

**From:** [REDACTED]  
**To:** [Quayle, Stacey](#)  
**Cc:** [REDACTED]  
**Subject:** 13 27 - Throsby Estate EDP & DD - 14 03 21 - BLOCK MIX  
**Date:** Friday, 21 March 2014 11:15:32 AM

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Hi Stacey,

Further to our earlier discussions we have now reviewed the single residential block mix in the following recent LDA estates:

- Crace
- Forde North
- Bonner Stage 3
- Jacka Stage 1
- Lawson Stage 1

Based on this research and the sites characteristics we propose the following single residential block mix in Throsby:

- Large: 35%
- Mid-sized: 55%
- Compact: 10%

We understand from LDAs advice that compact blocks in Throsby will meet the affordable housing threshold, and the remaining 10% requirement for affordable housing would be met through the multi-unit sites.

Overall the block typology mix in Throsby is currently:

- Single residential blocks: 77%
- Multi unit blocks: 23%

Can you please advise LDA's acceptance of the proposed block mix. In addition we would welcome LDA's advice on the preferred mix of the mid-sized housing typologies, being villa, premium villa and courtyard dwellings.

Look forward to hearing from you.

Regards,

[REDACTED] | [REDACTED]

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**ACT**  
Government

**Plan Implementation Team**

**Guidance on the Concept Plan for Throsby**

## List of Abbreviations

ACT	Australian Capital Territory
CEMP	Construction Environment Management Plan
CPR	Conservation Planning and Research unit (under ESDD)
DoE	Commonwealth Department of the Environment (previously SEWPaC)
EDD	Economic Development Directorate
EDP	Estate Development Plan
EIS	Environmental Impact Statement
EP Act	Environment Protection Act 1997 (ACT)
EPA	Environment Protection Agency
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999 (Cwth)
EPIP Act	Environment Protection (Impact of Proposals) Act 1974 (Cwth, repealed)
ESA	Emergency Services Agency
ESDD	Environment and Sustainable Development Directorate
LDA	Land Development Agency (under EDD)
MNES	Matters of National Environmental Significance
NC Act	Nature Conservation Act 1980 (ACT)
NCA	National Capital Authority
NCP	National Capital Plan
NSW	New South Wales
PA	Preliminary Assessment
PALM Act	Australian Capital Territory (Planning and Land Management) Act 1988 (Cwth)
PD Act	Planning and Development Act 2007 (ACT)
PIT	Plan Implementation Team
SEWPaC	Commonwealth Department of Sustainability, Environment, Water, Population and Communities (superseded by DoE)
TaMS	Territory and Municipal Services Directorate

## Introduction

In October 2012, the Australian Capital Territory (ACT) and Commonwealth governments commenced a Strategic Assessment under Part 10 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The focus of this agreement was to assess the potential impacts from development of the remaining identified greenfield sites in Gungahlin, the northern-most district in the ACT, on Matters of National Environmental Significance (MNES) protected under the EPBC Act. Completion of the Gungahlin development is described by the Biodiversity Plan (the Plan) and establishes a balance of residential, employment and conservation areas within the district.

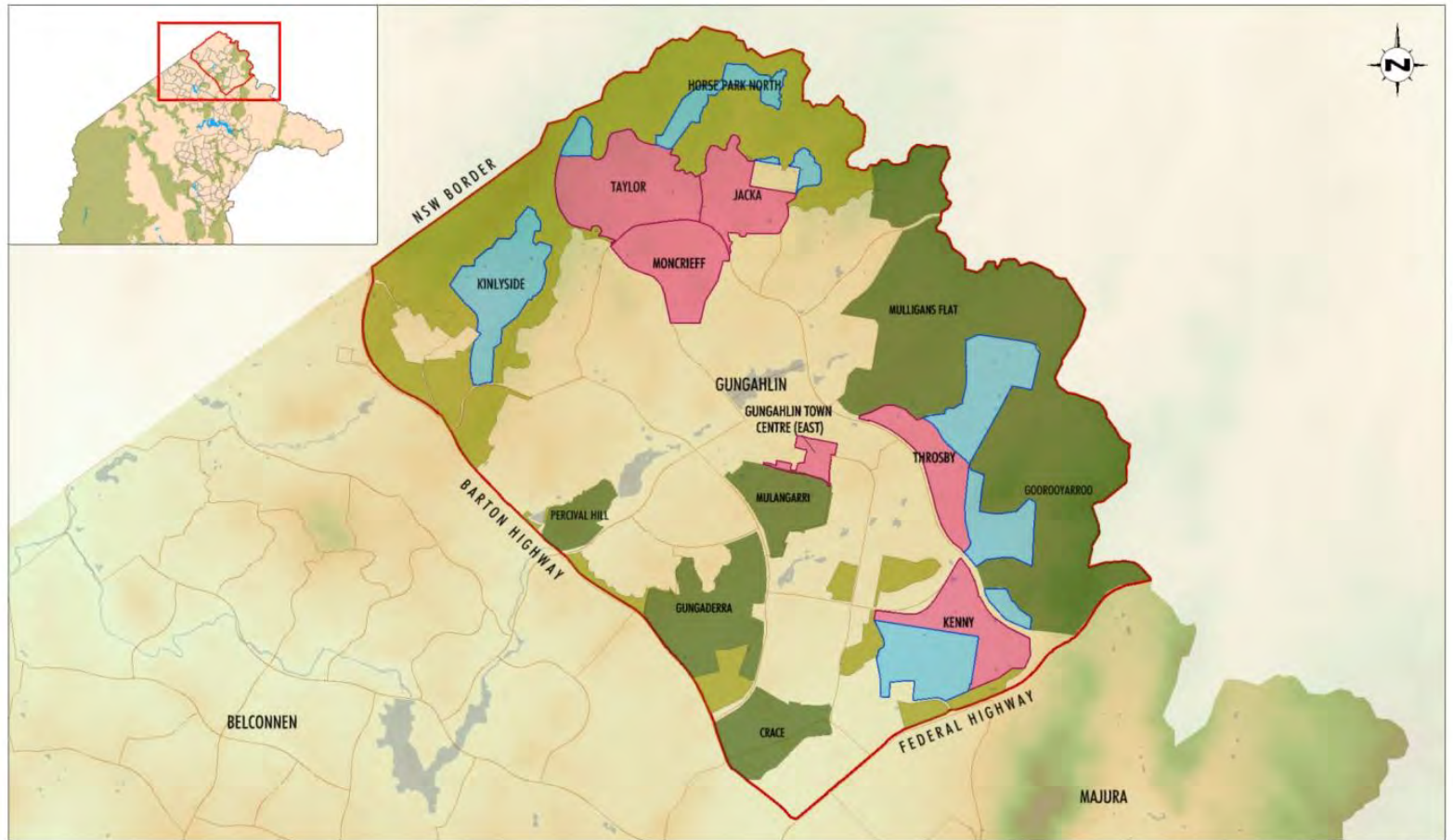
The Gungahlin Strategic Assessment was endorsed on 20 June 2013 and the actions associated with the development were approved on 17 July 2013. As a result of the approval, the Strategic Assessment has streamlined the development application process and reduced costs and delays associated with land release by removing the need for site by site assessment of MNES.

The Plan provides for urban development and conservation in Gungahlin, including:

- Construction of residential, commercial, community and open space land uses and related infrastructure within the district of Gungahlin over the next 20 years subject to approval under the ACT Planning and Development Act 2007 (PD Act);
- Variation to the Territory Plan to reflect changes in land use identified in this document;
- A biodiversity offsets package which will place an additional 781 hectares of land supporting threatened species and communities into protected areas within the district; and
- A financial contribution for:
  - Direct offsets in habitat enhancement in areas identified as being of strategic importance for the persistence of MNES in the Gungahlin District; and
  - Indirect offset actions for the benefit of the MNES affected by the Gungahlin development and biodiversity in general in the ACT and surrounding areas.

This document has been prepared by the Plan Implementation Team (PIT) to inform developers of the consideration required in designing the suburb at the Estate Development Planning (EDP) stage

Figure 1 Overview of the Plan



Legend

- |   |  |   |                                    |
|---|--|---|------------------------------------|
|  | Gungahlin - Area Subject to Assessment |  | Existing Nature Reserves           |
|  | The Plan - Urban Development Areas     |  | Existing Hills, Ridges and Buffers |
|  | The Plan - Future Conservation Areas   |  | Existing Urban Areas               |

0 1 km 2.5 km 5 km  
1:80 000

## Background

### **Commitments under the *Environment Protection and Biodiversity Conservation Act 1999***

The Plan identifies a range of commitments to be undertaken by the ACT Government targeting MNES affected by urban development in the Gungahlin district. Commitments in the Plan build upon the long history of forward and strategic environmental planning in the ACT around the avoidance and mitigation of environmental impacts resulting from development.

Commitments in the Plan are targeted to the affected MNES however also consider broader biodiversity and conservation management objectives which are important not only to the ACT under Territory legislation but also matters of significance at other scales including regional connectivity in the southern tablelands. To this effect, implementation of the Plan not only serves to maintain or enhance the conservation status of affected MNES in the ACT but also results in a beneficial effect to biodiversity in general.

In summary, the commitments include:

- Avoidance of areas that support habitat for MNES on land presently designated as developable (either RZ1 – Suburban (including Future Urban Area) or NUZ1 - broadacre)
- Increased investment in habitat enhancement beyond the minimum level required under the Territory’s statutory obligation<sup>1</sup>; and
- Increased investment in research targeted at the affected MNES and guided by action planning objectives.

Direct impacts on MNES have either been avoided (pink-tailed worm-lizard, superb parrot breeding sites, important migratory bird habitat) or minimised through protecting core, well connected endangered woodland, golden sun moth or striped legless lizard habitat.

### **Structure plans**

A structure plan sets out broad principles and policies for the development of a future urban area. The plan is typically at the district level. It is essentially a framework of the planning intent for the area and may include information on environmental and heritage matters, future major infrastructure requirements, key features, zoning and residential densities. The applicable structure plan for Moncrieff is the North Gungahlin Structure Plan

### **Concept plans**

A concept plan applies the principles and policies of a structure plan for the future urban area to identify the specific planning requirements that will apply to the future detailed planning and development of the suburb. Concept plans, through a variation to the Territory Plan, will become a Precinct Codes (ongoing provisions) in the new Territory Plan. The Precinct Code guides the preparation, assessment and determination of the future developments for the land (i.e. estate development plan).

### **Estate development plans**

An estate development plan (EDP) sets out the design and development intention of an estate that is consistent with the Territory Plan, in particular, relevant concept plans and development codes. It is the stage of planning that brings land from “planning ready” to “development ready” where, once approved, can be made available for future development.

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<sup>1</sup> The minimum statutory obligation is considered to be defined by the land use objectives under the various zones of the Territory Plan in addition to the obligations on land holders as established through approved policy and legislation relevant to the ACT whether under Territory or Commonwealth jurisdictions.

## Application of the guidance notes

The Gungahlin Strategic Assessment Biodiversity Plan (the Plan) includes a commitment to provide guidance on the development of Concept Plan where required for each urban release area to ensure commitments and objectives of the Plan are implemented, particularly the identification of sympathetic development types along the urban edge to minimise impact to adjacent MNES.

Moncrieff is subject to a concept plan under the Territory Plan 2008 listed here:  
<http://www.legislation.act.gov.au/ni/2008-27/copy/61205/pdf/2008-27.pdf>

The Concept Plan identifies areas of environmental significance which are consistent with those reflected in the Gungahlin Strategic Assessment and Biodiversity Plan.

As the concept plan already applies, this document provides guidance to estate designers on specific considerations applicable to the suburb from the Plan.

### Approval from the Plan Implementation Team

The PIT will be consulted either prior to or during the EDP entity circulation process. The PIT will review EDPs to ensure they are in accordance with the commitments of the Biodiversity Plan.

### Regulation and compliance

Estate Development Plans are required to be assessed against all relevant codes within the Territory Plan, including Structure Plans, Concept Plans and Precinct Codes where applicable. Moncrieff is required to be assessed against:

- East Gungahlin Structure Plan 2010;
- Estate Development Code 2013;
- All relevant General Codes; and
- The Gungahlin Strategic Assessment Area – Request for s211 Exemption Consideration Report

Development that occurs that is inconsistent with the approval issued under the *Planning and Development Act 2007* will be subject to compliance action under that Act.

## Guidance notes

In addition to the requirements of the *Planning and Development Act 2007* and the Territory Plan, the following items will be considered during the preparation of EDP's and their assessment under the *Planning and Development Act 2007*. Where relevant, these considerations may become ongoing provisions to be included in Precinct Codes under the Territory Plan 2008.

### Item from the Plan:

Ensure appropriate land use planning for areas adjacent to MNES habitat

### Recommended considerations for Throsby

1. placement of low intensity land uses in areas that might otherwise result in disturbance to species during critical life-cycle stages, e.g., superb parrot breeding;
2. selection of materials so as to limit noise and light incursion into reserved or retained natural areas;
3. placement of transport and utility infrastructure in a way that reduces or avoids ongoing impacts to adjoining areas either from operation or periodic maintenance;
4. placement of recreational facilities including playgrounds and bike/pedestrian paths in areas that do not lead to inappropriately increased human activity adjacent to sensitive areas;
5. appropriate plant selection for landscaping including consideration of incorporating landscaping species which will provide future foraging or shelter opportunities to wildlife.
6. Particular consideration to be given to enhancing connectivity and flight paths for species such as superb parrot which disperse south to the Belconnen district and the Molonglo Valley;
7. liaison with appropriately qualified professionals, experienced in the biology and management of the MNES known to occur in Gungahlin, during the design stages, prior to construction commencing, to ensure optimal design solutions are prescribed.

### Item from the Plan:

Associated buffers for all urban development including specific consideration of the estate design/layout

### Recommended consideration for Throsby

1. ensuring all developments are surrounded by an edge road to minimise the requirements for bushfire hazard management, enhance passive surveillance and control invasive species;
2. placement of low intensity land uses in areas that might otherwise result in disturbance to species during critical life-cycle stages, eg. superb parrot breeding;
3. selection of materials so as to limit noise and light incursion into reserved or retained natural areas;
4. appropriate plant selection for landscaping including consideration of incorporating landscaping species which will provide future foraging or shelter opportunities to wildlife.
5. liaison with appropriately qualified professionals, experienced in the biology and management of the MNES known to occur in Gungahlin, during the design stages, prior to construction commencing, to ensure optimal design solutions are prescribed.

## Item from the Plan:

Include consideration of asset protection zones between the buffer and residential zones

### ***Recommended consideration for Throsby***

1. ensuring all developments are surrounded by an edge road to minimise the requirements for bushfire hazard management, enhance passive surveillance and control invasive species;
2. liaison with appropriately qualified professionals, experienced in the biology and management of the MNES known to occur in Gungahlin, during the design stages, prior to construction commencing, to ensure optimal design solutions are prescribed.

### **Further Information**

Further information on the requirements for concept planning in Moncrieff can be found in:

- The Territory Plan
  - East Gungahlin Structure Plan 2010;
  - Estate Development Code 2013;
  - All relevant General Codes; and
- The Gungahlin Strategic Assessment Area – Request for s211 Exemption Consideration Report
- The Gungahlin Strategic Assessment - Biodiversity Plan
- The Gungahlin Strategic Assessment – Assessment Report

**From:** [REDACTED]  
**To:** [Quayle, Stacey](#)  
**Cc:** [REDACTED]  
**Subject:** 13 27 - Throsby Estate EDP & DD - 14 05 09 - BLOCK MIX CLARIFICATION  
**Date:** Friday, 9 May 2014 2:19:23 PM

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Hi Stacey,

Further to our discussion this morning regarding block mix we would like to clarify that your advice relates to the terminology used in the LDA 'Block Design' document and not the old terminology used by the LDA. The 'Block Design' document describes the type of house to fit on a block rather than the block itself. The old terminology describes the block dimensions.

For example, a *villa premium* in the 'Block Design' document is a 3 bedroom, 2 living room, 2.5 bathroom and 2 garage house with a GFA of 250 – 290m<sup>2</sup>. The block to accommodate a *villa premium* ranges from 13.5x30m (405m<sup>2</sup>) to 18x30m (540m<sup>2</sup>) depending on slope and orientation.

Under the old way of subdividing sections a *villa premium* was typically a 13.5x30m (405m<sup>2</sup> block), regardless of the slope or orientation. The house on the block was then adjusted to meet various setback and solar conditions.

At present our subdivision and block mix is based on the 'Block Design' document, as advised at the outset of the project. Just wanted to confirm this is as per your understanding.

Regards,

[REDACTED]

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**From:** [REDACTED]  
**To:** [Quayle, Stacey](#)  
**Cc:** [REDACTED]  
**Subject:** 13 27 - Throsby Estate EDP & DD - 14 07 28 - DRIVEWAYS FOR STANDARD BLOCKS  
**Date:** Monday, 28 July 2014 4:29:33 PM

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Good afternoon Stacey,

Could you please provide input on the following proposal for driveways to Standard blocks:

Driveways for large blocks have previously been set at 2m offset from a side boundary. This offset was arrived at by adding what was previously the minimum side setback of 1.5m to a 0.5m allowance for wall thickness & return. Recent amendments to the Territory Plan associated with the solar provisions introduced the opportunity for zero setback boundaries on large blocks (R14). Therefore this gives opportunity for driveways to be set with a minimal 0.5m offset from side boundary on large blocks, matching the offset provided for mid-size blocks.

We have been weighing up the choice which needs to be made on behalf of the future land owner. We suggest the following approach might be adopted:

- Large blocks on flat sites (5% or less) of any orientation offset driveway 0.5m from south or west side boundary as applicable to exploit the new development opportunity;
- Large blocks on moderate sloping sites (5 – 10%) to north, offset driveway 0.5m from southern side boundary;
- Large blocks on all other sloping sites, offset driveway 2.5m from south or west side boundary as applicable. This is in response to construction difficulties and solar envelope compliance challenges associated with a zero setback built form on a steep sloping site.

However we acknowledge the above is somewhat subjective interpretation. For instance it might be argued that a purchaser paying a premium for a 'standard' large block may be seeking a detached house in a garden surround, as distinct from a zero-setback mid-size block. If this were to be considered particularly important then all blocks ought to retain the 2.5m driveway offset. Do you have a more compelling interpretation to offer, or has the LDA formed a position on this issue for recent estates?

A direction on this issue will allow us to finalise driveway placement across the CAD base. Happy to discuss on phone or during Wednesday's meeting if preferred.

Thanks,

[REDACTED]

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**From:** [REDACTED]  
**To:** [Quayle, Stacey](#); [Thornhill, David](#)  
**Subject:** FW: Throsby boundary with the Nature Reserve  
**Date:** Thursday, 5 June 2014 5:19:17 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[South eastern corner and SW pond area.pdf](#)  
[Throsby Estate PIT plan.pdf](#)

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Stacey,  
Our information for the PIT members, please circulate.

Dear PIT,

On behalf of the LDA we would be pleased if you could confirm your endorsement for minor works outside the Estate Boundary for Throsby. The purpose of these minor works is to improve the design outcome for both the Estate and the Nature reserve without affecting any environmental constraints.

Immediately to the south of the Estate is an existing farm dam. This existing farm dam is outside the Estate boundary however the edge of the dam is on the Estate Boundary. This southern corner of the Estate is a low point and therefore a location for a proposed stormwater pond. The primary purpose of the pond is to facilitate the Estate meeting its Water Sensitive Urban Design targets ie stormwater quality and quantity treatment. If this pond was to be built within the Estate Boundaries the toe of the stormwater pond would be adjacent to the existing farm dam. As a result the upstream catchment for the farm dam would be cut off resulting in the farm dam drying out. There would also be a minor risk with regards to ground conditions ie a farm dam is not a suitable downstream condition for a pond. It would be logical to incorporate the existing farm dam into the proposed stormwater pond. This was the original intention in previous studies for Throsby which had the farm dam within the Estate boundary.

Therefore, rather than build a new stormwater pond beside the existing, we propose to enlarge the existing farm dam and 'convert' it into a stormwater pond for the Estate. Incorporating the existing farm dam into the Estate works will have no negative environmental affects that we are aware of, it is a practical solution and avoids us 'drying up' the existing farm dam buy cutting it off. This would be a preferred outcome for both the Nature Reserve and Estate works in our opinion. Attached is a sketch plan showing the proposed pond and associated works. As these are outside of the Estate boundary and we would be pleased if the PIT team could review and confirm your endorsement (or otherwise) to the works.

In addition to the above we have been reviewing the relationship with the Estate and the Nature Reserve boundary (along the north-eastern boundary) from an engineering point of view i.e. grading and levels. The existing terrain has minor undulations which we cannot mirror in our road grading along the estate boundary i.e. our road grades will include 'smoothing out' the existing levels. In our opinion it would be ideal if minor earthworks could be carried out over the Estate boundary line into the Nature reserve to create a smooth transition into the reserve. Minor earthworks being say a 5m maximum encroachment including minor fill or cut embankments. The development of the Estate could proceed without undertaking these works

with for example retaining walls (say approximately 0.5m-1m high) along the Estate boundary however in our opinion a better outcome for both the Estate and the connectivity with the Nature Reserve would be to avoid walls and replace these with minor earthworks along the Estate boundary, encroaching 5m into the Nature Reserve. There are no trees within 5m of the Estate boundary and again we see these as a net positive outcome for all stakeholders.

We would be pleased if you could confirm your endorsement to the proposed incorporation of the existing farm dam into a stormwater pond and associated works outside the Estate boundary in the southern corner of the Estate. This proposal has many advantages to both the Estate and Nature reserve and is critical to a practical outcome for this area. The proposed minor encroachment of earthworks along the north eastern boundary is not such a critical issue however again we consider the allowance to undertake these works would be a positive outcome for both the Estate and Nature reserve with an improved relationship/transition between the Estate and Nature reserve.

Regards

[REDACTED] on Behalf of the LDA

[REDACTED] | **Senior Project Manager**

Brown Consulting (ACT) Pty Ltd



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0 500



metres

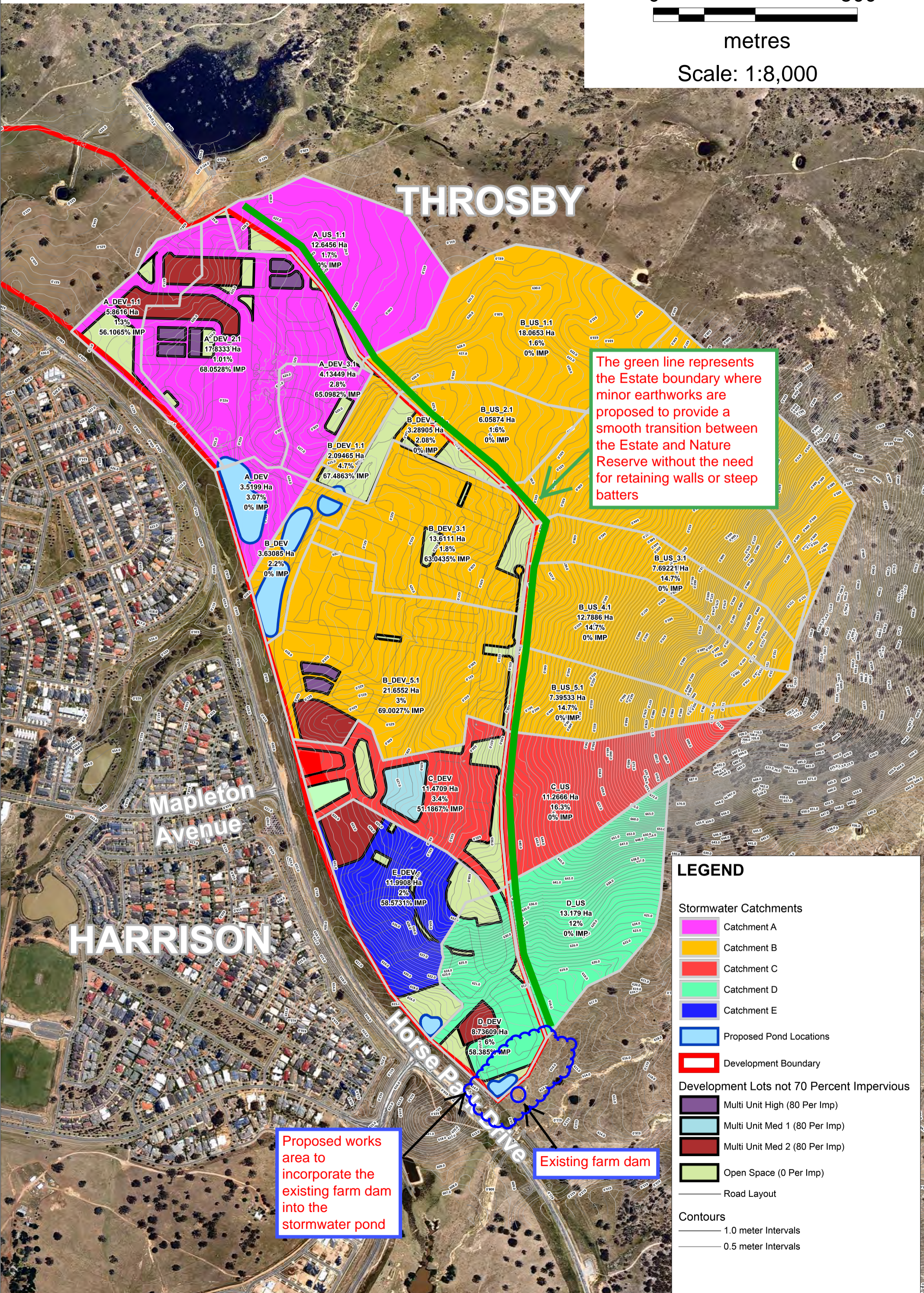
Scale: 1:8,000

# THROSBY

The green line represents the Estate boundary where minor earthworks are proposed to provide a smooth transition between the Estate and Nature Reserve without the need for retaining walls or steep batters

Proposed works area to incorporate the existing farm dam into the stormwater pond

Existing farm dam



## LEGEND

### Stormwater Catchments

- Catchment A
- Catchment B
- Catchment C
- Catchment D
- Catchment E

Proposed Pond Locations

Development Boundary

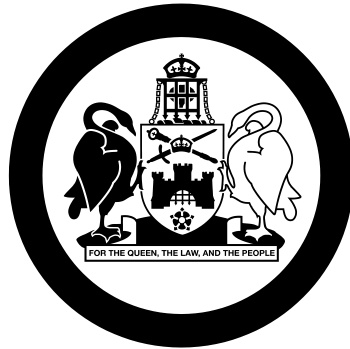
### Development Lots not 70 Percent Impervious

- Multi Unit High (80 Per Imp)
- Multi Unit Med 1 (80 Per Imp)
- Multi Unit Med 2 (80 Per Imp)
- Open Space (0 Per Imp)

Road Layout

### Contours

- 1.0 meter Intervals
- 0.5 meter Intervals



**ACT**  
Government

**Plan Implementation Team**

**Commitment 3 of the Gungahlin Strategic Assessment Biodiversity Plan:  
Guidance on planning for Throsby**

## List of Abbreviations

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CEMP	Construction Environment Management Plan
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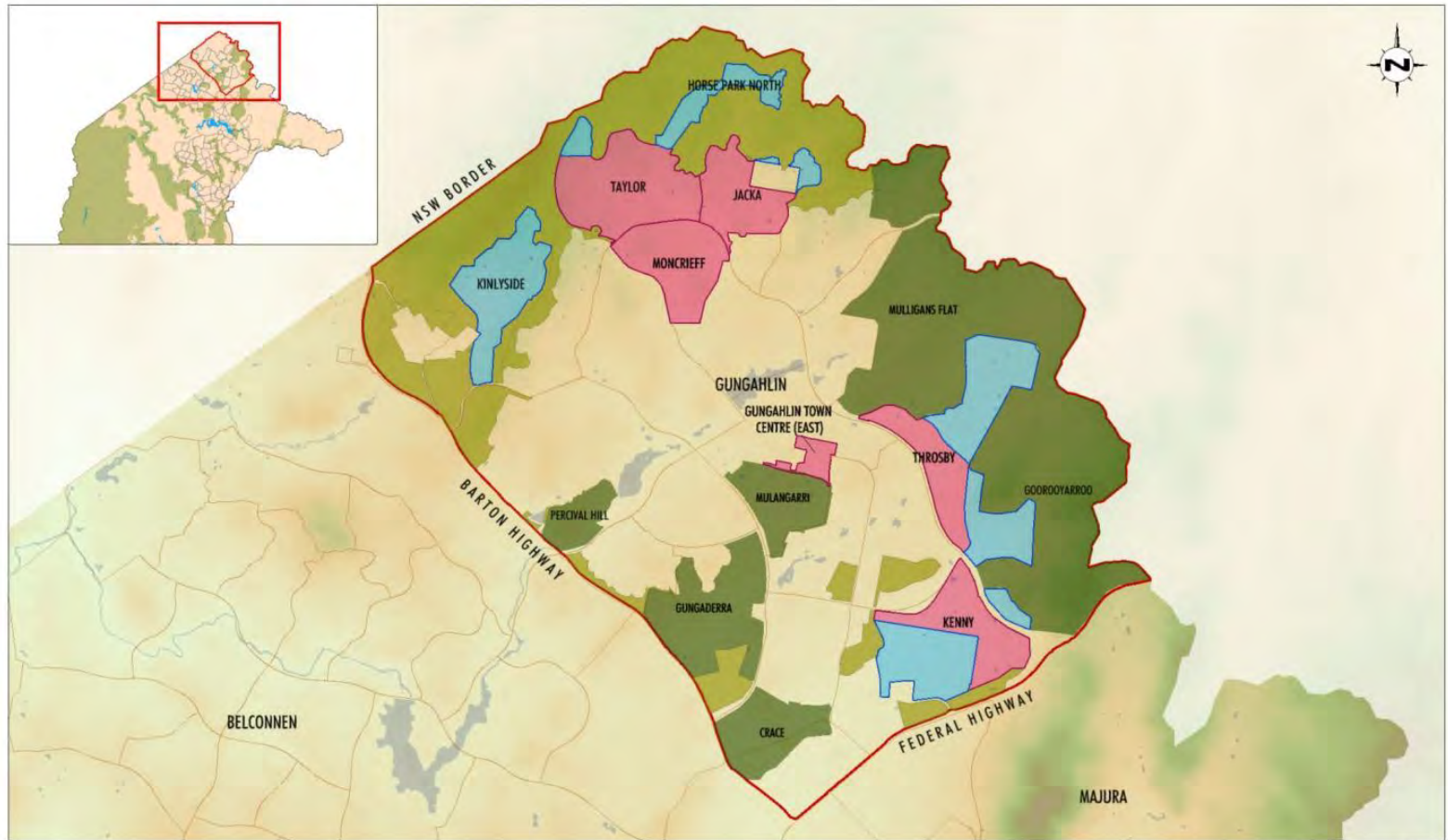
## **Introduction**

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The area covered by the Strategic Assessment is described in Figure 1 Overview of the Plan.

