



Katy Gallagher MLA

CHIEF MINISTER

MINISTER FOR HEALTH
MINISTER FOR REGIONAL DEVELOPMENT
MINISTER FOR HIGHER EDUCATION

MEMBER FOR MOLONGLO

Professor Tony Peacock
Chair
Mulligans Flat Woodland Sanctuary Board of Management
PO Box 58
FYSHWICK ACT 2609

Dear Professor Peacock

Thank you for your letter of April 2013 about the Mulligans Flat Woodland Sanctuary and Board of Management's proposal for a Visitor's Centre.

I appreciate your offer of discussing the opportunities for continued engagement with the community at the Mulligans Flat Woodland Sanctuary.

It is pleasing to hear of the progress at Mulligans Flat Woodlands Sanctuary and the ongoing relationship that your Board of Management has with the Capital Woodlands and Wetlands Conservation Trust. I understand that the Land Development Agency (LDA) and the Capital Woodlands and Wetlands Trust met recently to discuss opportunities for collaboration.

My government is committed to our local community and our natural surrounds. I have asked Mr Rob Thorman, Project Director from the LDA to coordinate a meeting between yourself and other relevant ACT Government agencies to discuss this opportunity in further detail. Mr Thorman can be contacted on 6207 5602 or by email at rob.thorman@act.gov.au.

Thank you for raising this matter with me.

Yours sincerely

Katy Gallagher MLA
Chief Minister

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601

Phone (02) 6205 0840 Fax (02) 6205 3030

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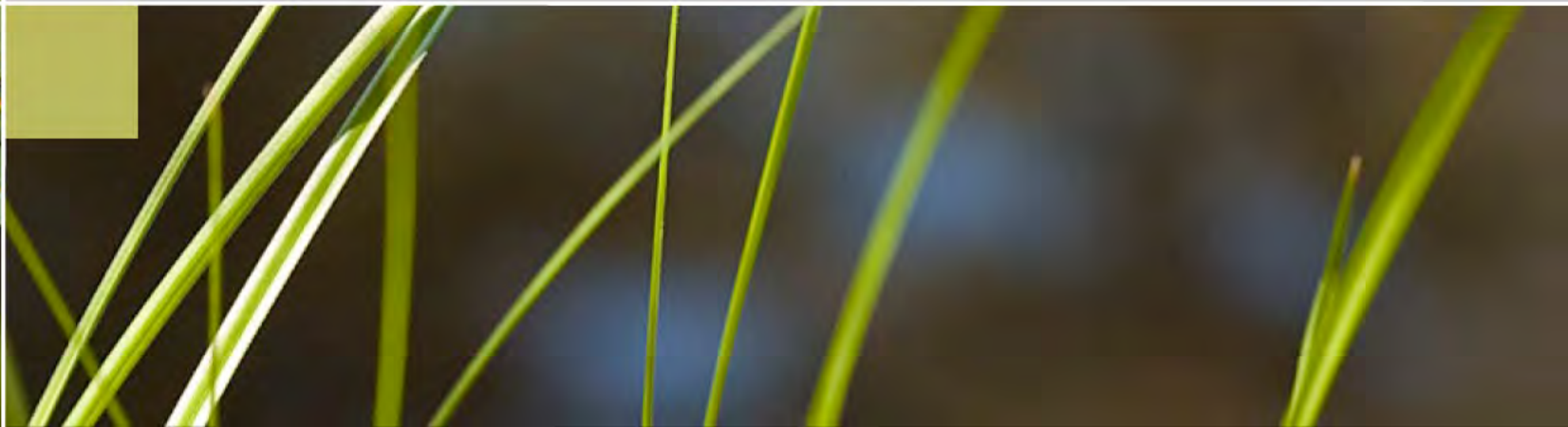


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MULLIGANS FLAT WOODLAND SANCTUARY

August 2013



INTRODUCTIONS



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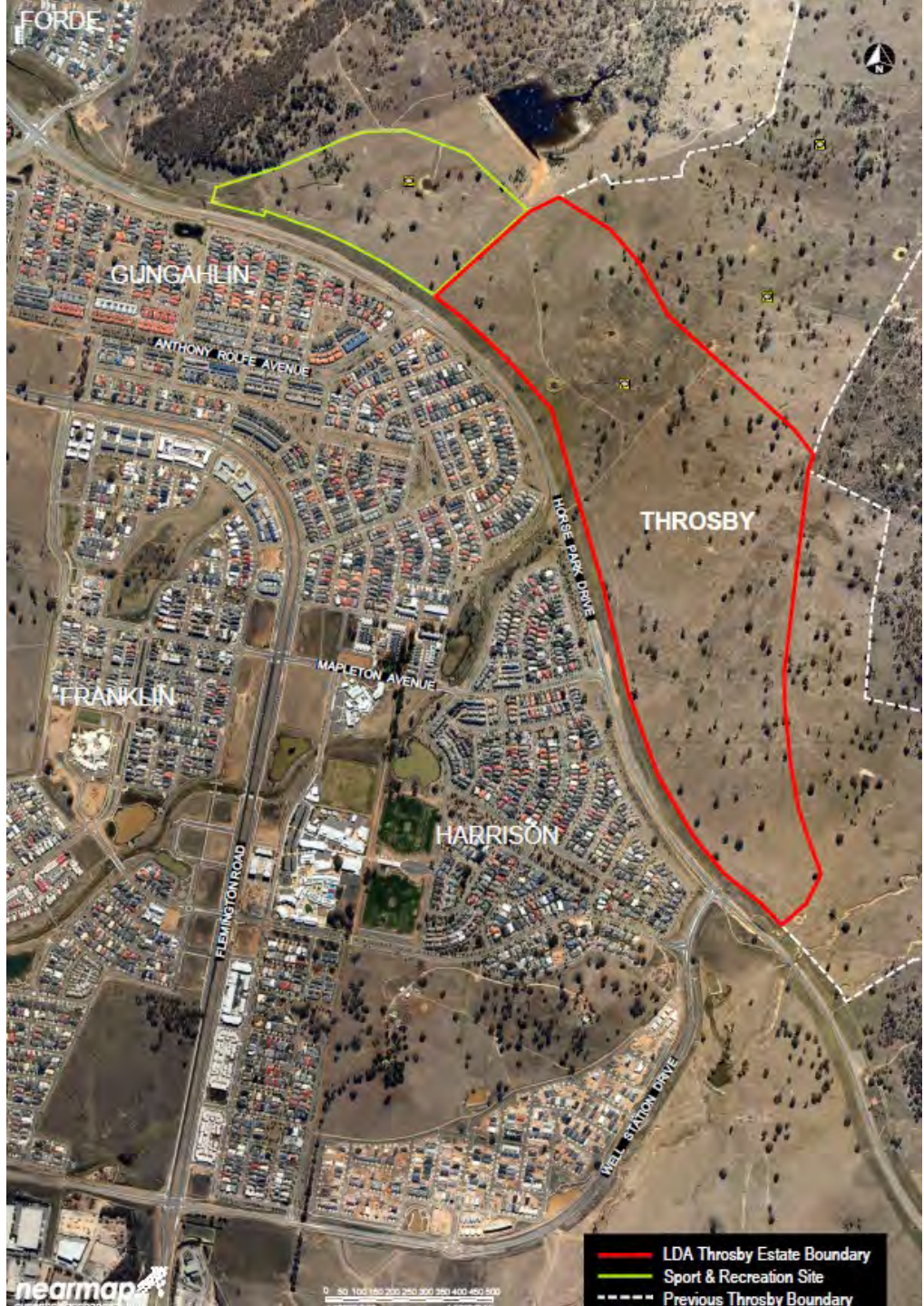
WHY ARE WE HERE?

- To get key stakeholders in the room to discuss the proposed Mulligans Flat Woodland Visitor's Centre
- To facilitate a coordinated approach
- Desired outcomes:
 - A way forward from here with all interested parties involved
 - A process for site selection
 - Ideas about timing and funding options



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- LDA Throsby Estate Boundary
- Sport & Recreation Site
- - - - Previous Throsby Boundary

AGENDA

Items for Discussion	Led by	Time
Introductions	Rob Thorman	2.05pm
Purpose of the meeting	Rob Thorman	2.15pm
Woodland Learning Centre – vision	Adrian Manning	2.20pm
CWWCT's perspective	Max Bourke	2.40pm
Overview of Throsby	Stacey Quayle	2.45pm
Sport and Recreation update	David Jeffery	2.55pm
Education update	Martin Hine	3.00pm
Other updates and inputs	All	3.05pm
Break		3.15pm
Ideas workshop	Rob Thorman	3.25pm
Wrap up and where to from here?	Rob Thorman	3.50pm



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WOODLAND LEARNING CENTRE

- The Mulligans Flat Board has a vision for what a Woodland Learning Centre might be – Adrian Manning



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CAPITAL WOODLANDS AND WETLANDS TRUST

- The Capital Woodlands and Wetlands Trust's perspective on a visitor's centre – Max Bourke



