

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 149



## Survey Details:

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

## Tree Details:

Tree Species	Casuarina cunninghamiana	Trunk Circumference (m)	1.9
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	14	Expected Longevity	M
Canopy Spread (m)	12	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

## Tree Protection Requirements and Recommendations:

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Outside of site, but has significant lower trunk bark wound</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 150

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	13	Expected Longevity	L
Canopy Spread (m)	7	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 151

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Casuarina cunninghamiana	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	11	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 152

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.8
Tree Classification	P	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	S
Canopy Spread (m)	5	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Extensive lower trunk damage with rot</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 153

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus viminalis	Trunk Circumference (m)	2.0
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	12	Expected Longevity	L
Canopy Spread (m)	13	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 154

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus bridgesiana	Trunk Circumference (m)	0.9
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	7	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 155

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus viminalis	Trunk Circumference (m)	1.3
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	11	Expected Longevity	L
Canopy Spread (m)	11	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 156

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus bridgesiana	Trunk Circumference (m)	2 x 1.7
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	16	Expected Longevity	L
Canopy Spread (m)	16	Cultural Significance	N
Number of Trunks	2	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 157

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.4, 0.3
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	5	Expected Longevity	L
Canopy Spread (m)	3	Cultural Significance	N
Number of Trunks	2	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove smaller trunk at ground level</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 158



## Survey Details:

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

## Tree Details:

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.7
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	5	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

## Tree Protection Requirements and Recommendations:

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 159

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.8
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 160

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.8
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	5	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 161

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.2
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	14	Expected Longevity	L
Canopy Spread (m)	12	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 162

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.0, 0.6
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	13	Expected Longevity	L
Canopy Spread (m)	12	Cultural Significance	N
Number of Trunks	2	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove smaller trunk at ground level</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 163

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.9
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	13	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Acute V-crotch at 1.7 metres. Remove lesser limb</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 164



## Survey Details:

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

## Tree Details:

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	11	Expected Longevity	L
Canopy Spread (m)	8	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

## Tree Protection Requirements and Recommendations:

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 165

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	13	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 166

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.6
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	4	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 167

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus blakelyi	Trunk Circumference (m)	1.5
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	10	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 168

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	13	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 169

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.8, 0.6
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	8	Cultural Significance	N
Number of Trunks	2	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 170

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.4
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	14	Expected Longevity	L
Canopy Spread (m)	10	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 171

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.4
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	13	Expected Longevity	L
Canopy Spread (m)	10	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 172

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.3
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	13	Expected Longevity	L
Canopy Spread (m)	11	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 173

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.3
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	14	Expected Longevity	L
Canopy Spread (m)	8	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 174

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus bicostata	Trunk Circumference (m)	1.2, 0.9
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	13	Expected Longevity	L
Canopy Spread (m)	9	Cultural Significance	N
Number of Trunks	2	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 175

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.8
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	7	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 176

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.2
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	14	Expected Longevity	L
Canopy Spread (m)	12	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 177

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.7
Tree Classification	P	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	S
Canopy Spread (m)	12	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Several active bracket fungi</li> <li>• Remove even though out of site</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 178

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Casuarina cunninghamiana	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	11	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 179

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.8, 0.6, 0.5, 0.4
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	10	Cultural Significance	N
Number of Trunks	4	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Multi-trunked tree</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 180

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Casuarina cunninghamiana	Trunk Circumference (m)	1.4
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	16	Expected Longevity	L
Canopy Spread (m)	10	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 181

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Casuarina cunninghamiana	Trunk Circumference (m)	1.8
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	16	Expected Longevity	L
Canopy Spread (m)	12	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove regrowth from previous pruning site</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 182

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Casuarina cunninghamiana	Trunk Circumference (m)	1.3
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	15	Expected Longevity	L
Canopy Spread (m)	9	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove regrowth from previous pruning site</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 183

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	11	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 184

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	1.2
Tree Classification	P	Tolerance of Disturbance	L
Tree Height (m)	12	Expected Longevity	L
Canopy Spread (m)	8	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Acute V-crotch and included bark at 800mm</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 185

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	0.4
Tree Classification	P	Tolerance of Disturbance	L
Tree Height (m)	6	Expected Longevity	L
Canopy Spread (m)	5	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Poor, stunted tree</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 186

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.3
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	11	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 187

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	0.8, 0.6
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	9	Expected Longevity	L
Canopy Spread (m)	9	Cultural Significance	N
Number of Trunks	2	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 188

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	2 x 0.6
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	8	Expected Longevity	L
Canopy Spread (m)	5	Cultural Significance	N
Number of Trunks	2	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 189

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	11	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 190

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	0.3
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	6	Expected Longevity	L
Canopy Spread (m)	3	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 191

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	0.9
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	9	Expected Longevity	L
Canopy Spread (m)	7	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 192



## Survey Details:

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

## Tree Details:

Tree Species	Eucalyptus bridgesiana	Trunk Circumference (m)	1.4
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	13	Expected Longevity	L
Canopy Spread (m)	14	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

## Tree Protection Requirements and Recommendations:

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 193

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus blakelyi	Trunk Circumference (m)	1.0
Tree Classification	P	Tolerance of Disturbance	M
Tree Height (m)	6	Expected Longevity	M
Canopy Spread (m)	7	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Poor quality tree</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 194

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus blakelyi	Trunk Circumference (m)	0.7
Tree Classification	P	Tolerance of Disturbance	M
Tree Height (m)	6	Expected Longevity	M
Canopy Spread (m)	4	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Poor quality tree</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 195

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus blakelyi	Trunk Circumference (m)	1.3
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	11	Expected Longevity	L
Canopy Spread (m)	8	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 196

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus blakelyi	Trunk Circumference (m)	0.4, 2 x 0.3
Tree Classification	P	Tolerance of Disturbance	M
Tree Height (m)	6	Expected Longevity	L
Canopy Spread (m)	4	Cultural Significance	N
Number of Trunks	3	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Poor quality tree</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 197

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus blakelyi	Trunk Circumference (m)	0.6, 0.5
Tree Classification	P	Tolerance of Disturbance	M
Tree Height (m)	7	Expected Longevity	L
Canopy Spread (m)	5	Cultural Significance	N
Number of Trunks	2	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Poor quality tree</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 198

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus blakelyi	Trunk Circumference (m)	0.9
Tree Classification	P	Tolerance of Disturbance	M
Tree Height (m)	7	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Poor quality tree</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 199

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	1.4
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	14	Expected Longevity	L
Canopy Spread (m)	10	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 200

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove small branches from ground level.</li> <li>Acute V-crotch at 1 metre. Remove lesser trunk</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 201

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus rubida	Trunk Circumference (m)	0.3
Tree Classification	P	Tolerance of Disturbance	M
Tree Height (m)	7	Expected Longevity	L
Canopy Spread (m)	2	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Overgrown by trees 202 &amp; 33</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 202

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	11	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove lower branches</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 203

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus rubida	Trunk Circumference (m)	1.2
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	11	Expected Longevity	L
Canopy Spread (m)	8	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove lower branches</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 204

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus rubida	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	13	Expected Longevity	L
Canopy Spread (m)	11	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 205

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus rubida	Trunk Circumference (m)	1.5
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	12	Expected Longevity	L
Canopy Spread (m)	12	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li></li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 206

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus melliodora	Trunk Circumference (m)	1.0
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	8	Expected Longevity	L
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove lower branches</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 207

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	1.7
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	19	Expected Longevity	L
Canopy Spread (m)	12	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Exposed roots to the West</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 208

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus mannifera	Trunk Circumference (m)	2 x 0.8
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	10	Expected Longevity	L
Canopy Spread (m)	10	Cultural Significance	N
Number of Trunks	2	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove lower branches for access</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 209

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Pyrus sp.	Trunk Circumference (m)	0.3
Tree Classification	H	Tolerance of Disturbance	H
Tree Height (m)	4m	Expected Longevity	L
Canopy Spread (m)	3m	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove stakes, lower branches and trunk regrowth</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 210

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Pyrus sp.	Trunk Circumference (m)	0.3
Tree Classification	H	Tolerance of Disturbance	H
Tree Height (m)	4m	Expected Longevity	L
Canopy Spread (m)	3m	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove stakes, lower branches and trunk regrowth</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 211

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Pyrus sp.	Trunk Circumference (m)	0.3
Tree Classification	H	Tolerance of Disturbance	H
Tree Height (m)	4m	Expected Longevity	L
Canopy Spread (m)	3m	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove stakes, lower branches and trunk regrowth</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 212

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Pyrus sp.	Trunk Circumference (m)	0.3
Tree Classification	H	Tolerance of Disturbance	H
Tree Height (m)	4m	Expected Longevity	L
Canopy Spread (m)	4m	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove stakes, lower branches and trunk regrowth</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 213

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Pyrus sp.	Trunk Circumference (m)	0.3
Tree Classification	H	Tolerance of Disturbance	H
Tree Height (m)	4m	Expected Longevity	L
Canopy Spread (m)	4m	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove stakes, lower branches and trunk regrowth</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 214

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Poplar sp.	Trunk Circumference (m)	0.4
Tree Classification	H	Tolerance of Disturbance	H
Tree Height (m)	5m	Expected Longevity	L
Canopy Spread (m)	4m	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove stakes, lower branches and trunk regrowth</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 215

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Poplar sp.	Trunk Circumference (m)	0.4
Tree Classification	H	Tolerance of Disturbance	H
Tree Height (m)	6m	Expected Longevity	L
Canopy Spread (m)	4m	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove stakes, lower branches and trunk regrowth</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 216

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Poplar sp.	Trunk Circumference (m)	0.4
Tree Classification	H	Tolerance of Disturbance	H
Tree Height (m)	6m	Expected Longevity	L
Canopy Spread (m)	4m	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove stakes, lower branches and trunk regrowth</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 217

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Poplar sp.	Trunk Circumference (m)	0.4
Tree Classification	H	Tolerance of Disturbance	H
Tree Height (m)	6m	Expected Longevity	L
Canopy Spread (m)	4m	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove stakes, lower branches and trunk regrowth</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 218

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Poplar sp.	Trunk Circumference (m)	0.4
Tree Classification	H	Tolerance of Disturbance	H
Tree Height (m)	6m	Expected Longevity	L
Canopy Spread (m)	4m	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Remove stakes, lower branches and trunk regrowth</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 219

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus blakelyi	Trunk Circumference (m)	
Tree Classification	P	Tolerance of Disturbance	M
Tree Height (m)		Expected Longevity	S
Canopy Spread (m)		Cultural Significance	N
Number of Trunks		Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Poor quality tree</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 220

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Ulmus chinensis	Trunk Circumference (m)	0.2
Tree Classification	P	Tolerance of Disturbance	M
Tree Height (m)	5	Expected Longevity	L
Canopy Spread (m)	4	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Remove
Tree Protection Conditions	<ul style="list-style-type: none"> <li>•</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>• Growing under existing timber fence</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 221

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Albizzia julibrissin	Trunk Circumference (m)	
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	6	Expected Longevity	M
Canopy Spread (m)	4	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Growing within adjacent residential property</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 222

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Eucalyptus blakelyi	Trunk Circumference (m)	
Tree Classification	M	Tolerance of Disturbance	M
Tree Height (m)	9	Expected Longevity	L
Canopy Spread (m)	10	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Growing within adjacent residential property</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

Tree Number: 223

**Survey Details:**

Organisation	dsb Landscape Architects		
Date of Survey	29-04-2012	Assessor Initials	

**Tree Details:**

Tree Species	Albizzia julibrissin	Trunk Circumference (m)	
Tree Classification	M	Tolerance of Disturbance	L
Tree Height (m)	4	Expected Longevity	S
Canopy Spread (m)	6	Cultural Significance	N
Number of Trunks	1	Tree Protection Zone	Canopy + 2m

**Tree Protection Requirements and Recommendations:**

Retain or Remove	Retain
Tree Protection Conditions	<ul style="list-style-type: none"> <li>Erect 1.8m high chainlink fence at least 2m from the canopy or 4m from the trunk, whichever is the greatest</li> </ul>
Arboricultural Notes / Recommendations	<ul style="list-style-type: none"> <li>Growing within adjacent residential property</li> </ul>

## Greenway Block 2 Section 28 Tree Assessment

### Quality assurance

#### Contact information

DSB Partners Pty Ltd  
 Trading as **dsb** Landscape Architects  
 ABN 94 052 528 293



Deakin Chambers  
 14 Hannah Place  
 Deakin ACT 2600

Phone 02 6285 1955  
 Fax 02 6281 6668  
 Email [dsb@dsbla.com.au](mailto:dsb@dsbla.com.au)  
 Web [www.dsbla.com.au](http://www.dsbla.com.au)

#### Quality assurance information

Report title: Greenway Block 2 Section 28 Tree Assessment

Job number: 2796

Date:

Prepared by:

Reviewed by:



#### Issue history

Issue Number	Issue Date	Details	Authorised by
1		Tree Assessment	

**Chappell, Hazel**

---

**From:** Mundy, Graham  
**Sent:** Monday, 21 March 2016 8:35 AM  
**To:** Holt, Nicholas; Chappell, Hazel  
**Subject:** FW: 2016-17 land release dwelling target

FYI

---

**From:** Mundy, Graham  
**Sent:** Monday, 21 March 2016 8:22 AM  
**To:** Finlay, Jennifer  
**Subject:** RE: 2016-17 land release dwelling target

Hi

Happy to increase the yield for Sec 28 Greenway by +100 (to 250dw target).

[REDACTED]

Will have a look at the possibility of bringing other sites forward but nothing comes to mind at the moment.

Cheers

Graham

---

**From:** Finlay, Jennifer  
**Sent:** Friday, 18 March 2016 5:32 PM  
**To:** Mundy, Graham  
**Subject:** 2016-17 land release dwelling target

G

I need more dwellings in 2016-17 please.

Is there any possibility to increase the dwelling yield on any of your sites in 2016-17 or bring forward anything to 2016-17?

Could Greenway – Sec 28 reflect a higher yield? +50 dwellings ?

[REDACTED]

Regards,

-----  
Jennifer Finlay | Strategy & Program Design | Economic Development  
T\_02 62055289  
Level 6 Transact House 470Northbourne Avenue Dickson ACT 2602

URBAN RENEWAL  
DISCUSSION PAPER  
28 April 2017

## POTENTIAL DEVELOPMENT SITE

### Greenway Section 28 Block 4



#### EXISTING SITE CONDITIONS SUMMARY

- |                           |  |
|---------------------------|--|
| • Land Area               | Total 29,267m <sup>2</sup> (approx. 3 Ha)        |
| • Location                | 1km to Tuggeranong Town Centre                   |
| • Maximum Building Height | Buildings heights are limited to 9.5m and 13m    |
| • Plot Ratio              | 80% (23,414m <sup>2</sup> GFA)                   |
| • Planning Controls       | Territory Plan - RZ4: Medium Density Residential |

#### DISCLAIMER

The Schemes (drawings documents information and materials) contained within this discussion paper have been prepared solely for the purpose of providing information about potential schemes. The materials should not be considered to be error free or to include all relevant information. Further interrogation of the site including Site Investigation Reports and architectural schemes are to be tested prior to yield potential being confirmed.

Nothing in this paper in any way constitutes advice nor does the transmission or sending of these materials create any contractual relationship. Neither DFP nor any employee's agents or contractors will be liable for any direct or indirect loss or damage you may suffer or incur arising directly or indirectly from the use of any materials from this paper.

## STATUTORY PLANNING

### ***National Capital Plan***

The subject site is not located within a Designated Area of the National Capital Plan (NCP) and therefore no detailed planning provisions of the Plan apply to the site.

### ***Territory Plan***

#### **RZ4 – Medium density residential zone**

##### **Zone objectives**

- a) Provide for the establishment and maintenance of residential areas where the housing is medium rise and predominantly medium density in character and particularly in areas that have very good access to facilities and services and/ or frequent public transport services
- b) Provide opportunities for redevelopment by enabling changes to the original pattern of subdivision and the density of dwellings
- c) Provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs
- d) Ensure development and redevelopment is carefully managed so that it achieves a high standard of residential amenity, makes a positive contribution to the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties
- e) Provide opportunities for home based employment consistent with residential amenity
- f) Provide for a limited range of small-scale facilities to meet local needs consistent with residential amenity
- g) Promote good solar access
- h) Promote energy efficiency and conservation
- i) Promote sustainable water use

#### **Multi Unit Housing Development Code**

##### ***Plot ratio – other than single dwelling blocks – RZ1, RZ2, RZ3 and RZ4***

This rule applies to blocks other than single dwelling blocks in RZ1, RZ2, RZ3 and RZ4.

The maximum plot ratio is:

- a) in RZ1, RZ2 and RZ3 – 65%
- b) in RZ4 – 80%.

This rule does not apply to:

- i) blocks with both of the following characteristics:
  - subject to either a residential B1 or B8 area specific policy under the Territory Plan at 30 March 2008
  - held under a holding lease at 30 March 2008
- ii) blocks in RZ1 approved before 5 July 2013

For the purpose of calculating plot ratio for this rule, the gross floor area includes 18m<sup>2</sup> for each roofed car space provided to meet Territory requirements for resident car parking, but does not include basement car parking.

#### **3.16 Number of storeys – RZ4**

In RZ4 the maximum number of storeys is 3.

#### **3.19 Height of buildings – RZ3, RZ4 and RZ5**

- b) in RZ4 – 12.5m

### Greenway Precinct Map and Code

- Site Access - Vehicular access or egress to the site from Drakeford Drive is not permitted.
- Pedestrian access - A public pedestrian footpath is provided and complies with all of the following:
  - a) is 5metres wide
  - b) links the Drakeford Drive pedestrian underpass to the Lake Tuggeranong urban open space.
- Height of buildings - The maximum height of buildings in the areas shown on figure 1 below are as follows:
  - a) in area 'a' – 9.5metres
  - b) in area 'b' – 13metres. Area 'b' is measured as a maximum depth of 27metres from the edge of the tree drip zone.
- Landscape area - This rule applies to the landscape area identified in figure 1 below. No buildings or structures are located within the landscape area. This includes any basements.

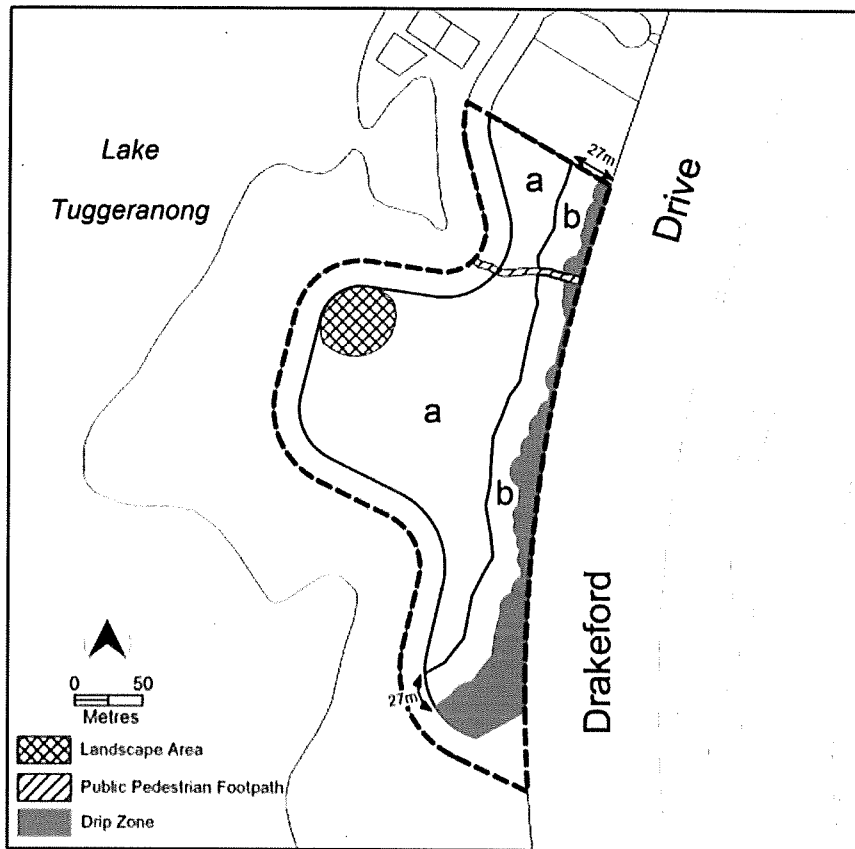


Figure 1; Territory Plan - Greenway Precinct Map and Code 'Figure 6'.

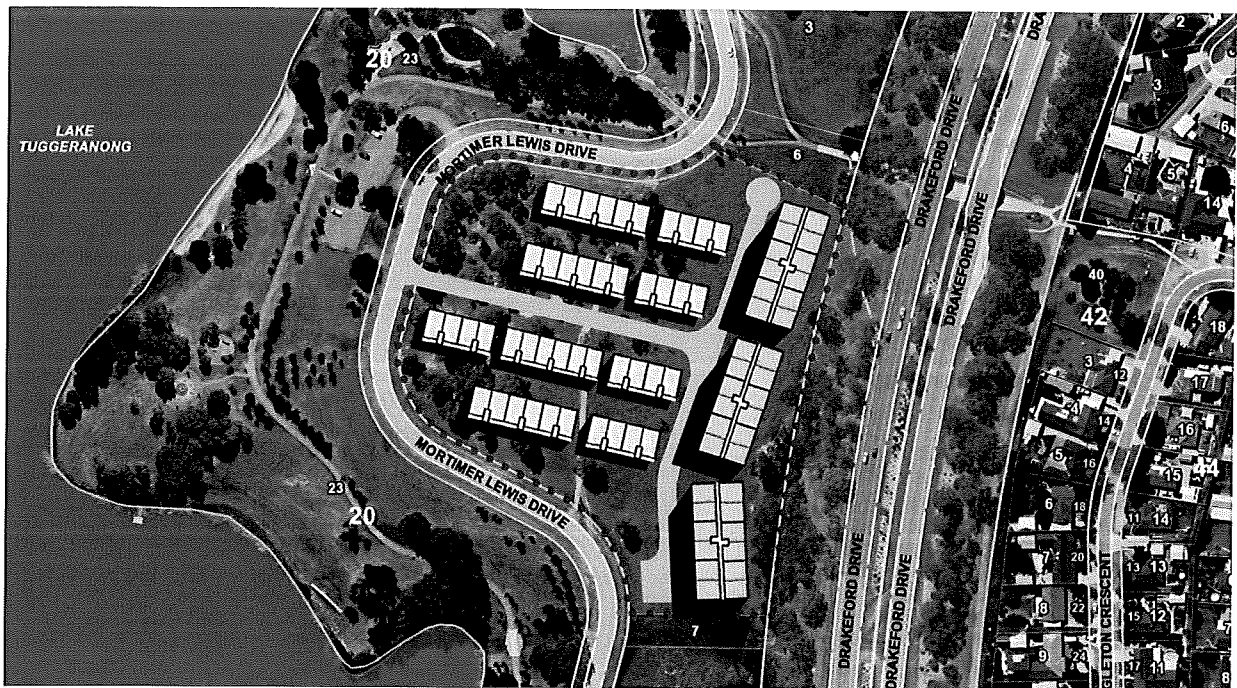


Figure 2; Greenway Precinct Map overlay with an aerial view of the subject site



Figure 3; Indicative building layout with Greenway Precinct Map overlay.

**INDICATIVE DEVELOPMENT OUTCOME**  
**Residential Development – Multi-unit 3 Storey Apartments**



**Figure 4.** Indicative Residential layout showing 3 storey apartment buildings in the 13m height allowance Zone 'b' (red colour) and 3 storey apartments in the 9.5m height allowance Zone 'a' (blue colour).

**Residential Apartment Development**

This option is for 3 storey development over basement carparking covering the developable area to achieve maximum Plot Ratio (80%). The tree drip line zone along the Drakeford Drive boundary and the 'Landscape area' to the north-west are maintained without development.

**GFA**

Buildings in Zone 'b' are a double loaded corridor design with 3 full floors residential use. GFA per floor is assumed to be 1,200m<sup>2</sup> (building footprint approx. 60 x 22m). For the purpose of this study, 80% efficiency for building design and an average apartment size of 80m<sup>2</sup> is used to calculate dwelling numbers. Using this calculation, 12 apartments per floor/building are achieved.

Buildings in Zone 'a' are a single loaded corridor design with 3 full floors residential use. Two building footprints used which are approximately 40 x 18mW & 25m x 18mW. GFA is 600m<sup>2</sup> or 400m<sup>2</sup> per floor/building. At 80% efficiency and an average apartment size of 80m<sup>2</sup>, 6 or 4 apartments per floor/building are achieved.

**PARKING**

Parking generation rates used are; 1 space per single bedroom, 1.5 spaces per 2 bedroom, and 2 spaces per 3 or more bedroom apartments plus 1 visitor park per 4 apts. For this study, an average of 1.5 car spaces/apartment is used plus 0.25 for visitor, total 1.75/apt. An average 35m<sup>2</sup> per parking space is used to calculate potential basement parking area.

Height	Use	GFA	Apartments	Car parking (1.75/Apt)	Car parking area (basement)
13m Height 3 Floors	Residential	10,800	108	189	6,615
9.5m Height 3 Floors	Residential	13,200	132	273	9,555
		<b>TOTAL</b> 24,000m <sup>2</sup>	<b>TOTAL</b> 240	<b>TOTAL</b> 462	<b>TOTAL</b> 16,170

**Note** – This indicative development option exceeds the allowable Plot Ratio of 80% (23,414m<sup>2</sup> GFA) equal to/by approximately 6 apartments.

## POTENTIAL DEVELOPMENT SITE Greenway Section 28 Block 3



### EXISTING SITE CONDITIONS SUMMARY

- Land Area Total 5,751m<sup>2</sup>
- Location 1km to Tuggeranong Town Centre
- Maximum Building Height Buildings heights are limited to 9.5m and 13m
- Plot Ratio 80% (4,600m<sup>2</sup> GFA)
- Planning Controls Territory Plan - RZ4: Medium Density Residential

Greenway Precinct Map and Code

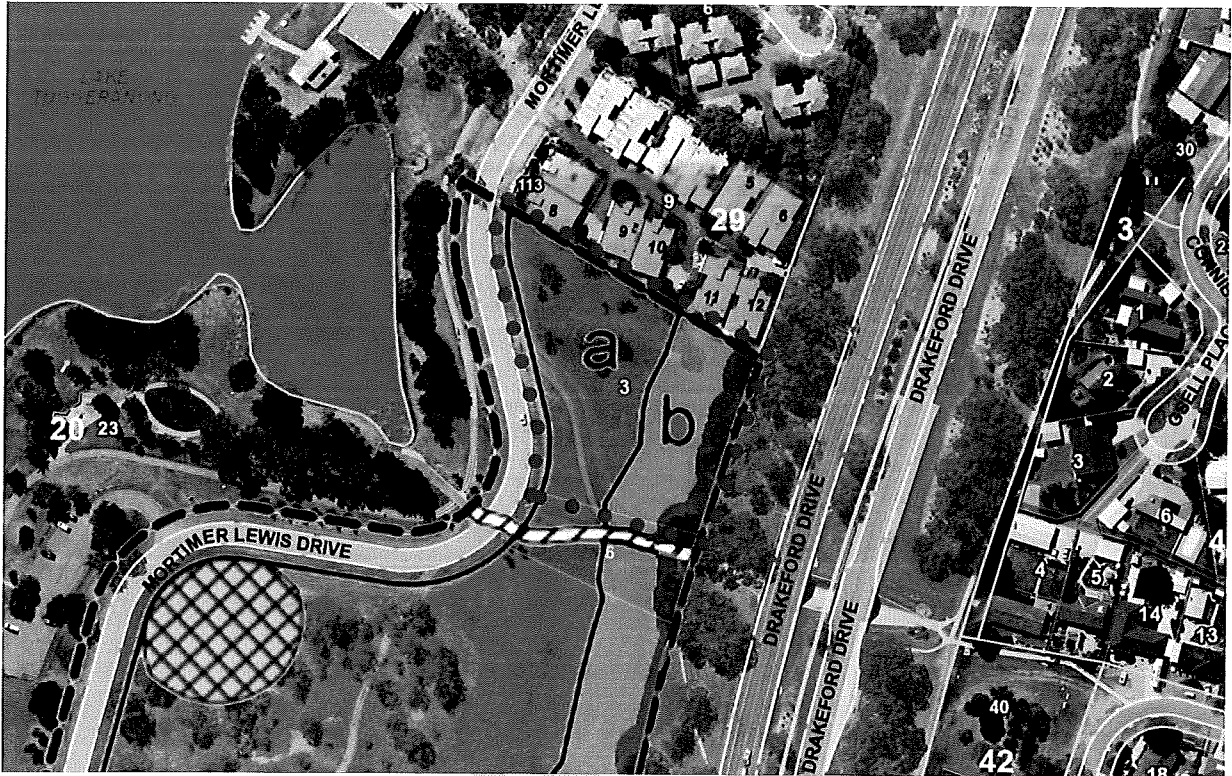


Figure 5; Greenway Precinct Map overlay with an aerial view of the subject site.