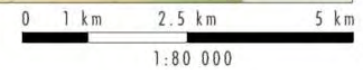
This document has been prepared by the Plan Implementation Team (PIT) to inform developers of the considerations required in designing the suburb of Throsby at the Estate Development Planning (EDP) stage.

Figure 1 Overview of the Plan



Legend

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|---|--|---|------------------------------------|
|  | Gungahlin - Area Subject to Assessment |  | Existing Nature Reserves           |
|  | The Plan - Urban Development Areas     |  | Existing Hills, Ridges and Buffers |
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## Background

### **Commitments under the *Environment Protection and Biodiversity Conservation Act 1999***

The Plan identifies a range of commitments to be undertaken by the ACT Government targeting MNES affected by urban development in the Gungahlin district. Commitments in the Plan build upon the long history of forward and strategic environmental planning in the ACT around the avoidance and mitigation of environmental impacts resulting from development.

Commitments in the Plan are targeted to the affected MNES however also consider broader biodiversity and conservation management objectives which are important not only to the ACT under Territory legislation but also matters of significance at other scales including regional connectivity in the southern tablelands. To this effect, implementation of the Plan not only serves to maintain or enhance the conservation status of affected MNES in the ACT but also results in a beneficial effect to biodiversity in general.

In summary, the commitments include:

- Avoidance of areas that support habitat for MNES on land presently designated as developable (either RZ1 – Suburban (including Future Urban Area) or NUZ1 - broadacre)
- Increased investment in habitat enhancement beyond the minimum level required under the Territory’s statutory obligation<sup>1</sup>; and
- Increased investment in research targeted at the affected MNES and guided by action planning objectives.

Direct impacts on MNES have either been avoided (pink-tailed worm-lizard, superb parrot breeding sites, important migratory bird habitat) or minimised through protecting core, well connected endangered woodland, golden sun moth or striped legless lizard habitat.

### **Structure plans**

A structure plan sets out broad principles and policies for the development of a future urban area. The plan is typically at the district level. It is essentially a framework of the planning intent for the area and may include information on environmental and heritage matters, future major infrastructure requirements, key features, zoning and residential densities. The applicable structure plan for Throsby is the East Gungahlin Structure Plan.

### **Concept plans**

A concept plan applies the principles and policies of a structure plan for the future urban area to identify the specific planning requirements that will apply to the future detailed planning and development of the suburb. Concept plans, through a variation to the Territory Plan, will become a Precinct Codes (ongoing provisions) in the Territory Plan. The Precinct Code guides the preparation, assessment and determination of the future developments for the land (i.e. estate development plan). There is no existing concept plan for Throsby.

### **Estate development plans**

An estate development plan (EDP) sets out the design and development intention of an estate that is consistent with the Territory Plan, in particular, relevant concept plans and development codes. It is the stage of planning that brings land from “planning ready” to “development ready” where, once approved, can be made available for future development.

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<sup>1</sup> The minimum statutory obligation is considered to be defined by the land use objectives under the various zones of the Territory Plan in addition to the obligations on land holders as established through approved policy and legislation relevant to the ACT whether under Territory or Commonwealth jurisdictions.

## Application of the guidance notes

The Gungahlin Strategic Assessment Biodiversity Plan (the Plan) includes a commitment to provide guidance on the estate development where required for each urban release area to ensure commitments and objectives of the Plan are implemented, particularly the identification of sympathetic development types along the urban edge to minimise impact to adjacent MNES.

The development of estates in Throsby will address areas of environmental significance which are consistent with those reflected in the Gungahlin Strategic Assessment and Biodiversity Plan (the Plan).

As the East Gungahlin Structure Plan already applies, this guidance document provides assistance to estate designers on specific considerations applicable to the suburb from the Plan. The guide does not inform construction operations or requirements, and aims to protect MNES that occur within the identified conservation areas only.

### Approval from the Plan Implementation Team

The PIT will be consulted either prior to or during the EDP entity circulation process. The PIT will review EDPs to ensure they are in accordance with the commitments of the Biodiversity Plan.

### Regulation and compliance

Estate Development Plans are required to be assessed against all relevant codes within the Territory Plan, including Structure Plans, Concept Plans and Precinct Codes where applicable. Throsby is required to be assessed against:

- East Gungahlin Structure Plan 2010;
- Estate Development Code 2013;
- All relevant General Codes; and
- The Gungahlin Strategic Assessment Area – Request for s211 Exemption Consideration Report

Development that occurs that is inconsistent with the approval issued under the *Planning and Development Act 2007* will be subject to compliance action under that Act.

## Guidance notes

In addition to the requirements of the *Planning and Development Act 2007* and the Territory Plan, the following items will be considered during the preparation of EDP's and their assessment under the *Planning and Development Act 2007*. Where relevant, these considerations may become ongoing provisions to be included in Precinct Codes under the Territory Plan 2008.

The estate design should be generally consistent with the Key Design Elements at Appendix 1, noting that the estate design outcomes may change subject to planning requirements.

### Ensure appropriate land use planning for areas adjacent to MNES habitat

#### ***Recommended considerations for Throsby***

1. placement of low intensity land uses (such as single residential uses) in areas that might otherwise result in disturbance to species during critical life-cycle stages, specifically, superb parrot breeding, which occurs to the south-east of the development area between September and January;
2. selection of materials and landscaping so as to limit noise and light incursion into reserved or retained natural areas that contain MNES (known Superb Parrot nesting trees) and that may be sensitive to these impacts;
3. placement of transport and utility infrastructure in a way that reduces or avoids ongoing impacts to adjoining areas either from operation or periodic maintenance;
4. placement of recreational facilities such as playgrounds and community paths in areas that do not lead to inappropriate activities adjacent to areas containing MNES (superb parrot nesting trees) that have been identified for conservation;
5. appropriate plant selection for landscaping of urban open space areas within the estate which will provide opportunities for connectivity and flight paths for the Superb Parrot into the known nesting habitats at Throsby Ridge, Belconnen and the Molonglo Valley;
6. liaison with appropriately qualified professionals, experienced in the biology and management of the MNES known to occur in Gungahlin, during the design stages, prior to construction commencing, to ensure optimal design solutions are prescribed.

### Associated buffers for all urban development including specific consideration of the estate design/layout

#### ***Recommended consideration for Throsby***

1. ensuring estate developments have an edge road or similar measure adjacent to conservation areas created by the Gungahlin Strategic Assessment to minimise the requirements for bushfire hazard management, enhance passive surveillance and control invasive species;
2. placement of low intensity land uses (such as single residential uses) in areas that might otherwise result in disturbance to species during critical life-cycle stages, specifically, superb parrot breeding, which occurs to the south-east of the development area between September and January;
3. selection of materials and landscaping so as to limit noise and light incursion into reserved or retained natural areas that contain MNES and that may be sensitive to these impacts;
4. appropriate plant selection for landscaping of urban open space areas within the estate which will provide opportunities for connectivity and flight paths for the Superb Parrot into the known nesting habitats at Throsby Ridge, Belconnen and the Molonglo Valley;

- liaison with appropriately qualified professionals, experienced in the biology and management of the MNES known to occur in Gungahlin, during the design stages, prior to construction commencing, to ensure optimal design solutions are prescribed.

**Include consideration of asset protection zones between the buffer and residential zones**

***Recommended consideration for Throsby***

- ensuring estate developments have an edge road or similar measure adjacent to conservation areas created by the Gungahlin Strategic Assessment to minimise the requirements for bushfire hazard management, enhance passive surveillance and control invasive species;
- liaison with appropriately qualified professionals, experienced in the biology and management of the MNES known to occur in Gungahlin, during the design stages, prior to construction commencing, to ensure optimal design solutions are prescribed.

**Further Information**

Further information on the requirements for concept planning in Throsby can be found in:

- The Territory Plan
  - East Gungahlin Structure Plan 2010;
  - Estate Development Code 2013;
  - All relevant General Codes; and
- The Gungahlin Strategic Assessment Area – Request for s211 Exemption Consideration Report
- The Gungahlin Strategic Assessment - Biodiversity Plan
- The Gungahlin Strategic Assessment – Assessment Report

Information and advice from the PIT on planning requirements may be sought by emailing [EDDCommunity@act.gov.au](mailto:EDDCommunity@act.gov.au)

Your email will need to include the following details:

- A contact name, and contact details (email, telephone and postal address);
- A description of your development
- A specific request to seek advice from the PIT on the planning requirements within the Gungahlin Strategic Assessment.

For details on the Gungahlin Strategic Assessment, including access to the final Assessment Report and the Biodiversity Plan go to:

[http://www.economicdevelopment.act.gov.au/community\\_engagement/Recent\\_Activities/gungahlin](http://www.economicdevelopment.act.gov.au/community_engagement/Recent_Activities/gungahlin)

Appendix 1: Key Design Elements - Throsby

DRAFT



- 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 DW/HA
  - MEDIUM DENSITY RESIDENTIAL ~25-30 DW/HA
  - 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
  - N NORTHERN RESIDENTIAL PRECINCT
  - E EASTERN RESIDENTIAL PRECINCT
  - W WESTERN RESIDENTIAL PRECINCT
  - S SOUTHERN RESIDENTIAL PRECINCT
  - SUPERB PARROT NESTING TREE

Revision  
 A Issue to LDA 1/8/13 OT

BUS STOP CENTRALLY LOCATED WITHIN NORTHERN PRECINCT SERVING SURROUNDING RESIDENCES

NATURE RESERVE GATEWAYS AT APPROXIMATELY 200M CENTRES ALONG NORTH EASTERN BOUNDARY WITH NATURE RESERVE

DISTRICT PLAYING FIELDS PROVIDE APPROPRIATE VEHICULAR, PEDESTRIAN AND CYCLE CONNECTIONS TO DISTRICT PLAYING FIELDS

BUS STOP SERVING DISTRICT PLAYING FIELDS

NORTHERN ENTRY MAIN COLLECTOR CONNECTS WITH HORSE PARK DRIVE AND ANTHONY ROLFE AVENUE IN SIGNALISED PEDESTRIAN AND CYCLE FRIENDLY INTERSECTION. COLLECTOR ALIGNMENT TO RESPOND TO DISTRICT PLAYING FIELD REQUIREMENTS

MAIN COLLECTOR EAST WEST ALIGNMENT TO FACILITATE CREATION OF MEDIUM DENSITY BLOCKS WITH OPTIMAL SOLAR ORIENTATION

MEDIUM DENSITY SITES ADJACENT MAIN COLLECTOR, LOCATED WITH OPTIMAL ORIENTATION AND ON FLAT LAND

NORTHERN RESIDENTIAL PRECINCT PREDOMINANTLY LOW DENSITY RESIDENTIAL DEVELOPMENT WITH MEDIUM DENSITY MARKING MAIN COLLECTOR

HORSE PARK ROAD RESERVATION PROVIDE VISUAL, AURAL AND PHYSICAL SEPARATION BETWEEN ARTERIAL ROAD AND RESIDENTIAL DEVELOPMENT THROUGH MOUNDING, LANDSCAPING AND STRONG TREE PLANTINGS

COMMUNITY FACILITY SITE MINIMUM 0.5HA LOCATED ADJACENT MAIN COLLECTOR, CENTRAL OPEN SPACE SYSTEM & COMMERCIAL CENTRE. SITE ENJOYS GOOD PROSPECT AND ASPECT AND IS LOCATED ON FLAT LAND

CENTRAL OPEN SPACE SYSTEM CENTERED ON GUNGADERRA CREEK AND ASSOCIATED EXISTING TREES. PROVIDES KEY PEDESTRIAN AND CYCLE SYSTEM THROUGH THE SITE AND IS BOUNDED BY EDGE ROADS WITH ADDRESS FRONTAGE. EXISTING TREES TO BE REINFORCED WITH NEW PLANTINGS OF APPROPRIATE SPECIES. ENSURE CANOPIES AT NOT MORE THAT 100M TO ALLOW SUPERB PARROT MOVEMENT ALONG CORRIDOR

UNDERPASS PROVIDING A KEY CYCLIST/PEDESTRIAN LINK BETWEEN THROSBY AND ITS DISTRICT PLAYING FIELDS, NATURE RESERVE, VISITORS CENTRE, COMMERCIAL AND COMMUNITY FACILITIES, WITH SURROUNDING COMMUNITIES AND THEIR FACILITIES

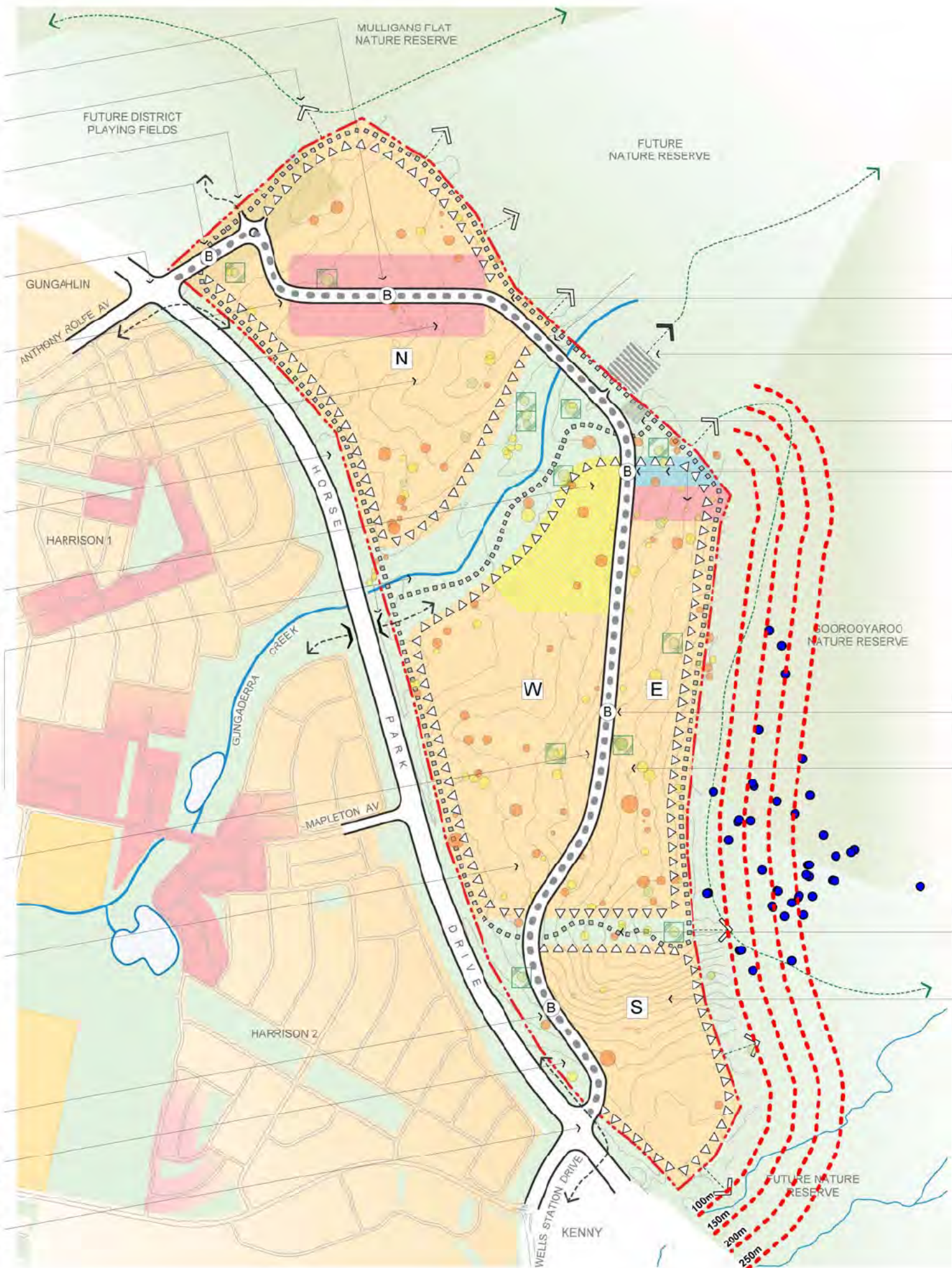
MAIN COLLECTOR NORTH SOUTH ALIGNMENT TO FACILITATE CREATION OF RESIDENTIAL BLOCKS WITH OPTIMAL SOLAR ORIENTATION. DESIGN ROAD TO CONTROL EXCESSIVE SPEED AND FACILITATE BUS MOVEMENT. OPPORTUNITY TO PROVIDE MEDIUM DENSITY HOUSING TYPOLOGY ALONG COLLECTOR SUBJECT TO DEMAND

MID WESTERN RESIDENTIAL PRECINCT PREDOMINANTLY LOW DENSITY RESIDENTIAL DEVELOPMENT WITH OPPORTUNITY FOR MEDIUM DENSITY ALONG MAIN COLLECTOR

BUS STOP LOCATED ADJACENT TO SOUTHERN RESIDENTIAL PRECINCT

'SOUTHERN ENTRY PARK' LANDSCAPED PARK TO DEFINE SOUTHERN ENTRY TO ESTATE. EXISTING TREES TO BE RETAINED AND REINFORCED

SOUTHERN ENTRY MAIN COLLECTOR CONNECTS WITH HORSE PARK DRIVE AND WELLS STATION DRIVE IN SIGNALISED PEDESTRIAN AND CYCLE FRIENDLY INTERSECTION. COLLECTOR ALIGNMENT FOLLOWS CONTOUR AND AVOIDS CLIMBING RIDGE



MAIN COLLECTOR ALIGNMENT TO MARK TRANSITION BETWEEN CENTRAL OPEN SPACE SYSTEM AND NATURE RESERVE AND PROVIDE DIRECT ACCESS TO VISITORS CENTRE

VISITORS CENTRE LOCATED AT TRANSITION BETWEEN CENTRAL OPEN SPACE SYSTEM AND NATURE RESERVE. ADJACENT MAIN COLLECTOR. IN CLOSE PROXIMITY TO COMMUNITY FACILITY AND COMMERCIAL CENTRE. VISITOR CENTRE TO PROVIDE MAIN ENTRY POINT TO NATURE RESERVE

HERITAGE SITE INCORPORATED INTO 'HERITAGE PARK' AND APPROPRIATELY DEFINED

MIXED USE SITE INCLUDES 1000M<sup>2</sup> COMMERCIAL RETAIL DEVELOPMENT AND RESIDENTIAL USES. COMMERCIAL USES TO FRONT AND ADDRESS MAIN COLLECTOR. LOCATED ADJACENT CENTRAL OPEN SPACE SYSTEM, IN CLOSE PROXIMITY TO VISITORS CENTRE, WITHIN 800M OF DISTRICT PLAYING FIELDS AND CENTRAL TO ALL DWELLINGS. SITE ENJOYS GOOD ASPECT AND PROSPECT AND IS LOCATED ON FLAT LAND

BUS STOP LOCATED ADJACENT COMMERCIAL CENTRE AND COMMUNITY FACILITY. SERVING VISITORS CENTRE, MIXED USE SITE, COMMUNITY FACILITY AND MEDIUM DENSITY RESIDENCES

MEDIUM DENSITY SITE ADJACENT MAIN COLLECTOR AND MIXED USE SITE, LOCATED WITH OPTIMAL ORIENTATION AND ON FLAT LAND

BUS STOP LOCATED CENTRALLY TO MID EASTERN AND MID WESTERN RESIDENTIAL PRECINCTS

MID EASTERN RESIDENTIAL PRECINCT LOW DENSITY, LOW IMPACT RESIDENTIAL DEVELOPMENT ADJACENT COOROYAROO NATURE RESERVE WITH OPPORTUNITY FOR MEDIUM DENSITY ALONG MAIN COLLECTOR

'RIDGE PARK' LOCATED ON VISIBLE RIDGE AND CONNECTING 'SOUTHERN ENTRY PARK' WITH NATURE RESERVE THROUGH GATEWAY. EXISTING TREES TO BE RETAINED AND REINFORCED

SOUTHERN RESIDENTIAL PRECINCT PREDOMINANTLY LOW DENSITY RESIDENTIAL DEVELOPMENT WITH OPPORTUNITY FOR MEDIUM DENSITY TO MARK SOUTHERN ENTRY. INCLUDE NATURE RESERVE GATEWAYS TO EAST AND SOUTH

DRAFT

Drawn By JG Checked By OT

Scale at A1:5000  
 Scale at A3:10000

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



**tait | waddington**

ARCHITECTURE, PLANNING & THE URBAN LANDSCAPE

Throsby Design Elements Study  
 Key Design Elements

Project Number 13/13      Revision A      Drawing Number **MP-003**

**From:** [Thorman, Rob](#)  
**To:** [Quayle, Stacey](#)  
**Cc:** [Steele, Jessica](#)  
**Subject:** FW: Woodlands Learning Centre  
**Date:** Tuesday, 17 June 2014 1:49:48 PM

---

Here's the report on the Woodlands Learning Centre

**Rob Thorman | Sustainability and Innovation**  
**Land Development Agency**

Phone: 02 62075602 Mob: [REDACTED]

---

**From:** [REDACTED]  
**Sent:** Monday, 16 June 2014 1:08 PM  
**To:** Thorman, Rob  
**Subject:** Woodlands Learning Centre

Hi Rob,

Good to catch up last Friday.

Here is the link for you to download the concept report for the Woodlands Learning Centre:

<https://www.hightail.com/download/ZUcwK3BDVnM4NVZEZU1UQw>

The report is quite strongly worded around a preference for a land zoning 'Ridges Hills and Buffers'. I think that needs further consideration, given the limitations that would place on the site, and related fundraising / development / community opportunities (e.g. multi-use community spaces).

I am quite keen to explore opportunities around a grant of the required land to the Trust, opening the centre for more inclusive community uses (that don't detract from the overall concept), and the role the Trust can play in outreach from the site.

Regards,

[REDACTED]

**From:** [Pirani, Yuka](#)  
**To:** [Gordon, Tom](#)  
**Cc:** [Quayle, Stacey](#)  
**Subject:** Throsby - Trust  
**Date:** Thursday, 12 March 2015 6:17:10 PM  
**Attachments:** [20150212093632061.pdf](#)

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Hi Tom

Fay Stewart from TAMS will be contacting you to discuss about the issue with accommodation for the Trust. The attached talks about Forde Community Centre which Property Group confirmed that is not available. I understand that Stacey has been discussing with the Trust re Throsby. You had a couple of meetings with [REDACTED] on this matter but what is the proposed next step on this issue?

In the meantime, do you mind speaking with [REDACTED] on your return to update her on Throsby. Hopefully this will give us more time to sort out.

Sorry to trouble you.

Yuka

Yuka Pirani | Executive Officer to David Dawes  
Phone 02 6205 3143 | Fax 02 6205 0386  
Land Development Agency | Chief Minister, Treasury and Economic Development Directorate |  
ACT Government  
Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |  
[www.economicdevelopment.act.gov.au](http://www.economicdevelopment.act.gov.au)

**From:** [Craig Egle](#)  
**To:** [REDACTED]  
**Cc:** [Gay Williamson](#)  
**Subject:** Woodland Learning Centre diagrams  
**Date:** Monday, 7 April 2014 10:44:29 AM  
**Attachments:** [Location Plan.pdf](#)  
[Appendix A diagram.pdf](#)  
[Site Planning Objectives.pdf](#)  
[Building Planning Objectives.pdf](#)

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Obelia

For your information, please find attached concept drawings (4 off) for the Woodlands site. Happy to discuss.

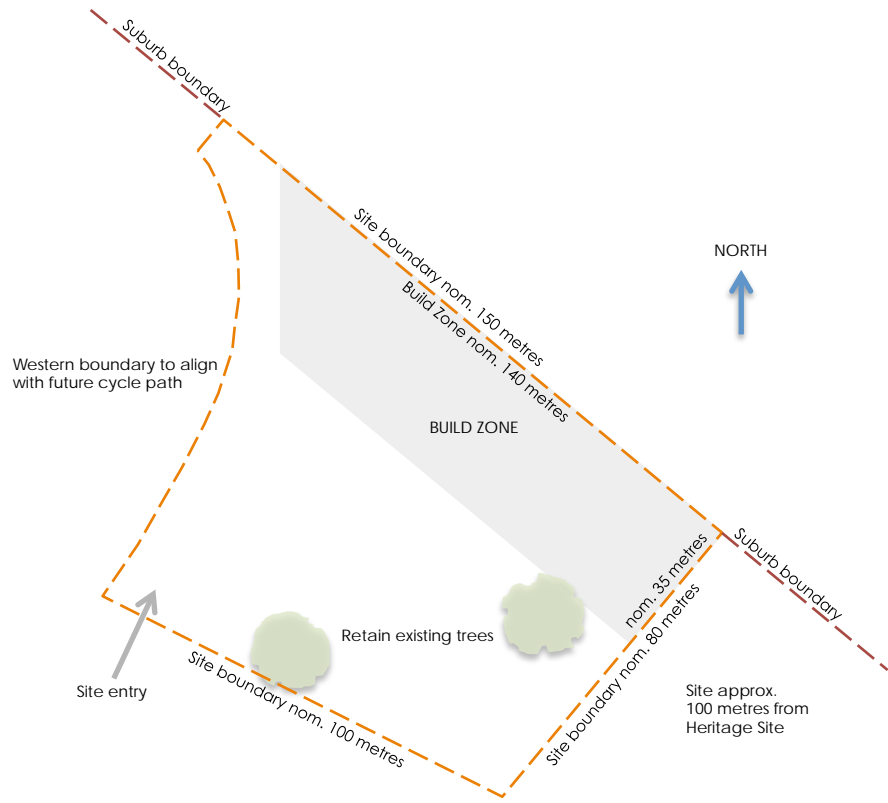
Regards

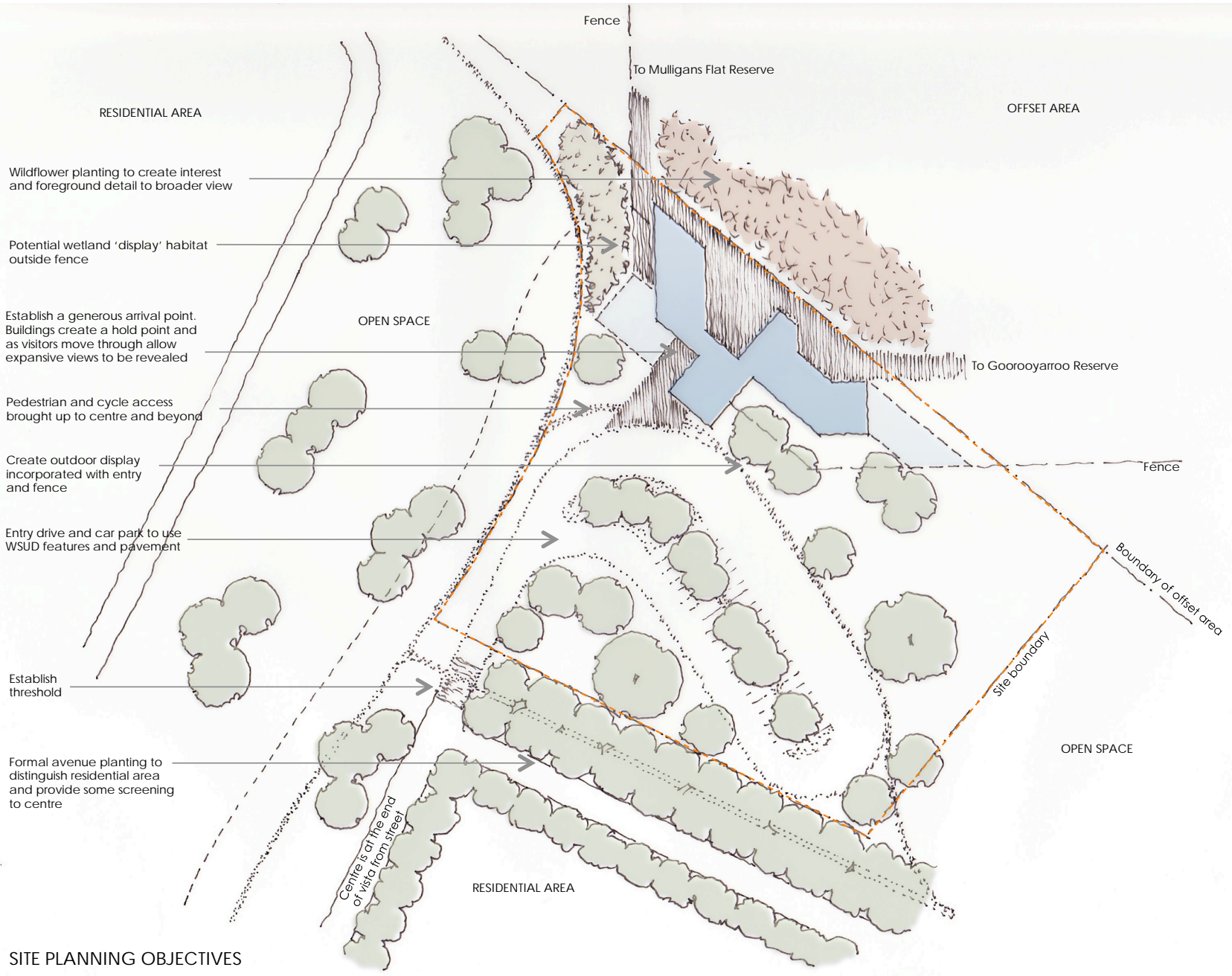
Craig

m. [REDACTED]