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LAND DEVELOPMENT AGENCY

- Update from the LDA about Throsby – Stacey Quayle



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- LEGEND**
- SITE BOUNDARY
 - MAIN COLLECTOR WITH ON ROAD CYCLING AND BUS SERVICE
 - ⊙ BUS STOP
 - △ EDGE ROADS
 - KEY PEDESTRIAN & CYCLE CONNECTION
 - COMMUNITY FACILITY
 - COMMERCIAL MIXED USE
 - VISITORS CENTRE
 - LOW DENSITY RESIDENTIAL - 10/15 DWHA
 - MEDIUM DENSITY RESIDENTIAL - 25/30 DWHA
 - OPEN SPACE SYSTEM
 - EXISTING LOW AND MEDIUM QUALITY TREES TO BE RETAINED IF POSSIBLE
 - EXISTING EXCEPTIONAL AND HIGH QUALITY TREES TO BE RETAINED
 - HERITAGE SITE
 - MAIN ENTRY TO NATURE RESERVE
 - NATURE RESERVE GATEWAY
 - THROSBY WALKING CIRCUIT
 - NORTHERN RESIDENTIAL PRECINCT
 - EASTERN RESIDENTIAL PRECINCT
 - WESTERN RESIDENTIAL PRECINCT
 - SOUTHERN RESIDENTIAL PRECINCT

Revision:
 A Issue to LDA 19/01/13 OT

DRAFT

Drawn By JQ Checked By OT

Scale at A1 1:5000
 Scale at A3 1:100000

Figured dimensions shown on drawings take precedence over scaled dimensions. Do not scale off drawings



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Throsby Design Elements Study
 Key Design Elements
 (without annotation)

SPORT AND RECREATION

- Update from Sport and Recreation about facilities – David Jeffery



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WHAT DO WE ALL BRING TO THE TABLE?

- ETD – eg. Australian Curriculum
- ESDD – eg. potential school site, impact if building in nature reserve
- TAMSD Parks and Conservation – eg. management of the nature reserve
- ANU – eg. potential for research
- UC – eg. potential for design input or research
- Others?



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BREAK



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GROUP DISCUSSION

- Process for site selection – steering committee or planning group with appropriate expertise?
- Timing – sketch out a timeline? Who is doing what when?
- Infrastructure coordination
- Funding – models of funding and management?
- Process for building design



WORKSHOP EXERCISE

- Break into groups and discuss:
 - Pros and cons of site options
 - Coordination of infrastructure development
 - Staging
- Report back



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WRAP-UP AND WHERE TO FROM HERE?

- Identify any unresolved issues
- Establishing a steering group
- Site visit
- Outcomes of today to be distributed
- Finalising input for Throsby's Estate Development Plan



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Katy Gallagher MLA

CHIEF MINISTER

MINISTER FOR HEALTH
MINISTER FOR REGIONAL DEVELOPMENT
MINISTER FOR HIGHER EDUCATION

MEMBER FOR MOLONGLO

Dr David Shorthouse
Chair
Mulligans Flat Management Committee
Capital Woodlands and Wetlands Conservation Trust
PO Box 58
FYSHWICK ACT 2609

Dear Dr Shorthouse

Thank you for your letter of 6 June 2014 about Throsby and the proposed Woodland Learning Centre.

I am pleased to hear about the meetings you have had with the Land Development Agency (LDA) and the workshop that was held with representatives of ACT Government agencies.

Thank you for attaching the report outlining your requirements for a site and the different options for design and delivery. I will provide this report to the LDA.

I will request that the LDA consider your report in its planning for Throsby and that discussions continue with the Mulligans Flat Management Committee and the Capital Woodlands and Wetlands Conservation Trust.

I look forward to hearing further about your progress with the proposed Woodland Learning Centre.

Yours sincerely

Katy Gallagher MLA
Chief Minister

ACT LEGISLATIVE ASSEMBLY

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Date 13 August 2014 TRIM No:
File No:

To Minister for Territory and Municipal Services

- Minister for Economic Development
- Director-General, Economic Development
- Deputy Director-General, Land Development and Corporate

From Project Director, Urban Renewal

Subject Capital Woodlands and Wetlands Conservation Trust

Critical date and reason

Nil response.

Purpose

To inform you of the outcomes of a meeting held on 28 July 2014 between the Land Development Agency (LDA) and the Capital Woodlands and Wetlands Conservation Trust (the Trust).

Background

The LDA has an established relationship with the Trust. The LDA previously provided a [REDACTED] to the Trust for the management of conservation areas adjacent to LDA developments including Mulligans Flat Woodland Sanctuary and the [REDACTED].

Issues

The Trust

The Trust aims for a positive working relationship with the LDA and appreciates the LDA's [REDACTED]. It is intended to retain trust funds and to derive income from these that can then be made available for priority capital works and maintenance.



Ecotourism and Education

There is ecotourism potential in both Mulligans Flat Woodland Sanctuary and the



Throsby

The suburb of Throsby is located adjacent to Mulligans Flat. The LDA has provided support in identifying a site for a Mulligans Flat Visitor Centre at Throsby. This site is located on the boundary of the nature reserve. The LDA has foregone developable land and will provide a road to the site that is adequate for bus access.

The LDA has also provided funding towards two PhD scholarships through the ANU Fenner School for Society and the Environment. One scholarship covers social perspectives of nature reserves and developing urban areas. The other covers maintenance of hollow bearing trees in urban areas and the effectiveness of nesting boxes. These students and other research students from the ANU have been able to provide input to assist with the design of the suburb of Throsby.

Community involvement



Interface issues



The management of bushfire asset protection zones at the interface of urban areas and the nature reserve was discussed as an important issue.

Environmental offsets were discussed. There may be potential for improvements in the quality of key habitat to be considered as an offset. For example investments in capital

works such as extending the predator proof fence could be eligible for consideration as an offset. Further investigations are to be undertaken to examine the possibility of attracting offsets funding for this work.

Consultation

Nil response.

Financial

Nil response.

Risks/Sensitivities

Nil response.

Media

Nil response.

Recommendations

That you note the information provided in this brief.

Rob Thorman

Action Officer: Jessica Steele

Phone: 6205 8638

***Shane Rattenbury MLA..... / /
NOTED/PLEASE DISCUSS***

From: [REDACTED]
To: [Quayle, Stacey](mailto:Quayle.Stacey)
Cc: [REDACTED]
Subject: 13 27 - Throsby Estate EDP & DD - 14 08 06 - PCP & LUP QUERIES
Date: Wednesday, 6 August 2014 10:59:15 AM
Attachments: [C13128-LUP.7.1 A.pdf](#)
[C13128-LUP.2 7.2 A.pdf](#)

Hi Stacey,

How are things going? I'm still here! [REDACTED]

Planning Controls Plan:

Just a query regarding the following comment provided by Estate and Impact Assessment:

"Blocks within 200m of the gas line should be identified on a plan so ongoing provisions for these blocks can be uplifted into the Territory Plan. I suggest speaking with the Territory Plan unit on agreed wording to be used"

We note that there are numerous other blocks within Gungahlin that are impacted by the gas line but this is not noted anywhere. Presumably LDA would prefer not to have this noted on the Planning Controls Plan and uplifted to the Territory Plan?

Could you please advise whether you would or wouldn't like it included?

Land Use Plan:

You may recall that within our Design Elements Study we proposed that the majority of the housing within Throsby should be zoned RZ3, with housing adjacent the superb parrot habitat zoned RZ1. The difference for single dwelling housing in RZ1 and RZ3 zones mainly being that you can have an attic and a basement in RZ3 zones. If you jump on actmapi you will see that the majority of Harrison/Franklin/Forde and the like is RZ3.

You will see that our draft Land Use Plan (attached) follows through with the intent of the Design Elements Study, and the *Design Response Report* has been written on this basis.

However. DV319 currently shows the site as predominantly RZ1.

I believe that our approach is supportable and propose to proceed as planned, but can you please advise if you would like us to zone all single dwelling residential RZ1?

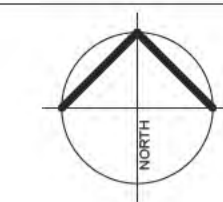
Regards,

[REDACTED]

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GPO BOX 808, LEVEL 4, 8-10 HOBART PLACE
CANBERRA ACT 2601 • 02 6253 0222



LEGEND

--- Estate Boundary

Land Use Policies and Overlays as per the Territory Plan

RZ1 RZ1 - Suburban Zone

RZ3 RZ3 - Urban Residential Zone

CFZ CFZ - Community Facility Zone

CZ5 CZ5 - Commercial Mixed Use

PRZ1 PRZ1 - Urban Open Space Zone

TSZ1 TSZ1 - Transport Zone

NUZ3 NUZ3 - Hills, Ridges and Buffer

THROSBY



DRAFT

REV	DATE	BY	CHKD	APP'D	DESCRIPTION
A	8/8/14	GW			Draft issue for LDA review

PLANNER / URBAN DESIGNER / LANDSCAPE ARCHITECTS

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WAE No. _____

PROJECT No. **C13128**

A3 PLOT SCALE (METRES) A1 PLOT

1:5000 25 0 50 100 150 200 250 1:2500

Quantity Engineering ISO 9001 Lic 6594

CLIENT

ACT Government Economic Development

Land Development Agency **CARRERA FIRST**

PROJECT

THROSBY RESIDENTIAL ESTATE ESTATE DEVELOPMENT PLAN

BROWN

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DRAWING TITLE

LAND USE PLAN

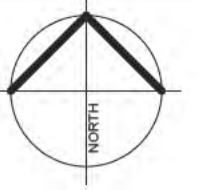
DRAWING NUMBER

C13128-LUP.1

PLAN No. 7.1

AMEND.