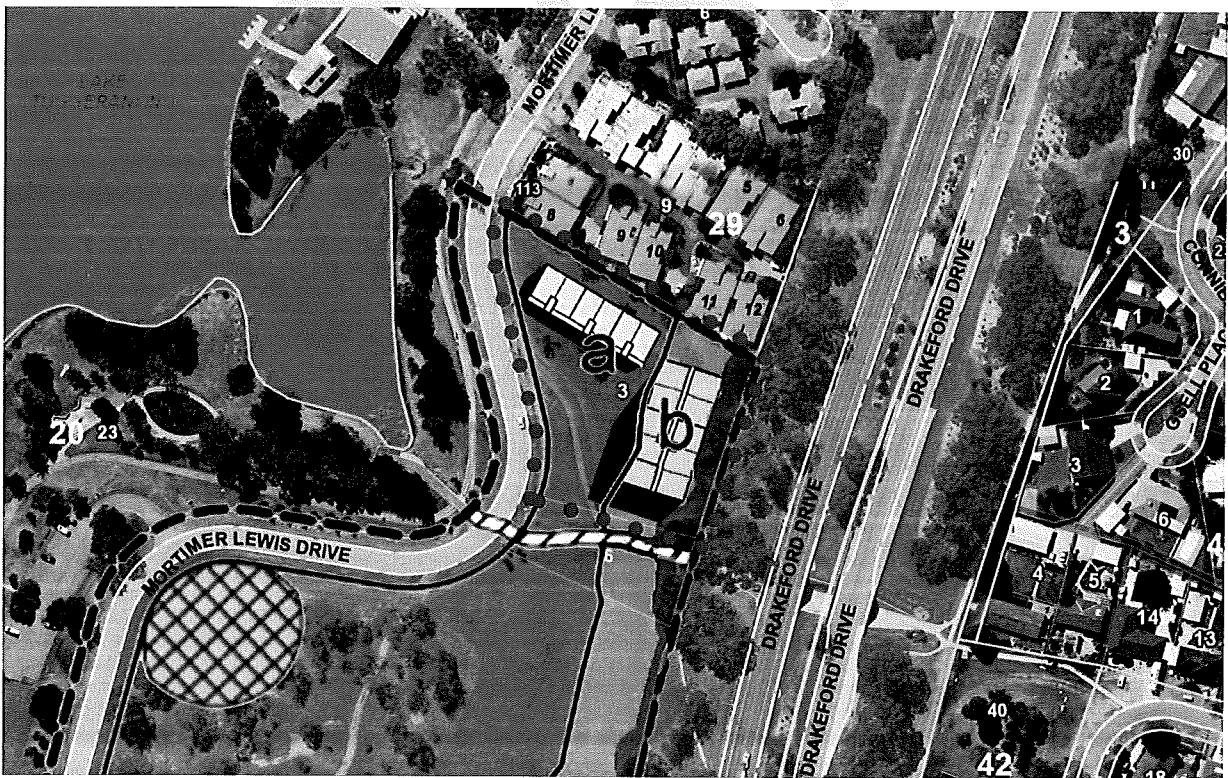


Figure 6; Indicative building layout with Greenway Precinct Map overlay.

**INDICATIVE DEVELOPMENT OUTCOME****Residential Development – Multi-unit 3 Storey Apartments**

**Figure 7.** Indicative Residential layout showing a 3 storey apartment buildings in the 13m height allowance Zone 'b' (red colour) and a 3 storey apartment building in the 9.5m height allowance Zone 'a' (blue colour).

**Residential Apartment Development**

This option is for 3 storey development over basement carparking covering the developable area to achieve maximum Plot Ratio (80%).

**GFA**

The building in Zone 'b' is shown as a double loaded corridor design with 3 full floors residential use. GFA per floor is assumed to be 1,000m<sup>2</sup> (building footprint approx. 50 x 22m). For the purpose of this study, 80% efficiency for building design and an average apartment size of 80m<sup>2</sup> is used to calculate dwelling numbers. Using this calculation, 10 apartments per floor are achieved.

The building in Zone 'a' is shown as a single loaded corridor design with 3 full floors residential use. The building footprint is approximately 40 x 18m. GFA is 600m<sup>2</sup> per floor. At 80% efficiency and an average apartment size of 80m<sup>2</sup>, 6 apartments per floor are achieved.

**PARKING**

Parking generation rates used are; 1 space per single bedroom, 1.5 spaces per 2 bedroom, and 2 spaces per 3 or more bedroom apartments plus 1 visitor park per 4 apts. For this study, an average of 1.5 car spaces/apartment is used plus 0.25 for visitor, total 1.75/apt. An average 35m<sup>2</sup> per parking space is used to calculate potential basement parking area.

Height	Use	GFA	Apartments	Car parking (1.75/Apt)	Car parking area (basement)
13m Height 3 Floors	Residential	3,000	30	52	1,820
9.5m Height 3 Floors	Residential	1,800	18	31	1,085
		<b>TOTAL</b> 4,800m <sup>2</sup>	<b>TOTAL</b> 48	<b>TOTAL</b> 83	<b>TOTAL</b> 2,905

**Note** – This indicative development option exceeds the allowable Plot Ratio of 80% (4,600m<sup>2</sup> GFA) equal to/by approximately 2 apartments.

#### SUMMARY

Site	Use	Allowable GFA	Apartments
Section 28 Block 4	Residential	23,414	234
Section 28 Block 3	Residential	4,600	46
Section 28 Block 5	Residential (Housing)	5,647	28 (56 possible)
		<b>TOTAL</b> 33,661m <sup>2</sup>	<b>TOTAL</b> 308

**From:** [Pooley, John](#)  
**To:** [Stroud, Joanne](#); [Overton, Mark](#)  
**Subject:** Section 28 Yield [SEC=UNCLASSIFIED]  
**Date:** Thursday, 30 November 2017 4:44:54 PM  
**Attachments:** [image001.jpg](#)  
[image002.gif](#)  
[image003.gif](#)  
[image004.jpg](#)

---

Guys

Given I've been told the EDP doesn't have unit yields can you please check the DA, NOD or with ESPD (Dale?) if we need min or max yield.

The IRLP mentions numbers and I have no idea where they have come from.

Before we go to release I want to make sure we have our ducks in a row on how we might limit the yield or if we so choose not limit the yield.

**John Pooley**

Development Director - Urban Projects

**T:** 02 6205 7073 |  

**Suburban Land Agency | ACT Government**

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

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**From:** [REDACTED] <dfpdesign@hotmail.com>  
**Sent:** Friday, 1 December 2017 3:51 PM  
**To:** Overton, Mark  
**Subject:** Re: Grrenway query [SEC=UNCLASSIFIED]

No problem. Be a bit careful with the yields, they are really just 'down and dirty' to help with the Site Investigation Report.

Have a good xmas if we don't catch up before.

---

**From:** Overton, Mark <Mark.Overton@act.gov.au>  
**Sent:** Friday, 1 December 2017 3:40 PM  
**To:** [REDACTED]  
**Subject:** RE: Grrenway query [SEC=UNCLASSIFIED]

Thanks very much [REDACTED]. That is the info I was looking for.

Have a good weekend and Xmas if I don't see you beforehand.

Mark

---

**From:** [REDACTED] [mailto:dfpdesign@hotmail.com]  
**Sent:** Friday, 1 December 2017 3:30 PM  
**To:** Overton, Mark  
**Subject:** Re: Grrenway query [SEC=UNCLASSIFIED]

Hey Mark,

Thanks for the article, I had not seen it. [REDACTED]

I did look at Greenway earlier this year. It was a quick study (not really a concept plan) for yields to test infrastructure. Looked like around 230 apts on Block 4, 50 on Block 3 and 30 on Block 5. approx. 310 all up. Where is it up to...going to sale or sold? Let me know what you want the info for and I will see what else I have.

Cheers,

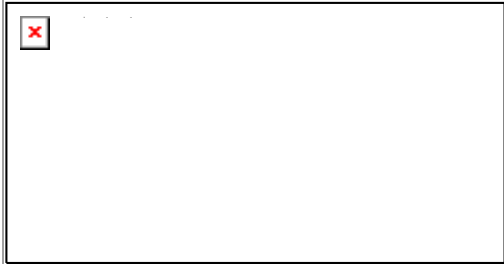
---

**From:** Overton, Mark <Mark.Overton@act.gov.au>  
**Sent:** Friday, 1 December 2017 2:18 PM  
**To:** [REDACTED]  
**Subject:** Grrenway query [SEC=UNCLASSIFIED]

Hey [REDACTED]

How goes it. You may have already seen the article below. Typical LA pattern language.

<https://www.foreground.com.au/public-domain/a-significant-endavour-landscape-architecture-in-the-nations-capital/>

	<p><a href="#">A significant endeavour: Landscape architecture in ...</a></p> <p><a href="http://www.foreground.com.au">www.foreground.com.au</a></p> <p>Foreground provides news and analysis on cities, places and the people who create them.</p>
--	--

I have a quick query that you may be able to help with. Did you ever do a concept development plan for Section 28 Greenway to determine a dwelling Yield? If so, what was the yield you came up with and when? Hope all is well in Sydney.

Hear from you soon.

Mark

**Mark Overton**

Urban Projects T: 02 6207 6899

**Suburban Land Agency | ACT Government**

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

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



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---

**From:** Pooley, John  
**Sent:** Monday, 4 December 2017 8:59 AM  
**To:** Overton, Mark  
**Subject:** RE: Grrenway query [SEC=UNCLASSIFIED]

Thanks mate for looking into it.

Ok so the next move is to call whoever approved the DA (Dale Billing?) for the site and ask them if a yield min or max is needed. I don't think it is however I want to be sure.

JP

---

**From:** Overton, Mark  
**Sent:** Friday, 1 December 2017 3:44 PM  
**To:** Pooley, John <John.Pooley@act.gov.au>  
**Subject:** FW: Grrenway query [SEC=UNCLASSIFIED]

Found the source of the dwelling numbers. For discussion also on Monday.

To me it sounds like the 310 should be set as the max. How do we set a minimum? Sorry, but I don't have a clue about this sort of stuff. I would just say 270 is the minimum then we are in line with ILRP but there is no science behind that.

Mark

---

**From:** [REDACTED]  
**Sent:** Friday, 1 December 2017 3:30 PM  
**To:** Overton, Mark  
**Subject:** Re: Grrenway query [SEC=UNCLASSIFIED]

Hey Mark,

Thanks for the article, I had not seen it. [REDACTED]

I did look at Greenway earlier this year. It was a quick study (not really a concept plan) for yields to test infrastructure. Looked like around 230 apts on Block 4, 50 on Block 3 and 30 on Block 5. approx. 310 all up. Where is it up to...going to sale or sold? Let me know what you want the info for and I will see what else I have.

Cheers,

---

**From:** Overton, Mark <[Mark.Overton@act.gov.au](mailto:Mark.Overton@act.gov.au)>  
**Sent:** Friday, 1 December 2017 2:18 PM  
**To:** [REDACTED]  
**Subject:** Grrenway query [SEC=UNCLASSIFIED]

Hey [redacted]

How goes it. You may have already seen the article below. Typical LA pattern language.

<https://www.foreground.com.au/public-domain/a-significant-endeavour-landscape-architecture-in-the-nations-capital/>



A significant endeavour: Landscape architecture in ...

[www.foreground.com.au](http://www.foreground.com.au)

Foreground provides news and analysis on cities, places and the people who create them.

I have a quick query that you may be able to help with. Did you ever do a concept development plan for Section 28 Greenway to determine a dwelling Yield? If so, what was the yield you came up with and when?

Hope all is well in Sydney.

Hear from you soon.

Mark

**Mark Overton**

Urban Projects T: 02 6207 6899

**Suburban Land Agency | ACT Government**

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---

**From:** Pooley, John  
**Sent:** Monday, 11 December 2017 4:36 PM  
**To:** Overton, Mark  
**Cc:** Stroud, Joanne  
**Subject:** RE: S28 Greenway - Dwelling yields [SEC=UNCLASSIFIED]

Mark

Can you follow up Dale's advice i.e. talking to Bob and Ajith. We will need confirmation that we can indeed sell the blocks with individual leases.

It appears so but I don't want to risk selling something that can't be built on.

Also see if Cardno had a planner on board who could advise us.

JP

---

**From:** Overton, Mark  
**Sent:** Monday, 4 December 2017 1:21 PM  
**To:** Pooley, John <John.Pooley@act.gov.au>  
**Subject:** FW: S28 Greenway - Dwelling yields [SEC=UNCLASSIFIED]

Is this a problem John?

Mark

---

**From:** Billing, Dale  
**Sent:** Monday, 4 December 2017 12:13 PM  
**To:** Overton, Mark  
**Cc:** Taylor, Bob; Sandeman, Graham  
**Subject:** RE: S28 Greenway - Dwelling yields [SEC=UNCLASSIFIED]

Hi Mark,

The approval you attached is for utility services and is not an EDP, therefore there is no dwelling yield specified for the blocks. Looking at the DA file the plans that were released were in relation to the construction of services and had very little information on the blocks that were already in existence.

There also appears to be a number of existing controls in the Greenway Precinct Map and Code however again this does not refer to dwelling yield. I assume that the servicing provisions and traffic modelling for this area would give some idea of a suitable dwelling yield for the site, noting that the overall design would also be subject to an assessment at the DA stage.

As this was approved by Ajith while he was working under Bob I would suggest also discussing this with Bob Taylor to see if he has any further input.

Regards

Dale Billing

Senior Officer | Development Assessment

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

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

---

**From:** Overton, Mark  
**Sent:** Monday, 4 December 2017 9:13 AM  
**To:** Billing, Dale <[Dale.Billing@act.gov.au](mailto:Dale.Billing@act.gov.au)>  
**Subject:** S28 Greenway - Dwelling yields [SEC=UNCLASSIFIED]

Hi Dale

S28 Greenway is a small SLA residential estate that received DA on 3.7.17 (DA No. 201731192 see attached). There was no dwelling yield, max or min, stated in the DA documentation nor the NOD. Is there a need for us to set maximum and minimum yield's?

Hear from you soon.

Mark

**Mark Overton**

Urban Projects T: 02 6207 6899

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**From:** [Taylor, Bob](#)  
**To:** [Overton, Mark](#)  
**Cc:** [Billing, Dale](#); [Sandeman, Graham](#)  
**Subject:** RE: S28 Greenway - Dwelling yields [SEC=UNCLASSIFIED]  
**Date:** Thursday, 14 December 2017 4:52:57 PM  
**Attachments:** [image001.jpg](#)  
[image002.gif](#)  
[image003.gif](#)  
[image004.jpg](#)

---

Hi Mark

I concur with Dale Billing's advice below. Whether you need to do anymore to sell the land is a matter for SLA in satisfying its due diligence.

Regards

**Bob Taylor** | Manager | Deed Management

**Phone 02 6207 1669** | Fax 02 6207 1856

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

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** Overton, Mark

**Sent:** Tuesday, 12 December 2017 9:30 AM

**To:** Taylor, Bob <Bob.Taylor@act.gov.au>

**Cc:** Billing, Dale <Dale.Billing@act.gov.au>; Sandeman, Graham <Graham.Sandeman@act.gov.au>

**Subject:** RE: S28 Greenway - Dwelling yields [SEC=UNCLASSIFIED]

Bob

We have an existing DP (see attached) that created the three residential blocks that have it's own precinct code and residential zoning (RZ4). All we are doing now is servicing these three blocks. We seek your advice as to whether we need to do anymore in order to sell the blocks. Hear from you soon.

Mark

---

**From:** Billing, Dale

**Sent:** Monday, 4 December 2017 12:13 PM

**To:** Overton, Mark

**Cc:** Taylor, Bob; Sandeman, Graham

**Subject:** RE: S28 Greenway - Dwelling yields [SEC=UNCLASSIFIED]

Hi Mark,

The approval you attached is for utility services and is not an EDP, therefore there is no dwelling yield specified for the blocks. Looking at the DA file the plans that were released were in relation to the construction of services and had very little information on the blocks that were already in existence.

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As this was approved by Ajith while he was working under Bob I would suggest also discussing this with Bob Taylor to see if he has any further input.

Regards

---

Dale Billing

Senior Officer | Development Assessment

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

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p (02) 6205 3980 | e [dale.billing@act.gov.au](mailto:dale.billing@act.gov.au) | web [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

**From:** Overton, Mark

**Sent:** Monday, 4 December 2017 9:13 AM

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

**Subject:** S28 Greenway - Dwelling yields [SEC=UNCLASSIFIED]

Hi Dale

S28 Greenway is a small SLA residential estate that received DA on 3.7.17 (DA No. 201731192 see attached). There was no dwelling yield, max or min, stated in the DA documentation nor the NOD. Is there a need for us to set maximum and minimum yield's?

Hear from you soon.



Mark

**Mark Overton**

Urban Projects T: 02 6207 6899

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---

**From:** Arul, Adrian  
**Sent:** Tuesday, 19 December 2017 4:36 PM  
**To:** Overton, Mark  
**Cc:** Forner, Julia; Anderson, MelissaA; Stroud, Joanne; Mundy, Graham; Peters, Clint; Pooley, John; Chappell, Hazel  
**Subject:** RE: Greenway Section 28 dwelling numbers [SEC=UNCLASSIFIED]  
**Attachments:** 160131\_Greenway B2 S28.pdf

Mark

In reference to your email as to how we determined the dwelling numbers for Greenway Section 28, dwelling numbers were taken out from the attached planning report. [REDACTED] was commissioned to undertake this work by Hazel at the time.

Regards  
Adrian

---

**From:** Overton, Mark  
**Sent:** Tuesday, 19 December 2017 10:02 AM  
**To:** Arul, Adrian  
**Cc:** Forner, Julia; Anderson, MelissaA; Stroud, Joanne; Mundy, Graham  
**Subject:** Greenway Section 28 dwelling numbers [SEC=UNCLASSIFIED]

Adrian

Can you please provide me with evidence of how you determined the dwelling numbers for Greenway Section 28?

Thank you.

Regards

mark

**Mark Overton**

Urban Projects T: 02 6207 6899

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---

**From:** Pooley, John  
**Sent:** Wednesday, 20 December 2017 8:39 AM  
**To:** Overton, Mark  
**Subject:** RE: Greenway Section 28 dwelling numbers [SEC=UNCLASSIFIED]

The issue you need to resolve is planning related.

Find someone in the leasing section, Monica Sadd to discuss what the lease would say for dwelling nos. in the clause.

JP

---

**From:** Overton, Mark  
**Sent:** Wednesday, 20 December 2017 8:22 AM  
**Cc:** Forner, Julia <Julia.Forner@act.gov.au>; Anderson, MelissaA <MelissaA.Anderson@act.gov.au>; Stroud, Joanne <Joanne.Stroud@act.gov.au>; Mundy, Graham <Graham.Mundy@act.gov.au>; Pooley, John <John.Pooley@act.gov.au>; Chappell, Hazel <Hazel.Chappell@act.gov.au>  
**Subject:** RE: Greenway Section 28 dwelling numbers [SEC=UNCLASSIFIED]

All  
Apparently the report Adrian provided us was an old one. Hazel will provide us with an updated one today.  
Mark

---

**From:** Arul, Adrian  
**Sent:** Tuesday, 19 December 2017 4:36 PM  
**To:** Overton, Mark  
**Cc:** Forner, Julia; Anderson, MelissaA; Stroud, Joanne; Mundy, Graham; Peters, Clint; Pooley, John; Chappell, Hazel  
**Subject:** RE: Greenway Section 28 dwelling numbers [SEC=UNCLASSIFIED]

Mark

In reference to your email as to how we determined the dwelling numbers for Greenway Section 28, dwelling numbers were taken out from the attached planning report. [REDACTED] was commissioned to undertake this work by Hazel at the time.

Regards  
Adrian

---

**From:** Overton, Mark  
**Sent:** Tuesday, 19 December 2017 10:02 AM  
**To:** Arul, Adrian  
**Cc:** Forner, Julia; Anderson, MelissaA; Stroud, Joanne; Mundy, Graham  
**Subject:** Greenway Section 28 dwelling numbers [SEC=UNCLASSIFIED]

Adrian

Can you please provide me with evidence of how you determined the dwelling numbers for Greenway Section 28?

Thank you.

Regards

mark

**Mark Overton**

Urban Projects T: 02 6207 6899

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**From:** [Overton, Mark](#)  
**To:** [Anderson, MelissaA](#); [Latimer, Claire](#)  
**Cc:** [Stroud, Joanne](#); [Fornier, Julia](#); [Pooley, John](#)  
**Subject:** RE: Greenway S28 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 10 January 2018 3:21:00 PM  
**Attachments:** [image006.jpg](#)  
[image007.gif](#)  
[image008.gif](#)  
[image009.jpg](#)  
[image010.jpg](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.jpg](#)

---

One last thing, the 288 dwelling number covers block 3 (48 dwellings) and block 4 (240 dwellings) only. Cardno have designed services to cater for an additional 29 dwellings on the PHRT site, block 5 which has a DA for 25 dwellings.

Mark

---

**From:** Overton, Mark  
**Sent:** Wednesday, 10 January 2018 3:01 PM  
**To:** Anderson, MelissaA; Latimer, Claire  
**Cc:** Stroud, Joanne; Fornier, Julia; Pooley, John  
**Subject:** FW: Greenway S28 [SEC=UNCLASSIFIED]  
Mel/Claire

This is to confirm that the total dwellings for Blocks 3 & 4 of Section 28 is 288. See below confirmation from Cardno that this is the number that they have designed the estate servicing to accommodate. The 288 dwellings was determined by the prelim planning/design study commissioned by the previous project team (copy attached). These numbers can go into the sales/contract documentation.

Regards

Mark

---

**From:** Stroud, Joanne  
**Sent:** Monday, 8 January 2018 3:30 PM  
**To:** Overton, Mark  
**Subject:** FW: Greenway S28 [SEC=UNCLASSIFIED]

**Joanne Stroud**

Urban Projects **T:** 02 6207 1676

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---

**From:** [REDACTED]  
**Sent:** Tuesday, 12 December 2017 9:28 AM  
**To:** Overton, Mark; Stroud, Joanne  
**Cc:** [REDACTED]  
**Subject:** RE: Greenway S28 [SEC=UNCLASSIFIED]

Mark,  
Yes, these are the yields used for the design.  
Regards,



Phone +61 2 6112 4500 [REDACTED]  
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Postal PO Box 40 Fyshwick ACT 2609

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---

**From:** Overton, Mark [<mailto:Mark.Overton@act.gov.au>]  
**Sent:** Tuesday, 12 December 2017 8:58 AM  
**To:** [REDACTED] Stroud, Joanne <[Joanne.Stroud@act.gov.au](mailto:Joanne.Stroud@act.gov.au)>  
**Cc:** [REDACTED]  
**Subject:** RE: Greenway S28 [SEC=UNCLASSIFIED]

Hi [REDACTED]  
Just to confirm, the servicing of the blocks that Cardno has designed and that we are now about to build was based on the dwelling yields below.  
Hear from you soon.  
Mark

---

**From:** [REDACTED]  
**Sent:** Wednesday, 25 October 2017 9:19 AM  
**To:** Stroud, Joanne  
**Cc:** Overton, Mark; [REDACTED]  
**Subject:** Greenway S28

Hi Jo.  
Based on RD Gossip's latest SIR, the block yields are as follows:

**1. FYI – The current Yield**

- Block 4 = 240 dwellings
- Block 3 = 48 dwellings
- Block 5 -23 dwellings

I do know that Block 5 has 25 dwellings based on the last drawing I received from Mark (17/08/2017).  
[REDACTED] was coordinating this with [REDACTED]







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**From:** [Overton, Mark](#)  
**To:** [Lustri, Chantelle](#)  
**Subject:** RE: Greenway Precinct Code [SEC=UNCLASSIFIED]  
**Date:** Friday, 16 February 2018 9:04:00 AM  
**Attachments:** [image001.jpg](#)  
[image002.gif](#)  
[image003.gif](#)  
[image004.jpg](#)  
[201712200718.pdf](#)

---

I think it was [REDACTED] Chantelle. Refer attached.

Please also note that our contractor uncovered 5-6 pieces of what appears to be bonded asbestos in the verge adjacent Block 5 so please use this information when responding to potential purchasers queries.

Regards

Mark

---

**From:** Lustri, Chantelle  
**Sent:** Thursday, 15 February 2018 5:42 PM  
**To:** Overton, Mark <Mark.Overton@act.gov.au>  
**Subject:** RE: Greenway Precinct Code [SEC=UNCLASSIFIED]

Hi Mark,

As Hazel is away tomorrow, is anybody else able to follow up?

Thanks

Chantelle

**Chantelle Lustri**

Sales and Marketing Campaign Manager

**T:** 02 6205 3338

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Multi-Unit Sites for Sale Feb 2018



---

**From:** Overton, Mark  
**Sent:** Thursday, 15 February 2018 4:24 PM  
**To:** Lustri, Chantelle <[Chantelle.Lustri@act.gov.au](mailto:Chantelle.Lustri@act.gov.au)>  
**Cc:** Chappell, Hazel <[Hazel.Chappell@act.gov.au](mailto:Hazel.Chappell@act.gov.au)>  
**Subject:** RE: Greenway Precinct Code [SEC=UNCLASSIFIED]  
Hazel?

---

**From:** Lustri, Chantelle  
**Sent:** Thursday, 15 February 2018 4:17 PM  
**To:** Overton, Mark <[Mark.Overton@act.gov.au](mailto:Mark.Overton@act.gov.au)>  
**Cc:** Chappell, Hazel <[Hazel.Chappell@act.gov.au](mailto:Hazel.Chappell@act.gov.au)>

**Subject:** FW: Greenway Precinct COde [SEC=UNCLASSIFIED]

Hi Mark,

Can you please let me know the business name for the consultant below in Q3?

Thanks

Chantelle

**Chantelle Lustri**

Sales and Marketing Campaign Manager

**T:** 02 6205 3338

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Multi-Unit Sites for Sale Feb 2018



**From:** Chappell, Hazel

**Sent:** Thursday, 15 February 2018 7:50 AM

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

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

**Subject:** FW: Greenway Precinct COde [SEC=UNCLASSIFIED]

Good Afternoon Chantell

With regards to your questions in relation to Greenway Block 4 Section 28

1. **Question:** Can you please confirm if the no build zone at the front of the block is mandatory?  
**Answer:** Please refer to the Greenway Precinct Map and Code link below.  
<http://www.legislation.act.gov.au/ni/2008-27/copy/114043/pdf/2008-27.pdf>
2. **Question:** Can you please confirm the area in (M2) of the no build zone?  
**Answer:** Please refer to the above link and the Site Investigation Report
3. **Question:** The 240 max dwellings scenario does not seem to work as the site is constrained by no build zone – was the no build zone considered when deriving a maximum yield?  
**Answer:** Professional Planning advice was sort against the Precinct Map and Code above.
4. **Question:** There are other significant trees on the site (outside the no-build zone) – Do any of the trees outside of the no build zone need to be retained?  
**Answer:** A full Trees Assessment Report is included in the Site Investigation Report for this site, if there is a requirement for the removal of any trees then consultation needs to be taken up with TCCS and accompanied with preliminary design proposals.

Thanks Hazel

---

**From:** Lustri, Chantelle

**Sent:** Wednesday, 14 February 2018 2:44 PM

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

**Subject:** Greenway Precinct COde [SEC=UNCLASSIFIED]

<http://www.legislation.act.gov.au/ni/2008-27/copy/114043/pdf/2008-27.pdf>

**Chantelle Lustri**

Sales and Marketing Campaign Manager

**T:** 02 6205 3338

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Multi-Unit Sites for Sale Feb 2018



# AUSTRALIAN CAPITAL TERRITORY

## INDICATIVE LAND RELEASE PROGRAM

### 2014-15 TO 2017-18

#### June 2014

### Introduction

Each year the ACT Government prepares a four year Indicative Land Release Program setting out the Government's intended program of residential, commercial, industrial and community land releases. The Program is indicative and is subject to change as market conditions alter or as Government priorities are adjusted. The Economic Development Directorate is responsible for preparing the Program in conjunction with other Territory agencies.

### Objectives of the Indicative Land Release Program

The key objectives of the Program are:

- promoting the economic and social development of the Territory, including contributing to the vision set out in the Canberra Plan of a city representing the best in Australian creativity, community living and sustainable development;
- meeting the ongoing demand for residential land in the Territory;
- establishing an appropriate inventory of serviced land;
- facilitating the provision of affordable housing;
- maintaining sufficient flexibility to ensure that land releases reflect market conditions and do not contribute to rapid land price changes;
- providing a variety of land and housing options;
- addressing the locational objectives set out in key government documents such as the Territory Plan and the ACT Planning Strategy;
- achieving satisfactory returns to the Territory from the sale of unleased Territory land; and
- assisting in the operation of a competitive private sector land development market.

