting to resolve. It would also be useful to establish a consensus position on the dot points Jason has listed for discussion with the consultants, to ensure we provide clear direction on these matters.

Regards

Alison

---

**From:** Hill, Diana  
**Sent:** Thursday, 21 December 2017 10:59 AM  
**To:** Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Cc:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>  
**Subject:** FW: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Alison

Below is the update info that Jason sent out yesterday to key s/h which summarises the projects next steps.

Please let Jason and I know if there are any points below that need to be reconfirmed (such as the residents' access to water you mentioned on the phone) and Jason can set up discussions as necessary in the New Year.

Thank you  
Di

Diana Hill | Senior Manager | Urban  
Phone: 02 6207 6911 | Email: [diana.hill@act.gov.au](mailto:diana.hill@act.gov.au)  
Capital Works and Development Support | Transport Canberra and City Services Directorate | ACT Government  
Level 7, 490 Northbourne Avenue, Dickson 2602 | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

---

**From:** Hunter, Jason  
**Sent:** Wednesday, 20 December 2017 4:53 PM  
**To:** Gale, Malcolm <[Malcolm.Gale@act.gov.au](mailto:Malcolm.Gale@act.gov.au)>; Brown, Bernadette <[Bernadette.Brown@act.gov.au](mailto:Bernadette.Brown@act.gov.au)>; McNamara, Brett <[Brett.McNamara@act.gov.au](mailto:Brett.McNamara@act.gov.au)>; White, Christopher <[Christopher.White@act.gov.au](mailto:Christopher.White@act.gov.au)>; Mexon, Brian <[Brian.Mexon@act.gov.au](mailto:Brian.Mexon@act.gov.au)>; Maloney, Richard <[Richard.Maloney@act.gov.au](mailto:Richard.Maloney@act.gov.au)>  
**Cc:** Hill, Diana <[Diana.Hill@act.gov.au](mailto:Diana.Hill@act.gov.au)>  
**Subject:** Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

To all

I thought it was worthwhile providing an update on the progress of this project and the proposed next steps.

A Tender was released last week to engage an Engineering Design Consultancy to undertake the due diligence and the design of the new infrastructure to supply non potable water to extinguish structured fires within the Tharwa Village. The Tender will close 25 January 2018.

In early February I propose to invite the successful consultant to meet with us all to allow us to discuss the provisions and the constraints which will inform the design.

This will include:

- the options for extraction, whether from a bore or from the river;
- the location of the proposed 180,000 litre tanks, pumps and hydrants
- access requirements for tankers, maintenance and operations etc

Consultant will then undertake due diligence and prepare concept design. Then they'll present initial findings to us all in March. This will be an opportunity for to provide feedback and input into the design.

Upon completion of the design and internal stakeholder approvals and endorsement, consultation with the community will occur and the development approval process will proceed.

Please note that no provision for non potable water supply to individual residents will form part of this project. The only objective for this project is to provide government owned non potable water supply for the purpose of extinguishing structured fires within the Village.

Thank you for your continued collaboration on this project and I look forward to discussing it further with you all in the new year.

Regards

Jason

[Jason Hunter | Project Manager - Urban](#)

Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)

**Capital Works and Development Support** | Transport Canberra and City Services Directorate | **ACT Government**

490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Murphy, Joe  
**Sent:** Friday, 22 December 2017 11:33 AM  
**To:** Moore, AlisonM (ACTPLA)  
**Cc:** Horton, Richard; Azzopardi, Adam  
**Subject:** RE: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Thanks Ali, the email is helpful. I'd really appreciate an opportunity to make a case for some water use by residents as the project progresses.

Joe Murphy  
Chief Officer  
ACT Rural Fire Service  
ACT Emergency Services Agency  
Justice and Community Safety Directorate  
P: (02) 6207 8396 | W: [www.esa.act.gov.au](http://www.esa.act.gov.au)  
GPO Box 158, CANBERRA ACT 2601

## ACT RURAL FIRE SERVICE

COLLABORATING TO PROTECT OUR COMMUNITY FROM BUSHFIRES

We acknowledge the traditional custodians of the ACT, the Ngunnawal people. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

Follow  
ACTRFS



---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Thursday, 21 December 2017 5:24 PM  
**To:** Murphy, Joe <Joe.Murphy@act.gov.au>  
**Cc:** Horton, Richard <Richard.Horton@act.gov.au>; Azzopardi, Adam <Adam.Azzopardi@act.gov.au>  
**Subject:** FW: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Hi Joe,  
Please note the below email exchange with regard to consultant work being procured by TCCS for the non-potable firefighting water supply at Tharwa, and my response regarding the involvement of key stakeholders in resolving outstanding issues around access to, use to, and siting of this infrastructure.  
I'll try to catch you by phone again shortly.  
regards  
Alison

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Thursday, 21 December 2017 11:34 AM  
**To:** Hill, Diana <[Diana.Hill@act.gov.au](mailto:Diana.Hill@act.gov.au)>; Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>  
**Cc:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>; Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>  
**Subject:** RE: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Hi Di,

Thank you for forwarding this update. I have a couple of points to note as we move this project forward, which are not consistent with the sentence you have highlighted below.

As discussed, I am aware that the Chief Officer of the Rural Fire Service is keen to discuss the Tharwa residents' use of the non-potable water and how an outcome might be facilitated that meets all needs. I am continuing to follow up and am hoping to have a brief discussion either today or tomorrow. I will advise the outcomes of this discussion via email to you.

Secondly, the business case which successfully achieved the funding for this project did not state that this infrastructure was specifically for structure firefighting only. The objective of the business case was *"This proposal is for the provision of new infrastructure for the supply of non-potable water for the purpose of fire fighting in Tharwa village, which includes the Cuppacumbalong Homestead, the Artisan area and Outward Bound."* The last paragraph on page 3 of the business case quotes advice from ACTF&R which states that *"Currently the ACTF&R and Rural Fire Service (RFS) have limited capacity to defend structural fires and grass fires within the village. The existing structures in the village are vulnerable to all forms of attack from bushfire...."* I have attached a copy of the business case for your information.

I strongly suggest that prior to the stakeholder meeting with the consultants in early February as proposed below, that the key stakeholders, including the Rural Fire Service and our Tharwa project team reps meet to agree a whole of government position around the outcomes we are seeking for this project. Clarification around the use of the water for both structure firefighting and bushfire protection, the position on resident access to the non-potable water and the timing for engagement with the Tharwa residents around the options being explored are key matters for that meeting to resolve. It would also be useful to establish a consensus position on the dot points Jason has listed for discussion with the consultants, to ensure we provide clear direction on these matters.

Regards

Alison

---

**From:** Hill, Diana  
**Sent:** Thursday, 21 December 2017 10:59 AM  
**To:** Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Cc:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>  
**Subject:** FW: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Alison

Below is the update info that Jason sent out yesterday to key s/h which summarises the projects next steps.

Please let Jason and I know if there are any points below that need to be reconfirmed (such as the residents' access to water you mentioned on the phone) and Jason can set up discussions as necessary in the New Year.

Thank you

Di

Diana Hill | Senior Manager | Urban  
 Phone: 02 6207 6911 | Email: [diana.hill@act.gov.au](mailto:diana.hill@act.gov.au)  
 Capital Works and Development Support | Transport Canberra and City Services Directorate | ACT Government  
 Level 7, 490 Northbourne Avenue, Dickson 2602 | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

---

**From:** Hunter, Jason  
**Sent:** Wednesday, 20 December 2017 4:53 PM  
**To:** Gale, Malcolm <[Malcolm.Gale@act.gov.au](mailto:Malcolm.Gale@act.gov.au)>; Brown, Bernadette <[Bernadette.Brown@act.gov.au](mailto:Bernadette.Brown@act.gov.au)>; McNamara, Brett <[Brett.McNamara@act.gov.au](mailto:Brett.McNamara@act.gov.au)>; White, Christopher <[Christopher.White@act.gov.au](mailto:Christopher.White@act.gov.au)>; Mexon, Brian <[Brian.Mexon@act.gov.au](mailto:Brian.Mexon@act.gov.au)>; Maloney, Richard <[Richard.Maloney@act.gov.au](mailto:Richard.Maloney@act.gov.au)>  
**Cc:** Hill, Diana <[Diana.Hill@act.gov.au](mailto:Diana.Hill@act.gov.au)>  
**Subject:** Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

To all

I thought it was worthwhile providing an update on the progress of this project and the proposed next steps.

A Tender was released last week to engage an Engineering Design Consultancy to undertake the due diligence and the design of the new infrastructure to supply non potable water to extinguish structured fires within the Tharwa Village. The Tender will close 25 January 2018.

In early February I propose to invite the successful consultant to meet with us all to allow us to discuss the provisions and the constraints which will inform the design.

This will include:

- the options for extraction, whether from a bore or from the river;
- the location of the proposed 180,000 litre tanks, pumps and hydrants
- access requirements for tankers, maintenance and operations etc

Consultant will then undertake due diligence and prepare concept design. Then they'll present initial findings to us all in March. This will be an opportunity for to provide feedback and input into the design.

Upon completion of the design and internal stakeholder approvals and endorsement, consultation with the community will occur and the development approval process will proceed.

Please note that no provision for non potable water supply to individual residents will form part of this project. The only objective for this project is to provide government owned non potable water supply for the purpose of extinguishing structured fires within the Village.

Thank you for your continued collaboration on this project and I look forward to discussing it further with you all in the new year.

Regards

Jason

Jason Hunter | Project Manager - Urban

Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)

Capital Works and Development Support | Transport Canberra and City Services Directorate | ACT Government  
490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Friday, 22 December 2017 12:21 PM  
**To:** Azzopardi, Adam; Horton, Richard  
**Subject:** FW: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Adam & Richard,  
Please see Di's response agreeing to the government stakeholder meeting which her team will set up.  
I have suggested late January as I'd like to be there if possible (I'm back on 23 Jan)  
Thanks  
Ali

---

**From:** Hill, Diana  
**Sent:** Friday, 22 December 2017 12:19 PM  
**To:** Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>  
**Subject:** RE: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Alison - Ok thanks for the follow up.

We will set up the meeting/s in January 2018 to reconfirm the shared understanding.

See you in 2018! Have a great break over the festive season.  
Di

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Friday, 22 December 2017 12:13 PM  
**To:** Hill, Diana <[Diana.Hill@act.gov.au](mailto:Diana.Hill@act.gov.au)>  
**Subject:** FW: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Hi Di,  
I have now spoken with Joe Murphy who has reiterated the need for the Rural Fire Service to remain a key stakeholder in this project. He is supportive of my suggestion to convene a government stakeholder meeting in late January ahead of the proposed meeting with the consultants in early February, which he will attend, to ensure we have a common understanding about the parameters and outcomes of this project. Would your team set this up or would you like our team to?

Joe also indicated that he is keen for an opportunity to make a case for some water use by residents as the project progresses and to discuss options for the location of the tank.

Have a great break and will see you in the new year.

Regards

Alison

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Thursday, 21 December 2017 11:34 AM  
**To:** Hill, Diana <[Diana.Hill@act.gov.au](mailto:Diana.Hill@act.gov.au)>; Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>  
**Cc:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>; Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>  
**Subject:** RE: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Hi Di,

Thank you for forwarding this update. I have a couple of points to note as we move this project forward, which are not consistent with the sentence you have highlighted below.

As discussed, I am aware that the Chief Officer of the Rural Fire Service is keen to discuss the Tharwa residents' use of the non-potable water and how an outcome might be facilitated that meets all needs. I am continuing to follow up and am hoping to have a brief discussion either today or tomorrow. I will advise the outcomes of this discussion via email to you.

Secondly, the business case which successfully achieved the funding for this project did not state that this infrastructure was specifically for structure firefighting only. The objective of the business case was *"This proposal is for the provision of new infrastructure for the supply of non-potable water for the purpose of fire fighting in Tharwa village, which includes the Cuppacumbalong Homestead, the Artisan area and Outward Bound."* The last paragraph on page 3 of the business case quotes advice from ACTF&R which states that *"Currently the ACTF&R and Rural Fire Service (RFS) have limited capacity to defend structural fires and grass fires within the village. The existing structures in the village are vulnerable to all forms of attack from bushfire...."* I have attached a copy of the business case for your information.

I strongly suggest that prior to the stakeholder meeting with the consultants in early February as proposed below, that the key stakeholders, including the Rural Fire Service and our Tharwa project team reps meet to agree a whole of government position around the outcomes we are seeking for this project. Clarification around the use of the water for both structure firefighting and bushfire protection, the position on resident access to the non-potable water and the timing for engagement with the Tharwa residents around the options being explored are key matters for that meeting to resolve. It would also be useful to establish a consensus position on the dot points Jason has listed for discussion with the consultants, to ensure we provide clear direction on these matters.

Regards

Alison

---

**From:** Hill, Diana

**Sent:** Thursday, 21 December 2017 10:59 AM

**To:** Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>

**Cc:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>

**Subject:** FW: Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

Alison

Below is the update info that Jason sent out yesterday to key s/h which summarises the projects next steps.

Please let Jason and I know if there are any points below that need to be reconfirmed (such as the **residents' access to water** you mentioned on the phone) and Jason can set up discussions as necessary in the New Year.

Thank you

Di

Diana Hill | Senior Manager | Urban

Phone: 02 6207 6911 | Email: [diana.hill@act.gov.au](mailto:diana.hill@act.gov.au)

Capital Works and Development Support | Transport Canberra and City Services Directorate | ACT Government

Level 7, 490 Northbourne Avenue, Dickson 2602 | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

---

**From:** Hunter, Jason

**Sent:** Wednesday, 20 December 2017 4:53 PM

**To:** Gale, Malcolm <[Malcolm.Gale@act.gov.au](mailto:Malcolm.Gale@act.gov.au)>; Brown, Bernadette <[Bernadette.Brown@act.gov.au](mailto:Bernadette.Brown@act.gov.au)>; McNamara, Brett <[Brett.McNamara@act.gov.au](mailto:Brett.McNamara@act.gov.au)>; White, Christopher <[Christopher.White@act.gov.au](mailto:Christopher.White@act.gov.au)>; Mexon, Brian <[Brian.Mexon@act.gov.au](mailto:Brian.Mexon@act.gov.au)>; Maloney, Richard <[Richard.Maloney@act.gov.au](mailto:Richard.Maloney@act.gov.au)>

**Cc:** Hill, Diana <[Diana.Hill@act.gov.au](mailto:Diana.Hill@act.gov.au)>

**Subject:** Update on Tharwa NPWS for Fire Fighting Purposes [SEC=UNCLASSIFIED]

To all

I thought it was worthwhile providing an update on the progress of this project and the proposed next steps.

A Tender was released last week to engage an Engineering Design Consultancy to undertake the due diligence and the design of the new infrastructure to supply non potable water to extinguish structured fires within the Tharwa Village. The Tender will close 25 January 2018.

In early February I propose to invite the successful consultant to meet with us all to allow us to discuss the provisions and the constraints which will inform the design.

This will include:

- the options for extraction, whether from a bore or from the river;
- the location of the proposed 180,000 litre tanks, pumps and hydrants
- access requirements for tankers, maintenance and operations etc

Consultant will then undertake due diligence and prepare concept design. Then they'll present initial findings to us all in March. This will be an opportunity for to provide feedback and input into the design.

Upon completion of the design and internal stakeholder approvals and endorsement, consultation with the community will occur and the development approval process will proceed.

Please note that no provision for non potable water supply to individual residents will form part of this project. The only objective for this project is to provide government owned non potable water supply for the purpose of extinguishing structured fires within the Village.

Thank you for your continued collaboration on this project and I look forward to discussing it further with you all in the new year.

Regards

Jason

**Jason Hunter | Project Manager - Urban**

Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)

**Capital Works and Development Support** | Transport Canberra and City Services Directorate | **ACT Government**  
490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Hunter, Jason  
**Sent:** Friday, 6 April 2018 3:51 PM  
**To:** Moore, AlisonM (ACTPLA); Azzopardi, Adam  
**Subject:** Tharwa Non Potable Water Supply - Consultation discussion

Hi Alison / Adam

We have commenced work on the project and are currently in the due diligence phase of the project. I would like to meet and discuss where we are at and my thoughts on early engagement with the community to advise what will be involved in the investigation phase.

I will send an indicative meeting time for next week. I am also meeting with key government stakeholders next week to discuss asset ownership and management beyond handover, I have not involved EPSDD in this meeting as they will not be receiving assets at the end of the project.

Any questions at any-time please do not hesitate to contact me.

Regards

Jason

**Jason Hunter | Project Manager - Urban**

Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)

**Capital Works and Development Support** | Transport Canberra and City Services Directorate | **ACT Government**  
490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Horton, Richard  
**Sent:** Tuesday, 6 November 2018 2:25 PM  
**To:** Moore, AlisonM (ACTPLA)  
**Subject:** FW: 1853 Tharwa River Park - Landscape Development Application [SEC=UNCLASSIFIED]  
**Attachments:** 1853\_Tharwa River Park\_DA\_L00\_2.11.18.pdf; 1853\_Tharwa River Park\_DA\_L01\_2.11.18.pdf; 1853\_Tharwa River Park\_DA\_L02\_2.11.18.pdf; 1853\_Tharwa River Park\_DA\_L03\_2.11.18.pdf; 1853\_Tharwa River Park\_DA\_L04\_2.11.18.pdf; 1853\_Tharwa River Park\_DA\_L05\_2.11.18.pdf; 1853\_Tharwa River Park\_DA\_LMPP01\_2.11.18.pdf; 1853\_Tharwa River Park\_DA\_TMP01\_2.11.18.pdf

Hi Alison,

I have arranged a meeting tomorrow with Jason Hunter to get an update on the fire infrastructure project.

TCCS are about to lodge a DA for the project, including new tanks at the location we discussed with them last year. This will be integrated with landscaping, with the tanker access area also serving as a car park and a look-out (when not in use). Drawings for the project are attached.

I will get more information from Jason tomorrow on the consultation process.

Best regards,

Richard

---

**From:** Hunter, Jason  
**Sent:** Tuesday, 6 November 2018 2:14 PM  
**To:** Horton, Richard <Richard.Horton@act.gov.au>  
**Subject:** FW: 1853 Tharwa River Park - Landscape Development Application [SEC=UNCLASSIFIED]

**Jason Hunter** | Senior Project Manager

Member Australian Institute of Project Management

Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)

Capital Works and Development Support | Transport Canberra and City Services Directorate | ACT Government

490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** [REDACTED] [@envirolinks.com.au](mailto:[REDACTED]@envirolinks.com.au)  
**Sent:** Friday, 2 November 2018 4:52 PM  
**To:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>  
**Subject:** 1853 Tharwa River Park - Landscape Development Application

Hi Jason,

Please find attached landscape Development Application documentation for Tharwa.

Happy to discuss.

Cheers



# PROPOSED WATER TANKS

BLOCK 5, SECTION 1, THARWA, ACT

FOR DEVELOPMENT APPLICATION

LANDSCAPE WORKS PACKAGE

PREPARED FOR:



**DRAWING LIST**

DWG NO.	DRAWING TITLE	REVISION
L00	COVER PAGE	A
L01	LANDSCAPE CONTEXT PLAN	A
L02	LANDSCAPE PLAN	A
L03	LANDSCAPE INDICATIVE GRADING PLAN	A
L04	LANDSCAPE INDICATIVE PLANTING PLAN	A
L05	LANDSCAPE INDICATIVE PERSPECTIVES	A
TMP01	TREE MANAGEMENT PLAN	A
LMPP01	LANDSCAPE MANAGEMENT AND PROTECTION PLAN	A


2	FOR DEVELOPMENT APPLICATION	JK	JKD	2.11.19
---	-----------------------------	----	-----	---------

NO. DESCRIPTION OWN APPR DATE

**NOTES**

- COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED.
- TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS.
- FIELD MEASUREMENTS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS, UNLESS OTHERWISE NOTED OTHERWISE.
- WHERE REFERRED FOR CONSTRUCTION:
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY CONDITIONS, LEVELS & DETAILS TO BE CONSIDERED AND PRIOR WORKS AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK.
- PRESENT SAMPLES AND GAIN APPROVAL FROM SUPERINTENDENT FOR ANY NON-SPECIFIED MATERIALS OR METHODS.
- ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORITY CONDITIONS. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TREE LOSS STANDARDS SPECIFICATIONS FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE RESTORED TO EXISTING CONDITION.

CLIENT



LANDSCAPE ARCHITECT



5 / 01 Dundas Court PHILIP ACT 2806 Ph: (02) 6211 0000 www.envirolinks.com.au

PROJECT

PROPOSED WATER TANKS  
BLOCK 5 SECTION 1, THARWA, ACT

TITLE

COVER PAGE

SCALE NORTH

NTS@A3

JOB NO. DWG NO. ISSUE

1853 L00 A

NOT FOR CONSTRUCTION



NO.	DESCRIPTION	OWN	APPR	DATE

A. FOR DEVELOPMENT APPLICATION JK JRD 2.11.18

- NOTES**
- COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED.
  - TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS.
  - REQUIRED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS, DIMENSIONS IN THIS DRAWING UNLESS NOTED OTHERWISE.
  - WHERE RELEVANT FOR CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY DIMENSIONS, LEVELS & DETAILS TO SITE CONDITIONS AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR RESOLUTION BEFORE COMMENCING WORK.
  - PRESENT SAMPLES AND GAIN APPROVAL FROM SUPERINTENDENT FOR ANY NOMINATED MATERIALS OR METHODS.
  - ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORITY CONDITIONS. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TREE LOSS STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE REINSTATED TO EXISTING CONDITION.



5 / 61 Dundas Court PHILIP ACT 2806 Ph(02) 6281 0008 www.enviro-links.com.au

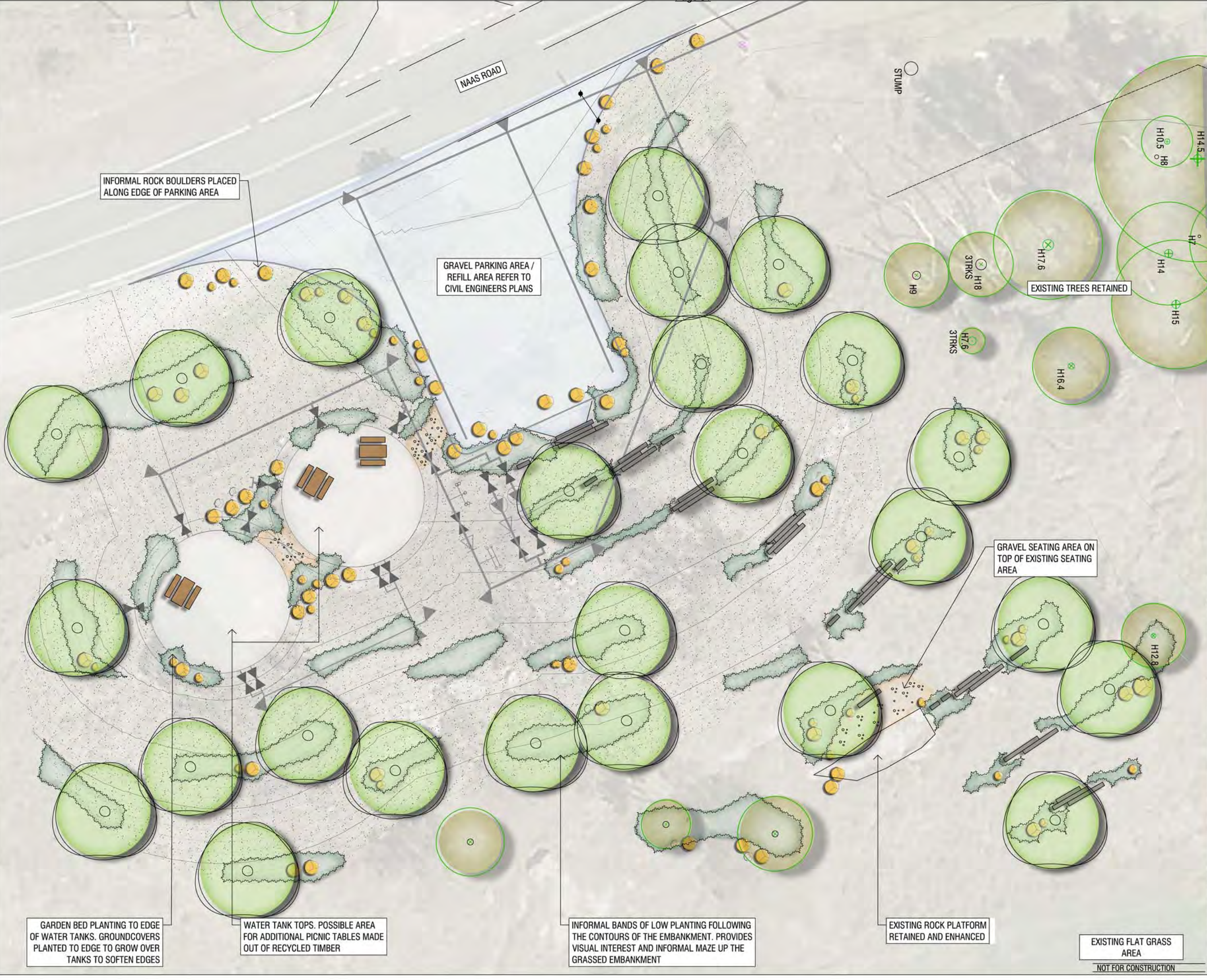
**PROJECT**  
 PROPOSED WATER TANKS  
 BLOCK 5 SECTION 1, THARWA, ACT

**TITLE**  
 LANDSCAPE CONTEXT PLAN

**SCALE**  
 NTS@A3

**JOB NO.** 1853  
**DWG NO.** L01  
**ISSUE** A

NOT FOR CONSTRUCTION



INFORMAL ROCK BOULDERS PLACED ALONG EDGE OF PARKING AREA

GRAVEL PARKING AREA / REFILL AREA REFER TO CIVIL ENGINEERS PLANS

EXISTING TREES RETAINED

GRAVEL SEATING AREA ON TOP OF EXISTING SEATING AREA

GARDEN BED PLANTING TO EDGE OF WATER TANKS. GROUNDCOVERS PLANTED TO EDGE TO GROW OVER TANKS TO SOFTEN EDGES

WATER TANK TOPS. POSSIBLE AREA FOR ADDITIONAL PICNIC TABLES MADE OUT OF RECYCLED TIMBER

INFORMAL BANDS OF LOW PLANTING FOLLOWING THE CONTOURS OF THE EMBANKMENT. PROVIDES VISUAL INTEREST AND INFORMAL MAZE UP THE GRASSED EMBANKMENT

EXISTING ROCK PLATFORM RETAINED AND ENHANCED

EXISTING FLAT GRASS AREA

NOT FOR CONSTRUCTION

- LEGEND**
- EXISTING TREE to be retained
  - CONCRETE Concrete top of water tanks
  - COMPACTED DECOMPOSED GRANITE. Colour shall be 'cream'
  - CONCRETE STEP / BLADE WALLS Concrete steps / blade walls at variety of length informally up the grass embankment
  - ROCK BOULDERS Reuse of existing and new boulders informal placed around the site
  - NEW NATIVE/ EVERGREEN TREE Refer Indicative Planting Plan
  - NEW MASS PLANTING BED Refer Indicative Planting Plan
  - PROPOSED GRASSING Mowable dryland grass
  - PROPOSED CONTOURS Refer to Indicative Grading Plan

NO.	DESCRIPTION	JK	JRD	2.11.18
A	FOR DEVELOPMENT APPLICATION			

**NOTES**

- COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED.
- TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS.
- DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS. DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
- WHERE ISSUED FOR CONSTRUCTION:
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY DIMENSIONS, LEVELS & DETAILS TO SITE CONDITIONS AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR RESOLUTION BEFORE COMMENCING WORK.
- PRESENT SAMPLES AND GAIN APPROVAL FROM SUPERINTENDENT FOR ANY NOMINATED MATERIALS OR FINISHES.
- ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORIZATIONS. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TCCS (D&S) STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE RESTORED TO EXISTING CONDITION.



5 / 61 Dundas Court PHILLIP ACT 2606 Ph: (02) 6281 6066 www.envirolinks.com.au

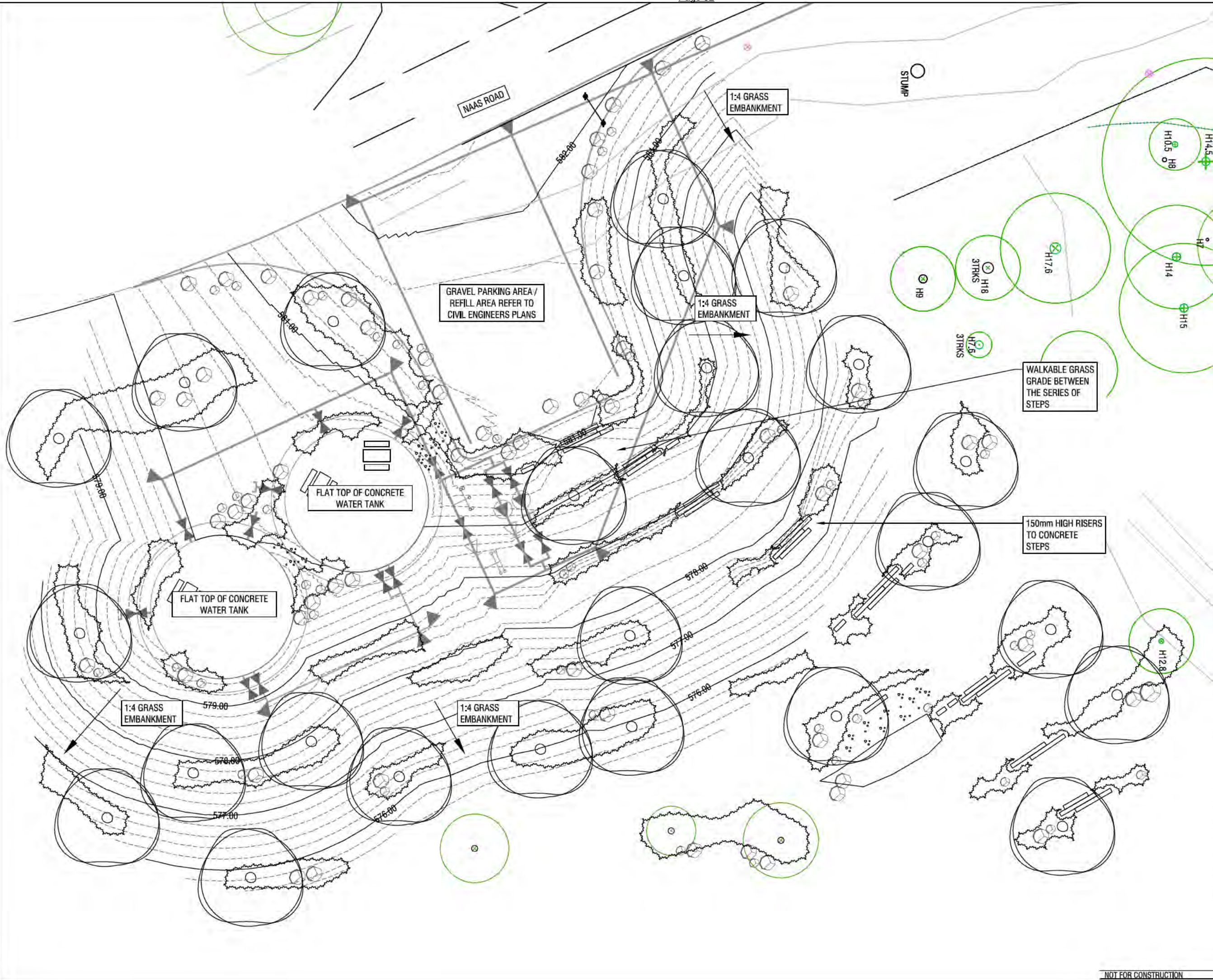
**PROJECT**  
PROPOSED WATER TANKS  
BLOCK 5 SECTION 1, THARWA, ACT

**TITLE**  
LANDSCAPE PLAN

**SCALE**  
1:250@A3



**JOB NO.** 1853  
**DWG. NO.** L02  
**ISSUE** A



**LEGEND**

**PROPOSED CONTOURS**  
Also refer to Civil Engineers plans

NO.	DESCRIPTION	OWN	APPR	DATE
1	FOR DEVELOPMENT APPLICATION	JK	JRD	2.11.18

**NOTES**

- COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED.
- TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS.
- REQUIRED CONSIDERATIONS TO BE TAKEN BY PREFERENCE TO SCALED MEASUREMENTS, DIMENSIONS AND DIMENSIONS UNLESS NOTED OTHERWISE.
- WHERE REFERRED FOR CONSTRUCTION:
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS PRIOR TO COMMENCEMENT OF WORKS.
- CONTRACTOR TO VERIFY CONDITIONS, LEVELS & DETAILS TO BE CONSIDERED AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR RESOLUTION BEFORE COMMENCING WORK.
- PRESENT SAMPLES AND GAIN APPROVAL FROM SUPERINTENDENT FOR ANY NOMINATED MATERIALS OR FINISHES.
- ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORITY PERMITS. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TREE LOSS STANDARDS SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE RESTORED TO EXISTING CONDITION.

**CLIENT**

**LANDSCAPE ARCHITECT**

5 / 01 Dundas Court PHILIP ACT 2006 Ph: (02) 6911 6000 www.enviro-links.com.au

**PROJECT**  
PROPOSED WATER TANKS  
BLOCK 5 SECTION 1, THARWA, ACT

**TITLE**  
LANDSCAPE INDICATIVE GRADING PLAN

**SCALE**  
1:250@A3

**ORIENT**  
NORTH

**JOB NO.**  
1853

**OWN NO.**  
L03



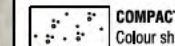

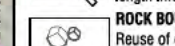


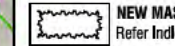

**ISSUE**  
A

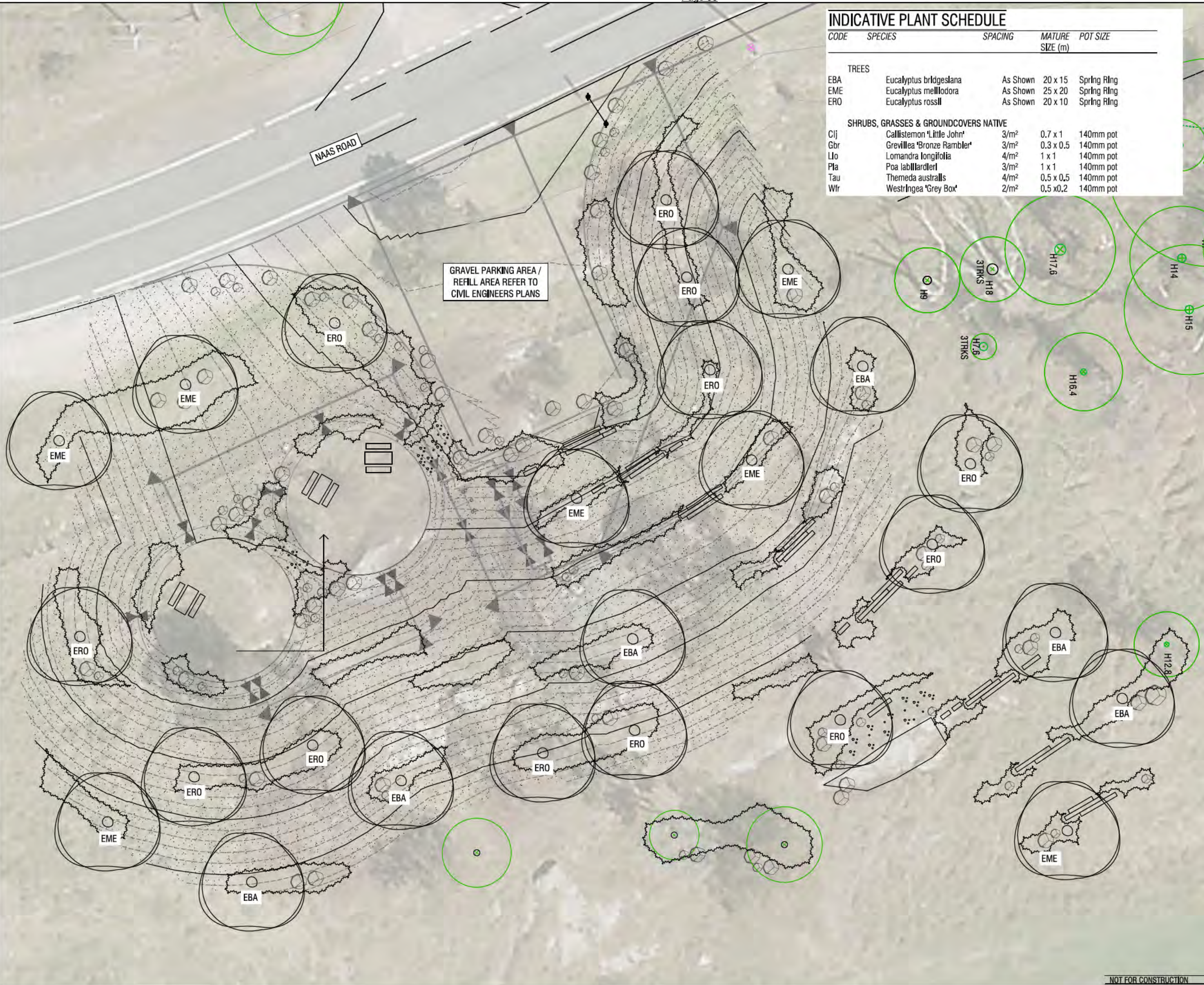
**NOT FOR CONSTRUCTION**

### INDICATIVE PLANT SCHEDULE

CODE	SPECIES	SPACING	MATURE SIZE (m)	POT SIZE
<b>TREES</b>				
EBA	<i>Eucalyptus bridgesiana</i>	As Shown	20 x 15	Spring Ring
EME	<i>Eucalyptus melliodora</i>	As Shown	25 x 20	Spring Ring
ERO	<i>Eucalyptus rossii</i>	As Shown	20 x 10	Spring Ring
<b>SHRUBS, GRASSES &amp; GROUNDCOVERS NATIVE</b>				
Cij	<i>Callistemon 'Little John'</i>	3/m <sup>2</sup>	0.7 x 1	140mm pot
Gbr	<i>Grevillea 'Bronze Rambler'</i>	3/m <sup>2</sup>	0.3 x 0.5	140mm pot
Llo	<i>Lomandra longifolia</i>	4/m <sup>2</sup>	1 x 1	140mm pot
Pla	<i>Poa labillardieri</i>	3/m <sup>2</sup>	1 x 1	140mm pot
Tau	<i>Themeda australis</i>	4/m <sup>2</sup>	0.5 x 0.5	140mm pot
Wfr	<i>Westringea 'Grey Box'</i>	2/m <sup>2</sup>	0.5 x 0.2	140mm pot

### LEGEND

-  **EXISTING TREE**  
to be retained
-  **CONCRETE**  
Concrete top of water tanks
-  **COMPACTED DECOMPOSED GRANITE**  
Colour shall be 'cream'
-  **CONCRETE STEP / BLADE WALLS**  
Concrete steps / blade walls at variety of length informally up the grass embankment
-  **ROCK BOULDERS**  
Reuse of existing and new boulders informal placed around the site
-  **NEW NATIVE/ EVERGREEN TREE**  
Refer Indicative Planting Plan
-  **NEW MASS PLANTING BED**  
Refer Indicative Planting Plan
-  **PROPOSED GRASSING**  
Mowable dryland grass
-  **PROPOSED CONTOURS**  
Refer to Indicative Grading Plan



GRAVEL PARKING AREA /  
REFILL AREA REFER TO  
CIVIL ENGINEERS PLANS

NO.	DESCRIPTION	DATE
1	FOR DEVELOPMENT APPLICATION	JK JRD 2.11.18

**NOTES**

- COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED.
- TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS.
- REQUIRED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS, DIMENSIONS IN THIS PLAN UNLESS NOTED OTHERWISE.
- WHERE REUSED FOR CONSTRUCTION:
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY DIMENSIONS, LEVELS & DETAILS TO SITE CONDITIONS AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR RESOLUTION BEFORE COMMENCING WORK.
- PRESENT SAMPLES AND GAIN APPROVAL FROM SUPERINTENDENT FOR ANY NOMINATED MATERIALS OR FINISHES.
- ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORITY. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TREE LOSS STANDARDS SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE RESTORED TO EXISTING CONDITION.