LOCATION PLAN





RESIDENTIAL AREA

OFFSET AREA

Wildflower planting to create interest and foreground detail to broader view

Potential wetland 'display' habitat outside fence

OPEN SPACE

Establish a generous arrival point. Buildings create a hold point and as visitors move through allow expansive views to be revealed

Pedestrian and cycle access brought up to centre and beyond

Create outdoor display incorporated with entry and fence

Entry drive and car park to use WSUD features and pavement

Establish threshold

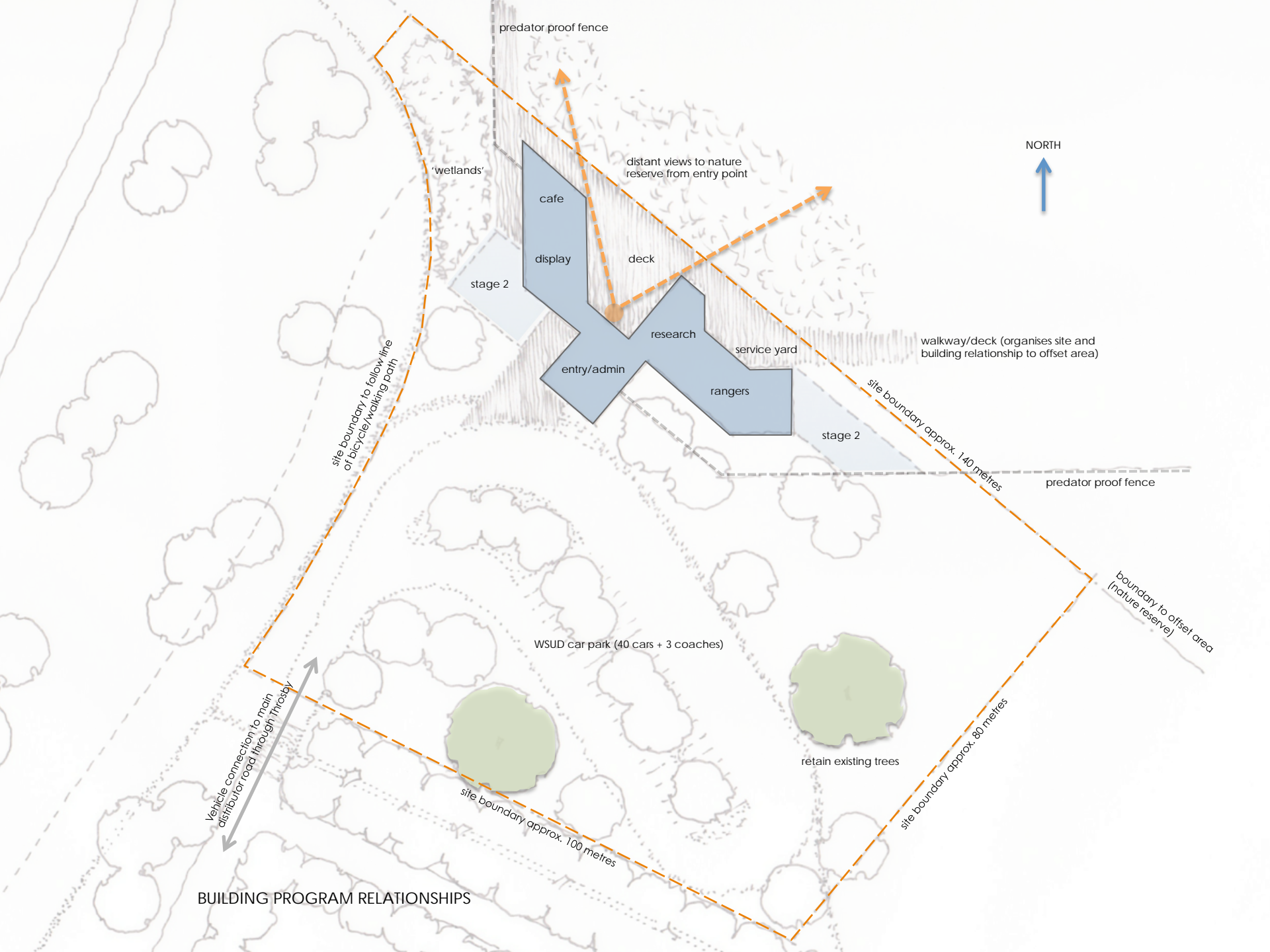
Formal avenue planting to distinguish residential area and provide some screening to centre

Centre is at the end or vista from street

RESIDENTIAL AREA

OPEN SPACE

SITE PLANNING OBJECTIVES



**BUILDING PROGRAM RELATIONSHIPS**

Throsby draft EDP submission received 27 March 2015

Outstanding items requiring clarification by the applicant

Noise

- It is noted numerous estates approved in recent years have blocks identified as being a noise affected block and a number of blocks in the Throsby estate are noise affected. However, as noted earlier, due to the design of this estate and alignment of blocks in relation to the noise source it is unclear how the noise affected blocks in this estate can be developed to meet the draft noise guidelines (1996). The applicant is requested to demonstrate the blocks can be developed so a future dwelling will meet the numerical values in the draft noise guidelines (1996) for both the facade and open space area.  
It is not possible to determine if the blocks affected by noise have been identified as a plan showing the proposed road alignment and noise contour has not been submitted.
- I am aware the future duplication of Horse Park Drive is under consideration. That development will also need to demonstrate compliance with the draft noise guidelines (1996) applicable to a new road.

Bushfire

- I note the version of the Bushfire Risk Assessment and Management Plan (Rev. C) submitted with the latest information package was endorsed by the ESA in March. However, could you please clarify why/how have the BALs for blocks changed so significantly? Some were BAL 12.5 and now have no special requirements. Some were BAL 19 and are now 12.5. What has changed? The report prepared by the Australian Bushfire Protection Planners has not changed or been updated to reflect this change. (Refer to page 43 of the Bushfire Report).

Tree Species

I note in the consolidated comments to TAMS issues it is stated elements of the Landscape Master Plan will be considered at detailed design stage. This is not preferred approach as the landscape master plan is approved as part of the DA plans package. A change to this plan at detailed design stage will require an amendment to the DA.

Response to issues raised in draft EDP circulation that have not been adequately addressed or remain outstanding

1. The extended response provided outlining how the proposed RZ3 zoning is consistent with the desired planning outcomes i, m, and q is noted. However, this has not been carried into the Appendix D of the documents that will be submitted with the DA.
7. Confusion remains around the status of the pedestrian underpass. The staging plan identifies it as an offsite work but it is not shaded. Clarification on this matter is required.
9. DA requirements of the s.211 exemption report have not been addressed. The draft response from the consultant in December indicated this was going to be addressed.
10. Off site works items  
Due to inconsistencies in the documents submitted (discussed below), it is unclear what off site works items approval is being sought for. In some case the plans submitted do not align with each other. Many of the plans that show these works are not stamped as part of the approved plans package. This was one of the reasons for requesting general arrangements plans for these items. The Off Site Works table on the Staging Plan should only list those items which you are seeking approval for. These should be reflected in the EDP and supported by relevant plans that can be stamped.

- Sewer Connection Gungaharra Creek

I note the alignment and location of this connection is shown in the sewer master plan. Although it forms part of the development application, ordinarily this plan is not stamped as part of a DA approval.

To avoid issues with changes in staging and preventing the need to seek amendments we also do not stamp the staging plan.

- Water Main along HPD

What parts of the water main along HPD are you seeking DA approval for? It is not clear from staging plan as the shading used does not appear to align with the required connections. I note the key has listed part of the water main as being 'by others'. I assume this relates to construction and development approval will still be needed. I want to be absolutely clear to avoid confusion in the future what items are part of this DA. This is made more confusing by the reference in the recent written response stating the trunk water main is to be constructed by others and is no longer part of the EDP.

A general arrangements plan has not been provided showing the alignment or typical trenching. The water supply master plan is not a plan stamped as part of the DA package.

- Sewer Outfall to Nullabor Ave existing sewer

These works are not shaded in the Staging Plan. Is approval sought for these works? The table on the staging plan refers to Sewer Master Plan. The Sewer Master plan is not stamped as part of the approved plan package.

- Works associated with water quality pond 5 and outfall structure to sullivan's creek

This item appears to be clearly depicted. The WSUD outcomes plan (which is stamped) shows the location, contours and finished levels of pond 5. It also shows the catchment outlet. The fill plan (which is a plan we stamp) also shows the extent and nature of the works.

- Utility Service Connection to Harrison

Only 2 of the 3 locations for this item shown on the staging plan have been shaded.

The table on the staging plan refers to plan No. 33 (Underpass plan) for further details. This plan was not submitted with this plan set. Please provide this plan if it relates to work you are seeking approval for.

- Fence

An extensive fence plan has been submitted to support the proposal.

- Horse Park Drive Pedestrian Underpass and associated works

The table on the staging plan listing the offsite works indicates the underpass is such an item. However, the item has not been shaded on the staging plan. Furthermore, the plan referred to (Underpass Plan No. 33) has not been submitted. The CPTED report states the underpass has been removed from the package (C29 on page 72 of 73 of Appendix A). This may be easily explained but currently it is unclear in the drawing set.

- Paths in Horse Park Drive

The paths in HPD that appear near the No. 8 are not shaded. Although the EDP plan is referred to in the Staging Plan table, it is not clear what the width of the paths are from that Plan. The off road movement network plan does not indicate the width of the path either.

#### 11. Vegetation Impacts and;

#### 13. Tree Removals

The information in the tree management plans and tree impact plans do not align. Trees shown in the management plan are not shown on the impact plan. For example trees marked for removal at the south of the intersection of Well Station and Nullabor (Plan 14.8) do not appear on the tree impact plan for this area (Plan 14.13).

Furthermore, Plan 14.8 appears to indicate these trees are medium quality regulated trees. It is hard to tell from the scale used but the trees appear to be on unleased land and do not

appear to meet the criteria of a regulated tree. One explanation for this may be a transposition error/typographical as the symbol and tag used in the report at Appendix J for these trees is for a non-regulated tree. However, the tree management plan does not contain a non-regulated tree type in the legend and the trees therefore appear as regulated trees.

Some areas covered in the Tree Impact Plan are not covered in the tree management plans (including the underpass location).

Please ensure the documentation is clearer including the legend used, the areas covered by the plans is consistent, and the trees affected by the offsite works.

#### 17. Learning Centre block

I note NUZ3 has been selected as the zone for the proposed learning centre. This zone has very limited permitted uses. What is the proposed land use? Is it permitted?

### **Issues identified in the plans**

#### Sewer master Plan

There still does not appear to be a sewer connection for some of the blocks. For example ad/BW (Plan 11.8), bc/BW (Plan 11.7)

#### Planning Control Plan

- It appears block u/AP should have side boundary 2 on the SE (right) side of the block to align with the driveway location.
- Courtyard wall – it is not appropriate in some instances for courtyard walls to run the entire length of the boundary. Depiction of walls and wording on the PCP should be amended. Please clarify why it is necessary for the courtyard wall to extend into the front setback beyond the building line.
- I note I raised concerns regarding amenity issues the future development of some MU blocks may have on the adjoining single residential blocks. The proposed side and rear boundary setback control on the planning control plan are not supported. It is not appropriate to reduce the numerical standards of the Multi dwelling code using planning controls. Please remove this control. Future developments on these blocks will be assessed against the requirements of the Territory Plan.

#### Fee estimate for proposed application

Applications for development to be assessed in the Impact Track Matters specified in Schedule 4, part 4.3 – items 1-6

██████████

Involving gazettal of roads

██████████

Plus for each block ██████████

916x57 = ██████████

Notification fee

Major notification (includes one sign)

██████████

For each additional large sign per block ██████████

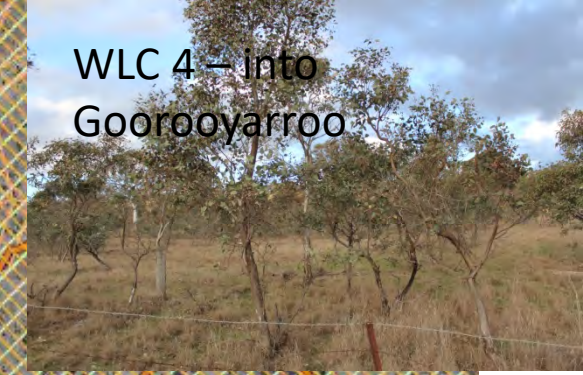
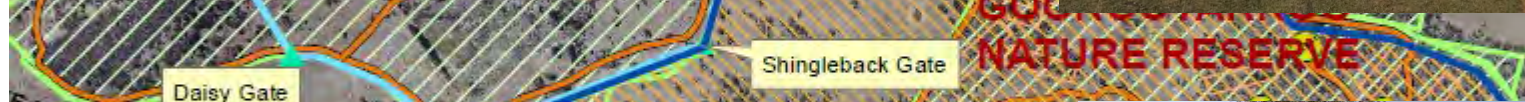
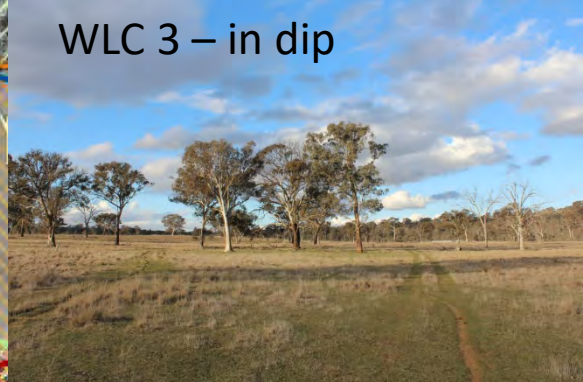
██████████

**Total=** ██████████

### **Items that should be clarified prior to lodgement**

- Offsite works
- Noise affected blocks
- Bushfire

# The Woodland Learning Centre - Potential locations

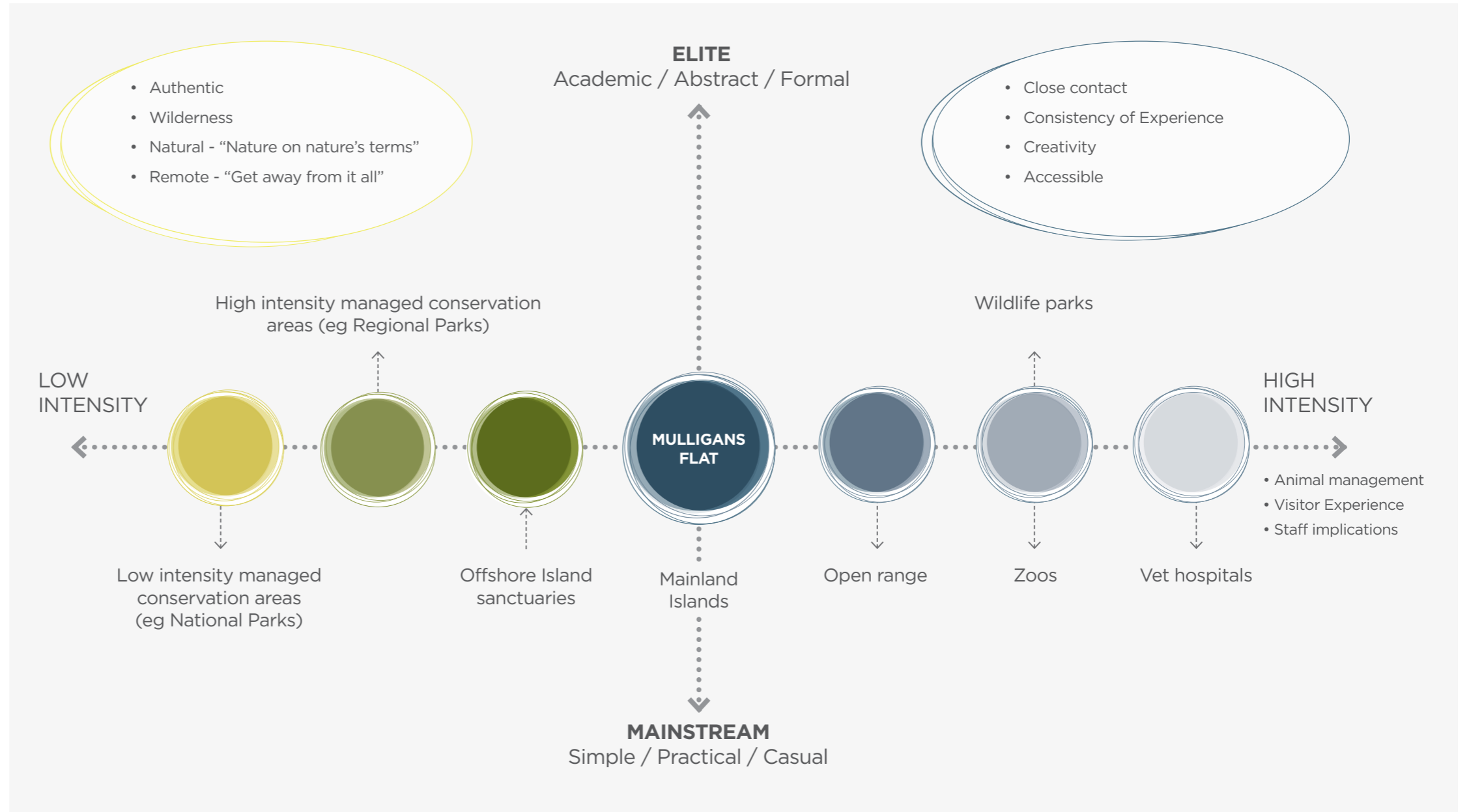


# Introduction - Organisational Positioning

Positioning helps to give design direction, defining an approach to the tone, look and feel of the place. It can also signal the expected intensity of visitor experience, animal management responsibilities and staffing levels.

During the workshops, the majority agreed that the Woodlands Learning Centre would strike a tonal balance between the academic community and general public needs.

Mulligans Flat was perceived to hold a mid way point in the nature-based attractions market. The Learning Centre can offer the consistency and close contact nature of a zoo-type experience balanced with the authentic wilderness experiences of national parks (with the added benefit of showcasing species in the wild that are extinct in National Parks). To take learnings and experiences offered by a range of nature-based attractions as inspiration was positively received.



# Introduction - Audience Personas

We have developed a set of user personas for the visitor experience.

Personas are hypothetical visitors that each possess a set of goals, motivations and constraints that represent a certain type of visitor. They are useful in the design process as a guide to creating interpretive solutions, stories and visitor flows.

They are not intended to be demographics, or marketing segments. Each persona represents a type of user of the product that differs significantly from other user personas in terms of their overall goals, motivations and constraints, e.g. time available.



Megan and Justin with Noah and Isla  
Local families



Anna and Nick  
Weekenders (FIT)



Jack and Charlotte, Will and Amelia  
Learners (Local and Domestic)



The Canberra Normal Organisation  
Eventers

# Audience Personas

## Local families

Megan and Justin with Noah and Isla

**Profile:**

Majority female, 30-40s, 1-2 ECE/Primary kids from Canberra

**Duration of visit:**

Under 2 hours (whole sanctuary)

3+ visits a year

**Motivations for visiting:**

Entertainment for kids, exercise, nature experiences for kids

**Attraction/interests:**

Changeability, quick visits, cost effective (sanctuary pass), safety, and play. Unique local setting and experience for Gungahlin residents.



# Audience Personas

## Weekenders (FIT)

Nick and Anna

**Profile:**

30+, couple, Wellingtonians

**Duration of visit:**

1/2 Day (or potential overnights)

**Motivations for visiting:**

Australian wildlife experience  
(Roos and Echidnas)

**Attraction/interests:**

Self guided experiences, social and environmentally conscious consumers, lunch, moderate bush walk. Tech Savvy.



# Audience Personas

## Learners

(Local/Domestic/International)

Jack and Charlotte, Will and Amelia

### Profile:

ECE, Primary, Secondary and University students from ACT + Domestic (VIC/NSW primarily)

### Duration of visit:

1/2 - full day (Overnight for domestic)

### Motivations for visiting:

Learning experiences outside the classroom, advance curriculum studies (environment, arts, maths, english, science communication). Meet conservation practitioners, engage with policy makers, communicate their science

### Attraction/interests:

Tailored programme/learning experiences, group activities, hands on 'out in the field' learning. Tech savvy. Spaces to work with dirty material or quietly. Access to practitioners and the community, spaces to engage policy makers/community/thought leaders. Employment opportunities related to their study. Opportunities to promote their research (secondary or tertiary)



# Audience Personas

## Eventers

The Canberra Normal Organisation

**Profile:**

Professionals, family and friend parties and community groups.  
Canberra region.

**Duration of visit:**

2-4 hours mostly after 5pm.

**Motivations for visiting:**

Unique location for celebrations or conference. Strategic planning meetings, corporate retreats.

**Attractions/interests:**

Event space. Programmes (tours and animal visits) relevant to Mulligans. Team building social spaces.



# Partnership Personas

## Introduction

These partnership personas represent a variety of groups, organisations and individuals that could have an interest in forming a partnership with Mulligans Flat. In this case, 'partnership' is used in the broadest sense, whenever working together results in mutual value (of any kind) to both Mulligans Flat and the partnering organisation.



**Academic** - Australian National University etc.

**Key interests:** Research, science communication, meetings and events. Attracting and influencing future students, reputational benefits, enhance ANU student experience and teaching offering.



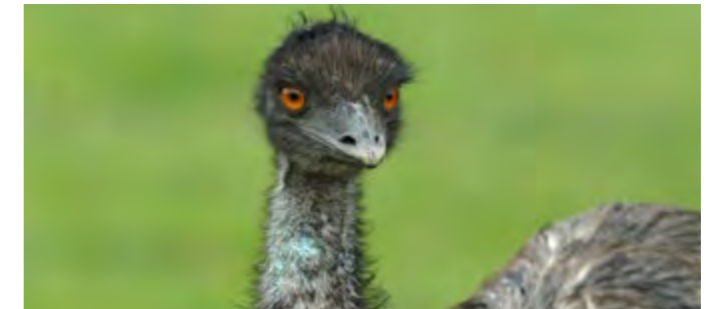
**Private sector** - Small, medium and large organisations e.g. local businesses, banks, food and drink companies etc. (Partnering with like minded commercial operations will be critical).

**Key interests:** Brand association, community programmes, sustainability, mutual partnership/benefit, meetings and events.



**Indigenous** - Ngunnawal Country people, ACT Parks Indigenous rangers ++.

**Key interests:** Co-design of spaces, re-connection to country and traditional knowledge/practices, celebration of culture and arts, record of historical significance. Employment and business development opportunities.



**Nature-based attractions/Visitor attractions** - National and regional and parks, wildlife parks, zoos, botanic gardens, museums and galleries etc.

**Key interests:** Networking and knowledge sharing, species reintroductions, national species recovery team meetings, industry standards, industry bodies, animal care, visitor experience development, learning programme development, marketing and branding.



**Public sector** - Federal, ACT government, Govt. Departments and Agencies etc.

**Key interests:** Supporting social, economic and environmental prosperity, community development, tourism, national and statewide initiatives, meetings and events. Informing environmental policy development, showcasing environmental program investments.



**Community** - Volunteer individuals and groups, restoration groups, community action or activist groups etc.

**Key interests:** Hobbies, recreation, education and learning, community participation and belonging. Access to community spaces for meetings (e.g. scouts, childrens birthday parties).

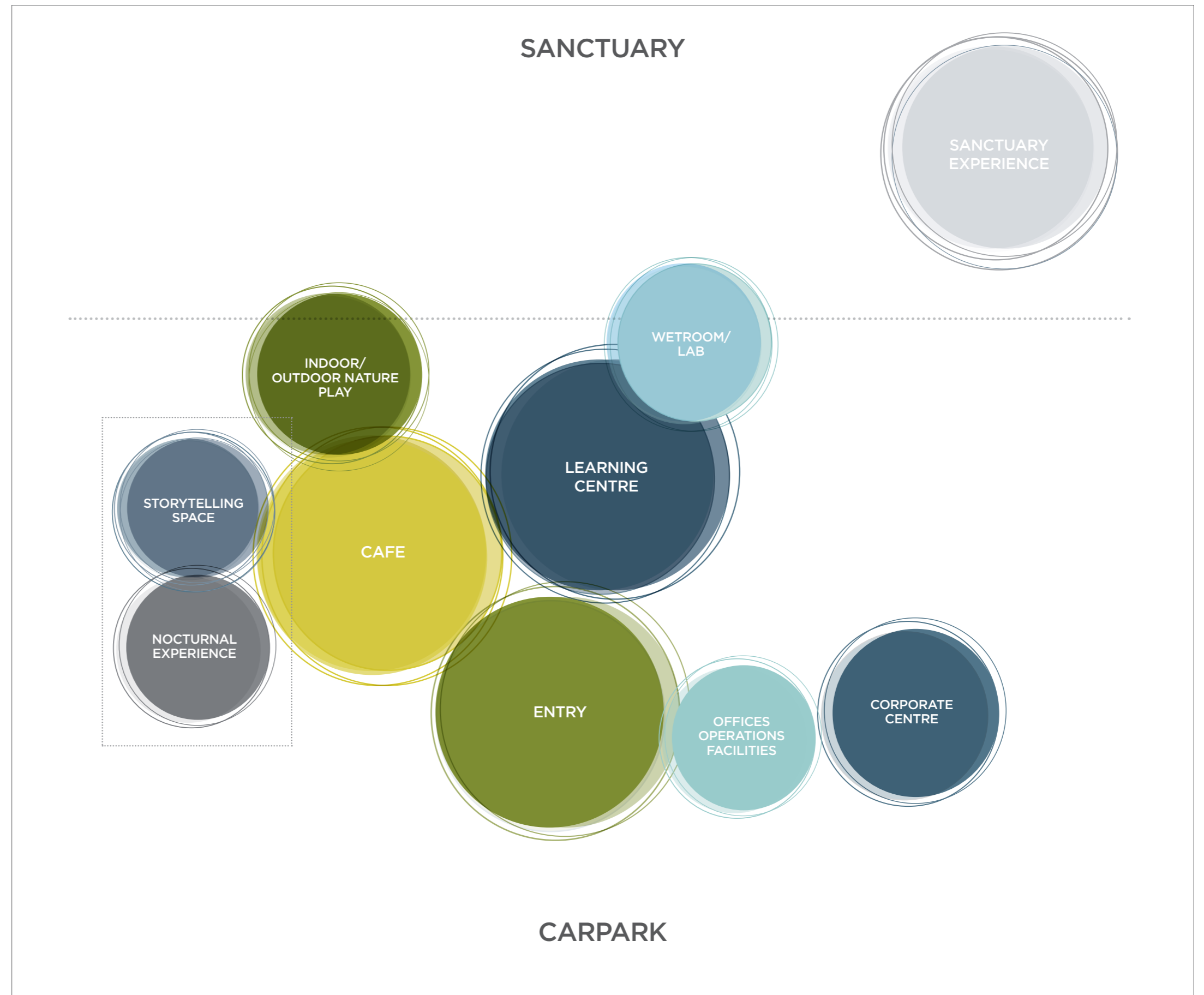
# Findings

This document reflects a collection of resources considered in the development of this concept. It is based on feedback from a number of workshops and meetings with a variety of stakeholder groups.

Groups worked through each space, describing and defining the kind of experience they provide for the visitor. They also ranked them to prioritise the importance of each space within the centre.

Also taken into consideration is the Woodlands Learning Centre's place in the nature-based attraction market. Research was undertaken into a range of experiences offered by various visitor facilities. The typical needs/wants of specific audience personas also helped shape the spaces.