A



LEGEND

----- Estate Boundary

Land Use Policies and Overlays
as per the Territory Plan

RZ1 RZ1 - Suburban Zone

RZ3 RZ3 - Urban Residential Zone

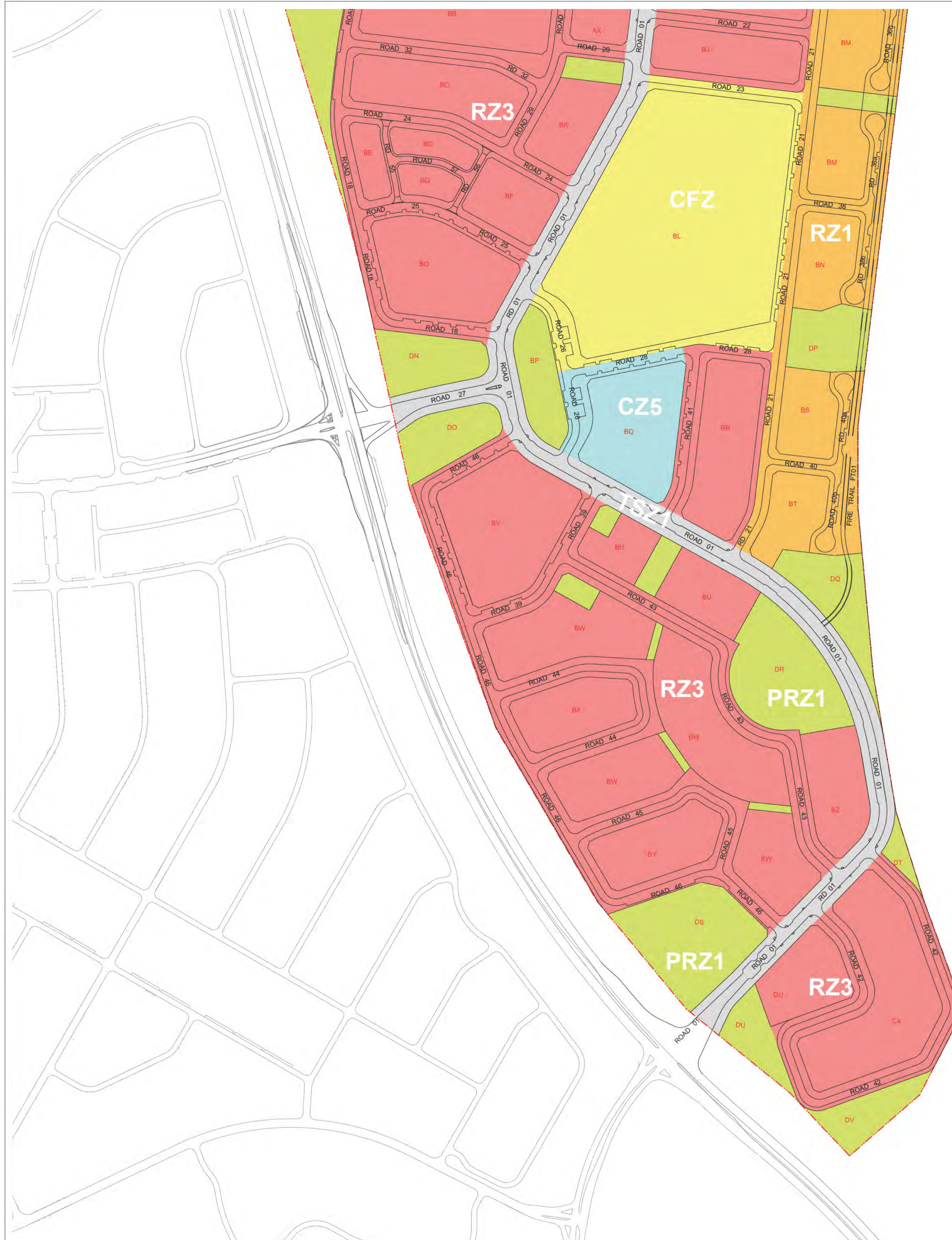
CFZ CFZ - Community Facility Zone

CZ5 CZ5 - Commercial Mixed Use

PRZ1 PRZ1 - Urban Open Space Zone

TSZ1 TSZ1 - Transport Zone

NUZ3 NUZ3 - Hills, Ridges and Buffer



DRAFT

ISSUE	DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
A				GW	8/8/14	Draft issue for LDA review
M						
N						
D						
H						
E						
N						
S						

PLANNER / URBAN DESIGNER / LANDSCAPE ARCHITECTS

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WAE No. _____

A3 PLOT SCALE (METRES) A1 PLOT

1:5000 25 0 50 100 150 200 250 1:2500

PROJECT No. C13128

Quantity
Estimate
ISO 9001
Lic 6594

CLIENT

ACT Government Economic Development

Land Development Agency **CANBERRA FIRST**

PROJECT

**THROSBY RESIDENTIAL ESTATE
ESTATE DEVELOPMENT PLAN**

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DRAWING TITLE

LAND USE PLAN

DRAWING NUMBER PLAN No. 7.2

AMEND. A

From: [Quayle, Stacey](#)
To: [REDACTED] [Seelan, Guna](#)
Cc: [REDACTED]
Subject: RE: Throsby offsite electrical conduit works
Date: Wednesday, 8 April 2015 11:57:00 AM
Attachments: [image001.jpg](#)

[REDACTED]

Further to our telephone conversation today I am disappointed that we have only just been alerted to the fact that an additional electrical connection is required.

It is imperative that this is included in the DA as ACTPLA has been insistent that all offsite works are documented and included in the development approval. I do not believe that it is acceptable to rely on ActewAGL to obtain the approvals and do the work as we are unable to control their timing or costs.

Could you please obtain the relevant CAD files to enable inclusion of this work in the DA?

Regards,

Stacey Quayle

Land Development Agency

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602
Phone: 02 6207 2890 | Fax: 02 6207 6110 | Web: www.lda.act.gov.au

From: [REDACTED]
Sent: Tuesday, 7 April 2015 7:43 AM
To: Quayle, Stacey; Seelan, Guna
Cc: [REDACTED]
Subject: Throsby offsite electrical conduit works

Hi, Stacey and Guna,

Could you please confirm whether we should include the works of electrical conduit in HPD adjacent to Ansett St in Stage 1 tender document?

[REDACTED] told me that he has discussed with Guna to include three electrical conduits to be constructed by Stage 1 civil contractor. However, it seems ActewAGL can do the works on their own for the north connection and it doesn't have impact on the Capital works area. In addition, we concern this conduit was not in the EDP. See attached dwg for details.

We have informed ActewAGL that we will provide all the conduits in HPD. However, ActewAGL hasn't provide their response yet. Please let me know your preference and then we will talk with ActewAGL.

Thanks.

[REDACTED]

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GPO Box 261, Canberra, ACT, 2601
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From: [REDACTED]
To: [Quayle, Stacey](#)
Cc: [REDACTED]
Subject: THROSBY - removal of dumped rubbish as identified in Phase 2 Environmental Site Assessment - AND - pegging of project boundary
Date: Friday, 28 November 2014 10:17:46 AM
Attachments: [image002.jpg](#)

Hi Stacey,

As the project is gaining momentum and wish to avoid potential delays, can you advise if the dumped rubbish identified in the ESA report have been cleared from the site.

There were various items, from burnt out car bodies to fridges and used tyres.
We would suggest this be undertaken prior to any contract being awarded.

In addition, given the sensitivity of the nature reserve, would recommend that LDA have the project boundary surveyed and peg to ensure the correct alignment is maintained. If you wish MMB to undertake this work, I can arrange a fee proposal to have this work carried out.

I look forward to hearing from you.

Kind regards



[REDACTED] - Urban Development
Calibre Consulting (ACT) Pty Ltd

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Please Note: We have recently changed our name (formerly Brown Consulting). Thank you for updating your records.

From: [REDACTED]
To: [Seelan, Guna](#)
Cc: [REDACTED] [Quayle, Stacey](#)
Subject: FW: Throsby Stockpile DA Documentation
Date: Wednesday, 4 March 2015 10:14:57 AM
Attachments: [image002.jpg](#)
[image001.jpg](#)

Guna,

FYI, we have spoken to Linda from EPD about what is required for the DA for the stockpile for Throsby. Email below summarises the requirements for the EDP submission. [REDACTED] from our office will be looking after this for me and will be in contact with you for the relevant forms for signature by LDA. We will also provide you with a draft copy of the DA submission later this week for LDA review prior to lodgement. We will then go through the draft documents with Linda prior to submission to make sure it is acceptable. [REDACTED] has done a number of [REDACTED] same information.