5 / 81 Dundas Court PHILLIP ACT 2806 Ph: (02) 6281 6008 www.enviro-links.com.au

**PROJECT**  
PROPOSED WATER TANKS  
BLOCK 5 SECTION 1, THARWA, ACT

**TITLE**  
LANDSCAPE INDICATIVE PLANTING PLAN

**SCALE**  
1:250@A3

**JOB NO.**  
1853

**ISSUE**  
A

**NOT FOR CONSTRUCTION**



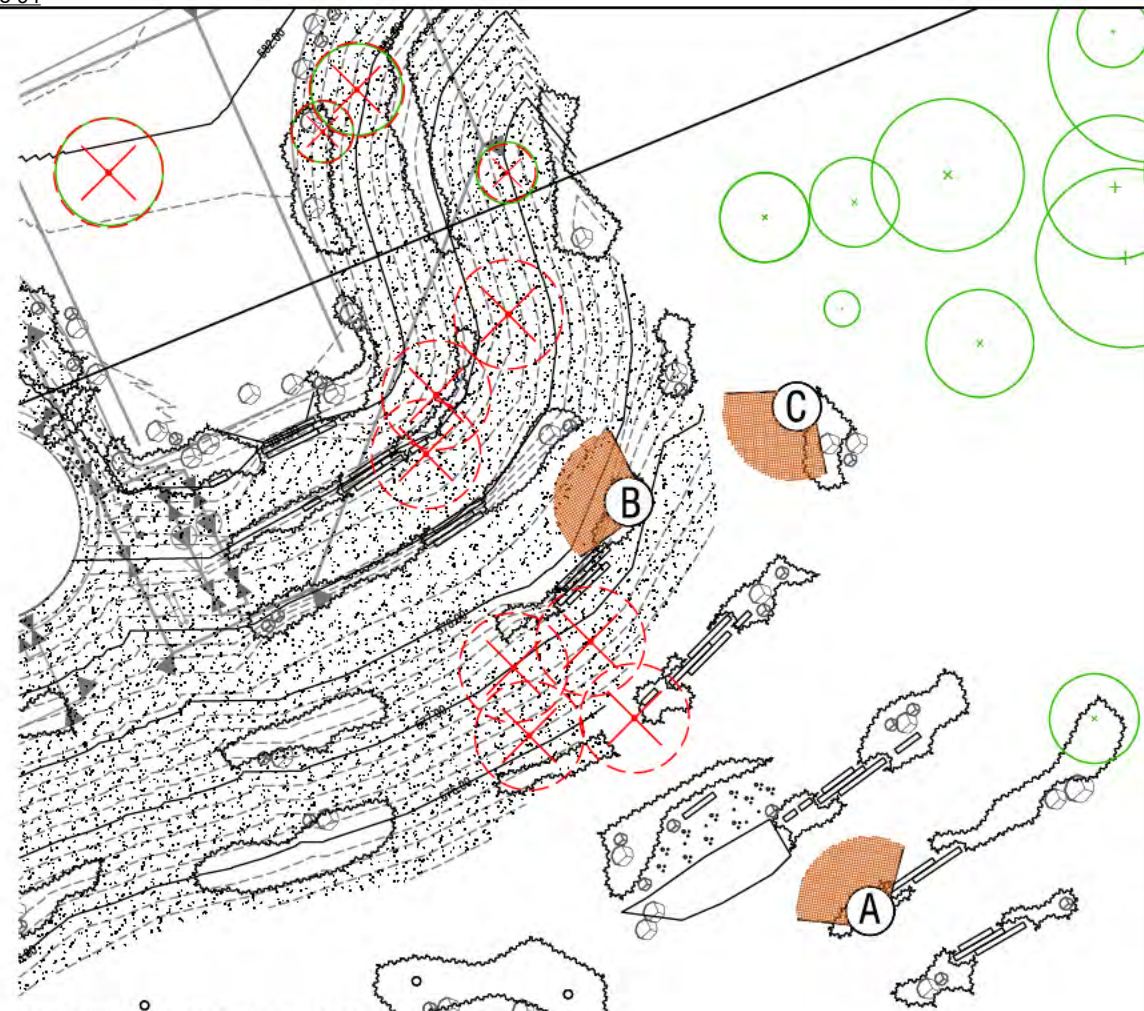
PERSPECTIVE A



PERSPECTIVE B

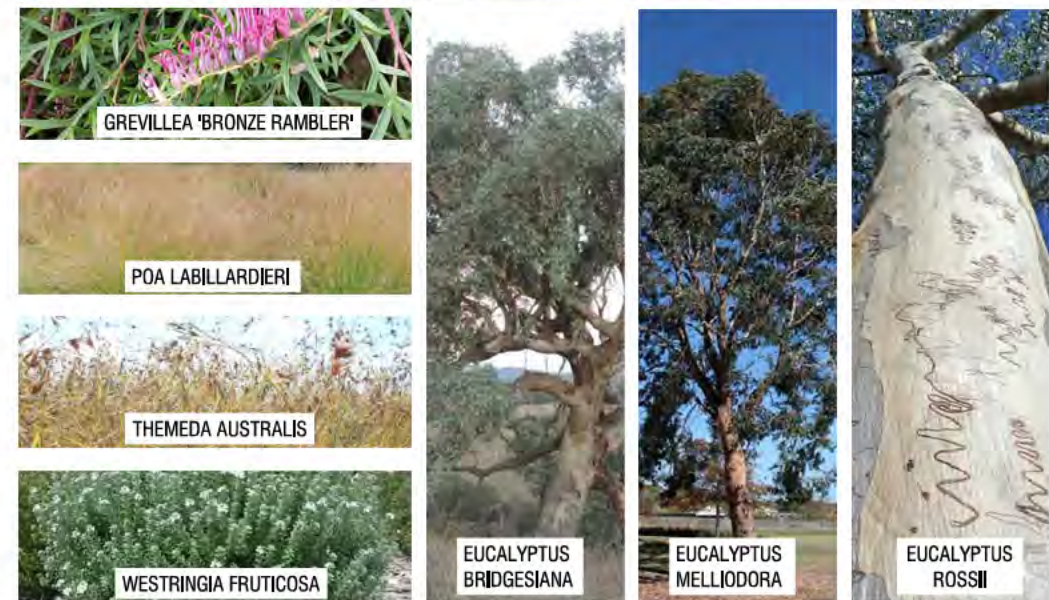


PERSPECTIVE C



CONTEXT PLAN 1:300@A3

CHARACTER IMAGERY



NO.	DESCRIPTION	CHK	APP'D	DATE

A FOR DEVELOPMENT APPLICATION JK JD 2.11.18



NOTES  
 • COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED.  
 - TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS.  
 - REQUIRED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS, DIMENSIONS IN THE DRAWINGS UNLESS NOTED OTHERWISE.  
 WHERE REUSED FOR CONSTRUCTION  
 • CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY DIMENSIONS, LEVELS & DETAILS TO SITE CONDITIONS AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR RESOLUTION BEFORE COMMENCING WORK.  
 • PRESENT SAMPLES AND GAIN APPROVAL FROM SUPERINTENDENT FOR ANY NOMINATED MATERIALS OR FINISHES.  
 • ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORITY CONDITIONS. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TREE STANDARDS SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE REINSTATED TO EXISTING CONDITION.

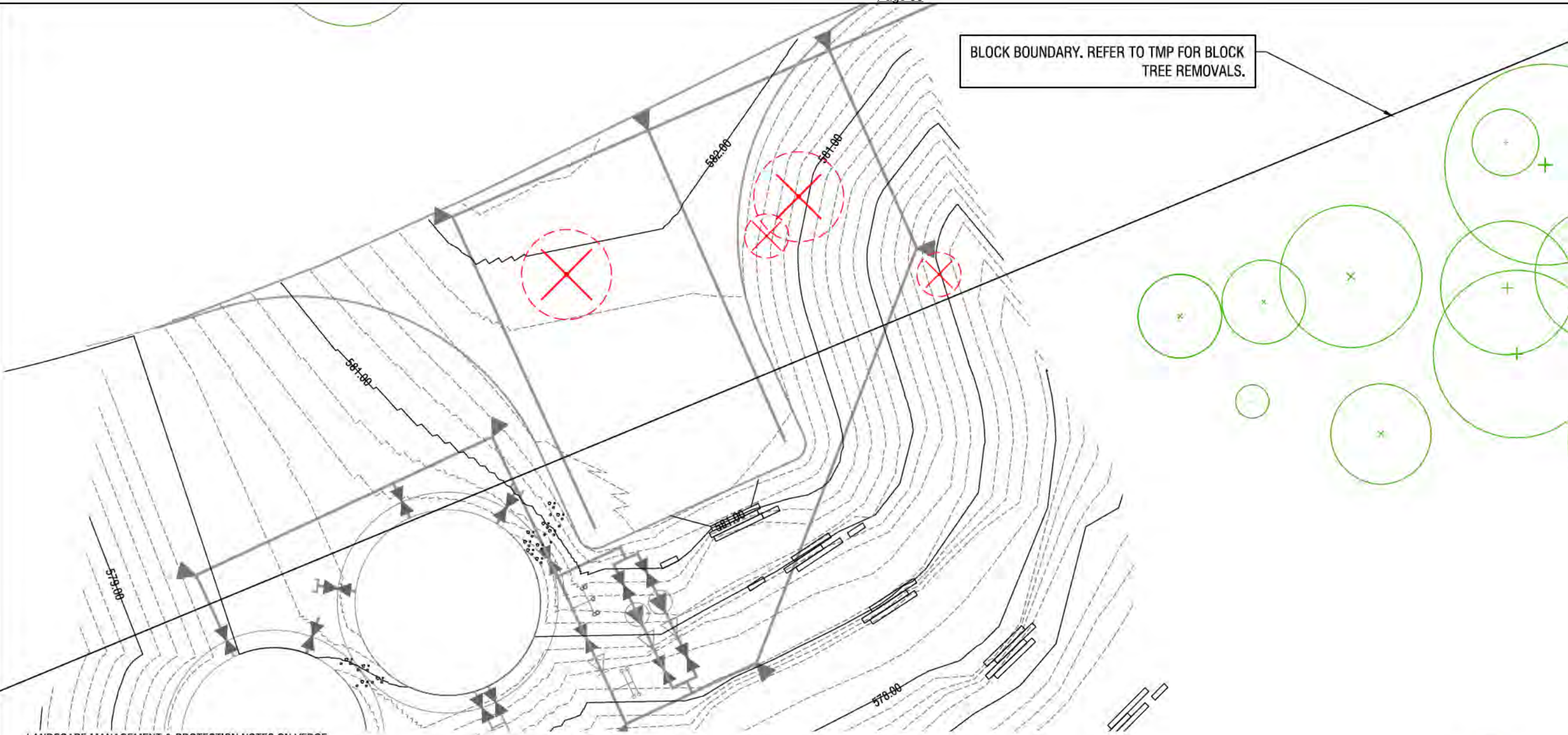


5 / 01 Dundas Court PHILLIP ACT 2006 Ph:(02) 6281 8008 www.enviro-links.com.au  
 PROJECT  
 PROPOSED WATER TANKS  
 BLOCK 5 SECTION 1, THARWA, ACT  
 TITLE  
 LANDSCAPE INDICATIVE PERSPECTIVES  
 SCALE  
 NTS@A3  
 JOB NO.  
 1853  
 DWG NO.  
 L05  
 ISSUE  
 A

BLOCK BOUNDARY. REFER TO TMP FOR BLOCK TREE REMOVALS.

**LEGEND**

-  **EXISTING TREE** to be retained and protected
-  **EXISTING TREE** proposed to be removed on leased land



**LANDSCAPE MANAGEMENT & PROTECTION NOTES ON VERGE**

**1. GENERAL**  
The proponent or their authorised representative is required to contact and consult with the ACT Territory and Municipal Services (TCCS) to seek approval for any use of Unleased Territory Land adjacent to the Lease. Prior to commencement of works (demolition, clearing, excavation, construction), the applicant or their authorised representative must advise the relevant coordinator within TCCS Asset Acceptance in writing that the protective measures have been installed in accordance with the approved Landscape Management & Protection Plan. All verge works shall comply with TCCS STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS and DESIGN STANDARDS FOR URBAN INFRASTRUCTURE and be to the satisfaction of Territory and Municipal Services Asset Acceptance (ptr: 6207 6581).

**2. SUPERVISION**  
A suitably qualified Landscape Architect must be employed to oversee restorative work in the verge to ensure all requirements are followed.

**3. SITE ACCOMMODATION and/or STORAGE OF CONSTRUCTION MATERIALS**  
Use of verges for storage, carparking, site sheds, site amenities, billboards and other site operations shall be contingent on approval of an application for the use of verges, public open spaces or Unleased Territory land, lodged with TaMS. Approval of any such application may be granted subject to the Developer's agreement to comply with the terms and conditions, as specified by Asset Acceptance on application, for a specific site.

**4. FENCING**  
Fence off verge areas as shown on plan. Fencing shall be 1.8m high continuous chain mesh fence supported by steel posts with concrete bases.

**5. EXISTING TREES**  
All trees located in road reserve, street verges, public open space and Unleased Territory land are to be retained (except where shown removed on plan) and remain undamaged. Existing clearance from ground to canopy is not to be altered. Ensure construction equipment can pass beneath the lowest limbs through driveway access. Crowns and apex of canopy are not to be altered or reduced. Ensure lifting equipment and load can clear height and width of tree crown without damage to crown.

Where excavation is approved, the following measures are to be adopted for tree protection:

- Do not sever large roots (>30 mm diameter) closer than halfway from the drip-line to the trunk. Hand trenching to a depth of 300mm is required to locate these roots before any mechanical trenching is undertaken.
- All roots must be cut cleanly with equipment specifically designed to cut roots cleanly or other suitable pruning equipment.
- Roots exposed during excavation must be protected from desiccation. Keep lightly watered or cover with hessian, which must be kept moist.
- Water trees that have had disturbance in their root zone. The amount and frequency of water needs to be adapted to the trees requirement, based on seasonal conditions.
- Roots 50mm in diameter or larger shall be protected, including by excavation underneath tree roots where feasible.
- Minimise width of excavation in vicinity of trees as far as possible. Shorting of excavations should be adopted in lieu of benching, seasonal change.

**6. SITE ACCESS**  
Construction access for the site is to be provided as per plan. Any variations from this plan are to be submitted to Asset Acceptance for approval prior to enacting on site.

**7. SERVICE CONNECTION TO SITE**  
The Developer must coordinate all service approvals that are proposed within the road reserve, public open space and Unleased Territory land. Approval for trench locations must be obtained through Asset Acceptance and the relevant Territory and Municipal Services agencies at the planning and design stages. In most situations, excavation must not occur within the verge. Where excavation is allowed the following requirements apply:

- Boring or tunnelling below the root zone must be undertaken if the excavation is within the canopy spread of any tree.
- Shared trenching for services is mandatory.
- Number of verge crossings to be minimised.
- Excavation for services across verge (i.e. at right angles to kerb, property line) is to be midway between the tree trunks.
- Any service installation within 5.0m of an existing tree trunk, or within the tree canopy requires prior approval.

NOTE: A Temporary Traffic Management Plan (TTM) and a Roads and Public Places Opening Permit (RPPDP) must be obtained from Roads ACT before any excavation is undertaken on Territory land.

**8. SERVICES AND UTILITIES ALONG ROAD RESERVES**  
The Developer must coordinate all service approvals. TaMS AA approval for trench locations must be obtained at the planning and design stage. New or upgraded services parallel to kerb or property line are to be installed on the following alignments (subject to approval) to minimise damage/disturbance to roots/root zone.

- Within road paved area.
- Boring or tunnelling below the root zone is to be undertaken if the excavation required is within the canopy spread of any tree.
- Below existing footpath on the property line.
- Immediately behind kerb.

**9. IRRIGATION**  
RESERVED - No Irrigation proposed on Unleased Territory land

**10. VERGE INFRASTRUCTURE CONDITION AND RESTORATION**  
Contact the Asset Acceptance Officer to notify commencement of verge restoration and at the completion of work. At the completion of construction, verges should have established dryland grass cover. Topsoil is not to be removed and the soil level must not be changed. If the standard of grass cover on the verge is to be improved, the following requirements apply:

- Lightly cultivate the soil to 25 mm to 50 mm depth (50 mm maximum to minimise damage to tree roots). Cultivate only in one direction. Avoid major roots, and keep a minimum of 1m away from tree trunks.
- Add 'B' type topsoil at 25 mm to 50 mm depth. Level the topsoil and add NPK fertiliser (equivalent to Multigro) at 40g/m<sup>2</sup>.
- Lay turf or sow seed of suitable drought tolerant species as specified in the Standard Specification for Urban Infrastructure Works. Keep moist during establishment.

If damage does occur to trees or other plantings on street verges or Public Open Spaces, they are to be replaced or rehabilitated to NCA/TCCS satisfaction at the developer's expense. Restoration work is to be approved by NCA/TCCS and carried out by approved operators.

DRYLAND GRASSING TO BE REINSTATED AT COMPLETION OF WORKS TO ALL NON-PAVED VERGE AREAS BETWEEN ROAD AND FOOTPATH.

NO.	DESCRIPTION	OWN	APPR	DATE
1				
2	FOR DEVELOPMENT APPLICATION	JK	JRD	2.11.18

**NOTES**

- COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED.
- TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS.
- REQUIRED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS, UNLESS NOTED OTHERWISE UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY DIMENSIONS, LEVELS & DETAILS TO GET CONDITIONS AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR REGULATION BEFORE COMMENCEMENT OF WORK.
- PRESENT SAMPLES AND GAIN APPROVAL FROM SUPERINTENDENT FOR ANY NOMINATED MATERIALS OR METHODS.
- COPY AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORITY PERMITS. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TCCS (LATEST STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS) UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE REINSTATED TO EXISTING CONDITION.



5/01 Dundas Court PHILIP ACT 2606 Ph:(02) 6091 6000 www.enviro-links.com.au

**PROJECT**  
PROPOSED WATER TANKS  
BLOCK 5 SECTION 1, THARWA, ACT

**TITLE**  
TREE MANAGEMENT PLAN

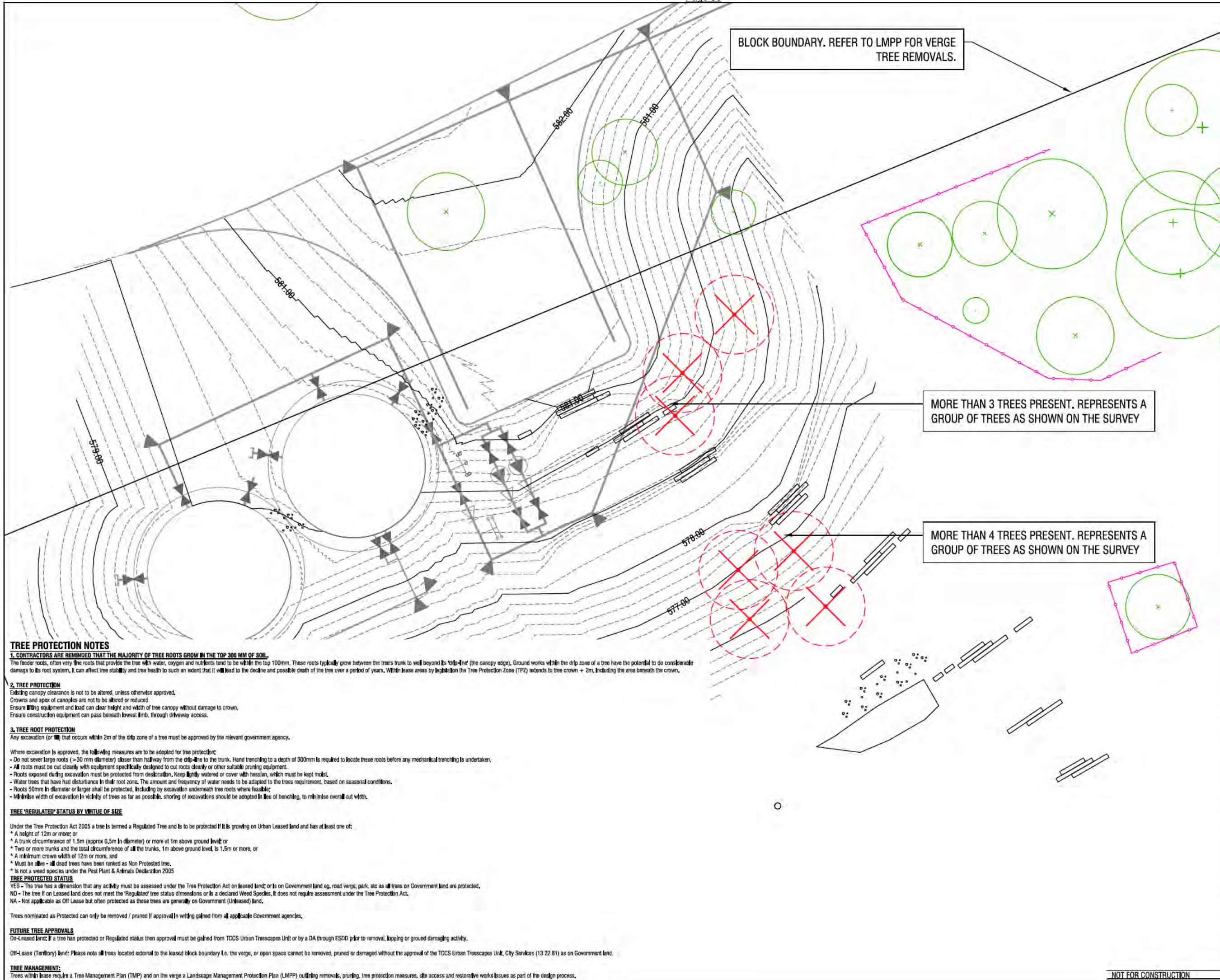
**SCALE**  
1:250@A3

**SCALE BAR**  
0 1 2 3 4 5m

**ORIENTATION**  
NORTH

<b>JOB NO.</b> 1853	<b>OWN NO.</b> LMPP01	<b>ISSUE</b> A
------------------------	--------------------------	-------------------

**NOT FOR CONSTRUCTION**



**LEGEND**

- EXISTING TREE** to be retained and protected
- EXISTING TREE** proposed to be removed on leased land
- TEMPORARY PROTECTIVE FENCING**  
Trees to be retained are to be surrounded by 1800 High continuous mesh temporary fencing as shown on plan for the duration of works. No stockpiling of material, installation of services or site sheds or storage is allowed within the fenced area.

**TREE PROTECTION NOTES**

**1. CONTRACTORS ARE REMINDED THAT THE MAJORITY OF TREE ROOTS GROW IN THE TOP 300 MM OF SOIL.**  
The feeder roots, often very fine roots that provide the tree with water, oxygen and nutrients tend to be within the top 100mm. These roots typically grow within the drip zone of a tree. Ground works within the drip zone of a tree have the potential to do considerable damage to its root system. It can affect tree stability and tree health to such an extent that it will lead to the decline and possible death of the tree over a period of years. Within lease areas by legislation the Tree Protection Zone (TPZ) extends to tree crown + 2m, including the area beneath the crown.

**2. TREE PROTECTION**  
Existing canopy clearance is not to be altered, unless otherwise approved.  
Crowns and apex of canopies are not to be altered or reduced.  
Ensure lifting equipment and load can clear height and width of tree canopy without damage to crown.  
Ensure construction equipment can pass beneath lowest limb, through driveway access.

**3. TREE ROOT PROTECTION**  
Any excavation (or trench) that occurs within 2m of the drip zone of a tree must be approved by the relevant government agency.  
Where excavation is approved, the following measures are to be adopted for tree protection:  
- Do not sever large roots (>30 mm diameter) closer than halfway from the drip-line to the trunk. Hand trenching to a depth of 300mm is required to locate these roots before any mechanical trenching is undertaken.  
- All roots must be cut cleanly with equipment specifically designed to cut roots cleanly or other suitable pruning equipment.  
- Roots exposed during excavation must be protected from desiccation. Keep lightly watered or cover with hessian, which must be kept moist.  
- Water trees that have had disturbance in their root zone. The amount and frequency of water needs to be adapted to the trees requirement, based on seasonal conditions.  
- Roots 50mm in diameter or larger shall be protected, including by excavation underneath tree roots where feasible.  
- Minimise width of excavation in vicinity of trees as far as possible. Shoring of excavations should be adopted in lieu of benching, to minimise overall cut width.

**TREE 'REGULATED' STATUS BY VIRTUE OF SIZE**  
Under the Tree Protection Act 2005 a tree is termed a Regulated Tree and is to be protected if it is growing on Urban Leased land and has at least one of:  
\* A height of 12m or more; or  
\* A trunk circumference of 1.5m (approx 0.5m in diameter) or more at 1m above ground level; or  
\* Two or more trunks and the total circumference of all the trunks, 1m above ground level, is 1.5m or more; or  
\* A minimum crown width of 12m or more, and  
\* Must be alive - all dead trees have been ranked as Non Protected tree,  
\* Is not a weed species under the Pest Plant & Animals Declaration 2005

**TREE PROTECTED STATUS**  
YES - The tree has a dimension that any activity must be assessed under the Tree Protection Act on leased land; or is on Government land eg, road verge, park, etc as all trees on Government land are protected.  
NO - The tree if on Leased land does not meet the 'Regulated' tree status dimensions or is a declared Weed Species. It does not require assessment under the Tree Protection Act.  
NA - Not applicable as Off Lease but often protected as these trees are generally on Government (Unleased) land.

Trees nominated as Protected can only be removed / pruned if approval in writing gained from all applicable Government agencies.

**FUTURE TREE APPROVALS**  
On-Leased land: If a tree has protected or Regulated status then approval must be gained from TCCS Urban Treescape Unit or by a DA through ESDD prior to removal, lopping or ground damaging activity.  
Off-Lease (Territory) land: Please note all trees located external to the leased block boundary i.e. the verge, or open space cannot be removed, pruned or damaged without the approval of the TCCS Urban Treescape Unit, City Services (13 22 81) as on Government land.

**TREE MANAGEMENT:**  
Trees within lease require a Tree Management Plan (TMP) and on the verge a Landscape Management Protection Plan (LMPP) outlining removals, pruning, tree protection measures, site access and restorative works issues as part of the design process.

MORE THAN 3 TREES PRESENT. REPRESENTS A GROUP OF TREES AS SHOWN ON THE SURVEY

MORE THAN 4 TREES PRESENT. REPRESENTS A GROUP OF TREES AS SHOWN ON THE SURVEY

NO.	DESCRIPTION	OWN	APPR	DATE
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

**NOTES**

- COPYRIGHT AND PROPERTY OF ENVIRO LINKS DESIGN PTY LTD. MAY BE USED ONLY FOR THE STATED PROJECT AND ISSUE STATUS, AND IN ACCORDANCE WITH TERMS OF ENGAGEMENT FOR WHICH IT WAS COMMISSIONED.
- TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS AND DEVELOPMENT APPROVAL CONDITIONS. OBTAIN ANY OUTSTANDING STATUTORY APPROVALS PRIOR TO COMMENCEMENT OF WORKS.
- REQUIRED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS, UNLESS NOTED OTHERWISE.
- WHERE RELEVANT FOR CONSTRUCTION:
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SERVICES AND OBTAINING NECESSARY CLEARANCES AND APPROVALS. CONTRACTOR TO VERIFY DIMENSIONS, LEVELS & DETAILS TO BE CONSIDERED AND PRIOR WORKS, AND REPORT ALL DISCREPANCIES TO THE SUPERINTENDENT FOR REGULATION BEFORE COMMENCING WORK.
- PRESENT SAMPLES AND GAIN APPROVAL FROM SUPERINTENDENT FOR ANY NOMINATED MATERIALS OR METHODS.
- ADOPT AND IMPLEMENT APPROVED TREE MANAGEMENT PLAN, LANDSCAPE MANAGEMENT & PROTECTION PLAN & ENVIRONMENTAL AUTHORITY. ALL WORKS TO BE IN ACCORDANCE WITH CURRENT TCCS URBAN TREESCAPE SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS UNLESS OTHERWISE PRESCRIBED. ALL DISTURBANCE BY WORKS MUST BE RESTORED TO EXISTING CONDITION.

**CLIENT**

**LANDSCAPE ARCHITECT**

5/01 Dundas Court PHILIP ACT 2006 P10202 6081 6000 www.enviro-links.com.au

**PROJECT**  
PROPOSED WATER TANKS  
BLOCK 5 SECTION 1, THARWA, ACT

**TITLE**  
TREE MANAGEMENT PLAN

**SCALE**  
1:250@A3

**SCALE BAR**  
0 1 2 3 4 5m

**ORIENTATION**  
NORTH

**JOB NO.**  
1853

**OWN NO.**  
TMP01

**ISSUE**  
A

**NOT FOR CONSTRUCTION**

---

**From:** [REDACTED]  
**Sent:** Thursday, 20 December 2018 8:50 AM  
**To:** Moore, AlisonM (ACTPLA)  
**Subject:** Re: Tharwa issues - follow up [SEC=UNCLASSIFIED]

Thanks Alison

I'll follow up on you information with the relevant groups

All the best for the end of the year

[REDACTED]

On Wed, 19 Dec 2018 at 12:22, Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)> wrote:

Hi [REDACTED]

Thank you again for making the time to come and meet with my colleague Richard Horton and myself on 5 November 2018 to discuss your concerns in relation to the Tharwa Village Plan. Further to our discussion at the meeting, I undertook to follow up on a number of the matters you raised and am now able to advise as follows. I apologise for the time taken to provide you with this further advice.

As advised at the meeting, consultation on the village plan and updates to the Tharwa Precinct Code has closed, however I wish to reiterate my offer to assist you where possible with ongoing considerations regarding implementation of the village plan.

In addition to seeking an update from Telstra regarding future infrastructure upgrades to improve coverage in the Tharwa area, we have also sought updates from Vodafone and Optus on their plans for network improvements in the ACT. Unfortunately, both Optus and Vodafone have advised that they do not currently have funded plans to improve mobile or fixed coverage in the Tharwa area. Optus is currently reviewing whether they may respond to the Federal Government's Blackspot Round 4 program and will consider whether Tharwa meets the prescribed eligibility criteria for inclusion in a potential Optus bid.

As advised in the email from Telstra provided to you at our meeting of 5 November, Telstra have previously investigated the potential for small cell upgrades to improve coverage in the Tharwa area and found these to be cost prohibitive. We will continue to seek further information from Telstra, to investigate what possible future solutions may be available to improve network coverage.

With regard to your query about the construction of new non-potable water supply infrastructure for firefighting in Tharwa, I am able to advise a development application for this project has now been lodged. Detailed information is available from the EPSDD website and comments on this proposal may be submitted until 2 January 2019 at the link below:

[https://www.planning.act.gov.au/development\\_applications/pubnote](https://www.planning.act.gov.au/development_applications/pubnote)

We have also sought further information from the Transport Canberra and City Services Directorate (TCCS) regarding implementation of the recommendations included in the village plan that consideration be given to road safety in future road upgrades, and for the introduction of dedicated pedestrian and cycle paths. These recommendations were included in the village plan in response to community feedback requesting that greater priority be given pedestrian and cyclist safety as part of future road upgrades. TCCS have advised that the

implementation and timing of these upgrades will be subject to consideration through future government budget funding processes.

We also spoke about issues relating to the ongoing recognition and consideration of the indigenous history in the Tharwa area. I have spoken with Mr Euroka Gilbert, Aboriginal Liaison Officer with the ACT Heritage Unit who would be happy to discuss these matters in further detail and to arrange to meet with you at your property. Euroka can be contacted on 6207 5724.

I hope this information is of assistance to you. Please let me know if you have any further questions regarding the Tharwa Village Plan.

Kind Regards

Alison

Alison Moore | Senior Manager | Strategic Planning Branch

**Phone 02 6207 2693**

**Planning Policy Division** | Environment, Planning and Sustainable Development Directorate | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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

---

**From:** Power, Gary  
**Sent:** Monday, 14 January 2019 12:42 PM  
**To:** Azzopardi, Adam  
**Cc:** Silver, Sharni; Horton, Richard  
**Subject:** RE: Media enquiry [SEC=UNCLASSIFIED]

UNCLASSIFIED

Looks good – cleared by me

**Gary Power**

Director | Land and Building Policy

Environment Planning Sustainable Development Directorate |

ACT Government | Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 | Email: [gary.power@act.gov.au](mailto:gary.power@act.gov.au) | [www.planning.act.gov.au](http://www.planning.act.gov.au)

Phone: 02 6207 4153

---

**From:** Azzopardi, Adam  
**Sent:** Monday, 14 January 2019 12:39 PM  
**To:** Power, Gary <Gary.Power@act.gov.au>  
**Cc:** Silver, Sharni <Sharni.Silver@act.gov.au>; Horton, Richard <Richard.Horton@act.gov.au>  
**Subject:** RE: Media enquiry [SEC=UNCLASSIFIED]  
**Importance:** High

Hi Gary

Could you please clear the below response. Big thanks Richard.

**Media enquiry:**

- **Information on government-required infrastructure for various planning zones.**
- **RZ1 blocks in the Tharwa Village identified for release. What the regulatory overlay looks like for an RZ1 block in Tharwa, and is it different in Tharwa than it is in Canberra?**

**Response:**

- Future residential development in the Tharwa Village will be subject to a number of requirements established through the Tharwa Village Plan, Tharwa Design Guidelines and the updated Tharwa Precinct Code, which are different from standard residential development provisions applying elsewhere in the ACT.
- A key message received through the community engagement undertaken for the development of the Tharwa Village Plan was strong support for retaining and protecting Tharwa's rural village character and identity, including the distinctive character of its buildings.
- This concern is addressed in detail by the Tharwa Design Guidelines, which were developed in close consultation with the Tharwa Residents Association and local community. The design guidelines cover a range of issues including desired character, site coverage, building height and scale, materials and finishes, landscaping and sustainability to protect the historic character of the village.
- Key provisions of Tharwa Design Guidelines will be implemented through Draft Variation No 359 to the Territory Plan (DV 359) to update the Tharwa Precinct Code. DV359 was endorsed by the ACT Government in November 2018 following six weeks of community consultation and will come into effect in February 2019.