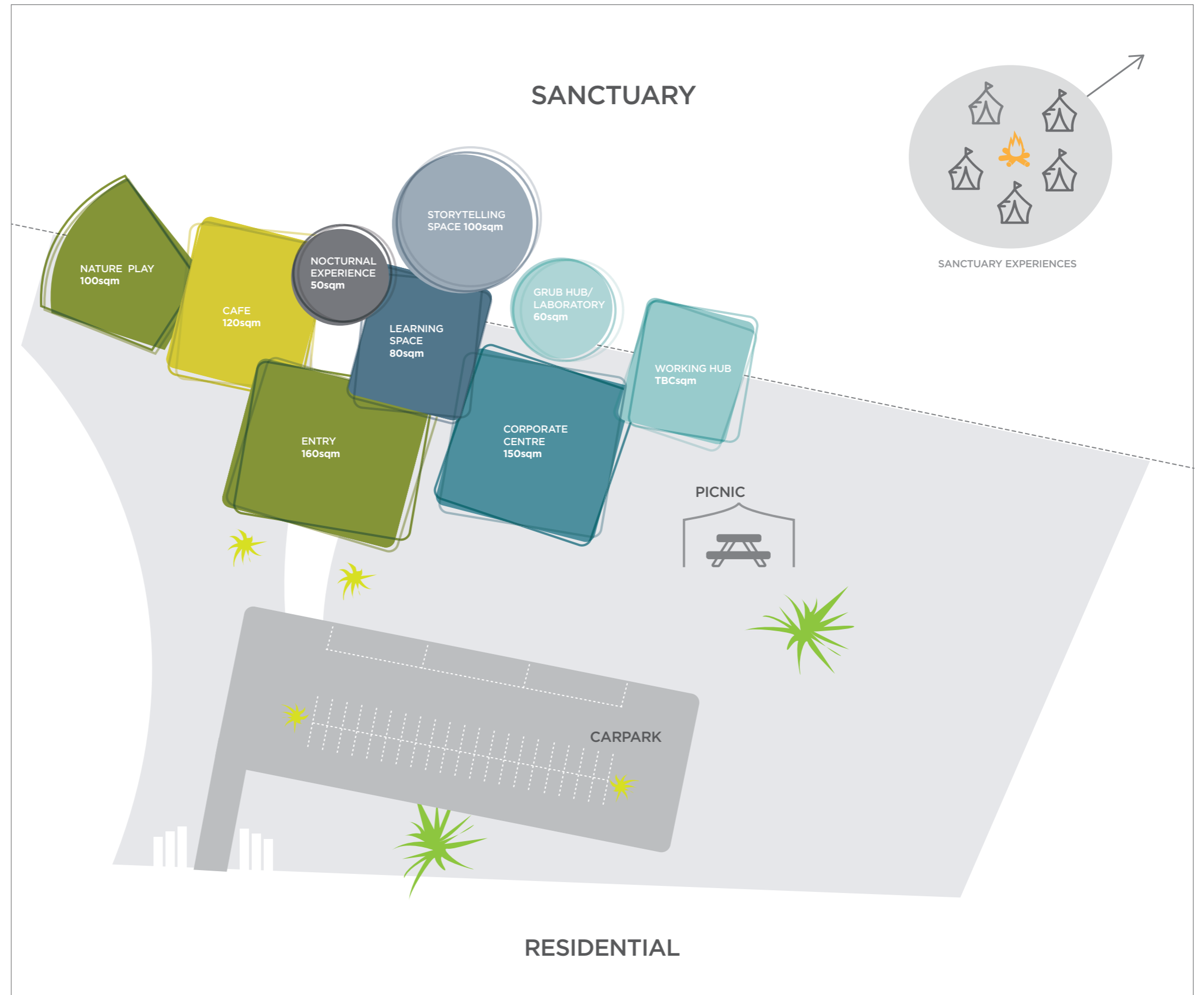
It was positive to see all workshop groups and stakeholders relatively aligned with their vision of the Woodlands Learning Centre and its potential.



# Concept

## Spatial Considerations

Based on the brief we have allocated a set of very broad square metre considerations for each space in the concept. These are obviously rough and need to be worked through with an architectural designer.



# Entry

**Size: approx 160sqm**

**Opportunities for learning**

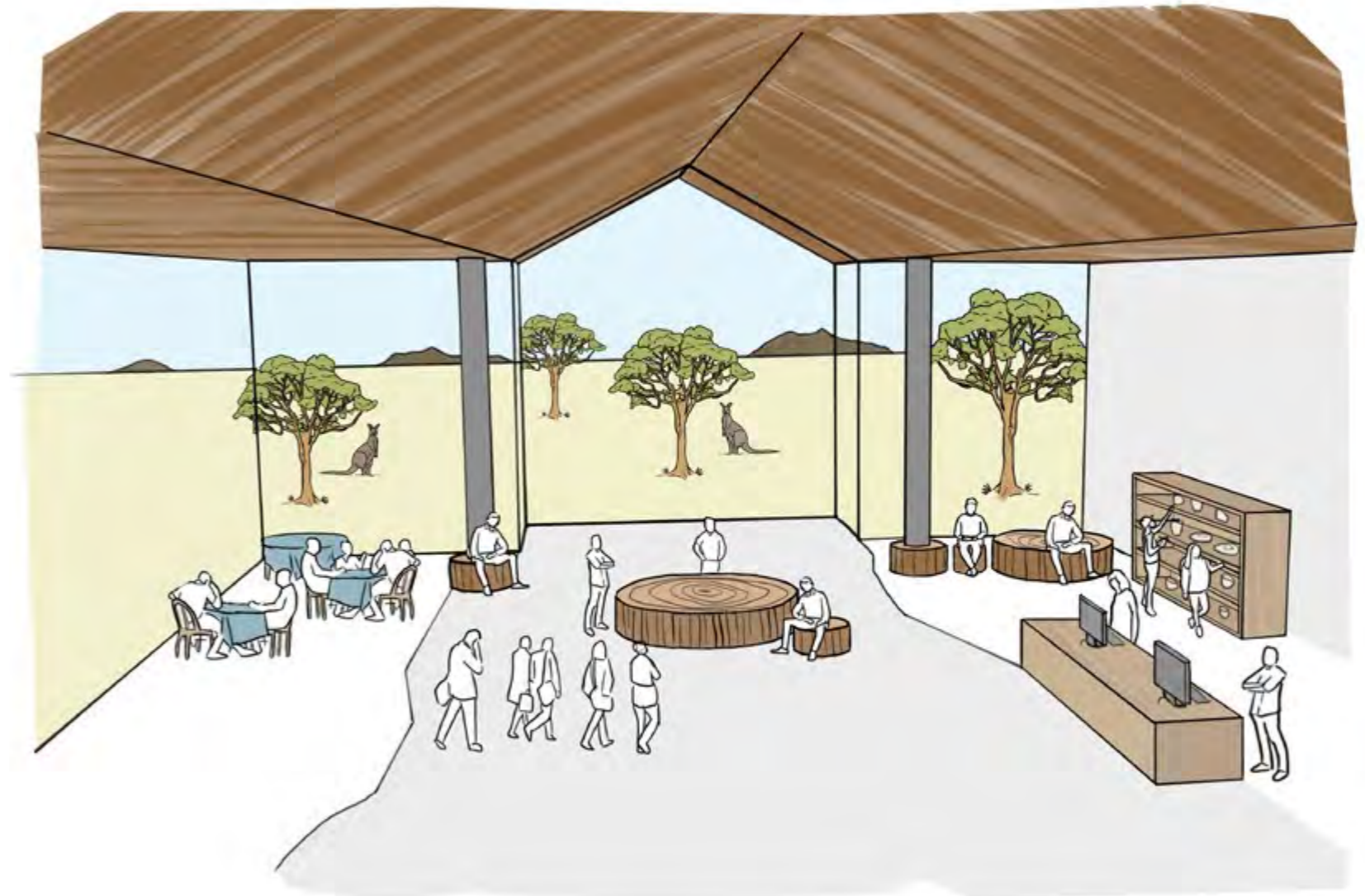
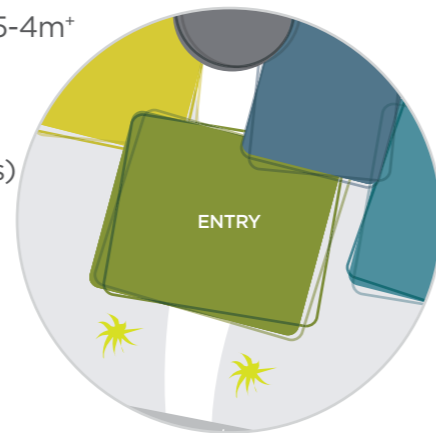
- Welcome to Country
- Scene setting for Learning Centre and Sanctuary
- Sustainable retail products

**Look and feel:**

- Bright, open, revealing expansive views into the sanctuary
- Open area for groups and visitors to gather to organise their visit
- Welcome to the sanctuary

**Requirements:**

- Entry gate/threshold from the residential area into the sanctuary carpark
- Car Parking - 40 car spaces, 3 coach spaces
- Entry atrium (approx 60sqm), high ceiling - 3.5-4m+
- Bookings desk (for Bettong encounters bookings, school visits, sleepovers, retail sales, glamping bookings, event bookings, donations)
- Retail space and storage (approx 60sqm)
- Bathrooms/Parents room (approx 40sqm)
- Accessible
- Door counter



# Learning Space

**Size:** approx 80sqm

**Opportunities for learning**

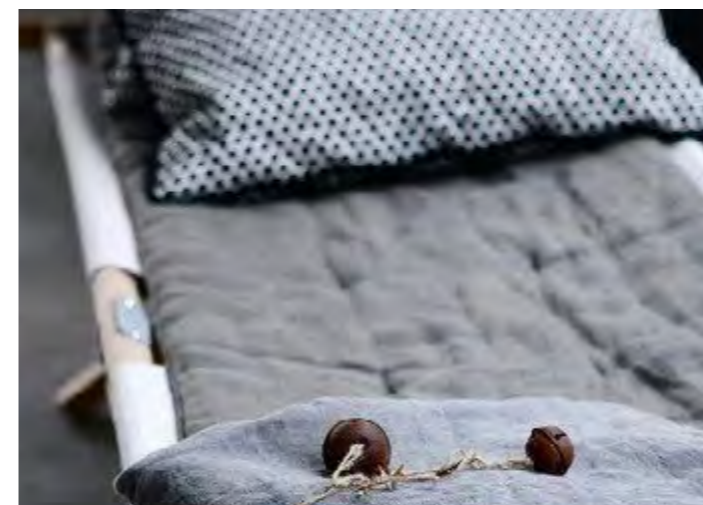
- Enquiry based learning and presentations
- Multiple programmes with a range of learning outcomes (e.g. from biodiversity and ecology to technology and arts)
- Early childhood education to adult learning.

**Look and feel:**

- Large, versatile space
- Inviting and welcoming, with reference to the themes of Mulligans Flat
- Balance between creating excitement and allowing focus.

**Requirements:**

- Storage space for 30 chairs, 6 tables, mats/cushions and learning resources
- Interactive whiteboard
- Flat screen monitor
- Overnight stays - Kitchenette and storage for 60 camp stretchers (20sqm)
- Away from loud cafe and playground areas



# Destination Cafe

**Size:** approx 120sqm

**Opportunities for learning**

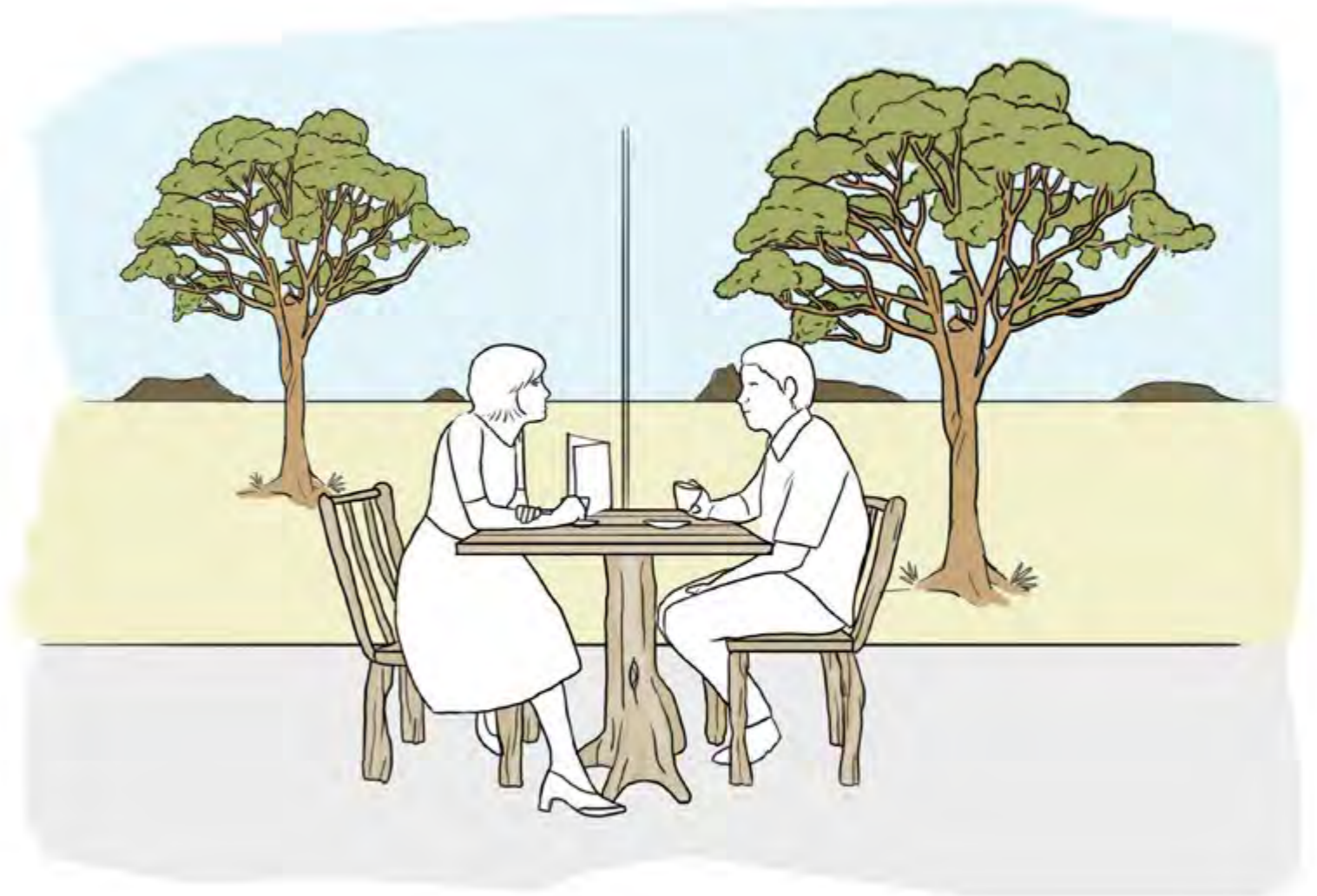
- Teaching kitchen
- Sustainable food sourcing and healthy eating options
- Indigenous foods

**Look and feel:**

- Themed to reflect the values of Mulligans Flat
- Views out onto the sanctuary
- Indoor/outdoor - potential verandah

**Requirements:**

- Seating and tables for 40-50 visitors
- Kitchen with cool store
- Serving counter
- Food cabinet/drinks fridge/Ice cream freezer
- View to nature play area for parents to watch over kids.



# Nature Play

**Size: approx 100sqm - (not in building footprint)**

**Opportunities for learning**

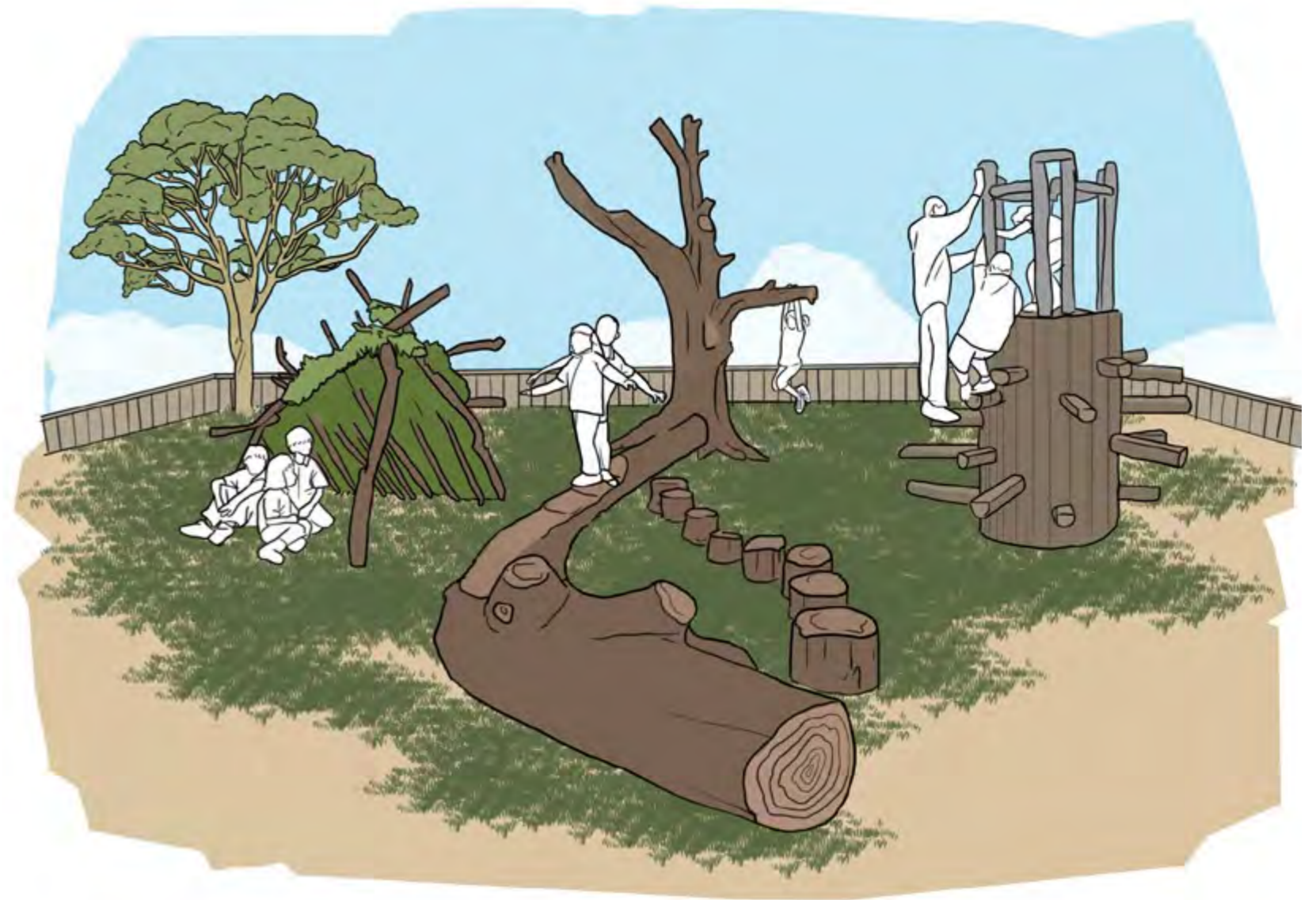
- From biophobic to biophilia
- Seven senses development (sight, touch, smell, taste, hearing, vestibular (balance), proprioception (body position in space))

**Look and feel:**

- Natural materials
- Imaginative play, themed on Mulligans Flat (coarse woody debris/Bettong burrows etc.)

**Requirements:**

- Pond/water play
- Fenced (snake proof)
- Drinking fountain
- Loose materials for fort building
- Seating for parents
- Attached to cafe (parents can watch kids from cafe)



# Nocturnal Experience

**Size: approx 50sqm - (not in building footprint)**

**Opportunities for learning**

- Emotional connections, building empathy and understanding, meaning and memory making. Behaviour change asks.

**Look and feel:**

- Continuation of the sanctuary environment
- Naturalistic habitat

**Requirements:**

- Outdoor, uncovered space with both full sun and shade
- Housing for 6 Bettongs
- Minimum housing specifications - 15sqm for first pair + 50% additional space per male, +25% additional space per female.
- Holding yard for introductions, sick, injured or aggressive animals, separated pens for day-time snoozing (approx 12.5sqm)
- Minimum 1m high fence, dog proof, either non-climbable, or 500mm inhang, or roofed. A dig/burrowing guard may also be required below ground.
- Seating for small groups of visitors (up to 10 people) - log rounds or natural materials.
- Naturalistic furniture and planting - a continuation of the sanctuary environment. Water source (drinkers), shelter etc. Variety of substrates for digging/burrowing.
- Must fulfil the 5 Domains of Animal Welfare.



# Storytelling Space - Option A

**Size: approx 100sqm**

**Opportunities for learning**

- Introduction/portal to the sanctuary
- Aboriginal Storytelling

**Look and feel:**

- Dynamic installations showcasing latest science, art, student projects
- Linked to the outside campfire space for Indigenous and night time storytelling
- Orientated to connect with the sanctuary environment
- Open enough to be used as an event space

**Requirements:**

- Controlled lighting and sound
- Self guided, but a place that can support rangers/guides/hosts
- Events space
- Display systems/Rotatable exhibitions/easily updateable content



# Storytelling Space - Option B

**Size:** approx 100sqm

**Opportunities for learning**

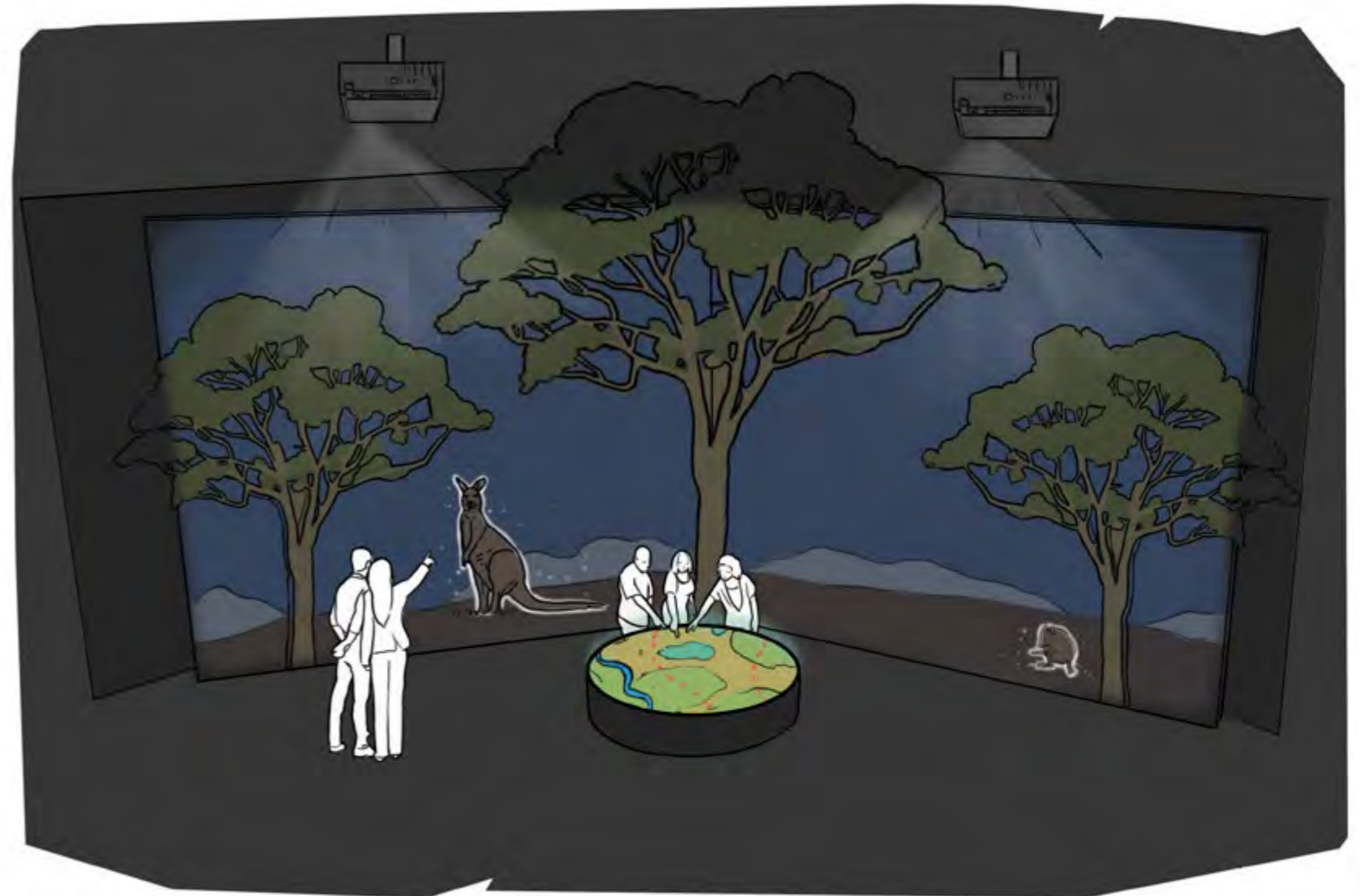
- Introduction/portal to the sanctuary
- Aboriginal Storytelling

**Look and feel:**

- Immersive multimedia interactive
- Linked to the outside campfire space for Indigenous and night time storytelling
- Orientated to connect with the sanctuary environment
- Open enough to be used as an event space

**Requirements:**

- Controlled lighting and sound
- Interactive, projected wall displays
- Self guided, but a place that can support rangers/guides/hosts
- Events space
- Display systems/Rotatable exhibitions/easily updateable content



# Grub hub / Laboratory

**Size:** approx 60sqm

**Opportunities for learning**

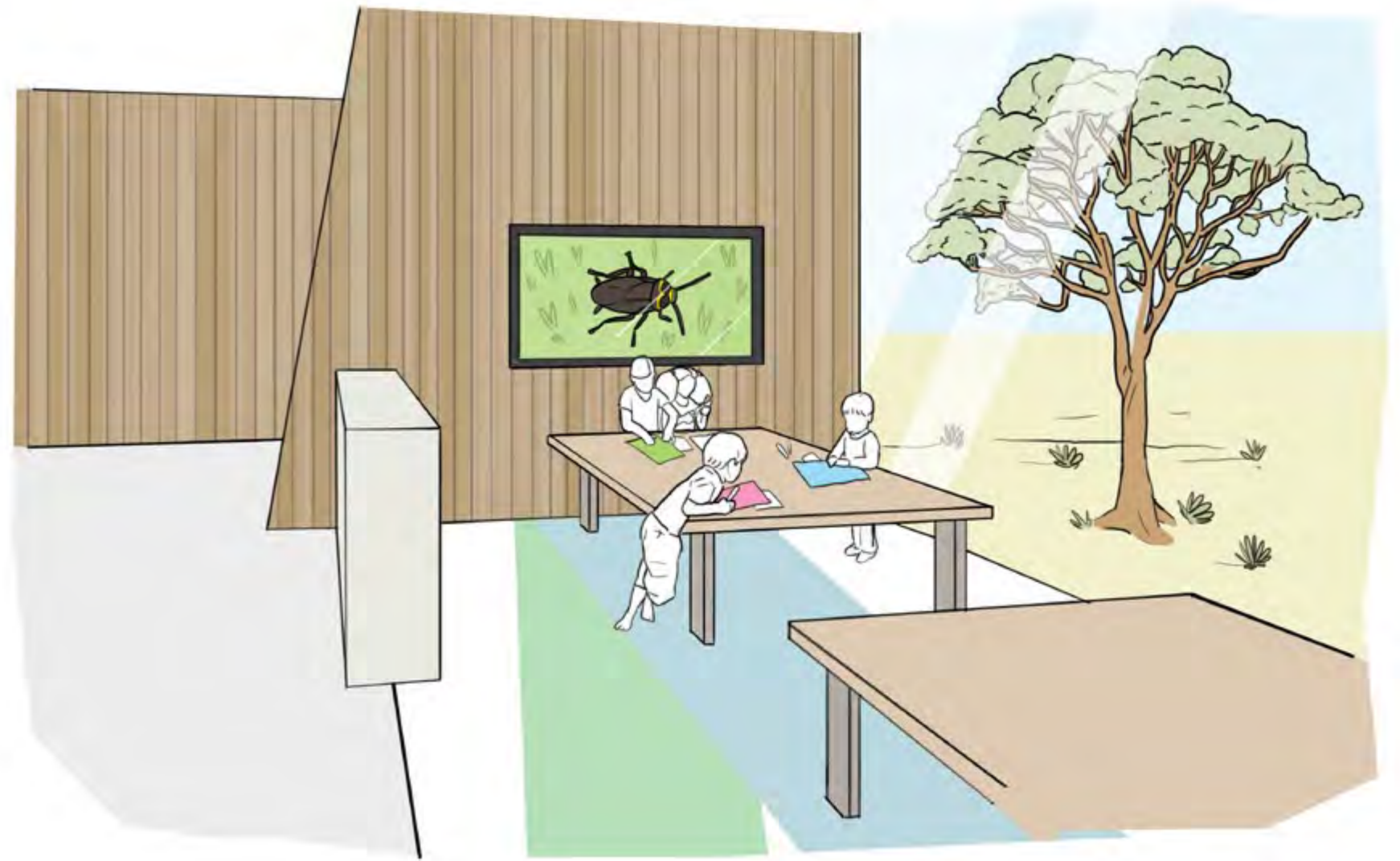
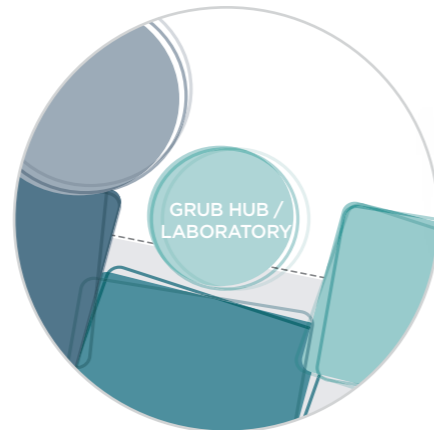
- Range of customised programmes - biology, ecology, arts etc.
- Closely linked to the learning space - used as a mess space for looking at plant and animal material, also messy arts and crafts.