I will track our time for undertaking this DA and charge it as a Project Change to Stacey on time basis. My guess is that it would be around [REDACTED]

Regards



[REDACTED] - Urban Development
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From: [REDACTED]
Sent: Wednesday, 4 March 2015 9:59 AM
To: Ren, Linda
Cc: [REDACTED]
Subject: Throsby Stockpile DA Documentation

Morning Linda,

Thanks for your time on the phone yesterday. Further to our discussion, can you please confirm that the following DA documentation would be required for stockpiling imported fill on Throsby subdivision:

- Form 1D - Impact Track
- Site plan showing location of the stockpile
- Sediment erosion control plan
- Statement against relevant criteria, including S211 criteria
- Report or notes to describe the proposed works (e.g. source of fill, volume, evidence of soil not contaminated, transport, how long it would be contained on site and cost)

LDA will sign Form 4 for the submission.

Regards,

[REDACTED] - Urban Development
Calibre Consulting (ACT) Pty Ltd
Level 6,121 Marcus Clarke Street, Canberra City, ACT, 2601



GPO Box 261, Canberra, ACT, 2601

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From: [Seelan, Guna](#)
To: [REDACTED]; [Quayle, Stacey](#)
Cc: [REDACTED]; [REDACTED]
Subject: RE: Throsby fill
Date: Wednesday, 15 April 2015 4:06:43 PM
Attachments: [image001.jpg](#)

Hi [REDACTED]

Thanks for this information. We will get the contractor to import this fill. Have you taken the trench spoil into consideration.

Regards

Guna Seelan

From: [REDACTED]
Sent: Wednesday, 15 April 2015 1:15 PM
To: Quayle, Stacey; Seelan, Guna
Cc: [REDACTED]; [REDACTED]
Subject: Throsby fill

Hi, Guna,

Could you please advise the source of Throsby fill? Do you need the contractor to provide the fill? Or is there any fill material can be brought to Stage 1 from other LDA's sites?

Excess of fill over cut, Stage 1A: 8160m3
Stage 1B:30630m3

Total required fill material is around 38, 800m3.

Thanks.

 [REDACTED] - Urban Development
Calibre Consulting (ACT) Pty Ltd
Level 6,121 Marcus Clarke Street, Canberra City, ACT, 2601
GPO Box 261, Canberra, ACT, 2601
T 02 6211 7100
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From: [Steele, Jessica](#)
To: [Quayle, Stacey](#); [REDACTED]
Subject: ANU/LDA Throsby workshop
Date: Tuesday, 1 April 2014 4:04:19 PM
Attachments: [Conservation Guidelines Throsby.pdf](#)

Hi Stacey and [REDACTED],

In advance of next week's workshop, the group from ANU have pulled together some of the key messages from their various bits of research. I have attached this summary for you to look at before the meeting.

They are planning to bring along some examples and are keen to discuss any of the points in more detail, especially if any of them aren't clear or are too general.

If you have any specific questions that they might not be able to answer on the spot let me know and I can pass them on beforehand.

Let me know if you have any problems with the attachment.

Thanks,
Jess

Jessica Steele | Project Officer

Phone: 02 6205 8638 | Email: JessicaL.Steele@act.gov.au

Sustainability & Innovation | Land Development Agency | Economic Development Directorate | ACT Government

TransACT House, 470 Northbourne Ave Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.lda.act.gov.au

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From: [Quayle, Stacey](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 2014 09 05 - Throsby EDP Pre-circulation document check
Date: Friday, 5 September 2014 4:08:00 PM

[REDACTED]

Please find EPD's comments on the draft EDP below.

Please call to discuss the issue of the grading works required for Road 42. As I mentioned in my previous email I thought this matter had been resolved and no works were required outside of the estate. Given the issues with MNES my initial response is to provide a retaining wall but I need to understand what is involved in this work and any implications.

Regards,

Stacey Quayle

Land Development Agency

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602

Phone: 02 6207 2890 | Fax: 02 6207 6110 | Web: www.lda.act.gov.au

From: Taylor, Bob
Sent: Friday, 5 September 2014 3:55 PM
To: Quayle, Stacey
Subject: 2014 09 05 - Throsby EDP Pre-circulation document check

Offsite works

The offsite works proposed as part of the development must be clearly listed, numbered, and the corresponding numbers of works placed on the staging plan. This is to make it clear which offsite works are proposed as part of this application.

The Estate Development Plan should also show these offsite works.

General arrangement plans for these offsite works must also be submitted. I note these were provided for the pedestrian underpass only.

Part 18 of the report mentions offsite works. Please ensure the items discussed correspond with the accompanying plans. For example, part 18 mentions the construction of a new bridge. The bridge is not mentioned on the staging plan. Plans have also not been provided for a bridge.

Land use plan

Please use the zone names and colours/tones that correspond with the Territory Plan.

Water supply master plan

Plan 12.1 shows the alignment of the offsite water main. Is this proposed as part of this application? If so, please list and mark it accordingly. Please also provide plans of the water main and details on any impacts to existing vegetation. This may require an update to the tree management plan and tree impact plan.

Fence plan

The fence plan is hard to read. Please review the colours and symbols used. Please include details of the proposed fence.

Earthworks outside estate boundary

The written report (pg. 14) indicates the approach proposed to facilitate Road 42 is unresolved. Please ensure this item is resolved and appropriate plans are provided with the pre circulation documentation. If a retaining wall is proposed please provide details and sections of this so TAMS can consider this approach. I note discussion with the PIT team have occurred regarding this element.

If the required works are offsite please list them accordingly.

Visitor centre

As discussed at the meeting on 14 August 2014, please provide a development intentions plan for the Visitor Centre site to demonstrate that required vehicle movements (buses, coaches and cars) and parking can be safely accommodated on site along with a suitable footprint for the visitor centre building. Vehicle Movements (auto-turns) should be provided for the access street.

CPTED

Please address the CPTED Code rules relevant to underpasses.

Please contact me if you have any questions.

regards

Bob Taylor | A/g Manager | Deed Management | Lease Administration

Phone 02 6207 1669 | Fax 02 6207 1856

Planning Delivery Division | PLA | Environment and Planning Directorate | **ACT Government**

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

www.environment.act.gov.au

From: [Quayle, Stacey](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 2014 09 05 - Throsby EDP Pre-circulation document check
Date: Friday, 5 September 2014 4:08:00 PM

[REDACTED]

Please find EPD's comments on the draft EDP below.

Please call to discuss the issue of the grading works required for Road 42. As I mentioned in my previous email I thought this matter had been resolved and no works were required outside of the estate. Given the issues with MNES my initial response is to provide a retaining wall but I need to understand what is involved in this work and any implications.

Regards,

Stacey Quayle

Land Development Agency

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602
Phone: 02 6207 2890 | Fax: 02 6207 6110 | Web: www.lda.act.gov.au

From: Taylor, Bob
Sent: Friday, 5 September 2014 3:55 PM
To: Quayle, Stacey
Subject: 2014 09 05 - Throsby EDP Pre-circulation document check

Offsite works

The offsite works proposed as part of the development must be clearly listed, numbered, and the corresponding numbers of works placed on the staging plan. This is to make it clear which offsite works are proposed as part of this application.

The Estate Development Plan should also show these offsite works.

General arrangement plans for these offsite works must also be submitted. I note these were provided for the pedestrian underpass only.

Part 18 of the report mentions offsite works. Please ensure the items discussed correspond with the accompanying plans. For example, part 18 mentions the construction of a new bridge. The bridge is not mentioned on the staging plan. Plans have also not been provided for a bridge.

Land use plan

Please use the zone names and colours/tones that correspond with the Territory Plan.

Water supply master plan

Plan 12.1 shows the alignment of the offsite water main. Is this proposed as part of this application? If so, please list and mark it accordingly. Please also provide plans of the water main and details on any impacts to existing vegetation. This may require an update to the tree management plan and tree impact plan.

Fence plan

The fence plan is hard to read. Please review the colours and symbols used. Please include details of the proposed fence.

Earthworks outside estate boundary

The written report (pg. 14) indicates the approach proposed to facilitate Road 42 is unresolved. Please ensure this item is resolved and appropriate plans are provided with the pre circulation documentation. If a retaining wall is proposed please provide details and sections of this so TAMS can consider this approach. I note discussion with the PIT team have occurred regarding this element.

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Visitor centre

As discussed at the meeting on 14 August 2014, please provide a development intentions plan for the Visitor Centre site to demonstrate that required vehicle movements (buses, coaches and cars) and parking can be safely accommodated on site along with a suitable footprint for the visitor centre building. Vehicle Movements (auto-turns) should be provided for the access street.

CPTED

Please address the CPTED Code rules relevant to underpasses.

Please contact me if you have any questions.

regards

Bob Taylor | A/g Manager | Deed Management | Lease Administration

Phone 02 6207 1669 | Fax 02 6207 1856

Planning Delivery Division | PLA | Environment and Planning Directorate | **ACT Government**

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

www.environment.act.gov.au

From: [Quayle, Stacey](#)
To: [REDACTED]
Subject: RE: Throsby - update
Date: Wednesday, 3 September 2014 12:25:00 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)

[REDACTED]

Yes I have received the copies and I have emailed [REDACTED] to advise as such and to request that my marked up copies of the draft EDP be dropped back to me so that I can check that all the requested changes have been made.