- As a rural village, Tharwa is not serviced by network water supply or sewerage infrastructure. Development of vacant residential blocks in Tharwa will require private infrastructure for onsite rainwater storage for potable use, and onsite wastewater treatment, subject to relevant health and environment protection requirements.
- Public domain infrastructure improvements are also identified in the Tharwa Village Plan, including public domain landscaping improvements and the introduction of active travel (walking and cycling) infrastructure. These infrastructure upgrades will be subject further investigations by relevant government agencies and future government budget bids.

Regards

Adam

---

**From:** Paynter, Patrick  
**Sent:** Monday, 14 January 2019 10:54 AM  
**To:** Silver, Sharni <[Sharni.Silver@act.gov.au](mailto:Sharni.Silver@act.gov.au)>  
**Cc:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>  
**Subject:** RE: Media enquiry [SEC=UNCLASSIFIED]

Sharni,

I have had very little involvement on issues at Tharwa village but Adam has...

Adam – can you please advise here?


Thanks

Patrick

---

**From:** Silver, Sharni  
**Sent:** Monday, 14 January 2019 10:37 AM  
**To:** Paynter, Patrick <[Patrick.Paynter@act.gov.au](mailto:Patrick.Paynter@act.gov.au)>  
**Subject:** Media enquiry [SEC=UNCLASSIFIED]

Hi Patrick

The Canberra Times  is after some information on government-required infrastructure for various planning zones.

Specifically, he's looking at a couple of RZ1 blocks in Tharwa Village identified for release. He's interested in what the regulatory overlay looks like for an RZ1 block in Tharwa. And is it different in Tharwa than it is in Canberra?

Can you please provide a response by 1pm? If you need anything or you're not the right person, let me know.

Thanks Patrick,  
Sharni

**Sharni Silver** | Community Engagement  
Government Services, Communications and Legislation Services  
Environment, Planning and Sustainable Development Directorate | **ACT Government**

Level 3 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2602 | [www.act.gov.au](http://www.act.gov.au)  
**Phone:** 02 6205 3188 | **Email:** [sharni.silver@act.gov.au](mailto:sharni.silver@act.gov.au)



---

**From:** Azzopardi, Adam  
**Sent:** Tuesday, 15 January 2019 1:19 PM  
**To:** Gell, Chris  
**Cc:** Horton, Richard  
**Subject:** RE: Media enquiry: Tharwa Village update [SEC=UNCLASSIFIED]  
**Attachments:** 20181221 - REFERRAL-DA IMPACT-201834840-5&14\_1&8 THARWA-01 [SEC=UNCLASSI....obr]

Hi Chris

Happy new year to you too. I hope that you had a wonderful holiday.

I have attached the comments provided by Planning Policy, particularly in relation to the Tharwa Design Guidelines that required all new buildings to be in keeping with the historic character of the village. Planning Policy considers the proposed pump housing building to have inadequately responded to these requirements.

I'd be happy to discuss these with you.

Regards

Adam

---

**From:** Gell, Chris  
**Sent:** Tuesday, 15 January 2019 1:07 PM  
**To:** Azzopardi, Adam <Adam.Azzopardi@act.gov.au>  
**Subject:** FW: Media enquiry: Tharwa Village update [SEC=UNCLASSIFIED]

Hi Adam  
HAPPY NEW YEAR!

I was speaking to Sharni about the Tharwa DA & I couldn't see the strategic planning comments. If you have already sent these to customer services, could you please forward me that email so I can place them in the objective file.

Thanks

Chris

---

**From:** Gell, Chris  
**Sent:** Tuesday, 15 January 2019 12:21 PM  
**To:** Silver, Sharni <[Sharni.Silver@act.gov.au](mailto:Sharni.Silver@act.gov.au)>  
**Subject:** RE: Media enquiry: Tharwa Village update [SEC=UNCLASSIFIED]

Sharni  
I've confirmed with Rumana that we would use the codes that are in force at the time of assessment. In this case we would be using the new precinct code, assuming that it comes into effect prior to the assessment taking place.

Regards

Chris

---

**From:** Silver, Sharni  
**Sent:** Tuesday, 15 January 2019 12:14 PM  
**To:** Gell, Chris <[Chris.Gell@act.gov.au](mailto:Chris.Gell@act.gov.au)>  
**Subject:** FW: Media enquiry: Tharwa Village update [SEC=UNCLASSIFIED]

---

**From:** Wilden, Karen  
**Sent:** Tuesday, 15 January 2019 12:10 PM  
**To:** Silver, Sharni <[Sharni.Silver@act.gov.au](mailto:Sharni.Silver@act.gov.au)>  
**Subject:** RE: Media enquiry: Tharwa Village update [SEC=UNCLASSIFIED]

Sharni

As discussed please check with Alix K and George C re whether or not the DA has to comply with the new requirements for Tharwa.

---

**From:** Silver, Sharni  
**Sent:** Tuesday, 15 January 2019 12:05 PM  
**To:** Wilden, Karen <[Karen.Wilden@act.gov.au](mailto:Karen.Wilden@act.gov.au)>  
**Subject:** Media enquiry: Tharwa Village update [SEC=UNCLASSIFIED]

Hi Karen

See below response to Canberra Times enquiry about Tharwa Village update. This is in lieu of Erin's interview tomorrow morning. The journalist was happy with just an update.

For clearance before Erin then back to MO.

Thanks,  
Sharni

---

The Tharwa Village Plan was released in September last year, including the Tharwa Design Guidelines which were developed in conjunction with the local residents and the Tharwa Community Association. An update to the Tharwa Precinct Code will come into effect in February 2019.

Five existing vacant residential blocks within the Tharwa Village are identified in the Indicative Land Release Program (ILRP) for 2020-2021. Due diligence investigations have begun in relation to the future release of these blocks.

Design and construction of a \$1.4 million project to provide new non-potable water supply infrastructure for firefighting in the Tharwa Village is underway, with construction due to commence later in 2019 by TCCS\* [subject to \(current\) DA approval](#). The period for representations closes on 31 January 2019.

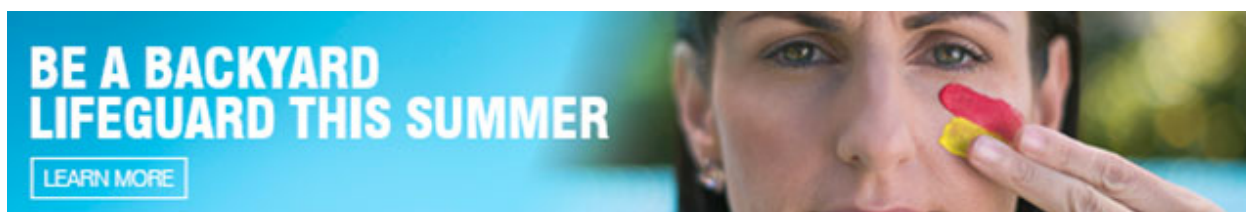
Interim arrangements to install replacement water storage tanks in place of the existing historic water storage tank have been made. This is to ensure that existing non-potable water supply infrastructure at Tharwa remains operational until construction of the new firefighting water supply infrastructure is completed.

\*The following extract is taken from the Tharwa Village Plan, pg 60 as a strategy and action: *Implement the 2017/18 ACT Budget allocation of \$1.42 million to establish new ACT Government water supply infrastructure, including a new pump, a new rising main and new tanks, to provide a non-potable water supply for fire-fighting purposes in Tharwa Village.*

**Sharni Silver** | Community Engagement  
Government Services, Communications and Legislation Services  
Environment, Planning and Sustainable Development Directorate | **ACT Government**

Level 3 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2602 | [www.act.gov.au](http://www.act.gov.au)

Phone: 02 6205 3188 | Email: [sharni.silver@act.gov.au](mailto:sharni.silver@act.gov.au)



---

**From:** Azzopardi, Adam  
**Sent:** Tuesday, 15 January 2019 11:43 AM  
**To:** Silver, Sharni  
**Cc:** Power, Gary; Riches, Ben; Moore, AlisonM (ACTPLA)  
**Subject:** RE: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]

Thanks Sharni

The below extract is taken from the Tharwa Village Plan, pg 60 as a strategy and action:

Implement the 2017/18 ACT Budget allocation of \$1.42 million to establish new ACT Government water supply infrastructure, including a new pump, a new rising main and new tanks, to provide a non-potable water supply for fire-fighting purposes in Tharwa Village.

Regards

Adam

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

From: Silver, Sharni  
Sent: Tuesday, 15 January 2019 11:34 AM  
To: Azzopardi, Adam <Adam.Azzopardi@act.gov.au>  
Subject: RE: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]

Thanks Adam. The journo said that one of the villagers is confused about the DA and isn't sure how it's consistent with the Master Plan (apparently not mentioned in the MP?). Do you have a response to that?

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

From: Azzopardi, Adam  
Sent: Tuesday, 15 January 2019 11:32 AM  
To: Power, Gary <Gary.Power@act.gov.au>  
Cc: Horton, Richard <Richard.Horton@act.gov.au>; Silver, Sharni <Sharni.Silver@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>  
Subject: RE: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]  
Importance: High

Hi Gary

Could you please clear the below content:

The Tharwa Village Plan was released in September last year, including the Tharwa Design Guidelines which were developed in conjunction with the local residents and the Tharwa Community Association. An update to the Tharwa Precinct Code will come into effect in February 2019.

Five existing vacant residential blocks within the Tharwa Village are identified in the Indicative Land Release Program (ILRP) for 2020-2021. Due diligence investigations have begun in relation to the future release of these blocks.

Design and construction of a \$1.4 million project to provide new non-potable water supply infrastructure for firefighting in the Tharwa Village is underway, with construction due to commence later in 2019 by TCCS.

Interim arrangements to install replacement water storage tanks in place of the existing historic water storage tank have been made. This is to ensure that existing non-potable water supply infrastructure at Tharwa remains operational until construction of the new firefighting water supply infrastructure is completed.

Regards

Adam

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

From: Silver, Sharni

Sent: Tuesday, 15 January 2019 10:59 AM

To: Azzopardi, Adam <Adam.Azzopardi@act.gov.au>; Horton, Richard <Richard.Horton@act.gov.au>

Cc: Power, Gary <Gary.Power@act.gov.au>

Subject: RE: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]

Just got off the phone with James - the interview is at 2pm and he'd like something by 12 if possible.

I mentioned that I thought the answer to the land release is that it's now on the 2020-21 ILRP - that's the progress. Nothing happens with those sites really between now and that financial year does it?

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

From: Azzopardi, Adam

Sent: Tuesday, 15 January 2019 10:56 AM

To: Silver, Sharni <Sharni.Silver@act.gov.au>; Horton, Richard <Richard.Horton@act.gov.au>

Cc: Power, Gary <Gary.Power@act.gov.au>

Subject: RE: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]

Importance: High

Thanks Sharni

Not a problem. Richard, could you please give Jason Hunter (TCCS) a call in regards to an update on the water supply infrastructure, and prepare two sentences for my clearance.

By what time Sharni?

Regards

Adam

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

From: Silver, Sharni

Sent: Tuesday, 15 January 2019 10:52 AM

To: Azzopardi, Adam <Adam.Azzopardi@act.gov.au>

Cc: Horton, Richard <Richard.Horton@act.gov.au>

Subject: RE: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]

Hi Adam and Richard

Minister Gentleman is being interviewed this afternoon and the MO is after a two-sentence update on Tharwa Village. They've read the brief but want something brief along the lines of it's all going well and this is where we're up to'.

I know the blocks of land are on the ILRP for 2020-21 and will let the MO know, but can you put a couple of lines together for them? Would the focus be on the progress of the water supply infrastructure maybe?

This is the focus of the journalist: 'I'd also like to ask about the Tharwa Village master plan, and whether any further work on releasing blocks of land in the village has progressed? Along with some questions about ongoing infrastructure works down there.'

Thanks,  
Sharni

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

From: Azzopardi, Adam  
Sent: Tuesday, 15 January 2019 8:13 AM  
To: Silver, Sharni <Sharni.Silver@act.gov.au>  
Cc: Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>; Horton, Richard <Richard.Horton@act.gov.au>  
Subject: RE: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]

Hi Sharni

It is my understanding that any media is handled by the executive. Is that right?

Please also note that TCCS is currently preparing to install non-potable water supply infrastructure for firefighting purposes (subject to a current DA process). I have attached our Annual Report Hearing Brief on the issue for your information (see the background information).

Regards

Adam

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

From: Silver, Sharni  
Sent: Monday, 14 January 2019 6:49 PM  
To: Azzopardi, Adam <Adam.Azzopardi@act.gov.au>  
Subject: FW: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]

Hey Adam - who would be the best spokesperson for Tharwa??

---

From: Webber, James  
Sent: Monday 14 January 2019 18:37  
To: Silver, Sharni  
Cc: EPSDD\_Communications; Wilden, Karen  
Subject: Re: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]

It depends when works for your spokesperson. Happy for you to arrange directly with [REDACTED] cc us if that works.

Would be good to get a short answer on where it's all up to as well.

Sent from my iPhone

> On 14 Jan 2019, at 6:24 pm, Silver, Sharni <Sharni.Silver@act.gov.au> wrote:

>

> Hi James - let us know when the interview will be and we'll arrange someone. My mobile is [REDACTED] if you need anything urgently.

>

---

> From: Webber, James  
> Sent: Monday 14 January 2019 18:15  
> To: Silver, Sharni; EPSDD\_Communications  
> Subject: Fwd: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]

>

> Are you please able to put forward a planning spokesperson for  
> interview on Tharwa Village? (Can ignore the other qs)

>  
> Sent from my iPhone

>  
> Begin forwarded message:

>  
> From: [REDACTED]  
> [REDACTED]

> Date: 14 January 2019 at 1:21:58 pm AEDT  
> To: "Webber, James"  
> <James.Webber@act.gov.au<mailto:James.Webber@act.gov.au>>  
> Subject: Re: Media: interview with Mick Gentleman [SEC=UNCLASSIFIED]  
> Reply-To:

> [REDACTED]  
> [REDACTED]

> Hi James,

>  
> I'd be keen to ask about the ongoing dangers presented by car fires - whether there are enough police and  
emergency services resources? I would also be keen to ask about the potential environmental impact.

>  
> If possible, I'd also like to ask about the Tharwa Village master plan, and whether any further work on releasing  
blocks of land in the village has progressed? Along with some questions about ongoing infrastructure works down  
there - but I'm not sure whether this falls under Mr Gentleman's Planning and Land Management Portfolio? Happy  
to take your lead on that one.

>  
> Kind regards,

> [REDACTED]

>  
> On Mon, 14 Jan 2019 at 13:17, Webber, James <James.Webber@act.gov.au<mailto:James.Webber@act.gov.au>>  
wrote:

> Hi [REDACTED]

>  
> I can certainly look into setting up an interview. Would you mind advising what questions you would like a  
response to?

>  
> Thanks,

> James

>  
> James Webber | Communication Advisor, ACT Government Communications

> Unit Mick Gentleman MLA Minister for the Environment and Heritage |

> Minister for Planning and Land Management | Minister for Police and

> Emergency Services

> P: 02 6205 7402 | M: [REDACTED] | E:

> james.webber@act.gov.au<mailto:james.webber@act.gov.au>

>

>

> From: [REDACTED]  
> [mailto:[REDACTED]]

> Sent: Monday, 14 January 2019 1:14 PM

> To: Webber, James

> <James.Webber@act.gov.au<mailto:James.Webber@act.gov.au>>

> Subject: Media: interview with Mick Gentleman

>  
> Hi James,  
>  
> Hope you're well.  
>  
> Would the Minister be available for an interview this week?  
>  
> Noting that car fires are still continuing around Canberra in dangerously warm temperatures, and the Minister's previous appearance on ABC Radio Canberra, The Canberra Times would greatly appreciate the opportunity to put some questions to Mr Gentleman directly.  
>  
> Please let me know if there'd be a suitable time for an interview, either by phone or in person.  
>  
> Kind regards,  
> [REDACTED]  
>  
>  
> --

---

**From:** Silver, Sharni  
**Sent:** Wednesday, 16 January 2019 12:58 PM  
**To:** Azzopardi, Adam  
**Subject:** FW: Media enquiry - Tharwa update [SEC=UNCLASSIFIED]

Hey Adam – here’s the cleared response from the MO.

Thanks again for your help.

---

**From:** Webber, James  
**Sent:** Wednesday, 16 January 2019 10:03 AM  
**To:** Silver, Sharni <Sharni.Silver@act.gov.au>  
**Subject:** RE: Media enquiry - Tharwa update [SEC=UNCLASSIFIED]

Hi Sharni

Here’s our cleared version. Happy to discuss the changes.

#### **Tharwa Village update**

The Tharwa Village Plan was released in September 2018 and included the Tharwa Design Guidelines, which were developed in conjunction with the local residents and the Tharwa Community Association.

Five government owned residential blocks within the Tharwa Village are identified on the Indicative Land Release Program (ILRP) for 2020-2021. Due diligence investigations have begun and will inform the future release of these blocks.

Design of a \$1.4 million project to provide new water supply infrastructure for firefighting in the Tharwa Village is underway and the development application (DA) is currently under consideration.

#### **DA assessment – for background only**

Interim arrangements to install replacement water storage tanks in place of the existing historic water storage tank have been made. This is to ensure that existing non-potable water supply infrastructure at Tharwa remains operational until construction of the new firefighting water supply infrastructure is completed.

If the new Tharwa Precinct Code does not take effect until after the assessment period for TCCS’ water supply infrastructure DA, the planning and land authority would consider the Tharwa Village Master Plan in its assessment.

Thanks,  
James

---

**From:** Silver, Sharni  
**Sent:** Tuesday, 15 January 2019 4:23 PM  
**To:** Webber, James <[James.Webber@act.gov.au](mailto:James.Webber@act.gov.au)>  
**Subject:** Media enquiry - Tharwa update [SEC=UNCLASSIFIED]

Hi James – see Tharwa update below.

For clearance please before I send to Jarvis.

Thanks,  
Sharni

---

### **Tharwa Village update**

The Tharwa Village Plan was released in September 2018 and included the Tharwa Design Guidelines which were developed in conjunction with the local residents and the Tharwa Community Association. The next step is the variation to the Territory Plan to amend the Tharwa Precinct Code. This will be provided to the Minister for Planning and Land Management for consideration shortly.

Five existing vacant residential blocks within the Tharwa Village are identified on the Indicative Land Release Program (ILRP) for 2020-2021. Due diligence investigations have begun and this will inform the future release of these blocks.

Design and construction of a \$1.4 million project to provide new non-potable water supply infrastructure for firefighting in the Tharwa Village is underway. Construction is due to commence later in 2019 by TCCS subject to a Development Application (DA) currently under consideration. This is a funded action identified in the Tharwa Village Plan.

The period for representations on this DA closes on 31 January 2019.

Interim arrangements to install replacement water storage tanks in place of the existing historic water storage tank have been made. This is to ensure that existing non-potable water supply infrastructure at Tharwa remains operational until construction of the new firefighting water supply infrastructure is completed.

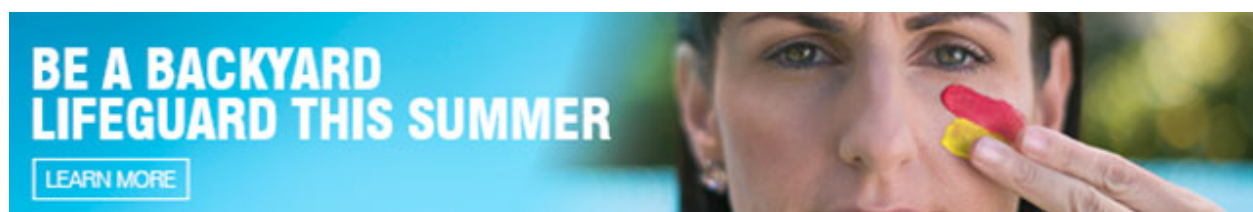
### **DA assessment – for background only**

If the new Tharwa Precinct Code does not take effect until after the assessment period for TCCS' water supply infrastructure DA, the planning and land authority would consider the Tharwa Village Master Plan in its assessment.

---

**Sharni Silver** | Community Engagement  
Government Services, Communications and Legislation Services  
Environment, Planning and Sustainable Development Directorate | **ACT Government**

Level 3 South, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT 2602 | [www.act.gov.au](http://www.act.gov.au)  
Phone: 02 6205 3188 | Email: [sharni.silver@act.gov.au](mailto:sharni.silver@act.gov.au)



---

**From:** Horton, Richard  
**Sent:** Thursday, 24 January 2019 9:51 AM  
**To:** Gell, Chris; Cilliers, George  
**Cc:** Azzopardi, Adam; Moore, AlisonM (ACTPLA)  
**Subject:** FW: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Chris and George,

Please see the email below received today from the Tharwa Community Association regarding the current DA for new firefighting infrastructure at Tharwa Village.

The Tharwa Community Association have raised concerns about the level of consultation by TCCS.

It would be greatly appreciated if it might please be possible to meet with you both to discuss options for providing a response to these concerns.

Best regards,

Richard

**Richard Horton | Senior Policy Officer**

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



[@EnvironPlan](https://twitter.com/EnvironPlan)



[facebook.com/EnvironPlan](https://facebook.com/EnvironPlan)

---

**From:** Azzopardi, Adam  
**Sent:** Thursday, 24 January 2019 9:38 AM  
**To:** Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Thanks Richard

I have accepted your meeting invitation. Can you please also see if Chris or George from DA so we can discuss it in context of their consideration and the comments that Planning Policy has provided.

Regards

Adam

---

**From:** Horton, Richard  
**Sent:** Thursday, 24 January 2019 9:26 AM  
**To:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Subject:** FW: Tharwa DA - water infrastructure - urgent request for a meeting  
**Importance:** High

Hi Adam and Alison,

Please see email below received this morning from [REDACTED] in relation to the current DA for firefighting infrastructure at Tharwa Village.

It appears that the Tharwa Community Association have concerns about the level of consultation undertaken on the project by TCCS.

It would be good if it might please be possible to catch-up briefly to discuss further regarding a response.

Best regards,

Richard

**Richard Horton | Planning Policy**

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

**Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



[@EnvironPlan](https://twitter.com/EnvironPlan)



[facebook.com/EnvironPlan](https://facebook.com/EnvironPlan)

---

**From:** [REDACTED]

**Sent:** Wednesday, 23 January 2019 6:07 PM

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

**Subject:** Tharwa DA - water infrastructure - urgent request for a meeting

**Importance:** High

Hi Richard

I hope this email finds you well.

I am reaching out to you in the hope that you might be able to arrange for some relevant Territory representatives to meet with the Tharwa Community Association on a critically important issue.

As you are more than likely aware, the Territory has released a DA at Tharwa for the installation and construction of significant infrastructure works relating to water for fire-fighting purposes. The infrastructure is proposed to be placed in a very confronting and dangerous position on the 'community common' and the design and intended limited scope for use of which is of serious concern to the community.

The Association strongly recommended to Jason Hunter (the project manager) that the placement of the fire fighting water tanks be positioned on the hill above the fire fighting shed, where the current temporary inadequate infrastructure is located, behind the Tharwa Hall for a number of very good practical reasons (eg, once you pump the water to the tank you only need to gravity feed the water to the fire trucks and this leaves you with a fail proof water supply in the event of a power outage). This is of critical importance for fire fighting purposes in a rural village. The proposed diesel generators (we understand) will only have 4 hours of reliable use in the event of a power outage). In 2003 we were without power for 4 days.

The community has had next to no consultation on this DA.

The DA was released for comment late last year and was proposed to be ending for comment on 2 January 2019, right over the Christmas break. The Association has sought an extension for the comment period and I understand ACTPLA were to advise of an extension of that date. I am not aware if a date has been advised yet.

Can you please let me know, after speaking with the relevant persons at ACTPLA, if there is any chance that the Association representatives might be able to have an onsite meeting arranged with representatives of ACTPLA?

I understand that the amount of money which is intended to be spent on this project is circa \$900K and in the Association's view, the design of the project needs serious reconsideration in order to achieve the best community outcomes (in no way does the community want an infrastructure upgrade for water to be 'shelved' but we would just like it to be done in a way that achieves better community outcomes for the dollars that are proposed to be spent).

In keeping with the recent Tharwa Masterplan, the most significant issue was that the community wanted to retain the 'rural village' feel and we consider that the placement of the proposed infrastructure and associated landscaping will seriously and unnecessarily affect that concern – the positioning of the infrastructure will be clearly visible from nearly every angle as you enter and leave Tharwa village (noting that \$26M was spent to retain the heritage 'look and feel' of the bridge for this very reason).

I look forward to hearing from you.

Kind regards



Tharwa Community Association



---

**From:** Azzopardi, Adam  
**Sent:** Friday, 25 January 2019 4:05 PM  
**To:** [REDACTED]  
**Cc:** Horton, Richard; Moore, AlisonM (ACTPLA)  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Hi [REDACTED]

To follow up to Richard's earlier email, I can confirm that an extension to the period for comment on the Development Application (DA 201834840) was granted and is now open until 31 January 2019.

I can also confirm that the ACT Planning and Land Authority has requested that further information be provided by the proponent in relation to the DA 201834840 in accordance with section S141 of the *Planning and Development Act 2007*, before this application can be determined. This is in relation to responding to concerns that have been raised about the development application. The details of the request can be made available to you if required.

I trust that the above information is useful. Please do not hesitate contacting us for further information.

Regards

Adam

Adam Azzopardi | Senior Design Manager | Design

Phone: 02 6207 3541 | Email: [adam.azzopardi@act.gov.au](mailto:adam.azzopardi@act.gov.au)

Planning, Land and Building | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** Horton, Richard  
**Sent:** Thursday, 24 January 2019 3:16 PM  
**To:** [REDACTED]  
**Cc:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting

Hi [REDACTED]

Thank you for your email. We have arranged a meeting with ACTPLA representatives in regard to this matter and will respond once we are able to advise accordingly.

Best regards,

Richard

Richard Horton | Senior Policy Officer

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



[@EnvironPlan](#)



[facebook.com/EnvironPlan](https://facebook.com/EnvironPlan)

---

**From:** [REDACTED]  
**Sent:** Wednesday, 23 January 2019 6:07 PM  
**To:** Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>  
**Subject:** Tharwa DA - water infrastructure - urgent request for a meeting  
**Importance:** High

Hi Richard

I hope this email finds you well.

I am reaching out to you in the hope that you might be able to arrange for some relevant Territory representatives to meet with the Tharwa Community Association on a critically important issue.

As you are more than likely aware, the Territory has released a DA at Tharwa for the installation and construction of significant infrastructure works relating to water for fire-fighting purposes. The infrastructure is proposed to be placed in a very confronting and dangerous position on the 'community common' and the design and intended limited scope for use of which is of serious concern to the community.

The Association strongly recommended to Jason Hunter (the project manager) that the placement of the fire fighting water tanks be positioned on the hill above the fire fighting shed, where the current temporary inadequate infrastructure is located, behind the Tharwa Hall for a number of very good practical reasons (eg, once you pump the water to the tank you only need to gravity feed the water to the fire trucks and this leaves you with a fail proof water supply in the event of a power outage). This is of critical importance for fire fighting purposes in a rural village. The proposed diesel generators (we understand) will only have 4 hours of reliable use in the event of a power outage). In 2003 we were without power for 4 days.

The community has had next to no consultation on this DA.

The DA was released for comment late last year and was proposed to be ending for comment on 2 January 2019, right over the Christmas break. The Association has sought an extension for the comment period and I understand ACTPLA were to advise of an extension of that date. I am not aware if a date has been advised yet.

Can you please let me know, after speaking with the relevant persons at ACTPLA, if there is any chance that the Association representatives might be able to have an onsite meeting arranged with representatives of ACTPLA?

I understand that the amount of money which is intended to be spent on this project is circa \$900K and in the Association's view, the design of the project needs serious reconsideration in order to achieve the best community outcomes (in no way does the community want an infrastructure upgrade for water to be 'shelved' but we would just like it to be done in a way that achieves better community outcomes for the dollars that are proposed to be spent).

In keeping with the recent Tharwa Masterplan, the most significant issue was that the community wanted to retain the 'rural village' feel and we consider that the placement of the proposed infrastructure and associated landscaping will seriously and unnecessarily affect that concern – the positioning of the infrastructure will be clearly visible from nearly every angle as you enter and leave Tharwa village (noting that \$26M was spent to retain the heritage 'look and feel' of the bridge for this very reason).

I look forward to hearing from you.

Kind regards

[REDACTED]  
Tharwa Community Association  
[REDACTED]

---

**From:** Azzopardi, Adam  
**Sent:** Tuesday, 29 January 2019 10:26 AM  
**To:** [REDACTED]  
**Cc:** Horton, Richard; Moore, AlisonM (ACTPLA)  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]  
**Attachments:** Communication-201834840-Further Information Reque-S141A-01.htm

Hi [REDACTED]

As requested, please find attached link to the request for further information.

Regards

Adam

---

**From:** [REDACTED]  
**Sent:** Saturday, 26 January 2019 5:01 PM  
**To:** Azzopardi, Adam <Adam.Azzopardi@act.gov.au>  
**Cc:** Horton, Richard <Richard.Horton@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Hi Adam & Richard

Thank you for your emails – if you could please send me the details of the request that would be appreciated.

I hope you all have a nice long weekend.

Kind regards

[REDACTED]

[REDACTED]

Tharwa Community Association

---

**From:** Azzopardi, Adam [<mailto:Adam.Azzopardi@act.gov.au>]  
**Sent:** Friday, January 25, 2019 4:05 PM  
**To:** [REDACTED]  
**Cc:** Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Hi [REDACTED]

To follow up to Richard's earlier email, I can confirm that an extension to the period for comment on the Development Application (DA 201834840) was granted and is now open until 31 January 2019.

I can also confirm that the ACT Planning and Land Authority has requested that further information be provided by the proponent in relation to the DA 201834840 in accordance with section S141 of the *Planning and Development Act 2007*, before this application can be determined. This is in relation to responding to concerns that have been raised about the development application. The details of the request can be made available to you if required.

I trust that the above information is useful. Please do not hesitate contacting us for further information.

Regards

Adam

Adam Azzopardi | Senior Design Manager | Design

Phone: 02 6207 3541 | Email: [adam.azzopardi@act.gov.au](mailto:adam.azzopardi@act.gov.au)

Planning, Land and Building | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** Horton, Richard

**Sent:** Thursday, 24 January 2019 3:16 PM

**To:** [REDACTED]

**Cc:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>

**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting

Hi [REDACTED]

Thank you for your email. We have arranged a meeting with ACTPLA representatives in regard to this matter and will respond once we are able to advise accordingly.

Best regards,

Richard

Richard Horton | Senior Policy Officer

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



[@EnvironPlan](#)



[facebook.com/EnvironPlan](https://facebook.com/EnvironPlan)

---

**From:** [REDACTED]

**Sent:** Wednesday, 23 January 2019 6:07 PM

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

**Subject:** Tharwa DA - water infrastructure - urgent request for a meeting

**Importance:** High

Hi Richard

I hope this email finds you well.

I am reaching out to you in the hope that you might be able to arrange for some relevant Territory representatives to meet with the Tharwa Community Association on a critically important issue.

As you are more than likely aware, the Territory has released a DA at Tharwa for the installation and construction of significant infrastructure works relating to water for fire-fighting purposes. The infrastructure is proposed to be placed in a very confronting and dangerous position on the 'community common' and the design and intended limited scope for use of which is of serious concern to the community.

The Association strongly recommended to Jason Hunter (the project manager) that the placement of the fire fighting water tanks be positioned on the hill above the fire fighting shed, where the current temporary inadequate infrastructure is located, behind the Tharwa Hall for a number of very good practical reasons (eg, once you pump

the water to the tank you only need to gravity feed the water to the fire trucks and this leaves you with a fail proof water supply in the event of a power outage). This is of critical importance for fire fighting purposes in a rural village. The proposed diesel generators (we understand) will only have 4 hours of reliable use in the event of a power outage). In 2003 we were without power for 4 days.

The community has had next to no consultation on this DA.

The DA was released for comment late last year and was proposed to be ending for comment on 2 January 2019, right over the Christmas break. The Association has sought an extension for the comment period and I understand ACTPLA were to advise of an extension of that date. I am not aware if a date has been advised yet.



Can you please let me know, after speaking with the relevant persons at ACTPLA, if there is any chance that the Association representatives might be able to have an onsite meeting arranged with representatives of ACTPLA?

I understand that the amount of money which is intended to be spent on this project is circa \$900K and in the Association's view, the design of the project needs serious reconsideration in order to achieve the best community outcomes (in no way does the community want an infrastructure upgrade for water to be 'shelved' but we would just like it to be done in a way that achieves better community outcomes for the dollars that are proposed to be spent).

In keeping with the recent Tharwa Masterplan, the most significant issue was that the community wanted to retain the 'rural village' feel and we consider that the placement of the proposed infrastructure and associated landscaping will seriously and unnecessarily affect that concern – the positioning of the infrastructure will be clearly visible from nearly every angle as you enter and leave Tharwa village (noting that \$26M was spent to retain the heritage 'look and feel' of the bridge for this very reason).

I look forward to hearing from you.

Kind regards

  
Tharwa Community Association  


-----  
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.  
-----

Dear Mr/s Liao

In accordance with section S141 of the *Planning and Development Act 2007*, before this application can be determined, the Directorate requires the information below to be lodged by the period stated:

**DA Number:** 201834840

Block: 5, Section: 1

Suburb: THARWA, District: PADDYS RIVER

**Site Details:**

Block: 14, Section: 8

Suburb: THARWA, District: PADDYS RIVER

**Applicant Name:**

Jie Liao

**Information Required:**

Further information is required for this DA: \* Please provide a response to the representations received during the public notification period. \* Strategic Planning have requested information; 1. Application cannot be supported by Planning Policy without design changes to address pedestrian safety- This development application has the potential to provide great community benefit by combining new firefighting infrastructure with a new public lookout facility for the Tharwa village. However, Planning Policy cannot support the development application as currently designed as the proposal does not meet key public safety and access requirements that are required under the Territory Plan, and strategic planning policies that are recommended within the Tharwa Village Plan to provide safe pedestrian and cyclist access along Naas Road. 2. Safe pedestrian and cyclist access - The proposed development involves the creation of a new lookout facility adjacent to the Tharwa Bridge Reserve that will be incorporated with the provision of firefighting water supply infrastructure. The integration of these uses is encouraged in principle, however the proposed lookout is a public facility that will be an attraction for community members of various ages and abilities. This requires that safe and convenient pedestrian access to the site be provided to meet the needs of all users and visitors. Planning Policy considers that the current development application does not adequately respond to these requirements, as it does not provide for safe pedestrian movement between the village core at North Street including the existing upper level car park and public toilet facilities at the Tharwa Bridge Reserve and the proposed lookout site. 3. Territory Plan requirements - The proposed development is not consistent with Element 4.4 Criteria 18 of the Transport and Services Zone Development Code provision under the Territory Plan, which requires that safe and convenient movement of pedestrians and cyclists is provided as part of the overall design of the development. 4. Tharwa Village Plan - Planning Policy considers that the proposed development is also inconsistent with the spatial framework (p.55) and recommendations (p.60) in the Tharwa Village Plan, which provide for the establishment of a new shared pedestrian and cycle (active travel) pathway along the eastern side of Naas Road. The Tharwa Village Plan is available from the EPSDD website at: [https://www.planning.act.gov.au/\\_\\_data/assets/pdf\\_file/0006/1244715/Tharwa-Village-Plan-ACCESS.pdf](https://www.planning.act.gov.au/__data/assets/pdf_file/0006/1244715/Tharwa-Village-Plan-ACCESS.pdf) 5. Tharwa Design Guidelines - The Tharwa Village Plan also establishes the Tharwa Design Guidelines, which are linked to planning requirements in the updated Tharwa Precinct Code. The updated Tharwa Precinct Code was recently approved through Draft Variation 359 to the Territory Plan that will take effect in early 2019. The Tharwa Design Guidelines and updated Tharwa Precinct Code reflect community expectations for the desired character of new development in Tharwa Village, which requires that: "New buildings and associated utility buildings will reflect

the existing rural village character and scale of traditional houses within the streetscape. New buildings will complement the historic features of Tharwa's older houses, heritage places and community buildings, and the village's rural landscape setting" (p.67 Tharwa Village Plan). The pump house shed that will accommodate firefighting infrastructure is a new utility building that will form part of the proposed lookout installation and will be visible from Naas Road. The design of this building should therefore demonstrate consideration of design character requirements established in the Tharwa Design Guidelines.