**Look and feel:**

- Orientated to connect with the sanctuary environment
- Flexible, clean and tidy when not in use, active and vibrant otherwise

**Requirements**

- 1-2 large work tables/benches
- Hand washing and wash down facilities
- Easy clean spaces - draining floor, hard washable surfaces
- Under bench/table storage for resources
- Refrigerator/freezer,
- Small animal display cases (e.g. scorpions, ants, native mice)
- Native seed storage



# Corporate Centre

## Retreat, formal training, meetings

**Size: approx 150sqm**

**Opportunities for learning**

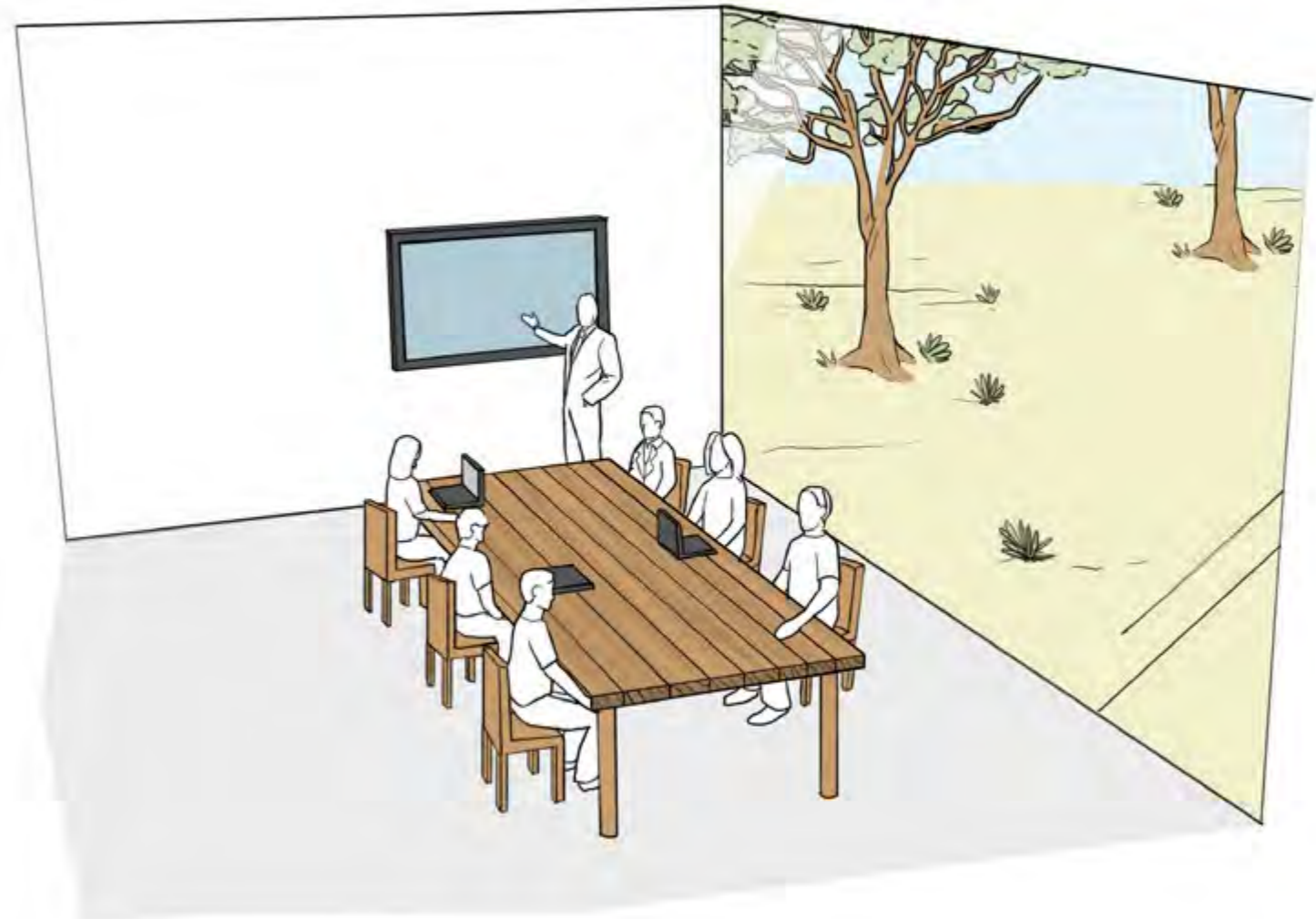
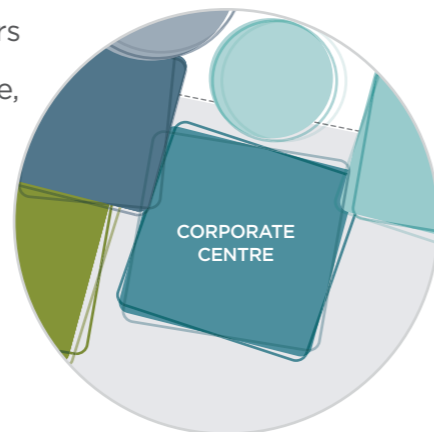
- Formal training sessions and professional development
- Recovery team meetings
- Conferences, symposiums and workshops

**Look and feel:**

- Flexible, open space, capable of various configurations
- Views of the sanctuary

**Requirements:**

- Space to set up tables and chairs - meeting style or conference style
- Approx. x6 folding tables, x50 stackable chairs
- AV equipment - projector, screen, microphone, lectern
- Indoor/outdoor access
- Away from loud cafe and play areas



# Sanctuary Experience - Glamping

**Size: approx 200sqm - (not in building footprint)**

**Opportunities for learning**

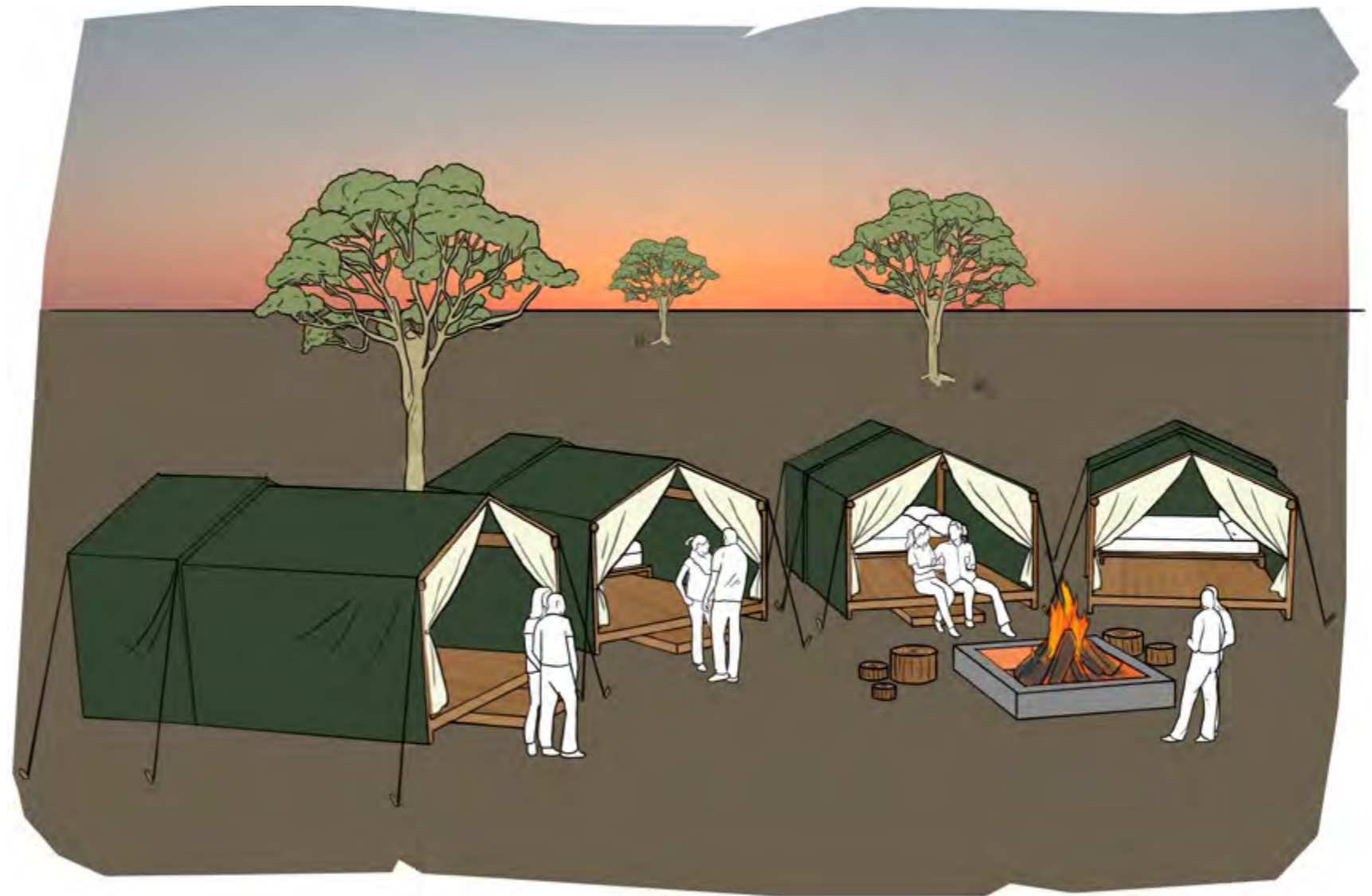
- Message based guided tours
- Meaning and memory making wilderness experience.

**Look and feel:**

- Wilderness experience with comforts of home
- Serenity - sense of 'getting away from it all'.

**Requirements:**

- Approx 10 wooden platform tent sites (approx 16.5sqm each)
- Each tent fitted out with queen bed, seating, small table
- Campfire pit
- Toilet block - approx 2 unisex (2 showers if possible).
- Picnic table style for communal dining
- BBQ area/food prep table



# Sanctuary Experience - Sugar Glider's Zipline

**Size: Not in building footprint**

**Opportunities for learning**

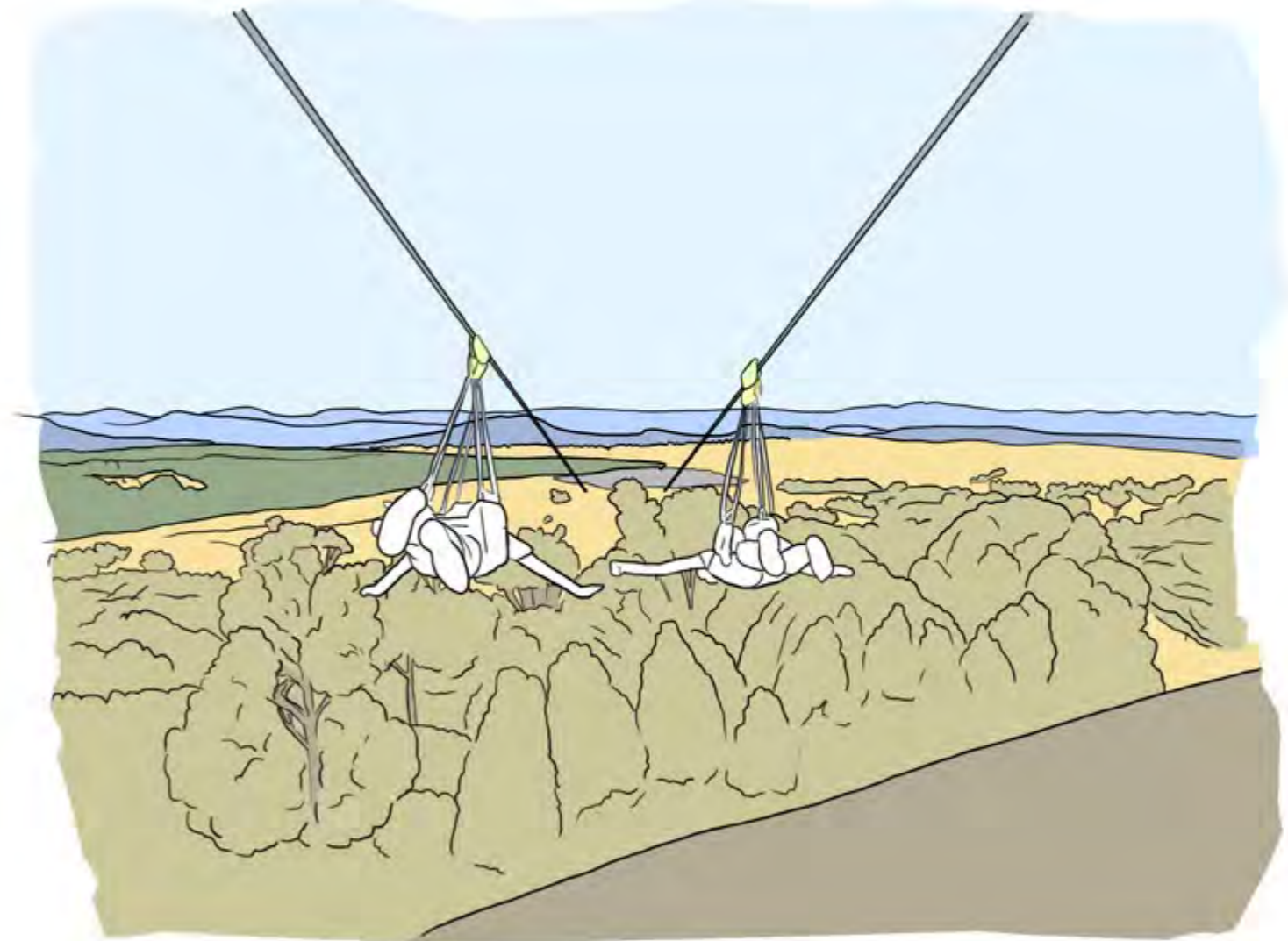
- Message based experience, introduction to the Sanctuary work
- Meaning and memory making wilderness experience

**Look and feel:**

- Themed and messaged based, adult play challenge
- Thrill seeker mixed with nature experience
- From Sammy's Hill to Learning Centre

**Requirements:**

- Specialist operator, designer and safety equipment.
- 2 x 1 km long ziplines and 10m<sup>2</sup> tree-top launch platform
- Specialist tour guides with high ropes and sanctuary context training



# Working Hub

Central to the theoretical underpinning of the centre is providing space where rangers, scientists, and students can rub shoulders and share experiences and learning in a casual and informal way - this space is to co-locate these people to enhance innovation and efficiency

Not normally part of the visitor experience design, these considerations are important to capture. They will require a business case to determine the spaces that are needed and size of the facilities required.

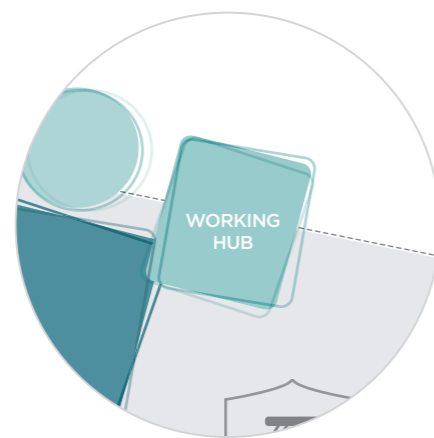
**Size: TBC**

### Opportunities for learning

- Space for PhD students to work insitu
- Networking and collaboration between academics, policy makers and Sanctuary staff.

### Offices/Operational space/facilities

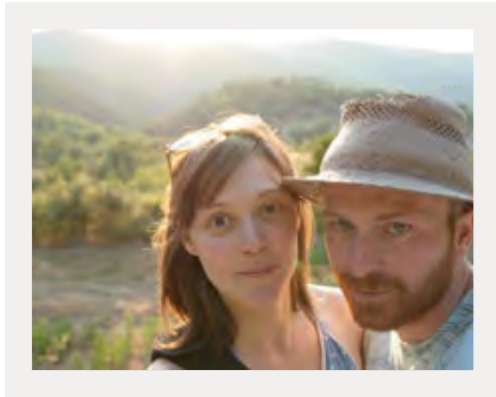
- Offices for sanctuary staff
- Hot desking suite for Indigenous Rangers, ANU research staff, tertiary research students (for off-campus research and thinking space) and other partner organisations.
- Kitchenette, washroom and break room.
- Storage space for operational equipment (possibly as large as a quad bike and electric bus).



# Persona

## Journey 1

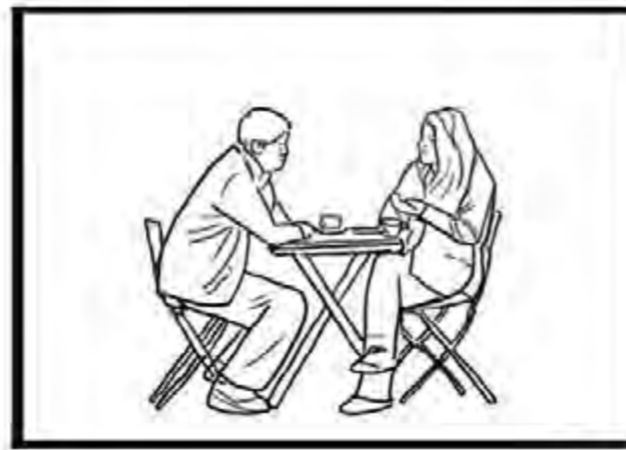
**Scenario:** National Woodlands Learning Centre



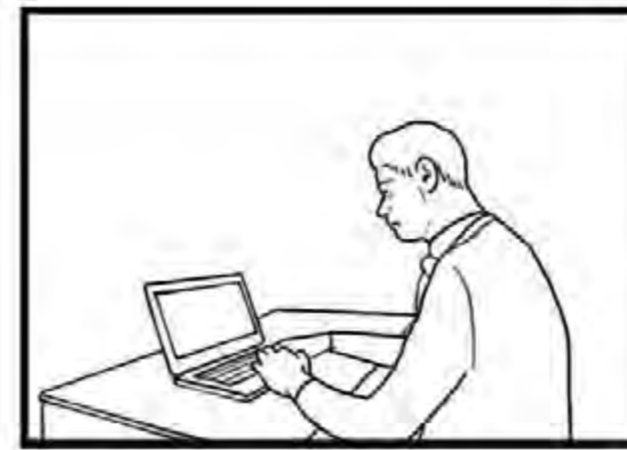
Nick and Anna  
Weekenders

**Time:** Overnight stay

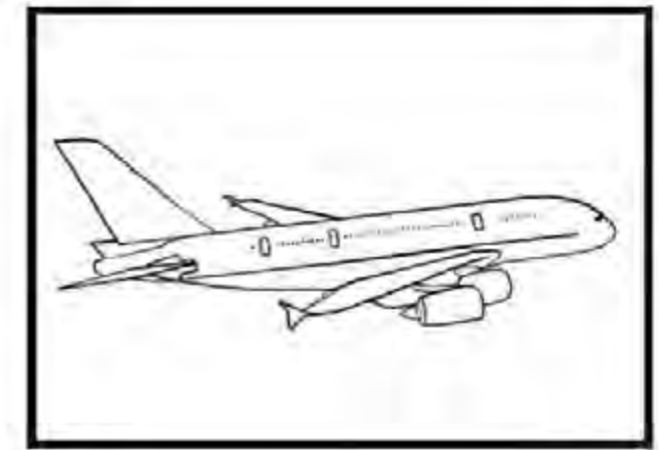
The scene shows how Nick and Anna might experience the Woodlands Learning Centre on their holiday to Canberra.



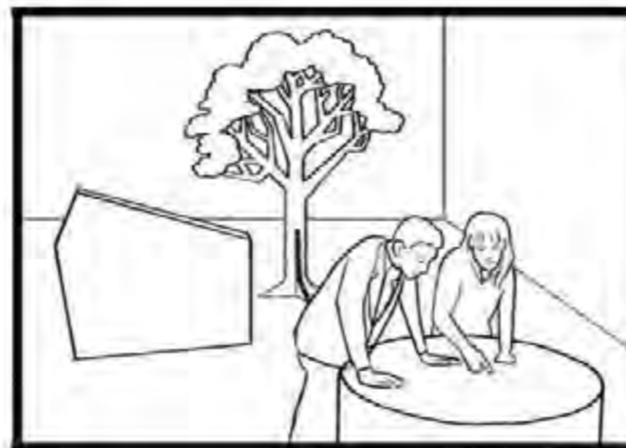
Anna and Nick catch up for lunch at their favourite Wellington cafe. It's been a busy work week and both are ready for a break. While they chat, Anna is reading an article by Visit Canberra in the Weekender Magazine. She suggests investigating going there for something a bit different.



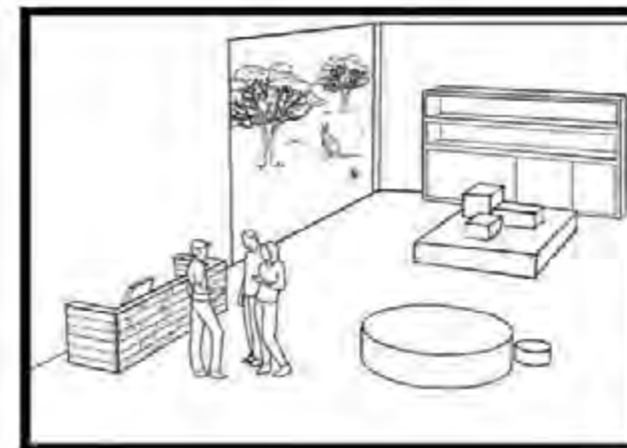
Back at work, Nick takes a couple of moments to Google things to do in Canberra. He likes going for bush walks, so the Mulligans Flat website jumps out. The idea of a night in the bush with kangaroos, wallabies and echidnas is too much. He books a night glamping as a surprise for Anna.



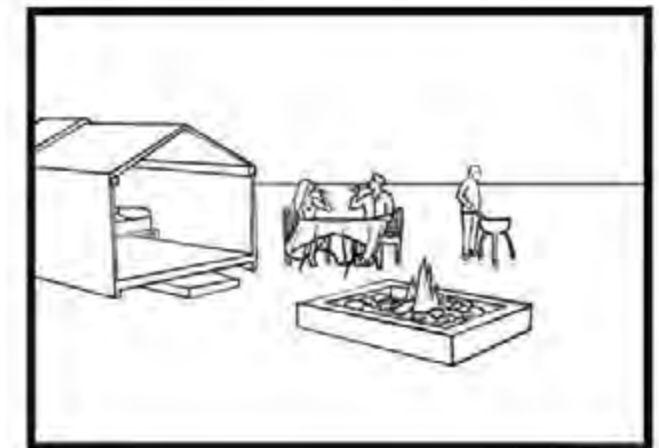
Nick and Anna found it easy and affordable to get to Canberra on the Singapore Airlines flight. They felt they could have a mini break, a long weekend, both taking the Friday and Monday off work. Anna is looking forward to having a drink with an ex-colleague who recently moved to the Aussie capital.



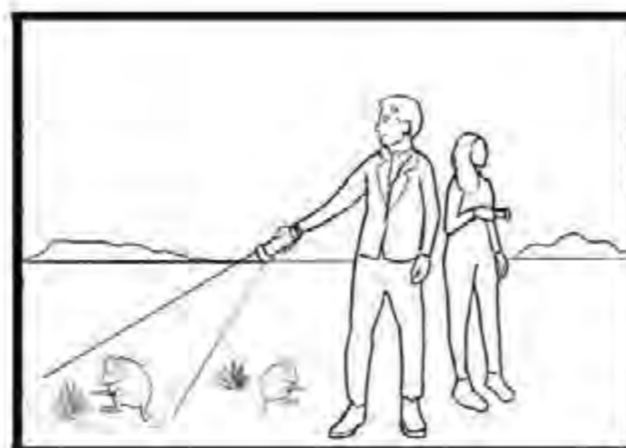
They stay the first night in town and after a lazy morning, they make their way out to the Woodlands Learning Centre. It's mid afternoon, so they have plenty of time to have afternoon tea at the cafe, explore the storytelling space and take a short stroll into the sanctuary. It's the first time she has heard of a bettong and Anna mentions how much she would love to see one.



When Anna suggests they go, Nick reveals his surprise. Minutes later, they are met by a ranger/host who explains the plan for their night ahead. They gather in the beautiful entry atrium of the Learning Centre with other excited guests. Transport picks them up and takes them out to their camp for the night.



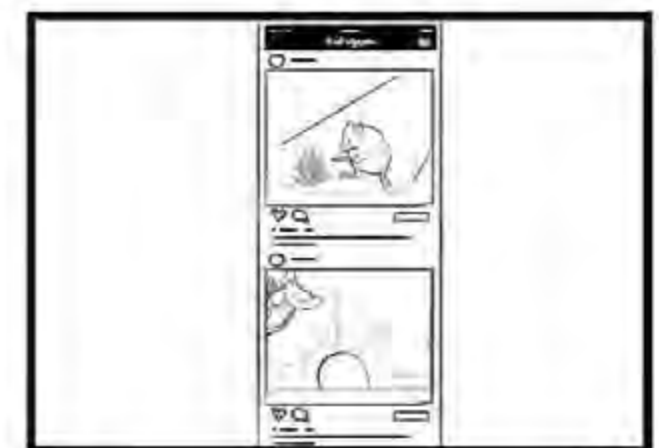
An hour ago they were in town, now it feels like the outback wilderness. Nick can hardly focus on the dinner the outback chef has prepared, spotting kangaroos jumping past the campsite is too distracting. It is a great place to be as the sun sets.



After dark, Nick and Anna are taken for a spotlight tour by their host. Anna can't believe that only this afternoon she was introduced to the illusive bettong, now she gets to see one in the wild. The dark transforms the place, it's full of all kinds of life, along with two kiwis both excited and nervous about what's out there.



Both have a great sleep. It is so quiet out there and the accommodation is really comfortable. On the host's recommendations, they set an early alarm and get up to watch the sunrise. Sitting there, they both appreciate this wild place, and know it will be a memory they will take with them. A great place to be, just what they needed.



Nick has to share his experience with his friends. He posts a series of photos he has taken on his Instagram account, tagging Anna and Mulligans Flat. There is a comment from a friend saying 'Wow, is that Canberra? Will have to check it out!'.

# Persona

## Journey 2

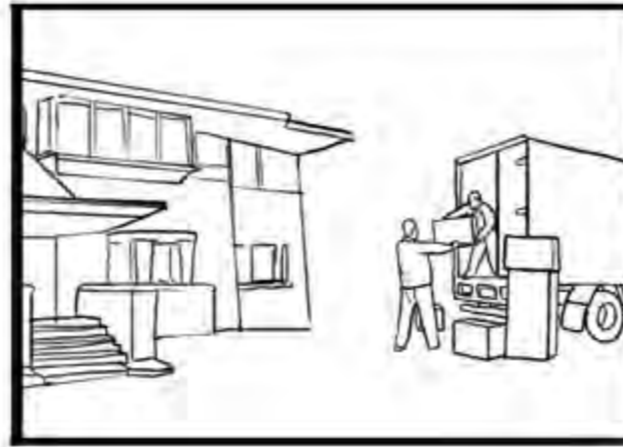
**Scenario:** National Woodlands Learning Centre



**Megan, Justin, Noah and Isla**  
Local Family

**Time:** 2-3 hours

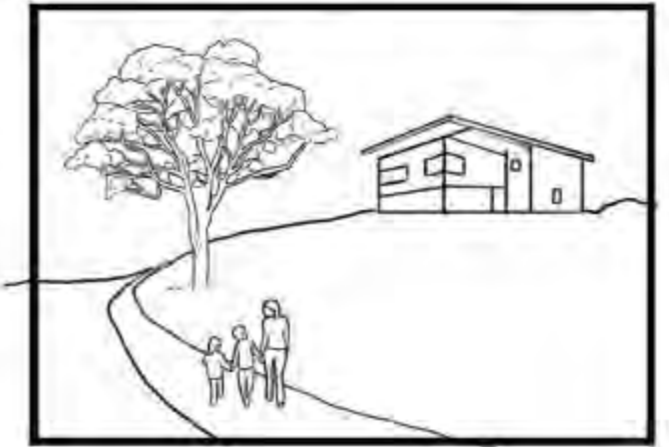
The scene shows how local family Megan and Justin, and their kids might experience the Woodlands Learning Centre.



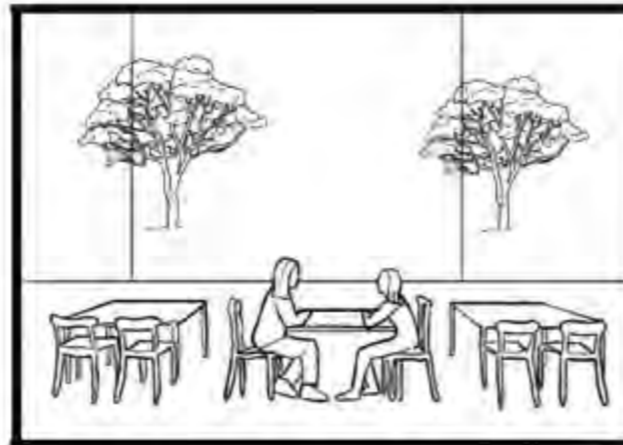
Megan and Justin have just moved to Throsby. Their kids are young, so they wanted to move to a safer community, near a bit of nature, away from the hustle n' bustle of the city. A couple of their friends live in nearby neighbourhoods too, which is another big draw.