Initial comments that I have on the EDP drawings (and in the absence of being able to check against my original comments) are:

- As per discussions with ACTPLA at the pre-app meeting, all off site works are to be clearly identified on the EDP drawings (DWG Nos. C13128-EDP.1-7)
- As per discussions with ACTPLA at the pre-app meeting, there is to be a drawing titled Offsite Works General Arrangement that identifies all off site works (this should include the fence to the pond, paths as well as the underpass, water main and sewer connections)
- The gates to the nature reserve are not identified on any of the plans but were on the previous draft version of the EDP
- Amend Plan No1.1 – the Contamination consultant was SMEc not Geo Logix
- Amend Plan No. 12 to clearly identify the water main as off site works
- Amend Plan No. 26.1 – the OAPZ starts immediately adjacent the IAPZ – there is to be no unmanaged land between the two
- Plan No. 28.3 – Should there be a floodway identified along Gungaharra Creek?
- Plan No. 28.4 – There is a cut off drain identified in the southern portion of the nature reserve. I thought this had been resolved so that these works weren't required off site. If they are then this needs to be identified as offsite works in the plans referred to in the first two dot points and adequately covered in the EDP report
- Amend Plan No. 31.2 to accurately denote Block t Section AN as a Limited Potential Block (the icon straddles the boundary)
- Amend Plan No. 32.2 to omit fence removal in the nature reserve. If this fence is going to be removed in the nature reserve (and I'm not clear why it would be as it is only part of the fence) then it needs to be identified as off site works on the plans mentioned above.

Until I have the marked up copies of the previous draft it is a waste of my time to review the EDP report.

Notwithstanding the above, and in an effort to expedite the process, I have provided a copy of the report and plans to Deed Management for a completeness check. They will advise how many copies are required for circulation.

Regards,

Stacey Quayle

Land Development Agency

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602

Phone: 02 6207 2890 | Fax: 02 6207 6110 | Web: www.lda.act.gov.au

From: [REDACTED]
Sent: Wednesday, 3 September 2014 10:59 AM
To: Quayle, Stacey
Cc: [REDACTED] Seelan, Guna
Subject: Throsby - update

Hi Stacey,

Just checking to see if you received the 2 sets of documents on your return yesterday.

I have assumed that 1 set has been sufficient to give to ACTPLA for the completeness check, can you confirm if LDA are managing this task.

In conjunction with the completeness check, can LDA advise the number of copies that ACTPLA want for circulation, so printing can be arranged out of house.

It would be also good to arrange a meeting for next week to discuss programme and LDA's position of when detailed design should start.

I suggest Wednesday at 2.00pm at LDA, which I will send a meeting invitation to shortly.

Look forward to hearing from you.

Kind regards

[REDACTED] - Urban Development
Brown Consulting (ACT) Pty Ltd



GPO Box 261, Canberra, ACT , 2601
Level 6, 121 Marcus Clarke Street, Canberra City,
ACT, 2601



t. 02 6211 7100

e [REDACTED]

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Read the latest edition of [In Focus](#), Brown Consulting's national newsletter.

From: [REDACTED]
To: [Quayle, Stacey](#)
Cc: [REDACTED]
Subject: Throsby - response to comments provided
Date: Tuesday, 9 September 2014 4:51:32 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)
[Throsby LDA comments Draft EDP.docx](#)

Hi Stacey,

Please find a copy of our responses to review comments provided.
Updated drawings will be presented to you at tomorrow's meeting.

Kind regards

[REDACTED] - Urban Development
Brown Consulting (ACT) Pty Ltd



GPO Box 261, Canberra, ACT , 2601
Level 6,121 Marcus Clarke Street, Canberra City,
ACT, 2601



t. 02 6211 7100

e. [REDACTED]

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Read the latest edition of [In Focus](#), Brown Consulting's national newsletter.

EPD COMMENTS

1. Offsite works

The offsite works proposed as part of the development must be clearly listed, numbered, and the corresponding numbers of works placed on the staging plan. This is to make it clear which offsite works are proposed as part of this application.

The Estate Development Plan should also show these offsite works.

General arrangement plans for these offsite works must also be submitted. I note these were provided for the pedestrian underpass only.

Part 18 of the report mentions offsite works. Please ensure the items discussed correspond with the accompanying plans. For example, part 18 mentions the construction of a new bridge. The bridge is not mentioned on the staging plan. Plans have also not been provided for a bridge.

The staging drawing has been updated to itemise the off-site works, with cross references to other EDP drawings.

The bridge is the pedestrian underpass on HPD.

Further discussion with LDA regarding construction of bridge/underpass for duplicated section of HPD, including path links at Gungaharra Creek.

Tree management plans to be updated with note for tree removal requirements for off-site works.

2. Land use plan

Please use the zone names and colours/tones that correspond with the Territory Plan.

Drawing to be updated

3. Water supply master plan

Plan 12.1 shows the alignment of the offsite water main. Is this proposed as part of this application? If so, please list and mark it accordingly. Please also provide plans of the water main and details on any impacts to existing vegetation. This may require an update to the tree management plan and tree impact plan.

As per item 1 tree management plans will be updated with additional notes advising of tree removal, with reference back to hydraulic master plans. Notes on hydraulic master plans will also advise tree removal along corridor of off-site service connections.

4. Fence plan

The fence plan is hard to read. Please review the colours and symbols used. Please include details of the proposed fence.

Drawing to be updated. Fence is standard stock proof fence with wire mesh webbing as used elsewhere by TaMS

5. Earthworks outside estate boundary

The written report (pg. 14) indicates the approach proposed to facilitate Road 42 is unresolved. Please ensure this item is resolved and appropriate plans are provided with the pre circulation documentation. If a retaining wall is proposed please provide details and sections of this so TAMS can consider this approach. I note discussion with the PIT team have occurred regarding this element.

If the required works are offsite please list them accordingly.

Note Road number is wrong and should be 01.

To be discussed with LDA. If no impact is intended, then we will update with a retaining wall.

If LDA doesn't want a retaining wall, we propose to leave design as is and seek PIT approval through EDP process and update report text accordingly.

6. Visitor centre

As discussed at the meeting on 14 August 2014, please provide a development intentions plan for the Visitor Centre site to demonstrate that required vehicle movements (buses, coaches and cars) and parking can be safely accommodated on site along with a suitable footprint for the visitor centre building. Vehicle Movements (auto-turns) should be provided for the access street.

TW to advise if current concept plans and layout in Woodland Report are sufficient to address the development intentions of the site. Review if current block provided meets intended scope identified in the report.

7. CPTED

Please address the CPTED Code rules relevant to underpasses.

Report updated.

LDA COMMENTS

8. PLAN AMENDMENTS

- Remove the predator proof fence from the landscape plans. As advised earlier there is no certainty that this will ever be constructed and if it is in what location. The report provides enough commentary to make it clear that the LDA would like it constructed distant from the suburb boundary, if it occurs.

TW to update landscape drawings.

- Pull the eastern boundary of Section AS well away from the heritage site. At the moment the two overlap very slightly
- ***TW to update landscape drawings with Heritage area from BC***
- Realign the temporary fencing around the trees in Section AT as it is currently proposed to envelope trees that will be removed.

TW to update tree management plans

9. REPORT AMENDMENTS

- Ecological Report
 - The plan and discussion in Section 4.3 shows five gates but the EDP drawings no longer show any. Please ensure consistency between this document, the EDP report and the drawings
Gates added to fencing drawing
 - Figure 2 still shows four trees within 100m of the estate boundary, even though Section 4.1 states that there are only two trees within this area
BC to discuss with Umwelt
- Structure Plan
 - R7 has not been addressed
LDA please advise

Further to my comments on the EDP drawings please find comments on the EDP Report (there may be more to follow as I've only checked the body of the report so far and not the Code Tables).

- Please remove the Commercial in Confidence statement from the beginning of the document. This document is the property of the LDA.
- P1. The property description in para 1 conflicts with that in S1.3
- P1. Para 4 – it is Gungaderra Creek not Gundaroo Creek
- P1. The off site works should also outline the pond, paths and the earthworks in the nature reserve
- P11. Omit last paragraph as this relates to heritage and not contamination. It should make mention that SMEC are preparing a RAP
- P14. S14 - I had understood that this issue had been resolved and that you were able to get all earthworks within the site. It is disappointing that the issue is still outstanding.
- P33. S6.3.3 Para 2 – references five gates when previously four were proposed – and no gates are shown on the plans. Please clarify
- P41. Para 2 – this sentence is not clear. What rates were used for blocks <300sqm? The 0.8/dwg?
1. Because blocks areas were not known at time of traffic modelling.
- P44. The language explaining the noise modelling results is quite confusing and it's not really clear what areas are impacts (without referencing the PCP – but then there is no reference made to this drawing)
- P46. S 12.2 Para 4 1st and 2nd dot points - it is Gungaderra Creek not Gundaroo Creek
- P50 S15 last sentence – NBN will provide FTTP not TransACT
- P51 S18 – include earthworks in nature reserve

Report has been updated for to address all items.

Initial comments that I have on the EDP drawings (and in the absence of being able to check against my original comments) are:

- As per discussions with ACTPLA at the pre-app meeting, all off site works are to be clearly identified on the EDP drawings (DWG Nos. C13128-EDP.1-7)

Staging plan updated.

- As per discussions with ACTPLA at the pre-app meeting, there is to be a drawing titled Offsite Works General Arrangement that identifies all off site works (this should include the fence to the pond, paths as well as the underpass, water main and sewer connections)

Staging plan updated.