### Demand Drivers and Assumptions

#### *Economic Growth and Interest Rates*

Near record low interest rates and low unemployment levels have resulted in continued strength in the ACT economy and property market, particularly the residential sector. Despite market uncertainty in the lead up to the September 2013 Federal election and the subsequent restructuring and downsizing of the Australian public service in late 2013 and early 2014, the ACT property market and the broader economy have remained resilient.

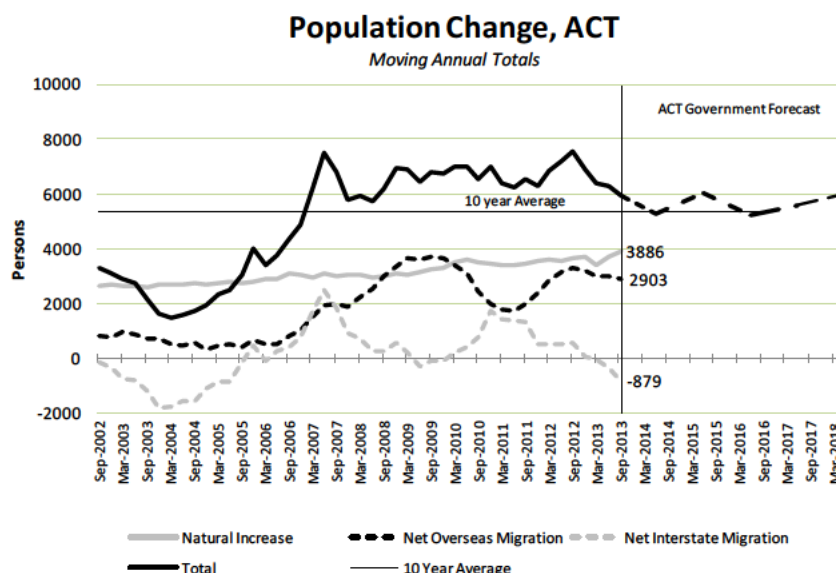
The Territory's economy grew by 2.7 per cent in 2012-13, down from the previous year but above the national growth rate. The Territory's growth is forecast to ease to 1.75 per cent during 2014-15.

Fiscal contraction by the Federal Government is expected to keep household consumption and investment growth below trend levels in the medium term, however, continued low mortgage interest rates are expected to maintain investment in the property sector by both owner occupiers and investors.

### Population Growth

In the year to September 2013, the ACT population grew by an estimated 5,910 persons, continuing the above average population gains experienced in recent years. The largest contributor to growth has been natural increase (births minus deaths) at 3,886 persons followed by net overseas migration of 2,903 persons. However, over the year to September 2013 there was a net outflow of 879 persons from the ACT to other states in Australia. Figure 1 shows the components of population growth from September 2002 to September 2013 and forecast to March 2018.

Figure 1: ACT Population Change – Moving Annual Average



The ACT Government Demographer projects the Territory's population growth will ease in the coming years from 1.7 per cent in 2013-14 to 1.5 per cent in 2014-15 with the Territory's population forecast to grow on average by 5,863 persons – or 1.5 per cent, per annum over the next four years.

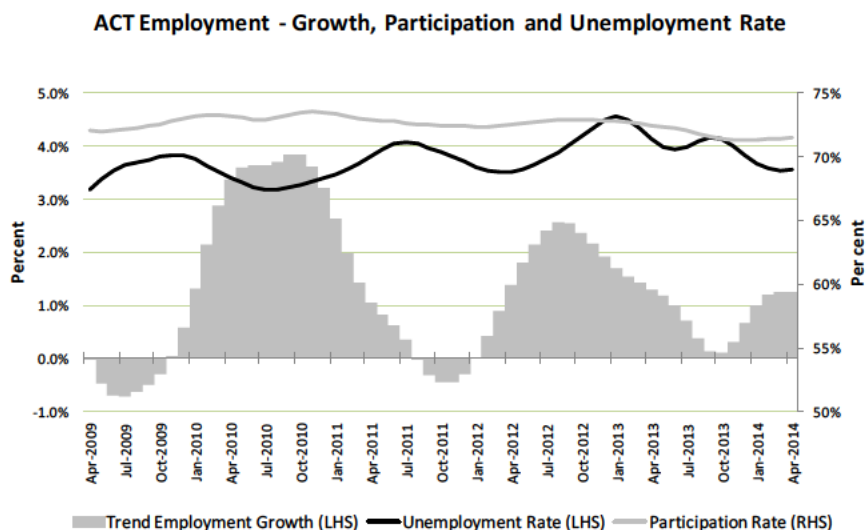
### Employment

The headline indicators suggest the ACT labour market will remain steady. The ACT's unemployment rate increased slightly to 3.6 per cent in April 2014, but is well below the national unemployment rate of 6 per cent. Trend employment growth has been increasing since a brief period of lower than average growth in late 2013 and the labour force participation rate remains at a solid 72 per cent.

Employment growth is forecast to ease in 2014-15 as ongoing reductions in public sector recruitment as well as public service efficiency measures take effect. Since the 2013 Federal election, Australian public service monthly job vacancies have been well below the five-year average of 300 recorded since 2007, and in the short term are expected to remain subdued. The impact of the 2014-15 Federal Budget on employment growth and housing demand will be closely monitored.

Figure 2 shows the unemployment rate, trend employment growth and the participation rate from April 2009 to April 2014.

Figure 2: ACT Employment – Growth, Participation and Unemployment Rate



## Residential Market

Between 2014-15 and 2017-18 the Government will seek to release sufficient land to meet housing demand, to have a positive impact on housing affordability and to build an inventory of serviced blocks of land available for sale.

### *Housing Demand*

Since the publication of the 2013-14 to 2016-17 Program in June 2013 a number of factors have impacted on housing demand resulting in a review of the housing demand assumptions and modelling.

High levels of housing demand in past years have been driven by:

- unmet demand not yet satisfied within the ACT;
- demand driven by an ACT population growth rate in excess of 2 per cent; and
- demand generated by Queanbeyan's population growth.

Much of the unmet demand in the ACT is well on its way to being satisfied. The ACT population growth rate is forecast to soften into the future and housing demand in Queanbeyan is now being met by releases in Tralee and Googong. Therefore, the high levels of new housing supply required in recent years are not expected to continue into the future.

Despite this, dwelling approvals continue to rise and property sales rates remain strong with the start to the 2014 calendar year considered to be one of the strongest in recent history. While unmet demand for apartments is forecast to ease, strong demand continues to exist for detached housing sites, particularly in affordable locations. Centrally located sites for all housing types are also expected to be in demand. This is evident in both the clearance rate and the prices achieved in recent land sales, particularly in Lawson.

According to the ACT Government Housing Demand and Supply Model a forecast population growth rate of 1.5 per cent generates an underlying annual demand for 2,550 additional dwellings.

The 2014-15 Federal Budget highlights a number of areas that are expected to impact on Canberra's economic activity, population growth, employment and housing demand. The magnitude of these impacts is difficult to predict. After the 1996 Federal election the Howard Government cut the public service by over 10,000 jobs of which more than 3,000 were located in the ACT. These cuts had a considerable impact on the ACT economy. However, circumstances in

2014 are different to 1996 and the ACT economy is in a strong position to weather the current Commonwealth contraction.

### ***Housing Supply***

During the period 2010-11 to 2013-14 approximately 15,400 dwelling sites will have been offered to the market. This near record level of land release has had a significant impact on the new supply of housing entering the market and as mentioned above has resulted in much of the unmet demand for housing being absorbed.

The Indicative Land Release Program sets a residential land release target of 3,600 dwelling sites in 2014-15, 3,300 dwelling sites in 2015-16, 3,300 dwelling sites in 2016-17 and 3,300 dwelling sites in 2017-18. This is a total of 13,500 dwelling sites over the four year Program.

This level of supply is deliberately over and above the anticipated level of demand for two reasons – to assist with housing affordability for both home buyers and renters and to establish an inventory of serviced land. The inventory is planned to consist of serviced and unserviced detached and multi-unit dwelling sites that are not taken up by the market. While it can take years for the government to accelerate land supply, once an inventory has been established supply can be ‘turned off’ immediately to avoid an oversupply or ‘turned on’ to respond quickly to any changes in demand.

The private sector generally contributes an average of 500 dwellings annually through private sector redevelopments. These dwellings are generally multi-unit properties, located in established suburbs.

The government will continue to closely monitor the market, particularly public service employment, and will continue to consult with the private sector. Should market conditions change, the Program will be adjusted accordingly.

### ***Greenfield Land Servicing and Dwelling Construction Pipelines***

At the end of the March quarter 2014, an estimated 15,189 dwelling sites are currently in the Greenfield Land Servicing and Dwelling Construction Pipelines. These dwelling sites are either being incorporated into a new suburb design, being serviced or have dwellings under construction. Based on an estimated annual demand of 2,550 dwellings, this is equivalent to six years’ supply.

The 15,189 dwelling sites includes 4,293 dwellings sites in the Greenfield Dwelling Construction Pipeline, the composition of which is as outlined in Table 1.

**Table 1: Greenfield Dwelling Construction Pipeline as at March 2014**

	<b>No. of Dwellings</b>
Dwelling sites awaiting construction	<b>2,928</b>
Dwellings sites under construction	<b>1,365</b>
<b>Total</b>	<b>4,293</b>

*Source: Economic Development Directorate*

### ***Housing and Land Price and Affordability***

Low mortgage interest rates coupled with high household incomes and an increase in housing supply have contributed to improved affordability in the Territory.

According to the Real Estate Institute of Australia (REIA), the proportion of income required to meet typical mortgage repayments fell 3.3 percentage points to 20.2 per cent over the 12 months to December 2013. In the rental market, a 1.1 per cent easing of rents for a three bedroom house and a 6.8 per cent fall in rents for a two bedroom apartments saw rental affordability improve. Median rents now require 18 per cent of average household income, down from 19 per cent in

December 2012. Based on the REIA measure of affordability the proportion of household income required to meet either home loan repayments or rent repayments in the ACT is the lowest in Australia.

Average weekly earnings (annualised) as a multiple of median property prices remained constant at 6.4 for houses 4.9 for units in the year to November 2013.

### ***Dwelling Mix and Location***

The ACT Planning Strategy has set a target to deliver 50 per cent or more of new housing through urban intensification. This objective is designed to support greater urban sustainability and increase the focus of development on Canberra's town centres and along the major public transport corridors, particularly the proposed light rail corridor linking Gungahlin with the City. Table 2 provides a guide to the distribution by district of the residential land included in the four year Program.

**Table 2: Summary of Residential Land Release - Number of Dwelling Sites**

<b>Location</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>
Gungahlin	1,054	1,055	532	380
Belconnen	678	370	950	1063
Central Canberra	390	717	800	700
Molonglo	400	300	700	900
Woden & Weston Creek	495	580	0	80
Tuggeranong	531	229	268	100
Other	52	49	50	77
<b>Total</b>	<b>3,600</b>	<b>3,300</b>	<b>3,300</b>	<b>3,300</b>

*Source: Economic Development Directorate*

Over the next four years, significant land releases will continue in the three main greenfield development fronts of Gungahlin, Molonglo and West Belconnen. The Program includes the release of land in eight greenfield suburbs in order to offer greater housing choice. The release of residential land will continue in the Gungahlin suburbs of Franklin, Harrison and Moncrieff and in the Molonglo suburb of Coombs. Land release will commence in Denman Prospect and in Stage 3 of Molonglo and in Gungahlin's new suburbs of Throsby and Taylor and in West Belconnen.

Table 3 illustrates the mix of greenfield and infill dwelling sites and the distribution of detached dwellings, attached dwellings and apartments that are planned to be delivered over the four years. Of the 13,500 dwelling sites included in the Program, 7,379 dwelling sites (55 per cent) are located within the existing urban boundary, such as Lawson in Belconnen. The remaining 6,121 dwelling sites (45 per cent) are located in greenfield areas of Gungahlin, Molonglo and West Belconnen.

Of the 6,121 greenfield releases, an estimated 3,806 dwelling sites (62 per cent) will be detached dwellings, 1,574 (26 per cent) are attached dwellings and 741 (12 per cent) will be apartments.

There are a number of releases where the exact site is yet to be determined, including the Northbourne Avenue Corridor, City and Southside Redevelopment. The Economic Development Directorate is undertaking further investigations in these areas.

**Table 3: Summary of proposed Dwelling Mix**

	Detached Dwellings	% of Total	Attached Dwellings	% of Total	No. of Apartments	% of Total	Total Dwellings	% of the 13,500
Greenfield	3,806	62%	1,574	26%	741	12%	6,121	45%
Infill	27	1%	1,161	16%	6,191	84%	7,379	55%

<b>Total</b>	<b>3,833</b>	<b>28%</b>	<b>2,735</b>	<b>21%</b>	<b>6,932</b>	<b>51%</b>	<b>13,500</b>
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Lawson is counted as an infill development and West Belconnen counted as a greenfield development.

## Commercial Sector

### Background

The main drivers of demand for commercial land are:

- employment growth;
- business wanting to locate into the ACT;
- the economic cycle and market confidence; and
- the current inventory of commercial floor space.

Employment growth remains positive and the unemployment rate is well below the national average. The ACT Government continues to receive enquiries from businesses wanting to be located in the Territory. A good example of a business wishing to locate in Canberra is the leading home furnishing retailer IKEA, which has recognised the strength of the ACT economy and is planning to open a Canberra store in late 2015. A number of other businesses are expected to follow IKEA to Canberra. The ACT Government is making every effort to ensure suitable land is available for these businesses.

The Federal Government cuts to spending, recruitment and functions will have a negative impact on economic growth and market confidence and therefore place downward pressure on the demand for commercial land. Uncertainty surrounding the impact of job losses is expected to be a key barrier to major commercial development.

### Office Market

According to the latest Property Council of Australia (PCA) figures, nine office projects reached completion in 2013, adding 113,748 square metres of new stock to the market in 2013. During the same period, a total of 48,770 square metres of stock was withdrawn from the market, resulting in total net supply of approximately 64,980 square metres.

A total of 40,431 square metres of stock exists in the supply pipeline which is due to be completed in 2014. Canberra has one of the strongest supply pipelines nationally and this is expected to continue into the future.

As a result of the potential supply in the pipeline over the next decade, there is an expectation of softer conditions in the leasing market, particularly for lower grade stock, given the current availability of quality A-grade space.

The overall office vacancy rate in the Canberra market increased by almost 1 percentage point during 2013 to 12.9 per cent as at December 2013. A combination of vacant space being added to the market, along with the backfilling of space from tenants relocating within the market from secondary office space to new A-grade space has created considerable upward pressure on the overall vacancy rate, particularly the vacancy rate of secondary office space.

Limited demand for office space in Canberra is forecast to continue due to ongoing limited demand by the Australian Government resulting from its cuts to the public service, the efficiency dividend and reduced workspace ratios.

As well as the stock currently under construction, there is approximately 140,000 square metres of new supply and refurbished space currently in the pipeline, most of which has received planning approval. These projects total around 180,000 square metres which, if completed as currently

planned, would increase the size of the Canberra office market by a sizeable 8.7 per cent over the next decade, potentially increasing vacancy rates even further.

The 353,748 square metres of commercial land included in the 2014-15 to 2017-18 Indicative Land Release Program is marginally lower than previously programmed. The majority of this land is being developed for residential purposes. For example, approximately 100,000 square metres of commercial zoned land will be released in the Southquay Estate in Greenway for lake foreshore apartments.

### **Retail**

Annual retail turnover growth in the ACT in the year to February 2014 was 3.3 per cent, down on the 15-year average growth rate of 5.1 per cent. Although retail turnover has eased in recent months as households exercise caution, the Territory's retail sector remains relatively strong compared to other states with only Queensland and New South Wales recording better annual growth.

During the 12 months to February 2014, food retailing was the best performing retail sector (up 5.7 per cent) with cafes, restaurants and takeaway food services (up 5.2 per cent) and clothing and soft goods (up 5.1 per cent) also recording growth. Decreases were recorded by department stores (down 3.0 per cent), household goods (down 0.4 per cent) and other retailing (down 0.2 per cent).

Demand for new retail space to support population growth over the next five years in the greenfield suburbs of Moncrieff, Amaroo and Crace in Gungahlin and Coombs in Molonglo will support the establishment of new local or group centres.

Scope exists for expansion of retail in existing centres such as the Erindale and Weston Group Centres.

### **Tourist Accommodation**

The number of tourism establishments and rooms in operation have stabilised after a steady decline. In June 2013 there were 4,786 rooms across 50 establishments. This represents a decrease of 19 per cent in establishments from the peak of 2002 where there were 63 establishments.

Demand for hotel rooms eased in 2013 with the number of rooms sold contracting by 3 per cent. Occupancy rates fell over the year but remained above the national average at 69 per cent. According to Deloitte Access Economics, reduced spending by the Federal Government is expected to dampen demand for Canberra's hotel sector, given that more than half of all hotel users are domestic business travelers linked to the government services sector. As a result of dampening demand, Deloitte Access Economics projects the growth in hotel room rates will ease to 2.8 per cent on average in the next three years and room rate revenue growth is predicted to be lower than previous years at 2.5 per cent.

In the year ending December 2013, Canberra attracted just over 2.2 million overnight visitors (who were responsible for almost 10 million visitor nights). While 92 per cent of overnight visitors were sourced domestically, the international market offers growth potential as Canberra moves closer towards becoming a global hub with Canberra Airport's increased capacity for attracting direct international visitor traffic.

The ACT Government's *2020 Tourism Strategy* provides a framework for informing programs and activities that can help realise the tourism potential of the Canberra region. A core component of this strategy is to achieve a total overnight expenditure within the ACT of \$2.5 billion by 2020.

Achieving this will require a coordinated effort from both government and local tourism industry stakeholders to ensure that there is an adequate supply of commercial tourist room stock. At current occupancy levels, it is estimated that a further 1,550 new rooms would be required to achieve the 2020 goal.

An estimated 748 new accommodation rooms are currently in the development pipeline to be available by the end of 2015. In addition, development of the *Free Spirit Resorts* mixed accommodation project at Exhibition Park in Canberra (EPIC) will commence in 2014. The first stage of this development will include 400 beds for the school groups market, which addresses a critical shortage in the supply of low cost accommodation.

Additional sites for tourist accommodation have been identified in the Program in the City centre, Kingston Foreshore, Griffith and Lyneham.

### **Mixed Use**

The Land Release Program includes a number of mixed use commercial zoned sites which are expected to be developed with a high proportion of residential use. These sites can have commercial uses on the ground floor and residential above and are identified in the Program by having both a commercial and residential yield. The release of these mixed use sites is an essential component in fulfilling the ACT Planning Strategy target of achieving 50 per cent of new housing to be delivered through urban intensification.

Table 4 provides a guide to the distribution of commercial land being prepared for release.

**Table 4: Commercial Land Release by District (site area in sqm)**

<b>Location</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>
Gungahlin	11,793	11,935	3,009	16,000
Belconnen	4,000	1,263	27,863	15,689
Central Canberra	25,707	24,978	28,441	12,150
Molonglo	0	0	8,150	0
Woden and Weston	11,500	31,234	10,000	0
Tuggeranong	22,072	18,637	24,739	44,624
<b>Total</b>	<b>75,072</b>	<b>88,047</b>	<b>102,202</b>	<b>88,463</b>

Source: Economic Development Directorate

## Industrial Sector

While the slower than average take up of industrial land in recent years is expected to continue in the short term, there are a number of businesses that have expressed an interest in relocating to the ACT and others which need to expand their existing operations. It is critical that land is available to accommodate these businesses so that the Territory can appropriate the resulting economic and employment benefits. A number of industrial sites have been included in the Program to accommodate these businesses, including a 7.8 hectare site in Pialligo for IKEA.

Based on recent industrial land sales, demand continues to exist for mixed use industrial land (IZ2) while there is limited demand for general industrial land (IZ1).

The key feature of the industrial sector is the volume of supply of industrial land that is available for purchase. The supply of unsold industrial land consists of:

- 15 private sector industrial blocks (67,485 sqm); and
- 15 industrial blocks (80,487 sqm) which have been released and are available for purchase.

Based on an average annual take up rate of 47,000 sqm of industrial land over the past nine years, this level of supply is equivalent to 3.1 years of demand.

The Indicative Land Release Program includes a target for the release of 289,648 sqm of industrial land over the next four years. This volume of supply is expected to allow LDA to build on its existing inventory of serviced industrial land. This land will be available for sale over the counter and will allow the Government to respond quickly to any improvement in the sector.

Table 5 provides a guide to the distribution of industrial land being prepared for release.

**Table 5: Industrial Land Release by District (site area in sqm)**

Location	2014-15	2015-16	2016-17	2017-18
Fyshwick	0	20,000	10,000	11,000
Hume	45,646	38,999	38,600	22,930
Symonston	0	6,000	7,650	8,000
Pialligo	78,000	0	0	0
Mitchell	0	2,823	0	0
<b>Total</b>	<b>123,646</b>	<b>67,822</b>	<b>56,250</b>	<b>41,930</b>

## Community and Non-Urban Sector

The Indicative Land Release Program includes the release of community and non-urban land for a range of community uses such as aged care facilities, schools, child care centres and churches. The Program also includes the release of non-urban land such as Broadacre and land that is Designated in the Territory Plan. Due to the large site areas for some community facilities, particularly schools, it is difficult to set annual targets for the release of community facility land.

The demand for community facility land from government, the community and the private sector remains strong. One of the key drivers of demand is the ongoing need for social infrastructure and facilities. The Program aims to ensure that there is sufficient supply to meet changing demand and population growth and to provide housing and facilities for our ageing community.

In the Gungahlin town centre and Molonglo group centre, much of the community facility provision will be incorporated into mixed use commercial sites where some new developments

will incorporate a community facility component such as a library, youth centre, seniors club, child and family centre, community health, CIT and community centre.

### **Child Care Centres**

The demand for child care centres remains strong, particularly for sites in close proximity to employment centres. Population projections anticipate continuing growth in the ACT's 0-4 year old population to 2021, particularly in North and South Canberra, Molonglo and Gungahlin. Sites for child care centres in the suburbs of Coombs and Kambah are being prepared for release in 2014-15. Sites in Higgins in 2015-16 and Lawson in 2016-17 are also proposed for child care centres. Other sites that are ideally suited for child care are being prepared for release in Casey, Moncrieff, Gordon, Charnwood and Molonglo.

### **Aged Care Accommodation**

Canberra's population is ageing rapidly, driving demand for aged care accommodation within the Territory. In the decade to 2012, based on ACT demographic estimates, the number of persons living in the Territory aged over 60 increased by nearly 50 per cent, which is well above the total population growth rate of 18 per cent for the same period. Based on ACT demographic projections, between 2012 and 2022 the number of persons living in the Territory aged over 60 is projected to increase by 22,144 persons (37 per cent). Of the ACT districts, Belconnen and Tuggeranong are projected to experience the largest increases in the number of persons aged over 60. Demand for residential aged care beds and retirement village dwellings is also being pushed by changing health patterns and assistance needs, retirement living preferences, and migration trends in the Territory's older population.

Excess demand for residential aged care beds is compounded by limited supply, the Australian Institute of Health and Welfare *Statistical Overview of Residential Aged Care in Australia 2011-12* illustrates that the ACT has the lowest number of residential places in proportion to the 70 plus population (77.8 compared with a national average of 85.7).

Sites for housing for seniors have been identified in the former Village Creek and Urambi Primary Schools in Kambah and in Chapman for release in 2014-15, the former Higgins Primary School for release in 2015-16, a site in Monash in 2016-17 and sites in Curtin, Throsby and Gungahlin in 2017-18. Other possible opportunities for aged care could include sites in Narrabundah, Lawson and Greenway.

The Program includes the release of 285,176 sqm of land of community and non-urban land over the four years. Table 7 provides a guide to the distribution of Community and Non-Urban land being prepared for release.

**Table 7. Indicative Community and Non-Urban Land Release Program (site area in sqm)**

<b>Location</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>
Gungahlin	6,333	10,554	0	30,000
Belconnen	1,800	43,500	3,000	0
Central Canberra	2,000	6,900	0	15,616
Molonglo	3,500	0	0	0
Woden and Weston	19,937	1,300	0	20,000
Tuggeranong	61,115	7,724	46,897	5,000
<b>Total</b>	<b>94,685</b>	<b>69,978</b>	<b>49,897</b>	<b>70,616</b>

**Table 7: Indicative Land Release Program - 2014-15**

District	Suburb	Block	Section	Residential Dwellings	Commercial Site Area	Industrial Site Area	Community Site Area	Estimated Gross Floor Area (non-residential)	Zoning
Gungahlin	Franklin	4	93	81	6,220				CZ4: Local Centre
	Franklin	1	127	73	5,573				CZ5: Mixed Use
	Moncrieff			500					RZ1: Suburban
	Taylor			400					RZ1: Suburban
	Gungahlin	4	233				4,607	2,500	CF: Community
	Ngunnawal	78	134				1,726	500	CF: Community
Belconnen	Lawson	Part 2	13	438					RZ4: Medium Density
	Belconnen	17	48	240	4,000			1,000	CZ2: Business
	Scullin	26	43				1,800	600	CF: Community
Molonglo	Denman Prospect <sup>1</sup>			400					RZ1: Suburban
	Coombs	part 1	17				3,500	1,000	CF: Community
Central Canberra	Northbourne Ave Corridor	TBA		150	4,000			0	CZ5: Mixed Use
	Kingston	1	60	240	13,085			0	CZ5: Mixed Use
	City	2,3	20		8,622				CZ1: Core
	Barton	part 14	33				1,000	600	Designated
	Barton	part 14	33				1,000	600	Designated
Woden/ Weston Creek	Phillip		80	450	10,000				CZ2: Business
	Chapman	1	45	45			14,937		CF: Community
	Garran	1	24				5,000	2,000	CF: Community
	Weston Creek	part 1218			1,500				Subject to TPV
Tuggeranong	Greenway	1	74	40	2,240				CZ2: Business
	Greenway	1	75	40	2,278				CZ2: Business
	Greenway	1	76	185	7,285			1,100	CZ2: Business
	Greenway	1	77	16	2,236				CZ2: Business
	Greenway	1	79	20	3,583				CZ2: Business
	Gordon	4	517		4,450				CZ4: Local Centre
	Gordon	2	517				3,615		CF: Community
	Kambah	pt 1	443	80			14,000		CF: Community
	Kambah	pt 1	443				3,500		CF: Community
Kambah	1	239	150			40,000		CF: Community	
Other	CSD Redevelopments			52					Various
	Pialligo	part 2	12			78,000		30,000	Subject to TPV
	Hume	2	29			7,617		4,000	IZ1: General Industrial
	Hume	3	29			7,683		4,000	IZ1: General Industrial
	Hume	4	29			7,683		4,000	IZ1: General Industrial
	Hume	9	21			22,663		12,000	IZ1: General Industrial
<b>2014-15 Total</b>				<b>3,600</b>	<b>75,072</b>	<b>123,646</b>	<b>94,685</b>		

## Map 1: Map of Major 2014-15 Land Releases

Alt text. This page includes a map showing the location of the major land releases proposed to occur in 2014-15.

## Table 8: Indicative Land Release Program - 2015-16

District	Suburb	Block	Section	Residential Dwellings	Commercial Site Area	Industrial Site Area	Community Site Area	Estimated Gross Floor Area (non-residential)	Zoning
Gungahlin	Harrison	1	167	155	11,935				CZ5: Mixed Use
	Moncrieff			400					RZ1 & RZ4
	Throsby			400					RZ1 & RZ3
	Taylor			100					
	Franklin	3	125				5,554	2,500	CF: Community
Casey	part 1	36				5,000	TBA	CF: Community	
Belconnen	West Belconnen			250					Subject to TPV
	Higgins	pt 2	11	120			40,000	0	CF: Community
	Higgins	pt 2	11				3,500	1,000	CF: Community
	Holt	12	52		1,263				CZ3: Services
Molonglo	Denman Prospect <sup>1</sup>			300					RZ1 & 4
Central Canberra	City		TBD	200	4,000			TBA	Designated
	City	2&7	4		4,300			TBA	CZ1: Core
	Northbourne Avenue		TBD	150	4,000				CZ5: Mixed Use
	Kingston	2	65	167	4,982				CZ5: Mixed Use
	Kingston	part 1	67		3,696				CZ5: Mixed Use
	Parke	part 6	3	200	4,000			3,000	Designated
	Forrest	10	13				6,900		Designated
Woden/ Weston Creek	Phillip		9	480	13,780			3,000	CZ2: Business
	Weston	1	88	100	7,063			5000	CZ1: Core
	Stirling	92	24		10,391			TBA	Subject to TPV
	Rivett	13	28				1,300	600	CF: Community
Tuggeranong	Wanniassa	1	295		7,668			4,000	CZ1: Core
	Greenway	1	78	229	10,969			1,100	CZ2: Business
	Monash	part 13	56				5,000	2,000	CF: Community
	Kambah	21	277				2,724	1000	CF: Community
Other	Hume	11	21			24,868		10,000	IZ1: General Industrial
	Hume	1	29			14,131		7,000	IZ1: General Industrial
	Symonston		part 1			2,000		1,000	Subject to TPV
	Symonston		part 1			4,000		2,000	Subject to TPV
	Fyshwick		part 47			20,000		10,000	Subject to TPV
	Mitchell	28	4			1,311		700	IZ2: Industrial Mixed Use
	Mitchell	29	4			1,512		750	IZ2: Industrial Mixed Use
	CSD Redevelopments			49					Various
<b>2015-16 Total</b>				<b>3,300</b>	<b>88,047</b>	<b>67,822</b>	<b>69,978</b>		

## Map 2: Map of Major 2015-16 Land Releases

Alt text. This page includes a map showing the location of the major land releases proposed to occur in 2015-16.