Megan is on the phone to her friend Lauren. Now that they are all moved in, Megan is keen to catch up with her friends for coffee. Lauren, who lives in nearby Forde, suggests they meet at the "really nice cafe at the Woodlands Learning Centre, it's good coffee and kids can muck around on the playground".



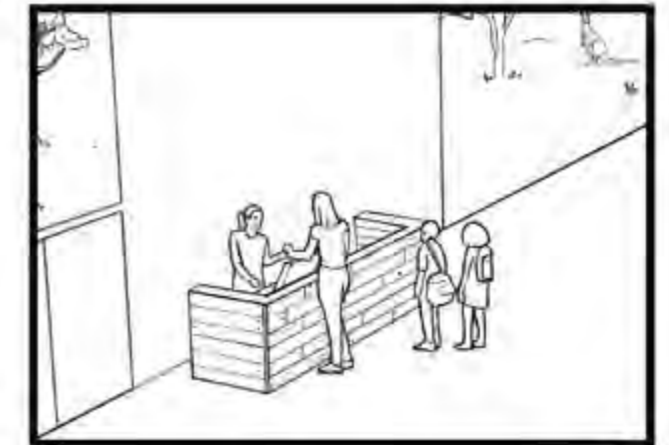
It's an easy walk down to the Learning Centre for Megan and her kids, Noah and Isla. Megan knew Throsby was on the doorstep of Mulligans Flat, it's one of the reasons they moved, she was excited to finally have an excuse to check it out.



"This is great, Lauren." Megan and Lauren sit having coffee. Lauren tells Megan all about the sanctuary and how the cafe has become a regular, the food is always so yum and fresh. Lauren's family have become members of the Mulligans Flat. They often pop down for an hour or two to entertain the kids.



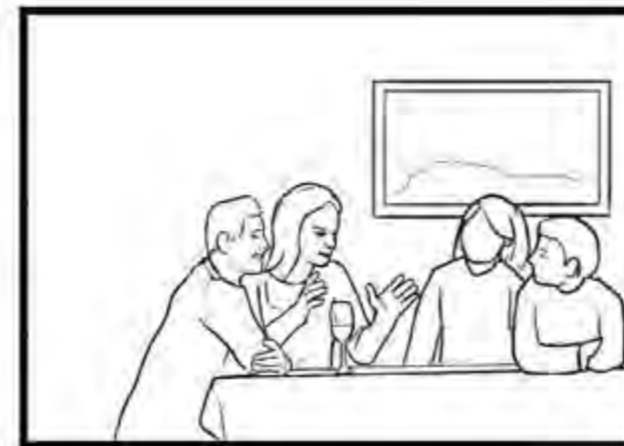
Megan and Lauren keep an eye on their kids as they explore the natural playground. Noah is rowdy, he plays by running around, climbing and jumping from log to log. Isla has a more considered approach, spending time constructing a fort out of sticks, gum branches and pretending to be a bettong.



When the kids were playing they spotted a kangaroo in the sanctuary and nagged Megan to take them to find more. Megan stops past the entry desk to get a map and some advice on a short walk. The ranger/host helpfully shows her a map on the mobile website and encourages a visit to the storytelling space and retail.



Megan knows the kids are starting to fade, so a quick walk is all they can handle. On their stroll they come across roos and wallabies, which is so exciting for Noah and Isla. Megan uses the interpretive panels to explain to the kids about the wildlife.



At dinner, Justin asks Noah and Isla about their adventures at Mulligans Flat. They are so excited, they tell him about the playground, roos and bettongs. Megan comments about how happy she is to have moved so close to such an amazing place. She goes online and joins up as members to show their support.



Two weeks later, Megan is on the phone with Lauren. They organise a catch up and to take the kids out for an adventure. It is an easy choice, they're off to the Woodlands Learning Centre...

# Education lifecycle

**Scenario:** National Woodlands Learning Centre

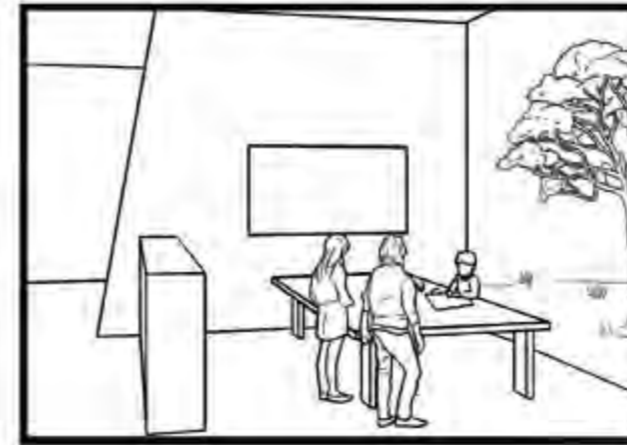


**Jack**  
Learner

The scene shows how the National Woodland Learning Centre may play a role throughout Jack's life.



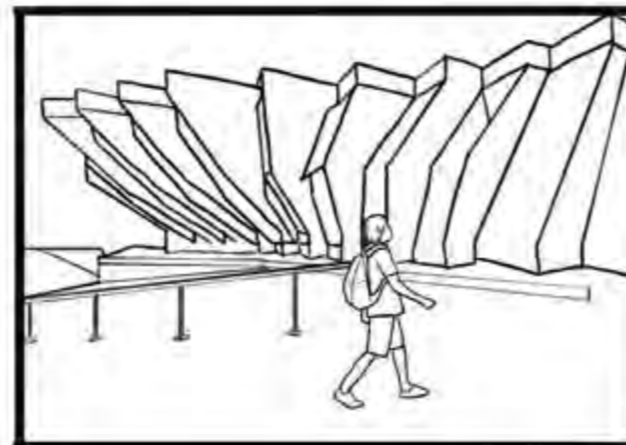
Jack is an Indigenous boy from Dubbo, he is visiting Canberra as part of his Year 5 trip. They access a programme developed by the Trust that is supported by a Philanthropic Foundation for low SES and Indigenous community education. Jack's class visit the War Memorial, Parliament House and the Woodlands Learning Centre across their 2-day 2-night visit to Canberra.



As soon as he hops off the bus, Jack is greeted and welcomed to Country by an Indigenous Ranger from the Parks and Conservation Service. After an introduction to the Sanctuary, the class collects beetles to bring back to the Grub Hub. They look at them under the microscopes and explore their movement responses to different bark, grass and soil.



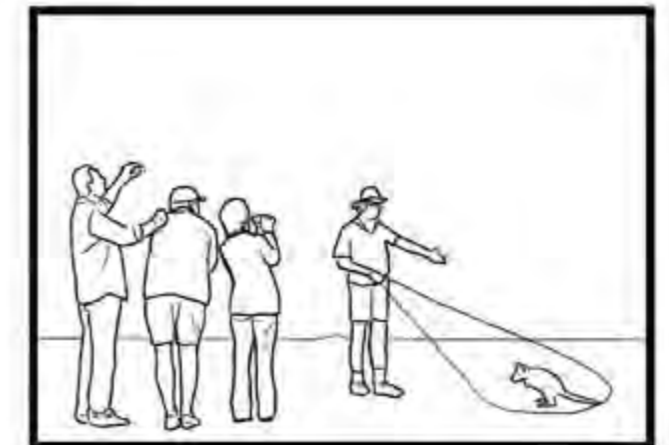
On leaving the Learning Centre, Jack purchases a copy of the Ngunnawal Plant Use booklet. He takes it back to school in Dubbo to help him explore his local bush and to use native bush resources - he's hooked.



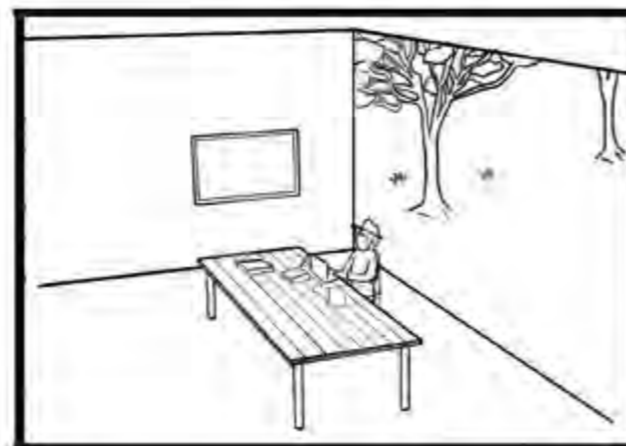
Ten years on, Jack has successfully completed his HSC and has been granted a scholarship to support his undergraduate degree at the ANU. He studies ecology, where he excels in his undergraduate programme.



Throughout his degree, Jack visits Mulligans Flat and the Woodlands Learning Centre for field trips and project work. He loves working with a diversity of plants and animals and growing his knowledge of ecological systems.



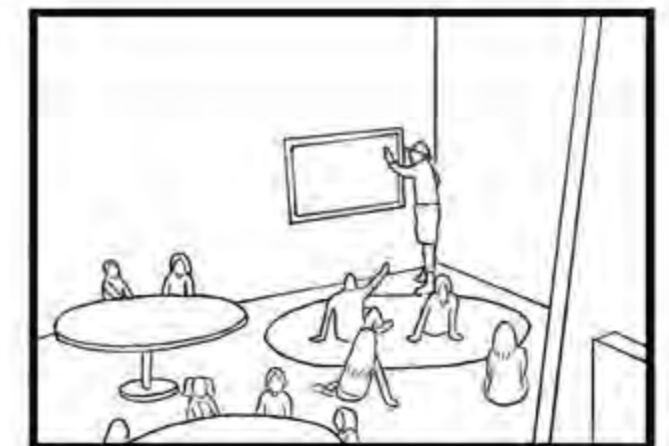
Jack undertakes an honours by research where he studies the regeneration of Yam Daisy Grasslands near the Learning Centre site. To support his living expenses and to gain experience, he is employed as a Twilight Tour guide. The Indigenous perspective on the landscape is something he is proud of and enjoys sharing with guests.



Straight from his honours, Jack goes on to undertake a PhD in cultural land management practices. He is often based at the Learning Centre as his study sites include Mulligans Flat and a nature reserve at Dubbo (from his home Wiradjuri country).



During his PhD studies his family visits several times. At every opportunity he brings them into the Sanctuary on a behind-the-scenes Twilight experience - reconnecting his family to country.



In his final PhD year, Jack leads workshops for school groups at the Learning Centre, focusing on cultural landscape language and uses. Emily, a young primary school student from Brewarrina, can't stop asking questions and leaves Mulligans with a thirst for more landscape cultural knowledge. When she gets home, the first thing she does is asks her Aunty about visiting the famous Fish Traps site.

# Option 1a

**\$1.5M funding available**

**Total size (excludes carpark): Approx 215sqm**

**Car park: 20 cars, 1 coach**

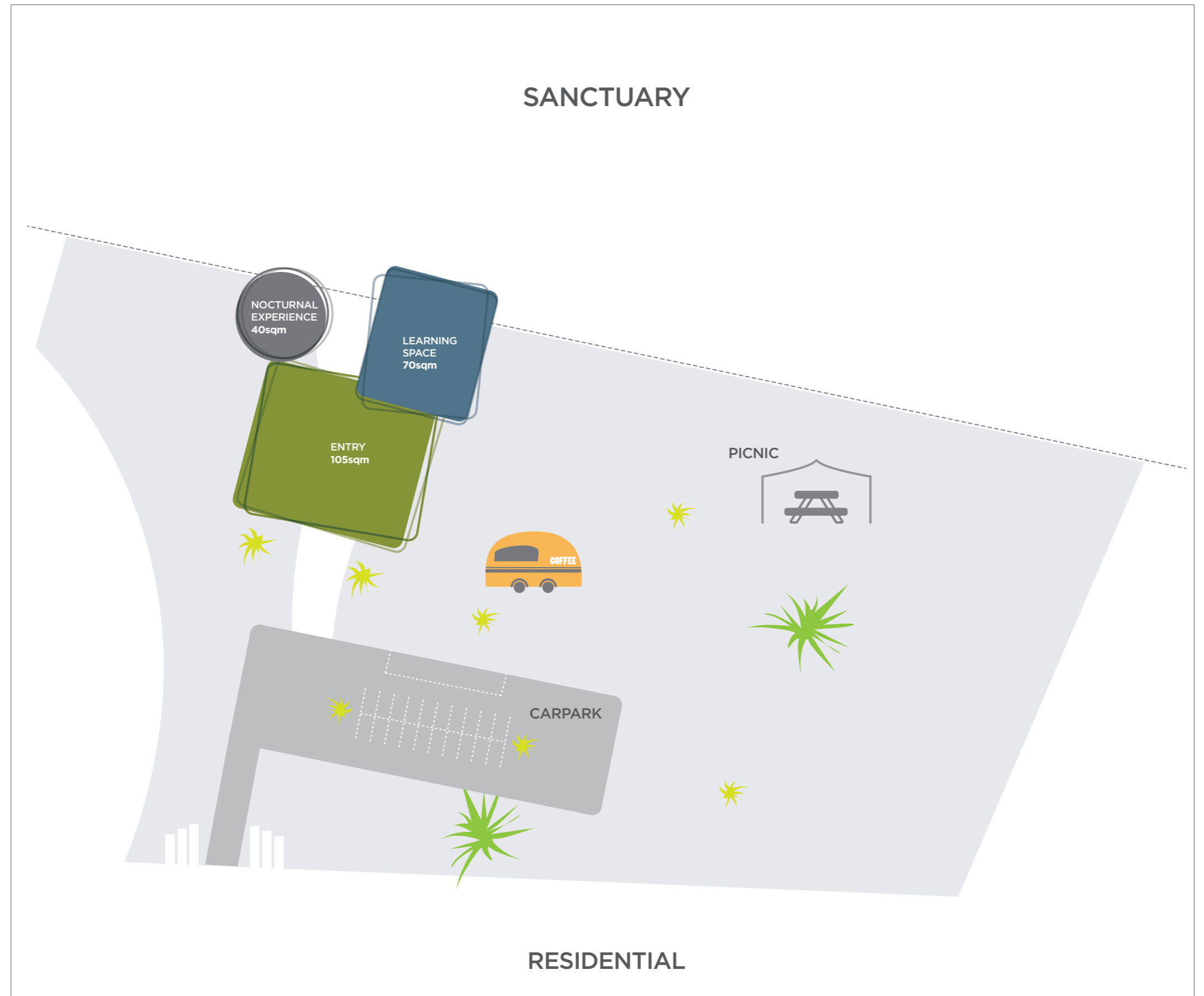
- Entry space = 105sqm (reduced retail, toilets and entry space)
- Learning space = 70sqm (reduced kitchenette)
- Nocturnal Experience = 40sqm (reduced # of bettongs housed)
- Coffee cart vendor for food and beverage service

This schematic layout is based on:

- Building square metre rate = \$5500/sqm\*
- Cafe square metre rate = N/A
- \$15k per car space
- \$30k per coach space

\*As provided by client.

Based on the brief we have allocated a set of very broad square metre requirements and specifications, as above. These are obviously rough and need to be worked through with an architectural designer. Square metre requirements can be scaled up or down depending on secured funding.



## Option 1b (low spec)

**\$1.5M funding available**

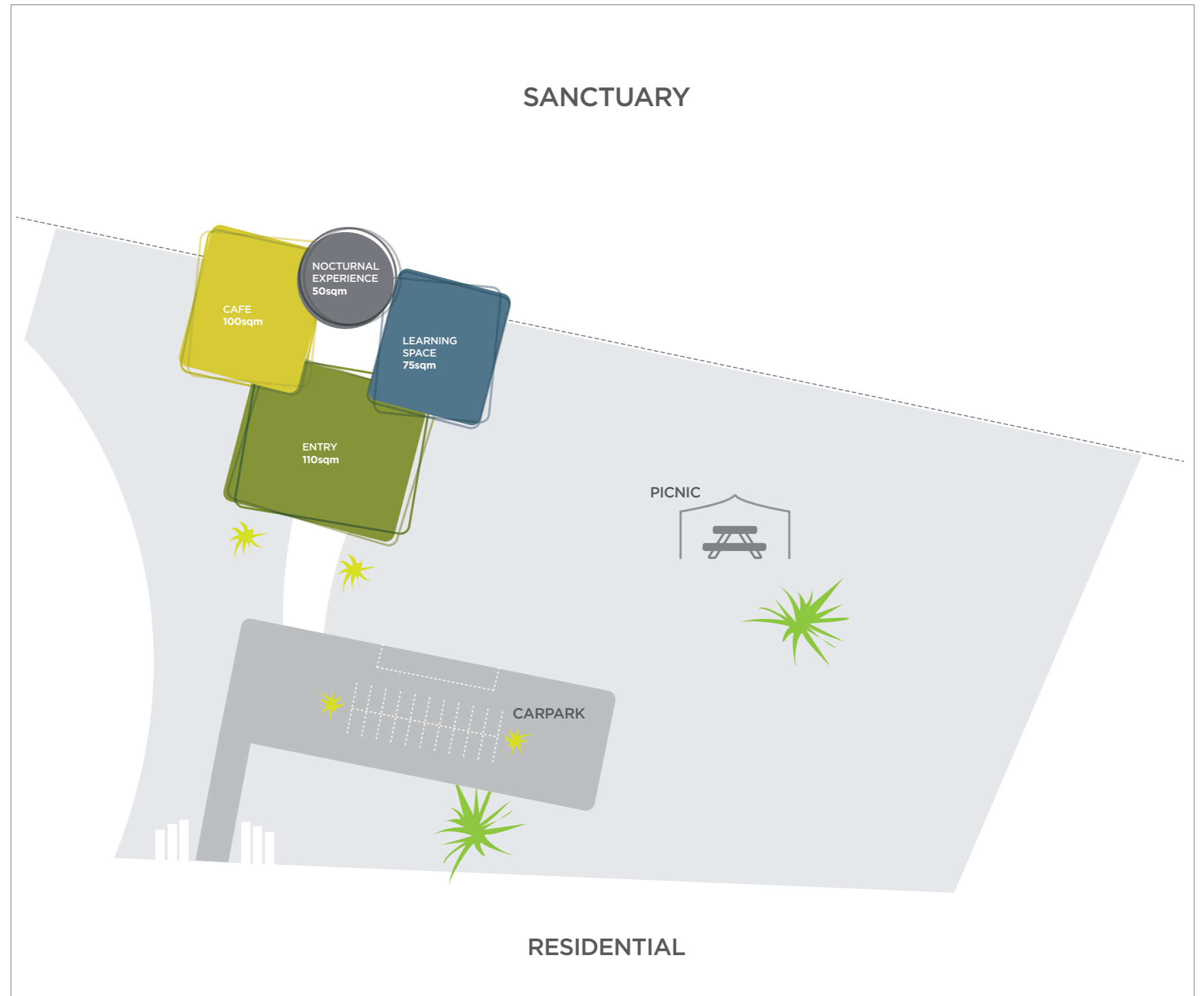
**Total size (excludes carpark): Approx 335sqm**  
**Car park: 20 cars, 1 coach**

- Entry space = 110sqm (reduced retail, toilets and entry space)
- Learning space = 75sqm (reduced kitchenette)
- Cafe = 100sqm (reduced size)
- Nocturnal Experience = 50sqm

\*As provided by client, this schematic layout is based on:

- Building square metre rate (low spec rate) = \$3500/sqm
- Cafe square metre rate (low spec rate) = \$3500/sqm
- \$15k per car space
- \$30k per coach space

Based on the brief we have allocated a set of very broad square metre requirements and specifications, as above. These are obviously rough and need to be worked through with an architectural designer. Square metre requirements can be scaled up or down depending on secured funding.



## Option 2

**\$2.5M funding available**

**Total size (excludes carpark): Approx 345sqm**  
**Carpark: 30 car spaces, 2 coach spaces**

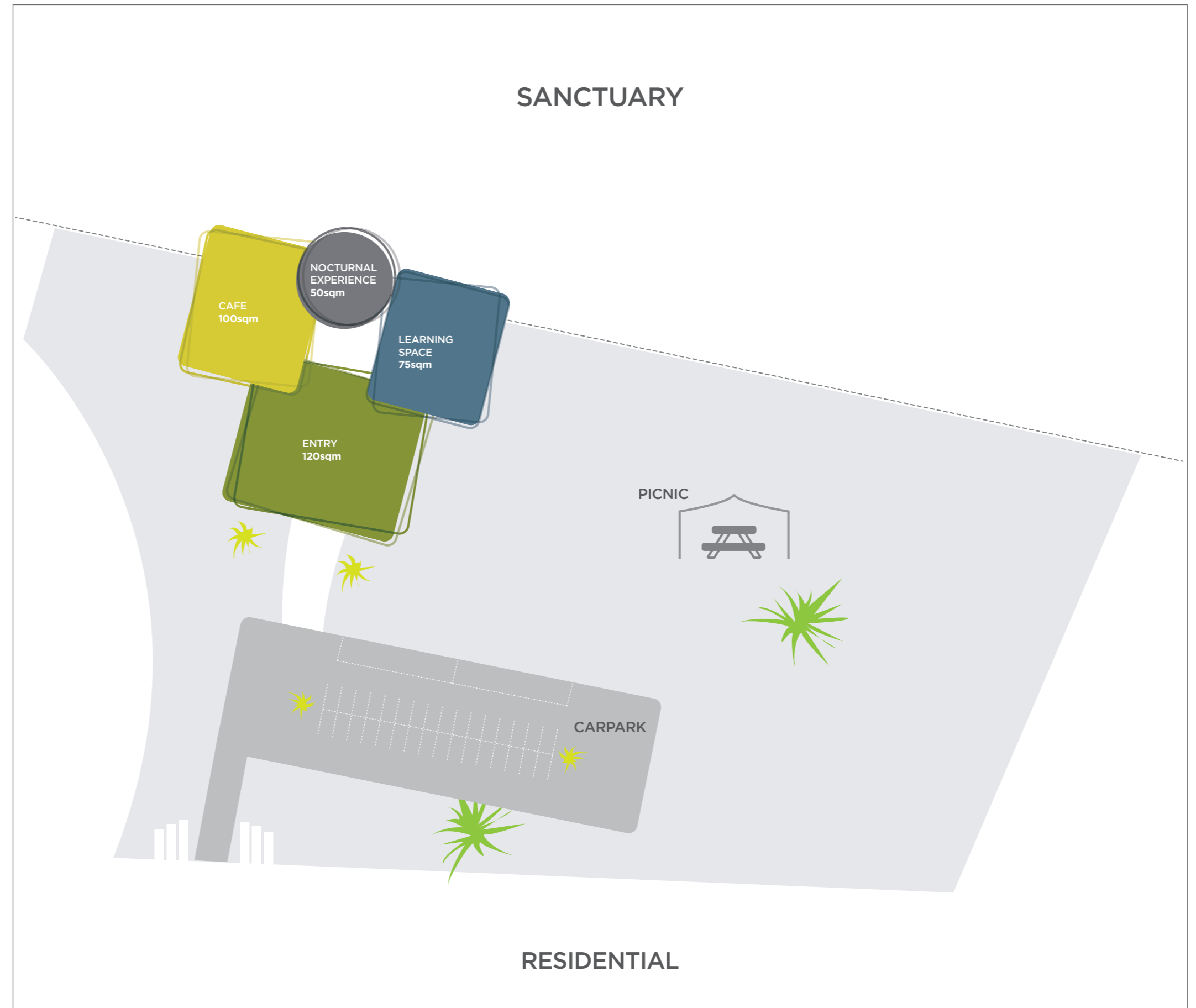
- Entry space = 120sqm (reduced retail space)
- Learning space = 75sqm
- Cafe = 100sqm (reduced cafe space)
- Nocturnal Experience = 50sqm

This schematic layout is based on:

- Building square metre rate = \$5500/sqm\*
- Cafe square metre rate = \$6500/sqm\*
- \$15k per car space
- \$30k per coach space

\*As provided by client.

Based on the brief we have allocated a set of very broad square metre requirements and specifications, as above. These are obviously rough and need to be worked through with an architectural designer. Square metre requirements can be scaled up or down depending on secured funding.



# Option 3

\$10M+ funding available

Total size: Approx 820sqm (excludes Sanctuary Experiences, Working Hub, Picnic and Carparks)

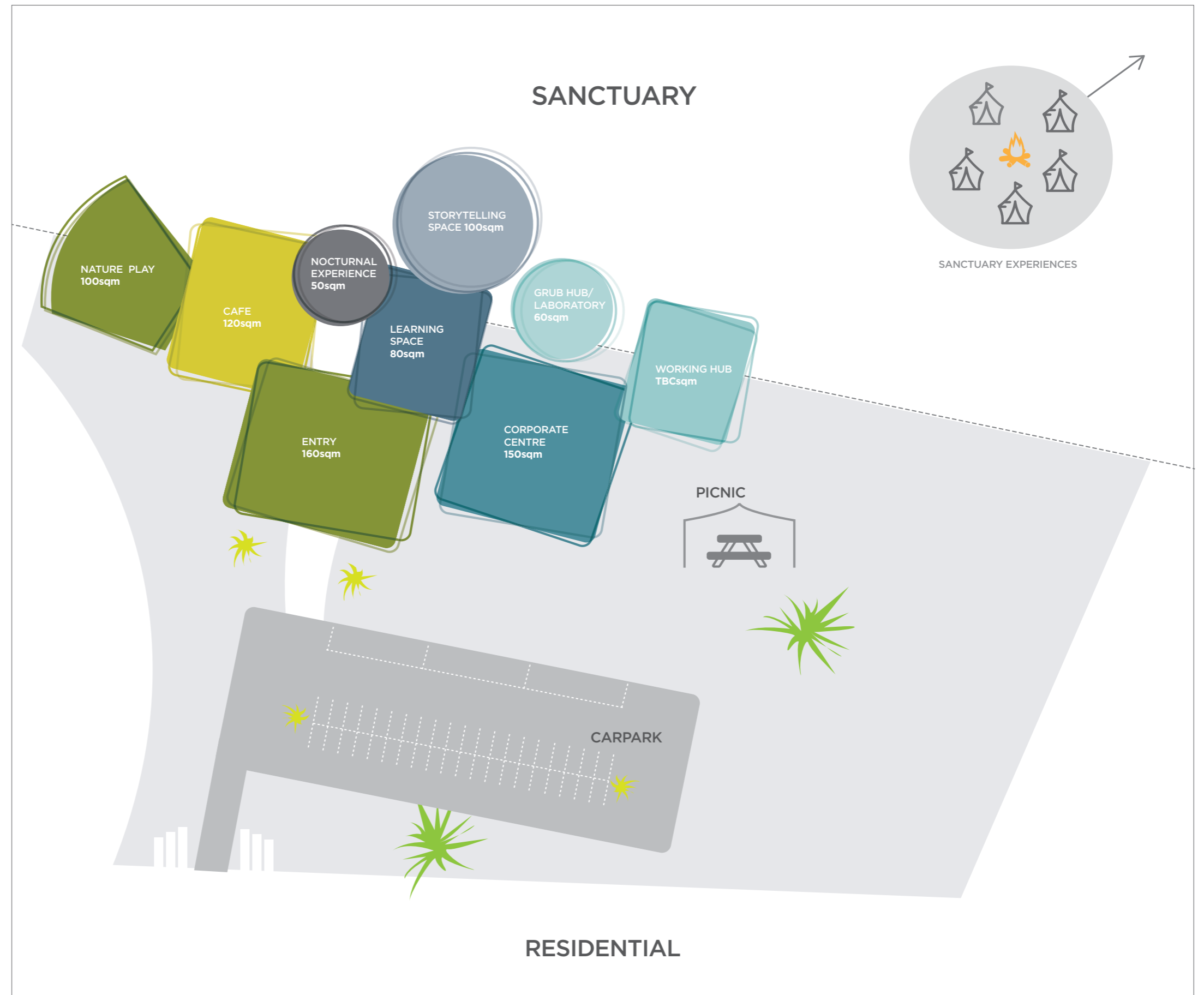
Car park: 40 car spaces, 3 coach spaces

This schematic layout is based on:

- Building square metre rate = \$5500/sqm\*
- Cafe square metre rate = \$6500/sqm\*
- \$15k per car space
- \$30k per coach space

\*As provided by client.

Based on the brief we have allocated a set of very broad square metre requirements and specifications, as above. These are obviously rough and need to be worked through with an architectural designer. Square metre requirements can be scaled up or down depending on secured funding.



## Next Steps

### **Audience testing**

The ideas presented in this document should be tested with potential audience personas. The feedback gained can be used to further refine the intent of this document.

### **Business case**

The business case can inform the scale of spaces, staffing requirements and other specifications related to the design of the Woodlands Learning Centre.

### **Implementation**

This document acts as a briefing document for an architect to develop concept designs.

### **Branding and marketing**

- Name - Flagged in the workshops was a piece of work around the name of Mulligans Flat, this would be best worked alongside local Indigenous groups.
- Marketing - A marketing plan for Mulligans Flat should be developed to establish approaches and channels for the promotion of the Woodlands Learning Centre and sanctuary as a whole.
- Values - Organisational values should be established before this work, providing direction for agencies.

### **Interpretive space design**

- A more detailed framework and concept is required to develop the storytelling space within the Woodlands Learning Centre. Working with a range of stakeholders, this process would define the appropriate themes and storylines for the space, as well as identifying the right communication channels and interpretive media.