6. Required Changes - To address these issues, Planning Policy recommends that the application be required to incorporate provisions for safe pedestrian and cycle access along Naas Road as a condition of development approval. This should include the incorporation of appropriate provisions for safe pedestrian and cycle access into verge design, earthworks and fill, grading and landscape design along the eastern side of Naas Road between North Street and the proposed lookout site. Planning Policy also recommends that any new buildings or utility structures be designed to address the key principles of the Tharwa Design Guidelines in relation to acknowledging and reinforcing the existing historic character of the village and surrounds.

7. Project Documentation - Provisions for safe pedestrian and cyclist access along Naas Road should be demonstrated in revised project plans and supporting documents, including the Statement Against Criteria for the Transport and Services Zone Development Code, Site General Arrangement Plan, the Landscape Indicative Grading Plan, and Landscape Management and Protection Plan. Design drawings for the pump shed utility buildings should also reflect key requirements of the Tharwa Design Guidelines. \*\* Please provide the relevant documentation through Edevelopment. If the plans are amended, please lodge as an S144. Kind regards, DA Enquiries

**Further Information** 22/02/2019  
**due date:**

If you cannot provide your response within the required timeframe, it is recommended you write to the Directorate prior to the expiration of the period stated above and seek an extension of the prescribed period for providing the information.

Please note, Section 141 (4) of the *Planning and Development Act 2007* provides that only one such extension may be granted.

If there is any change to the proposal as a result of responding to the further information request, the amended proposal is required to be submitted pursuant to S144 of the Planning and Development Act 2007. Please note the amended proposal will need to go through assessment and the due date will be extended as a consequence of submission pursuant to S144 of the Planning and Development Act 2007.

**You are advised that if some or all of the information has not been provided in accordance with this request, Section 142 of the *Planning and Development Act 2007* provides that the Directorate may refuse the application under Section 162.**

This email was automatically generated - **please do not respond**. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer  
Services  
Environment,  
Planning and

Sustainable  
Development  
Directorate

---

**From:** Horton, Richard  
**Sent:** Tuesday, 29 January 2019 5:09 PM  
**To:** Moore, AlisonM (ACTPLA)  
**Cc:** Azzopardi, Adam  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Hi Alison,

Thanks – I will follow-up with Lydia on these issues. I will also add these to a summary of the meeting that I'll prepare for our records.

Cheers,

Richard

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Tuesday, 29 January 2019 5:05 PM  
**To:** Horton, Richard <Richard.Horton@act.gov.au>  
**Cc:** Azzopardi, Adam <Adam.Azzopardi@act.gov.au>  
**Subject:** FW: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Hi Richard,

As discussed, it would be useful to clarify if or how the following issues are being considered in the assessment of the DA:

- Territory Plan Land Use Zone – a significant portion of these works fall within the River Corridor land use zone yet application does not seem consistent with this including the emphasis on landscaping and lookout, and consistency with the environmental report regarding erosion and sediment control.
- Importing of fill into a river corridor – is this permissible (perhaps may be over a certain volume)
- Infrastructure within a 1 in 100 ARI flood zone – is this permissible in the Territory Plan or TCCS infrastructure standards?

Cheers

Alison

---

**From:** Cilliers, George  
**Sent:** Tuesday, 29 January 2019 11:02 AM  
**To:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>  
**Cc:** Gell, Chris <[Chris.Gell@act.gov.au](mailto:Chris.Gell@act.gov.au)>; Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>; Stone, Lydia <[Lydia.Stone@act.gov.au](mailto:Lydia.Stone@act.gov.au)>  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Hi Adam,

All public submissions are provided separately to the proponent at closure of the notification timeframe as an automated process. (An automated email goes out at closure of public notification process, sending copies of all submissions received, except for those that are suppressed from the public register for privacy concerns, which are redacted.) The proponent then has an opportunity to respond to the submissions.

The advice from Planning Policy was provided to the proponent as a further information request. We considered sending out a separate further information request, but instead opted to relay the Planning Policy advice, because it summarised the key issues very well and accurately. It is not uncommon to relay entity advice to the proponent in

the form of a further information request, where the advice is sound and consistent with our initial appraisal. As with public submissions, the proponent then has an opportunity to respond to the entity advice.

Hope this helps

Kind regards

George

---

**From:** Azzopardi, Adam  
**Sent:** Tuesday, 29 January 2019 10:48 AM  
**To:** Stone, Lydia <[Lydia.Stone@act.gov.au](mailto:Lydia.Stone@act.gov.au)>  
**Cc:** Gell, Chris <[Chris.Gell@act.gov.au](mailto:Chris.Gell@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>; Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Hi Lydia

Thanks for your help so far.

As a little further assistance, could you please confirm why the Planning Policy comments were included in the request over any other submissions? Just trying to understand as the community association may ask.

Regards

Adam

---

**From:** Stone, Lydia  
**Sent:** Tuesday, 29 January 2019 10:20 AM  
**To:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>  
**Cc:** Gell, Chris <[Chris.Gell@act.gov.au](mailto:Chris.Gell@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>; Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

UNCLASSIFIED

Good morning Adam,

Please find attached the Further Information Request that was emailed to the Applicant, and can be provided to the Tharwa Community Association.

Kind regards,

Lydia

---

**From:** Azzopardi, Adam  
**Sent:** Tuesday, 29 January 2019 10:08 AM  
**To:** Stone, Lydia <[Lydia.Stone@act.gov.au](mailto:Lydia.Stone@act.gov.au)>  
**Cc:** Gell, Chris <[Chris.Gell@act.gov.au](mailto:Chris.Gell@act.gov.au)>; Cilliers, George <[George.Cilliers@act.gov.au](mailto:George.Cilliers@act.gov.au)>; Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Subject:** FW: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Hi Lydia

We have had a request from the Tharwa Community Association for the details of the 'request for further information' in regards to DA 201834840. Could you please provide the request in a suitable format so we can forward onto the community?

I trust that this is acceptable based on your previous advice late last week.

Many thanks

Adam

---

**From:** [REDACTED]  
**Sent:** Saturday, 26 January 2019 5:01 PM  
**To:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>  
**Cc:** Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Hi Adam & Richard

Thank you for your emails – if you could please send me the details of the request that would be appreciated.

I hope you all have a nice long weekend.

Kind regards

[REDACTED]

[REDACTED]

Tharwa Community Association

---

**From:** Azzopardi, Adam [<mailto:Adam.Azzopardi@act.gov.au>]  
**Sent:** Friday, January 25, 2019 4:05 PM  
**To:** [REDACTED]  
**Cc:** Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting [SEC=UNCLASSIFIED]

Hi [REDACTED]

To follow up to Richard's earlier email, I can confirm that an extension to the period for comment on the Development Application (DA 201834840) was granted and is now open until 31 January 2019.

I can also confirm that the ACT Planning and Land Authority has requested that further information be provided by the proponent in relation to the DA 201834840 in accordance with section S141 of the *Planning and Development Act 2007*, before this application can be determined. This is in relation to responding to concerns that have been raised about the development application. The details of the request can be made available to you if required.

I trust that the above information is useful. Please do not hesitate contacting us for further information.

Regards

Adam

Adam Azzopardi | Senior Design Manager | Design

Phone: 02 6207 3541 | Email: [adam.azzopardi@act.gov.au](mailto:adam.azzopardi@act.gov.au)

Planning, Land and Building | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** Horton, Richard  
**Sent:** Thursday, 24 January 2019 3:16 PM  
**To:** [REDACTED]  
**Cc:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>  
**Subject:** RE: Tharwa DA - water infrastructure - urgent request for a meeting

Hi [REDACTED]

Thank you for your email. We have arranged a meeting with ACTPLA representatives in regard to this matter and will respond once we are able to advise accordingly.

Best regards,

Richard

**Richard Horton | Senior Policy Officer**  
Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)  
**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**  
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



[@EnvironPlan](#)



[facebook.com/EnvironPlan](https://www.facebook.com/EnvironPlan)

---

**From:** [REDACTED]  
**Sent:** Wednesday, 23 January 2019 6:07 PM  
**To:** Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>  
**Subject:** Tharwa DA - water infrastructure - urgent request for a meeting  
**Importance:** High

Hi Richard

I hope this email finds you well.

I am reaching out to you in the hope that you might be able to arrange for some relevant Territory representatives to meet with the Tharwa Community Association on a critically important issue.

As you are more than likely aware, the Territory has released a DA at Tharwa for the installation and construction of significant infrastructure works relating to water for fire-fighting purposes. The infrastructure is proposed to be placed in a very confronting and dangerous position on the 'community common' and the design and intended limited scope for use of which is of serious concern to the community.

The Association strongly recommended to Jason Hunter (the project manager) that the placement of the fire fighting water tanks be positioned on the hill above the fire fighting shed, where the current temporary inadequate infrastructure is located, behind the Tharwa Hall for a number of very good practical reasons (eg, once you pump the water to the tank you only need to gravity feed the water to the fire trucks and this leaves you with a fail proof water supply in the event of a power outage). This is of critical importance for fire fighting purposes in a rural village. The proposed diesel generators (we understand) will only have 4 hours of reliable use in the event of a power outage). In 2003 we were without power for 4 days.

The community has had next to no consultation on this DA.

The DA was released for comment late last year and was proposed to be ending for comment on 2 January 2019, right over the Christmas break. The Association has sought an extension for the comment period and I understand ACTPLA were to advise of an extension of that date. I am not aware if a date has been advised yet.

Can you please let me know, after speaking with the relevant persons at ACTPLA, if there is any chance that the Association representatives might be able to have an onsite meeting arranged with representatives of ACTPLA?

I understand that the amount of money which is intended to be spent on this project is circa \$900K and in the Association's view, the design of the project needs serious reconsideration in order to achieve the best community outcomes (in no way does the community want an infrastructure upgrade for water to be 'shelved' but we would just like it to be done in a way that achieves better community outcomes for the dollars that are proposed to be spent).

In keeping with the recent Tharwa Masterplan, the most significant issue was that the community wanted to retain the 'rural village' feel and we consider that the placement of the proposed infrastructure and associated landscaping will seriously and unnecessarily affect that concern – the positioning of the infrastructure will be clearly visible from nearly every angle as you enter and leave Tharwa village (noting that \$26M was spent to retain the heritage 'look and feel' of the bridge for this very reason).

I look forward to hearing from you.

Kind regards



Tharwa Community Association



-----  
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.  
-----

---

**From:** Horton, Richard  
**Sent:** Thursday, 31 January 2019 2:44 PM  
**To:** Azzopardi, Adam; Hunter, Jason  
**Cc:** Moore, AlisonM (ACTPLA); Breckwoldt, Anne; Thomas, Stephen (ACTPS); Amal BEEHARRY  
**Subject:** RE: Record of Discussion - DA Comments discussion with Strategic Planning EPSDD [SEC=UNCLASSIFIED]  
**Attachments:** 20190129 - Meeting record - discussion of Tharwa fire infrastructure, lookout and landscaping DA.docx

Hi Jason,

Thanks for sending this through. Please find a copy of our meeting record attached including your notes and our suggested changes.

Best regards,

Richard

**Richard Horton | Senior Policy Officer**

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



[@EnvironPlan](#)



[facebook.com/EnvironPlan](https://facebook.com/EnvironPlan)

---

**From:** Hunter, Jason  
**Sent:** Tuesday, 29 January 2019 4:49 PM  
**To:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>; Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>  
**Cc:** Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>; Breckwoldt, Anne <[Anne.Breckwoldt@act.gov.au](mailto:Anne.Breckwoldt@act.gov.au)>; Thomas, Stephen (ACTPS) <[Stephen.Thomas@act.gov.au](mailto:Stephen.Thomas@act.gov.au)>; Amal BEEHARRY [REDACTED]  
**Subject:** Record of Discussion - DA Comments discussion with Strategic Planning EPSDD

UNCLASSIFIED

Hi all

Thank you for your time today to discuss Tharwa Non Potable Water Supply project.

Below are some notes from our discussion today. Feel free to add or subtract were relevant

- An Information Session is to occur to enable those residents of Tharwa that are not currently versed in the work to ask questions and seek an understanding of the project. To be scheduled for mid-February 2019?;
- The current design is to be amended generally in accordance with the following;
  - The orientation and siting of the pump house is to be relocated to provide a better integration with the road, layby and lookout area;
  - The design of the pump house is to be amended to accord with the Village Plan with regard to its form;
  - Additional planting is to be included around the pump house and tank roofs;
  - Reduced tree planting along view corridor to the bridge from the lookout;

- Pedestrian access to the top of the tanks to be clearly illustrated with Crushed Granite and provided from the pump house and layby area;
- A new shared path from the proposed lookout area to the existing parking area at the end of North Street is to be incorporated into the design. This component will not be constructed as part of the works and will be subject to future funding. This will illustrate how the proposed lookout, as a public facility will successfully integrate with the intentions of the Village Plan and subsequent Precinct Code.

#### Next steps

A response will be prepared in response to the DA submissions and will include the above. Prior to lodgement another meeting is proposed with EPSDD to review the revised design.

Regards

Jason

**Jason Hunter** | Senior Project Manager | Infrastructure Delivery

Member Australian Institute of Project Management

Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)

Capital Works and Development Support | Transport Canberra and City Services Directorate | ACT Government

490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

## **29/01/19 – Meeting Record**

### **Discussion of Planning Policy comments on Tharwa non-potable firefighting infrastructure, lookout and associated landscaping (DA 201834840)**

#### **Attendees:**

EPSDD – Alison Moore, Adam Azzopardi and Richard Horton

TCCS – Anne Breckwoldt (Apology) and Jason Hunter

#### **Summary:**

##### **Community engagement**

- EPSDD has recently received Ministerial, media and direct community enquiries regarding the development application for the project.
- Tharwa community members have expressed strong concern that they have not been provided with full information on the project.
- Reasons for the proposed project design and infrastructure site selection (geotechnical, hydrogeology, tenure, operational issues and road access, etc) need to be explained to the community.
- Extensive community engagement was undertaken for the development of the Tharwa Village Plan, which highlighted a range of sensitivities and diverse opinions held within the local community. Throughout the planning process, the importance of providing broad opportunities for information sharing and engagement was demonstrated as the key to gaining support from the local community.
- EPSDD suggested that further engagement on the project be undertaken by TCCS, such as a community information session at the preschool. The involvement of ESA to respond to queries on the firefighting aspects of the proposal would be beneficial. EPSDD would also be willing to assist in relation to the village plan, as required.

##### **Pedestrian access**

- As identified in EPSDD comments, the project involves the creation of a public lookout facility that will be an attraction to people of various ages and abilities.
- Access along Naas Road will be a major desire line for people to the facility from the village core and the existing parking area and public toilet facilities at the intersection of North Street.
- The project needs to respond to Territory plan requirements to provide safe and convenient pedestrian access to the site.
- The project design should also allow for future provision of a shared pedestrian and cycle (active travel) path along this route, as identified in the Tharwa Village Plan.

##### **Design considerations**

- The Tharwa Design Guidelines were an important component of the village plan process, developed with extensive input from the local community regarding protection of the village character. The guidelines have been incorporated in the updated Tharwa Precinct Code that is anticipated to come into effect at the beginning of March 2019.
- As highlighted in EPSDD comments, the project design needs to demonstrate consistency with the Tharwa Design Guidelines, particularly in relation to building design and the landscape character of the proposal.

- EPSDD suggested that design of the proposed pump house building, including orientation and form be reviewed, together with design of planting and pathways to improve access to, and usability of the proposed picnic area.
- The consideration of other ancillary uses for the pump house building, as part of the building design, were also discussed and suggested that it may include directional and/or interpretative signage etc. Engagement was recommended with Heritage Branch and Parks and Conservation Service regarding this opportunity.
- It was noted that fire vehicle access and site operational requirements in the final design would need to be ensured to the satisfaction of ESA.
- EPSDD highlighted that the proposed earthworks and fill are located within the in NUZ4 River Corridor land use zone and Q100 flood area, and that appropriate erosion and sediment controls would be required as part of project delivery.
- EPSDD requested to be consulted on the revised design details prior to their lodgement for development assessment.

### **TCCS response**

- An information session is to occur to enable the residents of Tharwa the opportunity to ask questions and seek an understanding of the project. Suggested that this may be scheduled for mid-February 2019.
- The current design is to be amended generally in accordance with the following:
  - The orientation and siting of the pump house is to be investigated to provide a better integration with the road, layby and lookout area.
  - The design of the pump house building is to be amended to accordance with the Tharwa Village Plan and Tharwa Village Plan Design Guidelines with regard to its form and architecture.
  - Investigate further opportunities to better integrate landscape and planting with the proposed pump house building and recreational facilities (tank roofs).
  - Investigate the opportunities to better frame the views from the proposed lookout including back to the Tharwa Bridge.
  - Ensure that pedestrian access to the top of the tank roofs as a recreational facility is clearly identified from the pump house building and layby area.
  - Ensure that a new shared path from the proposed lookout area to the existing parking area at the end of North Street is incorporated into the proposed design. This will illustrate how the proposed lookout, as a public recreational facility will successfully integrate with the intentions of the Tharwa Village Plan.
  - The shared path will be designed to TCCS active travel infrastructure standards, so may not be fully constructed as part of the proposed works and will be subject to future funding.
  - As far as possible within the current project, verge design, earthworks and grading will seek to allow safe pedestrian access to the site, consistent with the future active travel route.
- A response will be prepared in response to the DA submissions following the close of the notification period and will include the above. Prior to lodgement another meeting is proposed with EPSDD to review the revised design.

---

**From:** Hunter, Jason  
**Sent:** Friday, 22 February 2019 10:28 AM  
**To:** Horton, Richard; Azzopardi, Adam  
**Subject:** FW: Tharwa - Markups  
**Attachments:** 3002648-005\_[02.1].pdf; 3002648-003\_[02.1].pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

UNCLASSIFIED

Hi Richard

Please find attached updated drawings for Tharwa including the shared path connection and the rearranged building and tank location.

We currently have an Advisory note in circulation for the Minister, to advise on the progress to date and the upcoming information session proposed with the community. No date has been confirmed regarding the date. I am awaiting confirmation from our comms area and also discuss this with you prior.

Additional landscaping will be included between the building and shared path to soften the impact to the street. This will be included once I have endorsement from you.

As discussed the design of the shared path will be included in our documentation, however I am unable to construct within my current budget. If additional budget can be provided by EPSDD then I could include this in the works.

Also I am preparing a formal response to the representations and your submission which will accompany the revised drawings as part of the resubmission. I will also provide this prior to resubmitting.

Happy to discuss.

Regards

Jason

**Jason Hunter** | Senior Project Manager | Infrastructure Delivery

Member Australian Institute of Project Management

Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)

Infrastructure Delivery | Transport Canberra and City Services Directorate | ACT Government

490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Amal BEEHARRY [REDACTED]  
**Sent:** Wednesday, 20 February 2019 2:39 PM  
**To:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>; Thomas, Stephen (ACTPS) <[Stephen.Thomas@act.gov.au](mailto:Stephen.Thomas@act.gov.au)>

**Cc:** Fran LIAO <Fran.Liao@smec.com>

**Subject:** Tharwa - Markups

Hi Jason, Stephen, pls refer attachments for draft sketch showing proposed shared path alignment and pump house building updated to reflect traditional roof.

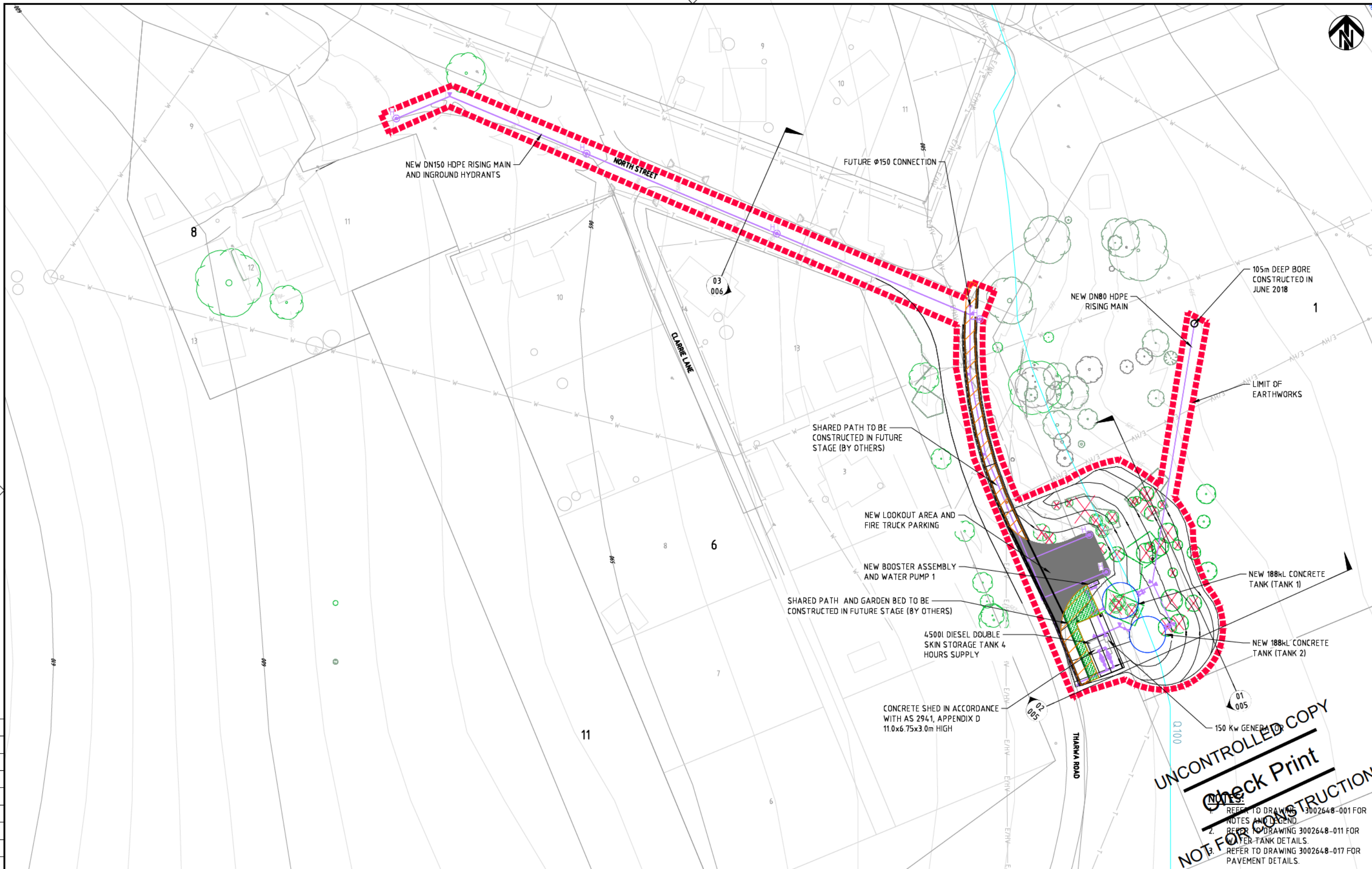
Appreciate any feedback / markups so we can proceed with the design.

Thank you.

**Amal Beeharry**

Senior Engineer

SMEC (Member of the Surbana Jurong Group)



150 mm ON ORIGINAL

**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

NOTE:  
1. REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND  
2. REFER TO DRAWING 3002648-011 FOR WATER TANK DETAILS  
3. REFER TO DRAWING 3002648-017 FOR PAVEMENT DETAILS.

**DEVELOPMENT APPLICATION**

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-003.dwg		PLOT DATE 20 Feb 2019		TIME 14:20:38		
EXTERNAL REFERENCE FILES		REV	DATE	AMENDMENT / REVISION DESCRIPTION		
X_302648_SHEC_01		01	25/10/2018	FSP		
X_BLK_LAYOUT		02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL		
X_CADSETUP		03	0	DESIGN REVISED		
X_CADSETUP		<b>REVISION IN PROGRESS</b>				
X_CADSETUP						
X_CADSETUP						
X_CADSETUP						
X_CADSETUP						

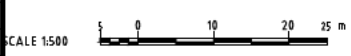
WVR No.	APPROVAL	TITLE	NAME
WVR000	AB	DRAFTER	C. MORO
WVR001	AB	DRAFTING CHECK	K. CURLEY
WVR002	AB	DESIGNER	M. WATSON
		DESIGN CHECK	F. LIAO
		PROJECT MANAGER	A. BEEHARRY
		PROJECT DIRECTOR	P. EVANS

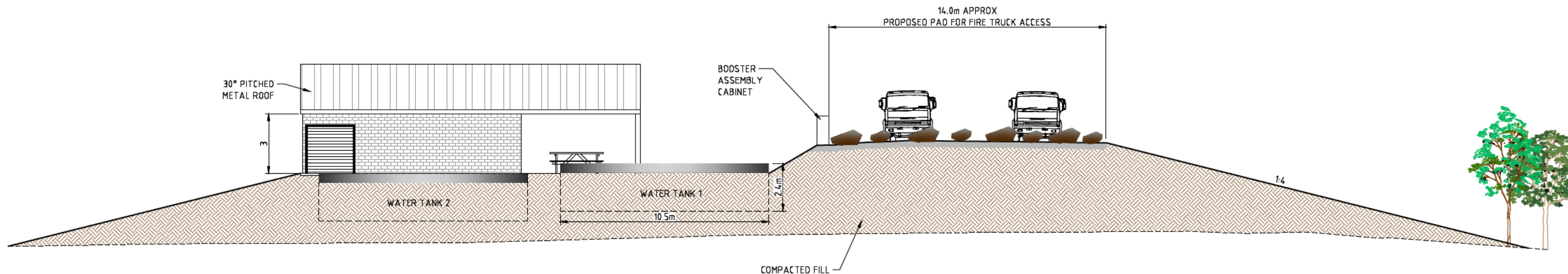
DESIGNER

**SMEC**  
Member of the Sutherland Group  
SMEC AUSTRALIA PTY LTD  
© ABN 47 065 475 140  
SUITE 2, LEVEL 1, 243 NORTH-BOURNE AVENUE  
LYNEHAM ACT 2602 AUSTRALIA  
SMEC PROJECT No 3002648

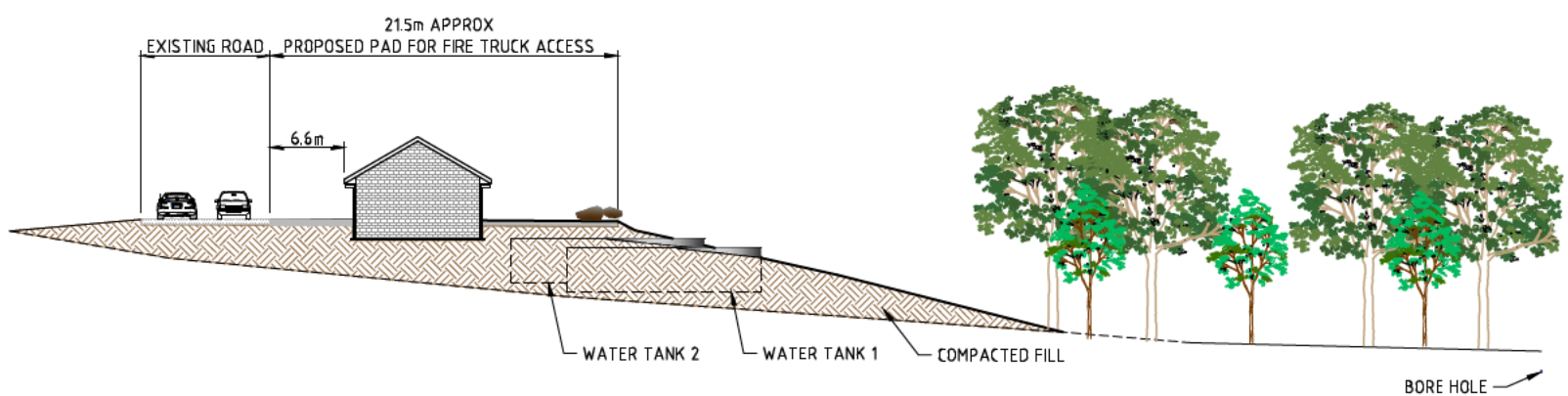
<b>CHECK PRINT</b>		PRELIM <input type="checkbox"/>	FINAL <input type="checkbox"/>
		INITIAL	DATE
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
BACKDRAFTED/CORRECTED			
CONFIRMED			

PROJECT: NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES		REVISION	
GENERAL ARRANGEMENT		02.	
SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS SHOWN	DA	3002648-003	02.

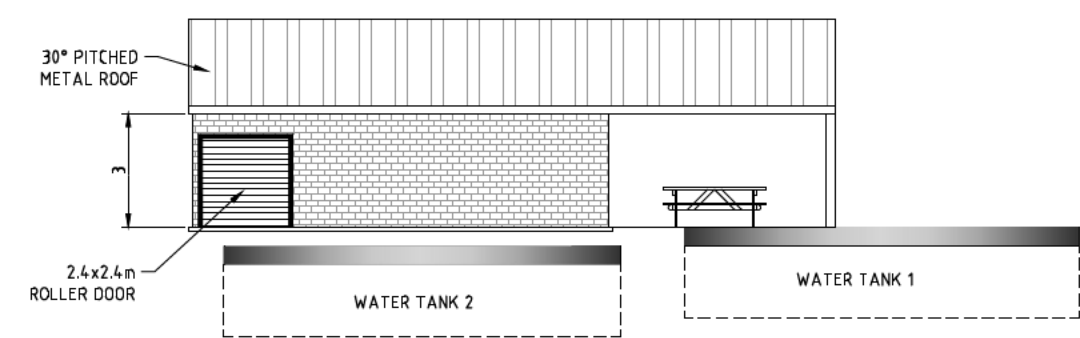




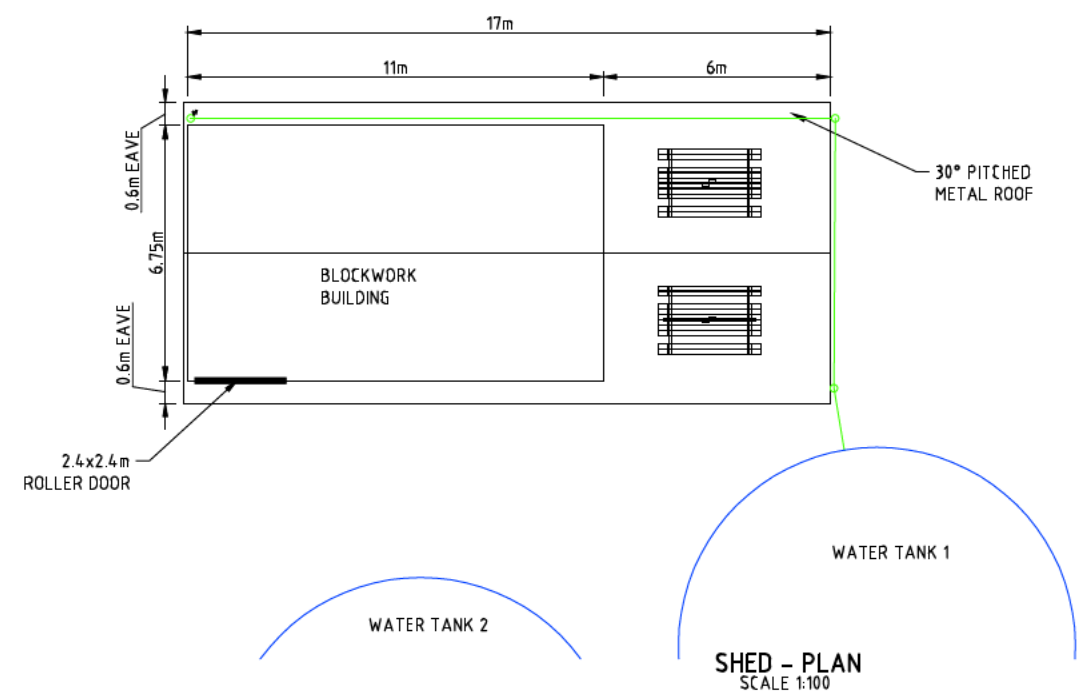
ELEVATION 01  
SCALE 1:100



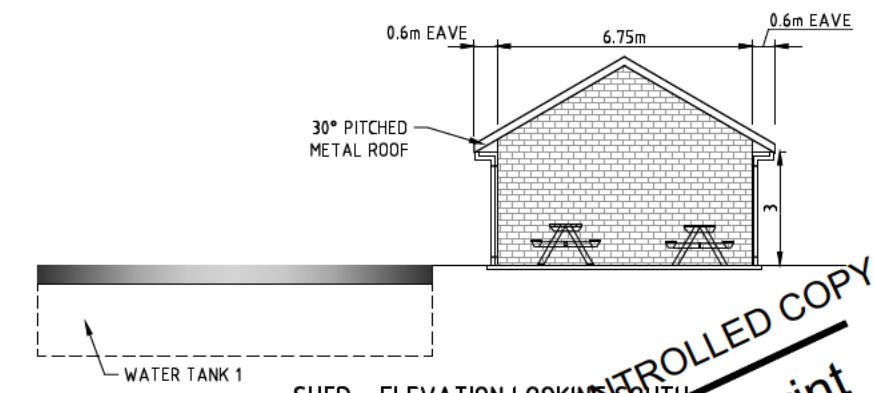
ELEVATION 02  
SCALE 1:200



SHED - ELEVATION LOOKING NORTH  
SCALE 1:100



SHED - PLAN  
SCALE 1:100



SHED - ELEVATION LOOKING SOUTH  
SCALE 1:100

**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**  
NOTE: REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND

150 mm ON ORIGINAL  
A1  
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-005.dwg		PLOT DATE 20 Feb 2019		TIME 12:25:21					
EXTERNAL REFERENCE FILES		REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL	TITLE	NAME	
		01	25/10/2018	FSP	WVR000	AB	DRAFTER	C. MORO	
		02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL	WVR001	AB	DRAFTING CHECK	K. CURLEY	
		03	0	DESIGN REVISED	WVR002	AB	DESIGNER	M. WATSON	
							DESIGN CHECK	F. LIAO	
							PROJECT MANAGER	A. BEEHARRY	
							PROJECT DIRECTOR	P. EVANS	
SCALES AT A1 SIZE DRAWINGS		DESIGNER		CHECK PRINT		PROJECT		REVISION	
SCALE 1:100		SMEC		PRELIM <input type="checkbox"/> FINAL <input type="checkbox"/>		NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES		02	
SCALE 1:200		Member of the Scharba Jurong Group		INITIAL		TYPICAL SECTIONS SHEET 1			
		SMEC AUSTRALIA PTY LTD		DATE					
		© ABN 47 065 475 140							
		SUITE 2, LEVEL 1, 243 NORTH-BOURNE AVENUE							
		LYNEHAM ACT 2602 AUSTRALIA							
		SMEC PROJECT No 3002648							
				CONFIRMED		SCALE AS SHOWN		PHASE DA	
						PROJECT / DRAWING No. 3002648-005			

**REVISION IN PROGRESS**

---

**From:** Hunter, Jason  
**Sent:** Wednesday, 27 February 2019 12:08 PM  
**To:** Moore, AlisonM (ACTPLA)  
**Subject:** FW: Tharwa - Markups  
**Attachments:** 3002648-005\_[02.1].pdf; 3002648-003\_[02.1].pdf

UNCLASSIFIED

Hi Alison

As discussed yesterday could you , Adam and Richard review the attached and advise your endorsement to proceed please?

If we need to meet and discuss further please let me know. Happy to talk through the changes in the design.

Regards

Jason

**Jason Hunter** | Senior Project Manager | Infrastructure Delivery  
Member Australian Institute of Project Management  
Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)  
Infrastructure Delivery | Transport Canberra and City Services Directorate | ACT Government  
490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Hunter, Jason  
**Sent:** Friday, 22 February 2019 10:28 AM  
**To:** Horton, Richard <Richard.Horton@act.gov.au>; Azzopardi, Adam <Adam.Azzopardi@act.gov.au>  
**Subject:** FW: Tharwa - Markups

UNCLASSIFIED

Hi Richard

Please find attached updated drawings for Tharwa including the shared path connection and the rearranged building and tank location.

We currently have an Advisory note in circulation for the Minister, to advise on the progress to date and the upcoming information session proposed with the community. No date has been confirmed regarding the date. I am awaiting confirmation from our comms area and also discuss this with you prior.

Additional landscaping will be included between the building and shared path to soften the impact to the street. This will be included once I have endorsement from you.

As discussed the design of the shared path will be included in our documentation, however I am unable to construct within my current budget. If additional budget can be provided by EPSDD then I could include this in the works.

Also I am preparing a formal response to the representations and your submission which will accompany the revised drawings as part of the resubmission. I will also provide this prior to resubmitting.

Happy to discuss.

Regards

Jason

**Jason Hunter** | Senior Project Manager | Infrastructure Delivery  
Member Australian Institute of Project Management  
Phone: 02 6205 3603 | Mob [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)  
Infrastructure Delivery | Transport Canberra and City Services Directorate | ACT Government  
490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Amal BEEHARRY [REDACTED]  
**Sent:** Wednesday, 20 February 2019 2:39 PM  
**To:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>; Thomas, Stephen (ACTPS) <[Stephen.Thomas@act.gov.au](mailto:Stephen.Thomas@act.gov.au)>  
**Cc:** Fran LIAO <[Fran.Liao@smec.com](mailto:Fran.Liao@smec.com)>  
**Subject:** Tharwa - Markups

Hi Jason, Stephen, pls refer attachments for draft sketch showing proposed shared path alignment and pump house building updated to reflect traditional roof.