**Table 9: Indicative Land Release Program - 2016-17**

District	Suburb	Block	Section	Residential Dwellings	Commercial Site Area	Industrial Site Area	Community Site Area	Estimated Gross Floor Area (non-residential)	Zoning
Gungahlin	Moncrieff			300					RZ1 & RZ4
	Throsby			200					RZ1 & RZ3
	Amaroo	1&2	115	32	3,009				CZ1: Core
Molonglo	Coombs			100	8,150				RZ4 & CZ4
	Denman Prospect <sup>1</sup>			600					RZ1: Suburban
Belconnen	Lawson	part 2	13	200					RZ4: Medium Density
	Lawson	A	AF				3,000	1,000	CF: Community
	West Belconnen			250					Subject to TPV
	Charnwood	6	97		3,638			1,000	Subject to TPV
	Belconnen		21,22,23	500	21,916			TBA	CZ3: Services
Belconnen	1	149			2,309			TBA	CZ6: Leisure & Accommodation
Central Canberra	Northbourne Ave Corridor	TBA		150	4,000			0	CZ5: Mixed Use
	City	TBA		150	3,000			500	Designated
	City	5	30		3,024			TBA	CZ1: Core
	Inner South Urban Infill			200					Subject to TPV
	Kingston			200	10,171			0	CZ5: Mixed Use
	Narrabundah	45	100	100					RZ1: Suburban
Griffith		15			8,246			TBA	Subject to TPV
Weston Creek	Weston Creek	part 6	52		10,000			5,000	CZ6: Leisure & Accommodation
Tuggeranong	Greenway	pt 5	10	152	24,739				Subject to TPV
	Monash	5	52	116			41,897	0	CF: Community
	Monash	part 13	56				5,000	2,000	CF: Community
Other	Hume	10	21			32,211		15,000	IZ1: General Industrial
	Hume	72	22			6,389		3,000	IZ1: General Industrial
	Fyshwick		part 47			4,000		2,000	Subject to TPV
	Fyshwick		part 47			6,000		3,000	Subject to TPV
	Symonston		part 1			2,150		1,000	Subject to TPV
	Symonston		part 1			2,500		1,000	Subject to TPV
	Symonston		part 1			3,000		1,500	Subject to TPV
CSD Redevelopments				50					Various
<b>2016-17 Total</b>				<b>3,300</b>	<b>102,202</b>	<b>56,250</b>	<b>49,897</b>		

**Map 3: Map of Major 2016-17 Land Releases**

Alt text. This page includes a map showing the location of the major land releases proposed to occur in 2016-17.

**Table 10: Indicative Land Release Program - 2017-18**

District	Suburb	Block	Section	Residential Dwellings	Commercial Site Area	Industrial Site Area	Community Site Area	Estimated Gross Floor Area (non-residential)	Zoning
Gungahlin	Moncrieff			100					RZ4: Medium Density
	Throsby			200					RZ1 & RZ3
	Throsby			80			30,000	0	CF: Community
	Gungahlin	part 1	231		10,000			15,000	CZ1: Core
	Gungahlin		pt 233		6,000			0	CZ5: Mixed Use
Belconnen	West Belconnen			300					Subject to TPV
	Lawson	part 2	13	150					RZ4: Medium Density
	Lawson	part 2	13	63	9,025			0	CZ5: Mixed Use
	Belconnen	17	152	550	6,664			3,200	CZ2: Business
Molonglo	Denman Prospect <sup>1</sup>			300					RZ1: Suburban
	Coombs			100					RZ4: Medium Density
	Molonglo Stage 3			500					RZ1: Suburban
Central Canberra	Northbourne Ave Corridor	TBA		100	4,000			0	CZ5: Mixed Use
	City	TBA		150	3,000			500	Designated
	Dickson		72	100					Subject to TPV
	East Lake			100					Subject to TPV
	Inner South Urban Infill			100					Subject to TPV
	Kingston		3bd	150	5,150			1,900	CZ5: Mixed Use
Lyneham	14	64				15,616	4,000	Restricted Recreation	
Woden	Curtin	2	99	80			20,000	0	CF: Community
Tuggeranong	Monash	part 13	56				5,000	2,000	CF: Community
	Greenway	1	28	100	44,624			0	Subject to TPV
Other	CSD Redevelopments			50					Various
	Oaks Estate			27					RZ1 & RZ5
	Hume	67	22			9,270		4,500	IZ1: General Industrial
	Hume	68	22			13,660		7,000	IZ1: General Industrial
	Fyshwick		part 47			6,000		3,000	Subject to TPV
	Fyshwick		part 47			5,000		2,500	Subject to TPV
	Symonston		part 1			3,000		1,500	Subject to TPV
	Symonston		part 1			5,000		2,500	Subject to TPV
<b>2017-18 Total</b>				<b>3,300</b>	<b>88,463</b>	<b>41,930</b>	<b>70,616</b>		
<b>Grand Total</b>				<b>13,500</b>	<b>353,784</b>	<b>289,648</b>	<b>285,176</b>		

1. 1,700 dwelling sites in Denman Prospect were offered to the market by tender in 2012/13. The land releases contained in this Program includes those dwelling sites.

## Map 4: Map of Major 2017-18 Land Releases

Alt text. This page includes a map showing the location of the major land releases proposed to occur in 2017-18.

City to the Lake

City to the Lake is one of Australia's largest urban renewal projects and a once in a generation opportunity to unite the City with the Lake Burley Griffin foreshore. Occupying over 70 hectares of prime central city and waterfront land, the project area stretches from West Basin to Anzac Parade including Parkes Way, London Circuit, Canberra Olympic pool and the existing convention centre and large surface car parks.

The National Capital Authority's Griffin Legacy provides the basis for unlocking the potential of Lake Burley Griffin and the City, realising unbuilt parts of the Walter Burley Griffin Plan for Canberra.

The *City Plan* aims to unlock the potential of the City so that it is more productive, connected, sustainable and liveable. City to the Lake is an initiative of the City Plan and a catalyst project for transforming Central Canberra, creating space 10,000 additional people living in the city by 2031 and lowering of Parkes Way as a smart boulevard to create a grand new frontage to the central parklands.

This catalyst precinct will set a new standard of design for public realm in the ACT and encourage a rethinking of applicable standards to ensure best practice urban environments.

The *City Plan* and City to the Lake establish a development framework for the broad southern flank of Canberra's City centre, which is largely undeveloped, incorporating important civic initiatives to grow the economy and enhance the liveability of the city, including:

- Australia Forum convention, conference and exhibition centre on the south east side of City Hill;
- a new multi-purpose City Stadium with a rectangular field and 30,000 seat capacity in City East; and
- a West Basin aquatic centre with urban beach and beach pool on the Lake foreshore.

Canberra City will be made more accessible with the introduction of light rail as part of Capital Metro, extending through the heart of the City and ultimately connecting to town centres and major destinations such as the airport.

Further information can be obtained from the website: <http://www.citytolake.com.au/>



Capital Metro

Capital Metro is Canberra's light rail project and an important part of the ACT Government's vision to deliver a truly sustainable and creative city.

The first stage of Capital Metro is a 12 kilometre service along one of Canberra's busiest and fastest growing corridors, from the city to the developing suburbs of Gungahlin in the north.

The *City Plan* sets out an exciting future for the City and light rail is a key project that will help support a positive change. Light rail projects across the world have demonstrated how light rail can attract investment, unlock development opportunities and revitalise urban areas.

Transport is critical to our vision of a sustainable city and the *Transport for Canberra* strategy has set the foundation for transport planning over the next 20 years. It aims to create a transport system that puts people first and links new development to investment in public transport.

Capital Metro is not just a public transport project; it is helping position Canberra to become a more sustainable and smarter city. It will encourage smarter land-use and unlock urban renewal opportunities along the light rail corridor and create a transport system that puts people first. The world's best and most liveable cities all have excellent transport systems, designed and planned in tandem with land use to create walkable, people friendly communities with a range of transport options.

Capital Metro will transform Northbourne Avenue and the City by providing high quality, reliable and convenient public transport that will attract people, business and investment. Light rail will form the backbone of a well integrated and effective public transport network that will be easy to use, frequent and reliable.

The four year Indicative Land Release Program includes the release of 550 dwelling sites along the Northbourne Avenue Corridor. The exact location of these and future releases are subject to a land release strategy for the Corridor.

Further information can be obtained from the website: <http://www.capitalmetro.act.gov.au/>



# Land Supply Committee

## Section 28 Greenway

Committee Structure	Purpose	Status/date
Land Supply Pipeline Working Group	For agreement	3 July 2013
Infrastructure Working Group		
Market Analysis Working Group		
Finance Working Group		
Land Supply Committee	For agreement	18 July 2013
Directors'-General Steering Group	For agreement	31 July 2013

### Purpose

To seek direction on the future of Section 28 Greenway

### Background

During 2010 the Planning Authority undertook work to identify infill sites as part of a Residential Settlement Strategy. Of the 80 or so sites that were originally identified for further investigation, only three sites were subsequently supported to investigate: Section 28 Greenway,

ESDD advised that it would oversee a change in zoning of all of the sites from CZ6 to allow the residential development. Two of the sites ( and Section 28 Greenway) were added to the 2013/14 to 2016/17 Commercial Land Release Program for release in 2016/17, allowing sufficient time to vary the Territory Plan. There are no dwellings included in the Residential Land Release Program due to the current CZ6 zoning.

ESDD has advised EDD that it no longer propose to carry out work on these three sites and it is up to the EDD/LDA should they want to pursue a rezoning.

### Issues

Section 28 Greenway: (4.46 ha) The LDA's current priority is in developing 1,200 dwellings within the Greenway Town Centre. Initial land release is planned to occur in 2013/14 and depending on demand, could supply the Town Centre with apartments for potentially 8 to 10 years. Section 28 Greenway could be use to maintain a supply of apartment once the current estate is about to be completed. Alternatively, consideration could be given to rezoning and releasing the site for a retirement village.

It is a 2 to 3 year timeframe required in preparing these sites for release, primarily due to the need for a Territory Plan variation. Work should commence within the next 6 months. EDD considers the rezoning of these two sites is a low priority and resources should not be allocated to this time.

## **Options**

Possible options for these sites include:

1. Remove the sites from the Commercial Land Release Program and do not take further action on these sites at this time.
2. Retain the sites on the Program and request the ESDD to undertake the necessary planning investigations, master plan and Territory Plan variations for the remaining 40 ha of CZ6 land in [REDACTED] and Section 28 Greenway within the next 3 years to have the land 'release ready'.
3. Retain the sites on the Program and request the LDA to undertake the necessary planning investigations and Territory Plan variations.
4. Rezone Section 28 Greenway for aged persons housing.

## **Recommendation**

That the Land Supply Committee determine the future of these sites.

---

**From:** McEvoy, Justin  
**Sent:** Thursday, 20 September 2012 3:36 PM  
**To:** Aziz, Sharmin  
**Subject:** FW: DVs for accelerated infill programme - CZ6 to RZ4 in Watson and Greenway  
**Attachments:** [Redacted]  
20120816 - ESDD Greenway Draft Report V2 130812.obr; B2 S28  
Greenway Draft 2 Submission 13\_07\_12#2.obr

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

Sharmin

Could you please review the attached reports for the Greenway site and set a time for us to discuss whether it adequately addressed the potential (agency) issues and meets the consultation requirements for a planning report. We will also need to give some consideration on how we want to progress it from here.

[Redacted]

Regards

Justin

---

**From:** Egle, Craig  
**Sent:** Thursday, 20 September 2012 9:49 AM  
**To:** McEvoy, Justin  
**Cc:** Williamson, Gay; Calnan, Garrick; Gell, Chris  
**Subject:** TPV's for Accelerated Infill Sites

Justin

Please find attached *Site Investigation Reports* and *Planning Studies* for three sites in [Redacted] and one in Greenway.

These are the reports promised to you following my discussions with Garrick about the Territory Plan Variation process to allow residential on these sites.

[Redacted]

The Greenway site is currently CZ6 and the report recommends TP Variation to RZ4.

As I understand it, you are going to look at this information and advise the next steps to commence the TPV process.

Happy to discuss.

Regards

Craig Egle | Principal Officer - Design

**Phone 02 6205 1818**

**Strategic City Planning and Design** | Environment and Sustainable Development | **ACT Government**

Macarthur House, 12 Wattle Street, Lyneham | GPO Box 158 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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**From:** McEvoy, Justin  
**Sent:** Tuesday, 9 April 2013 11:27 AM  
**To:** Egle, Craig  
**Cc:** Aziz, Sharmin  
**Subject:** follow-up on proposed rezoning of Greenway 2/28

Craig

Just a quick note following our discussions on Thursday before the Easter long weekend about the planning study for rezoning of Greenway 2/28. Sharmin is preparing the brief, scope for a planning report and letter on transferring the project to EDD/LDA.

At our meeting, it was agreed that

- the proposal (planning studies and scope for a planning report) be transferred to LDA/EDD to progress the planning investigations
- the land be covered by a single zone (acknowledging separate legislation is provided for protection of trees, etc)
- key outcomes for the development be nominated by Design Policy (drawing from findings of the planning study) for inclusion in a precinct code. For instance, the maintenance of a pedestrian connection across the site, recommended building heights on parts of the site, etc.

As previously agreed, ESDD would be insisting that preliminary public consultation be undertaken on the proposal before a final decision is made on the preparation of a draft variation to the Territory Plan. This advice would be passed to EDD/LDA for its consideration.

It is proposed that the above matters be noted as required outcomes in the ESDD correspondence to EDD/LDA on the transfer of this project.

Let me know if I have missed out any details from our discussion.

Regards

Justin

---

Justin McEvoy | a/g Manager Territory Plan Variation Section

Phone 02 6205 9468 | Fax 02 6207 2560

Planning Delivery Branch | Environment and Sustainability Development Directorate | **ACT Government**

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

---

**From:** McEvoy, Justin  
**Sent:** Monday, 29 July 2013 9:38 AM  
**To:** Aziz, Sharmin  
**Subject:** FW: update on proposal to rezoning Greenway section 28

Sharmin

I would suggest any action be held off until the revisions to the land release program have been confirmed.

Justin

---

**From:** Aziz, Sharmin  
**Sent:** Monday, 29 July 2013 8:59 AM  
**To:** McEvoy, Justin  
**Subject:** RE: update on proposal to rezoning Greenway section 28

Hi Justin

I will remove Greenway from active planning report tracking and add note on everything else that it is postponed.

Thanks

Sharmin

---

**Sharmin Aziz** | Territory Plan Review and Implementation Branch  
Phone 02 6205 2642 | Fax 02 6207 2560 |  
**Planning Delivery Division** | Environment and Sustainable Development | **ACT Government**  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

---

**From:** McEvoy, Justin  
**Sent:** Friday, 26 July 2013 5:31 PM  
**To:** Aziz, Sharmin  
**Subject:** update on proposal to rezoning Greenway section 28

Hi Sharmin

As indicated in the notes of the last pipeline constraints and supply working group meeting, which I dropped on your table. EDD has proposed to postpone further work on progressing the rezoning and release of Greenway section 28. Thanks for your work on this project.

Regards

Justin

---

Justin McEvoy | a/g Manager Territory Plan Variation Section  
**Phone 02 6205 9468** | Fax 02 6207 2560  
**Planning Delivery Branch** | Environment and Sustainability Development Directorate | **ACT Government**  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 CANBERRA ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

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**From:** Lander, Dulce  
**Sent:** Tuesday, 2 October 2012 3:34 PM  
**To:** Terrplan  
**Cc:** Chapman, Maggie  
**Subject:** FW: E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2  
**Attachments:** TOC Greenway Draft Report.pdf; Generic scoping document for new planning reports.docx; TOC Greenway SIR.pdf; 02. Planning, Site Investigation and Tree Assessment Report 20120921.obr

The land that is to be the subject of the Territory Plan variation, Block 2 Section 28 Greenway, is unleased Territory land under the custodianship of the Territory and Municipal Services Directorate.

As the land is neither subject to a Crown lease or licence, the Lease Administration Section has no comments in respect of the scoping document for the planning report.

Regards

Dulce

---

Dulce Lander | Manager - General Leasing | Lease Administration

Phone 02 6207 2112 | Fax 02 6207 1856

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

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

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**From:** Terrplan  
**Sent:** Tuesday, 2 October 2012 2:47 PM  
**To:** Oshyer, Aaron; Jamaly, Rumana; Wilden, Karen; Peterson, Belinda; Chapman, Maggie; Lander, Dulce; Murray, Chris; Paynter, Patrick; Williamson, Gay; Quirk, Mike; Burnham, Keith; Moysey, Sean; Kugathas, Kuga; Dunstan, David  
**Cc:** Donaldson, Nyah; Ponton, Ben  
**Subject:** E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

EDD and the strategic city planning and design branch within ESDD have jointly prepare a planning study in support of a DV to the Territory Plan in Greenway for the ACT Government's accelerated land release program. The proposal would involve the rezoning of Greenway section 28 block 2 on the eastern side of Lake Tuggeranong from CZ6 leisure and accommodation to RZ4 medium density residential. The subject site is unleased vacant land under TAMS custodianship.

Internal input is being sought to inform the decision on whether the report contains sufficient information to support the proposed DV. The background documents include all of the following

- draft planning report (document title: *20120816 Draft Planning Study Greenway section 28 block 2 V2*)
- a tree assessment report in three parts and
- site investigation report (document title: *20120713 Site Investigation Report Greenway section 28 block 2*).

To assist you quickly find relevant information the table of contents from each document are *attached* to this email. An objective link for the site investigation report and draft planning report is also attached for your consideration.

Please note this is the first circulation of this proposal; to date it has neither been circulated for scoping advice nor been the subject of the formal scope for a planning report process. Nonetheless, initial draft reports have been prepared by ESDD and EDD. ESDD's standard template for the *Scope of a Planning Report* is attached for your information to assist with the identification of additional matters that may require investigation before a decision is made on the preparation of a draft variation. Changes to the standard scoping template and suggestions of extra matters triggered by either the proposal or characteristics of the site are welcome.

Comments are NOT being sought on the Site Investigation Report (SIR) as it will be circulated separately by EDD at the relevant time. It is provided at this stage to assist entities (in particular) with the identification of matters that would need to be investigated in the planning report.

Please provide your comments by **COB Friday 26 October 2012**. Comments can be sent to [terrplan@act.gov.au](mailto:terrplan@act.gov.au). If no comments and no request for an extension of time has been received by this date then it will be recorded as nil comments.

If you have any questions feel free to contact the Territory Plan Variation Unit via reply email or contact Justin McEvoy a/g Manager Territory Plan Variation Unit on #59468.

Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

---

**From:** Hubert, Pamela  
**Sent:** Thursday, 11 October 2012 3:24 PM  
**To:** Terrplan  
**Subject:** RE: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

Advice from the Heritage Council is attached.

Regards

**Pamela Hubert | Team Leader (Advice)**

Phone: +61 2 6205 3195 | Fax +61 2 6207 2229

**ACT Heritage Unit | Environment and Sustainable Development | ACT Government**

Telstra House, 490 Northbourne Ave Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

---

**From:** Terrplan  
**Sent:** Tuesday, 2 October 2012 11:13 AM  
**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; MACC; Joseph, Gabriel; Ware, Chris; [redacted] EPAPanningLiaison; Hubert, Pamela; McKeown, Helen  
**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; Kuypers, Shonel; [redacted] Walters, Daniel  
**Subject:** E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

Dear all

The planning and land authority within the Environment and Sustainable Development Directorate (ESDD) has received a draft planning report from the strategic city planning and design branch in ESDD and the Economic Development Directorate (EDD) to inform a proposed draft variation to the Territory Plan for a land in Greenway.

The subject site is section 28 block 2 Greenway. The land is currently unleased vacant land under TAMS custodianship and it is zoned CZ6 leisure and accommodation. It is proposed to be rezoned to RZ4 medium density residential to allow residential use to support the ACT Government's accelerated infill program.

Input is being sought from agencies to inform ESDD's decision whether or not the background documents provide sufficient information to prepare a draft variation to the Territory Plan. The background documents include all of the following

- draft planning report (document title: *20120816\_-\_ESDD\_Greenway\_Draft\_Report\_V2\_130812\_opt.pdf*)
- a tree assessment report in three parts and
- site investigation report (document title: *B2\_S28\_Greenway\_Draft\_2\_Submission\_13\_07\_12.pdf*).

To assist you quickly find relevant information the table of contents from each document are *attached* to this email

The documents are available until the closing date for comments (see below) via the following link for your consideration

[http://www.actpla.act.gov.au/e-circulations/e-circulation\\_of\\_draft\\_planning\\_report\\_for\\_greenway\\_section\\_28\\_block\\_2/](http://www.actpla.act.gov.au/e-circulations/e-circulation_of_draft_planning_report_for_greenway_section_28_block_2/)

[redacted] [note: *this password is case sensitive and access for all users will be blocked if the incorrect password is used on three occasions*]

Please note this is the first circulation of this proposal; it was not circulated for scoping advice and has not gone through formal scoping process for a planning report. Nonetheless, the draft reports have been jointly prepared by ESDD and EDD. ESDD's standard template for the *Scope of a Planning Report* is attached for your information to assist with the identification of additional matters that require investigation before a decision is made on the preparation of a draft variation. Changes to the standard scoping template and suggestions of extra matters triggered by either the proposal or characteristics of the site are welcome.

Comments are NOT being sought on the Site Investigation Report (SIR) as it will be circulated separately by EDD at the relevant time. It is provided at this stage to assist entities (in particular) with the identification of matters that would need to be investigated in the planning report.

The closing date for agency comments is **COB Friday 26 October 2012**. Comments can be sent to [terrplan@act.gov.au](mailto:terrplan@act.gov.au). If no comments have been received from your agency by this date and no request for an extension of time has been received then it will be considered that you agency has nil comments on the proposal.

This is an e-circulation. If you require hard copies or have any questions feel free to contact the Territory Plan Variation Unit via reply email or contact Justin McEvoy a/g Manager Territory Plan Variation Unit on 620 59468.

Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate



## ACT Heritage Council

Phone: 6205 3195  
Fax: 6207 7762  
File ref: Greenway 2-28  
Contact Officer: Pamela Hubert  
Date Received: 2 October 2012  
Date Due: 26 October 2012

Justin McEvoy  
A/g Manager  
Territory Plan Variation Unit  
Planning Delivery  
ESDD  
terrplan@act.gov.au

Dear Mr McEvoy


### **Draft Planning Report for rezoning of Greenway Section 28 Block 2**

Thank you for the opportunity to comment on the above draft planning report.

Section 28 Block 2 Greenway is not included on the ACT Heritage Register. The place is in the vicinity of the Tuggeranong Boundary Marker, the eastern end of which extends into Greenway Section 20 Block 23. It is not envisaged that the proposed planning amendments would have detrimental impacts on the significance of the Tuggeranong Boundary Marker.

The Draft Planning Report does not suggest that any investigation has been made of potential Aboriginal heritage on the site. Given the proximity of the site to major civil works (Drakeford Drive and Lake Tuggeranong) it is unlikely that Aboriginal archaeology survives undisturbed on the site and an Aboriginal Cultural Heritage Study is not required in this instance. To ensure compliance with Section 51 of the Heritage Act, it is recommended that an Unanticipated Discovery Protocol is in place prior to any disturbance of the site.

Yours sincerely

  
Jennifer O'Connell  
A/g Secretary (as delegate for)  
ACT HERITAGE COUNCIL

..!.. October, 2012

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**From:** Walters, Daniel  
**Sent:** Thursday, 11 October 2012 4:00 PM  
**To:** Terrplan  
**Cc:** Brown, Robin  
**Subject:** FW: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

Dear Territory Plan

The Environment Protection Authority (EPA) have reviewed the draft planning report for the rezoning of Block 2 Section 28 Greenway from CZ6 to RZ4. No areas of concern have been identified and the EPA support the proposal.

Regards

*Daniel Walters*

Director, Environment Protection and Water Regulation  
**The Environment Protection Authority and Clinical Waste Controller**  
Environment and Sustainable Development Directorate | ACT Government

☎ *Ph:* (02) 6207 2230

☎ *Fax:* (02) 6207 6084

✉ *email:* [daniel.walters@act.gov.au](mailto:daniel.walters@act.gov.au)

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

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**From:** Terrplan  
**Sent:** Tuesday, 2 October 2012 11:13 AM  
**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; MACC; Joseph, Gabriel; Ware, Chris; [REDACTED] EPAPanningLiaison; Hubert, Pamela; McKeown, Helen  
**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; Kuypers, Shonel; [REDACTED] Walters, Daniel  
**Subject:** E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

Dear all

The planning and land authority within the Environment and Sustainable Development Directorate (ESDD) has received a draft planning report from the strategic city planning and design branch in ESDD and the Economic Development Directorate (EDD) to inform a proposed draft variation to the Territory Plan for a land in Greenway.

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Input is being sought from agencies to inform ESDD's decision whether or not the background documents provide sufficient information to prepare a draft variation to the Territory Plan. The background documents include all of the following


- draft planning report (document title: *20120816\_-\_ESDD\_Greenway\_Draft\_Report\_V2\_130812\_opt.pdf*)

- a tree assessment report in three parts and
- site investigation report (document title: *B2\_S28\_Greenway\_Draft\_2\_Submission 13\_07\_12.pdf*).

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Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

---

**From:** enworks <enworks@actewagl.com.au>  
**Sent:** Thursday, 4 October 2012 11:39 AM  
**To:** Terrplan  
**Subject:** RE: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

Hi

Block 2 Section 28 Greenway does not have any ActewAGL electrical assets located on the block, however there are underground cables located in the verge along Mortimer Lewis Dr and the proposed development must maintain minimum separation to these cables.

Due to the location of block 2 and the distance to ActewAGL Low Voltage assets it is more than likely that a Substation will be required to provide supply to the site.

As the block has not previously been serviced, ActewAGL will provide the first 8m of cabling free of charge and will fund the cost of a substation (if required) if the development is deemed to be economical.

The developer will be required to fund cable installation costs in excess of 8m from the property boundary where an existing 11kV underground cable is located within close proximity to the boundary (in the verge).

The proponent is required to contact ActewAGL prior to the commencement of development activity (including D.A. submission) to negotiate the connection of new and/or relocation of existing ActewAGL electrical assets.

All ActewAGL Electricity Network enquiries should be forwarded to [enworks@actewagl.com.au](mailto:enworks@actewagl.com.au)

Thank you.

Kind Regards

[Redacted]  
Senior Networks Connections Engineer  
ActewAGL

[Redacted]  
[www.actewagl.com.au](http://www.actewagl.com.au)

Please consider our environment before printing this email.

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**From:** Terrplan [mailto:Terrplan@act.gov.au]  
**Sent:** Tuesday, 2 October 2012 11:13 AM  
**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; MACC; Joseph, Gabriel; Ware, Chris; [Redacted] Wansink, Michael; enworks; [Redacted] EPAPanningLiaison; Hubert, Pamela; McKeown, Helen  
**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; Kuypers, Shonel [Redacted] Walters, Daniel (External)  
**Subject:** E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

Dear all

The planning and land authority within the Environment and Sustainable Development Directorate (ESDD) has received a draft planning report from the strategic city planning and design branch in ESDD and the Economic Development Directorate (EDD) to inform a proposed draft variation to the Territory Plan for a land in Greenway.

The subject site is section 28 block 2 Greenway. The land is currently unleased vacant land under TAMS custodianship and it is zoned CZ6 leisure and accommodation. It is proposed to be rezoned to RZ4 medium density residential to allow residential use to support the ACT Government's accelerated infill program.


Input is being sought from agencies to inform ESDD's decision whether or not the background documents provide sufficient information to prepare a draft variation to the Territory Plan. The background documents include all of the following

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- a tree assessment report in three parts and
- site investigation report (document title: *B2\_S28\_Greenway\_Draft\_2\_Submission\_13\_07\_12.pdf*).