- The gates to the nature reserve are not identified on any of the plans but were on the previous draft version of the EDP

Refer Item 4 above

- Amend Plan No.1.1 – the Contamination consultant was SMEc not Geo Logix

Drawing amended

- Amend Plan No. 12 to clearly identify the water main as off site works

Staging plan updated.

- Amend Plan No. 26.1 – the OAPZ starts immediately adjacent the IAPZ – there is to be no unmanaged land between the two

To be discussed with LDA and Bushfire Consultant

- Plan No. 28.3 – Should there be a floodway identified along Gungaderra Creek?

Text added to drawing

- Plan No. 28.4 – There is a cut off drain identified in the southern portion of the nature reserve. I thought this had been resolved so that these works weren't required off site. If they are then this needs to be identified as offsite works in the plans referred to in the first two dot points and adequately covered in the EDP report

Drawing amended and arrows removed

- Amend Plan No. 31.2 to accurately denote Block t Section AN as a Limited Potential Block (the icon straddles the boundary)

TW to update drawing

- Amend Plan No. 32.2 to omit fence removal in the nature reserve. If this fence is going to be removed in the nature reserve (and I'm not clear why it would be as it is only part of the fence) then it needs to be identified as off site works on the plans mentioned above.

Drawing amended

From: [Quayle, Stacey](#)
To: [REDACTED]
Subject: RE: Throsby - update
Date: Wednesday, 3 September 2014 12:25:00 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)

[REDACTED],

Yes I have received the copies and I have emailed [REDACTED] to advise as such and to request that my marked up copies of the draft EDP be dropped back to me so that I can check that all the requested changes have been made.

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Notwithstanding the above, and in an effort to expedite the process, I have provided a copy of the report and plans to Deed Management for a completeness check. They will advise how many copies are required for circulation.

Regards,

Stacey Quayle

Land Development Agency

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602

Phone: 02 6207 2890 | Fax: 02 6207 6110 | Web: www.lda.act.gov.au

From: [REDACTED]
Sent: Wednesday, 3 September 2014 10:59 AM
To: Quayle, Stacey
Cc: [REDACTED] Thornhill, David; [REDACTED] Seelan, Guna
Subject: Throsby - update

Hi Stacey,

Just checking to see if you received the 2 sets of documents on your return yesterday.

I have assumed that 1 set has been sufficient to give to ACTPLA for the completeness check, can you confirm if LDA are managing this task.

In conjunction with the completeness check, can LDA advise the number of copies that ACTPLA want for circulation, so printing can be arranged out of house.

It would be also good to arrange a meeting for next week to discuss programme and LDA's position of when detailed design should start.

I suggest Wednesday at 2.00pm at LDA, which I will send a meeting invitation to shortly.

Look forward to hearing from you.

Kind regards

[REDACTED] - Urban Development
Brown Consulting (ACT) Pty Ltd



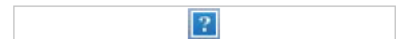
GPO Box 261, Canberra, ACT , 2601
Level 6, 121 Marcus Clarke Street, Canberra City,
ACT, 2601



t. 02 6211 7100

e. [REDACTED]

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Read the latest edition of [In Focus](#), Brown Consulting's national newsletter.

From: [Santosuosso, Daniel](#)
To: [Quayle, Stacey](#)
Cc: [REDACTED]
Subject: Superb Parrot Throsby
Date: Thursday, 9 October 2014 4:51:27 PM
Attachments: [REDACTED]

Hi Stacey / [REDACTED],

Please see attached Map.

As you can see there is a shift between the Superb Parrot data submitted by Umwelt (yellow) and the data we have from the COG reports (red).

As you can see the data in red generally falls on a tree or close to a tree. The reason the data is not exact is because COG surveyed with a handheld GPS when they studied the site and the accuracy level is + or – a couple of m.

Unsure why the Umwelt data is not the same as the COG data.

For discussion purposes tomorrow.

cheers

Daniel Santosuosso | Project Manager
Land Development Agency

Level 7 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602
Phone: 02 6207 7212 | Fax: 02 62076110 | Web: www.lda.gov.au

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From: [REDACTED]
To: [Quayle, Stacey](#)
Cc: [REDACTED]; [REDACTED]
Subject: Throsby - response to comments provided
Date: Tuesday, 9 September 2014 4:51:32 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)
[Throsby LDA comments Draft EDP.docx](#)

Hi Stacey,

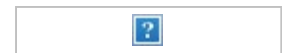
Please find a copy of our responses to review comments provided.
Updated drawings will be presented to you at tomorrow's meeting.

Kind regards

[REDACTED] - Urban Development
Brown Consulting (ACT) Pty Ltd



GPO Box 261, Canberra, ACT , 2601
Level 6,121 Marcus Clarke Street, Canberra City,
ACT, 2601



t. 02 6211 7100

e. [REDACTED]

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Read the latest edition of [In Focus](#), Brown Consulting's national newsletter.

From: [Quayle, Stacey](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: Throsby EDP Report Comments
Date: Friday, 5 September 2014 4:02:00 PM

Hi [REDACTED] and [REDACTED],

Here are some final comments from me on the EDP Report and Plans (sorry for the staged process of delivering them but I thought it would be more timely to do it this way).

PLAN AMENDMENTS

- Remove the predator proof fence from the landscape plans. As advised earlier there is no certainty that this will ever be constructed and if it is in what location. The report provides enough commentary to make it clear that the LDA would like it constructed distant from the suburb boundary, if it occurs.
- Pull the eastern boundary of Section AS well away from the heritage site. At the moment the two overlap very slightly
- Realign the temporary fencing around the trees in Section AT as it is currently proposed to envelope trees that will be removed.

REPORT AMENDMENTS

- Ecological Report
 - The plan and discussion in Section 4.3 shows five gates but the EDP drawings no longer show any. Please ensure consistency between this document, the EDP report and the drawings
 - Figure 2 still shows four trees within 100m of the estate boundary, even though Section 4.1 states that there are only two trees within this area
- Structure Plan
 - R7 has not been addressed

Regards,

Stacey Quayle

Land Development Agency

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602

Phone: 02 6207 2890 | Fax: 02 6207 6110 | Web: www.lda.act.gov.au

From: [REDACTED]
To: [Quayle, Stacey](#)
Cc: [REDACTED]
Subject: THROSBY - removal of dumped rubbish as identified in Phase 2 Environmental Site Assessment - AND - pegging of project boundary
Date: Friday, 28 November 2014 10:17:46 AM
Attachments: [image002.jpg](#)

Hi Stacey,

As the project is gaining momentum and wish to avoid potential delays, can you advise if the dumped rubbish identified in the ESA report have been cleared from the site.

There were various items, from burnt out car bodies to fridges and used tyres.
We would suggest this be undertaken prior to any contract being awarded.

In addition, given the sensitivity of the nature reserve, would recommend that LDA have the project boundary surveyed and peg to ensure the correct alignment is maintained. If you wish MMB to undertake this work, I can arrange a fee proposal to have this work carried out.

I look forward to hearing from you.

Kind regards



[REDACTED] - Urban Development
Calibre Consulting (ACT) Pty Ltd

Level 6, 121 Marcus Clarke Street, Canberra City, ACT, 2601
GPO Box 261, Canberra, ACT, 2601
Tel 02 6211 7100
www.calibreconsulting.co

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Please Note: We have recently changed our name (formerly Brown Consulting). Thank you for updating your records.

From: [REDACTED]
To: [Seelan, Guna](#); [Quayle, Stacey](#)
Cc: [REDACTED]
Subject: RE: Throsby fill
Date: Thursday, 16 April 2015 1:27:40 PM
Attachments: [image004.jpg](#)
[image001.jpg](#)

Hi, Guna,

We usually don't count the trench spoil into the earthworks. The figure I gave you was purely earthworks for cut/fill.

I agree with you there would be trench spoil from hydraulic/service works, which can be a big number. I'm just thinking that BOQ probably can have separated item such as 'fill to utilise the trench spoil'? And treat it as PQ?

Thanks.



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From: Seelan, Guna [mailto:Guna.Seelan@act.gov.au]
Sent: Wednesday, 15 April 2015 4:07 PM
To: [REDACTED] Quayle, Stacey
Cc: [REDACTED]
Subject: RE: Throsby fill

Hi [REDACTED]

Thanks for this information. We will get the contractor to import this fill. Have you taken the trench spoil into consideration.

Regards

Guna Seelan

From: [REDACTED] [mailto:[\[REDACTED\]](mailto:[REDACTED])]
Sent: Wednesday, 15 April 2015 1:15 PM
To: Quayle, Stacey; Seelan, Guna
Cc: [REDACTED]
Subject: Throsby fill


Hi, Guna,

Could you please advise the source of Throsby fill? Do you need the contractor to provide the fill? Or is there any fill material can be brought to Stage 1 from other LDA's sites?

Excess of fill over cut, Stage 1A: 8160m3
Stage 1B:30630m3

Total required fill material is around 38, 800m3.

Thanks.