### **Interpretive programmes design**

- Interpretive programme co-design - Mulligans Flat team, Indigenous rangers, and Locales work together to develop message driven, story-based programmes. Tours, sleepovers, talks/presentations, glamping package, learning sessions (traditional or enquiry-based learning), customer experience/front of house service, training and evaluation packages.



**SUBJECT: Throsby Estate – Territory Plan Variation Dependencies**

To: David Dawes – Chief Executive Officer

From: Chris Reynolds – Executive Director Land Development  
Tom Gordon – Director GUnghahlin  
David Thornhill – Gungahlin Project Director

Date: 27 June 2014

**Purpose**

To inform you that development approval for the Throsby Estate Development Plan and subsequent construction within Throsby is dependent on a variation to the Territory Plan.

## **Background**

The Gungahlin Strategic Assessment (the Plan) was approved by the Commonwealth Government in June 2013. The Plan determines the potential impacts from the development of the remaining identified Greenfield site in Gungahlin on Matters of National Environmental Significance protected under the *Environment Protection and Biodiversity Act 1999*.

277 hectares of land in Throsby has been affected as a result of direct actions under the Plan. This land will now become part of the Mulligans Flat and Goorooyaroo Nature Reserves. This reduction in developable area means a number of changes are required to the Territory Plan, as detailed as follows:

- A review of the East Gungahlin Structure Plan, under the Territory Plan, is required as the substantial reduction in developable area in Throsby means that the Structure Plan is no longer relevant. In this regard, the Structure Plan identifies facilities, such as a local centre and an independent school, that can no longer be supported by the much smaller population of the suburb. A Territory Plan Variation is required to facilitate these changes to the Structure Plan.

This is required to enable assessment of a development application for Throsby.

- A number of commitments under the Plan relate to the design of Throsby, particularly in relation to land use, landscaping, infrastructure works, and noise, light and building materials. These commitments are required to be included as development controls in a Concept Plan/Precinct Code, under the provisions of the Territory Plan. This enables the assessment of a Development Application against these controls. A Territory Plan Variation is required to include a Concept Plan in the Territory Plan.

This is required to enable assessment of a development application for Throsby.

- Those lands within Throsby that have been excluded from development are required to be incorporated into the Mulligans Flat and Goorooyaroo Nature Reserve. This requires a variation to the Territory Plan to rezone the land to Hills, Ridges and Buffer Areas and to include a public land – nature reserve overlay on the Territory Plan maps.

This is required prior to commencement of construction works in Throsby.

The Environment and Sustainable Development Directorate (ESDD) has commenced the variation process to incorporate the above into the Territory Plan. ESDD advise that their program will ensure the Territory Plan Variation will be in place by mid November 2014.

## Issues

The Development Application for the Throsby Estate Development Plan can't be approved until such time as the Structure Plan under the Territory Plan has been amended and a Concept Plan/Precinct Code has been adopted. This requires a variation to the Territory Plan.

Construction in Throsby can't commence until such time as the Territory Plan is amended to create a nature reserve over adjacent lands.

The Estate Development Plan is progressing well and it is anticipated that it will be on Agency Circulation by the end of July 2014 and the Development Application lodged in November 2014.

If the Territory Plan Variation is delayed it will jeopardise the timely assessment of the Development Application. It is imperative that the program that ESDD has outlined for the Territory Plan Variation is adhered to.

## Recommendations

It is recommended that you receive and note the contents of this Minute.

Name  
Title  
Branch  
Division

Date

Action Officer: Stacey Quayle  
Branch: Land Development - Gungahlin  
Extension: 72890

**[Name] ..... / /  
AGREED/NOT AGREED/NOTED/PLEASE DISCUSS**

## **SUBJECT: Throsby Estate – Territory Plan Variation Dependencies**

To: Chief Executive Officer

From: Executive Director Land Development  
Deputy Director General  
Director Gungahlin

Date: 2 July 2014

### **Purpose**

To inform you that development approval for the Throsby Estate Development Plan and subsequent construction within Throsby is dependent on a Territory Plan Variation, which is currently being undertaken by the Environment and Sustainable Development Directorate (ESDD).

### **Background**

The Gungahlin Strategic Assessment (the Plan) was approved by the Commonwealth Government in June 2013. The Plan determines the potential impacts from the development of the remaining identified Greenfield site in Gungahlin on Matters of National Environmental Significance protected under the *Environment Protection and Biodiversity Act 1999*.

The Plan reduced the developable area of Throsby by 277 hectares to 106 hectares. This means changes are required to the Territory Plan:

- Amendment to the Structure Plan
- Introduction of a Concept Plan/Precinct Code
- Creation of a new nature reserve

### **Issues**

ESDD are not able to approve a Development Application for Throsby until the Territory Plan Variation has been approved.

The Estate Development Plan is anticipated to be on Agency Circulation by the end of July 2014 and the Development Application lodged in November 2014.

Revenue for the first [REDACTED], with a value of [REDACTED] is scheduled for the 2016/17 financial year. If the Territory Plan Variation is delayed it will jeopardise the timely assessment of the Development Application, and subsequent construction of the estate and settlement of blocks. It is imperative that the program that ESDD has outlined for the Territory Plan Variation is adhered to.

### **Recommendations**

It is recommended that you receive and note the contents of this Minute.

David Thornhill  
Gungahlin Project Director  
Land Development

July 2014

Action Officer: Stacey Quayle  
Branch: Land Development - Gungahlin  
Extension: 72890

*David Dawes .....* / /  
**NOTED/PLEASE DISCUSS**

**From:** [Richardson, Dave](#)  
**To:** [Reynolds, Chris](#)  
**Cc:** [Horsburgh, Helen](#); [Marcantonio, Laura](#); [Quayle, Stacey](#); [Thornhill, David](#); [Gordon, Tom](#); [Santosuosso, Daniel](#)  
**Subject:** FW: Draft Variation 319 Throsby, Jacka, Horse Park north, Taylor and Kinlyside by COB Thursday 10 July 2014  
**Date:** Thursday, 10 July 2014 8:52:50 AM

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Chris,

The following are comments on DV 319 that were due yesterday. Stacey has provided comments via David T and I have also included those below.

Note that it has been confusing getting the information in 2 pieces. Firstly, the Structure Plan was available and then later the Draft Variation to the TP became available.

Comments are:

Structure Plan East Gungahlin document

- The Structure Plan documentation covers the general planning principles and policies for the East Gungahlin Structure Plan area. It then goes into more detail for General and Specific policies for Kenny and part Harrison and Throsby. Some of the detail contained in this document may no longer be relevant for the current development and infrastructure climate. For example, under Kenny and Part Harrison the Specific Policies carry the words "...Ensure Sandford Street extension to Federal Highway connection. This may not be viable in the short and/or longer term because of the likely extent of urban development in Kenny not justifying such a connection.

Draft Variation DV 319 document - Zone and overlay changes to Public Land as a result of the Gungahlin Strategic Assessment Biodiversity Plan

- The draft Variation covers all the areas being put into the Hills, Ridges and Buffer land use zone and therefore the urban land lost at significant revenue cost to the ACT Government. It also highlights the shrinking of the urban area in Gungahlin thus making more difficult the achievement of affordable housing and other Government policies. The outcome has however followed due process both from the Commonwealth's EPBC Act and the Government's Nature Conservation Act perspective.
- Both the current TP provisions and the proposed changes are outlined in the document in relation to the portions of each area or suburb with the exception of Throsby where a Concept Plan is introduced for the remaining area outside the area which is the subject of the draft Variation. This is confusing and no doubt will
- What is disappointing is the introduction of a Concept Plan for Throsby that does not reflect the planning undertaken and agreed in the current Estate Development Plan (see Figure 11 of the draft Variation). What is shown is the old Outline Plan from the North Gungahlin Structure Plan for the remainder of Throsby (the developable area). See also Stacey's comments below for more details.
- Concept plans are an old notion and are not really necessary for the approval of the Estate Development Plan given the existence of the Territory Plan and the various codes that accompany it. Precinct codes were introduced as a variation on the concept plan theme but also are not really required. Any location specific code requirements for a particular area could be introduced in the codes and is a far better way of providing the necessary planning principles and policies to guide development and the approval process.
- All the areas which are identified as subject to the Variation, carry a specific requirement for the land manager to be responsible for bushfire risk mitigation (Outer Asset Protection Zones) especially where they interface directly with future urban areas. It would have been beneficial to identify this requirement as a condition of the Variation to ensure there is no misunderstanding that the OAPZs together with fire trails have to be inside the reserve boundaries and managed by the responsibility agency - in most cases, TaMS. With that responsibility lies a linked recurring

Budget funding requirement to ensure that the required management is carried out and monitored accordingly. This option should be taken up under 2.4.2 Proposed Changes to the Territory Plan for each area.

- The draft Variation proposal for Kinlyside needs urgent reconsideration along the entire eastern edge interface with the suburb of Casey. Casey's Division boundary is shown by the line to the west of the suburb boundary (developed area) and the area between the two has a land use overlay of Canberra Nature Park. That same area contains the OAPZ that was agreed and put in place before the sale of land in Casey to the private sector. It also contains cut off drains and access points for fire and general maintenance vehicles. This reinforces the dot point above about continuing bushfire risk management inside Canberra Nature Park to protect Casey. If ESDD through the draft Variation insist the area between the Division boundary and the developed suburb boundary should be rezoned to Nature Reserve (see 1.1 Summary of the Proposal in the draft Variation) then it would be expected the document would explain why. This explanation is missing in the current documentation. The area in question is already part of the important north south corridor for fauna movement and does not require it to be Nature Reserve to carry out that role. The eastern Division boundary of Kinlyside coincides with the western Division boundary of Casey. Therefore the Division of Kinlyside cannot go over the top of the Division of Casey and the text and plan needs amending.
- The boundary of the suburb of Taylor in the draft Variation needs to reflect the intended suburb or Division boundary. Recent work has been done by the LDA to assist ESDD to define the suburb and Division boundaries.

[Stacey's comments follow.](#)

### **DV319 Agency Consultation Version**

It is noted that this variation is titled "*Zone and overlay changes to public land in the Gungahlin District as a result of the Gungahlin Strategic Assessment*". The introduction supports the title in that it states that the purpose of the DVP is to formally add land to the nature reserve system. This is supported in Section 2.2.1:

"This variation is to formally add the north-eastern and south-eastern areas of Thorsby to nature reserves and zone it to the NUZ3 – Hills, Ridges and Buffer zone",

and again in Section 3.1 Variation to the Territory Plan Map which indicates only the nature reserve areas are subject to the variation.

It does not suggest that the DVP will alter zonings within the remaining developable area despite Section 2.4.2 outlining proposed changes to the East Gungahlin Structure Plan. DV319 does not include the amendments to the Structure Plan or introduction of the Concept Plan and there does not appear to be a DV that deals with these elements despite the documents being included in the circulation material.

### **Draft East Gungahlin Structure Plan**

Section 1.2.3 Thrsoby General Policies section includes:

"E. Provide an area for a community facility site.

F. Government Primary school to be located centrally within the suburb"

This could be interpreted that a community facility site, separate to one for a possible school, is required, although it is noted that the Concept Plan only requires a community facility site to be provided. This could be clarified, particularly given EDT won't confirm whether a primary school is required.

## Concept Plan

The Concept Plan refers to the Territory Plan Map for the location of land uses. If the Territory Plan Map that results from DV319 is to be used then this is inadequate. This is because DV319 simply excises portions of Throsby from the plan and zones them NUZ but leaves the developable area of Throsby with the same zonings. As such there is a community facility tucked into the northern corner and higher density housing adjacent roads that lead into the nature reserve. The land use zones on the Territory Plan map needs to be updated to reflect a more appropriate structure and incorporate the range of land uses envisaged for the suburb.

The Desired Planning Outcomes states:

“h. provide for effective buffers between residential development and nature reserves”

It is unclear what these buffers are. It is important that there is some clarity around this matter as many of the criteria in the Concept Plan refer back to the desired planning outcomes.

Can we please discuss in our meeting at 9am so that I can get at least a draft response through to MACC?

Regards

Dave

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**From:** MACC

**Sent:** Monday, 7 July 2014 8:59 AM

**To:** Paynter, Patrick; Watts, Michaela; Richardson, Dave

**Cc:** Cross, Narelle

**Subject:** FW: Draft Variation 319 Throsby, Jacka, Horse Park north, Taylor and Kinlyside by COB Thursday 10 July 2014

Hi all

Please see below, request for comments on the above Draft Variation. Please provide any comments to MACC by no later than midday, **Wednesday 9 July 2014**.

Thanks

Patti Bogiatzis | Ministerial, Assembly and Cabinet Coordination

**Phone 02 62058298**

Economic Development Directorate | ACT Government

Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601

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

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**From:** Hai, Helen **On Behalf Of** Terrplan

**Sent:** Friday, 4 July 2014 3:54 PM

**To:** Funnell, Lachlan; Carey-Ide, Grant (Health); Douglas, Ken; DET School Planning; Samuelson, Adam; Kennedy, Matthew; EmergencyManagement; MACC; Land Development; Joseph, Gabriel;

EPAPlanningLiaison; OConnell, Jennifer; Corrigan, Jim; Oshyer, Aaron; Jamaly, Rumana; Cilliers, George; Brown, Ray; ESDD Impact; ESDD Estates; Chapman, Maggie; Saad, Monica; ESDD Strategic Planning Referrals; Moysey, Sean; Dunstan, David

**Cc:** Stewart, Tracy (DET); Jones, David; Schofield,

Karen;

McKeown, Helen; Collier, Christopher; Hubert, Pamela; Teasdale, Jonathan; Billing, Dale;

Donaldson, Nyah; Gianakis, Steven; Blume, Kristin; Moore, AlisonM (ACTPLA)

**Subject:** Draft Variation 319 Throsby, Jacka, Horse Park north, Taylor and Kinlyside by COB  
Thursday 10 July 2014

**Draft Variation 319 (DV319) Throsby, Jacka, Horse Park north, Taylor and Kinlyside**  
- **Agency consultation due by COB Thursday 10 July 2014**

Dear All

**ESDD would like to ask you to make your comment as soon as possible for draft variation circulation – DV319 Throsby, Jacka, Horse Park north, Taylor and Kinlyside prior to being released for public comment.**

DV319 proposes to make changes to public land overlay and zone provisions at Throsby, Jacka, Horse Park north, Taylor and Kinlyside in response to request from the Economic Development Directorate as a result of the Gungahlin Strategic Assessment.

**Throsby**

The following changes are required in response to the Gungahlin Strategic Assessment Biodiversity Plan recommendations and the subsequent reduction of the developable area in Throsby:

- amend the East Gungahlin Structure Plan
- introduce a concept plan for the suburb of Throsby
- uplift Future Urban Areas overlay from part of Throsby that will be a nature reserve
- Rezone Residential RZ1 – Suburban zone to Non Urban NUZ3 – Hills, Ridges and Buffer zone for part of Throsby that will be a nature reserve
- Apply Public Land Overlays Pc- a nature reserve to part of Throsby that will be a nature reserve.

**Jacka**

- Remove Future Urban Area overlay from Jacka north
- Rezone Jacka north from Residential RZ1 – Suburban zone to Non Urban NUZ3 – Hills, Ridges and Buffer zone

**Horse Park north**

- Rezone Horse Park north from Non Urban NUZ1 – Broadacre to Non Urban NUZ3 – Hills, Ridges and Buffer zone

**Taylor**

- Rezone part of Taylor from Residential RZ1 – Suburban zone to Non Urban NUZ3 – Hills, Ridges and Buffer zone

**Kinlyside**

- rezone the entire Kinlyside area from Residential RZ1 – Suburban zone to Non Urban NUZ3 – Hills, Ridges and Buffer zone
- Apply Public Land Overlays Pc – a nature reserve over the entire Kinlyside area.

**Important:**

Due to the tight timeframe to comment on DV319, ESDD kindly ask you to comment as soon as possible, **by COB Thursday 10 July**.

Draft variation 319 together with background information can be accessed at <http://www.actpla.act.gov.au/e-circulations>

Please enter the following case sensitive details to view:

Username:

[REDACTED]

Password:

[REDACTED]

Your comments including nil comments can be forwarded by email to the Territory Plan section at [dv.comments@act.gov.au](mailto:dv.comments@act.gov.au) It would be appreciated if your comments are received by **COB Thursday 10 July 2014**.

Please contact Helen Hai on 6205 3989 if you have any queries.

Regards

Territory Plan Section

**Territory Plan** | Draft Variations | **Territory Plan Review and**

**Implementation** | [dv.comments@act.gov.au](mailto:dv.comments@act.gov.au)

**Planning Delivery** | Environment and Sustainable Development | **ACT Government**

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

**2601** | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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**From:** [Quayle, Stacey](#)  
**To:** [McEvoy, Justin](#)  
**Subject:** Preliminary Throsby Concept Plan - LDA Comments  
**Date:** Wednesday, 25 June 2014 4:41:00 PM  
**Attachments:** [20140625163318103.pdf](#)

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Justin,

Please see my comments in red below in relation to your email and as annotated on the attached documents.

Should you have any queries please do not hesitate to contact me.

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](http://www.lda.act.gov.au)

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**From:** McEvoy, Justin  
**Sent:** Monday, 23 June 2014 11:23 AM  
**To:** Quayle, Stacey  
**Subject:** draft estate assessment, for comment.  
**Importance:** High

Hi Stacey

As mentioned in my voicemail message, I have reviewed the background documents for development of Throsby to inform the content of the TP variation to east Gungahlin. Grateful for any comment you have on the following assessment. A draft concept plan has been prepared for Throsby that generally reflects the assessment below.

Happy to discuss on #6205 3466.

Justin

My review of the background reports into planning of Throsby is nearly complete. It has drawn on site investigations reports prepared by the Land Development Agency in addition to various studies prepared by ESDD, planning guidance for Throsby prepared by the Plan Implementation Team. The following issues have been grouped into primary and secondary matters.

Primary – to be addressed in a concept plan	Secondary – may be considered in the concept plan
<p><u>Separation distances from gas pipeline</u> Various land uses are required to be set back 120 m from the gas pipeline adjacent to the Horse Park Drive boundary of Throsby. These include child care centres, community activity centres, commercial, school buildings and medium density (multi unit) housing.</p> <p>While many uses can be restricted by zones shown in the land use plan, some uses are permissible in low density residential zones and require restrictions to meet the duty of</p>	<p><u>Urban open space</u> PRZ1 zones are provided for (1) overland flow path to Yerrabi pond <b>no portion of the site flows to Yerrabi ponds</b> and (2) flow path to Gungaderra Creek. <b>There is an ephemeral creek that we are investigating including within the road network and as such it would adopt the zoning of TSZ (for a collector road) or the adjoining residential zones.</b> PRZ1 zone is to</p> <ul style="list-style-type: none"><li>• be managed as an inner asset</li></ul>

care. It is recommended a Throsby precinct plan be established to prohibit some uses in the set back.

My understanding from the workshop papers was that it was recommended that these restrictions apply and that they were not necessarily hard and fast rules. The LDA has largely adopted these recommendations as we believe they represent good practice in terms of risk assessment. Please note, however, that the LDA does not believe that the paper recommends restricting multi unit housing but rather higher density housing in the first 120m. I make this point as lower density multi unit housing is possible (this term relates to multiple dwellings on one site and is not necessarily a reflection of density) and it is proposed as part of our EDP.

#### Community facility land requirements

The report from SGS recommends minimum site area in the community facility zone (CFZ) for residential care accommodation / retirement villages, plus other community facilities for Throsby. **This was largely based on advice coming from ESDD.** The CFZ is to be located close to shops and other services.

This requirement is to be achieved through inclusion of a provision in a concept plan. **Agreed, however, the LDA believe that this should be reflected as a criterion to provide flexibility in the location of these facilities within the estate. Also, given the concerns regarding the viability of any commercial/retail on site (and my comments later on this point) the language will need to be carefully worded so that the Concept Plan does not tie the design, and thus the location of a community facility zone, to the provision of a retailing facility that it may be determined is not required.**

#### Form of commercial uses

Strategic Planning advice is that an opportunity for convenience commercial use of up to 1000m<sup>2</sup> be provided in Throsby. This could be in the form of missed use development. Territory Plan has a district wide policy on the form of development in

protection zone **only where appropriate – there will be PRZ that won't serve this purpose;**

- include paths and water pond infrastructure;
- retain trees that provide opportunities for connectivity and flight paths for superb parrots to other nesting areas in the ACT; and
- screening and noise mitigation measures to urban area from Horse park Drive. **This will be a requirement for RoadsACT when they duplicated HPD.**

The area of district playing fields is to remain in Future Urban Area pending further assessment into the playing field location. This area would require management as an asset protection zone adjoining the housing estate.

#### Bushfire protection

Building construction standards are to be noted in the EDP and transferred to ongoing provisions in the precinct code. **I thought that this was required in the development code and that it wasn't necessary to include in a CP**

#### Guidance notes on Gungahlin SA biodiversity plan

The key elements of this plan include provision of:

- an edge road adjacent to the nature reserve
- low intensity uses adjoining the reserve
- plant selection within the urban area
- building materials in urban area that limit noise and light impacts into the reserve
- restriction on location of utility/services in areas adjacent to the reserve

These matters could largely be addressed via estate planning and assessed in the EDP.

#### Education centre

CZ5 zone, which was moved to existing suburb precinct codes on 14 December 2012 by TA2012-06. This policy has to be established for new suburbs. Otherwise there would be no limits on building form and scale of shop in the suburb. Previous advice from Mike Quirk is that a commercial/retail facility is unlikely to be viable within Throsby and that the provision of such a facility (and the associated zoning) would be at the discretion of the estate developer.

It is proposed to apply CZ5 policy through a concept plan for Throsby. This is considered to be an appropriate zoning if a commercial/retail area is to be provided in the estate. However, as stated above, the viability is questionable. As such, Mike Quirk has advised that the provision of an area zoned for this use would not be mandatory and that any criteria in the Concept Plan would only apply in the instance that the developer decided to provide such a zone.

#### Dwelling yield

This would be substituted for Throsby's dwelling yield noted in the East Gungahlin Structure Plan. A range would be required to reflect the overall district dwelling/population goal, road network conditions and the planning guidance of the Gungahlin Strategic Assessment. Scope would be provided to allow for a housing estate on land currently shown as district playing fields, if it is found to be suitable.

Further information on the proposed nature reserve education centre is required to determine whether the definition of community activity centre is adequate and whether additional uses in the precinct plan may be required. I will provide a copy of the report prepared by the Mulligans Flat Board. This should indicate the range of uses that are proposed for the facility, if it eventuates.

~~Stewart~~ Stacey

24/6/2014

This is a draft of the proposed  
Throsby concept plan  
for your consideration/comments.

Justin

## Throsby Concept Plan

Outstanding items:-

- (1) Location plan (to be provided by Territory Plan section) page 1.
  - (2) figure 1 land use zones (page 8)
  - (3) figure 2 landscape areas (page 8)
- \* further advice on Mulligan's flat visitors centre is required  
to confirm suitability of land use zone for site

Separately, a precinct plan for Throsby is being considered  
to establish prohibited developments (child care centres,  
community activity centre, retirement village and residential  
care accommodation) within 120m (up to 200m) of the gas line  
adjoining Horse Park Drive

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DRAFT

## Introduction

Throsby and its surrounding areas contain high ecological values, including golden sun moth habitat, box gum woodland, and superb parrot nesting trees. The avoidance of the majority of these values has resulted in the substantial reduction in the developable area of the suburb. The Gungahlin Strategic Assessment resulted in a substantial reduction to the development area of Throsby.

Due to the reduction in development area and its accessibility to Gungahlin Town Centre, Throsby will serve as a predominantly low density residential area with associated community facilities and the opportunity for convenience commercial uses in defined locations.

## Application

This plan applies to land at **Throsby** in the district of Gungahlin, as shown on **Figure 1**.

**Parts A and B** of this plan apply only to the future urban area (FUA) of Throsby. The FUA will diminish in size as estate development plans are approved, and final zones established under part 5.5 of the *Planning and Development Act 2007*.

Part C of this plan applies to the whole of Throsby, as defined by **Figure 1**.

Figure 1: Location of Throsby in district of Gungahlin

## Code hierarchy

This concept plan is a **precinct code** under the *Planning and Development Act 2007*.

More than one type of code may apply to a particular development proposal. Occasionally inconsistencies between the provisions arise, particularly where a precinct code seeks to apply special provisions in response to particular local circumstances or planning issues. Where this occurs, a **precinct code** prevails over a **development code** and a **general code**, but only to the extent of the inconsistency.

DRAFT

<p>R5</p> <p>Urban Open Space (PRZ1) zone shown on a land use plan submitted with an <i>Estate Development Plan</i> is consistent with Figure 1.</p> <p><u>Notes:</u> Gungahlin block 718, proposed site of district playing fields, will be available for housing upon fulfilment of all of the following:</p> <ul style="list-style-type: none"> <li>i. support from the Territory agency responsible for provision of sport and recreation facilities;</li> <li>ii. completion of a report, prepared by a suitably qualified engineer and endorsed by the Territory, endorsing the suitability of the site for housing and completion of required works.</li> </ul>	<p>C5</p> <p>Urban Open Space zone achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) minimal impact upon overland flow paths ??</li> <li>b) retention of cultural heritage items</li> <li>c) retention of trees that provide opportunities for flight paths and connectivity of the superb parrot to other nesting grounds in the ACT</li> <li>d) opportunities for cycle paths and recreation including <u>district level playing facilities</u></li> <li>e) consistency with the desired planning outcomes.</li> </ul>
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DRAFT

This is outside our site. There is nothing anywhere that indicates where this might be. It could be interpreted by this language that the playing fields need to be included in our EPP.

## Part C – Buildings and structures ongoing provisions

Rules	Criteria
<b>6. Mixed use commercial development</b>	
<p>R10</p> <p>The maximum number of <i>storeys</i> is 3.</p>	<p>C10</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) compatibility with the desired character</li> <li>b) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space</li> </ul> <p>The maximum number of storeys is 4.</p>
<p>R11</p> <p>One or more of the following uses are not permitted above the ground floor:</p> <ul style="list-style-type: none"> <li>a) COMMUNITY USE</li> <li>b) craft workshop</li> <li>c) indoor entertainment facility</li> <li>d) indoor recreation facility</li> <li>e) NON RETAIL COMMERCIAL USE</li> <li>f) Restaurant</li> <li>g) SHOP</li> </ul>	<p>C11</p> <p>Noise generating uses are located to minimise impacts on residential or commercial accommodation.</p> <p><i>↳ w/ the site? not adjoining sites?</i></p>
<p>R12</p> <p>Where development includes one or more of the following:</p> <ul style="list-style-type: none"> <li>a) COMMUNITY USE</li> <li>b) craft workshop</li> <li>c) indoor entertainment facility</li> <li>d) indoor recreation facility</li> <li>e) NON RETAIL COMMERCIAL USE</li> <li>f) Restaurant</li> <li>g) SHOP</li> </ul> <p>the maximum gross floor area per establishment or tenancy is 200m<sup>2</sup>.</p> <p>The total maximum gross floor area for SHOP, Restaurant and NON RETAIL COMMERCIAL uses in the CZ5 mixed use zone is 1000m<sup>2</sup>.</p>	<p>C12</p> <p>The scale of leisure, recreation, community and commercial activities included with residential development achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) ancillary to RESIDENTIAL USE</li> <li>b) services the local residents only.</li> </ul> <p><i>↳ really?</i></p> <p>The total maximum gross floor area for SHOP, Restaurant and NON RETAIL COMMERCIAL uses in the CZ5 mixed use zone is 1000m<sup>2</sup>.</p> <p><i>↳ This isn't a criterion, it is a rule.</i></p>

**From:** [Kaucz, Alix](#)  
**To:** [Quayle, Stacey](#)  
**Cc:** [Hai, Helen](#); [McEvoy, Justin](#)  
**Subject:** Timeframes for draft variation  
**Date:** Wednesday, 18 June 2014 4:50:05 PM

---

Hi Stacey

For us to be able to finalise and (hopefully) commence a plan variation for Throsby by November this year, we need to have the variation document finished by Monday 8 July.

This is a very tight timeframe as it then only allows a few days for agency circulation before it is released for public consultation.

Let me know if you need any further details from me

Kind regards

Alix Kaucz | Manager - Territory Plan Section

**Phone 02 6205 0864**

**Planning Delivery Branch** | Environment and Sustainable Development | **ACT Government**

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

**From:** [Thornhill, David](#)  
**To:** [REDACTED]  
**Cc:** [Quayle, Stacey](#); [Benson, Darren](#)  
**Subject:** RE: Learning Centre Site  
**Date:** Thursday, 17 November 2016 2:46:28 PM

---

Hi [REDACTED],

Will have to look into to it and get back to you. The learning site is on the boarder of our stage 2b 2c delivery, with 2b ready early next year while 2c is later 2017.

Regards

David

---

**From:** [REDACTED]  
**Sent:** Monday, 14 November 2016 4:18 PM  
**To:** Thornhill, David  
**Subject:** RE: Learning Centre Site

It would be close to March, but maybe not quite by then

Tenders being called in Dec

---

**From:** Thornhill, David [<mailto:David.Thornhill@act.gov.au>]  
**Sent:** Monday, November 14, 2016 4:06 PM  
**To:** [REDACTED]  
**Subject:** RE: Learning Centre Site

Hi [REDACTED],

What is your timing on this one for access.