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Kind regards

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Planning Delivery  
Environment and Sustainable Development Directorate

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**From:** [REDACTED]  
**Sent:** Tuesday, 9 October 2012 3:42 PM  
**To:** Terrplan  
**Subject:** Greenway section 28 block 2 - Comments on Planning report [sec=unclassified]

**Security:**[SEC=UNCLASSIFIED]

Good Afternoon


The National Capital Authority (NCA) has no detailed comments to make or matters to raise at this stage in regards to the draft planning report. The NCA supports this process moving to the formal scoping stage and will welcome future opportunities to comment.

Regards

[REDACTED]  
**Planning Officer**

**National Capital Authority**  
[REDACTED]

[www.nationalcapital.gov.au](http://www.nationalcapital.gov.au)

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**From:** MACC  
**Sent:** Thursday, 25 October 2012 10:07 AM  
**To:** Terrplan  
**Cc:** Morris, Dorena; Beer, Christopher; Alford, Marty  
**Subject:** RE: REMINDER: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4  
  
**Importance:** High

Please find attached, EDD comments on the above draft planning report.

Thanks

Patti Bogiatzis | Ministerial, Assembly and Cabinet Coordination  
**Phone 02 62058298** | Fax 02 6207 0033  
**Economic Development Directorate | ACT Government**  
Telstra House, | GPO Box 158 Canberra ACT 2601 | [www.economicdevelopment.act.gov.au](http://www.economicdevelopment.act.gov.au)

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**From:** Terrplan  
**Sent:** Friday, 19 October 2012 9:27 AM  
**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; Joseph, Gabriel; Ware, Chris; [REDACTED] MACC  
**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; [REDACTED]  
**Subject:** REMINDER: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4  
**Importance:** High

Dear all

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Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

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**From:** Terrplan  
**Sent:** Tuesday, 2 October 2012 11:13 AM  
**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; MACC; Joseph, Gabriel; Ware, Chris; [REDACTED] EPAPanningLiaison; Hubert, Pamela; McKeown, Helen  
**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; Kuypers, Shonel; [REDACTED] Walters, Daniel  
**Subject:** E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

Dear all

The planning and land authority within the Environment and Sustainable Development Directorate (ESDD) has received a draft planning report from the strategic city planning and design branch in ESDD and the Economic Development Directorate (EDD) to inform a proposed draft variation to the Territory Plan for a land in Greenway.

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Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

**ACT**

Government

Economic Development

Mr David Papps  
Director-General  
Environment and Sustainable Development Directorate  
GPO Box 158  
CANBERRA ACT 2602

*David*  
Dear Mr Papps

### **Comment on initial draft planning report for rezoning of Block 2 Section 28 Greenway from CZ6 to RZ4**

Thank you for the opportunity to comment on the abovementioned draft planning report which is to inform a proposed draft Territory Plan Variation (TPV) for land in Greenway. EDD makes the following comments.

Subdivision of the block as part of the TPV process is not supported. As the purpose of the report is to inform a TPV, it should focus on zoning and land use options rather than any subdivisions. EDD supports the rezoning of the block to CZ5 in preference to RZ4. An objective of CZ5 zoning is to encourage higher density residential development and it also allows for hotel accommodation and other ancillary uses.

EDD also requests that any residential development on the subject block takes account of the route of an approved underground stormwater reticulation pipeline network and pump station designed to pump water from Lake Tuggeranong to the Kambah District and the Wanniasa North District Playing Fields. The approved development also includes the construction of a minor electrical "kiosk" substation adjacent to Mortimer-Lewis Drive.

EDD does not support the approach to the protection of all regulated trees, rather than just the 18 high value trees, as this loses development potential by rezoning the treed area as urban open space. This issue can better be dealt with by the Land Development Agency at a later stage as part of the rezoning process.

Consideration should also be given to including the area that is proposed to be zoned PRZ1 (shown as Block D in figure 15 of the planning report) within the CZ5 zone. If this area was included in the CZ5 zone, and within leased land rather than unleased, it would allow the developer to integrate the open space within a multi-unit site, which is likely to provide a better urban design interface with Mortimer-Lewis Drive/the lake foreshore.

EDD does not support the use of lease provisions to restrict heights and densities adjacent to the northern boundary as the Territory Plan codes and the Development Application process is adequately equipped to deal with these issues.

Please contact Mr Glenn Bain, Executive Director, Ministerial, Cabinet and Policy (x76569) if you wish to discuss these comments further.

Yours sincerely



David Dawes  
Director-General  
24 October 2012

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**From:** Kuypers, Shonel  
**Sent:** Friday, 26 October 2012 3:14 PM  
**To:** Terrplan  
**Subject:** FW: REMINDER: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

ACT Emergency Services Agency has viewed the Draft Planning Report information for Block 2 Section 28 Greenway and has no comment or concerns at this stage.

Kind regards

*Clive Styles*

Station Officer

ACT Fire and Rescue

Operational Planning & Investigation Section

Development Planning

Email - [clive.styles@act.gov.au](mailto:clive.styles@act.gov.au)

9 Amberley Avenue Fairbairn, ACT, 2609

PO Box 158, Canberra City, 2600

Ph: (02) 62078472

Fax: (02) 62078217

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**From:** Kuypers, Shonel  
**Sent:** Monday, 22 October 2012 9:39 AM  
**To:** ACTF&R Risk & Planning  
**Subject:** FW: REMINDER: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4  
**Importance:** High

Dear all

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Kind regards

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Planning Delivery  
Environment and Sustainable Development Directorate

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**From:** Terrplan  
**Sent:** Tuesday, 2 October 2012 11:13 AM  
**To:** Dixon. Brook; Stewart. Tracy (DET); Collett. David; McRae. Adrienne; MACC: Joseph. Gabriel; Ware. Chris; [REDACTED] EPAPanningLiaison; Hubert, Pamela; McKeown, Helen  
**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; Kuypers, Shonel; [REDACTED] Walters, Daniel  
**Subject:** E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

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Kind regards

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Planning Delivery  
Environment and Sustainable Development Directorate

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**From:** [REDACTED]  
**Sent:** Friday, 26 October 2012 3:44 PM  
**To:** Terrplan  
**Subject:** RE: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

Terrplan,

A further review of the capabilities of the sewer network has been undertaken. The following changes can be made to the Planning Report to reflect the outcomes of this analysis.

#### 2.2.8 Existing Services, Sewer

- The Augmentation of the East Tuggeranong Sewer Pump Station will not be required, refer below.

#### 2.3.1 Constraints

- Option 1, the augmentation of the East Tuggeranong Sewer Pump Station has been dismissed.
- Option 2, the size of the attenuation tank (currently under design) has been further reviewed. There is no requirement to increase the size of the tank beyond what is already planned. i.e. this is no longer a constraint. Infrastructure costs can be reduced accordingly.
- If the eight block subdivision option is adopted, Bocks E & G will each require an on-site pump station and rising main.
- The pump stations and rising mains will be owned and operated by the lessee in perpetuity. This should be added as a constraint.

Provided that the report can be amended to reflect the above, the information with respect to water supply and sewerage will be sufficiently accurate for the purposes of the DVTP.

Regards

[REDACTED]  
[Hydraulic Asset Acceptance](#)  
[ACTEW Water](#)

[REDACTED]  
[12 Hoskins Street Mitchell ACT 2911](#)  
[www.actew.com.au](http://www.actew.com.au)

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**From:** Terrplan [mailto:Terrplan@act.gov.au]  
**Sent:** Tuesday, 2 October 2012 11:13 AM  
**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; MACC; Joseph, Gabriel; Ware, Chris; [REDACTED]; [REDACTED] EPAPanningLiaison; Hubert, Pamela; McKeown, Helen  
**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; [REDACTED] Jamil, Kawser; Walters, Daniel (External)  
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**From:** Davis, Lisa  
**Sent:** Monday, 29 October 2012 2:39 PM  
**To:** Terrplan  
**Cc:** Burnham, Keith; Bennett, Michael  
**Subject:** FW: E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

Hi TPVU

Thank you for the opportunity to provide comments on the abovementioned draft planning report which is to inform a proposed draft Territory Plan Variation (TPV) for Greenway Section 28 Block 2. Social Infrastructure Planning (ESDD) offers the following for consideration.

- The ACT Government (Design Policy Unit, ESDD) recently prepared a Master Plan for the Tuggeranong Town Centre, the study area boundary of which includes the subject site (for further details see Tuggeranong Town Centre Master Plan Report: [http://www.actpla.act.gov.au/\\_data/assets/pdf\\_file/0016/31390/20120913\\_Tuggeranong\\_Master\\_Plan\\_-\\_low\\_res-web\\_version.pdf](http://www.actpla.act.gov.au/_data/assets/pdf_file/0016/31390/20120913_Tuggeranong_Master_Plan_-_low_res-web_version.pdf)). The Master Plan stated the need to retain the leisure and accommodation area along the western edge of the lake as *"it will act as a transition between the urban activities to the east of Athllon Drive and Rowland Rees Crescent ... and ... "should not exceed two storeys in height and should be low impact and low scale uses such as outdoor and indoor entertainment and recreation facilities, such as ovals and other sporting facilities, community facilities and commercial accommodation."* Further, the stakeholder and community consultation undertaken to inform the development of the Master Plan identified that there is a short fall in short term accommodation for tourist/commercial use in the area (for further details see Consultation Outcomes Report Stage 1: [http://www.actpla.act.gov.au/\\_data/assets/pdf\\_file/0010/23779/Item\\_4.pdf](http://www.actpla.act.gov.au/_data/assets/pdf_file/0010/23779/Item_4.pdf)). Given the recent government 'sign off' and release of the Tuggeranong Town Centre Master Plan it is recommended that investigation into the impact of the loss of CZ6 land for the master plan area be included as part of the TPV. Consideration could also be given to contacting the Design Policy Unit to gain their comments.
- In considering possible land uses for the subject site, it is recommended that accommodation for the aged (Independent Aged Living units (ILU) and/or aged care) be investigated in the TPV. CMCD population projections for Tuggeranong indicate the district's population is expected to age significantly over the ten years to 2021. The Tuggeranong 65 years and over aged cohort is projected to increase from 6,650 people in 2009 to just over 14,500 people in 2021, which will see the area experience rapid ageing over the next decade (as too will Belconnen and Weston Creek communities). Given the projected ageing of the area, provision of services and supporting facility infrastructure for the aged is a key consideration in current government land use planning for the area. This need is further supported by findings in the *Community Facility Needs Assessment Report (2004)* for Tuggeranong, Weston Creek and Woden Valley which reported *"an increase in the number of older people in North Tuggeranong, Woden Valley and Weston Creek is expected to trigger demand for greater diversity in housing type and health services to need the needs of demographic group"*. The report further identified a need to set aside land for residential aged care in Tuggeranong in order to meet the future needs of the district's projected ageing population. Given the site size of Greenway Section 28 Block 2, a portion could be considered for large scale residential 'aged care' accommodation and or medium density residential Independent Living Units for the aged co-located with other accommodation facilities or residential. This would also provide support to current government policy of facilitating and encouraging 'ageing in place' in Canberra.

Kind Regards

Lisa

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Lisa Davis | Social Policy Officer  
Social Infrastructure Planning Unit | City Planning Branch

Environment & Sustainable Development Directorate (formerly [ACTPLA](#)) | ACT Government  
16 Challis Street, North Building, Level 2, Dickson | GPO Box 1908 Canberra ACT 2601  
E. [lisa.davis@act.gov.au](mailto:lisa.davis@act.gov.au) | P. (02) 6205 6772 (ext 56772) | F. (02) 6207 2560

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**From:** Terrplan

**Sent:** Tuesday, 2 October 2012 2:47 PM

**To:** Oshyer, Aaron; Jamaly, Rumana; Wilden, Karen; Peterson, Belinda; Chapman, Maggie; Lander, Dulce; Murray, Chris; Paynter, Patrick; Williamson, Gay; Quirk, Mike; Burnham, Keith; Moysey, Sean; Kugathas, Kuga; Dunstan, David

**Cc:** Donaldson, Nyah; Ponton, Ben

**Subject:** E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

EDD and the strategic city planning and design branch within ESDD have jointly prepare a planning study in support of a DV to the Territory Plan in Greenway for the ACT Government's accelerated land release program. The proposal would involve the rezoning of Greenway section 28 block 2 on the eastern side of Lake Tuggeranong from CZ6 leisure and accommodation to RZ4 medium density residential. The subject site is unleased vacant land under TAMS custodianship.

Internal input is being sought to inform the decision on whether the report contains sufficient information to support the proposed DV. The background documents include all of the following

- draft planning report (document title: *20120816 Draft Planning Study Greenway section 28 block 2 V2*)
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- site investigation report (document title: *20120713 Site Investigation Report Greenway section 28 block 2*).

To assist you quickly find relevant information the table of contents from each document are *attached* to this email. An objective link for the site investigation report and draft planning report is also attached for your consideration.

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Please provide your comments by **COB Friday 26 October 2012**. Comments can be sent to [terrplan@act.gov.au](mailto:terrplan@act.gov.au). If no comments and no request for an extension of time has been received by this date then it will be recorded as nil comments.

If you have any questions feel free to contact the Territory Plan Variation Unit via reply email or contact Justin McEvoy a/g Manager Territory Plan Variation Unit on #59468.

Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

---

**From:** Perera, Chandra  
**Sent:** Tuesday, 30 October 2012 2:15 PM  
**To:** Terrplan  
**Subject:** Greenway Section 28 Block 2 from CZ6 to RZ4

Sorry for late response.  
Please find the comments in the attachment.  
Please confirm the receipt of TAMS comments.

Best regards.

Chandra Perera (for Terry Halestrap)

## **FW: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4**

Following comments provided:

### **ACT NOWASTE:**

No comments.

### **Roads ACT:**

Not responded

### **ACTION:**

No comments

### **TAMS:**

On behalf of Urban Treescapes (in relation to the public urban trees) I can advise that the background documents (draft planning report, tree assessment report) provide sufficient information for a draft variation to the Territory Plan. It is understood that the land is currently zoned CZ6 and the recommended proposal is to rezone to a mix of Residential and Urban Open Space, with the UOS to contain groups of trees that are worthy of retention. It should be noted that the Tree Assessment report has assigned a High value to some small young deciduous trees (Trees 209 – 218) – while these trees are worthy of retention and should have a long life ahead of them, this rating is not a fair reflection of the value of these trees in the landscape. Whereas many of the trees rated of Medium value as individual trees, where they occur as a more significant component of the landscape as part of a group of trees, perhaps should be valued more highly.

It appears that the final recommendation in the draft Planning Study does recognise the value of retaining these groups of trees in PRZ1 (Urban Open Space) – this approach is supported. However the boundaries of the rezoned blocks need to be sympathetic to the effective protection of trees to be retained and ensure they are not compromised by being too close to an area that is developed (concerns are damage to root systems during development activity, and future impact of trees on the adjacent residential property).

Chandra (Wije) Perera (For Terry Halestrap)  
Asset Acceptance

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**From:** Isaks, Paul  
**Sent:** Monday, 12 November 2012 3:12 PM  
**To:** Terrplan  
**Cc:** Kugathas, Kuga  
**Subject:** RE: E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2 and DCP 12/09

Sharmin,

I have quickly reviewed the documentation you provided. There are no objections in principle to an RZ4 zoning from a transport planning perspective. However, any sale should be conditional on a future lessee undertaking an acoustic assessment to identify the effects of traffic noise from Drakeford Drive as well as a traffic and parking assessment, especially concerning the effects on existing residents and on the operation of the Drakeford Drive/Mortimer Lewis Drive signalised intersection. The addition of up to 300 additional residential apartments is likely to increase the traffic volume on Mortimer Lewis Drive (south) to at least minor collector status. Consideration will need to be given to upgrading that part of Mortimer Lewis Drive to meet the characteristic of a minor collector, including appropriate footpath treatments.

On parking, it should be recognised that the majority of residents living in any development on this site are likely to drive to the town centre. While it is a reasonable trip length by bicycle (around 1.8km) to the main shopping precinct in the town centre, the driving distance is more like 3.5km. It is certainly not walking distance for most people. In relation to the scenarios presented in Section 7.3 of the Planning Report by Purdon & Associates, Scenario 7.3.1 appears to have overlooked visitor parking provisions.

Happy to discuss.

Cheers,

Paul Isaks | Transport Specialist  
Phone: +61 2 6207 1720|Fax: +61 2 6207 71  
Transport Planning & Strategy|Environment & Sustainable Development|ACT Government  
Level 2 Macarthur House, 12-16 Wattle St, Lyneham ACT 2602|GPO Box 158 Canberra ACT 2601

---

**From:** Terrplan  
**Sent:** Monday, 12 November 2012 11:01 AM  
**To:** Isaks, Paul  
**Cc:** McEvoy, Justin  
**Subject:** E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2 and DCP 12/09  
**Importance:** High

Hi Paul

I have trying to talk to you since last week, but unfortunately either of us is not at desk! The reason for my call is that I requested comments from transport planning on a draft planning report (Greenway section 28 block 2) [REDACTED]. Circulation on both closed more than a week ago and I did not get any comments. I sent several reminders to Kuga but did not receive any reply. So I thought you might be able to help me on this matter. If you are not the right person, can you please forward this to the officer responsible for providing comments? I really need transport planning comments to finalise our comments.

Thanks and regards

Sharmin

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**Sharmin Aziz** | Territory Plan Review and Implementation Branch

Phone 02 6205 2642 | Fax 02 6207 2560 |

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

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

---

**From:** Terrplan

**Sent:** Monday, 29 October 2012 11:39 AM

**To:** Quirk, Mike; Burnham, Keith; Kugathas, Kuga

**Subject:** REMINDER: E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

**Importance:** High

Mike, Keith and Kuga

The draft planning report for Greenway section 28 block 2 does not include social impacts analysis and traffic analysis. It is proposing rezoning CZ6 zoned land and may have wider impact on CZ6 zoned land supply. Could you please send your comments considering these?

Please send your comments to [terrplan@act.gov.au](mailto:terrplan@act.gov.au) at an early date.

Kind regards

Territory Plan Variation Unit

Planning Delivery

Environment and Sustainable Development Directorate

---

**From:** Terrplan

**Sent:** Tuesday, 2 October 2012 2:47 PM

**To:** Oshyer, Aaron; Jamaly, Rumana; Wilden, Karen; Peterson, Belinda; Chapman, Maggie; Lander, Dulce; Murray, Chris; Paynter, Patrick; Williamson, Gay; Quirk, Mike; Burnham, Keith; Moysey, Sean; Kugathas, Kuga; Dunstan, David

**Cc:** Donaldson, Nyah; Ponton, Ben

**Subject:** E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

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prepared by ESDD and EDD. ESDD's standard template for the *Scope of a Planning Report* is attached for your information to assist with the identification of additional matters that may require investigation before a decision is made on the preparation of a draft variation. Changes to the standard scoping template and suggestions of extra matters triggered by either the proposal or characteristics of the site are welcome.

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Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

---

**From:** Davis, Lisa  
**Sent:** Tuesday, 13 November 2012 11:50 AM  
**To:** Terrplan  
**Subject:** RE: Revised comment E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

Yes thanks Sharmin, much appreciated.

Kind Regards  
Lisa

---

**Lisa Davis** | *Social Policy Officer*  
Social Infrastructure Planning Unit | City Planning Branch  
Environment & Sustainable Development Directorate (formerly [ACTPLA](#)) | ACT Government  
16 Challis Street, North Building, Level 2, Dickson | GPO Box 1908 Canberra ACT 2601  
E. [lisa.davis@act.gov.au](mailto:lisa.davis@act.gov.au) | P. (02) 6205 6772 (ext 56772) | F. (02) 6207 2560

---

**From:** Terrplan  
**Sent:** Tuesday, 13 November 2012 11:40 AM  
**To:** Davis, Lisa  
**Subject:** Revised comment E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

Hi Lisa

Following our discussion, just confirming that you are withdrawing your comment on retaining the subject site as CZ6 (first dot point). Your comment on the possible land use is still valid (second dot point) and will be referred to EDD.

Regards

Sharmin

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**Sharmin Aziz** | Territory Plan Review and Implementation Branch  
Phone 02 6205 2642 | Fax 02 6207 2560 |  
**Planning Delivery Division** | Environment and Sustainable Development | **ACT Government**  
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

---

**From:** Terrplan  
**Sent:** Tuesday, 13 November 2012 9:05 AM  
**To:** Davis, Lisa  
**Cc:** Burnham, Keith; Bennett, Michael  
**Subject:** RE: E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

Hi Lisa

I note the comments from Social Infrastructure planning below regarding the draft planning study for Greenway section 28 block 2. In relation to point 1 on the Greenway Master plan, which the unit is preparing a separate draft variation to implement, the subject site is outside the master plan's study area (see attachment). It is also worth noting that this draft planning report was prepared by Design Policy. Your comments on demand for aged care accommodation in Tuggeranong will be referred to EDD for consideration as the proposal is progressed.

If you have any queries about this matter, please contact Justin a/g manager Territory Plan Variation Unit.

Regards  
The TPVU

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**From:** Davis, Lisa  
**Sent:** Monday, 29 October 2012 2:39 PM  
**To:** Terrplan  
**Cc:** Burnham, Keith; Bennett, Michael  
**Subject:** FW: E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

Hi TPVU

Thank you for the opportunity to provide comments on the abovementioned draft planning report which is to inform a proposed draft Territory Plan Variation (TPV) for Greenway Section 28 Block 2. Social Infrastructure Planning (ESDD) offers the following for consideration.

- The ACT Government (Design Policy Unit, ESDD) recently prepared a Master Plan for the Tuggeranong Town Centre, the study area boundary of which includes the subject site (for further details see Tuggeranong Town Centre Master Plan Report: [http://www.actpla.act.gov.au/\\_data/assets/pdf\\_file/0016/31390/20120913\\_Tuggeranong\\_Master\\_Plan\\_-\\_low\\_res-web\\_version.pdf](http://www.actpla.act.gov.au/_data/assets/pdf_file/0016/31390/20120913_Tuggeranong_Master_Plan_-_low_res-web_version.pdf)). The Master Plan stated the need to retain the leisure and accommodation area along the western edge of the lake as *"it will act as a transition between the urban activities to the east of Athllon Drive and Rowland Rees Crescent ... and ... "should not exceed two storeys in height and should be low impact and low scale uses such as outdoor and indoor entertainment and recreation facilities, such as ovals and other sporting facilities, community facilities and commercial accommodation."* Further, the stakeholder and community consultation undertaken to inform the development of the Master Plan identified that there is a short fall in short term accommodation for tourist/commercial use in the area (for further details see Consultation Outcomes Report Stage 1: [http://www.actpla.act.gov.au/\\_data/assets/pdf\\_file/0010/23779/Item\\_4.pdf](http://www.actpla.act.gov.au/_data/assets/pdf_file/0010/23779/Item_4.pdf)). Given the recent government 'sign off' and release of the Tuggeranong Town Centre Master Plan it is recommended that investigation into the impact of the loss of CZ6 land for the master plan area be included as part of the TPV. Consideration could also be given to contacting the Design Policy Unit to gain their comments.
- In considering possible land uses for the subject site, it is recommended that accommodation for the aged (Independent Aged Living units (ILU) and/or aged care) be investigated in the TPV. CMCD population projections for Tuggeranong indicate the district's population is expected to age significantly over the ten years to 2021. The Tuggeranong 65 years and over aged cohort is projected to increase from 6,650 people in 2009 to just over 14,500 people in 2021, which will see the area experience rapid ageing over the next decade (as too will Belconnen and Weston Creek communities). Given the projected ageing of the area, provision of services and supporting facility infrastructure for the aged is a key consideration in current government land use planning for the area. This need is further supported by findings in the *Community Facility Needs Assessment* Report (2004) for Tuggeranong, Weston Creek and Woden Valley which reported *"an increase in the number of older people in North Tuggeranong, Woden Valley and Weston Creek is expected to trigger demand for greater diversity in housing type and health services to need the needs of demographic group"*. The report further identified a need to set aside land for residential aged care in Tuggeranong in order to meet the future needs of the district's projected ageing population. Given the site size of Greenway Section 28 Block 2, a portion could be considered for large scale residential 'aged care' accommodation and or medium density residential Independent Living Units for the aged co-located with other accommodation facilities or residential. This would also provide support to current government policy of facilitating and encouraging 'ageing in place' in Canberra.

Kind Regards  
Lisa

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Lisa Davis | Social Policy Officer  
 Social Infrastructure Planning Unit | City Planning Branch

Environment & Sustainable Development Directorate (formerly [ACTPLA](#)) | ACT Government  
16 Challis Street, North Building, Level 2, Dickson | GPO Box 1908 Canberra ACT 2601  
E. [lisa.davis@act.gov.au](mailto:lisa.davis@act.gov.au) | P. (02) 6205 6772 (ext 56772) | F. (02) 6207 2560

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Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

---

**From:** Aziz, Sharmin  
**Sent:** Tuesday, 5 March 2013 3:14 PM  
**To:** McKeown, Helen  
**Subject:** RE: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4  
**Attachments:** 20120613 - 12-04-16 dsb 2796 Tree Assessment Report 1 of 3.obr; 20120613 - 12-04-16 dsb 2796 Tree Assessment Report 2 of 3.obr; 20120613 - 12-04-16 dsb 2796 Tree Assessment Report 3 of 3.obr

Hi Helen

The subject site block 2 section 28 Greenway contains 223 trees among which 86 are regulated trees. The trees on the eastern boundary may not be affected by the development, but it is likely the trees on the western end will be affected. Could you please look at this proposal again and provide comments if necessary?

Apologies for the short notice but Jim Corrigan wants to wrap up this matter by this month. If you could provide comments COB 15 March 2013 that will be great.

Regards

Sharmin

---

**Sharmin Aziz** | Territory Plan Review and Implementation Branch

Phone 02 6205 2642 | Fax 02 6207 2560 |

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

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

---

**From:** McKeown, Helen  
**Sent:** Friday, 12 October 2012 4:54 PM  
**To:** Terrplan  
**Subject:** RE: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

No comments.

**Helen McKeown**

**Conservator Liaison Officer**

Nature Conservation Policy | Environment and Sustainable Development Directorate | **ACT Government**

Phone: 6207 2247 | Fax: 6207 1856 | email: [helen.mckeown@act.gov.au](mailto:helen.mckeown@act.gov.au)

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

---

**From:** Terrplan

**Sent:** Tuesday, 2 October 2012 11:13 AM

**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; MACC; Joseph, Gabriel; Ware, Chris;

[REDACTED] EPAPanningLiaison; Hubert, Pamela; McKeown, Helen

**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; Kuypers, Shonel; [REDACTED] Walters, Daniel

**Subject:** E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

Dear all

The planning and land authority within the Environment and Sustainable Development Directorate (ESDD) has received a draft planning report from the strategic city planning and design branch in ESDD and the Economic Development Directorate (EDD) to inform a proposed draft variation to the Territory Plan for a land in Greenway.

The subject site is section 28 block 2 Greenway. The land is currently unleased vacant land under TAMS custodianship and it is zoned CZ6 leisure and accommodation. It is proposed to be rezoned to RZ4 medium density residential to allow residential use to support the ACT Government's accelerated infill program.


Input is being sought from agencies to inform ESDD's decision whether or not the background documents provide sufficient information to prepare a draft variation to the Territory Plan. The background documents include all of the following

- draft planning report (document title: *20120816\_-\_ESDD\_Greenway\_Draft\_Report\_V2\_130812\_opt.pdf*)
- a tree assessment report in three parts and
- site investigation report (document title: *B2\_S28\_Greenway\_Draft\_2\_Submission\_13\_07\_12.pdf*).

To assist you quickly find relevant information the table of contents from each document are *attached* to this email

The documents are available until the closing date for comments (see below) via the following link for your consideration

<http://www.actpla.act.gov.au/e-circulations/e-circulation-of-draft-planning-report-for-greenway-section-28-block-2/>

 [note: *this password is case sensitive and access for all users will be blocked if the incorrect password is used on three occasions*]

Please note this is the first circulation of this proposal; it was not circulated for scoping advice and has not gone through formal scoping process for a planning report. Nonetheless, the draft reports have been jointly prepared by ESDD and EDD. ESDD's standard template for the *Scope of a Planning Report* is attached for your information to assist with the identification of additional matters that require investigation before a decision is made on the preparation of a draft variation. Changes to the standard scoping template and suggestions of extra matters triggered by either the proposal or characteristics of the site are welcome.

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The closing date for agency comments is **COB Friday 26 October 2012**. Comments can be sent to [terrplan@act.gov.au](mailto:terrplan@act.gov.au). If no comments have been received from your agency by this date and no request for an extension of time has been received then it will be considered that you agency has nil comments on the proposal.

This is an e-circulation. If you require hard copies or have any questions feel free to contact the Territory Plan Variation Unit via reply email or contact Justin McEvoy a/g Manager Territory Plan Variation Unit on 620 59468.