	<p>- Urban Development Calibre Consulting (ACT) Pty Ltd Level 6, 121 Marcus Clarke Street, Canberra City, ACT, 2601 GPO Box 261, Canberra, ACT, 2601 T 02 6211 7100 E [REDACTED].co www.calibreconsulting.co</p>
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From: [Steele, Jessica](#)
To: [Quayle, Stacey](#); [REDACTED]
Subject: ANU/LDA Throsby workshop
Date: Tuesday, 1 April 2014 4:04:19 PM
Attachments: [Conservation Guidelines_Throsby.pdf](#)

Hi Stacey and [REDACTED],

In advance of next week's workshop, the group from ANU have pulled together some of the key messages from their various bits of research. I have attached this summary for you to look at before the meeting.

They are planning to bring along some examples and are keen to discuss any of the points in more detail, especially if any of them aren't clear or are too general.

If you have any specific questions that they might not be able to answer on the spot let me know and I can pass them on beforehand.

Let me know if you have any problems with the attachment.

Thanks,
Jess

Jessica Steele | Project Officer

Phone: 02 6205 8638 | Email: JessicaL.Steele@act.gov.au

Sustainability & Innovation | Land Development Agency | Economic Development Directorate | ACT Government

TransACT House, 470 Northbourne Ave Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.lda.act.gov.au

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From: [Quayle, Stacey](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 2014 09 05 - Throsby EDP Pre-circulation document check
Date: Friday, 5 September 2014 4:08:00 PM

Peter,

Please find EPD's comments on the draft EDP below.

Please call to discuss the issue of the grading works required for Road 42. As I mentioned in my previous email I thought this matter had been resolved and no works were required outside of the estate. Given the issues with MNES my initial response is to provide a retaining wall but I need to understand what is involved in this work and any implications.

Regards,

Stacey Quayle

Land Development Agency

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602

Phone: 02 6207 2890 | Fax: 02 6207 6110 | Web: www.lda.act.gov.au

From: Taylor, Bob
Sent: Friday, 5 September 2014 3:55 PM
To: Quayle, Stacey
Subject: 2014 09 05 - Throsby EDP Pre-circulation document check

Offsite works

The offsite works proposed as part of the development must be clearly listed, numbered, and the corresponding numbers of works placed on the staging plan. This is to make it clear which offsite works are proposed as part of this application.

The Estate Development Plan should also show these offsite works.

General arrangement plans for these offsite works must also be submitted. I note these were provided for the pedestrian underpass only.

Part 18 of the report mentions offsite works. Please ensure the items discussed correspond with the accompanying plans. For example, part 18 mentions the construction of a new bridge. The bridge is not mentioned on the staging plan. Plans have also not been provided for a bridge.

Land use plan

Please use the zone names and colours/tones that correspond with the Territory Plan.

Water supply master plan

Plan 12.1 shows the alignment of the offsite water main. Is this proposed as part of this application? If so, please list and mark it accordingly. Please also provide plans of the water main and details on any impacts to existing vegetation. This may require an update to the tree management plan and tree impact plan.

Fence plan

The fence plan is hard to read. Please review the colours and symbols used. Please include details of the proposed fence.

Earthworks outside estate boundary

The written report (pg. 14) indicates the approach proposed to facilitate Road 42 is unresolved. Please ensure this item is resolved and appropriate plans are provided with the pre circulation documentation. If a retaining wall is proposed please provide details and sections of this so TAMS can consider this approach. I note discussion with the PIT team have occurred regarding this element.

If the required works are offsite please list them accordingly.

Visitor centre

As discussed at the meeting on 14 August 2014, please provide a development intentions plan for the Visitor Centre site to demonstrate that required vehicle movements (buses, coaches and cars) and parking can be safely accommodated on site along with a suitable footprint for the visitor centre building. Vehicle Movements (auto-turns) should be provided for the access street.

CPTED

Please address the CPTED Code rules relevant to underpasses.

Please contact me if you have any questions.

regards

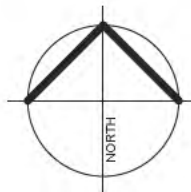
Bob Taylor | A/g Manager | Deed Management | Lease Administration

Phone 02 6207 1669 | Fax 02 6207 1856

Planning Delivery Division | PLA | Environment and Planning Directorate | **ACT Government**

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

www.environment.act.gov.au



LEGEND

- SITE BOUNDARY
- MAIN COLLECTOR
- ACCESS STREETS
- - - PEDESTRIAN CONNECTION
- EXISTING WATER COURSE
- COMMERCIAL MIXED USE
- VISITORS CENTRE
- OPEN SPACE SYSTEM
- EXISTING TREES
- * HERITAGE SITE
- * NATURE RESERVE GATEWAY
- * VIEW CORRIDOR

MAIN COLLECTOR:

- THE COLLECTOR ALLOWS A CONTINUOUS PATH OF TRAVEL WITHOUT INTERSECTIONS. THE NORTHERN PORTION COLLECTS A VIEW CORRIDOR RUNNING EAST/WEST, AND THEN TURNS SOUTH TO PICK UP THE SECONDARY CREEK LINE AND ANOTHER VIEW CORRIDOR. THE COLLECTOR CROSSES THE CREEK ON AN ANGLE AND ALLOWS FOR VIEWS TO NEARBY HILLTOP. IT THEN WEAVES ITS WAY THROUGH THE SIGHT PICKING UP VIEW CORRIDORS AND ALLOWING OPTIMUM DEVELOPMENT OUTCOMES ON EITHER SIDE. A SECONDARY ACCESS IS PROVIDED VIA THE EXTENSION OF MAPLETON AVENUE

INTERSECTION TREATMENTS:

- INTERSECTIONS ACROSS THE MAIN COLLECTOR ARE STAGGERED, AVOIDING THE REQUIREMENT FOR ROUNDABOUTS OR OTHER 4WAY TREATMENTS

EDGE ROADS:

- EDGE ROAD TREATMENTS ARE A SERIES OF CUL-DE-SAC HEADS, CONNECTED BY THE EXTENSION OF A PEDESTRIAN/CYCLE/FIRE TRAIL EDGE TREATMENT

ACCESS STREETS:

- ACCESS STREETS ARE FOCUSED ON SIGHTLINES AND PEDESTRIAN/CYCLE DESIRE LINES. THEY RUN BOTH ACROSS AND WITH CONTOURS, AND GENERALLY TERMINATE ON POCKET PARKS CONTAINING EXISTING TREES.

KEY LAND USES:

- A 'HUB' IS CREATED AT THE EXTENSION OF MAPLETON AVENUE, COMPRISING MEDIUM DENSITY, POTENTIAL COMMERCIAL, AND COMMUNITY FACILITY SITE. THE HUB IS CENTRAL TO THE RESIDENTS OF THROSBY, AND VISIBLE FROM HORSE PARK DRIVE. IT IS CENTRED ABOUT A SERIES OF POCKET PARKS CONTAINING EXISTING TREES AND PROVIDING VIEWS TO HILLTOP

- THE VISITORS CENTRE IS LOCATED ON THE BOUNDARY AT THE TERMINATION OF THE CENTRAL OPEN SPACE SYSTEM. IT IS ACCESSIBLE FROM THE EDGE STREET

- THE HERITAGE SITE IS LOCATED WITHIN THE CENTRAL OPEN SPACE SYSTEM WITHIN MEANINGFUL OPEN SPACE. IT IS IN CLOSE PROXIMITY TO RESIDENTIAL DEVELOPMENT

- A MEDIUM DENSITY SITE IS PROVIDED TO THE SOUTHERN PORTION OF THE ESTATE

OPEN SPACE SYSTEMS:

- THE CENTRAL OPEN SPACE SYSTEM CONTAINS A SIGNIFICANT NUMBER OF EXISTING TREES AND MAINTAINS THE CREEK CORRIDOR LARGELY ON ITS CURRENT ALIGNMENT

- A SERIES OF FORMATIVE POCKET PARKS ARE LOCATED THROUGHOUT THE ESTATE AND CONTAIN EXISTING TREES AND MARK VIEW CORRIDORS

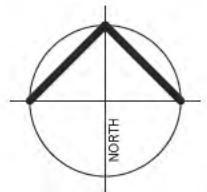
- ACCESS GATES TO THE NATURE RESERVES ARE LOCATED AT APPROXIMATELY 200M CENTRES AND ARE GENERALLY ASSOCIATED WITH A NATURAL FEATURE SUCH AS EXISTING TREES, RIDGE LINES AND VIEW CORRIDORS

- THE SECONDARY WATER COURSE IS EXPRESSED IN THE NORTHERN PORTION OF THE SITE

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**THROSBY ESTATE
Option 01**



LEGEND

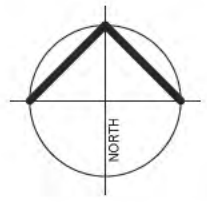
- SITE BOUNDARY
- MAIN COLLECTOR
- ACCESS STREETS
- PEDESTRIAN CONNECTION
- EXISTING WATER COURSE
- COMMERCIAL MIXED USE
- VISITORS CENTRE
- OPEN SPACE SYSTEM
- EXISTING TREES
- * HERITAGE SITE
- * NATURE RESERVE
- * GATEWAY
- * VIEW CORRIDOR