Appreciate any feedback / markups so we can proceed with the design.

Thank you.

**Amal Beeharry**  
Senior Engineer  
SMEC (Member of the Surbana Jurong Group)  
[REDACTED]

---

**From:** Hunter, Jason  
**Sent:** Friday, 1 March 2019 12:11 PM  
**To:** Horton, Richard  
**Cc:** Azzopardi, Adam; Moore, AlisonM (ACTPLA)  
**Subject:** RE: Tharwa - Markups

UNCLASSIFIED

Thank you for your email

Your comments will be addressed as part of the DA resubmission.

I am awaiting minister sign off for an Advisory Note for the Community Information Session. Once approved I will reconvene with yourselves to run through the DA resubmission and the plan for the session.

Thank you

Jason

**Jason Hunter** | Senior Project Manager | Infrastructure Delivery  
Member Australian Institute of Project Management  
Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)  
Infrastructure Delivery | Transport Canberra and City Services Directorate | ACT Government  
490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Horton, Richard  
**Sent:** Friday, 1 March 2019 9:39 AM  
**To:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>  
**Cc:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Subject:** RE: Tharwa - Markups

Hi Jason,

Thank you for the update on project progress and for sending through the revised drawings.

We note the changes made to incorporate the shared path access and the change to the orientation of the proposed pump house building. These updates address some of the issues raised previously by EPSDD, however there are a number of concerns that remain for your consideration that we believe will help to resolve the intent of the proposal.

Please see comments below specifically in regards to further design consideration for the proposal:

- The proposed building design, materials and finishes for the new pump house building/picnic area need to respond to Tharwa Village Design Guidelines in order to achieve the desired character for new buildings in Tharwa Village. In order to achieve this the following should be addressed:

- The proposed roof design should incorporate the following:
  - Eaves and gables at the roof ends to provide a traditional rural character;
  - Inset upright posts for eaves at the picnic area roof end;
  - Traditional corrugated profile for the roof cladding.
- The proposed wall finishes and/or cladding for the pump house building, doors and other external fixtures should be of a traditional rural character.
- The proposed picnic area may include a ceiling provided as part of the building design (raked or flat), and consideration should also be given to the inclusion of lighting for public safety and amenity.
- All proposed garden beds and landscaping surrounding the pump house building should be constructed as part of the current project.
- As noted previously, the proposed pump house building and associated infrastructure is located with the NUZ4 River Corridor Zone and adjacent to the estimated 1:100 flood zone for the Murrumbidgee River. Given this location, the revised development application should provide further detail on the following:
  - Detailed information on the source and total amount of fill to be used in project construction.
  - An erosion and sediment control plan to be implemented in project delivery.
  - Risk and hazard mitigation measures for proposed on-site diesel storage and use.
- As advised previously, consultation is recommended with EPSDD Heritage Branch and Parks and Conservation Service regarding opportunities for the inclusion of locally relevant directional and/or interpretive signage as part of the pump house/picnic area building design.
- We notice on the provided section drawings that the proposed water storage tanks are at different levels, with one sitting higher than the proposed finished ground level. Can you please confirm how safety and access will be applied in this situation?

For consideration in regard to the above comments, the Tharwa Design Guidelines are included on pages 67-72 of the Tharwa Village Plan, which is available from the EPSDD website at:

[https://www.planning.act.gov.au/data/assets/pdf\\_file/0006/1244715/Tharwa-Village-Plan-ACCESS.pdf](https://www.planning.act.gov.au/data/assets/pdf_file/0006/1244715/Tharwa-Village-Plan-ACCESS.pdf)

We would be happy to discuss these comments further or assist with detailed design updates, as required.

Best regards,

Richard

**Richard Horton | Senior Policy Officer**

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



[@EnvironPlan](#)



[facebook.com/EnvironPlan](https://facebook.com/EnvironPlan)

---

**From:** Hunter, Jason

**Sent:** Friday, 22 February 2019 10:28 AM

**To:** Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>

**Subject:** FW: Tharwa - Markups

UNCLASSIFIED

Hi Richard

Please find attached updated drawings for Tharwa including the shared path connection and the rearranged building and tank location.

We currently have an Advisory note in circulation for the Minister, to advise on the progress to date and the upcoming information session proposed with the community. No date has been confirmed regarding the date. I am awaiting confirmation from our comms area and also discuss this with you prior.

Additional landscaping will be included between the building and shared path to soften the impact to the street. This will be included once I have endorsement from you.

As discussed the design of the shared path will be included in our documentation, however I am unable to construct within my current budget. If additional budget can be provided by EPSDD then I could include this in the works.

Also I am preparing a formal response to the representations and your submission which will accompany the revised drawings as part of the resubmission. I will also provide this prior to resubmitting.

Happy to discuss.

Regards

Jason

**Jason Hunter** | Senior Project Manager | Infrastructure Delivery

Member Australian Institute of Project Management

Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)

Infrastructure Delivery | Transport Canberra and City Services Directorate | ACT Government

490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Amal BEEHARRY [REDACTED]  
**Sent:** Wednesday, 20 February 2019 2:39 PM  
**To:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>; Thomas, Stephen (ACTPS) <[Stephen.Thomas@act.gov.au](mailto:Stephen.Thomas@act.gov.au)>  
**Cc:** Fran LIAO <[Fran.Liao@smec.com](mailto:Fran.Liao@smec.com)>  
**Subject:** Tharwa - Markups

Hi Jason, Stephen, pls refer attachments for draft sketch showing proposed shared path alignment and pump house building updated to reflect traditional roof.

Appreciate any feedback / markups so we can proceed with the design.

Thank you.

**Amal Beeharry**

Senior Engineer

SMEC (Member of the Surbana Jurong Group)

[REDACTED]

---

**From:** Horton, Richard  
**Sent:** Friday, 1 March 2019 3:47 PM  
**To:** Gell, Chris  
**Cc:** Azzopardi, Adam; Moore, AlisonM (ACTPLA)  
**Subject:** FW: Tharwa - Markups  
**Attachments:** 3002648-003\_02.1 (003).pdf; 3002648-005\_02.1 (005).pdf

Hi Chris,

Thanks again for your time this afternoon. As mentioned, we have provided further feedback on the TCCS proposal for the construction of firefighting infrastructure and a public lookout facility at Tharwa Village.

TCCS are currently working on design updates ahead of their DA resubmission. A number of our comments relate to design character and consistency with the Tharwa Design Guidelines for the proposed pump house building/picnic area. Please find a copy of our comments below for your information.

We will be aiming to consult with TCCS again on the final design details ahead of their DA resubmission.

Best regards,

Richard

**Richard Horton | Senior Policy Officer**

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



[@EnvironPlan](#)



[facebook.com/EnvironPlan](https://facebook.com/EnvironPlan)

---

**From:** Horton, Richard  
**Sent:** Friday, 1 March 2019 9:39 AM  
**To:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>  
**Cc:** Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>; Moore, AlisonM (ACTPLA) <[AlisonM.Moore@act.gov.au](mailto:AlisonM.Moore@act.gov.au)>  
**Subject:** RE: Tharwa - Markups

Hi Jason,

Thank you for the update on project progress and for sending through the revised drawings.

We note the changes made to incorporate the shared path access and the change to the orientation of the proposed pump house building. These updates address some of the issues raised previously by EPSDD, however there are a number of concerns that remain for your consideration that we believe will help to resolve the intent of the proposal.

Please see comments below specifically in regards to further design consideration for the proposal:

- The proposed building design, materials and finishes for the new pump house building/picnic area need to respond to Tharwa Village Design Guidelines in order to achieve the desired character for new buildings in Tharwa Village. In order to achieve this the following should be addressed:
  - The proposed roof design should incorporate the following:

- Eaves and gables at the roof ends to provide a traditional rural character;
- Inset upright posts for eaves at the picnic area roof end;
- Traditional corrugated profile for the roof cladding.
- The proposed wall finishes and/or cladding for the pump house building, doors and other external fixtures should be of a traditional rural character.
- The proposed picnic area may include a ceiling provided as part of the building design (raked or flat), and consideration should also be given to the inclusion of lighting for public safety and amenity.
- All proposed garden beds and landscaping surrounding the pump house building should be constructed as part of the current project.
- As noted previously, the proposed pump house building and associated infrastructure is located with the NUZ4 River Corridor Zone and adjacent to the estimated 1:100 flood zone for the Murrumbidgee River. Given this location, the revised development application should provide further detail on the following:
  - Detailed information on the source and total amount of fill to be used in project construction.
  - An erosion and sediment control plan to be implemented in project delivery.
  - Risk and hazard mitigation measures for proposed on-site diesel storage and use.
- As advised previously, consultation is recommended with EPSDD Heritage Branch and Parks and Conservation Service regarding opportunities for the inclusion of locally relevant directional and/or interpretive signage as part of the pump house/picnic area building design.
- We notice on the provided section drawings that the proposed water storage tanks are at different levels, with one sitting higher than the proposed finished ground level. Can you please confirm how safety and access will be applied in this situation?

For consideration in regard to the above comments, the Tharwa Design Guidelines are included on pages 67-72 of the Tharwa Village Plan, which is available from the EPSDD website at:

[https://www.planning.act.gov.au/data/assets/pdf\\_file/0006/1244715/Tharwa-Village-Plan-ACCESS.pdf](https://www.planning.act.gov.au/data/assets/pdf_file/0006/1244715/Tharwa-Village-Plan-ACCESS.pdf)

We would be happy to discuss these comments further or assist with detailed design updates, as required.

Best regards,

Richard

**Richard Horton | Senior Policy Officer**

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



[@EnvironPlan](#)



[facebook.com/EnvironPlan](https://facebook.com/EnvironPlan)

---

**From:** Hunter, Jason

**Sent:** Friday, 22 February 2019 10:28 AM

**To:** Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>

**Subject:** FW: Tharwa - Markups

UNCLASSIFIED

Hi Richard

Please find attached updated drawings for Tharwa including the shared path connection and the rearranged building and tank location.

We currently have an Advisory note in circulation for the Minister, to advise on the progress to date and the upcoming information session proposed with the community. No date has been confirmed regarding the date. I am awaiting confirmation from our comms area and also discuss this with you prior.

Additional landscaping will be included between the building and shared path to soften the impact to the street. This will be included once I have endorsement from you.

As discussed the design of the shared path will be included in our documentation, however I am unable to construct within my current budget. If additional budget can be provided by EPSDD then I could include this in the works.

Also I am preparing a formal response to the representations and your submission which will accompany the revised drawings as part of the resubmission. I will also provide this prior to resubmitting.

Happy to discuss.

Regards

Jason

**Jason Hunter** | Senior Project Manager | Infrastructure Delivery  
Member Australian Institute of Project Management  
Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)  
Infrastructure Delivery | Transport Canberra and City Services Directorate | ACT Government  
490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Amal BEEHARRY [REDACTED]  
**Sent:** Wednesday, 20 February 2019 2:39 PM  
**To:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>; Thomas, Stephen (ACTPS) <[Stephen.Thomas@act.gov.au](mailto:Stephen.Thomas@act.gov.au)>  
**Cc:** Fran LIAO <[Fran.Liao@smec.com](mailto:Fran.Liao@smec.com)>  
**Subject:** Tharwa - Markups

Hi Jason, Stephen, pls refer attachments for draft sketch showing proposed shared path alignment and pump house building updated to reflect traditional roof.

Appreciate any feedback / markups so we can proceed with the design.

Thank you.

**Amal Beeharry**  
Senior Engineer  
SMEC (Member of the Surbana Jurong Group)  
[REDACTED]

---

**From:** Horton, Richard  
**Sent:** Thursday, 14 March 2019 10:29 AM  
**To:** Moore, AlisonM (ACTPLA)  
**Subject:** RE: Tharwa firefighting infrastructure [SEC=UNCLASSIFIED]

Hi Alison,

Thanks for following-up. No further word from TCCS at this stage, but, further to our recent comments, it is expected they will contact us to discuss the revised DA prior to re-submission.

Best regards,

Richard

**Richard Horton** | Strategic Planning and Policy  
Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)  
**Environment, Planning and Sustainable Development Directorate** | ACT Government  
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



[@EnvironPlan](https://twitter.com/EnvironPlan)



[facebook.com/EnvironPlan](https://facebook.com/EnvironPlan)

---

**From:** Moore, AlisonM (ACTPLA)  
**Sent:** Thursday, 14 March 2019 9:15 AM  
**To:** Potts, Greg <Greg.Potts@act.gov.au>  
**Cc:** Horton, Richard <Richard.Horton@act.gov.au>  
**Subject:** Tharwa firefighting infrastructure [SEC=UNCLASSIFIED]

Hi Greg,

Further to our discussion on Tuesday regarding the operational requirements of the proposed infrastructure at Tharwa, there are a couple of points that I wish to draw to your attention for consideration at the time the revised DA is re-circulated for agency comment.

Analysis of the DA drawings raises concerns about the movement of emergency services vehicles/tankers seeking to access the pump site from Naas Rd. The hard stand area appears to cater for one vehicle, require other vehicles to queue on the road at a time when traffic and farm vehicles seeking to leave the area may be at its highest. The need for vehicles/tankers to either reverse into or out of the hard stand area is also of concern regarding traffic movement along Naas Rd, particularly if visibility it reduced due to smoke.

The other issue of concern is the diesel generator and suitable bunding to contain fuel in the event of leakage during operation. This is particularly important given the location of the facility in the river corridor. Containment of spillage during refuelling is also of concern, given the plans indicate that the generator will have a 4 hour operational capacity, meaning regular refuelling may be needed at a time where electricity has been cut off and additional fuel needs to be stored or regularly transported into the site.

I would be happy to discuss further with you or your colleagues at any time.

Regards  
Alison

Alison Moore | Senior Manager | Strategic Planning and Policy

**Phone 02 6207 2693**

**Planning, Land and Building Policy Division** | Environment, Planning and Sustainable Development Directorate | ACT Government  
Level 3 North, Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

---

**From:** Hunter, Jason  
**Sent:** Tuesday, 19 March 2019 3:13 PM  
**To:** Horton, Richard  
**Cc:** Azzopardi, Adam; Moore, AlisonM (ACTPLA)  
**Subject:** RE: Tharwa - Markups  
**Attachments:** 20190315\_Tharwa\_Combined.pdf; Reponse to DA Comments\_20190312.pdf; Improving Tharwa Fire Fighting Water Supply Report\_Rev2.pdf

UNCLASSIFIED

Hi Richard

Please find attached the revised design and response from our design consultant.

Can you please review the attached and provide your support to proceed? I am confident that the changes adequately address the concerns raised.

We are aiming for the Community Information Session on the first weekend in April (Saturday 6 April 2019).

Our comms team will be assisting with the preparation of display material and a letter for a letter box drop.

This session is being undertaken to further assist the community on understanding and provide an opportunity for questions to be asked about the proposed works.

If anyone is interested in attending in support of the project that would be great. I will provide further details closer to the event.

Do you have a contact for the school I could contact regarding booking the space?

Thank you and if you have any questions please do not hesitate to contact me.

Regards

Jason

**Jason Hunter** | Senior Project Manager | Infrastructure Delivery  
Member Australian Institute of Project Management  
Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)  
Infrastructure Delivery | Transport Canberra and City Services Directorate | ACT Government  
490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Horton, Richard  
**Sent:** Friday, 1 March 2019 9:39 AM  
**To:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>

**Cc:** Azzopardi, Adam <Adam.Azzopardi@act.gov.au>; Moore, AlisonM (ACTPLA) <AlisonM.Moore@act.gov.au>  
**Subject:** RE: Tharwa - Markups

Hi Jason,

Thank you for the update on project progress and for sending through the revised drawings.

We note the changes made to incorporate the shared path access and the change to the orientation of the proposed pump house building. These updates address some of the issues raised previously by EPSDD, however there are a number of concerns that remain for your consideration that we believe will help to resolve the intent of the proposal.

Please see comments below specifically in regards to further design consideration for the proposal:

- The proposed building design, materials and finishes for the new pump house building/picnic area need to respond to Tharwa Village Design Guidelines in order to achieve the desired character for new buildings in Tharwa Village. In order to achieve this the following should be addressed:
  - The proposed roof design should incorporate the following:
    - Eaves and gables at the roof ends to provide a traditional rural character;
    - Inset upright posts for eaves at the picnic area roof end;
    - Traditional corrugated profile for the roof cladding.
  - The proposed wall finishes and/or cladding for the pump house building, doors and other external fixtures should be of a traditional rural character.
- The proposed picnic area may include a ceiling provided as part of the building design (raked or flat), and consideration should also be given to the inclusion of lighting for public safety and amenity.
- All proposed garden beds and landscaping surrounding the pump house building should be constructed as part of the current project.
- As noted previously, the proposed pump house building and associated infrastructure is located with the NUZ4 River Corridor Zone and adjacent to the estimated 1:100 flood zone for the Murrumbidgee River. Given this location, the revised development application should provide further detail on the following:
  - Detailed information on the source and total amount of fill to be used in project construction.
  - An erosion and sediment control plan to be implemented in project delivery.
  - Risk and hazard mitigation measures for proposed on-site diesel storage and use.
- As advised previously, consultation is recommended with EPSDD Heritage Branch and Parks and Conservation Service regarding opportunities for the inclusion of locally relevant directional and/or interpretive signage as part of the pump house/picnic area building design.
- We notice on the provided section drawings that the proposed water storage tanks are at different levels, with one sitting higher than the proposed finished ground level. Can you please confirm how safety and access will be applied in this situation?

For consideration in regard to the above comments, the Tharwa Design Guidelines are included on pages 67-72 of the Tharwa Village Plan, which is available from the EPSDD website at:

[https://www.planning.act.gov.au/\\_data/assets/pdf\\_file/0006/1244715/Tharwa-Village-Plan-ACCESS.pdf](https://www.planning.act.gov.au/_data/assets/pdf_file/0006/1244715/Tharwa-Village-Plan-ACCESS.pdf)

We would be happy to discuss these comments further or assist with detailed design updates, as required.

Best regards,

Richard

**Richard Horton | Senior Policy Officer**

Phone: 02 6207 3728 | Email: [richard.horton@act.gov.au](mailto:richard.horton@act.gov.au)

**Planning Policy | Environment, Planning and Sustainable Development Directorate | ACT Government**

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)



@EnvironPlan



facebook.com/EnvironPlan

---

**From:** Hunter, Jason  
**Sent:** Friday, 22 February 2019 10:28 AM  
**To:** Horton, Richard <[Richard.Horton@act.gov.au](mailto:Richard.Horton@act.gov.au)>; Azzopardi, Adam <[Adam.Azzopardi@act.gov.au](mailto:Adam.Azzopardi@act.gov.au)>  
**Subject:** FW: Tharwa - Markups

UNCLASSIFIED

Hi Richard

Please find attached updated drawings for Tharwa including the shared path connection and the rearranged building and tank location.

We currently have an Advisory note in circulation for the Minister, to advise on the progress to date and the upcoming information session proposed with the community. No date has been confirmed regarding the date. I am awaiting confirmation from our comms area and also discuss this with you prior.

Additional landscaping will be included between the building and shared path to soften the impact to the street. This will be included once I have endorsement from you.

As discussed the design of the shared path will be included in our documentation, however I am unable to construct within my current budget. If additional budget can be provided by EPSDD then I could include this in the works.

Also I am preparing a formal response to the representations and your submission which will accompany the revised drawings as part of the resubmission. I will also provide this prior to resubmitting.

Happy to discuss.

Regards

Jason

**Jason Hunter** | Senior Project Manager | Infrastructure Delivery  
Member Australian Institute of Project Management  
Phone: 02 6205 3603 | Mob: [REDACTED] | Email: [jason.hunter@act.gov.au](mailto:jason.hunter@act.gov.au)  
Infrastructure Delivery | Transport Canberra and City Services Directorate | ACT Government  
490 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2602 | [www.act.gov.au](http://www.act.gov.au)



Connected services for the people of Canberra

---

**From:** Amal BEEHARRY [REDACTED] >  
**Sent:** Wednesday, 20 February 2019 2:39 PM  
**To:** Hunter, Jason <[Jason.Hunter@act.gov.au](mailto:Jason.Hunter@act.gov.au)>; Thomas, Stephen (ACTPS) <[Stephen.Thomas@act.gov.au](mailto:Stephen.Thomas@act.gov.au)>  
**Cc:** Fran LIAO <[Fran.Liao@smec.com](mailto:Fran.Liao@smec.com)>  
**Subject:** Tharwa - Markups

Hi Jason, Stephen, pls refer attachments for draft sketch showing proposed shared path alignment and pump house building updated to reflect traditional roof.

Appreciate any feedback / markups so we can proceed with the design.

Thank you.

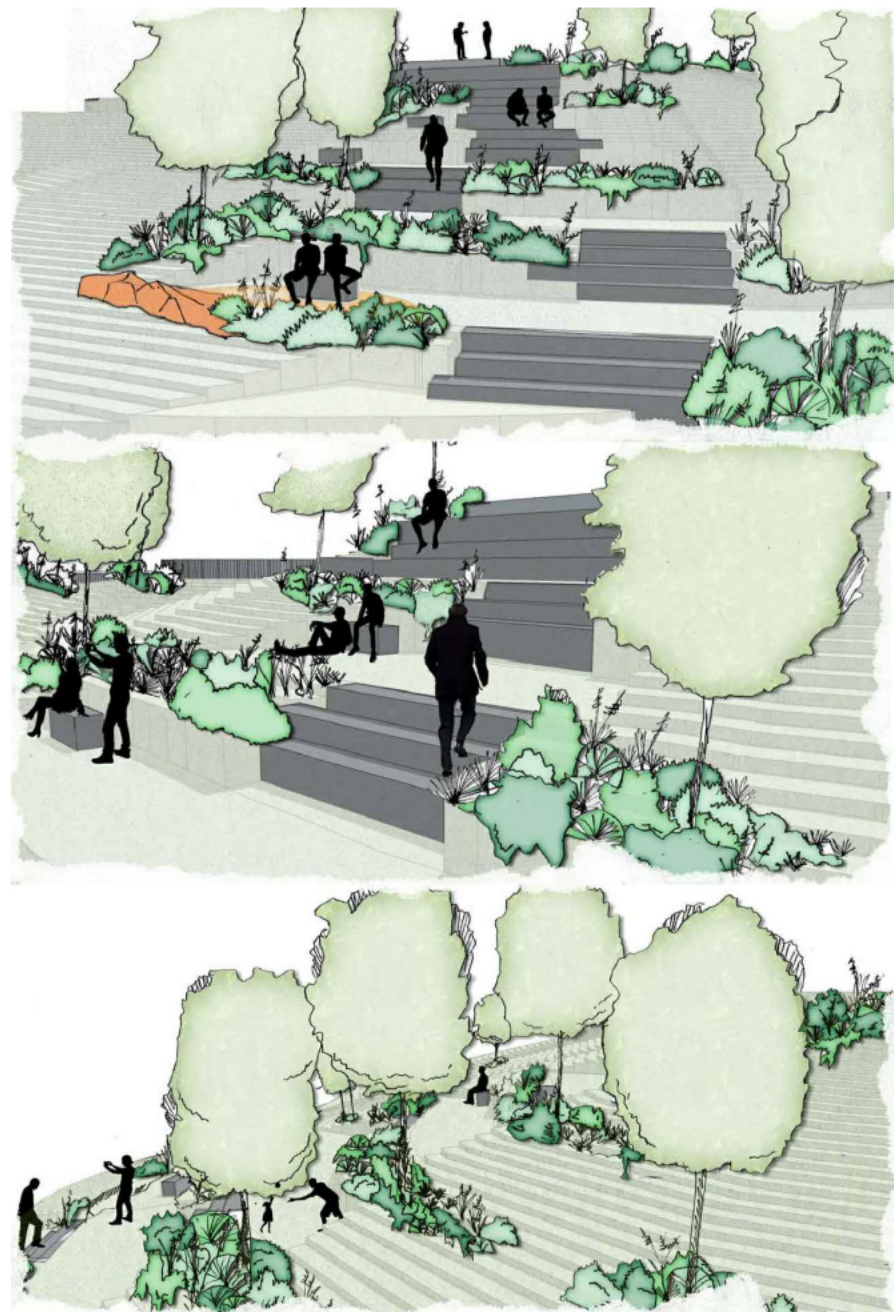
**Amal Beeharry**

Senior Engineer

SMEC (Member of the Surbana Jurong Group)



# NEW THARWA LOOKOUT INCLUDING ASSOCIATED NON POTABLE WATER SUPPLY FOR FIRE FIGHTING PURPOSES



## DEVELOPMENT APPLICATION

DRAWING INDEX	
DRAWING NUMBER	DRAWING TITLE
3002648-000	COVER SHEET AND DRAWING INDEX
3002648-001	GENERAL NOTES AND LEGEND
3002648-002	EXISTING SERVICES PLAN
3002648-003	GENERAL ARRANGEMENT
3002648-004	TYPICAL SECTIONS SHEET 1
3002648-005	TYPICAL SECTIONS SHEET 2
3002648-006	TYPICAL SECTIONS SHEET 3
3002648-011	WATER TANK DETAILS SHEET 4
3002648-012	WATER TANK ELEVATION
3002648-015	VEHICLE TURNING PATH
3002648-017	FIRE FIGHTING TRUCK PARKING LAY BY PAVEMENT DETAIL
3002648-020	SEDIMENT AND EROSION CONTROL CONCEPT PLAN

MARCH 2019



SMEC AUSTRALIA PTY LTD  
© ABN 47 065 475 149

Project Number 3002648

**GENERAL HYDRAULIC NOTES**

- FOR CIVIL WORKS REFER TO THE STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS AND ACT GOVERNMENT STANDARD DRAWINGS.
- FOR BACKFILLING OF ALL HYDRAULIC SERVICES UNDER ROADS, REFER TO CLAUSE 3.03.8 OF THE ACT SPECIFICATION. BACKFILL UNDER ROADS, DRIVEWAYS IN LAYERS NOT EXCEEDING 150mm. REFER TO STANDARD DRAWING NO'S WSS 012 FOR BACKFILLING OF WATER MAINS.
- ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH BCA CODE, AS 3500 PLUMBING AND DRAINAGE CODE AND AS 2419 FIRE HYDRANT CODE AND IN ACCORDANCE WITH ACT FIRE AND RESCUE REQUIREMENTS AND AS2941 FIXED FIRE PROTECTION INSTALLATION PUMPSET SYSTEM.
- PIPEWORK TO BE INSTALLED TO PROVIDE MIN. 2.0m CLEARANCE TO EXISTING TREE DRIP LINE
- FIRE HYDRANT STANDPIPE SEPARATION TO BE 60m MAX.
- FIRE HYDRANT SYSTEM DESIGN TO PROVIDE MINIMUM FLOW OF 45l/sec AND 75m MIN HEAD.

**WATER NOTES**

- ANGLES OF HDPE BENDS SHALL BE THE NEAREST AVAILABLE. THE CONTRACTOR SHALL, WITHOUT EXTRA COST, EITHER ADAPT THE BEND TO PROVIDE THE REQUIRED ANGLE OR LAY THE ADJACENT SECTIONS OF THE MAIN SO THAT THEY INTERSECT AT THE BEND ANGLE.
- UNLESS NOTED OTHERWISE WATER MAINS SHALL BE CLASS PN16 HDPE WITH JOINTS COMPATIBLE WITH DUCTILE IRON PIPES AND FITTINGS. PLACE TRACING WIRE ON ALL HDPE PIPES.
- WHERE WATER FITTINGS ARE IMMEDIATELY ADJACENT TO EACH OTHER THE FITTINGS SHALL BE BOLTED TOGETHER WITH FLANGED JOINTS.
- FOR WATER PIPE GRADES EXCEEDING 5% CONSTRUCT SCOUR STOPS IN ACCORDANCE WITH WSS012 & WSS012.
- WATER MAINS AND SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ICON WATER SUPPLY AND SEWERAGE STANDARDS RELEASE 2 AMENDMENT 4, DEC 2008 UNLESS NOTED OTHERWISE.
- FIRE HYDRANT MARKERS TO BE INSTALLED IN ACCORDANCE WITH WSS-027.
- ALL THRUST BLOCKS TO BE CONSTRUCTED IN ACCORDANCE WITH ACTEW DWG WSS013 AND WSS014.

**ELECTRICAL NOTES**

- INSTALL FLOAT VALVES IN THE TWO TANKS TO BE SET SUCH THAT WHEN FULL A SIGNAL SHALL BE SENT TO THE BORE PUMP TO SHUT DOWN.
- ALL ELECTRICAL WORKS FOR SOLENOID VALVE TO BE DONE BY A LICENSED ELECTRICIAN.

**PROTECTION AND EROSION AND SEDIMENT CONTROL**

- CONTRACTOR TO PREPARE EROSION AND SEDIMENT CONTROL PLAN AND SUBMIT TO EPA FOR APPROVAL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE SITE AND SURROUNDING AREA FROM DAMAGE RESULTING FROM STORMWATER RUNOFF.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES IMPLEMENTED ON SITE DURING CONSTRUCTION WORKS ARE TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF ACT EPA ENVIRONMENTAL PROTECTION GUIDELINES AND ENVIRONMENTAL ACT'S "GUIDELINES FOR EROSION AND SEDIMENT CONTROL ON BUILDING SITES".
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IMPLEMENTED AND MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION TO MINIMISE THE EFFECTS OF WEATHER TO THE SATISFACTION OF THE SUPERINTENDENT.
- ALL RAIN WATER THAT ENTERS THE SITE AND POOLS IN EXCAVATIONS DURING A RAIN STORM EVENT WOULD BE CONSIDERED AS A SEDIMENT CONTROL POND, AND MUST MEET THE FOLLOWING CONDITIONS.
  - NO DISCHARGE FROM THE DAM, ALL STORMWATER MUST BE PUMPED OUT AND DISPOSED IN AT AN APPROVED LOCATION.
  - NO DISCHARGE FROM POND UNLESS SEDIMENT LEVEL IS LESS THAN 60 mg/LITRE. IF SEDIMENT LEVEL IS GREATER, THEN PRIOR TO DISCHARGE, THE DAM MUST BE DOSED WITH EITHER ALUM OR GYPSUM AND ALLOWED TO SETTLE UNTIL SEDIMENT IS LESS THAN 60 mg/LITRE.

**SURVEY NOTES**

COORDINATE INFORMATION IS TO CANBERRA MAP GRID. DATUM FOR ALL LEVELS IS AUSTRALIAN HEIGHT DATUM (AHD).

- SURVEY BY LANDDATA, AUGUST 2018.
- TREE HEIGHTS AND SHAPES ARE INDICATIVE ONLY

**TOPSOIL AND TURFING / LANDSCAPING**

- TOPSOIL SHALL BE UNIFORMLY APPLIED TO PROVIDE A MINIMUM DEPTH OF 100mm TO ALL RESTORED TOPSOILED AREAS, WITH SOIL LUMPS NOT EXCEEDING 50mm DIMENSION.
- CARE MUST BE TAKEN AT ALL TIMES TO PREVENT DAMAGE TO TREE ROOTS AND BRANCHES.

**OVERHEAD POWER LINES**

- THE CONTRACTOR SHALL NOT DISTURB THE FOOTINGS OF EXISTING STREET LIGHTING AND POWER POLES WHICH ARE NOT TO BE RELOCATED.
- THE CONTRACTOR IS TO DEMONSTRATE CARE WHEN OPERATING VEHICLES AND MACHINERY IN THE VICINITY OF OVERHEAD POWER LINES.

**WORK HEALTH AND SAFETY NOTES**

WHS1. THE CONTRACTOR IS TO IMPLEMENT THEIR PROJECT SAFETY PLAN INCLUDING ANY RISK ASSESSMENTS AND UNDERTAKE A REVIEW ALL WMS FOR ALL SUB CONTRACTORS AND AUTHORITY CONSTRUCTION TEAMS THAT WILL UNDERTAKE THE EXTERNAL SERVICES WORKS AS DETAILED ON THE PROJECT DRAWINGS. THE CONTRACTOR SHALL SUBMIT THIS INFORMATION TO THE SUPERINTENDENT FOR THEIR REVIEW PRIOR TO COMMENCING WORK ON SITE.

**SPECIAL REQUIREMENTS**

- AREAS FOR PARKING OF CONSTRUCTION PLANT, ETC SHALL BE KEPT FREE OF ANY CONTAMINATES (EG ENGINE OIL, HYDRAULIC OIL, FUEL, KERDSENE).
- DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT, ETC, TO ANY NEW OR EXISTING INFRASTRUCTURE SHALL BE MADE GOOD BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE SUPERINTENDENT.

**EXISTING SERVICES**

- THE CONTRACTOR SHALL ARRANGE FOR CURRENT DIAL-BEFORE-YOU-DIG (DBYD) SERVICES SEARCH PLANS FOR ANY EXISTING SERVICES WITHIN THE VICINITY OF THE CONSTRUCTION SITE AND SHALL MAINTAIN A MATCH COPY OF THESE PLANS ON SITE AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- ANY SERVICE THAT IS IDENTIFIED ON SITE THAT IS NOT SHOWN WITHIN THESE PLANS SHALL BE IMMEDIATELY BOUGHT TO THE ATTENTION OF THE SUPERINTENDENT FOR COORDINATION WITH THE DESIGN SHOWN WITHIN THESE PLANS. NO WORK SHALL PROCEED PAST THIS POINT UNTIL APPROVAL IS GIVEN BY THE SUPERINTENDENT TO PROCEED.
- ANY DAMAGE CAUSED TO ANY EXISTING SERVICE DURING THE CONSTRUCTION PERIOD OF THIS PROJECT SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT AND SUCH DAMAGE MADE GOOD AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE SUPERINTENDENT AND THE ASSET OWNER.
- EXISTING SERVICES HAVE BEEN PLOTTED FROM CURRENT DBYD INFORMATION ONLY. THE SUPERINTENDENT DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF DATA USED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS.

**EARTHWORK NOTES**

- EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA. THE PRINCIPAL DOES NOT GUARANTEE THE ACCURACY OF INFORMATION AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE POSITION AND LEVEL OF ALL EXISTING SERVICE CONNECTION POINTS AND NOTIFY THE SUPERINTENDENT IMMEDIATELY IF A DISCREPANCY IS FOUND.
- ALL SURVEY SETOUT SHALL BE UNDERTAKEN BY A REGISTERED SURVEYOR.
- ALL EXISTING AND FINISHED SURFACE LEVELS ARE TO THE AUSTRALIAN HEIGHT DATUM (AHD).
- CARE IS TO BE TAKEN WHEN WORKING NEAR EVO ENERGY CABLES. REFER TO EVO ENERGY'S ELECTRICAL SAFETY RULES POLICY.
- WHERE NEW WORK ABUTS EXISTING WORK THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
- ALL EARTHWORKS, BATTERS AND TRENCH LINES TO BE TOPSOILED, TEMPORARY GRASSED & BITUMEN STRAW MULCHED.
- EXISTING REFERENCE MARKS SHOWN HAVE NOT BEEN FIELD CHECKED, CO ORDINATES AND REDUCED LEVELS TO BE CONFIRMED WITH EPSDD FOR ACCURACY.
- THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING BENCH MARKS WITHOUT EPSDD APPROVAL IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SUPPORT OF EXISTING SERVICES DURING EXCAVATION OF TRENCHES TO THE SATISFACTION OF THE SERVICE OWNER/AUTHORITY.
- WHERE SERVICES CROSS EXISTING ROADS THE PAVEMENTS TO BE SAWCUT 300mm WIDER THAN THE REQUIRED TRENCH EXCAVATION, AND THE FINISHED SURFACE REINSTATED WITH ASPHALTIC CONCRETE.