Kind regards

Territory Plan Variation Unit  
 Planning Delivery  
 Environment and Sustainable Development Directorate

---

**From:** McKeown, Helen  
**Sent:** Tuesday, 5 March 2013 4:44 PM  
**To:** Aziz, Sharmin  
**Subject:** RE: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

I'm sorry but there isn't a firm proposal as yet to provide definitive comments on. Changing the land use won't impact on the trees. The issue of the trees will be dealt with at the DA stage. The Territory Plan already contains requirements for the trees to be taken into consideration at the DA stage and for a mandatory referral to the Conservator of Flora and Fauna.

The site contains no excellent quality trees therefore no trees will be placed on the ACT Tree register. The report states that there are 18 high quality trees and I would expect that the proponent would make an effort to retain as many as possible. The Tree Assessment Report has management recommendations that removes the Poor quality trees and retains and protects all the others. This is supported but not likely to occur once a development is proposed.

Helen McKeown | Conservator Liaison

**Phone 02 6207 2247** |

**Nature Conservation Policy** | Environment and Sustainable Development | **ACT Government**

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

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Regards

Sharmin

---

**Sharmin Aziz** | Territory Plan Review and Implementation Branch

Phone 02 6205 2642 | Fax 02 6207 2560 |

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

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

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**Helen McKeown**

**Conservator Liaison Officer**

Nature Conservation Policy | Environment and Sustainable Development Directorate | **ACT Government**

Phone: 6207 2247 | Fax: 6207 1856 | email: [helen.mckeown@act.gov.au](mailto:helen.mckeown@act.gov.au)

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**Sent:** Tuesday, 2 October 2012 11:13 AM

**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; MACC; Joseph, Gabriel; Ware, Chris;

[redacted] EPAPanningLiaison; Hubert, Pamela; McKeown,

Helen

**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; Kuypers, Shonel; [redacted] Walters, Daniel

**Subject:** E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

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Input is being sought from agencies to inform ESDD's decision whether or not the background documents provide sufficient information to prepare a draft variation to the Territory Plan. The background documents include all of the following

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- a tree assessment report in three parts and
- site investigation report (document title: *B2\_S28\_Greenway\_Draft\_2\_Submission\_13\_07\_12.pdf*).

To assist you quickly find relevant information the table of contents from each document are *attached* to this email

The documents are available until the closing date for comments (see below) via the following link for your consideration

<http://www.actpla.act.gov.au/e-circulations/e-circulation-of-draft-planning-report-for-greenway-section-28-block-2/>

[redacted] [note: *this password is case sensitive and access for all users will be blocked if the incorrect password is used on three occasions*]

Please note this is the first circulation of this proposal; it was not circulated for scoping advice and has not gone through formal scoping process for a planning report. Nonetheless, the draft reports have been jointly prepared by ESDD and EDD. ESDD's standard template for the *Scope of a Planning Report* is attached for your information to assist with the identification of additional matters that require investigation before a decision is made on the

preparation of a draft variation. Changes to the standard scoping template and suggestions of extra matters triggered by either the proposal or characteristics of the site are welcome.

Comments are NOT being sought on the Site Investigation Report (SIR) as it will be circulated separately by EDD at the relevant time. It is provided at this stage to assist entities (in particular) with the identification of matters that would need to be investigated in the planning report.

The closing date for agency comments is **COB Friday 26 October 2012**. Comments can be sent to [terrplan@act.gov.au](mailto:terrplan@act.gov.au). If no comments have been received from your agency by this date and no request for an extension of time has been received then it will be considered that you agency has nil comments on the proposal.

This is an e-circulation. If you require hard copies or have any questions feel free to contact the Territory Plan Variation Unit via reply email or contact Justin McEvoy a/g Manager Territory Plan Variation Unit on 620 59468.

Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

**Covering letter**  
**Greenway section 28 block 2**

The planning and land authority within the Environment and Sustainable Development Directorate (ESDD) has received a draft planning report from the strategic city planning and design section, to inform a proposed draft variation to the Territory Plan for a land in Greenway.

The subject site is section 28 block 2 Greenway. The land is currently unleased vacant land owned by TAMSD and zoned as CZ6 leisure and accommodation. It is proposed to be rezoned to RZ4 medium density residential to allow residential use to support the Government's Accelerated infill program.

Input is being sought from agencies to inform ESDD's decision whether the background documents provide sufficient information to prepare a draft variation to the Territory Plan. The background documents include,

- draft planning report,
- site investigation report and
- tree assessments.

The table of contents are *attached* to this email and the documents are available on the following link for your consideration,

[http://www.actpla.act.gov.au/e-circulations/dv308/\\_nocache](http://www.actpla.act.gov.au/e-circulations/dv308/_nocache)

Username:

Password:

Please note this is the first circulation of this proposal; it was not circulated for scoping advice and has not gone through formal scoping process. ESDD and Economic Development Directorate (EDD) jointly prepared the planning report and site investigation report. The standard template for scoping advice for a planning report is *attached* for your comment. Changes to the existing template and suggestions of extra matters triggered by the proposal or characteristics of the site are welcome.

The closing date for agency comments on scoping advice is **COB Friday 26 October 2012**. Comments can be sent to [terrplan@act.gov.au](mailto:terrplan@act.gov.au) . If your agency has no comments to make, please respond to this email with 'no comments'. If no comments have been received from your agency by this date and no request for an extension of time has been received then it will be considered that you agency has nil comments on the proposal.

This is an e-circulation, if you require hard copies or have any questions feel free to contact Justin McEvoy a/g Manager Territory Plan Variation Unit 02 62059468.

Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

---

**From:** Terrplan  
**Sent:** Tuesday, 2 October 2012 11:13 AM  
**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; MACC; Joseph, Gabriel; Ware, Chris; [REDACTED]  
[REDACTED] EPAPanningLiaison; Hubert, Pamela; McKeown, Helen  
**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; Kuypers, Shonel; [REDACTED] Walters, Daniel  
**Subject:** E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4  
**Attachments:** TOC Greenway Draft Report.pdf; TOC Greenway SIR.pdf; Generic scoping document for new planning reports.docx

Dear all

The planning and land authority within the Environment and Sustainable Development Directorate (ESDD) has received a draft planning report from the strategic city planning and design branch in ESDD and the Economic Development Directorate (EDD) to inform a proposed draft variation to the Territory Plan for a land in Greenway.

The subject site is section 28 block 2 Greenway. The land is currently unleased vacant land under TAMS custodianship and it is zoned CZ6 leisure and accommodation. It is proposed to be rezoned to RZ4 medium density residential to allow residential use to support the ACT Government's accelerated infill program.

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Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

---

**From:** Terrplan  
**Sent:** Tuesday, 2 October 2012 2:47 PM  
**To:** Oshyer, Aaron; Jamaly, Rumana; Wilden, Karen; Peterson, Belinda; Chapman, Maggie; Lander, Dulce; Murray, Chris; Paynter, Patrick; Williamson, Gay; Quirk, Mike; Burnham, Keith; Moysey, Sean; Kugathas, Kuga; Dunstan, David  
**Cc:** Donaldson, Nyah; Ponton, Ben  
**Subject:** E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2  
**Attachments:** TOC Greenway Draft Report.pdf; Generic scoping document for new planning reports.docx; TOC Greenway SIR.pdf; 02. Planning, Site Investigation and Tree Assessment Report 20120921.obr

EDD and the strategic city planning and design branch within ESDD have jointly prepare a planning study in support of a DV to the Territory Plan in Greenway for the ACT Government's accelerated land release program. The proposal would involve the rezoning of Greenway section 28 block 2 on the eastern side of Lake Tuggeranong from CZ6 leisure and accommodation to RZ4 medium density residential. The subject site is unleased vacant land under TAMS custodianship.

Internal input is being sought to inform the decision on whether the report contains sufficient information to support the proposed DV. The background documents include all of the following

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- a tree assessment report in three parts and
- site investigation report (document title: *20120713 Site Investigation Report Greenway section 28 block 2*).

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Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

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**From:** Terrplan  
**Sent:** Friday, 19 October 2012 9:40 AM  
**To:** Salerno, Lisa  
**Subject:** FW: REMINDER: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

**Importance:** High

Hi

Yoou have been forwarded this as David Collett's contact.

Regards

Territory Plan Variation Unit

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**From:** Terrplan  
**Sent:** Friday, 19 October 2012 9:27 AM  
**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; Joseph, Gabriel; Ware, Chris; [REDACTED] MACC  
**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; Kuypers, Shonel  
**Subject:** REMINDER: E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4  
**Importance:** High

Dear all

This is a reminder that the comments for section 28 block 2 Greenway is closing on **COB Friday 26 October 2012**. Comments can be sent to [terrplan@act.gov.au](mailto:terrplan@act.gov.au) . If no comments have been received from your agency by this date and no request for an extension of time has been received then it will be considered that you agency has nil comments on the proposal.

Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

---

**From:** Terrplan  
**Sent:** Tuesday, 2 October 2012 11:13 AM  
**To:** Dixon, Brook; Stewart, Tracy (DET); Collett, David; McRae, Adrienne; MACC; Joseph, Gabriel; Ware, Chris; [REDACTED] EPAPanningLiaison; Hubert, Pamela; McKeown, Helen  
**Cc:** Douglas, Ken; Ceramidas, Joshua; Halestrap, Terry; Kuypers, Shonel; [REDACTED] Walters, Daniel  
**Subject:** E-circulation of initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4

Dear all

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Username: Greenway

Password: yawneerg#!9 [note: *this password is case sensitive and access for all users will be blocked if the incorrect password is used on three occasions*]

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Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

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**From:** Terrplan  
**Sent:** Monday, 29 October 2012 11:39 AM  
**To:** Quirk, Mike; Burnham, Keith; Kugathas, Kuga  
**Subject:** REMINDER: E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2  
**Attachments:** TOC Greenway Draft Report.pdf; Generic scoping document for new planning reports.docx; TOC Greenway SIR.pdf; 02. Planning, Site Investigation and Tree Assessment Report 20120921.obr  
**Importance:** High

Mike, Keith and Kuga

The draft planning report for Greenway section 28 block 2 does not include social impacts analysis and traffic analysis. It is proposing rezoning CZ6 zoned land and may have wider impact on CZ6 zoned land supply. Could you please send your comments considering these?

Please send your comments to [terrplan@act.gov.au](mailto:terrplan@act.gov.au) at an early date.

Kind regards

Territory Plan Variation Unit  
 Planning Delivery  
 Environment and Sustainable Development Directorate

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**From:** Terrplan  
**Sent:** Tuesday, 2 October 2012 2:47 PM  
**To:** Oshyer, Aaron; Jamaly, Rumana; Wilden, Karen; Peterson, Belinda; Chapman, Maggie; Lander, Dulce; Murray, Chris; Paynter, Patrick; Williamson, Gay; Quirk, Mike; Burnham, Keith; Moysey, Sean; Kugathas, Kuga; Dunstan, David  
**Cc:** Donaldson, Nyah; Ponton, Ben  
**Subject:** E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

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Kind regards

Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

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**From:** Davis, Lisa  
**Sent:** Friday, 30 November 2012 3:06 PM  
**To:** Terrplan; Aziz, Sharmin  
**Subject:** RE: Revised comment E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

Hi Sharmin

Please find below the link to the Chief Minister and Cabinet Directorate (CMCD) aged population projections for the ACT by district (2009 to 2021). These population projections are mentioned in the below comment from the Social Infrastructure Planning Unit regarding an ageing Tuggeranong population.

<http://www.cmd.act.gov.au/policystrategic/actstats/projections/actdivisions/districts> - see tab labelled 'population projections – age', in the file titled Tuggeranong.

Kind Regards  
Lisa

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**Lisa Davis** | *Social Policy Officer*  
Social Infrastructure Planning Unit | City Planning Branch  
Environment & Sustainable Development Directorate (formerly [ACTPLA](#)) | ACT Government  
16 Challis Street, North Building, Level 2, Dickson | GPO Box 1908 Canberra ACT 2601  
E. [lisa.davis@act.gov.au](mailto:lisa.davis@act.gov.au) | P. (02) 6205 6772 (ext 56772) | F. (02) 6207 2560

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**From:** Davis, Lisa  
**Sent:** Tuesday, 13 November 2012 11:50 AM  
**To:** Terrplan  
**Subject:** RE: Revised comment E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

Yes thanks Sharmin, much appreciated.

Kind Regards  
Lisa

---

**Lisa Davis** | *Social Policy Officer*  
Social Infrastructure Planning Unit | City Planning Branch  
Environment & Sustainable Development Directorate (formerly [ACTPLA](#)) | ACT Government  
16 Challis Street, North Building, Level 2, Dickson | GPO Box 1908 Canberra ACT 2601  
E. [lisa.davis@act.gov.au](mailto:lisa.davis@act.gov.au) | P. (02) 6205 6772 (ext 56772) | F. (02) 6207 2560

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**From:** Terrplan  
**Sent:** Tuesday, 13 November 2012 11:40 AM  
**To:** Davis, Lisa  
**Subject:** Revised comment E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

Hi Lisa

Following our discussion, just confirming that you are withdrawing your comment on retaining the subject site as CZ6 (first dot point). Your comment on the possible land use is still valid (second dot point) and will be referred to EDD.

Regards

Sharmin

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**Sharmin Aziz** | Territory Plan Review and Implementation Branch

Phone 02 6205 2642 | Fax 02 6207 2560 |

**Planning Delivery Division** | Environment and Sustainable Development | **ACT Government**Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

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**From:** Terrplan**Sent:** Tuesday, 13 November 2012 9:05 AM**To:** Davis, Lisa**Cc:** Burnham, Keith; Bennett, Michael**Subject:** RE: E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

Hi Lisa

I note the comments from Social Infrastructure planning below regarding the draft planning study for Greenway section 28 block 2. In relation to point 1 on the Greenway Master plan, which the unit is preparing a separate draft variation to implement, the subject site is outside the master plan's study area (see attachment). It is also worth noting that this draft planning report was prepared by Design Policy. Your comments on demand for aged care accommodation in Tuggeranong will be referred to EDD for consideration as the proposal is progressed.

If you have any queries about this matter, please contact Justin a/g manager Territory Plan Variation Unit.

Regards

The TPVU

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**From:** Davis, Lisa**Sent:** Monday, 29 October 2012 2:39 PM**To:** Terrplan**Cc:** Burnham, Keith; Bennett, Michael**Subject:** FW: E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

Hi TPVU

Thank you for the opportunity to provide comments on the abovementioned draft planning report which is to inform a proposed draft Territory Plan Variation (TPV) for Greenway Section 28 Block 2. Social Infrastructure Planning (ESDD) offers the following for consideration.

- ~~The ACT Government (Design Policy Unit, ESDD) recently prepared a Master Plan for the Tuggeranong Town Centre, the study area boundary of which includes the subject site (for further details see Tuggeranong Town Centre Master Plan Report: [http://www.actpla.act.gov.au/data/assets/pdf\\_file/0016/31390/20120913\\_Tuggeranong\\_Master\\_Plan\\_low\\_res\\_web\\_version.pdf](http://www.actpla.act.gov.au/data/assets/pdf_file/0016/31390/20120913_Tuggeranong_Master_Plan_low_res_web_version.pdf)). The Master Plan stated the need to retain the leisure and accommodation area along the western edge of the lake as "it will act as a transition between the urban activities to the east of Athllon Drive and Rowland Rees Crescent ... and ... "should not exceed two storeys in height and should be low impact and low scale uses such as outdoor and indoor entertainment and recreation facilities, such as ovals and other sporting facilities, community facilities and commercial accommodation." Further, the stakeholder and community consultation undertaken to inform the development of the Master Plan identified that there is a short fall in short term accommodation for tourist/commercial use in the area (for further details see Consultation Outcomes Report Stage 1: [http://www.actpla.act.gov.au/data/assets/pdf\\_file/0010/23779/Item\\_4.pdf](http://www.actpla.act.gov.au/data/assets/pdf_file/0010/23779/Item_4.pdf)). Given the recent government 'sign-off' and release of the Tuggeranong Town Centre Master Plan it is recommended that investigation into the impact of the loss of CZ6 land for the master plan area be included as part of the TPV. Consideration could also be given to contacting the Design Policy Unit to gain their comments.~~

- In considering possible land uses for the subject site, it is recommended that accommodation for the aged (Independent Aged Living units (ILU) and/or aged care) be investigated in the TPV. CMCD population projections for Tuggeranong indicate the district's population is expected to age significantly over the ten years to 2021. The Tuggeranong 65 years and over aged cohort is projected to increase from 6,650 people in 2009 to just over 14,500 people in 2021, which will see the area experience rapid ageing over the next decade (as too will Belconnen and Weston Creek communities). Given the projected ageing of the area, provision of services and supporting facility infrastructure for the aged is a key consideration in current government land use planning for the area. This need is further supported by findings in the *Community Facility Needs Assessment Report (2004)* for Tuggeranong, Weston Creek and Woden Valley which reported "an increase in the number of older people in North Tuggeranong, Woden Valley and Weston Creek is expected to trigger demand for greater diversity in housing type and health services to need the needs of demographic group". The report further identified a need to set aside land for residential aged care in Tuggeranong in order to meet the future needs of the district's projected ageing population. Given the site size of Greenway Section 28 Block 2, a portion could be considered for large scale residential 'aged care' accommodation and or medium density residential Independent Living Units for the aged co-located with other accommodation facilities or residential. This would also provide support to current government policy of facilitating and encouraging 'ageing in place' in Canberra.

Kind Regards

Lisa

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Lisa Davis | Social Policy Officer

Social Infrastructure Planning Unit | City Planning Branch

Environment & Sustainable Development Directorate (formerly ACTPLA) | ACT Government

16 Challis Street, North Building, Level 2, Dickson | GPO Box 1908 Canberra ACT 2601

E. [lisa.davis@act.gov.au](mailto:lisa.davis@act.gov.au) | P. (02) 6205 6772 (ext 56772) | F. (02) 6207 2560

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**Sent:** Tuesday, 2 October 2012 2:47 PM

**To:** Oshyer, Aaron; Jamaly, Rumana; Wilden, Karen; Peterson, Belinda; Chapman, Maggie; Lander, Dulce; Murray, Chris; Paynter, Patrick; Williamson, Gay; Quirk, Mike; Burnham, Keith; Moysey, Sean; Kugathas, Kuga; Dunstan, David

**Cc:** Donaldson, Nyah; Ponton, Ben

**Subject:** E-circulation of draft planning report for the proposed rezoning of Greenway section 28 block 2

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Territory Plan Variation Unit  
Planning Delivery  
Environment and Sustainable Development Directorate

## Greenway section 28 block 2

### Initial assessment of planning and site investigation report

23 October 2012

	Draft planning report, SIR	Comments
Site area	44,645 m <sup>2</sup>	
NCA consultation	None. No consultation undertaken.	Forwarded to NCA.
Heritage	No issues.	No issues.
Contamination	Not identified.	No issue. letters from EPA attached.
agency consultation	Limited. ActewAGL and EPA	Circulated to agencies.
Preliminary Community consultation	None	<p>Planning report requires minimum 1 public meeting and 1 meeting with Tuggeranong community council required.</p> <p>Undertake preliminary consultation with the relevant communities with an interest in the site including communities most likely to be impacted by the proposed plan variation such as the local Community Council, surrounding residential communities, stakeholders and interest groups, and users of the site and surrounds. This should include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> <li>♦ Conducting at least one (1) public meeting/public discussion session to be notified in the Canberra Times and the Chronicle.</li> <li>♦ Provide details of consultation undertaken eg notifications, formal presentations, sessions, number of attendees</li> <li>♦ Listing the principal issues, outcomes etc.</li> <li>♦ Responses to issues raised, including any changes to the proposal as a result of consultation</li> <li>♦ Copies of relevant correspondence</li> </ul>
Traffic impact	Page 7 mentions need to conduct a traffic study.	Detail Traffic impact assessment required. Rezoning will significantly increase traffic volume as suggested by planning report.
Parking	None	Parking assessment required for on site parking
access	No formal access.	Access to site required. To be addressed at EDP stage

	Draft planning report, SIR	Comments
Services	Addressed in detail.	Sewer needs upgrading. Consulted ActewAGL No water supply on site. requires new infrastructure. <b>Forwarded to agency for comment.</b>
Site condition	Geotechnical investigation was not carried out.	Requires geo technical investigation prior to development. <b>Note to response.</b>
National Capital Plan	Consistent	NCA has no comment.
Planning context		Planning strategy- Overall consistent with key targets.
Territory Plan		Current zoning CZ6 does not permit residential Possible reduction of CZ6 zoned land supply.
Possible changes to Territory Plan	<ol style="list-style-type: none"> <li>1. Site specific additional use to permit residential</li> <li>2. Rezoning to RZ4</li> <li>3. Rezoning to CZ5</li> <li>4. Rezoning to PRZ1 or combination</li> <li>5. Rezoning recommendation for RZ4 and PRZ1</li> </ol>	<b>TPVU agreed on rezoning to RZ4</b>
Site opportunities	<p>Attractive views</p> <p>Adjacent to public transport</p> <p>Close to Tuggeranong Town centre</p> <p>Close to community facility</p>	Adequately addressed
Tree	Site contains 223 trees including 86 regulated trees. Any development will require removal of large number of trees.	<b>No comments from the conservator.</b>
Lease		Unleased land. <b>No leasing issues.</b>
<b>Justification for the rezoning proposal</b>	To support ACT government's accelerated infill program to identify sites for residential intensification	<p><b>State the objectives of the proposed plan variation and why it is needed- need more justification.. Describe what has changed in the economic, social, natural or physical environment to necessitate a policy change, Development demands/trends</b></p> <ul style="list-style-type: none"> <li>♦ <b>Estimated catchments/ Distribution analysis</b></li> </ul>

	Draft planning report, SIR	Comments
		<ul style="list-style-type: none"> <li>♦ Demographic change/ trends</li> <li>♦ Employment distribution/ opportunities</li> <li>♦ Viability of existing use</li> <li>♦ Demand for alternative uses permitted under existing zone</li> </ul> <p>Need to address viability of existing use</p>
<b>Potential physical impacts (noise, etc)</b>	<p>Traffic noise evident. Any residential development will require noise attenuation.</p> <ul style="list-style-type: none"> <li>♦ Topography – include a contour map at an appropriate scale.</li> <li>♦ Physical infrastructure - roads and traffic conditions, car parking, other modes of transport, sewerage, water, gas, electricity, stormwater, telecommunications</li> <li>♦ Hazards - bushfire, flooding, site contamination</li> <li>♦ Soils and geology</li> <li>♦</li> </ul>	<p>Assessment of impacts should include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> <li>♦ Hydrology</li> <li>♦ Amenity of the area - noise, odour, light spill impacts, safety</li> </ul> <p>Identified as a potential noise affected block.</p>
<b>Potential social impacts</b>	<ul style="list-style-type: none"> <li>♦ Existing character and of the site and surrounds - urban design streetscape character</li> </ul>	<p><u>Social and cultural context</u></p> <p>Assessment of impacts should include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> <li>♦ Communities of interest –.</li> <li>♦ Social infrastructure either - including community, shopping and recreation facilities</li> <li>♦ Cultural &amp; heritage environment – natural, Aboriginal and European</li> <li>♦ Economic environment – as relevant.</li> </ul>

## Greenway section 28 block 2

### Agency circulation on scoping/ draft planning report October 2012

#### Agency comments analysis

Agency	Comments	Response
Conservator of Flora and Fauna	No comments	No action required. Consult at draft variation stage.
EPA	No areas of concern have been identified and the EPA supports the proposal.	No action required. Consult at draft variation stage.
ACT Heritage	<p>The site is not included on the ACT Heritage Register. It is in the vicinity of the Tuggeranong Boundary Marker, the eastern side of which extends into Greenway section 20 block 23. It is not envisaged that the proposed planning amendments would have detrimental impacts on the significance of that.</p> <p>The draft planning report does not suggest that any investigation has been made of potential Aboriginal heritage on the site. It is unlikely that Aboriginal archaeology survives undisturbed on the site and an Aboriginal cultural heritage study is not required in this instance. To ensure compliance with section 51 of the Heritage Act, it is recommended that an unanticipated discovery protocol is in place prior to any disturbance of the site.</p>	Add recommendation <b>that an unanticipated discovery protocol is in place prior to any disturbance of the site' to minute.</b>
NCA	The National Capital Authority (NCA) has no detailed comments to make or matters to raise at this stage in regards to the draft planning report. The NCA supports this process moving to the formal scoping stage and will welcome future opportunities to comment.	Supported. Consult at draft variation stage.
ActewAGL (electrical)	<p>Block 2 Section 28 Greenway does not have any ActewAGL electrical assets located on the block, however there are underground cables located in the verge along Mortimer Lewis Dr and the proposed development must maintain minimum separation to these cables.</p> <p>Due to the location of block 2 and the distance to ActewAGL Low Voltage assets it is more than likely</p>	Proposed development must maintain minimum separation to underground cables. A Substation will be required to provide supply to the site.

Agency	Comments	Response
	<p>that a Substation will be required to provide supply to the site.</p> <p>As the block has not previously been serviced, ActewAGL will provide the first 8m of cabling free of charge and will fund the cost of a substation (if required) <u>if the development is deemed to be economical</u>.</p> <p>The developer will be required to fund cable installation costs in excess of 8m from the property boundary where an existing 11kV underground cable is located within close proximity to the boundary (in the verge).</p> <p>The proponent is required to contact ActewAGL prior to the commencement of development activity (including D.A. submission) to negotiate the connection of new and/or relocation of existing ActewAGL electrical assets.</p>	<p>SIR mentions cable are located adjacent to site, ActewAGL comment were not received by the proponent when the SIR was prepared.</p>
Leasing (ESDD)	<p>It is unleased Territory land under the custodianship of the Territory and Municipal Services Directorate.</p> <p>As the land is neither subject to a Crown lease or licence, the Lease Administration Section has no comments in respect of the scoping document for the planning report.</p>	<p>No action required. Consult at later DV stage.</p>
ActewAGL (gas) Jemena	<p>On behalf of ActewAGL Distribution Gas, Jemena has no comments to make in response to the initial draft planning report for rezoning of Greenway section 28 block 2 from CZ6 to RZ4.</p>	<p>No action required. Consult at later DV stage.</p>
EDD	<p>Subdivision of the block is not supported as part of the TPV process.</p>	<p>Subdivision may occur at EDP stage, after TPV process.</p>
	<p>Supports the rezoning of the block to CZ5in preference to RZ4.</p>	<p>Only RZ4 rezoning was agreed. Clarify with design policy in Minute.</p>
	<p>Requests any redevelopment of the block takes account of the route of an approved underground storm water reticulation pipeline network and pump station designed to pump water from Lake Tuggeranong to the Kambah District. The approved development also includes the construction of a</p>	<p>Noted service issues.</p>

Agency	Comments	Response
	minor electrical kiosk substation adjacent to Mortimer –Lewis Drive.	
	Does not support the approach to protect all regulated trees, rather than just the 18 high value trees, as this loses development potential by rezoning the treed area as urban open space.	Approach to tree needs clarification from design policy. No concept plan provided yet that may indicate tree retention. Total 233 trees on site and 99 regulated which should be retained
	Proposed PRZ1 within CZ5 needs further consideration (block D in fig 15). The issues can be better dealt with at later stage of rezoning by LDA. Consideration for this PRZ1 within CZ5 should be given as leased to include within CZ5 to integrate as open space for the multi unit development.	Fig 15 in planning report refers to PRZ1 and residential option, not CZ5.
	Does not support the use of lease provisions to restrict height and densities adjacent to the northern boundary as the Territory Plan codes and DA process can deal with it.	Height and densities are controlled by Territory Plan codes, lease provisions may be required that can be dealt at later stage.
ESA	ACT Emergency Services Agency has viewed the Draft Planning Report information for Block 2 Section 28 Greenway and has no comment or concerns at this stage.	No action required. Consult at later DV stage.
ActewAGL (sewer)	<p>A further review of the capabilities of the sewer network has been undertaken. The following changes can be made to the Planning Report to reflect the outcomes of this analysis.</p> <p>2.2.8 Existing Services, Sewer</p> <ul style="list-style-type: none"> <li>• The Augmentation of the East Tuggeranong Sewer Pump Station will not be required, refer below.</li> </ul> <p>2.3.1 Constraints</p> <ul style="list-style-type: none"> <li>• Option 1, the augmentation of the East Tuggeranong Sewer Pump Station has been dismissed.</li> <li>• Option 2, the size of the attenuation tank (currently under design) has been further reviewed. There is no requirement to increase the size of the tank beyond what is already</li> </ul>	Noted.