Would it be before March 2017

Regards

David

---

**From:** [REDACTED]  
**Sent:** Thursday, 10 November 2016 11:02 AM  
**To:** Thornhill, David  
**Subject:** Fwd: Learning Centre Site

Hi David

What are your thoughts on this? (got Stacey's out-of-office)

[REDACTED]

[REDACTED]  
[REDACTED]

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 10 November 2016 at 10:59:12 am AEDT  
**To:** "Quayle, Stacey" <[Stacey.Quayle@act.gov.au](mailto:Stacey.Quayle@act.gov.au)>  
**Subject:** Learning Centre Site

Hi Stacey

Are we able to access the Learning Centre site to use it as a depot for the predator proof fence construction. There would be a shipping container and small plant and equipment on site.

Would we be able to access the site through the suburb?

Regards

[REDACTED]

[REDACTED]  
[REDACTED]

On 6 Sep. 2016, at 3:13 pm, Quayle, Stacey <[Stacey.Quayle@act.gov.au](mailto:Stacey.Quayle@act.gov.au)> wrote:

Jason,

The LDA's civil and landscape construction contractors for the three stages of Throsby have been instructed, in accordance with Asset Acceptance's advice, to not construct the stock proof fence on the boundary between the estate and the nature reserve.

It is understood that TCCS will lodge an amendment to the EDP approval to substitute a predator proof fence for the approved stock proof fence, as well as a new development application for deviations in the alignment of the fence. A contractor will then be engaged by TCCS to erect the fence.

The LDA, as previously advised, is willing to contribute those funds it would otherwise have expended on the stock proof fence to the new predator proof fence, being \$66,000 incl GST. It is typical practice for the LDA to pay for works once they have been completed. As such, please invoice the LDA for the amount once your contractor has completed the works.

Should you have any queries regarding this matter please do not hesitate to contact me.

Regards,

**Stacey Quayle**

Land Development Agency

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602

Phone: 02 6207 2890 | Fax: 02 6207 6110 | Web: [www.lda.act.gov.au](http://www.lda.act.gov.au)

---

**From:** [REDACTED]

**Sent:** Friday, 2 September 2016 3:10 PM

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

**Subject:** FW: Boundary fencing at Throsby [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Tom

Looks like this has been sorted – do you want the Trust to invoice LDA or have LDA transfer to PCS?

Can I also come and meet you and brief you on the concept plan/interp strategy for the Sanctuary adjacent to Throsby?

Thanks

[REDACTED]

---

**From:** [REDACTED]

**Sent:** Tuesday, 23 August 2016 10:49 AM

**To:** Iglesias, Daniel <[Daniel.Iglesias@act.gov.au](mailto:Daniel.Iglesias@act.gov.au)>; [REDACTED]

[REDACTED]

**Subject:** RE: Boundary fencing at Throsby [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Thanks Daniel

[REDACTED] may now like to approach LDA again for their release of the \$66,000 (as a substitute for the stock proof fence) to the Trust.

Regards

Ros

---

**From:** Iglesias, Daniel

**Sent:** Tuesday, 23 August 2016 10:26 AM

**To:** [REDACTED] Ransome, Ros

**Subject:** FW: Boundary fencing at Throsby [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dont recall if I copied you into this email. Here it is just in case.

thanks

**Daniel Iglesias**

Director  
ACT Parks and Conservation Service

Environment and Planning Directorate

Tel: (02) 6207 6997 | Mob: [REDACTED]

<image001.jpg>

---

**From:** Chandramohan, Chandra  
**Sent:** Friday, 12 August 2016 9:38 AM  
**To:** Iglesias, Daniel  
**Cc:** Rahman, Omar; Thomas, Grant; Noble, Richard  
**Subject:** RE: Boundary fencing at Throsby [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Daniel

This is sufficient , I will request LDA not to install the fence.

Omar

Could you please advise LDA not to install the fence. Also copy the email to Ros Ransome.

Regards

Chandra

---

**From:** Iglesias, Daniel  
**Sent:** Monday, 8 August 2016 2:40 PM  
**To:** Chandramohan, Chandra; Ransome, Ros; Jeffress, Stuart  
**Subject:** Boundary fencing at Throsby [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Chandra

Given your in-principle agreement of the proposed predator proof fence as a substitute for the approved stock proof fence along the boundary of Throsby to separate the urban section from the reserve area, ACT Parks and Conservation Service will address any issues which may arise due to potential illegal access through Throsby into Mulligan's flat nature reserve and any complaints arising from not constructing the stock proof fence.

**Daniel Iglesias**

Director  
ACT Parks and Conservation Service

Environment and Planning Directorate

Tel: (02) 6207 6997 | Mob [REDACTED]

<image004.jpg>

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-----

**From:** [REDACTED]  
**To:** [Gordon Tom; Quayle Stacey](#)  
**Cc:** [Jeffress Stuart](#)  
**Subject:** Throsby Learning Centre and Reserve Electricity & Tenure  
**Date:** Friday, 15 January 2016 12:47:28 PM  
**Attachments:** [image002.jpg](#)  
[fencepowersupplypoint.png](#)  
[LearningCentreConcept.pdf](#)

---

Hi Tom & Stacey

Per our discussions yesterday Tom, we would appreciate electrical connections to the Learning Centre site, and also to the Reserve at a second location (for the electric fence but also other operational needs). I had been engaging with the ACTEW people, but welcome your offer to look after it.

Regarding the connection to the Learning Centre site, it needs to be able to support a building/facility of the nature in the attached concept plan (same for sewer/water/comms). By way of update too – we are likely to receive support from Tourism ACT/Fed funding to install some visitor reception facilities within the next two financial years at the Learning Centre Site (not the full blown building in the attached, but a modest start – with \$100,000's – perhaps a small reception building, toilets, hand-raised bettong pen, small secure area for parking our buggy, equipment etc.). I am envisaging 'pop-up style' / relocatable buildings. So we also need to progress the lease for that parcel in the next 6 months – I was pleased David reminded us of that yesterday!

Regarding the connection for the Fence and broader reserve, the Rangers have identified the best point to be where the new wells station road hits the new sanctuary fence (see image attached). In their words 'a regular household supply' will suffice.

Thanks again,

[REDACTED]  
[REDACTED]  
[REDACTED]

General Manager

logos





**MULLIGANS FLAT**  
WOODLAND SANCTUARY



Ms Katy Gallagher MLA  
Chief Minister  
ACT Legislative Assembly  
GPO Box 1020  
CANBERRA ACT 2601

Dear Chief Minister,

I am writing to inform you of an exciting proposal being developed by Board of Management for the Mulligans Flat Woodland Sanctuary and to seek an opportunity to discuss it further with you.

As you are aware the Board of Management, in partnership with the ACT Parks and Conservation Service, together aim to deliver best practice management for nature conservation, research, recreational and educational outcomes for the Mulligans Flat Nature Reserve. As well, the Board works closely with the Capital Woodland and Wetlands Conservation Trust to raise and manage funding from the community and the business sector for the development of the Mulligans Flat and Jerrabomberra Wetlands nature reserves.

In March 2012 the Board wrote to the Minister for Environment and Sustainable Development (copy to Minister for Economic Development) regarding the environmental assessment for the Throsby playing fields and school that were then proposed to be built adjacent or near to the Sanctuary (copy of this letter is attached). In that letter the Board noted its interest in the possibility of a Visitor Centre being established close to where Throsby and the Sanctuary share common boundaries.

Given the postponement of the playing fields and school development, and the entire area of Throsby being included in the Commonwealth/ACT joint Strategic Environment Assessment, the Board is of the view that there may be an opportunity to revisit last year's proposal in favour of a more strategically significant entrance to the Sanctuary that will complement future uses for land in the Throsby area.

The Board has advanced its ideas for a future Visitor Centre and envisages a more significant facility that will encompass a national centre of excellence for conservation learning and inspire community involvement in restoration of the nation's unique woodland heritage.

We are envisaging a state-of-the-art eco-building that would become for the ACT the key gateway to our nation's unique woodlands. The Centre would provide a focal point for the community, land managers and scientists across multiple organisations nationally to work

together to learn about and restore local woodlands, and inspire similar projects throughout Australia.

The Centre would build on and complement continued development and expansion of community engagement at the Mulligans Flat Woodlands Sanctuary, through volunteering, citizen science, education and extension programs and new business and philanthropic opportunities; and a continued roll-out of reintroductions of the missing elements of our local woodlands, including locally extinct or rare animal and plant species.

In order to explore possibilities for such a centre we would appreciate an early opportunity to discuss with you whether this concept would appeal to the ACT Government and the key steps necessary if the proposal were to be developed further. I believe it could become a major civic asset in Canberra's new northern suburbs.


The concept has been discussed with members of the Capital Woodland and Wetlands Conservation Trust who, consistent with their charter, we would expect to be heavily involved in seeking funding from non-government sources. I believe there would be excellent opportunities for sourcing private and Commonwealth support for the facility.

I am delighted with progress at Mulligans Flat Woodlands Sanctuary. The Eastern bettong release has gone better than we could possibly have hoped for. We could move quickly to releases of New Holland Mouse and Stone Bush Curlew. We are enthusiastic about our link to the Centenary Trail later this year. I cannot praise the rangers and growing band of volunteers enough for their efforts.

I also want to thank the Government of the ACT to listening to our concerns about aspects of planning for Throsby. We will continue to try to seek greater protection of some superb parrot breeding trees in the area. I hope we can grasp this opportunity to plan for a Woodlands Learning Centre that could serve the whole Gungahlin area as well as becoming an important National facility.

I have written to you in the first place because of the large cross over with education, conservation and planning. I hope a whole-of-government approach is possible.

Yours sincerely





# Mulligans Flat Woodland Sanctuary - the Next 5 Years

## Vision:

*Australians inspired by the beauty and diversity of their pristine native woodlands*

## Mission:

*Mulligans Flat Woodland Sanctuary will be a national centre of excellence for conservation learning, and will inspire community involvement in restoration of the nation's unique woodland heritage.*

## Priorities

The next five years will see an enhanced focus on developing the potential of Mulligans Flat Woodlands Sanctuary to realise the vision.

Three pillars will support the development of an internationally significant centre of excellence in woodlands restoration, management and community engagement:

### 1. SPREADING THE WORD

Significantly expanded community engagement in the sanctuary, through volunteering, citizen science, education and extension programs and new business and philanthropic opportunities

### 2. MORE REINTRODUCTIONS

Continued roll-out of reintroductions of the missing elements of our local woodlands, including locally extinct or rare animal and plant species

### 3. THE WOODLAND LEARNING CENTRE

A state-of-the-art eco building that will become the national gateway to our nation's unique woodlands. The building will become a focal point for the community, land managers and scientists across multiple organisations nationally to work together to learn about and restore local woodlands, and inspire similar projects throughout Australia.



One of the ANU researchers talking to people about current research. Photo: Adrian Manning



Potential top predator reintroduction the Eastern Quoll Photo: Don Fletcher



Green Eco Friendly Visitors Centre. Please note this image is only a space saver Photo and Image: Jenny Newport



## Approach

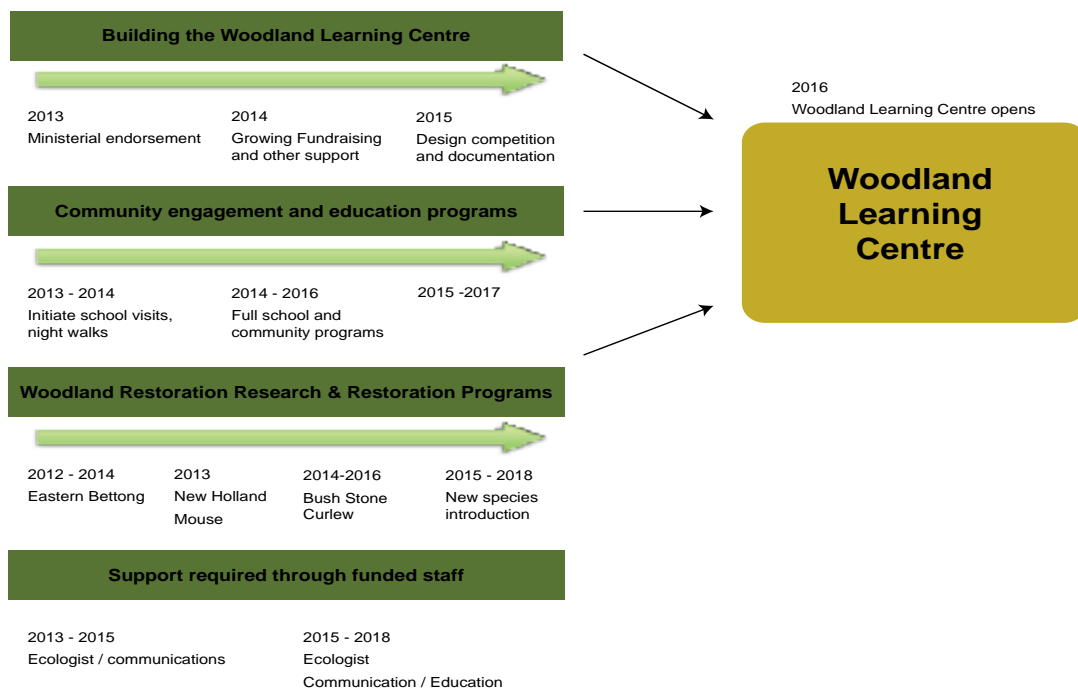
Delivery of the mission will be underpinned by:

1. A robust partnership arrangement between the land managers and the community
2. A business plan that leverages significant existing resources to build and secure bright future for the sanctuary
3. The continuation and enhancement of internationally recognised scientific research to guide all facets of the sanctuary's management

## Help us realise the vision

We need your support:

- ACT Government: a strong commitment to a partnership with the community and endorsement of the business plan
- Mulligans Flat Board: a strategic partnership that supports land managers in developing innovative woodland conservation approaches that will have national applicability
- Capital Woodland and Wetlands Conservation Trust: a vigorous campaign to raise funds to support this nationally significant woodland restoration vision.
- Community: come along, volunteer, donate, get involved in your woodlands
- Scientists: produce leading-edge science to support woodland restoration, and further develop the sanctuary as an world-renown 'outdoor laboratory' for restoration learning.



**From:** [El Hassan, Lama](#)  
**To:** [Mayo, Tracy](#)  
**Subject:** FW: Section 45 Throsby MV-[1603822] [SEC=UNCLASSIFIED]  
**Date:** Friday, 9 March 2018 1:16:00 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.jpg](#)  
[image009.jpg](#)  
[image010.jpg](#)  
[image011.gif](#)  
[image012.gif](#)  
[image013.jpg](#)

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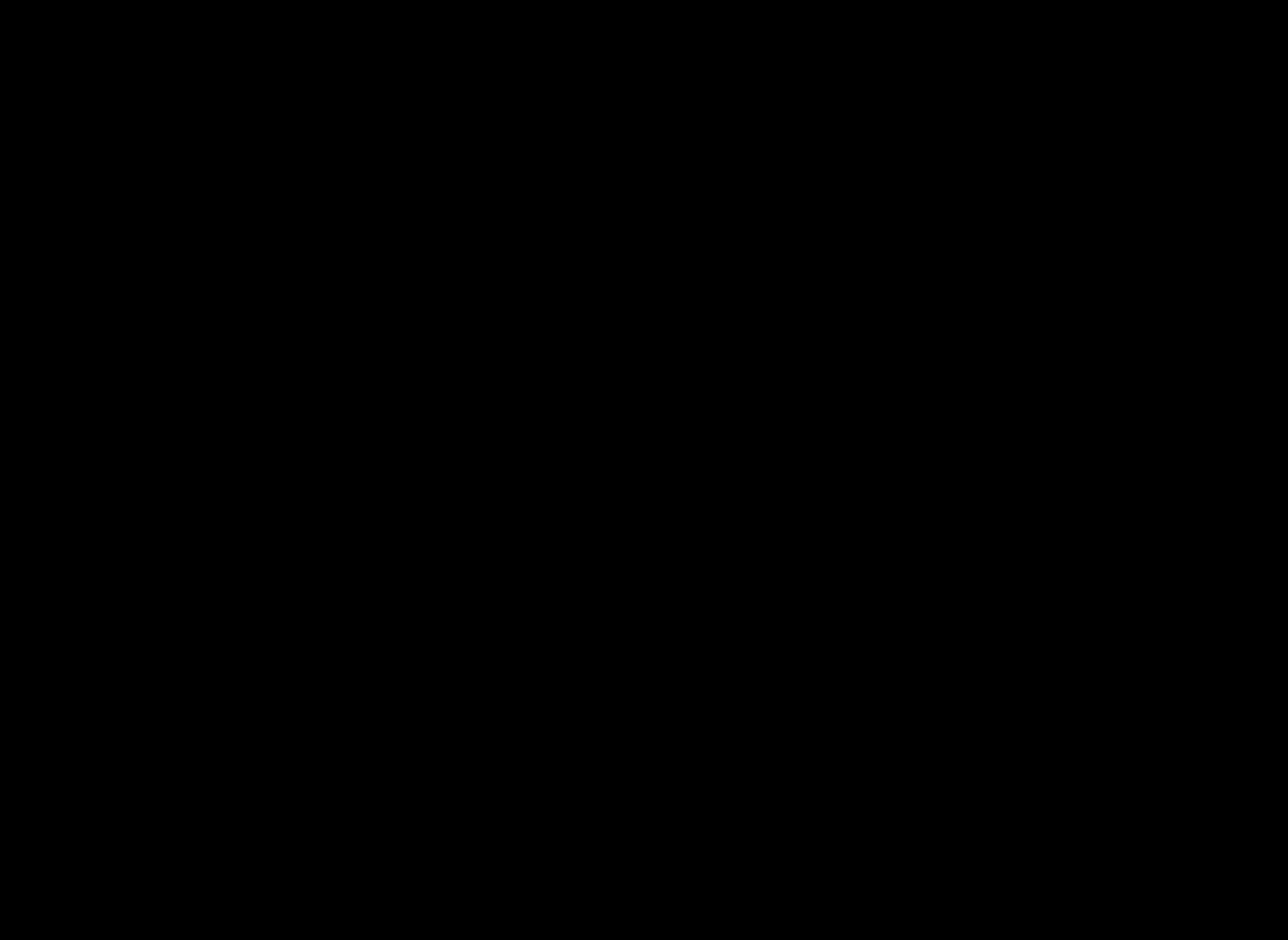
For filing and invoicing purposes. Thanks

---

**From:** Forner, Julia  
**Sent:** Friday, 9 March 2018 1:05 PM  
**To:** [REDACTED]  
**Cc:** El Hassan, Lama  
**Subject:** RE: Section 45 Throsby MV-[1603822]  
Hi Kirsten  
We will pay them in this instance.  
Many thanks  
Julia

---

**From:** [REDACTED]  
**Sent:** Friday, 9 March 2018 12:56 PM  
**To:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>  
**Cc:** El Hassan, Lama <[Lama.ElHassan@act.gov.au](mailto:Lama.ElHassan@act.gov.au)>  
**Subject:** RE: Section 45 Throsby MV-[1603822]



**From:** Forner, Julia [<mailto:Julia.Forner@act.gov.au>]  
**Sent:** Friday, 9 March 2018 8:40 AM  
**To:** [REDACTED]  
**Cc:** El Hassan, Lama; Lee, Joey  
**Subject:** FW: Section 45 Throsby [SEC=UNCLASSIFIED]

Good morning

Please find below agreement from Clint to extend the Put and Call option dates on the Superlot blocks in Section 45 Throsby (Delta Design and Construction) to 14 December 2018 to facilitate greater understanding of the Environment Education Centre which is causing issues with their sales. Can you please formally advise their solicitor of this (and provide any necessary paperwork)?

Regards

Julia

---

**From:** Peters, Clint  
**Sent:** Monday, 5 March 2018 4:25 PM  
**To:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>  
**Subject:** Section 45 Throsby [SEC=UNCLASSIFIED]

Julia,

Following on from our meeting with [REDACTED] and [REDACTED] in relation to the concerns raised around the close proximity and lack of detail on the 'education centre' across the road from their site section 45 in Throsby, I am supportive of an extension to the options through until the mid-point of December 2018, this would be an exception rather than the rule should we be approached by others in the future.

Thanks,

**Clint Peters**

Director, Urban Projects, Sales and Marketing

**T:** 02 6205 2461 |

**Suburban Land Agency | ACT Government**

**TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601**

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**From:** [Forner, Julia](#)  
**To:** [Kirsten Hammond](#); [Rebecca Rezuk](#)  
**Cc:** [El Hassan, Lama](#); [Lee, Joey](#)  
**Subject:** FW: Section 45 Throsby [SEC=UNCLASSIFIED]  
**Date:** Friday, 9 March 2018 8:39:33 AM  
**Attachments:** [image001.jpg](#)  
[image002.gif](#)  
[image003.gif](#)  
[image004.jpg](#)

---

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[twitter.com/suburbanland](https://twitter.com/suburbanland)

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**From:** [Peters, Clint](#)  
**To:** [redacted]; [Aldridge, Sandra](#)  
**Subject:** FW: Throsby blocks and display home proposal [SEC=UNCLASSIFIED]  
**Date:** Monday, 21 May 2018 12:22:58 PM  
**Attachments:** [Screen Shot 2017-09-23 at 7.32.54 pm.png](#)

---

Hi,

Can you please review the below schedule of blocks that have been nominated, I would like to sit down with you and review options and a way forward.

I expect to hand this over too you guys after that conversations.

CP

---

**From:** [redacted]  
**Sent:** Monday, 21 May 2018 12:06 PM  
**To:** Peters, Clint <Clint.Peters@act.gov.au>  
**Subject:** Throsby blocks and display home proposal

Dear Clint,

I would like to thank you once more for our constructive meeting on 2 May 2018 in relation to purchase

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]



**From:** [El Hassan, Lama](#)  
**To:** [Mayo, Tracy](#)  
**Subject:** FW: Section 45 Throsby MV-[1603822] [SEC=UNCLASSIFIED]  
**Date:** Friday, 9 March 2018 1:16:00 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
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[image008.jpg](#)  
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[image011.gif](#)  
[image012.gif](#)  
[image013.jpg](#)

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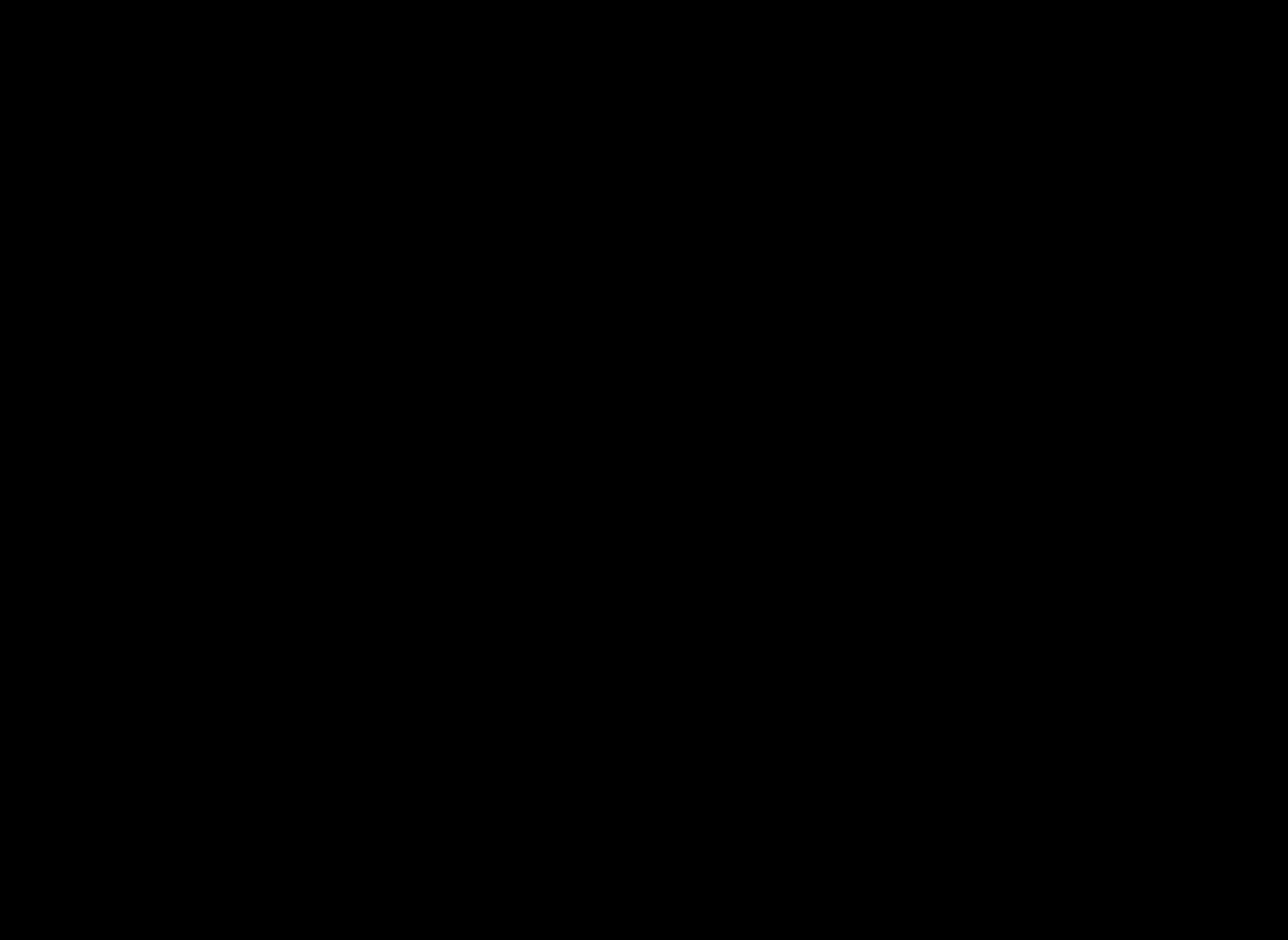
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**Cc:** El Hassan, Lama  
**Subject:** RE: Section 45 Throsby MV-[1603822]  
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**Cc:** El Hassan, Lama <[Lama.ElHassan@act.gov.au](mailto:Lama.ElHassan@act.gov.au)>  
**Subject:** RE: Section 45 Throsby MV-[1603822]



**From:** Forner, Julia [<mailto:Julia.Forner@act.gov.au>]  
**Sent:** Friday, 9 March 2018 8:40 AM  
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**Cc:** El Hassan, Lama; Lee, Joey  
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Regards

Julia

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**Clint Peters**

Director, Urban Projects, Sales and Marketing

**T:** 02 6205 2461 |

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[twitter.com/suburbanland](https://twitter.com/suburbanland)

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---

**From:** El Hassan, Lama  
**Sent:** Friday, 9 March 2018 1:17 PM  
**To:** Mayo, Tracy  
**Subject:** FW: Section 45 Throsby MV-[1603822] [SEC=UNCLASSIFIED]

For filing and invoicing purposes. Thanks

---

**From:** Forner, Julia  
**Sent:** Friday, 9 March 2018 1:05 PM  
**To:** Kirsten Hammond  
**Cc:** El Hassan, Lama  
**Subject:** RE: Section 45 Throsby MV-[1603822]


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**Cc:** El Hassan, Lama <[Lama.ElHassan@act.gov.au](mailto:Lama.ElHassan@act.gov.au)>  
**Subject:** RE: Section 45 Throsby MV-[1603822]



**From:** [El Hassan, Lama](#)  
**To:** [Mayo, Tracy](#)  
**Subject:** FW: Suburban Land Agency sale to [REDACTED]  
[SEC=UNCLASSIFIED]  
**Date:** Thursday, 29 March 2018 4:03:14 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.jpg](#)  
[image005.jpg](#)

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Please file. Thanks

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**From:** Peters, Clint  
**Sent:** Thursday, 22 March 2018 4:36 PM  
**To:** El Hassan, Lama <[Lama.ElHassan@act.gov.au](mailto:Lama.ElHassan@act.gov.au)>  
**Cc:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>; Aldridge, Sandra <[Sandra.Aldridge@act.gov.au](mailto:Sandra.Aldridge@act.gov.au)>  
**Subject:** RE: Suburban Land Agency sale to [REDACTED]  
[REDACTED]

Hi,

Not at the moment so please let them know, I really need a position from Finance around the appetite.

Can we please set up a meeting for mid next week just to re capture where we are at.

CP

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**From:** El Hassan, Lama  
**Sent:** Thursday, 22 March 2018 1:57 PM  
**To:** Peters, Clint <[Clint.Peters@act.gov.au](mailto:Clint.Peters@act.gov.au)>  
**Cc:** Forner, Julia <[Julia.Forner@act.gov.au](mailto:Julia.Forner@act.gov.au)>  
**Subject:** FW: Suburban Land Agency sale to [REDACTED]  
[REDACTED]

Hi Clint

Please see below another extension request from [REDACTED]

An extension was granted to [REDACTED] on all their blocks (Superlot 6) in Section 45 totalling [REDACTED] until mid-December 2018 based to the fact they were having issues selling them because of the Mulligans Flats development site.

FYI [REDACTED] has [REDACTED] Superlots in Throsby, Superlots [REDACTED] and [REDACTED] which is a total of [REDACTED] blocks still under the Put & Call options.

They are now seeking an extension on the [REDACTED] in Superlot [REDACTED] until mid-December 2018.

Can you please give your recommendation.

Kind regards

Lama

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**From:** [REDACTED]

**Sent:** Thursday, 22 March 2018 11:33 AM

**To:** El Hassan, Lama <[Lama.ElHassan@act.gov.au](mailto:Lama.ElHassan@act.gov.au)>

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

**Subject:** Suburban Land Agency sale to [REDACTED]  
[REDACTED]