**LEGEND**

<b>SERVICES :</b>	<b>EXISTING</b>	<b>PROPOSED</b>
EXTENT OF WORKS		-----
TREE TO BE RETAINED		
TREE TO BE REMOVED		
CONTOURS (0.2m INTERVAL)	--- 645.0 ---	--- 645.0 ---
FENCE	--- / --- / --- / ---	
STORMWATER, CULVERT		
SEWER, SEPTIC	o	
LIGHT POLE, POWERPOLE		
ELECTRICITY OVERHEAD	--- E --- A ---	
ELECTRICITY OVERHEAD HIGH VOLTAGE	--- E/HV --- E/HV ---	
ELECTRICITY UNDERGROUND	--- E --- E ---	
ELECTRICITY STREET LIGHTING	--- SL ---	
TELSTRA OVERHEAD	--- T --- T ---	
FIRE MAIN (DIAMETER)		150φ
FIRE HYDRANT, SLUICE VALVE, THRUST BLOCK		
WATER TANK		
100YR FLOOD LEVEL		Q100
RETAINING WALL		-----
EARTHWORKS / FILL		
PAVEMENT		
SILT FENCE		--- SF ---
FILTER SOCK		

**MATERIALS**

- THE FOLLOWING MATERIALS ARE TO BE USED FOR EACH SERVICE:
- BORE WATER PIPE φ80 HDPE, DN16, AS4130
  - HYDRANT PIPES φ150 HDPE, DN16, AS4130

**EXPLANATORY NOTES AND DEFINITIONS**

HDPE - WATER MAINS PN 16, AS 4130

UNCONTROLLED COPY  
Check Print  
NOT FOR CONSTRUCTION


150 mm ON ORIGINAL  
150  
140  
130  
120  
110  
100  
90  
80  
70  
60  
50  
40  
30  
20  
10  
0

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-001.dwg		PLOT DATE 15 Mar 2019		TIME 15:33:39	
EXTERNAL REFERENCE FILES	REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
	01	25/10/2018	FSP	WVR000	AB
	02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL	WVR001	AB

REVISION  
IN PROGRESS

APPROVAL	TITLE	NAME
AB	DRAFTER	C. MORO
AB	DRAFTING CHECK	K. CURLEY
	DESIGNER	M. WATSON
	DESIGN CHECK	F. LIAO
	PROJECT MANAGER	A. BEEHARRY
	PROJECT DIRECTOR	P. EVANS

SCALES AT A1 SIZE DRAWINGS	
DESIGNER	

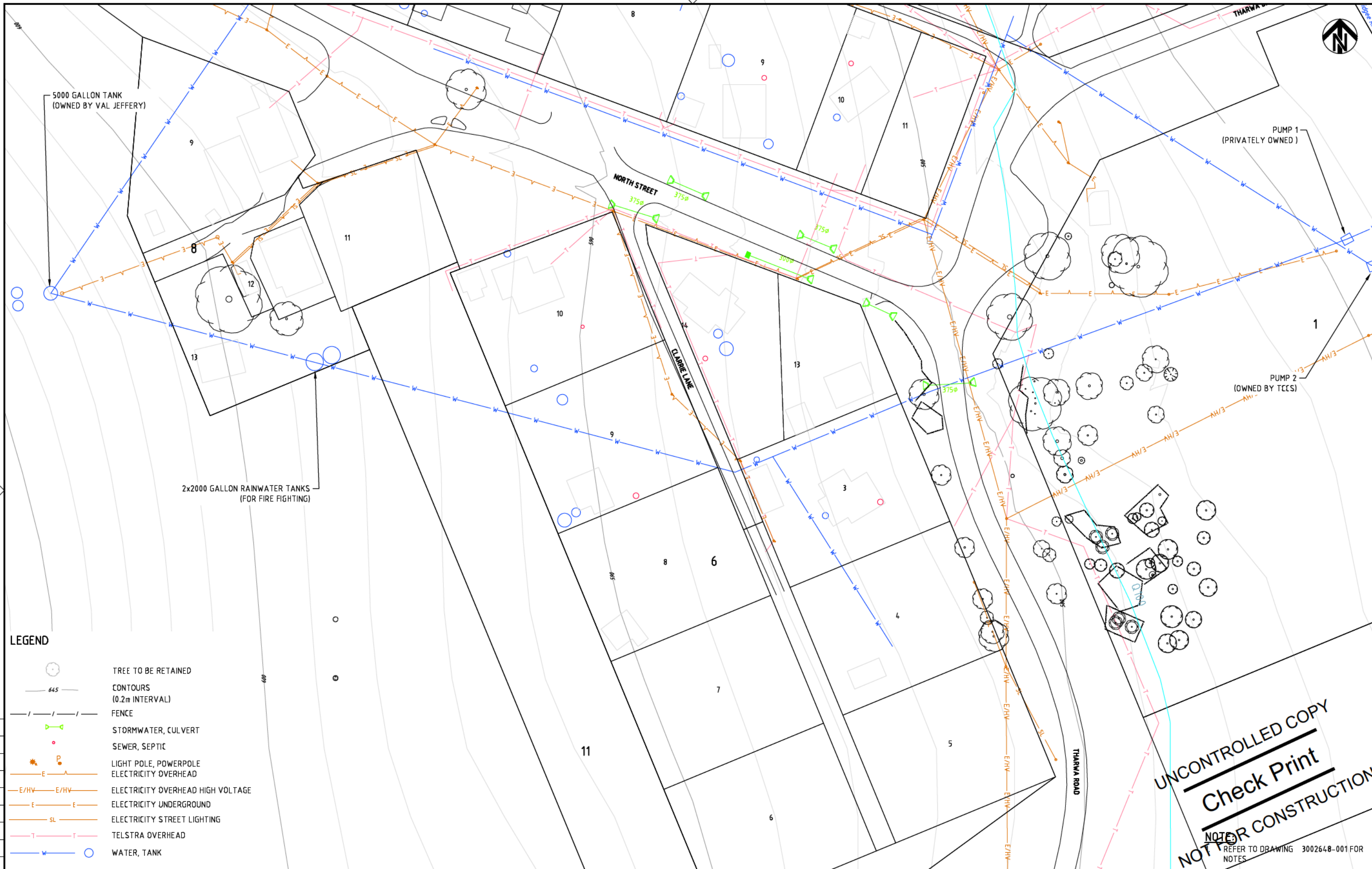


**Member of the Surlana Group**  
SMC AUSTRALIA PTY LTD  
© ABN 47 065 475 140  
SUITE 2, LEVEL 1, 243 NORTH-BOURNE AVENUE  
LYNEHAM ACT 2602 AUSTRALIA  
SMC PROJECT No 3002648

<b>CHECK PRINT</b>		PRELIM <input type="checkbox"/>	FINAL <input type="checkbox"/>
		INITIAL	DATE
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
BACKDRAFTED/CORRECTED			
CONFIRMED			

PROJECT TITLE NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES			
<b>GENERAL NOTES AND LEGEND</b>			
SCALE AS SHOWN	PHASE DA	PROJECT / DRAWING No. 3002648-001	REVISION 02

**DEVELOPMENT APPLICATION**



**LEGEND**

	TREE TO BE RETAINED
	CONTOURS (0.2m INTERVAL)
	FENCE
	STORMWATER, CULVERT
	SEWER, SEPTIC
	LIGHT POLE, POWERPOLE
	ELECTRICITY OVERHEAD
	ELECTRICITY OVERHEAD HIGH VOLTAGE
	ELECTRICITY UNDERGROUND
	ELECTRICITY STREET LIGHTING
	TELSTRA OVERHEAD
	WATER, TANK

**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

NOTE: REFER TO DRAWING 3002648-001 FOR NOTES

**DEVELOPMENT APPLICATION**

150 mm ON ORIGINAL  
 A1

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-002.dwg		PLOT DATE 15 Mar 2019		TIME 15:33:50	
REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL	TITLE
01	25/10/2018	FSP	WVR000	AB	DRAFTER
02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL	WVR001	AB	DRAFTING CHECK

**REVISION IN PROGRESS**

TITLE	NAME
DRAFTER	C. MORO
DRAFTING CHECK	K. CURLEY
DESIGNER	M. WATSON
DESIGN CHECK	F. LIAO
PROJECT MANAGER	A. BEEHARRY
PROJECT DIRECTOR	P. EVANS

SCALES AT A1 SIZE DRAWINGS

SCALE 1:500

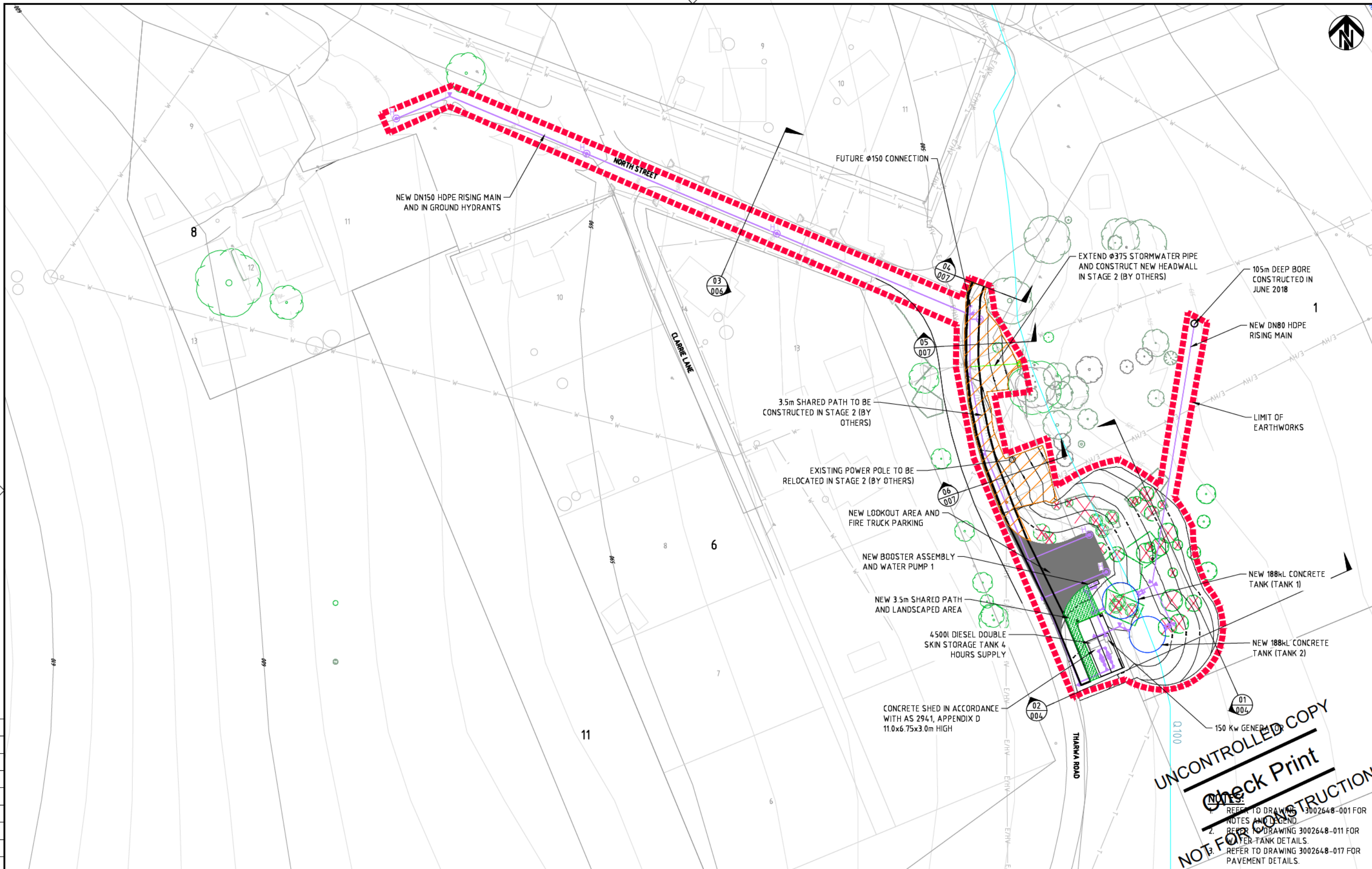
DESIGNER

**SMEC**  
 Member of the Stantec Group  
 SMEC AUSTRALIA PTY LTD  
 © ABN 47 065 475 140  
 SUITE 2, LEVEL 1, 243 NORTH-BOURNE AVENUE  
 LYNEHAM ACT 2602 AUSTRALIA  
 SMEC PROJECT No 3002648

**CHECK PRINT**

DISCIPLINE	PRELIM	FINAL
DISCIPLINE	INITIAL	DATE
DISCIPLINE		
DISCIPLINE		
DISCIPLINE		
BACKDRAFTED/CORRECTED		
CONFIRMED		

PROJECT TITLE NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES EXISTING SERVICES PLAN		PROJECT / DRAWING No. <b>3002648-002</b>		REVISION <b>02</b>
SCALE AS SHOWN	PHASE DA			



**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

NOTES:  
 1. REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND  
 2. REFER TO DRAWING 3002648-011 FOR WATER TANK DETAILS.  
 3. REFER TO DRAWING 3002648-017 FOR PAVEMENT DETAILS.

**DEVELOPMENT APPLICATION**

150 mm ON ORIGINAL

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-003.dwg	
EXTERNAL REFERENCE FILES	<ul style="list-style-type: none"> <li>X_302644_SMEC_01</li> <li>X_BLK_LAYOUT</li> <li>X_CAD_LAYER</li> <li>X_CAD_STYLE</li> <li>X_CAD_TOOLBAR</li> <li>X_CAD_TOOLBAR2</li> <li>X_CAD_TOOLBAR3</li> <li>X_CAD_TOOLBAR4</li> <li>X_CAD_TOOLBAR5</li> <li>X_CAD_TOOLBAR6</li> <li>X_CAD_TOOLBAR7</li> <li>X_CAD_TOOLBAR8</li> <li>X_CAD_TOOLBAR9</li> <li>X_CAD_TOOLBAR10</li> <li>X_CAD_TOOLBAR11</li> <li>X_CAD_TOOLBAR12</li> <li>X_CAD_TOOLBAR13</li> <li>X_CAD_TOOLBAR14</li> <li>X_CAD_TOOLBAR15</li> <li>X_CAD_TOOLBAR16</li> <li>X_CAD_TOOLBAR17</li> <li>X_CAD_TOOLBAR18</li> <li>X_CAD_TOOLBAR19</li> <li>X_CAD_TOOLBAR20</li> <li>X_CAD_TOOLBAR21</li> <li>X_CAD_TOOLBAR22</li> <li>X_CAD_TOOLBAR23</li> <li>X_CAD_TOOLBAR24</li> <li>X_CAD_TOOLBAR25</li> <li>X_CAD_TOOLBAR26</li> <li>X_CAD_TOOLBAR27</li> <li>X_CAD_TOOLBAR28</li> <li>X_CAD_TOOLBAR29</li> <li>X_CAD_TOOLBAR30</li> <li>X_CAD_TOOLBAR31</li> <li>X_CAD_TOOLBAR32</li> <li>X_CAD_TOOLBAR33</li> <li>X_CAD_TOOLBAR34</li> <li>X_CAD_TOOLBAR35</li> <li>X_CAD_TOOLBAR36</li> <li>X_CAD_TOOLBAR37</li> <li>X_CAD_TOOLBAR38</li> <li>X_CAD_TOOLBAR39</li> <li>X_CAD_TOOLBAR40</li> <li>X_CAD_TOOLBAR41</li> <li>X_CAD_TOOLBAR42</li> <li>X_CAD_TOOLBAR43</li> <li>X_CAD_TOOLBAR44</li> <li>X_CAD_TOOLBAR45</li> <li>X_CAD_TOOLBAR46</li> <li>X_CAD_TOOLBAR47</li> <li>X_CAD_TOOLBAR48</li> <li>X_CAD_TOOLBAR49</li> <li>X_CAD_TOOLBAR50</li> <li>X_CAD_TOOLBAR51</li> <li>X_CAD_TOOLBAR52</li> <li>X_CAD_TOOLBAR53</li> <li>X_CAD_TOOLBAR54</li> <li>X_CAD_TOOLBAR55</li> <li>X_CAD_TOOLBAR56</li> <li>X_CAD_TOOLBAR57</li> <li>X_CAD_TOOLBAR58</li> <li>X_CAD_TOOLBAR59</li> <li>X_CAD_TOOLBAR60</li> <li>X_CAD_TOOLBAR61</li> <li>X_CAD_TOOLBAR62</li> <li>X_CAD_TOOLBAR63</li> <li>X_CAD_TOOLBAR64</li> <li>X_CAD_TOOLBAR65</li> <li>X_CAD_TOOLBAR66</li> <li>X_CAD_TOOLBAR67</li> <li>X_CAD_TOOLBAR68</li> <li>X_CAD_TOOLBAR69</li> <li>X_CAD_TOOLBAR70</li> <li>X_CAD_TOOLBAR71</li> <li>X_CAD_TOOLBAR72</li> <li>X_CAD_TOOLBAR73</li> <li>X_CAD_TOOLBAR74</li> <li>X_CAD_TOOLBAR75</li> <li>X_CAD_TOOLBAR76</li> <li>X_CAD_TOOLBAR77</li> <li>X_CAD_TOOLBAR78</li> <li>X_CAD_TOOLBAR79</li> <li>X_CAD_TOOLBAR80</li> <li>X_CAD_TOOLBAR81</li> <li>X_CAD_TOOLBAR82</li> <li>X_CAD_TOOLBAR83</li> <li>X_CAD_TOOLBAR84</li> <li>X_CAD_TOOLBAR85</li> <li>X_CAD_TOOLBAR86</li> <li>X_CAD_TOOLBAR87</li> <li>X_CAD_TOOLBAR88</li> <li>X_CAD_TOOLBAR89</li> <li>X_CAD_TOOLBAR90</li> <li>X_CAD_TOOLBAR91</li> <li>X_CAD_TOOLBAR92</li> <li>X_CAD_TOOLBAR93</li> <li>X_CAD_TOOLBAR94</li> <li>X_CAD_TOOLBAR95</li> <li>X_CAD_TOOLBAR96</li> <li>X_CAD_TOOLBAR97</li> <li>X_CAD_TOOLBAR98</li> <li>X_CAD_TOOLBAR99</li> <li>X_CAD_TOOLBAR100</li> </ul>

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL	TITLE	NAME
01	25/10/2018	FSP	WVR000	AB	DRAFTER	C. MORO
02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL	WVR001	AB	DRAFTING CHECK	K. CURLEY
03	19/11/2018	DESIGN REVISED	WVR002	AB	DESIGNER	M. WATSON
					DESIGN CHECK	F. LIAO
					PROJECT MANAGER	A. BEEHARRY
					PROJECT DIRECTOR	P. EVANS

**REVISION IN PROGRESS**

PLLOT DATE	15 Mar 2019	TIME	15:47:28
SCALES AT A1 SIZE DRAWINGS	SCALE 1:500		

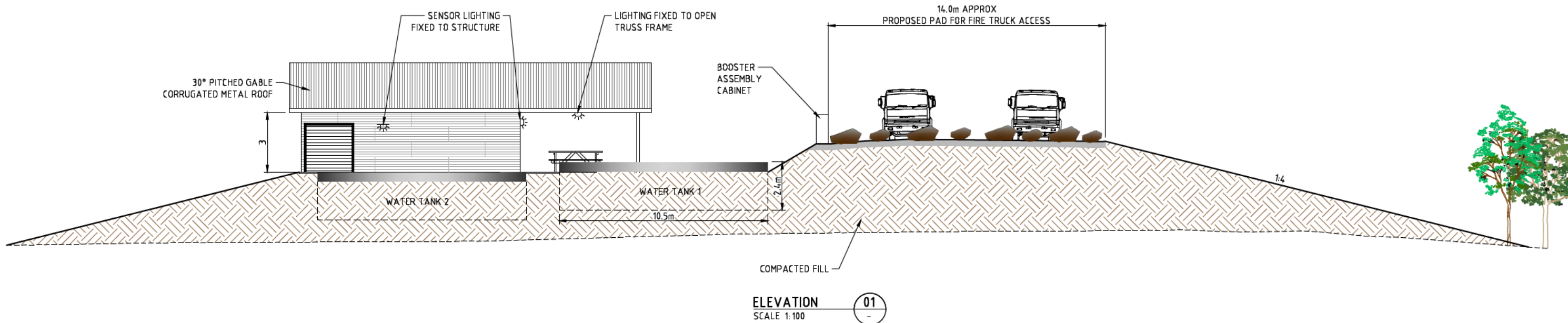


DESIGNER

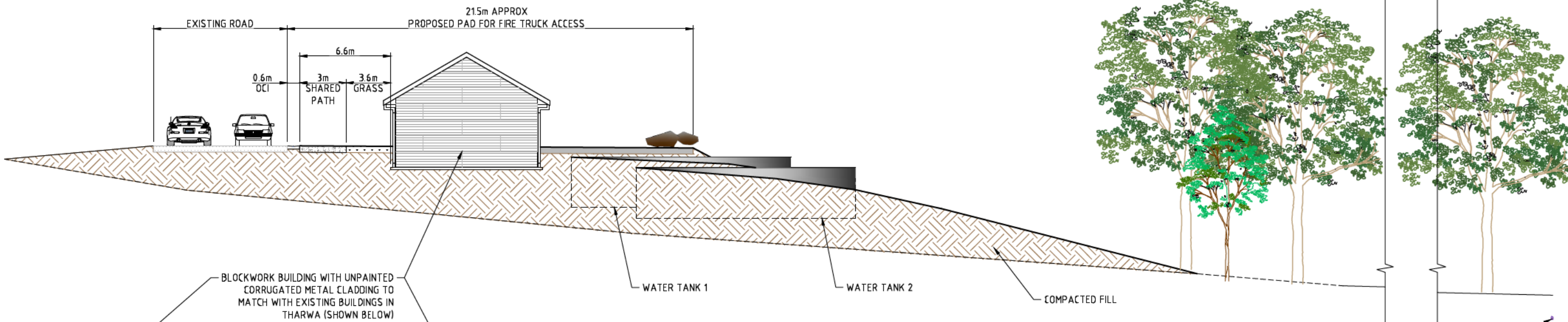
**SMEC**  
 Member of the Sutherland Group  
 SMEC AUSTRALIA PTY LTD  
 © ABN 47 065 475 140  
 SUITE 2, LEVEL 1, 243 NORTHBOURNE AVENUE  
 LYNEHAM ACT 2602 AUSTRALIA  
 SMEC PROJECT No 3002648

<b>CHECK PRINT</b>		PRELIM <input type="checkbox"/>	FINAL <input type="checkbox"/>
		INITIAL	DATE
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
BACKDRAFTED/CORRECTED			
CONFIRMED			

PROJECT TITLE		NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES	
		GENERAL ARRANGEMENT	
SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS SHOWN	DA	3002648-003	03



ELEVATION 01  
SCALE 1:100



ELEVATION 02  
SCALE 1:100



**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

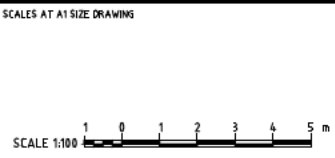
REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND

150 mm ON ORIGINAL

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-004.dwg		PLOT DATE 15 Mar 2019		TIME 15:34:16	
EXTERNAL REFERENCE FILES	REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
	01	TBC	DEVELOPMENT APPLICATION DESIGN REVIEW	TBC	AB
<b>REVISION IN PROGRESS</b>					

TITLE	NAME
DRAFTER	B. DONNAN
DRAFTING CHECK	K. CURLEY
DESIGNER	M. WATSON
DESIGN CHECK	F. LIAO
PROJECT MANAGER	A. BEEHARRY
PROJECT DIRECTOR	P. EVANS

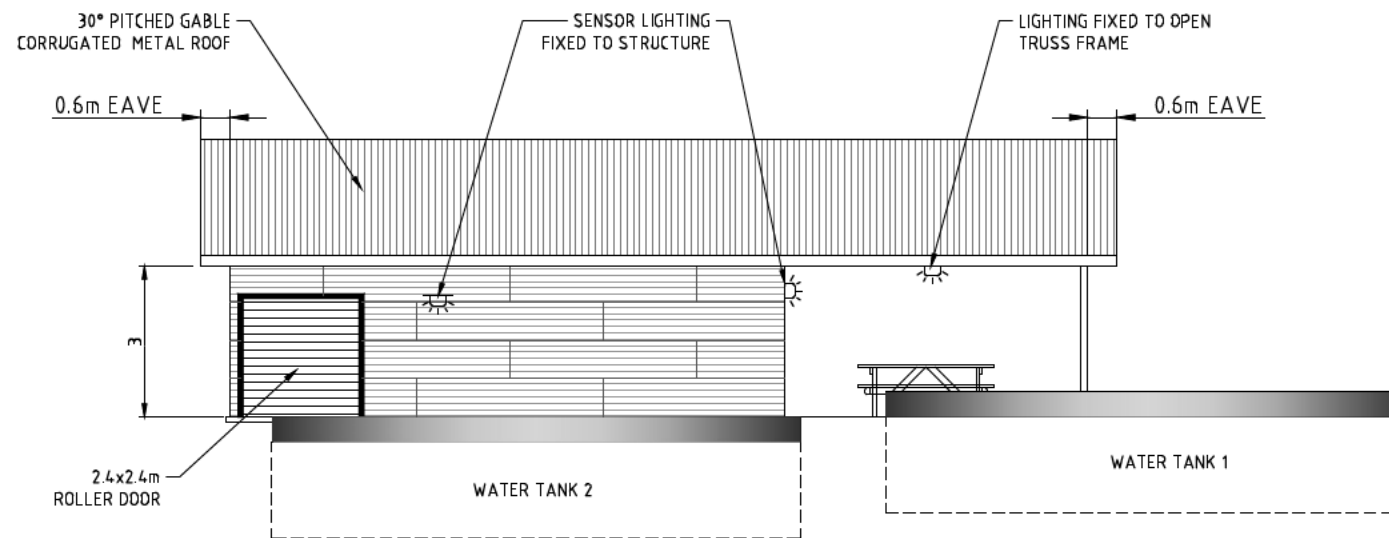


DESIGNER **SMEC**  
Member of the Stantec Group  
SMEC AUSTRALIA PTY LTD  
© ABN 47 065 475 140  
SUITE 2, LEVEL 1, 243 NORTH-BOURNE AVENUE  
LYNEHAM ACT 2602 AUSTRALIA  
SMEC PROJECT No 3002648

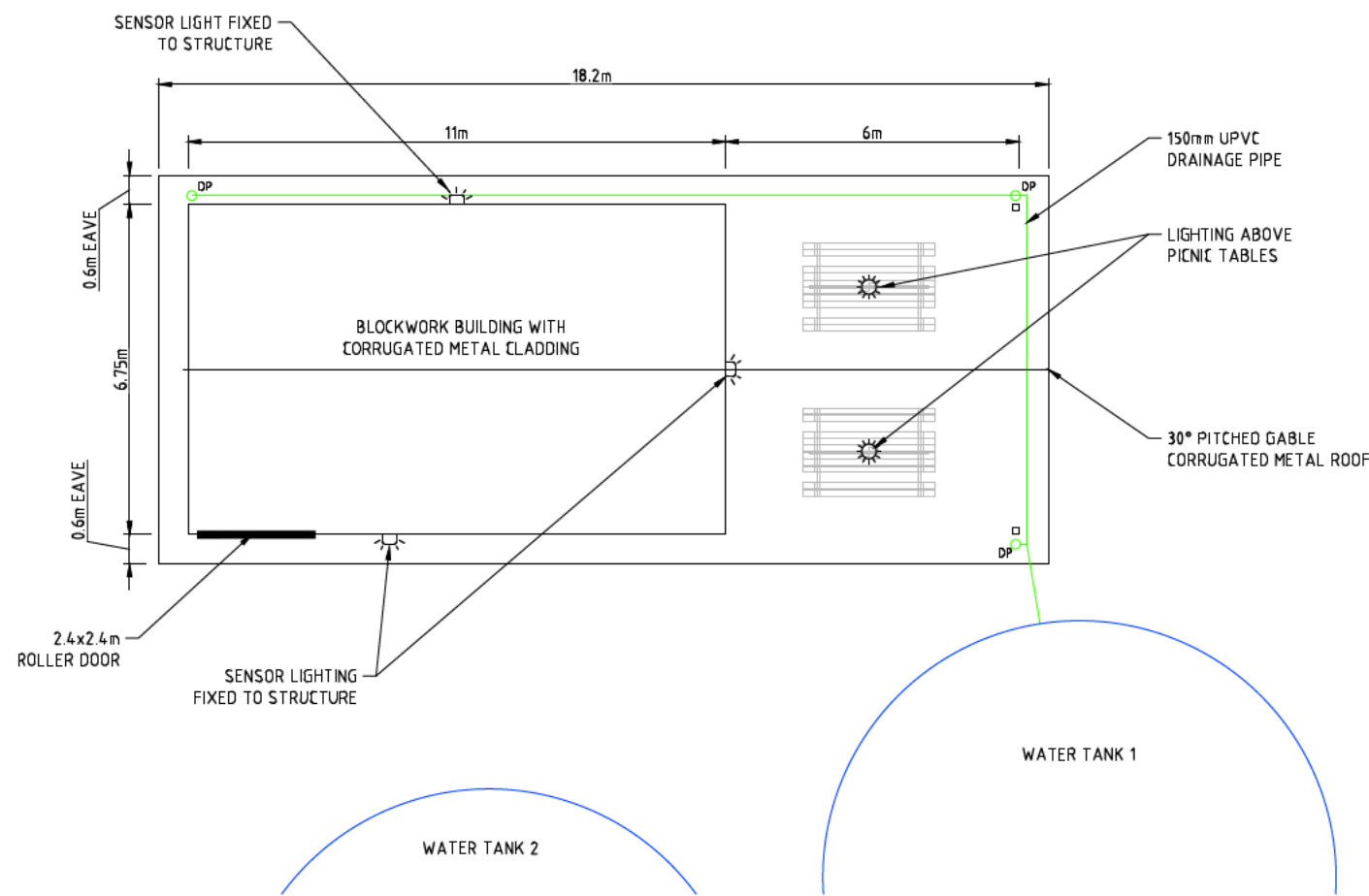
<b>CHECK PRINT</b>		PRELIM <input type="checkbox"/>	FINAL <input type="checkbox"/>
DISCIPLINE		INITIAL	DATE
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
BACKDRAFTED/CORRECTED			
CONFIRMED			

PROJECT TITLE NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES			
TYPICAL SECTIONS SHEET 1			
SCALE AS SHOWN	PHASE DA	PROJECT / DRAWING No. 3002648-004	REVISION 01

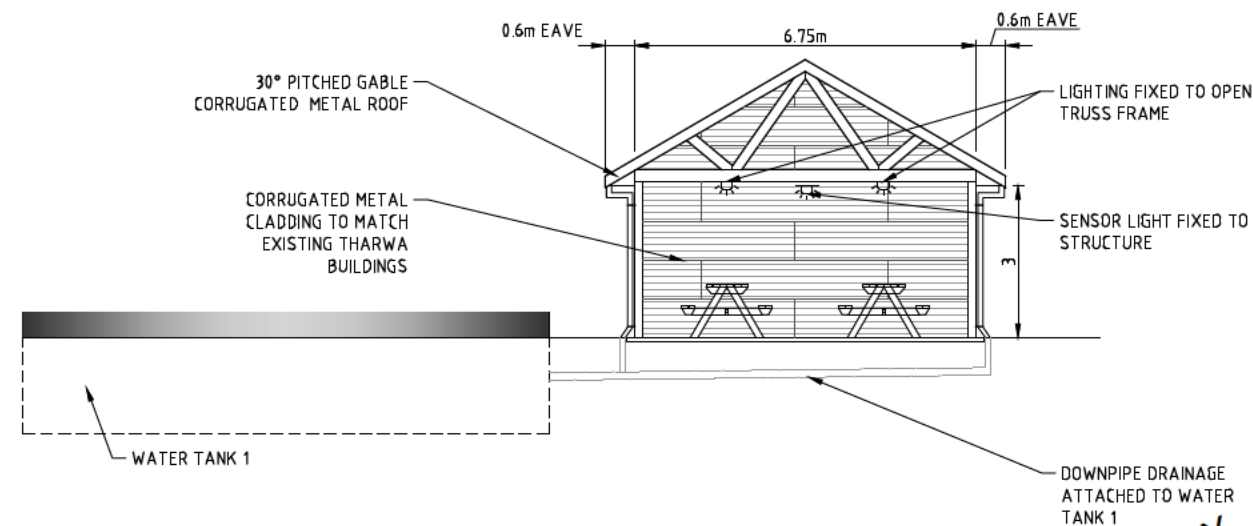
**DEVELOPMENT APPLICATION**



SHED - ELEVATION LOOKING WEST  
SCALE 1:75



SHED - PLAN  
SCALE 1:75



SHED - ELEVATION LOOKING SOUTH  
SCALE 1:75

**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND

**DEVELOPMENT APPLICATION**

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-005.dwg	PLOT DATE 15 Mar 2019	TIME 15:34:29
--	--------------------------	------------------

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL	TITLE	NAME
01	25/10/2018	FSP	WVR000	AB	DRAFTER	C. MORO
02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL	WVR001	AB	DRAFTING CHECK	K. CURLEY
03	19/11/2018	DESIGN REVISED	WVR002	AB	DESIGNER	M. WATSON
					DESIGN CHECK	F. LIAO
					PROJECT MANAGER	A. BEEHARRY
					PROJECT DIRECTOR	P. EVANS

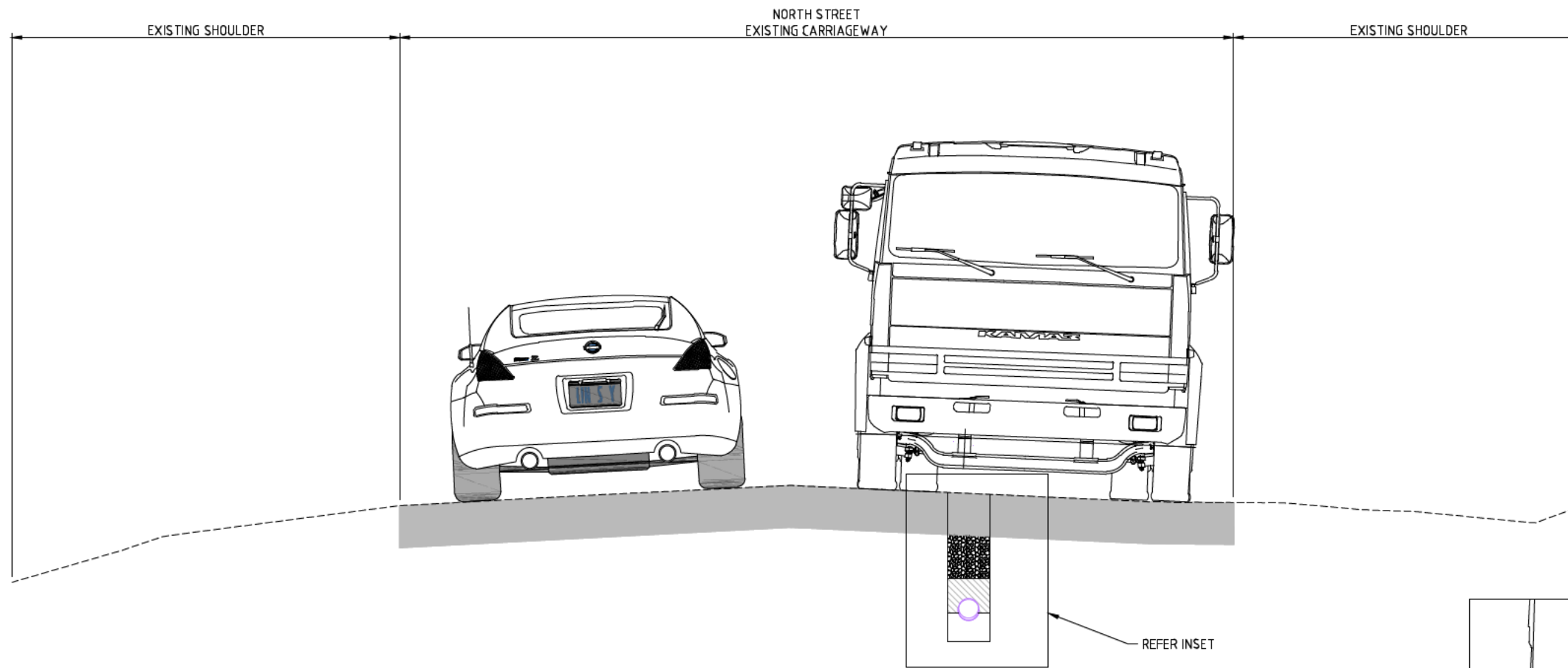
**REVISION IN PROGRESS**

SCALES AT A1 SIZE DRAWINGS	DESIGNER
0 0.5 1 2 3 4 m SCALE 1:75	<p><b>SMEC</b> Member of the Sutherland Group SMEC AUSTRALIA PTY LTD © ABN 47 065 475 140 SUITE 2, LEVEL 1, 243 NORTH-BOURNE AVENUE LYNEHAM ACT 2602 AUSTRALIA SMEC PROJECT No 3002648</p>

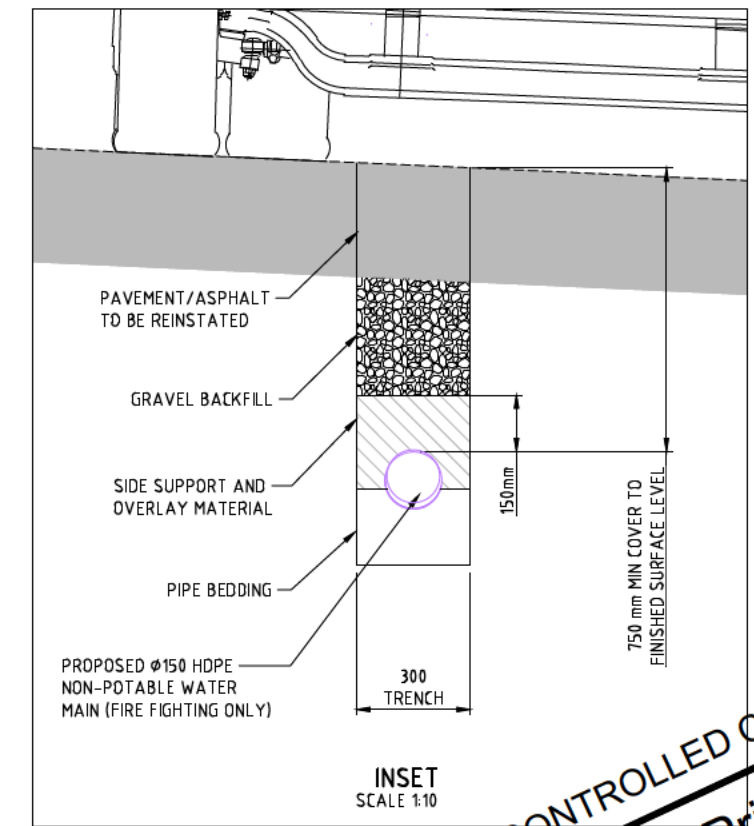
DISCIPLINE	PRELIM	FINAL
	INITIAL	DATE
DISCIPLINE		
DISCIPLINE		
DISCIPLINE		
DISCIPLINE		
BACKDRAFTED/CORRECTED		
CONFIRMED		

PROJECT TITLE	NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES
TYPICAL SECTIONS SHEET 2	
SCALE	AS SHOWN
PHASE	DA
PROJECT / DRAWING No.	3002648-005
REVISION	03

150 mm ON ORIGINAL  
A1



SECTION 03  
SCALE 1:20  
SECTION CUT SOUTH TO NORTH LOOKING WEST



**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

NOTES:  
1. REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND.  
REFER ICON WATER DRAWING WSS012 FOR DETAILS.