Agency	Comments	Response
	<p>planned. i.e. this is no longer a constraint. Infrastructure costs can be reduced accordingly.</p> <ul style="list-style-type: none"> <li>• If the eight block subdivision option is adopted, Bocks E &amp; G will each require an on-site pump station and rising main.</li> <li>• The pump stations and rising mains will be owned and operated by the lessee in perpetuity. This should be added as a constraint.</li> </ul> <p>Provided that the report can be amended to reflect the above, the information with respect to water supply and sewerage will be sufficiently accurate for the purposes of the DVTP.</p>	
Social policy (ESDD)	<p>In considering possible land uses for the subject site, it is recommended that accommodation for the aged (Independent Aged Living units (ILU) and/or aged care) be investigated in the TPV. CMCD population projections for Tuggeranong indicate the district's population is expected to age significantly over the ten years to 2021. The Tuggeranong 65 years and over aged cohort is projected to increase from 6,650 people in 2009 to just over 14,500 people in 2021, which will see the area experience rapid ageing over the next decade (as too will Belconnen and Weston Creek communities). Given the projected ageing of the area, provision of services and supporting facility infrastructure for the aged is a key consideration in current government land use planning for the area. This need is further supported by findings in the <i>Community Facility Needs Assessment Report (2004)</i> for Tuggeranong, Weston Creek and Woden Valley which reported "<i>an increase in the number of older people in North Tuggeranong, Woden Valley and Weston Creek is expected to trigger demand for greater diversity in housing type and health services to meet the needs of demographic group</i>". The report further identified a need to set aside land for residential aged care in Tuggeranong in order to meet the future needs of the district's projected ageing population. Given the site size of Greenway Section 28 Block 2, a portion could be considered for large scale residential 'aged care' accommodation and or medium density residential Independent Living Units for the aged co-located with other accommodation facilities or residential. This would also provide support to current government policy of facilitating and encouraging 'ageing in place' in Canberra.</p>	Forward to design policy and LDA in Minute.
ACT NOWASTE	No comments	No action required. Consult at later DV stage.
Roads ACT	No response	No action required. Consult at later DV stage.
ACTION	No comments	No action required. Consult at

Agency	Comments	Response
TAMS	<p>On behalf of Urban Treescapes (in relation to the public urban trees) I can advise that the background documents (draft planning report, tree assessment report) provide sufficient information for a draft variation to the Territory Plan. It is understood that the land is currently zoned CZ6 and the recommended proposal is to rezone to a mix of Residential and Urban Open Space, with the UOS to contain groups of trees that are worthy of retention. It should be noted that the Tree Assessment report has assigned a High value to some small young deciduous trees (Trees 209 – 218) – while these trees are worthy of retention and should have a long life ahead of them, this rating is not a fair reflection of the value of these trees in the landscape. Whereas many of the trees rated of Medium value as individual trees, where they occur as a more significant component of the landscape as part of a group of trees, perhaps should be valued more highly.</p> <p>It appears that the final recommendation in the draft Planning Study does recognise the value of retaining these groups of trees in PRZ1 (Urban Open Space) – this approach is supported. However the boundaries of the rezoned blocks need to be sympathetic to the effective protection of trees to be retained and ensure they are not compromised by being too close to an area that is developed (concerns are damage to root systems during development activity, and future impact of trees on the adjacent residential property).</p>	<p>later DV stage.</p> <p>Supports tree retention and approach to trees. Noted tree assessment needs different valuation.</p>
Economic policy unit (ESDD)	<p>In 2011 there was 308ha of land zoned for CZ6 in the ACT. Some 133ha was in Canberra Central, 90ha in Tuggeranong, 16ha in Belconnen 29ha in Gungahlin, 9ha in Woden-Weston Creek and 21ha in Majura (see <a href="#">Attachment 1</a>)</p> <p>The main locations of CZ6 land in the Territory are Watson (95ha), Nicholls (22ha), Gilmore highway service centre (41ha), the Yarralumla Brickworks (16ha) and the Tuggeranong Town Centre (42ha).</p> <p>The Watson, Nichols and Gilmore locations were identified as tourist nodes prior to the mid 1990s. However, the tourist nodes at Watson and the Gilmore, despite their location on the Federal and Monaro Highways respectively did not succeed. The Yarralumla Brickworks is under consideration as mixed use development while the Greenway sites have not been attractive given their fringe</p>	<p>Request for review will be forwarded to Territory Plan review team.</p>

Agency	Comments	Response
	<p data-bbox="412 236 517 261"><b>location.</b></p> <p data-bbox="412 304 1585 456">Many of the uses in the CZ6 Zone can also be found within land contained within the other Commercial Land Use Zones, however, within these Areas there is greater competition with other and often higher order land uses. The CZ6 Zone contains controls, which restrict the development of residential, offices and shops to protect the established commercial centres hierarchy.</p> <p data-bbox="412 496 1608 647">The CZ6 policies and the quantum of CZ6 land need review to see if they are adequately meeting the objectives of the zone. <b>In particular the large land areas set aside at Watson, Greenway, Gilmore and Yarralumla for CZ6 purposes need review.</b> To date they have not been demanded by the market for leisure, tourist and accommodation uses.</p> <p data-bbox="412 687 1592 879">The review should, in particular, look at how best to meet the needs of each use. This by necessity needs to consider the other commercial policies. For example, hotels are a permitted use in several commercial zones. In releasing land in these zones, when a hotel use is desired, consideration should be given to limiting the use to hotel, otherwise uses with higher land values will prevent the use of the site for a hotel.</p> <p data-bbox="412 919 1541 1198">Similarly there is an ongoing need for low cost tourist accommodation in the Territory. Several motels that had met this market have closed and been redeveloped for higher order activities predominately residential. The construction cost of new motels often means that they cannot provide accommodation to meet the need of low cost users. Stromlo Forest Park has been suggested as a location for low cost users, but a wider diversity of location is required to meet market segments. To this end there would be merit in CZ 6 land in Watson (Sections 85 and 86) being retained and identified to meet this demand.</p> <p data-bbox="412 1238 1570 1311">Another consideration is if the CZ6 Zone were be to absorbed into other commercial zones, what would be the future of current CZ6 uses occupying land in the zone. Would resulting higher land</p>	

Agency	Comments	Response
	values result in their conversion to other uses?	
Transport planning	<p><u>There are no objections in principle to an RZ4 zoning from a transport planning perspective.</u>  <u>However, any sale should be conditional on a future lessee undertaking an acoustic assessment to identify the effects of traffic noise from Drakeford Drive as well as a traffic and parking assessment,</u> especially concerning the effects on existing residents and on the operation of the Drakeford Drive/Mortimer Lewis Drive signalised intersection. The addition of up to 300 additional residential apartments is likely to increase the traffic volume on Mortimer Lewis Drive (south) to at least minor collector status. Consideration will need to be given to upgrading that part of Mortimer Lewis Drive to meet the characteristic of a minor collector, including appropriate footpath treatments.</p> <p>On parking, it should be recognised that the majority of residents living in any development on this site are likely to drive to the town centre. While it is a reasonable trip length by bicycle (around 1.8km) to the main shopping precinct in the town centre, the driving distance is more like 3.5km. It is certainly not walking distance for most people. In relation to the scenarios presented in Section 7.3 of the Planning Report by Purdon &amp; Associates, Scenario 7.3.1 appears to have overlooked visitor parking provisions.</p>	Noted and forward to proponent

## Greenway section 28 block 2

### Final assessment of planning report (PR) and site investigation report (SIR)

29 November 2012

Scoping	Draft planning report, SIR	Comments
Fees	Not paid	
1. summary	Introduction and methodology – pg 5 PR Summary pg ii SIR	A summary of the proposal is not provided. Any revisions to the content will need to be reflected in the summary.
2. description of proposal	-	Unleased land, land custodianship authorisation required.
	Location	provided
	Surrounding land use	provided
	Recommended rezoning pg35	Includes subdivision with rezoning. Subdivision needs to be done separate to rezoning process.
	Indicative development pattern pgs 41-66	Needs to choose between options and provide detail concept plan.
3. Justification for the rezoning proposal	To support ACT government's accelerated infill program to identify sites for residential intensification	It needs to justify the need for rezoning and viability of existing use as per scoping document format. Possible reduction of CZ6 zoned land supply needs to be addressed.
4. strategic planning context	Planning strategy-	Overall consistent with key targets. But may need to address in detail to avoid any future criticism.
	National Capital Plan	Provided
5. Policy network	Current zone objectives and proposed changes to Territory Plan: <ul style="list-style-type: none"> <li>• Site specific additional use to permit residential</li> <li>• Rezoning to RZ4</li> <li>• Rezoning to CZ5</li> <li>• Rezoning to PRZ1 or combination</li> </ul> Recommended rezoning to RZ4 and PRZ1	Current zoning CZ6 does not permit residential use. TPVU agreed on rezoning to RZ4.
	Key planning issues pgs 22-24	Needs to address these issues.
6 approval	Site subdivision options pgs 37-39	Subdivision needs to be done separate to rezoning process.
7 Preliminary Community consultation	None	Planning report requires minimum 1 public meeting and 1 meeting with Tuggeranong community council required. As per scoping document format.
8. Physical, natural, social environment	Site characteristics. No heritage or contamination issues. Pgs 9-13	Adequately addressed. Existing services and vegetation addressed in detail.

Scoping	Draft planning report, SIR	Comments
9 possible impact and benefit	Summary of opportunities and constraints pgg. 16-17	Needs to address ways to resolve constraints like service upgrade, traffic, noise.
10 mitigation	Further investigation Pg 17	Indicates further investigations required on on soil condition, but traffic, parking, access, noise studies also required..
11 physical impact analysis	<p>Soil condition and geotechnical investigation was not carried out. Contamination not identified. Traffic impact anticipated. No formal access. Traffic noise evident. Any residential development will require noise attenuation.</p> <ul style="list-style-type: none"> <li>◆ Topography – a contour map at an appropriate scale- appendix A SIR</li> <li>◆ Physical infrastructure - roads and traffic conditions, public transport, sewerage, water, gas, electricity, stormwater, telecommunications. Pg 7 PR, pgs 1-10 SIR</li> <li>◆ Hazards - flooding, site contamination</li> <li>◆ Soils and geology</li> </ul>	<p>Requires geo technical investigation prior to development. Requires traffic and parking study, including on site parking assessment. Letters from EPA attached. Access to site required to be addressed at EDP stage. Sewer needs upgrading. Consulted ActewAGL No water supply on site. Requires new infrastructure. Needs to respond to these in scoping document format: impacts should include but not necessarily be limited to the following:</p> <ul style="list-style-type: none"> <li>◆ Hydrology</li> <li>◆ Amenity of the area - noise, odour, light spill impacts, safety</li> </ul> <p>Identified as a potential noise affected block.</p>
11 natural impact analysis	Site contains 223 trees including 86 regulated trees. Any development will require removal of large number of trees.	No comments from the conservator. When detail concept plan is provided, it will be necessary to resend to the Conservator.
11 social and cultural impact analysis	None	Not provided. It needs to address social and cultural context assessment as per scoping document.



**ACT**  
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Environment and  
Sustainable Development

MINUTE

Objective number: /

**SUBJECT: Request for scoping for preparing a planning report for the proposed rezoning of Greenway section 28 block 2 from CZ6 leisure and accommodation zone to RZ4 medium density residential zone**

<b>To:</b>	Executive Director, Planning policy
<b>From:</b>	Jim Corrigan, Executive Director, Planning Delivery
<b>Critical Date:</b>	The scoping document at <b>Attachment A</b> needs to be forwarded to the proponent by noon <b>Friday 7 December 2012.</b>

### Recommendations

That you:

- Note the agency comments and findings on the proposed rezoning of Greenway section 28 block 2 ;
- Agree to forward the scoping document at **Attachment B** to the proponent Land Development Agency (LDA).

### Purpose

To inform you of the outcome of the agency circulation on proposed rezoning of Greenway section 28 block 2.

### Background

On 20 September 2012, the Design Policy approached the Territory Plan Review and Implementation Section to discuss a proposed rezoning for Greenway section 28 block 2. The subject site is currently zoned CZ6 leisure and accommodation and the proposal is to rezone to allow residential uses. The proponent LDA selected the subject site for rezoning to support the ACT Government's accelerated infill program that identified sites for residential intensification. LDA needs to release land in 2014-2015 financial year for medium density residential development and initiated discussion with the Strategic Design Policy Section who then engaged consultants to prepare supporting documents to initiate a variation to the Territory Plan. The draft planning report and site investigation report prepared by the consultants addressed various potential issues and explored various rezoning options. The report recommended rezoning the subject site from CZ6 to RZ4 medium density residential and PRZ1 urban open space. The Territory Plan Review and Implementation Branch fundamentally agreed to this recommendation.

The Territory Plan section provides a customised scoping document to prepare a planning report to progress rezoning proposals once the proposal is primarily agreed. The need for a planning report is to respond to potential issues and justify the need for a rezoning. The planning report is also used to inform the public about the need for the proposed rezoning

and forms the 'background paper' under section 58 of the *Planning and Development Act 2007*. The Territory Plan Review and Implementation Branch progresses to draft variation process once the planning report reaches to a satisfactory level.

## Issues

Since a scoping was not issued for the planning report, after an initial assessment, the draft planning report was circulated to the entities for comment. The issues raised by the agencies are generally the gaps in the planning report that needs to be addressed for finalising the planning report.

During agency circulation, significant issues were raised by the Economic Development Directorate (EDD) regarding the proposal. The letter from EDD is in **Attachment A**. The advice from EDD proposes options that are entirely different from the fundamental agreement on the proposed rezoning to RZ4. EDD strongly suggested rezoning to commercial CZ5 mixed use that will allow commercial and residential development on the site. EDD also opposes:

- the proposed subdivision of the block,
- approach to protect 86 regulated trees on site.
- the use of lease provisions to restrict height and densities adjacent to the northern boundary.

Given the concerns are raised by the proponent agency and are fundamentally different than the agreed ones, it is strongly suggested that the Strategic Design Policy goes back to the proponent LDA to clarify the proposal. It is important that they come to an agreement on proposed rezoning to RZ4 before progressing the proposal any further.

The other key issues identified through the agency consultation and assessment needs to be addressed by the proponent if the proposal progresses to next stage of formal submission of a planning report. A scoping document is in **Attachment B** detailing the required format and key issues. The key issues are as follows:

### a) Justification for the rezoning

The planning report did not justify the need for rezoning adequately. It needs to describe what has changed in the economic and social environment that necessitates this policy change. Concern was raised by the ESDD Economic Policy unit that rather than spot rezoning of CZ6 zoned land, a review of CZ6 zoned land should be done to identify if such rezoning would affect the supply of CZ6 zoned land. The Social Infrastructure Policy Unit raised that residential facility for aged population should be considered for this site.

### b) Preliminary community consultation

A planning report needs to undertake an initial public consultation before it is accepted. In this case consultation has not taken place. A minimum of one public meeting and one meeting with the Tuggeranong community council is required.

c) Potential impacts of the rezoning

The consultation also identified the need to conduct additional studies and consideration to finalise the planning report including:

- Roads and traffic impact assessment as suggested by the ESDD Transport Planning
- Car parking assessment considering on-site visitor's parking as suggested by the ESDD Transport Planning
- Sewerage considering the proposed subdivision of 8 blocks and on-site pump station and rising main as suggested by ActewAGL
- electricity considering a new substation and minimum separation from the existing underground cables located in the verge of Mortimer Lewis Drive and as suggested by ActewAGL
- vegetation/tree survey and significance in terms of aesthetics, conservation and environmental values considering a fair reflection values for the young and mature trees as suggested by the Territory and Municipal Services Directorate (TAMSD)
- Communities of interest including Tuggeranong Community Council and residential communities
- Community benefit from the proposed rezoning
- Social infrastructure including aged care facilities on-site.

These potential impacts and mitigation measures, present a balanced overview of the net impact of the proposed plan variation needs to be documented in the planning report and reflected in the summary as well.

Garrick Calnan  
Senior manager, Territory Plan Review and Implementation Branch  
Planning Delivery Division

Action Officer: Sharmin Aziz  
Branch: Planning Delivery  
Tel: #52642

Encl.


**ACT**

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**MINUTE**

Objective number: A7740977

**SUBJECT: Proposed Territory Plan variations for land in CZ6 zone at Greenway and [REDACTED] for urban infill housing**

<b>To:</b>	Ben Ponton, A/g Director-General
<b>From:</b>	Executive Director, Planning Delivery
<b>Critical Date:</b>	The enclosed letter to the Mr Tom Gordon should be signed by <b>Friday 18 January 2013</b> .

### Recommendations

That you:

- endorse the requirement for a community consultation on the proposal
- sign the letter to the EDD at **Attachment 1**.

### Purpose

To inform you of two proposals that would require variations to the Territory Plan.

### Background

Separate site planning assessments and investigation reports were prepared in mid-2012 for the City Planning Division to examine housing development for the accelerated infill program at Greenway section 28 block 2 (refer to **Attachment 2**) and [REDACTED]

[REDACTED] All sites have a CZ6 leisure and accommodation zone, [REDACTED] have a Future Urban Area overlay. Development of residential in the CZ6 zone is prohibited.

The reports were referred to the Territory Plan Review and Implementation Branch on 20 September 2012 for advice on progressing the reports' recommendations, which included rezoning the Greenway parcel to RZ4 medium density and adding residential use as a site specific use to all of the parcels in [REDACTED]. At the time, neither agency circulation nor public consultation had occurred on the proposals. The planning assessment for the Greenway parcel was circulated to agencies for comment in October 2012 in expectation a scope for a planning report to inform a draft variation to the Territory Plan. An initial draft scoping document was prepared prior to Christmas.

### Issues



Alternative proposal suggested by EDD for Greenway section 28 block 2

Comments received from EDD opposed the recommendations in the Greenway planning study (refer to **Attachment 4**). Instead EDD proposed rezoning the site to CZ5 mixed use to allow high density residential and opportunity for hotel accommodation, plus an integrated development of the site without special protection for existing regulated trees or the suggested use of lease clauses to restrict heights and densities adjacent to the block's northern boundary. Approved infrastructure works on the site, which had not been addressed in the studies, was also identified by EDD. This proposal is fundamentally different from the recommendation. Resolution of the proposal would be required and further agency consultation may be required before the scoping document for a planning report could be issued. One widely advertised public meeting and one meeting with the Tuggeranong Community Council would be the minimum requirements for public consultation on this proposal.

Referral to the Economic Development Directorate

All of the parcels are currently unleased Territory Land in the custodianship of the Territory and Municipal Services Directorate. EDD is responsible for policy surrounding the development and release of Territory Land through the land release program. A letter to refer these proposals has been prepared for your authorisation.

Garrick Calnan  
Senior Manager Territory Plan Review and Implementation Branch

Action Officer: Justin McEvoy  
Branch: Planning Delivery  
Tel: #59468

Encl.



**ACT**  
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Environment and  
Sustainable Development

Ref: A7740977

Mr David Dawes  
Director-General  
Economic Development Directorate  
GPO Box 158  
CANBERRA ACT 2601

Attention: Mr Paul Lewis, Urban Renewal

Dear Mr Dawes

I am writing about proposed changes to the Territory Plan to allow medium density infill housing on parcels at Greenway [REDACTED]

In mid-2012 a site planning assessment and a site investigation report was prepared for the City Planning Division of the Environment and Sustainable Development Directorate (ESDD) to examine residential development opportunities for the following parcels with a CZ6 leisure and accommodation zone in the Territory Plan:

- Greenway section 28 block 2 (refer **Attachment A**)
- [REDACTED]

The assessments found the parcels would be suitable for multi-unit infill projects and recommended the rezoning to RZ4 medium density of the Greenway site [REDACTED]

[REDACTED] These changes would require a Territory Plan variation.

The planning studies for Greenway have been reviewed and circulated to ACT Government agencies for comment prior to finalising a scope for a planning report. Refer to **Attachment C** for a summary of agency comments. In response to the proposal, Economic Development Directorate (EDD) suggested an alternative proposal to change the zone to CZ5 mixed use. This would be a fundamental change to the proposal and would required further investigation plus agency re-circulation before ESDD could finalise the scope for a planning report. EDD is welcome to develop this proposal and re-lodge it with ESDD for consideration.

Please contact Mr Justin McEvoy, A/g manager Territory Plan Variation Unit, if you wish to discuss these matters.

Regards

Ben Ponton  
A/g Director-General

January 2013

cc. Dr Erin Brady, Executive Director Planning Policy

Encl.



**ACT**  
Government

Environment and  
Sustainable Development

**MINUTE**

Objective number: A8082501

<b>To:</b>	Executive Director, Planning Delivery
<b>From:</b>	Justin McEvoy, A/g Manager, Territory Plan Variation Section
<b>Subject:</b>	Scope for a planning report to inform a proposed draft variation of Greenway Section 28 Block 2

### Recommendations

That you:

- sign the letter to Economic Development Directorate (**Attachment A**)
- agree to send the scope for the planning report for Greenway section 28 block 2 to the proponent (**Attachment B**)
- note the agency comments received on the proposal (**Attachment C**)

### Critical Date:

**COB Tuesday 16 April 2013** to enable the response can be sent by Friday 19 April 2013.

### Background

On 20 September 2012, the Strategic Design Policy Section, within the Planning Policy Division, requested the Territory Plan Variation Section to issue a scope for a planning report on a proposed rezoning of Greenway section 28 block 2 from CZ6 leisure and accommodation zone to allow residential uses. Land Development Agency (LDA) identified this site for release in the 2016-2017 land release program for medium density residential development. LDA initiated discussion with the Strategic Design Policy Section who then engaged consultants to prepare supporting documents to initiate a variation to the Territory Plan. The proposal has been justified on the basis that it would make a contribution to the accelerated land release program for urban infill development.

The draft planning report and site investigation report prepared by the consultants, Purdon Associates and RD Gossip addressed various potential issues and explored various rezoning options. The report recommended rezoning the subject site from CZ6 to RZ4 medium density residential and PRZ1 urban open space. It would facilitate the redevelopment of the site for residential use of approximately 250 dwellings. The Territory Plan Variation Section fundamentally agreed to RZ4 rezoning.

It is proposed to achieve this by varying the Territory Plan to RZ4 medium density residential zone and establishing planning controls on development of the site through a precinct code. Since a scoping was not issued for the planning report, after an initial assessment, the draft reports were circulated to agencies between 2<sup>nd</sup> October 2012 and 26 October 2012. Agency comments have informed the scope for a planning report. A scoping document is in **Attachment B**.

### Issues

Comments from agency circulation

*Proposed rezoning to RZ4 medium density residential*

Economic Development Directorate (EDD) suggested rezoning the site to commercial CZ5 mixed use that will allow commercial and residential development on the site. It is entirely different from the fundamental agreement on the proposed rezoning to RZ4. CZ5 is considered unsuitable zone for the site given the distance from the Tuggeranong Town Centre and rapid transit corridors. Based on Transport Planning comments, it is a reasonable trip length by bicycle to the town centre, but is beyond walking distance for most people. Additionally mixed uses on the site can potentially jeopardise commercial development at the Town Centre.

EDD also opposes:

- the proposed subdivision of the block
- approach to protect all regulated trees on site by rezoning to PRZ1 urban open space
- the use of lease provisions to restrict height and densities adjacent to the northern boundary

ESDD agrees that subdivision is a separate process to rezoning and is not needed to be considered as part of the rezoning process. It is also agreed that rezoning to PRZ1 is not a desirable option and the site is expected to be rezoned to a single zone. Lease provisions are not suitable controls to restrict height and densities. A letter responding to EDD's comments is in **Attachment A**.

*Justification for the rezoning*

The draft planning report needs to adequately justify the proposed rezoning. It needs to provide background on how the site has been identified for urban infill and describe what has changed in the economic and social environment that necessitates this policy change. It is also required to demonstrate why RZ4 has been considered the most suitable rezoning option.

This rezoning proposal also relates to the Standing Committee on Planning and Environment's report no. 35 made on variation no.261 rezoning CZ6 zoned land to residential. The committee recommended that the planning authority undertake a strategic assessment of all remaining CZ6 zoned land supply and consider the impact on the total supply rather than on a site-by-site basis. Similar concern has been raised by the Economic Policy unit that a review of CZ6 zoned land should be done to identify if such rezoning would affect the supply of CZ6 zoned land.

*Potential impacts of the rezoning*

Agencies also identified the following studies and assessments are required to finalise the planning report:

- car parking assessment considering on-site visitor's parking
- a new electrical substation and minimum separation from the existing underground cables located on the verge of Mortimer Lewis Drive

- vegetation/tree survey considering a fair reflection of values for the young and mature trees with the significance of trees in terms of aesthetics, conservation and environmental values
- communities of interest including Tuggeranong Community Council and residential communities
- community benefit from the proposed rezoning
- social infrastructure including aged care facilities on-site to encourage 'ageing population'.

#### Preliminary community consultation

A planning report needs to undertake an initial public consultation before it is accepted. In this case consultation has not taken place. A minimum of one public meeting and one meeting with the Tuggeranong community council is required.

#### Transferring the project to LDA

Given the proposal was initiated by LDA and fundamental disagreement on rezoning between LDA and Strategic Design Policy, it is suggested the proposal is transferred to EDD to progress the planning investigations. EDD can conduct further planning studies and finalise the planning report or revise the proposal. A letter to EDD is in **Attachment A**.

#### **Financial Implications**

Not applicable as Territory Plan administration is covered by base budget.

#### **Internal Consultation**

Agency consultation was undertaken between 16 November and 30 November 2012.

#### **External Consultation**

No consultation has been done with the community yet. The proponent did not conduct the preliminary community consultation.

#### **Benefits/Sensitivities**

Community concern is anticipated at the time of preliminary consultation.

#### **Media Implications**

Comms input.

Justin McEvoy  
A/g Manager Territory Plan Variation Section  
April 2013

Action Officer: Sharmin Aziz

Branch: Planning Delivery  
Tel: #52642

Encl.



**ACT**  
Government

Environment and  
Sustainable Development

Ref: A8088282

Mr David Dawes  
Director-General  
Economic Development Directorate  
GPO Box 158  
CANBERRA ACT 2601

**Attention: Mr Paul Lewis, Urban Renewal**

Dear Mr Dawes

I am writing about your comments on the initial draft planning report for Greenway section 28 block 2 rezoning CZ6 leisure and accommodation zone to allow medium density infill housing.

I have been informed that in mid-2012 a site planning assessment and a site investigation report was prepared for the City Planning Division of the Environment and Sustainable Development Directorate (ESDD) to examine residential development opportunities for the Greenway section 28 block 2 with a CZ6 leisure and accommodation zone in the Territory Plan. The assessments found the site would be suitable for multi-unit infill projects and recommended rezoning to RZ4 medium density. This change would require a Territory Plan variation.

The draft planning studies for Greenway have been reviewed and circulated to ACT Government agencies for comment prior to finalising a scope for a planning report. In response to the proposal, Economic Development Directorate (EDD) suggested an alternative proposal to change the zone to CZ5 mixed use. This would be a fundamental change to the proposal and would require further investigation plus agency re-circulation before ESDD could finalise the scope for a planning report.

ESDD has considered the comments and would not support rezoning to CZ5 mixed use. The subject site is not located on any rapid transit corridor and is off centre to the Tuggeranong Town Centre and commercial activities. Rezoning to CZ5 could potentially undermine the development of commercial activities within the Town centre.

Other issues raised by you regarding the proposal has been considered and incorporated in the scoping document to be responded by the proponent EDD.

Please contact Mr Justin McEvoy, A/g manager Territory Plan Variation Unit, if you wish to discuss these matters.

Regards

Jim Corrigan  
Executive Director Planning Delivery

April 2013

cc. Dr Erin Brady, Executive Director Planning Policy



**ACT**  
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# Scope for a Planning Report

to inform a proposed Territory Plan variation for Greenway section 28 block 2 involving rezoning CZ6 leisure and accommodation to RZ4 medium density residential for the purposes of residential intensification

**16 April 2013**

*Notes: The scope document is valid for 12 months from the above date.*

*If a planning report has not been submitted to the planning and land authority within this period, the scope will lapse. A written request for extension of this scope and information on work undertaken is required to be received within one year of the above date.*

*The issuance of a scope for a planning report does not constitute support for or any form of commitment to progress a plan variation.*

## **PURPOSE OF THE PLANNING REPORT**

A planning report is prepared to provide the information necessary to inform a decision on initiating a draft variation to the Territory Plan (Part 5.6 of the *Planning and development Act 2007* (the P&D Act)). The report is the principle planning investigation into the proposed change and its potential impacts. It is to be exhibited publicly as a background paper under section 58 of the P&D Act. .

## **FEES**

All relevant charges are required to be paid upon lodgement of the report. Fees information is available at [www.actpla.act.gov.au/topics/design\\_build/finances/fees](http://www.actpla.act.gov.au/topics/design_build/finances/fees).

## **DEGREE OF DETAIL**

This scope has been prepared in consultation with all relevant ACT Government agencies and the National Capital Authority. Likewise any planning report prepared will be reviewed by these agencies in order to reach a whole of ACT Government position on the proposed policy change. In responding to the scope for a planning report, the proponent is required to address the impacts of the proposal to the degree necessary to enable ACT Government agencies to make an informed decision in

relation to the proposed plan variation. The planning report should also provide sufficient information to demonstrate that the land is suitable and capable for the proposed development as well as any other developments made assessable through the policy change. The level and nature of investigations should be relative to the likely extent and scale of issues and impacts.