- MAIN COLLECTOR:**
- THE COLLECTOR ALLOWS A CONTINUOUS PATH OF TRAVEL WITHOUT INTERSECTIONS. THE NORTHERN PORTION COLLECTS A VIEW CORRIDOR RUNNING EAST/WEST, AND THEN TURNS SOUTH TO PICK UP THE SECONDARY CREEK LINE. THE COLLECTOR CROSSES THE CREEK ON AN ANGLE AND ALLOWS FOR VIEWS TO NEARBY HILLTOP. IT THEN RUNS PARALLEL TO HORSE PARK DRIVE AND CURLS AROUND THE BOTTOM OF THE HILL IN THE SOUTHERN PORTION. A SECONDARY ACCESS IS PROVIDED VIA THE EXTENSION OF MAPLETON AVENUE.
- INTERSECTION TREATMENTS:**
- INTERSECTIONS ACROSS THE MAIN COLLECTOR ARE STAGGERED, AVOIDING THE REQUIREMENT FOR ROUNDABOUT OR OTHER 4WAY TREATMENTS.
- EDGE ROADS:**
- EDGE ROAD TREATMENTS ARE A SERIES OF 'LOOPS', CONNECTED BY THE EXTENSION OF A PEDESTRIAN/CYCLE/FIRE TRAIL EDGE TREATMENT.
- ACCESS STREETS:**
- ACCESS STREETS GENERALLY RUN ACROSS CONTOURS, PARTICULARLY IN THE STEEPER SOUTH EASTERN PORTION WHERE STREETS RUN UP THE HILL TO A CENTRAL HILLTOP PARK.
- KEY LAND USES:**
- A 'HUB' IS CREATED AT THE EXTENSION OF MAPLETON AVENUE, COMPRISING MEDIUM DENSITY, POTENTIAL COMMERCIAL AND COMMUNITY FACILITY SITE. THE HUB IS CENTRAL TO THE RESIDENTS OF THROSBY, AND VISIBLE FROM HORSE PARK DRIVE. IT IS CENTRED ABOUT A LINEAR PARK CONTAINING EXISTING TREES AND PROVIDING VIEWS TO HILLTOP.
 - THE VISITORS CENTRE IS LOCATED ON THE CENTRAL OPEN SPACE SYSTEM AND IS ACCESSIBLE FROM THE MAIN COLLECTOR.
 - THE HERITAGE SITE IS LOCATED WITHIN THE CENTRAL OPEN SPACE SYSTEM, REMOTE FROM POTENTIAL DISTURBANCE AND WITHIN MEANINGFUL OPEN SPACE.
 - MEDIUM DENSITY DEVELOPMENT MARKS EACH OF THE ENTRIES TO THE ESTATE.
- OPEN SPACE SYSTEMS:**
- THE CENTRAL OPEN SPACE SYSTEM IS 'SHAPED' FANNING AT ITS ENDS AND CONTRACTING AS IT CROSSES THE MAIN COLLECTOR. THE SYSTEM CONTAINS A SIGNIFICANT NUMBER OF EXISTING TREES AND MAINTAINS THE CREEK CORRIDOR LARGELY ON ITS CURRENT ALIGNMENT.
 - THE LINEAR PARK AT MAPLETON AVENUE COLLECTS A LARGE NUMBER OF EXISTING TREES INCLUDING THE EXCEPTIONAL TREE. IT IS CENTRED ON VIEWS TO HILLTOP AND IS PUNCTUATED BY HIGHER DENSITY BUILT FORM.
 - AN ENTRY PARK AT THE SOUTHERN END OF THE ESTATE COLLECTS FOUR EXISTING TREES, AND A HILLTOP PARK MARKS THE TOP OF THE RIDGE.
 - ACCESS GATES TO THE NATURE RESERVES ARE LOCATED AT APPROXIMATELY 200M CENTRES AND ARE GENERALLY ASSOCIATED WITH A NATURAL FEATURE SUCH AS EXISTING TREES, RIDGE LINES AND VIEW CORRIDORS.
 - THE SECONDARY WATER COURSE IS EXPRESSED IN THE NORTHERN PORTION OF THE SITE.
 - THE ESTATE IS BROKEN INTO 3 DISTINCT PRECINCTS, SEPARATED BY LINEAR PARKS.

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**THROSBY ESTATE
Option 02**



LEGEND

- SITE BOUNDARY
- MAIN COLLECTOR
- ACCESS STREETS
- PEDESTRIAN CONNECTION
- EXISTING WATER COURSE
- COMMERCIAL MIXED USE
- VISITORS CENTRE
- OPEN SPACE SYSTEM
- EXISTING TREES
- * HERITAGE SITE
- * NATURE RESERVE
- * GATEWAY
- * VIEW CORRIDOR

MAIN COLLECTOR:

- THE COLLECTOR IS PUNCTUATED BY A SERIES OF INTERSECTIONS AT KEY LOCATIONS. THE NORTHERN PORTION COLLECTS A VIEW CORRIDOR RUNNING EASTWEST, AND THEN TURNS SOUTH TO CROSS THE CENTRAL SPACE SYSTEM PERPENDICULARLY. BEFORE TURNING EAST TO PROVIDE VIEWS TO NEARBY HILLTOP. THE COLLECTOR THEN RUNS PARALLEL TO THE EASTERN BOUNDARY BEFORE CURLING AROUND THE BOTTOM OF THE HILL IN THE SOUTHERN PORTION. A SECONDARY ACCESS IS PROVIDED VIA THE EXTENSION OF MAPLETON AVENUE

INTERSECTION TREATMENTS:

- INTERSECTIONS ACROSS THE MAIN COLLECTOR ARE 4WAYS, WITH THE INTRODUCTION OF ROUNDABOUTS AT KEY LOCATIONS

EDGE ROADS:

- CONTINUOUS EDGE ROADS ARE PROVIDED TO ALL OPEN SPACE SYSTEMS.

ACCESS STREETS:

- ACCESS STREETS RUN ACROSS OR ALONG CONTOURS. IN THE STEEPER SOUTH EASTERN PORTION STREETS RUN ALONG CONTOUR

KEY LAND USES:

- A 'HUB' IS CREATED AT THE EXTENSION OF ANTHONY ROLFE AVENUE, COMPRISING MEDIUM DENSITY, POTENTIAL COMMERCIAL AND COMMUNITY FACILITY SITE. THE HUB IS REMOTE TO A PORTION OF THE RESIDENTS OF THROSBY, BUT VISIBLE FROM HORSE PARK DRIVE
- THE VISITORS CENTRE IS LOCATED ON EDGE OF THE CENTRAL OPEN SPACE SYSTEM AND IS ACCESSIBLE FROM AN EDGE STREET
- THE HERITAGE SITE IS LOCATED WITHIN THE CENTRAL OPEN SPACE SYSTEM, ADJACENT TO THE VISITORS CENTRE AND WITHIN MEANINGFUL OPEN SPACE
- MEDIUM DENSITY DEVELOPMENT MARKS THE NORTHERN ENTRY TO THE ESTATE ONLY

OPEN SPACE SYSTEMS:

- THE CENTRAL OPEN SPACE SYSTEM IS FORMALISED WITH A CONTINUOUS WIDTH AND EDGE ROADS PROVIDING ALIGNED ON NEARBY HILLTOP. THE SYSTEM CONTAINS A SIGNIFICANT NUMBER OF EXISTING TREES AND MAINTAINS THE CREEK CORRIDOR LARGELY ON ITS CURRENT ALIGNMENT
- THE LINEAR PARK AT MAPLETON AVENUE COLLECTS A LARGE NUMBER OF EXISTING TREES INCLUDING THE EXCEPTIONAL TREE. IT IS CENTRED ON VIEWS TO HILLTOP
- AN ENTRY PARK AT THE SOUTHERN END OF THE ESTATE COLLECTS FOUR EXISTING TREES
- THE EASTERN BOUNDARY OF THE ESTATE IS ESSENTIALLY REDEFINED, PLACING EXISTING TREES WITHIN THE NATURE RESERVE OPEN SPACE
- ACCESS GATES TO THE NATURE RESERVES ARE LOCATED AT APPROXIMATELY 200M CENTRES AND ARE GENERALLY ASSOCIATED WITH A NATURAL FEATURE SUCH AS EXISTING TREES, RIDGE LINES AND VIEW CORRIDORS
- THERE IS NO EXPRESSION OF THE SECONDARY WATER COURSE IN THE NORTHERN PORTION OF THE SITE
- THE ESTATE IS BROKEN INTO 3 DISTINCT PRECINCTS SEPARATED BY LINEAR PARKS

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**THROSBY ESTATE
Option 03**

From: [REDACTED]
To: [Quayle, Stacey](mailto:Quayle.Stacey)
Cc: [REDACTED]
Subject: 13 27 - Throsby Estate EDP & DD - 13 12 19 - COMMENTARY ON PIT GUIDANCE DOCUMENT
Date: Thursday, 19 December 2013 10:09:37 AM
Attachments: [Concept Plan guide - Throsby_TAIT_WADDINGTON COMMENTS.docx](#)

Hi Stacey,

As requested please find attached comments on the PIT 'Guidance on the Concept Plan for Throsby'.

We assume you are going to send through a series of comments, not attempt to rewrite the text? Let me know if we can provide anything further.

Regards,

[REDACTED]

www.taitwaddington.com

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