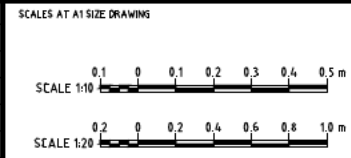
**DEVELOPMENT APPLICATION**

150 mm ON ORIGINAL  
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-006.dwg		PLOT DATE 15 Mar 2019		TIME 15:34:42	
EXTERNAL REFERENCE FILES	REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
	01	25/10/2018	FSP	WVR000	AB
	02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL	WVR001	AB

**REVISION IN PROGRESS**

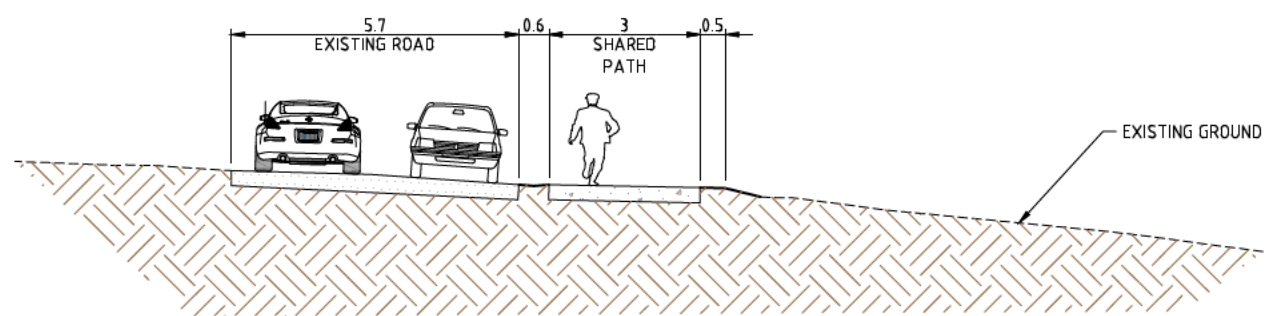
TITLE	NAME
DRAFTER	C. MORO
DRAFTING CHECK	K. CURLEY
DESIGNER	M. WATSON
DESIGN CHECK	F. LIAO
PROJECT MANAGER	A. BEEHARRY
PROJECT DIRECTOR	P. EVANS



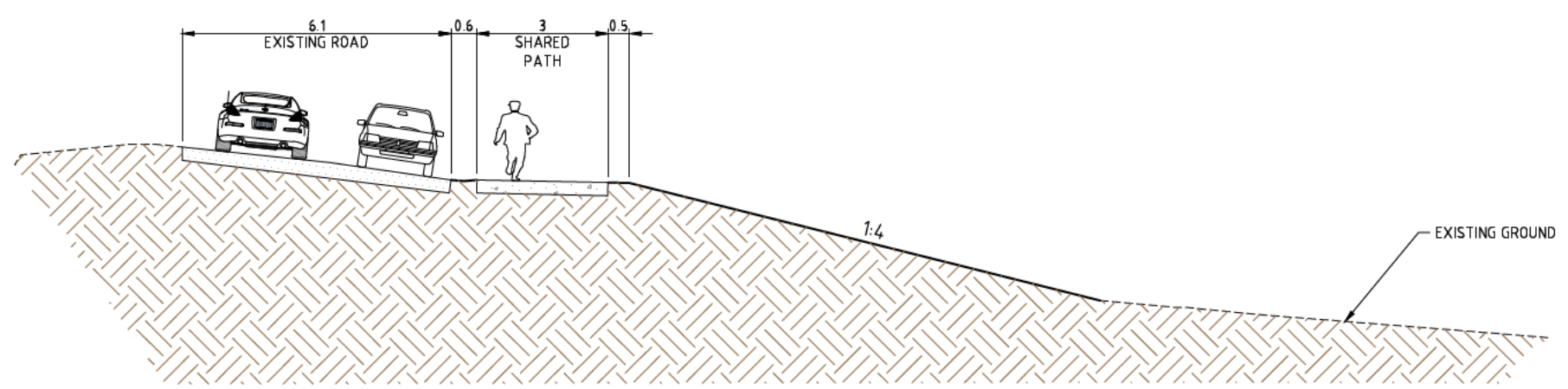
DESIGNER **SMEC**  
Member of the Stantec Juroveng Group  
SMEC AUSTRALIA PTY LTD  
© ABN 47 065 475 140  
SUITE 2, LEVEL 1, 243 NORTHBOURNE AVENUE  
LYNEHAM ACT 2602 AUSTRALIA  
SMEC PROJECT No 3002648

<b>CHECK PRINT</b>		PRELIM <input type="checkbox"/>	FINAL <input type="checkbox"/>
DISCIPLINE		INITIAL	DATE
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
BACKDRAFTED/CORRECTED			
CONFIRMED			

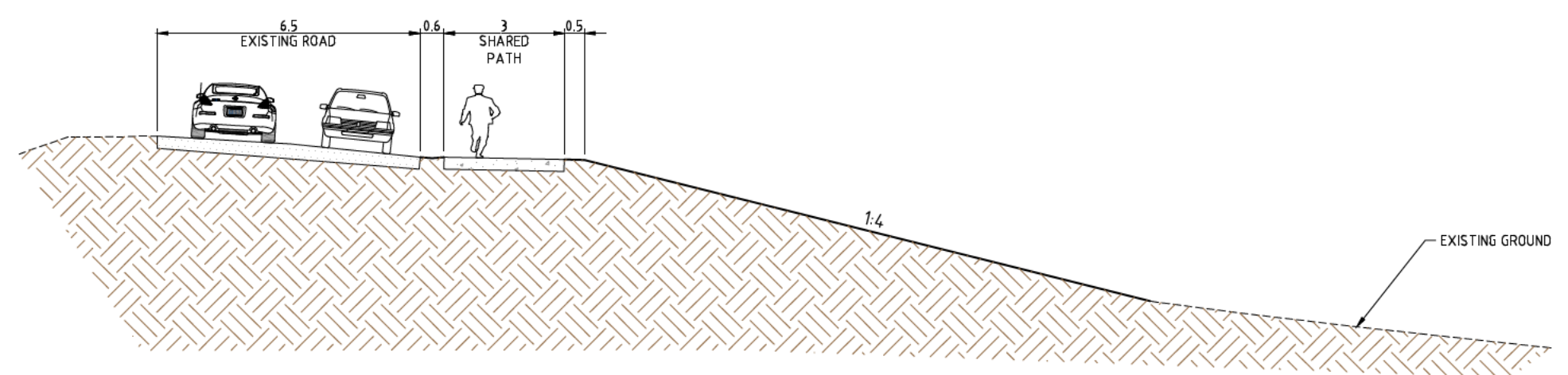
PROJECT TITLE NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES TYPICAL SECTIONS SHEET 3			
SCALE AS SHOWN	PHASE DA	PROJECT / DRAWING No. 3002648-006	REVISION 02



SECTION 4  
SCALE 1:75



SECTION 5  
SCALE 1:75

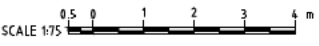



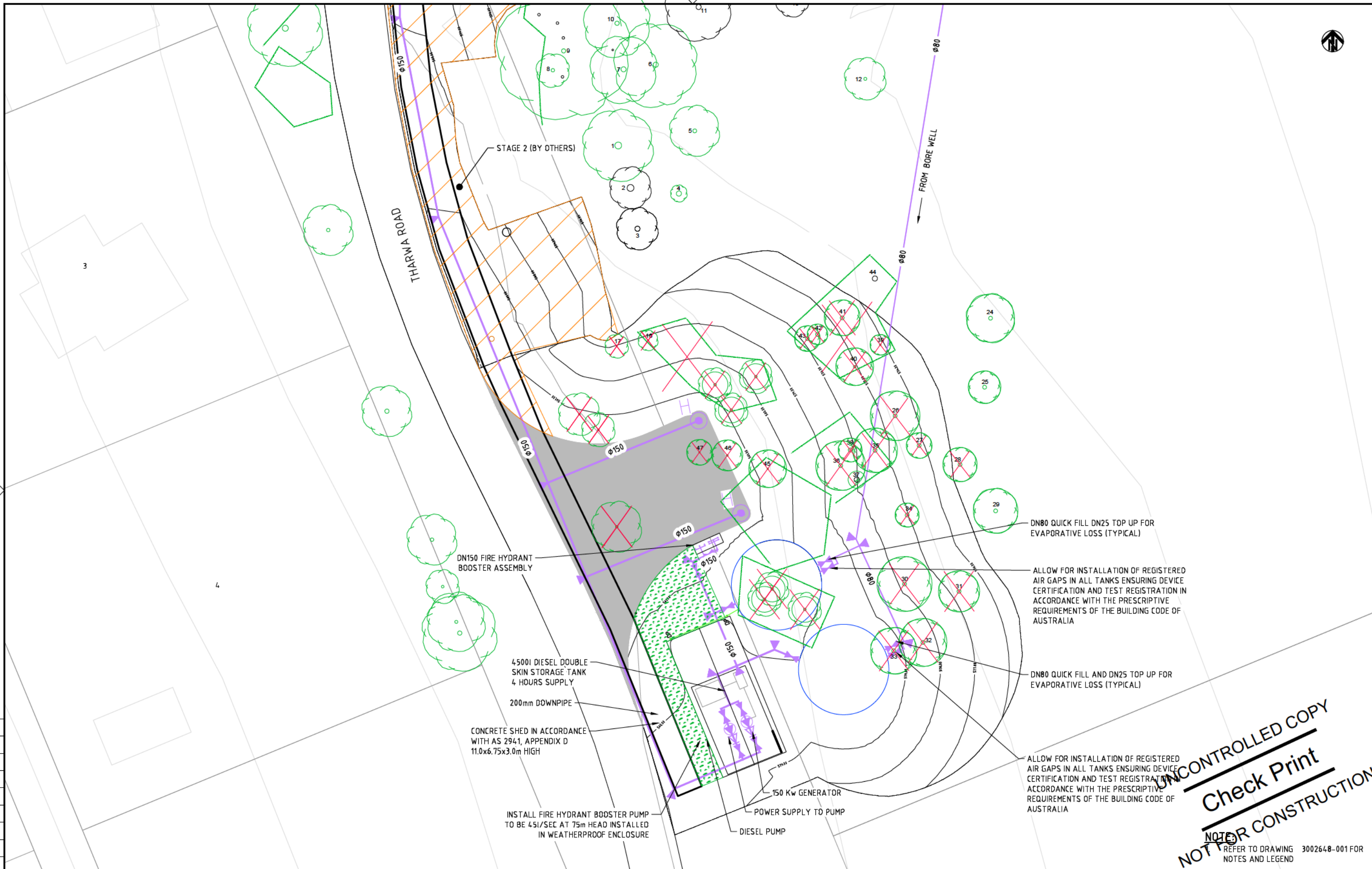
SECTION 6  
SCALE 1:75

**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

NOTES:  
REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND.

150 mm ON ORIGINAL  
A1  
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-007.dwg		PLOT DATE 15 Mar 2019		TIME 15:34:55		SCALES AT A1 SIZE DRAWINGS 		DESIGNER  Member of the Stantec Group SMEC AUSTRALIA PTY LTD © ABN 47 065 475 140 SUITE 2, LEVEL 1, 243 NORTHBOURNE AVENUE LYNEHAM ACT 2602 AUSTRALIA SMEC PROJECT No 3002648		CHECK PRINT PRELIM <input type="checkbox"/> FINAL <input type="checkbox"/> INITIAL DATE		PROJECT TITLE NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES TYPICAL SECTIONS - SHARED PATH STAGE 2 SHEET 4		SCALE AS SHOWN	PHASE DA	PROJECT / DRAWING No. 3002648-007	REVISION 01	
EXTERNAL REFERENCE FILES	REV 01	DATE TBC	AMENDMENT / REVISION DESCRIPTION DEVELOPMENT APPLICATION DESIGN REVIEW	WVR No. TBC	APPROVAL AB					TITLE DRAFTER	NAME B. DONNAN	DISCIPLINE	DISCIPLINE	DISCIPLINE	DISCIPLINE	DISCIPLINE	DISCIPLINE	DISCIPLINE
REVISION IN PROGRESS			DRAFTING CHECK K. CURLEY		DESIGNER M. WATSON		DESIGN CHECK F. LIAO		PROJECT MANAGER A. BEEHARRY		PROJECT DIRECTOR P. EVANS		BACKDRAFTED/CORRECTED		CONFIRMED			



DN150 FIRE HYDRANT BOOSTER ASSEMBLY

4500l DIESEL DOUBLE SKIN STORAGE TANK  
4 HOURS SUPPLY  
200mm DOWNPIPE

CONCRETE SHED IN ACCORDANCE WITH AS 2941, APPENDIX D  
11.0x6.75x3.0m HIGH

INSTALL FIRE HYDRANT BOOSTER PUMP TO BE 4.5l/SEC AT 75m HEAD INSTALLED IN WEATHERPROOF ENCLOSURE

150 Kw GENERATOR

POWER SUPPLY TO PUMP  
DIESEL PUMP

DN80 QUICK FILL DN25 TOP UP FOR EVAPORATIVE LOSS (TYPICAL)

ALLOW FOR INSTALLATION OF REGISTERED AIR GAPS IN ALL TANKS ENSURING DEVICE CERTIFICATION AND TEST REGISTRATION IN ACCORDANCE WITH THE PRESCRIPTIVE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

DN80 QUICK FILL AND DN25 TOP UP FOR EVAPORATIVE LOSS (TYPICAL)

ALLOW FOR INSTALLATION OF REGISTERED AIR GAPS IN ALL TANKS ENSURING DEVICE CERTIFICATION AND TEST REGISTRATION IN ACCORDANCE WITH THE PRESCRIPTIVE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA

**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

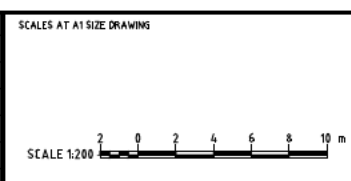
NOTE: REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND

**DEVELOPMENT APPLICATION**

150 mm ON ORIGINAL  
A1

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-011.dwg		PLOT DATE 15 Mar 2019		TIME 16:36:53		
EXTERNAL REFERENCE FILES		REV	DATE	AMENDMENT / REVISION DESCRIPTION		
X_3002648_SMEC_01		01	25/10/2018	FSP		
X_BLK_LAYOUT		02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL		
X_DES_EXG		03	19/11/2018	DESIGN REVISED		
X_DES_CONT		<b>REVISION IN PROGRESS</b>				
X_SURV_EXG						
X_CONT_EXG						
X_CONT_EXG						

WVR No.	APPROVAL	TITLE	NAME
WVR000	AB	DRAFTER	C. MORO
WVR001	AB	DRAFTING CHECK	K. CURLEY
WVR002	AB	DESIGNER	M. WATSON
		DESIGN CHECK	F. LIAO
		PROJECT MANAGER	A. BEEHARRY
		PROJECT DIRECTOR	P. EVANS

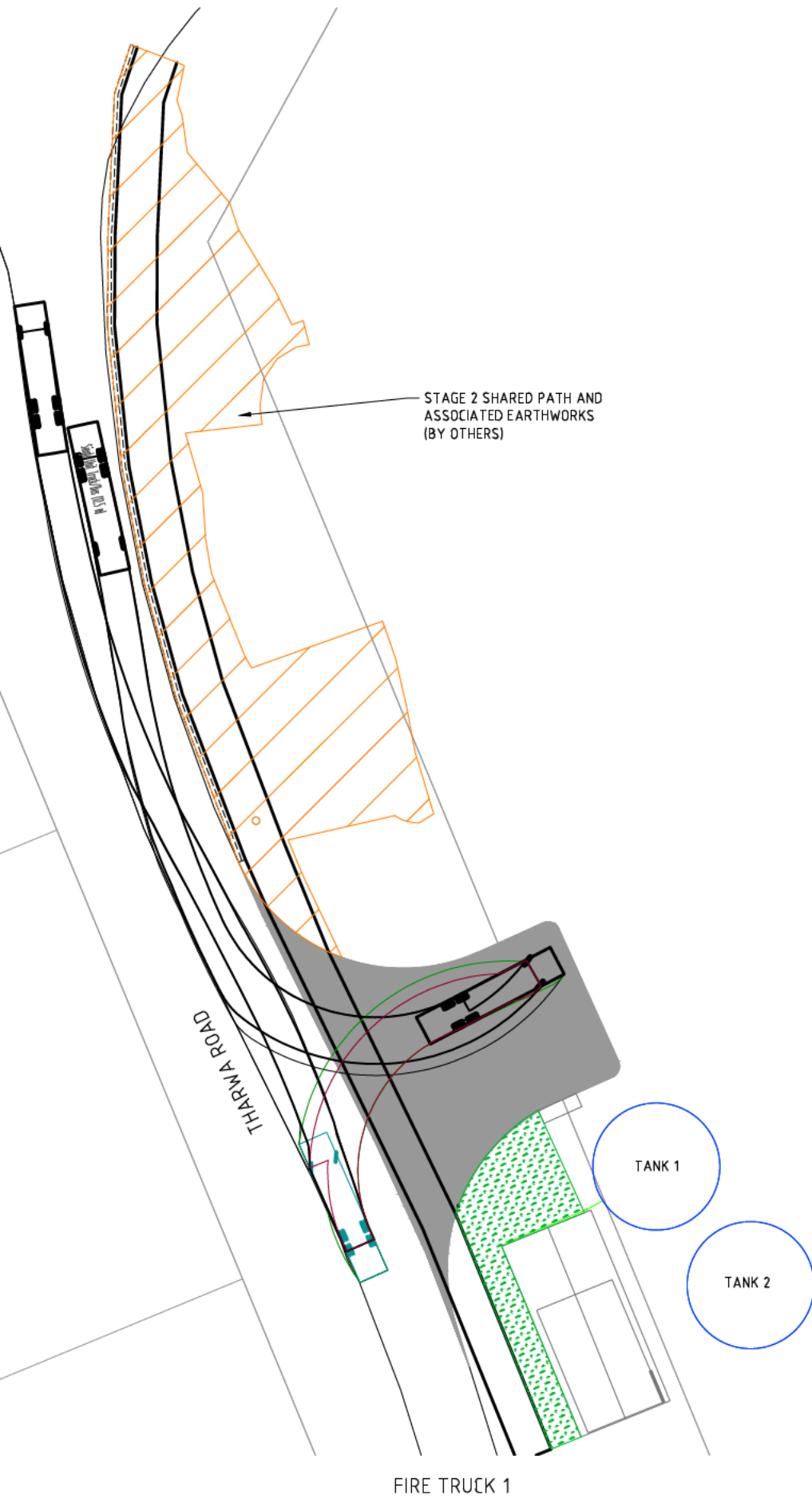


DESIGNER

**SMEC**  
Member of the Stantec Group  
SMEC AUSTRALIA PTY LTD  
© ABN 47 065 475 140  
SUITE 2, LEVEL 1, 243 NORTHBOURNE AVENUE  
LYNEHAM ACT 2602 AUSTRALIA  
SMEC PROJECT No 3002648

<b>CHECK PRINT</b>		PRELIM <input type="checkbox"/>	FINAL <input type="checkbox"/>
DISCIPLINE		INITIAL	DATE
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
BACKDRAFTED/CORRECTED			
CONFIRMED			

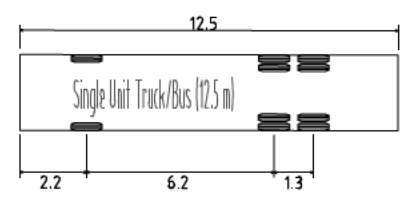
PROJECT TITLE NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES <b>WATER TANK DETAILS</b>		SCALE AS SHOWN	PHASE DA	PROJECT / DRAWING No. <b>3002648-011</b>	REVISION <b>03</b>
--	--	-------------------	-------------	---	-----------------------



FIRE TRUCK 1

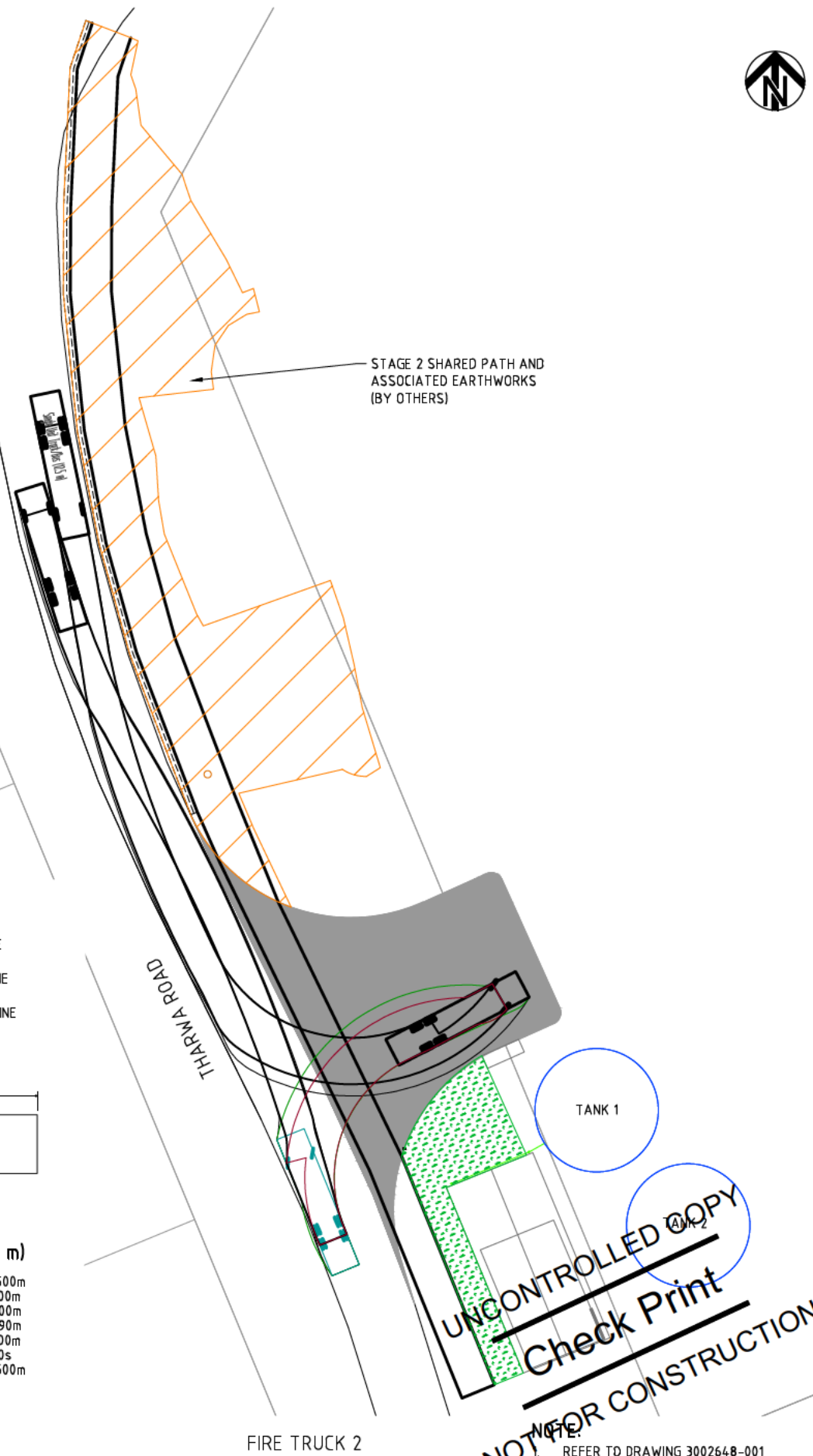
LEGEND:

- BODY OUTLINE
- WHEEL OUTLINE
- VEHICLE OUTLINE



**SINGLE UNIT TRUCK/BUS (12.5 m)**

OVERALL LENGTH	12.500m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	4.300m
MIN BODY GROUND CLEARANCE	0.490m
TRACK WIDTH	2.500m
LOCK-TO-LOCK TIME	6.00s
CURB TO CURB TURNING RADIUS	12.500m



FIRE TRUCK 2

**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

NOTE: REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND

150 mm ON ORIGINAL

DRAWING FILE LOCATION / NAME	
V:\_Vault\Projects\3002648\CAD\DWG\3002648-015.dwg	
EXTERNAL REFERENCE FILES	
X:\3002648_SMEC.ctb	
X:\BLK_LAYOUT	
X:\DRN_LAYOUT	
X:\VEHICLE_TURNING	

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL	TITLE	NAME
01	25/10/2018	FSP	WVR000	AB	DRAFTER	C. MORO
02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL	WVR001	AB	DRAFTING CHECK	K. CURLEY
					DESIGNER	M. WATSON
					DESIGN CHECK	F. LIAO
					PROJECT MANAGER	A. BEEHARRY
					PROJECT DIRECTOR	P. EVANS

REVISION IN PROGRESS

PLLOT DATE	15 Mar 2019	TIME	16:37:11
SCALES AT A1 SIZE DRAWINGS			
SCALE 1:250			

DESIGNER **SMEC**

Member of the Sushara Juvong Group

SMEC AUSTRALIA PTY LTD  
© ABN 47 065 475 140  
SUITE 2, LEVEL 1, 243 NORTH-BOURNE AVENUE  
LYNEHAM ACT 2602 AUSTRALIA  
SMEC PROJECT No 3002648

<b>CHECK PRINT</b>		PRELIM <input type="checkbox"/>	FINAL <input type="checkbox"/>
DISCIPLINE		INITIAL	DATE
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
BACKDRAFTED/CORRECTED			
CONFIRMED			

PROJECT TITLE	NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES
VEHICLE TURNING PATH	
SCALE	AS SHOWN
PHASE	DA
PROJECT / DRAWING No.	3002648-015
REVISION	02

DEVELOPMENT APPLICATION



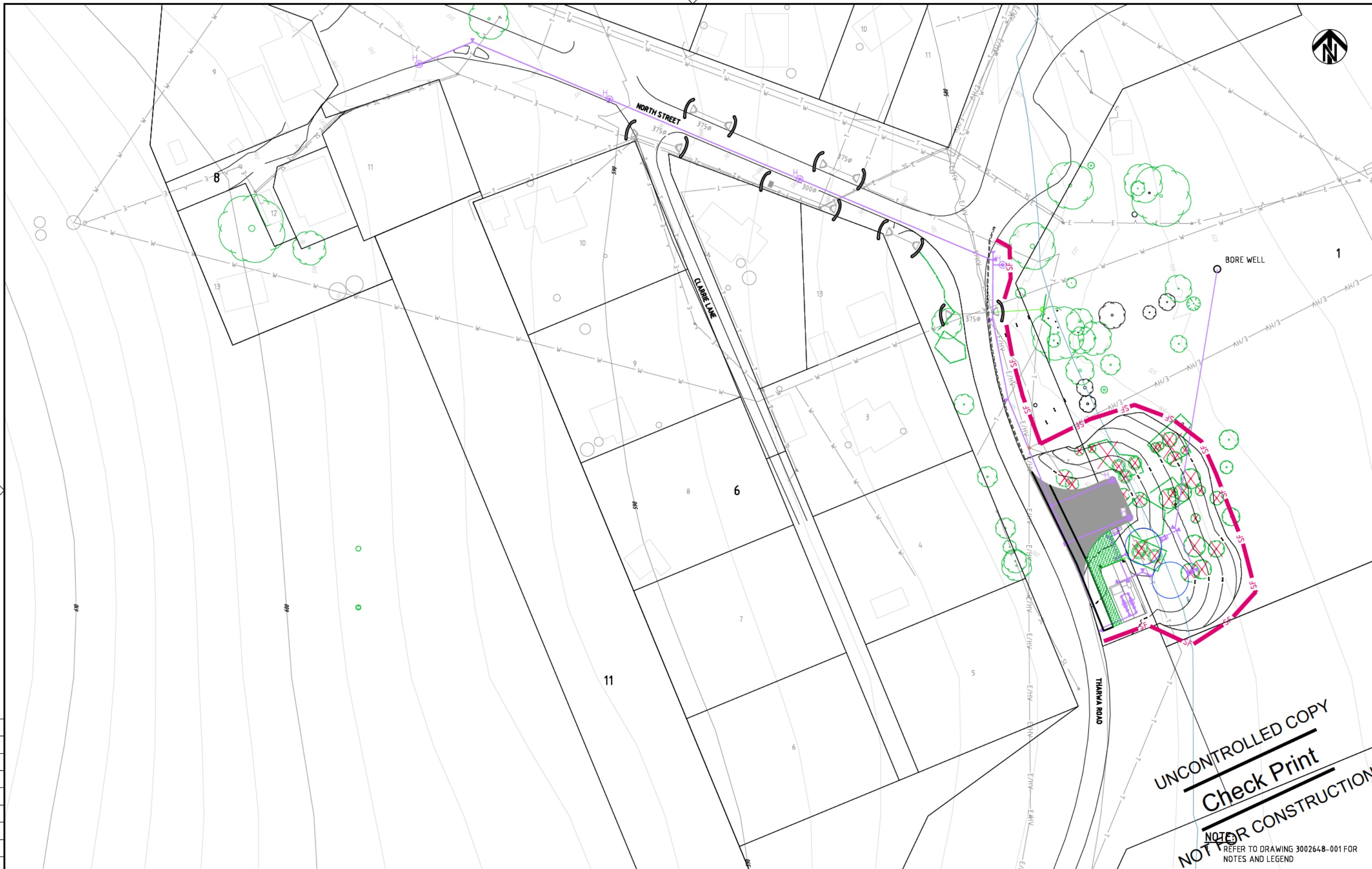
**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

NOTE: REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND

150 mm ON ORIGINAL

A1

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-017.dwg		PLOT DATE 15 Mar 2019		TIME 16:37:29																						
EXTERNAL REFERENCE FILES		REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.																					
X:\3002648_SHEC_01		01	25/10/2018	FSP	WVR000																					
X:\BLK_LAYOUT		02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL	WVR001																					
X:\DRG_EXG		<b>REVISION IN PROGRESS</b>																								
X:\DES_CONT																										
		APPROVAL	TITLE	NAME																						
		AB	DRAFTER	C. MORO																						
		AB	DRAFTING CHECK	K. CURLEY																						
			DESIGNER	M. WATSON																						
			DESIGN CHECK	F. LIAO																						
			PROJECT MANAGER	A. BEEHARRY																						
			PROJECT DIRECTOR	P. EVANS																						
SCALES AT A1 SIZE DRAWINGS		DESIGNER		<p><b>SMEC</b>          Member of the Stantec Group          SMEC AUSTRALIA PTY LTD          © ABN 47 065 475 140          SUITE 2, LEVEL 1, 243 NORTH-BOURNE AVENUE          LYNEHAM ACT 2602 AUSTRALIA          SMEC PROJECT No 3002648</p>																						
SCALE 1:100		CHECK PRINT		<table border="1"> <tr> <td>DISCIPLINE</td> <td>PRELIM</td> <td>FINAL</td> </tr> <tr> <td>DISCIPLINE</td> <td>INITIAL</td> <td>DATE</td> </tr> <tr> <td>DISCIPLINE</td> <td></td> <td></td> </tr> <tr> <td>DISCIPLINE</td> <td></td> <td></td> </tr> <tr> <td>DISCIPLINE</td> <td></td> <td></td> </tr> <tr> <td>BACKDRAFTED/CORRECTED</td> <td></td> <td></td> </tr> <tr> <td>CONFIRMED</td> <td></td> <td></td> </tr> </table>		DISCIPLINE	PRELIM	FINAL	DISCIPLINE	INITIAL	DATE	DISCIPLINE			DISCIPLINE			DISCIPLINE			BACKDRAFTED/CORRECTED			CONFIRMED		
DISCIPLINE	PRELIM	FINAL																								
DISCIPLINE	INITIAL	DATE																								
DISCIPLINE																										
DISCIPLINE																										
DISCIPLINE																										
BACKDRAFTED/CORRECTED																										
CONFIRMED																										
PROJECT TITLE		SCALE		PHASE																						
NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES FIRE FIGHTING TRUCK PARKING LAY BY PAVEMENT DETAIL		AS SHOWN		DA																						
PROJECT / DRAWING No.		REVISION																								
3002648-017		02.																								



**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

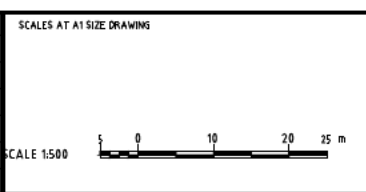
NOTE: REFER TO DRAWING 3002648-001 FOR NOTES AND LEGEND

**DEVELOPMENT APPLICATION**

150 mm ON ORIGINAL

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-020.dwg		PLOT DATE 15 Mar 2019		TIME 16:37:50	
EXTERNAL REFERENCE FILES		REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.
X_3002648_SHEC_01		01	25/10/2018	FSP	WVR000
X_CONT_EXG		02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL	WVR001
X_PLOT_EXG		<b>REVISION IN PROGRESS</b>			
X_PSSRV_EXG					
X_RNAME					
X_BLK_LAYOUT					
X_DES_3002648					
X_DES_CONT					
X_TREE_EXG					

APPROVAL	TITLE	NAME
AB	DRAFTER	C. MORO
AB	DRAFTING CHECK	K. CURLEY
	DESIGNER	M. WATSON
	DESIGN CHECK	F. LIAO
	PROJECT MANAGER	A. BEEHARRY
	PROJECT DIRECTOR	P. EVANS

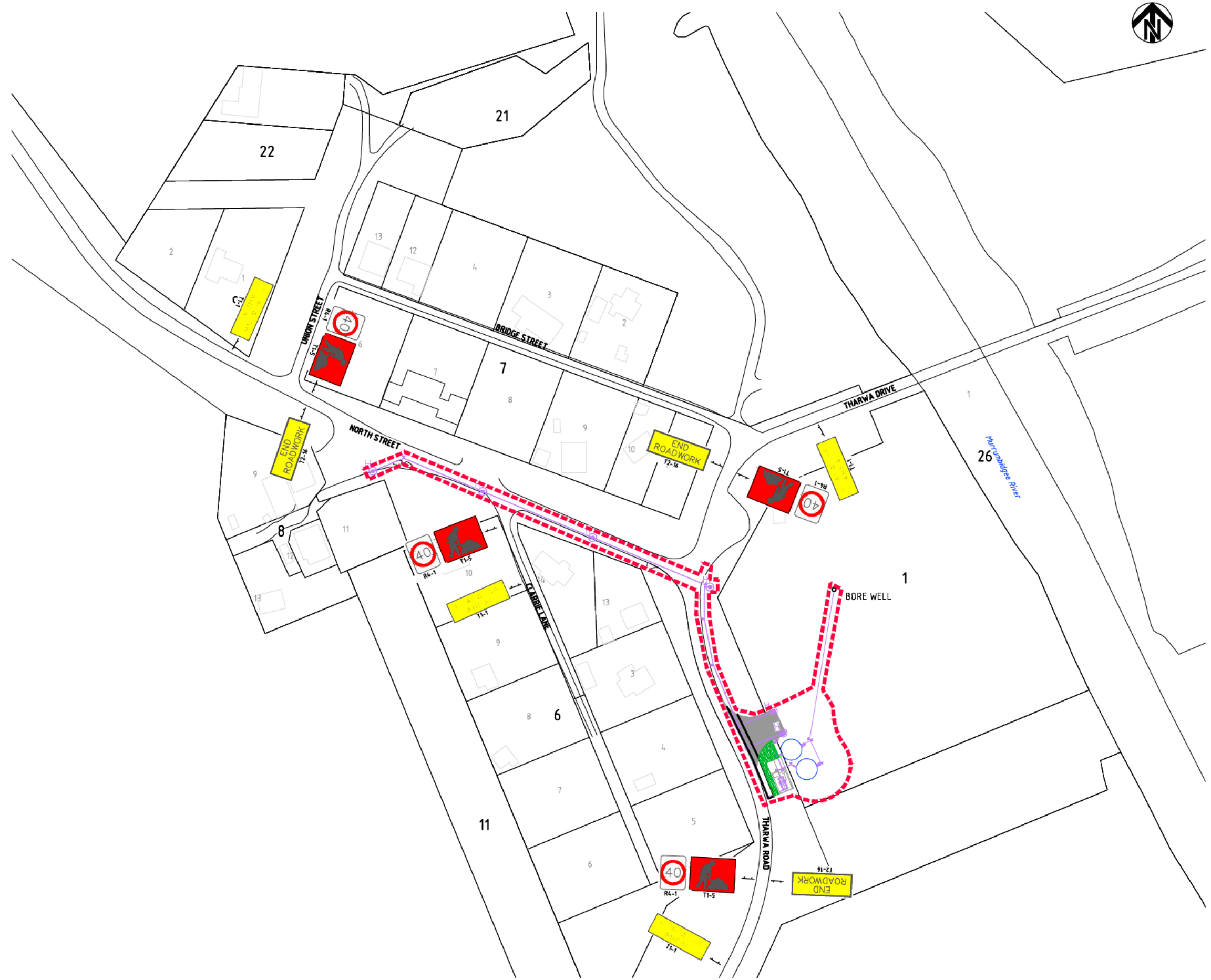


DESIGNER

**SMEC**  
 Member of the Stantec Group  
 SMEC AUSTRALIA PTY LTD  
 © ABN 47 065 475 140  
 SUITE 2, LEVEL 1, 243 NORTH-BOURNE AVENUE  
 LYNEHAM ACT 2602 AUSTRALIA  
 SMEC PROJECT No 3002648

<b>CHECK PRINT</b>		PRELIM <input type="checkbox"/>	FINAL <input type="checkbox"/>
DISCIPLINE		INITIAL	DATE
DISCIPLINE			
DISCIPLINE			
DISCIPLINE			
BACKDRAFTED/CORRECTED			
CONFIRMED			

PROJECT TITLE NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES SEDIMENT AND EROSION CONTROL CONCEPT PLAN		SCALE AS SHOWN	PHASE DA	PROJECT / DRAWING No. 3002648-020	REVISION 02.
---	--	-------------------	-------------	--------------------------------------	-----------------



**UNCONTROLLED COPY**  
**Check Print**  
**NOT FOR CONSTRUCTION**

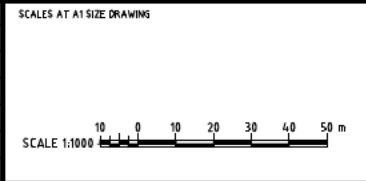
NOTE:  
 REFER TO DRAWING 3002648-001 FOR  
 NOTES AND LEGEND

**DEVELOPMENT APPLICATION**

150 mm ON ORIGINAL  
 A1  
 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

DRAWING FILE LOCATION / NAME V:\_Vault\Projects\3002648\CAD\DWG\3002648-025.dwg		PLOT DATE 15 Mar 2019		TIME 16:38:08		
EXTERNAL REFERENCE FILES		REV	DATE	AMENDMENT / REVISION DESCRIPTION		
X_3002648_SMEC_01		01	25/10/2018	FSP		
X_KERB_EXG		02	05/11/2018	DEVELOPMENT APPLICATION APPROVAL		
X_BORING_LAYOUT		REVISION IN PROGRESS				
X_DES						

WVR No.	APPROVAL	TITLE	NAME
WVR000	AB	DRAFTER	C. MORO
WVR001	AB	DRAFTING CHECK	K. CURLEY
		DESIGNER	M. WATSON
		DESIGN CHECK	F. LIAO
		PROJECT MANAGER	A. BEEHARRY
		PROJECT DIRECTOR	P. EVANS



DESIGNER **SMEC**  
 Member of the Stantec Group  
 SMEC AUSTRALIA PTY LTD  
 © ABN 47 065 475 140  
 SUITE 2, LEVEL 1, 243 NORTH-BOURNE AVENUE  
 LYNEHAM ACT 2602 AUSTRALIA  
 SMEC PROJECT No 3002648

DISCIPLINE	CHECK PRINT	
	PRELIM	FINAL
	INITIAL	DATE
DISCIPLINE		
DISCIPLINE		
DISCIPLINE		
DISCIPLINE		
BACKDRAFTED/CORRECTED		
CONFIRMED		

PROJECT TITLE		NEW THARWA LOOKOUT INCLUDING NON POTABLE WATER FOR FIRE FIGHTING PURPOSES TEMPORARY TRAFFIC CONCEPT MANAGEMENT PLAN	
SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS SHOWN	DA	3002648-025	02.

No.	EPSDD Comments	SMEC Response
1	The proposed building design, materials and finishes for the new pump house building/picnic area need to respond to Tharwa Village Design Guidelines in order to achieve the desired character for new buildings in Tharwa Village. In order to achieve this the following should be addressed:	
1.1	The proposed roof design should incorporate the following: <ul style="list-style-type: none"> <li>• Eaves and gables at the roof ends to provide a traditional rural character;</li> </ul>	Eaves and gables at the roof ends are shown on drawing 3002648-005 and Section 2.4.1 in the DA report.
	<ul style="list-style-type: none"> <li>• Inset upright posts for eaves at the picnic area roof end;</li> </ul>	Posts at the picnic area roof end is shown on drawing 3002648-005.
	<ul style="list-style-type: none"> <li>• Traditional corrugated profile for the roof cladding.</li> </ul>	Corrugated metal roof is shown on drawing 3002648-005 and Section 2.4.1 in the DA report.
1.2	The proposed wall finishes and/or cladding for the pump house building, doors and other external fixtures should be of a traditional rural character.	Corrugated metal cladding is proposed for the pump house walls to match the existing Tharwa buildings. Refer to drawing 3002648-004 and 005 for more details.
2	The proposed picnic area may include a ceiling provided as part of the building design (raked or flat), and consideration should also be given to the inclusion of lighting for public safety and amenity.	Exposed truss ceiling is proposed for over the picnic area. Sensor lightings will be provided at the picnic area and on each side of the building. Refer to drawing 3002648-004 and 005 and Section 2.4.2 in the DA report for more details.
3	All proposed garden beds and landscaping surrounding the pump house building should be constructed as part of the current project.	Garden bed and shared path south of the Lookout will be constructed as part of the project. Refer to drawing 3002648-003 for the updated staging of works.
4	As noted previously, the proposed pump house building and associated infrastructure is located with the NUZ4 River Corridor Zone and adjacent to the estimated 1:100 flood zone for the Murrumbidgee River. Given this location, the revised development application should provide further detail on the following:	
	<ul style="list-style-type: none"> <li>• Detailed information on the source and total amount of fill to be used in project construction.</li> </ul>	Approximately 3,052m <sup>3</sup> of fill will be imported to the project site. The fill will be provided by the ACT Government (the principal).

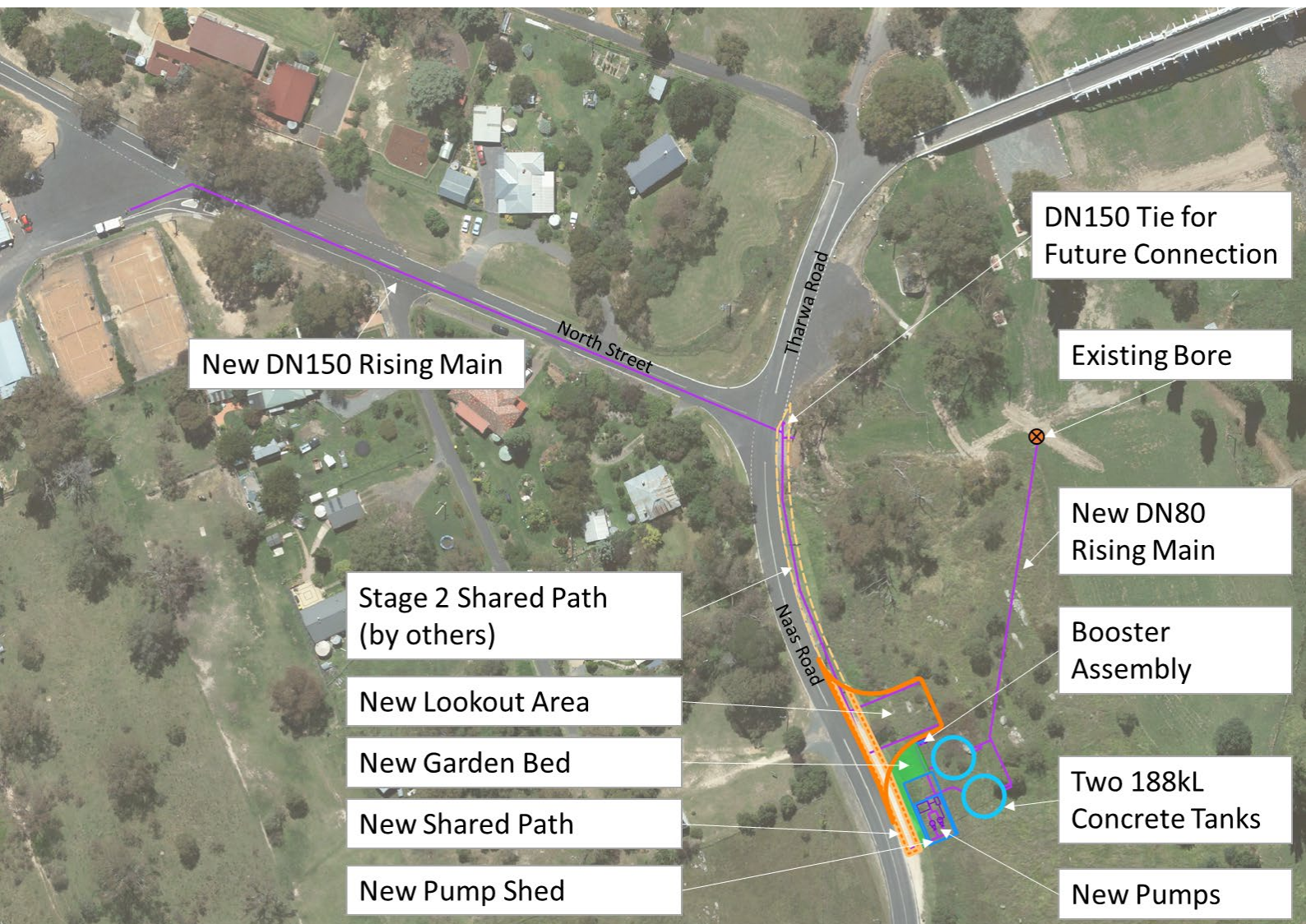
	<ul style="list-style-type: none"> <li>An erosion and sediment control plan to be implemented in project delivery.</li> </ul>	<p>The erosion and sediment control plan has been updated for the current project. Refer to drawing 3002648-020 for more details.</p>
	<ul style="list-style-type: none"> <li>Risk and hazard mitigation measures for proposed on-site diesel storage and use.</li> </ul>	<p>Double skinned (two layers) diesel storage tank is proposed for the project. The secondary skin/layer will act as a protective layer or wall around the fuel to prevent accidental spillway. The double skinned tank can be moved, transferred and installed with little or no site remediation work. The storage tank will be installed inside a secured pump house to prevent any unauthorised access and illegal use of the fuel. In addition, the pump house and diesel storage tank are located above the 1 in 100 year flood level. This response has been included in Section 2.4.1 in the DA report.</p> <p>The diesel storage tank has been included in the previous DA report and statement against criterial for NUZ4-River Corridor Zone. Both documents have been provided to Environment ACT via development application. Feedback has not identified any issues of concern with the proposed onsite diesel storage.</p>
5	As advised previously, consultation is recommended with EPSDD Heritage Branch and Parks and Conservation Service regarding opportunities for the inclusion of locally relevant directional and/or interpretive signage as part of the pump house/picnic area building design.	<p>We will consult with EPSDD Heritage Branch and Parks and Conservation Service during the detailed design and construction phase to ensure inclusion of relevant directional and/or interpretive signage. This response has been included in Section 2.4 in the DA report.</p>

6	We notice on the provided section drawings that the proposed water storage tanks are at different levels, with one sitting higher than the proposed finished ground level. Can you please confirm how safety and access will be applied in this situation?	The tanks are situated at different levels as this follows the natural land contours. Local levelling and contouring will be undertaken during construction to remove any potential hazards. This response has been included in Section 2.2 in the DA report.
---	--	---

# New Tharwa Lookout including associated Non Potable Water Supply for Fire Fighting purposes

## DA Submission

Prepared for: TCCS / IFCW  
Reference No: 3002648  
14/03/2019



## Document/Report Control Form

---

File Location Name:	X:\Projects\Improving Tharwa Fire Fighting Water Supply Report
Project Name:	New Tharwa Lookout including associated Non Potable Water Supply for Fire Fighting purposes
Project Number:	3002648
Revision Number:	2

### Revision History

Revision #	Date	Prepared by	Reviewed by	Approved for Issue by
0	07/11/2018	Fran Liao	Amal Beeharry	Amal Beeharry
1	19/11/2018	Fran Liao	Amal Beeharry	Amal Beeharry
2	14/03/2019	Fran Liao	Amal Beeharry	Amal Beeharry

The information within this document is and shall remain the property of:

TCCS / IFCW

This report is provided pursuant to a Consultancy Agreement between SMEC Australia Pty Limited (“SMEC”) and Jemena under which SMEC undertook to perform a specific and limited task for Jemena. This report is strictly limited to the matters stated in it and subject to the various assumptions, qualifications and limitations in it and does not apply by implication to other matters. SMEC makes no representation that the scope, assumptions, qualifications and exclusions set out in this report will be suitable or sufficient for other purposes nor that the content of the report covers all matters which you may regard as material for your purposes.

This report must be read as a whole. The executive summary is not a substitute for this. Any subsequent report must be read in conjunction with this report.

The report supersedes all previous draft or interim reports, whether written or presented orally, before the date of this report. This report has not and will not be updated for events or transactions occurring after the date of the report or any other matters which might have a material effect on its contents or which come to light after the date of the report. SMEC is not obliged to inform you of any such event, transaction or matter nor to update the report for anything that occurs, or of which SMEC becomes aware, after the date of this report.

Unless expressly agreed otherwise in writing, SMEC does not accept a duty of care or any other legal responsibility whatsoever in relation to this report, or any related enquiries, advice or other work, nor does SMEC make any representation in connection with this report, to any person other than Jemena. Any other person who receives a draft or a copy of this report (or any part of it) or discusses it (or any part of it) or any related matter with SMEC, does so on the basis that he or she acknowledges and accepts that he or she may not rely on this report nor on any related information or advice given by SMEC for any purpose whatsoever.

## Table of Contents

---

<b>1. Introduction .....</b>	<b>1</b>
<b>2. Tharwa Firefighting Water Supply Design Details.....</b>	<b>3</b>
2.1. Platform/Lookout .....	3
2.2. Water Tanks.....	4
2.3. Water Pipe Works.....	4
2.4. Pump Shed.....	5
2.4.1. Pump House .....	5
2.4.2. Picnic Area .....	5
2.4.3. Garden Bed.....	5
2.5. Downpipe.....	5
2.6. Shared Pedestrian and Cycle Path.....	7
2.7. Electrical Works .....	8
2.8. Lookout Landscape Works.....	8
<b>3. Statement Against Relevant Criteria.....</b>	<b>9</b>
<b>4. Tree Assessment.....</b>	<b>10</b>
<b>5. ESO &amp; Assessment of Environmental Effects.....</b>	<b>11</b>
5.1. Preliminary Environmental Assessment.....	11
5.2. Environmental Significance Opinion.....	11
<b>6. Preliminary Contamination Assessment .....</b>	<b>13</b>
<b>7. Heritage Assessment .....</b>	<b>14</b>
7.1. Field Survey Observations .....	14
7.2. Mitigation .....	14
7.3. Recommendations.....	15
<b>8. Cost Opinion and Construction Timing.....</b>	<b>16</b>

## Table of Figures

---

<b>Figure 1-1</b>	<b>Proposed Improving Tharwa Fire Fighting Water Supply Works in Tharwa.....</b>	<b>1</b>
<b>Figure 2-1</b>	<b>Proposed Platform.....</b>	<b>3</b>
<b>Figure 2-2</b>	<b>Proposed Water Tanks.....</b>	<b>4</b>
<b>Figure 2-3</b>	<b>Pump Shed Plan and Elevation View.....</b>	<b>6</b>
<b>Figure 2-4</b>	<b>Proposed Shared Path Along Naas Road Plan and Section View .....</b>	<b>8</b>
<b>Figure 2-5</b>	<b>Landscape Indicative Perspectives.....</b>	<b>8</b>
<b>Figure 3-1</b>	<b>Proposed Works and Territory Plan Zones and Overlays .....</b>	<b>9</b>

## Appendices

---

<b>Appendix A</b>	<b>DESIGN DRAWINGS</b>
<b>Appendix B</b>	<b>STATEMENT AGAINST CRITERIA</b>

<b>Appendix C</b>	<b>SURVEY</b>
<b>Appendix D</b>	<b>TREE ASSESSMENT</b>
<b>Appendix E</b>	<b>ENVIRONMENTAL ASSESSMENT &amp; ESO</b>
<b>Appendix F</b>	<b>HERITAGE ASSESSMENT</b>
<b>Appendix G</b>	<b>CONTAMINATION ASSESSMENT</b>
<b>Appendix H</b>	<b>CORRESPONDENCE</b>

## 1. Introduction

SMEC has been engaged by ACT Transport Canberra and City Services (TCCS) to prepare design and documentation for the proposed firefighting water supply infrastructure in Tharwa (refer to Figure 1-1). The site works are located within the Tharwa Road corridor/reserve, Block 14 Section 8 and Block 5 Section 1, Tharwa (refer to Figure 3-1).

The proposed works are to include the following elements:

- A new bore pump and DN80 rising main to pump water from the recently constructed bore to two new water tanks in Tharwa.
- The total capacity of the two concrete tanks would be 376KL. Each tank is 10.5 m diameter and 2.4 m high. The tanks will be constructed inground.
- A new shed to house two water pumps, diesel generator and 4.5kL double skinned diesel storage.
- New DN150 pipe from the tanks to the road verge next to the existing Tennis Court (Block 11 Section 8 Tharwa) along North Street. A total of four (4) hydrants is proposed along North Street/Naas Road.
- A new lookout area is proposed east of Naas Road to allow fire trucks to turn, park and fill up.
- Fire trucks can fill up via two new inground hydrants on the lookout area.
- A new shared pedestrian and cycle pathway is proposed from the North Street/Naas Road intersection to the new pump house. This development application only includes design and construction of the shared path from the Lookout area to the pump house. The rest of the shared path will be designed and constructed in Stage 2 subject to funding availability.

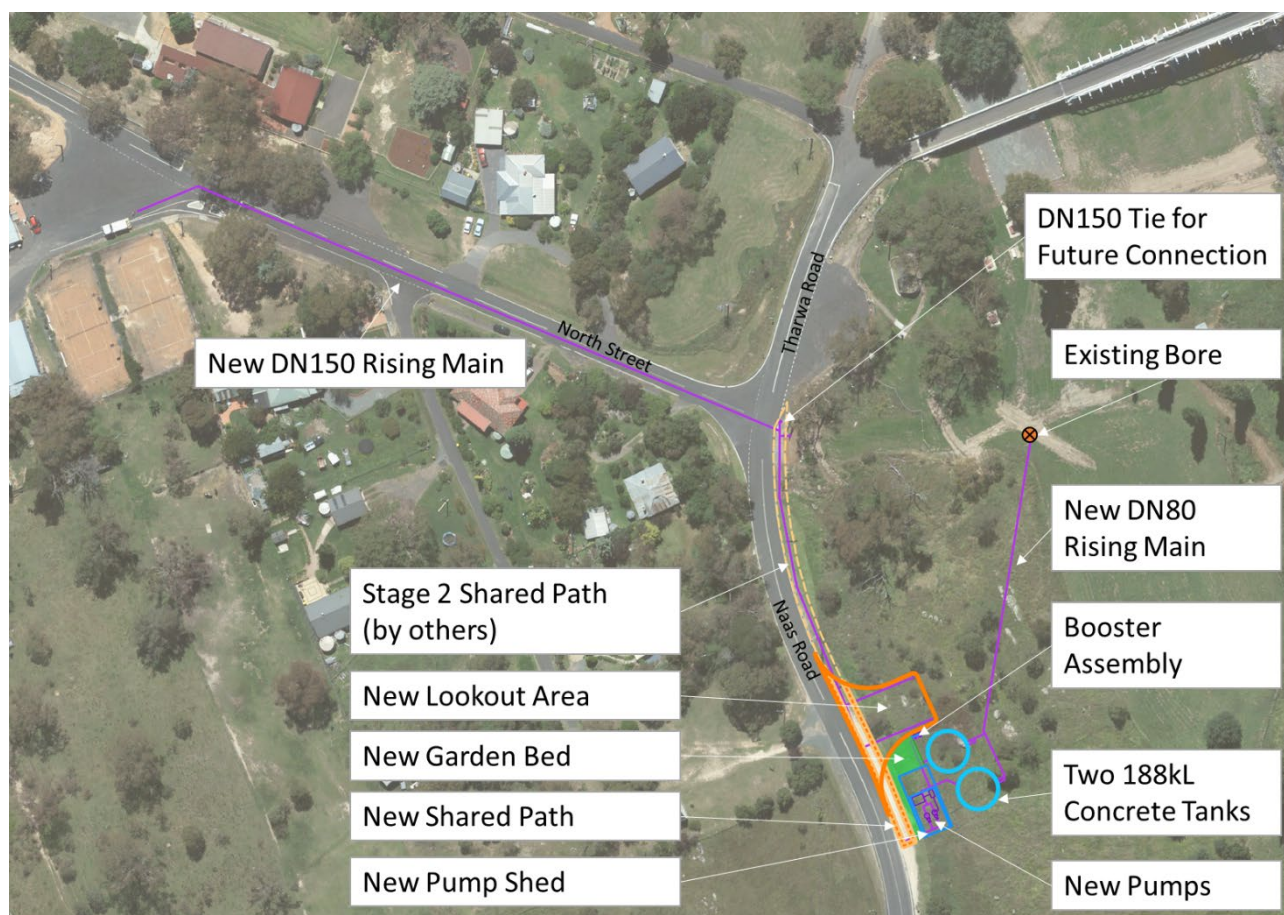


Figure 1-1 Proposed Improving Tharwa Fire Fighting Water Supply Works in Tharwa

This report was prepared to describe the following elements of the project:

- Design details of the proposed water supply system for firefighting purposes at Tharwa.
- Summary of tree assessment, environmental significance opinions & environmental assessment, preliminary contamination assessment and heritage assessment.
- Cost opinion and indicative construction program.

## 2. Tharwa Firefighting Water Supply Design Details

The proposed water supply system includes a platform, two water tanks and non-potable water pipes from the existing borehole to the tanks and from the tanks to North Street. The intent of the system is a hydrant network for firefighting purposes for both structural fires and bushfire protection. On this basis, the system is intended to meet the requirements of AS2419 and in particular those set out in Section 3.3 Open Yard Protection. ACT Fire & Rescue has been consulted and agree with the proposed works in principle (refer to **Appendix H**).

Details of each component are described below:

### 2.1. Platform/Lookout

As shown in Figure 2-1, the proposed platform is approximately 14m wide and 21.5m long. It starts from the existing eastern verge of Tharwa Road and extends to Block 5 Section 1 Tharwa. The platform has been designed to allow for two fire trucks (25m turning circle each) to turn, park temporarily and fill up the trucks via inground hydrants located at the corner of the platform. Drawing 3002648-015 shows the vehicle turning path for both trucks.

The platform was designed based on the detailed survey undertaken by LANDdata Surveys on 31 August 2018 (refer to **Appendix C**). The platform has 3.5% grade, falling towards the east. Runoff from the platform will flow down the embankment and the existing open space. The platform is approximately 3.2m high and compacted fill at 1:4 (v:h) batter slope has been designed to match the platform back to existing surface level.

The platform pavement detail has been designed as per TCCS Design Standards and is shown in Figure 2-1. Clear Zone line marking will be applied on the platform to prevent it being used as public carpark.

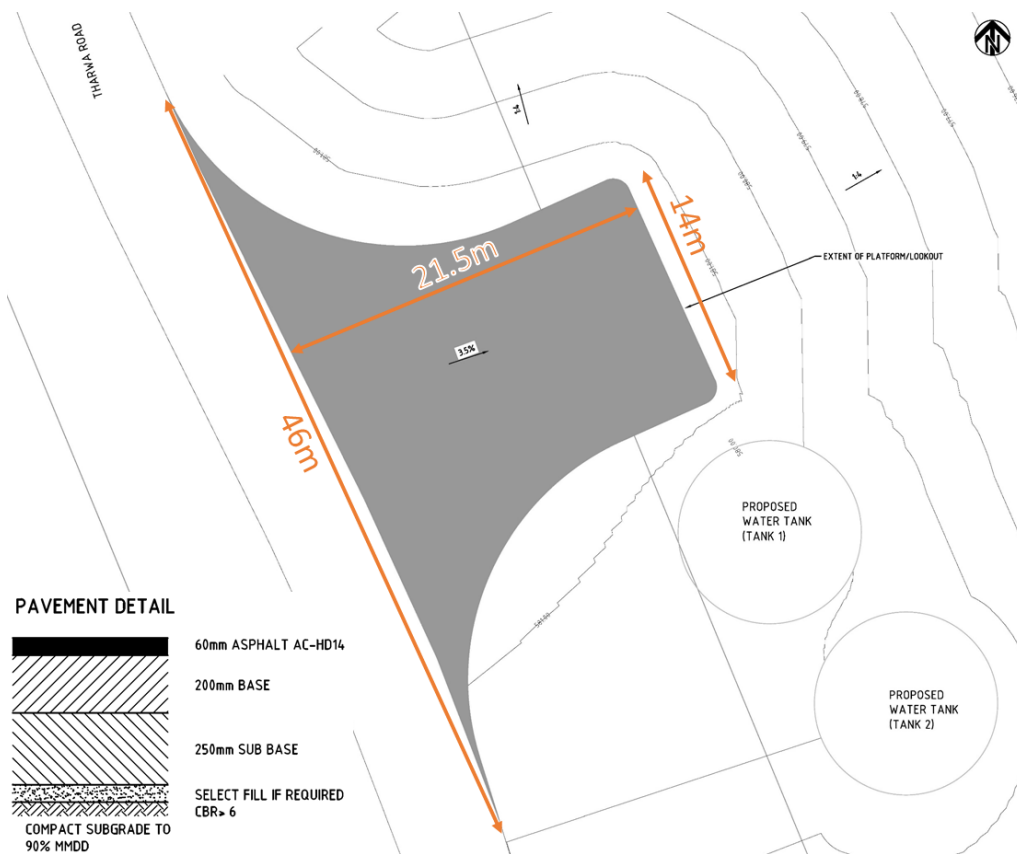


Figure 2-1 Proposed Platform

## 2.2. Water Tanks

Two 188 kL concrete tanks are proposed to be installed south of the proposed platform to store bore water for structural fires and bushfire protection. Each tank is 10.5 m diameter and 2.4 m high. The tanks will be constructed inground. Concrete water tanks are recommended due to long lifespan and high degree of fire-resistance. The tanks are situated at different level as this follows the natural land contours. Local levelling and contouring will be undertaken during construction to remove any potential hazards.

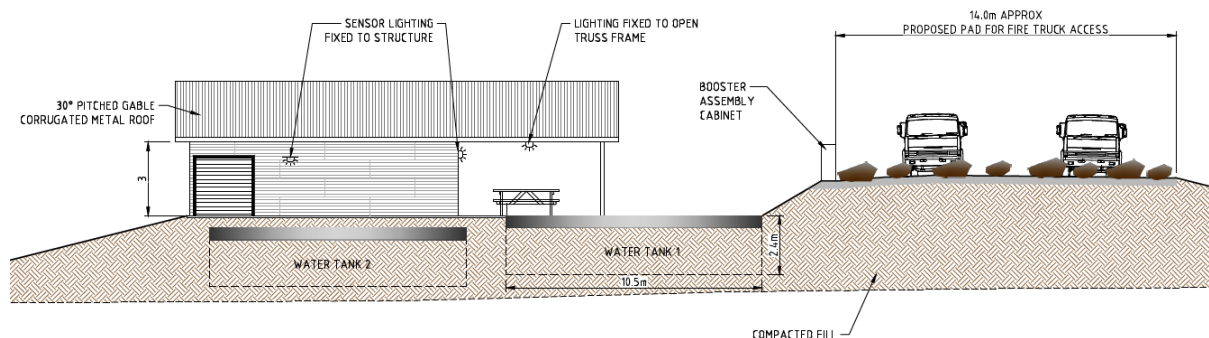


Figure 2-2 Proposed Water Tanks

## 2.3. Water Pipe Works

Based on the discussion with ACT Fire & Rescue on 3 September 2018, the proposed water pipe network has been designed to comply with the following criteria:

- Minimum flow rate of 45 L/s as per AS2419.1.
- Minimum fire hydrant outlet flow rate of 10 L/s and minimum required residual pressure of 35m as per AS2419.1.
- Four (4) fire hydrant outlets required to discharge simultaneously.
- In ground fire hydrants will be acceptable.
- Hydrant spacing max. 60m intervals.
- Compliant booster assembly to be provided (max. 8m from the fire truck).
- Compliant diesel / electric pump system provided to enable baseline pressures.
- Provision of a Tee (150 dia.) on the proposed water main to allow for future expansion (Bridge St, etc.).
- Markers for hydrants to have FH (fire hydrant) with blue RPMs.

The proposed water pipe works include the following elements:

- New DN80 fire main is proposed to run from the bore pump to the two storage tanks. The proposed DN80 pipe is approximately 80m long. Bore water will be pumped from the 105m deep bore to the tanks. The total pump head is approximately 109m.
- New DN150 pipe from the tanks to the road verge next to the existing Tennis Court (Block 11 Section 8 Tharwa) along North Street. A total of four (4) hydrants is proposed along North Street/Nass Road. The proposed DN150 pipe is approximately 345m long, which includes pipes from the tank to the water pumps, platform, eastern verge of Tharwa Road/Naas Road and North Street.
- Water from the tanks will be pumped to the DN150 pipe network via an electric powered pump. The pump head is 75m. A backup diesel pump will be installed next to the electric pump.
- A booster assembly has been designed to be located next to the pumps and within 8m distance from the fire truck parking area.

## 2.4. Pump Shed

### 2.4.1. Pump House

A pump shed with brick wall and steel roof is proposed to store the two new water pumps, 4.5 kL double skinned diesel storage tank and diesel generator. The pump shed is 6.75m wide, 11m long and 3m high (refer to **Figure 2-3**).

As per Chapter 6 in Tharwa Village Plan September 2018, a 30-degree pitched gable corrugated metal roof with eaves and gables are proposed to provide a traditional rural character. Corrugated metal cladding is proposed for the pump house walls to match the existing Tharwa buildings.

Double skinned (two layers) diesel storage tank is proposed for the project. The secondary skin/layer will act as a protective layer or wall around the fuel to prevent accidental spillway. The double skinned tank can be moved, transferred and installed with little or no site remediation work. The storage tank will be installed inside a secured pump house to prevent any unauthorised access and illegal use of the fuel. In addition, the pump house and diesel storage tank are located above the 1 in 100 year flood level.

Sensor lighting is proposed on the north, east and west side of the building for public safety.

### 2.4.2. Picnic Area

Area next to the pump house can be used for seating and picnic (refer to **Figure 2-3**). The picnic area is 6.75m wide and 6m long. A 30-degree pitched gable corrugated metal roof and exposed truss ceiling is proposed over the picnic area.

Two lights will be installed / fixed to the open truss frame for public safety and amenity.

EPSDD Heritage Branch and Parks and Conservation Service will be consulted during the detailed design and construction phase to ensure inclusion of relevant directional and/or interpretive signage.

### 2.4.3. Garden Bed

A garden bed is proposed for the area bounded by the Lookout (north), shared path (west) and pump house (south). The total area for the garden bed is approximately 117m<sup>2</sup>. Refer to the landscape drawings for more details.

## 2.5. Downpipe

Roof runoff (rainwater) from the pump shed and picnic area will flow down the downpipes, which drain to a new 150mm diameter upvc pipe (refer to **Figure 2-3**). The drainage pipe will discharge to Water Tank 1. The drainage pipe will have minimum of 600mm cover over the pipe.

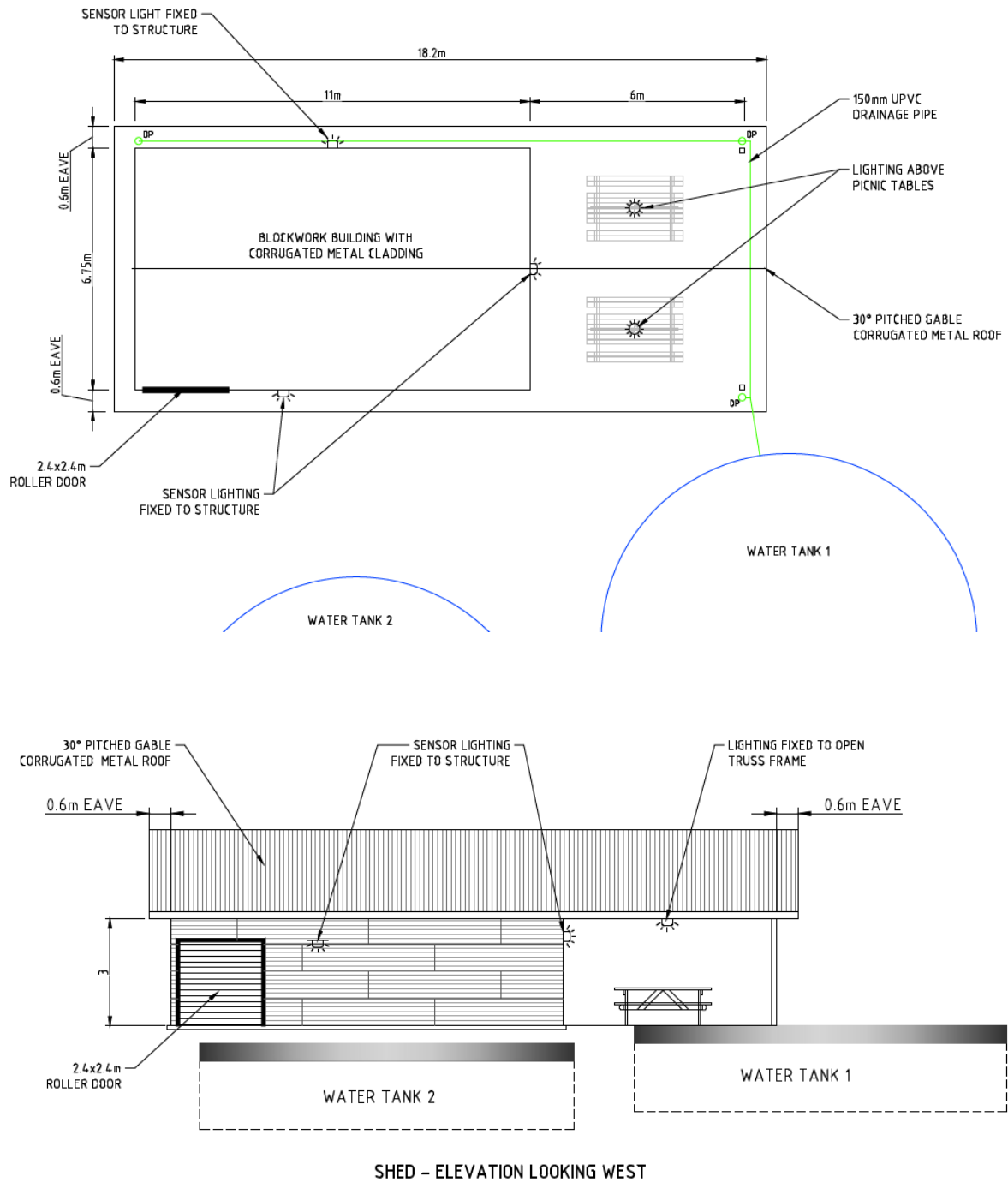


Figure 2-3 Pump Shed Plan and Elevation View

## 2.6. Shared Pedestrian and Cycle Path

As per page 60 of the Tharwa Village Plan, a new 3m wide shared pedestrian and cycle pathway is proposed from the North Street/Naas Road intersection to the new pump house (refer to **Figure 2-4**).

This development application only includes design and construction of the shared path from the Lookout area to the pump house, which is approximately 45m long. The rest of the shared path (75m long) will be designed and constructed in Stage 2 subject to funding availability. As part of the Stage 2 shared path works, an existing electrical pole needs to be removed and extension of the existing 375mm diameter stormwater culvert under Naas Road will be required.