## **SUBMISSION OF PLANNING REPORT**

A minimum of three printed copies and one CD copy of the report, with appendices in separate, clearly labelled folders, is required to be lodged. Where possible, each document should be no more than 20MB in size.

Upon finalisation of the planning report and the confirmation of agreement to prepare a draft variation, a minimum of 25 copies of the final version of the report (in the format specified at that time) is required to be submitted.

## **WEB ACCESSIBILITY**

Web accessibility is the practice of making website content available to all users, particularly those with disabilities, including visual, auditory, physical, speech, cognitive and neurological disabilities. It includes making content released via a website as accessible as possible regardless of technology, such as for people with text-only web browsers and old browser versions.

The ACT Government is committed to making its website content accessible to as many people as possible. To this end, documents prepared with the intent of being released to the public, particularly via an ACT Government website, are required to comply with W3C Web Content Accessibility Guidelines 2.0. A planning report is required to comply with this standard, which is achieved by the inclusion of a statement of compliance in the planning report.

## **CONTENT**

The planning report should address the following matters and also generally follow the format suggested below:

### **A. Summary and conclusions**

1. Provide an executive summary that outlines:
  - ♦ Brief description of intended purpose, type and form of development
  - ♦ The need for the proposed policy change
  - ♦ The key implications of the policy change
  - ♦ Justification for the change and response to the strategic planning policy context
  - ♦ A balanced assessment of the net impacts of the proposed plan variation.

## B. Description of the proposed plan variation

### 2. Background information

- ♦ Name, address and consent of lessee and name and address of the proponent
- ♦ Authorise any consultants acting on behalf of the proponent and declare compliance with nominated standards (WCAG standard)
- ♦ Location (precise description of subject site including map)

### 3. Describe the type of development anticipated by the proposed plan variation including the following:

- ♦ Description of the proposed plan variation including the existing zoning information, proposed changes to zoning and relevant planning controls (including outline of code provisions), including the Greenway precinct map and code
- ♦ Description of the intended future use of the site including details of intended purpose, type and form of development, land uses, building form, bulk, urban design, landscaping, site layout access to and from the proposed site and internal road layout including the following:
  - Details of the proposal that enables identification of relevant planning controls (eg. plot ratio, height, setbacks)
  - Details of changes to the road as mentioned in the draft planning report for Greenway section 28 block 2 of September 2012 (pg 10) and Site investigation Report for Greenway section 28 block 2 of September 2012 (pg.8)
  - Any proposed tree removal and planting to replace removed trees
- ♦ Proposed land tenure arrangements and administrative responsibilities (eg. National Land, Unleased Territory land or leased land) including authorisation from the land custodian Territory and Municipal Services Directorate (TAMSD) to proceed with the proposal on their behalf.
- ♦ Existing and proposed crown lease arrangements
- ♦ Details of any direct sales conditional on a future lessee undertaking an acoustic assessment to identify the effects of traffic noise from Drakeford Drive as well as a traffic and parking assessment, especially concerning the effects on existing residents and on the operation of the Drakeford Drive/Mortimer Lewis Drive signalised intersection.
- ♦ Proposed implementation timeframes, including staging of development, subdivision and allowing for statutory timeframes for the proposed plan variation.

Note: It is noted that some of the required information is contained in the draft planning report for Greenway section 28 block 2 of September 2012.

### **C. Need for the proposed policy change via a plan variation**

4. State the objectives of the proposed plan variation and why it is needed. Describe what has changed in the economic, social, natural or physical environment to necessitate a policy change. This should include a discussion of the advantages and disadvantages of all alternative development options including the following:
  - ♦ Development demands/trends
  - ♦ Demographic change/ trends considering the Chief Minister's and Treasury Directorate's (CMTD) aged population projections for the ACT by district (2009 to 2021) that projects Tuggeranong's population is expected to age significantly in the next 10 years.
  - ♦ Estimated catchments/ Distribution analysis
  - ♦ Employment distribution/ opportunities
  - ♦ Community benefit from the proposed rezoning
  - ♦ Viability and demand assessments for alternative merit track uses permitted on the site under existing zone
  - ♦ Other potential uses of the site including viability of accommodation for the aged population and encouraging 'ageing in place'
  - ♦ Justification for rezoning to medium density residential, particularly how it is more suitable than any other residential zone
  - ♦ Alternative sites considered and reasons why they were discounted.

Note: It is noted that some of the required information is contained in the draft planning report for Greenway section 28 block 2 of September 2012.

### **D. Strategic Planning Policy Context**

5. Provide details of the proposed plan variation in the context of the existing ACT planning policy framework:
  - ♦ Responds to the Strategic Directions Statement in the Territory Plan, including consistency with all relevant planning policy documents and associated strategic policy documents of the ACT Government including the ACT Affordable Housing Action Plan, the ACT Strategic Plan for Positive Ageing 2010-2014, ACT Planning Strategy 2012 and Canberra Social Plan

Note: It is noted that some of the required information is contained in the draft planning report for Greenway section 28 block 2 of September 2012.

6. Information on the consistency of the proposed variation with the following:
- ♦ Territory Plan zone objectives and relevant code provisions including all applicable structure plans, concept plans, precinct codes (Greenway precinct map and code), overlays, site specific provisions, Tuggeranong master plan or neighbourhood plans
  - ♦ Confirmation the variation is not inconsistent with relevant National Capital Plan policies/development control plans or outline the requirements and process for an amendment to the National Capital Plan.
  - ♦ Other applicable studies/guidelines/publications for example CMTD aged population projections for the ACT by district (2009 to 2021) available at <http://www.cmd.act.gov.au/policystrategic/actstats/projections/actdivisions/districts>.
  - ♦ Heritage requirements including consideration for implementation of an unanticipated discovery protocol prior to any disturbance to the site

Note: It is noted that some of the required information is contained in the draft planning report for Greenway section 28 block 2 of September 2012.

7. List expected approvals or processes required for development of the site. For instance
- ♦ Any future development applications required under the Territory Plan including lease variations, development assessment (merit, subdivision or estate development plan) environmental impact statements (EIS) etc.
  - ♦ Any other ACT Government approvals including tree protection, heritage, site contamination investigations etc.
  - ♦ Any referrals required under commonwealth legislation including the *Environment Protection Biodiversity Conservation Act*

Note: It is noted that some of the required information is contained in the draft planning report for Greenway section 28 block 2 of September 2012.

## **E. Preliminary consultation**

8. Undertake preliminary consultation with the relevant communities with an interest in the site, including
- ♦ Members of the community most likely to be impacted by the proposed plan variation:
    - Tuggeranong Community Council
    - Within proximity of the site, both residents and operators of aged care/community services
    - Surrounding residential communities
    - Stakeholders and interest groups and
    - Users of the site and surrounding open space.

- ♦ The consultation should include but not necessarily be limited to the following:
  - Conduct at least one (1) public meeting/public discussion session that is notified in the Canberra Times and to people listed above
  - Details of consultation undertaken eg notifications, formal presentations, sessions, number of attendees
- ♦ The result of the above consultation is to be documented in the planning report and should include the following:
  - Listing the principal issues, outcomes etc.
  - Responses to all issues raised, including any changes to the proposal as a result of consultation
  - Copies of relevant correspondence

Note: It is noted that the proposal has not been consulted with the community yet and the draft planning report for Greenway section 28 block 2 of September 2012 does not contain any information related to preliminary consultation.

## **F. Potential Impacts**

9. Under each of the three headings provide following information and assessments of all potential impacts:
  - ♦ Details on the existing physical, natural and social environment and built form of the site and surrounds including identifying any opportunities and constraints. A particular response to each site-specific matters, identified by agencies, is required.
  - ♦ Based on the nature, intent and form of development list and discuss the likely impacts, both positive and negative, of the proposed plan variation at a site and catchment level. Include details of any measures to mitigate or minimise the negative impacts, including
    - Any proposed design considerations for future development of the site
    - Any necessary amendments to the applicable codes of the Territory Plan.
  - ♦ Considering all the identified potential impacts and mitigation measures, present a balanced overview of the net impact of the proposed plan variation.

### Physical features, infrastructure and built form

- ♦ Topography – include a contour map at an appropriate scale.
- ♦ Physical infrastructure including identification/response to the following:
  - ♦ Car parking assessment considering visitor's parking and compliance with the Parking and Vehicular Access General Code of the Territory Plan
  - ♦ Other modes of transport

- ♦ Sewerage- identify potential changes to sewerage flows/capacity and an assessment of the capability of the sewer network to accept these flows. Consider the proposed subdivision of 8 blocks and on-site pump station and rising main
- ♦ Gas- any requirement for relocation or disconnection of gas assets
- ♦ Electricity- consider a new substation and minimum separation from the existing underground cables located in the verge of Mortimer Lewis Drive
- ♦ Stormwater - Information on proposed changes to storm water reticulation infrastructure on the site
- ♦ Telecommunications
- ♦ Soils and geology
- ♦ Hydrology
- ♦ Hazards - bushfire, flooding, site contamination etc.
- ♦ Built form
- ♦ Amenity of the area - consider impacts on the proposed and surrounding development:
  - Noise generation, particularly additional traffic
  - Odour
  - Light spill
  - Safety

#### Natural features and values

- ♦ Ecological values including flora and fauna:
  - vegetation/tree survey and significance in terms of aesthetics, conservation and environmental values
- ♦ Watercourses and overland flow paths
  - identify existing overland flow paths
  - discuss the proposed treatment
- ♦ Air and soil (as relevant)

#### Social and cultural context

- ♦ Communities of interest including those parties consulted in part E
- ♦ Social infrastructure including:
  - community, aged care facilities, shopping and recreation facilities including use of the public open space for dog park, swimming beach, children's playground, pedestrian and cycle paths
- ♦ Existing character and of the site and surrounds
  - urban design streetscape character
- ♦ Cultural and heritage environment which had not been addressed elsewhere

- Natural
- Aboriginal and European
- ♦ Economic environment – as relevant.

Note: It is noted that some of the required information is contained in the draft planning report for Greenway section 28 block 2 of September 2012.

---

**From:** Mitchell, Joanne  
**Sent:** Thursday, 4 September 2014 2:45 PM  
**To:** Sayers, Caroline  
**Subject:** FW:

---

**From:** Johns, Peter  
**Sent:** Thursday, 4 September 2014 2:36 PM  
**To:** Mitchell, Joanne  
**Subject:**

#### Greenway

Most of the comments seem to focus on traffic - Lewis Mortimer Street and its capacity to handle further development, parking generated by the dog park (to the south) and the intersection of Lewis Mortimer with Drakeford Drive. People living in the units to the north were also concerned about taller buildings along their boundary - overlooking was primary concern. Some people wanted more of the trees retained on the site.

I think it is worthwhile starting the studies to look into these issues - they will need to be done - better now and then it will help show that we are responding to the concerns raised.

Talk to Rachel about the drawing she prepared for me of the site - which showed various heights - 4 storeys along the boundary with Drakeford Drive - less along Lewis Mortimer and a no build one as well. Talk to Simon to make sure he is comfortable with what is being proposed and then get a 'prettier' version of the map drawn up. There will also have to be some words prepared for precinct code and Caroline should be able to help you out with that.

Peter Johns | Senior Manager |

Phone 02 62053818 | [REDACTED]

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

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



---

**From:** Masterman, Rachel  
**Sent:** Monday, 15 September 2014 3:10 PM  
**To:** Sayers, Caroline  
**Subject:** RE: DV 337 Greenway - for public consultation s60 (also use this version for agency consultation)  
**Attachments:** Greenway Proposed Tree Area.jpg

Hi Caroline,

I have updated the document! Please see attached for the diagram that Peter had me prepare.

Rachel

---

**From:** Sayers, Caroline  
**Sent:** Monday, 15 September 2014 2:40 PM  
**To:** Masterman, Rachel  
**Cc:** Mitchell, Joanne  
**Subject:** DV 337 Greenway - for public consultation s60 (also use this version for agency consultation)  
**Importance:** High

Hi Rachel,

Greenway needs a figure 3 – identified the preferred zone as medium density residential.

Apparently Peter got you to prepare some diagrams for him? If so could I have them please as I will have to write the rules to go with them. I see he's had a go at writing the rules. I may just need to check them and/or update if your diagrams are more recent than his rules.

Confusing!

Thanks  
Caroline



---

**From:** Mitchell, Joanne  
**Sent:** Wednesday, 17 September 2014 2:19 PM  
**To:** Sayers, Caroline  
**Subject:** Greenway

### **1.1 Summary of Proposal**

This draft variation proposes to rezone Greenway block 2 section 28 from the Commercial CZ6 leisure and accommodation zone to Residential RZ4 medium density zone.

The site, located on the eastern side of Lake Tuggeranong is currently undeveloped. There has been little demand for development of the site for Commercial CZ6 uses and there are other locations in Tuggeranong, including the Town Centre, that are zoned CZ6. The site is 1km away from the Tuggeranong Town Centre and is located near public transport links to Woden and Tuggeranong.

The type of development permitted under RZ4 medium density zoning is considered more appropriate than the current CZ6 zoning. RZ4 zoning is consistent with the zoning identified for part block 5 section 10 Greenway, also on the eastern side of Lake Tuggeranong but south of Soward Way. RZ4 zoning retains a commercial element, such as a child care centre or a health facility, but provides for a range of uses more compatible with residential development on the neighbouring RZ2 block than CZ6 zoning.

---

**From:** Masterman, Rachel  
**Sent:** Thursday, 18 September 2014 11:15 AM  
**To:** Mitchell, Joanne; Sayers, Caroline  
**Subject:** DV 337 Greenway - for public consultation s60 (also use this version for agency consultation)  
**Attachments:** DV 337 Greenway - for public consultation s60 (also use this version for agency consultation).docx

Hi Jo and Caroline,

I have added the maps. I have redone Figure 6. Let me know if any further map changes are required.

Jo, I have added the Rules and Criteria to 8.2 and I have also put the Landscape Areas here (highlighted in Green).

Let me know if you need anything else

Kind Regards  
Rachel

---

**From:** Masterman, Rachel  
**Sent:** Thursday, 18 September 2014 11:11 AM  
**To:** Masterman, Rachel  
**Subject:** DV 337 Greenway - for public consultation s60 (also use this version for agency consultation)



**ACT**  
Government

Environment and Planning

*Planning and Development Act 2007*

**Draft**  
**Variation to the**  
**Territory Plan**  
**No 337**

Remove draft watermark prior to releasing for public consultation

**ACT Government Land Release Program**

Greenway section 28 block 2

Zoning changes

**October 2014**

Draft variation for public consultation prepared  
under s60 of the *Planning and Development Act 2007*

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DRAFT

## Contents

Refresh when last edits made

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Summary of the proposal .....	1
1.2	Outline of the process .....	1
1.3	This document.....	2
1.4	Public consultation .....	2
<b>2.</b>	<b>EXPLANATORY STATEMENT.....</b>	<b>3</b>
2.1	Background .....	3
2.1.1	Land Release Program 2014-15 to 2017-18.....	3
2.1.2	Background to the Greenway site.....	5
2.2	Site Description .....	6
2.3	Current Territory Plan Provisions .....	8
2.4	Proposed Changes.....	10
2.4.1	Proposed Changes to the Territory Plan Map.....	10
2.4.2	Proposed Changes to Greenway Precinct Map.....	10
2.4.3	Proposed Changes to the Greenway Precinct Code .....	10
2.5	Reasons for the Proposed Draft Variation.....	11
2.6	Interim Effect.....	11
2.7	Consultation with Government Agencies.....	12
<b>3.</b>	<b>DRAFT VARIATION.....</b>	<b>14</b>
3.1	Variation to the Territory Plan Map.....	14
3.2	Variation to the Territory Plan written statements.....	15

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DRAFT

# 1. INTRODUCTION

## 1.1 Summary of the proposal

Jo to insert

## 1.2 Outline of the process

The Commonwealth's Australian Capital Territory (Planning and Land Management) Act 1988 allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The Planning and Development Act 2007 (the Act) establishes the planning and land authority as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment and Planning Directorate (EPD).

The Territory Plan is comprised of a written statement and a map. The written statement contains a number of parts, namely governance; strategic directions; zones (including objectives and development tables and zone or centre development codes); precinct codes; general codes; overlays; definitions; structure plans, concept plans and development codes for future urban areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, urban parks and recreation, transport and services and non urban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the volumes of the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the Act. Following the release of the draft variation under section 63 of the Act, submissions from the public are invited. Whilst these draft variations are being publicly notified concurrently, they may, after public consultation be progressed independently.

At the conclusion of the consultation period the EPD submits a report on consultation and a recommended final variation to the Minister responsible for planning for approval. The Minister has the discretion to determine if referral to the Legislative Assembly standing committee responsible for planning is warranted prior to approval, depending on the nature and significance of the proposal. If the draft variation is referred to the committee by the Minister or otherwise, the Minister must consider the findings of the committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

### 1.3 This document

This document contains the background information in relation to the propose variation. It comprises the following parts:

PART 1 – This introduction

PART 2 – An explanatory statement, which gives the reasons for the proposed variation and describes its effects

PART 3 – The draft variation, which details the precise changes to the Territory Plan that are proposed. This document includes the process information for the draft variations including information on where to locate the draft variations and how to make submissions.

### 1.4 Public consultation

Written comments about the draft variation are invited from the public until **xx** December 2014 from the date stated in consultation notice. The consultation notice is a notifiable instrument available on the ACT Legislation Register at: **[www.legislation.act.gov.au](http://www.legislation.act.gov.au)**. The consultation notice may also be accessed at the Environment and Planning Directorate (EPD) website at: **[www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations)**.

Comments should include reference to the draft variation, your name and contact details, and be addressed to the Territory Plan Section.

Comments can be:

- emailed to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)
- mailed to Territory Plan Comments, GPO Box 158, Canberra, ACT 2601
- delivered to EPD's Customer Service Centre at 16 Challis Street, Dickson

Copies of written comments will be made available (unless excluded) for public inspection for no less than 15 working days starting 10 working days after the closing date for comment. The comments will be available at EPD's customer service centre in Dickson and may be published on EPD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the Planning and Development Act 2007. A request for exclusion under these sections must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

#### *Further Information*

The draft variation and background documents are available online at **[www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations)** until the closing date for written comments.

Printed copies this draft variation and any background documents are available for inspection and purchase at the Environment and Planning Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

## **2. EXPLANATORY STATEMENT**

### **2.1 Background**

#### **2.1.1 Land Release Program 2014-15 to 2017-18**

The supply and release of land is a central part of the Government's economic and social strategy and supports the needs of a growing population, changing households and an expanding economy. In particular, land supply has an important role in providing a range of affordable housing choices, and in meeting the needs of the commercial and industrial sectors, factors that are crucial in attracting and retaining a skilled workforce.

The leasehold system in the ACT makes it unique as it provides the Government with the ability to influence when, where and how development occurs. Land sales also provide a significant source of funding.

Each year the ACT Government prepares four year Indicative Land Release Programs which sets out the Government's intended program of residential, commercial, industrial, community and non-urban land releases.

The four year Indicative Land Release Programs are intended to provide guidance on the Government's land release intentions and seek to balance economic, social, financial and environmental objectives to:

- promote the economic and social development and population growth of the Territory;
- meet the demand for land in the Territory;
- allow flexibility to respond to fluctuations in the market;
- establish an appropriate inventory of serviced land;
- provide an appropriate choice of land and housing options and facilitating the provision of affordable housing; and
- achieve satisfactory returns from the sale of unleased Territory land.

The identification of blocks is based on an assessment of overall demand drivers. Within the individual sectors land is made available in response to factors such as:

- population growth rates including net overseas migration;
- demographic changes eg changes to living arrangements, ageing population;
- existing supply by the private sector and demand from the market eg vacancy rates and rent levels;
- ACT Government objectives eg diversifying the economic and employment base of the Territory;
- Market confidence and the availability of finance;
- Employment rates;
- Responding to private sector initiatives, such as the development and growth of the Canberra Airport;
- Local factors which can affect the demand for particular types of land;
- National trends eg growth of innovative, emerging and creative industries eg environmental technologies, medical and bio-technologies and information technology

The Land Development Agency (LDA) is responsible for the delivery of the Land Release Programs. Some of the objectives of the LDA in delivering the Land Release Programs include:

- Pursuing initiatives to deliver affordable housing consistent with the Affordable Housing Action Plan;
- Developing urban renewal and development strategies for the city centre, town centres, major transport corridors and group centres;
- Establishing an inventory of environmentally cleared, planned, release ready and serviced land that will provide flexibility and alternative release options to cover any unanticipated delays on sites otherwise identified for release in the relevant period;
- Encouraging viable and liveable communities by providing a variety of block and dwelling types and public spaces to suit the needs of residents and surrounding communities; and
- Contributing to the redevelopment of the transit corridor between Gungahlin, Civic and Lake Burley Griffin through the Capital Metro and City to the Lake projects

<http://www.economicdevelopment.act.gov.au/land> and <http://www.lda.act.gov.au>

### **2.1.2 Background to the Greenway site**

The draft variation proposes to vary the zoning for Greenway section 28, block 2 from the commercial CZ6 leisure and accommodation zone to Residential RZ4 Medium Density zone.

The site is one of a number of sites zoned Commercial CZ6 – Leisure and Accommodation in Greenway. The total area identified for Leisure and Accommodation is about 35 hectares, most of which is located on the eastern edge of the Tuggeranong Town Centre. Some of this land has already been taken up for use, such as the Tuggeranong Vikings Club and the Tuggeranong Hockey Park which is operated by Hockey ACT. However, there are still areas of CZ6 zoned land that are undeveloped in this location.

The site is located on the eastern side of the lake and is removed from the Tuggeranong Town Centre. The site is currently undeveloped. There has been little demand for development of the subject site for recreation and tourism uses and there remain opportunities for such uses in other locations in both the Tuggeranong Town Centre and other parts of Tuggeranong. The noise and traffic impacts generated by uses in the CZ6 zone are better separated from residential areas. These CZ6 uses also have a better relationship with the services and facilities located within the Tuggeranong Town Centre itself.

The Tuggeranong Lakeshore Master Plan Study was completed in 2001. It looked at sustainable development of the Tuggeranong Lakeshore and Town Centre. While no recommendations were made for the subject block, areas immediately to the north were identified for residential development, with the potential for aged accommodation identified.

In the consultation on the Tuggeranong Town Centre Master Plan (2012) it was found that residents of medium density housing, in and round the Town Centre, appreciated the convenience of its location. There was also interest in housing being provided for the aged and that a diversity of housing types should be encouraged.

It is considered that the sort of development permitted under the RZ4 medium density zoning is more appropriate than the current CZ6 zoning. The proposed zoning is also consistent with the RZ4 zoning identified for part block 5 section 10 Greenway, which is also on the eastern side of Lake Tuggeranong but south of Soward Way.

The proposed RZ4 medium density zoning retains a commercial element, such as a child care centre or a health facility, but provides for a range of uses more compatible with residential development than the CZ6 zoning.

Allowing residential development on the site will permit an extension of the existing residential area to the north including housing for the aged. The site is well located to the services in the Town Centre and there are good pedestrian and cycling connections.

There is a height limit of 3 storeys in the RZ4 medium density zone. While the buildings to the north of the site are generally two storeys given the topography of the site a general building height of 3 storeys is considered to be suitable. However, the interface with Lake Tuggeranong needs to be considered and two storeys along Mortimer Lewis Drive may produce a better urban design outcome. However, a 4 storey element for that part of the site which abuts Drakeford Drive may also be appropriate. The trees which separate Drakeford Drive from the site have significant landscape and amenity benefits should be retained. The overall development would be subject to detailed designs at the Development Application phase.

## **2.2 Site Description**

The subject site includes Greenway section 28 block 2 and is located at the eastern edge of the suburb of Greenway on Mortimer Lewis Drive approximately 1km by road from the Tuggeranong Town Centre, adjacent to the foreshore of Lake Tuggeranong and immediately east of Oxley. The site is also adjacent to Drakeford Drive which is a major arterial road linking Tuggeranong to other parts of Canberra, with public transport stops near the subject site. The number 60 and 160 bus routes provide ready public transport links between Woden and Tuggeranong via Kambah West.

The subject site is bordered to the west and south by Urban Open Space – Tuggeranong District Park and Lake Tuggeranong, to the north by multi-unit residential dwellings in a Residential RZ2 – Suburban Core Zone and to the east by dwellings in Oxley in a Residential RZ1 – Suburban Zone.

The site is approximately 44,645m<sup>2</sup> in area and has an irregular shape primarily because it follows the lake shore. The site has a curving frontage of about 700 metres to Mortimer Lewis Drive and approximately 400 metres to Drakeford Drive.

The Tuggeranong Town Centre) provides commercial, retail, office, education, community, government services, leisure, entertainment and residential opportunities for the broader Tuggeranong community. The site is located within reasonable proximity to the Kambah South Local Centre and the Erindale Group Centre. The subject site is also close to a range of other community facilities such as the Sea Scouts, playgrounds, Dog Park and outdoor recreational area.

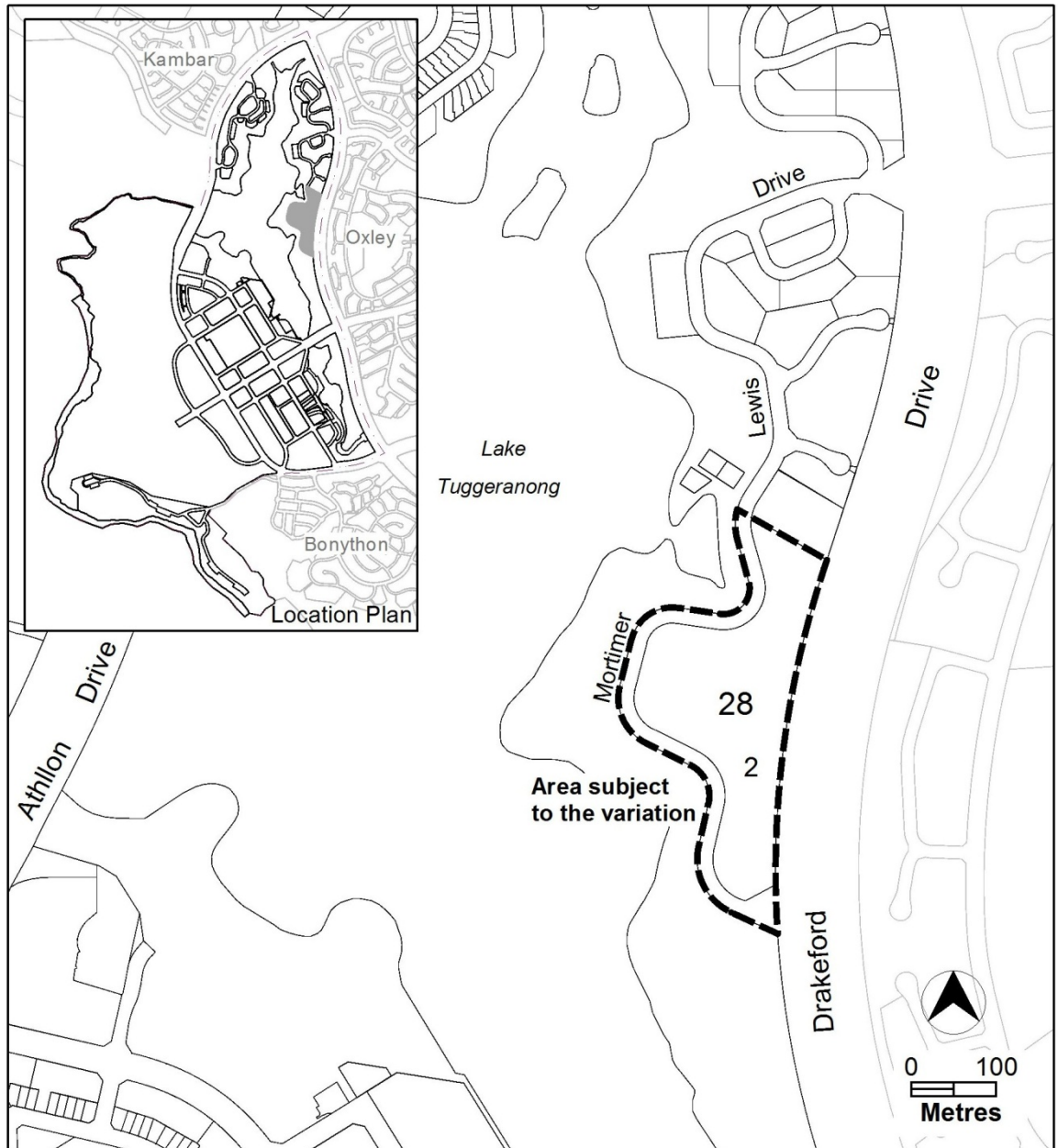


Figure 1 Site Plan

### 2.3 Current Territory Plan Provisions

The Territory Plan map zone for the area subject to this variation is shown in Figure 2.

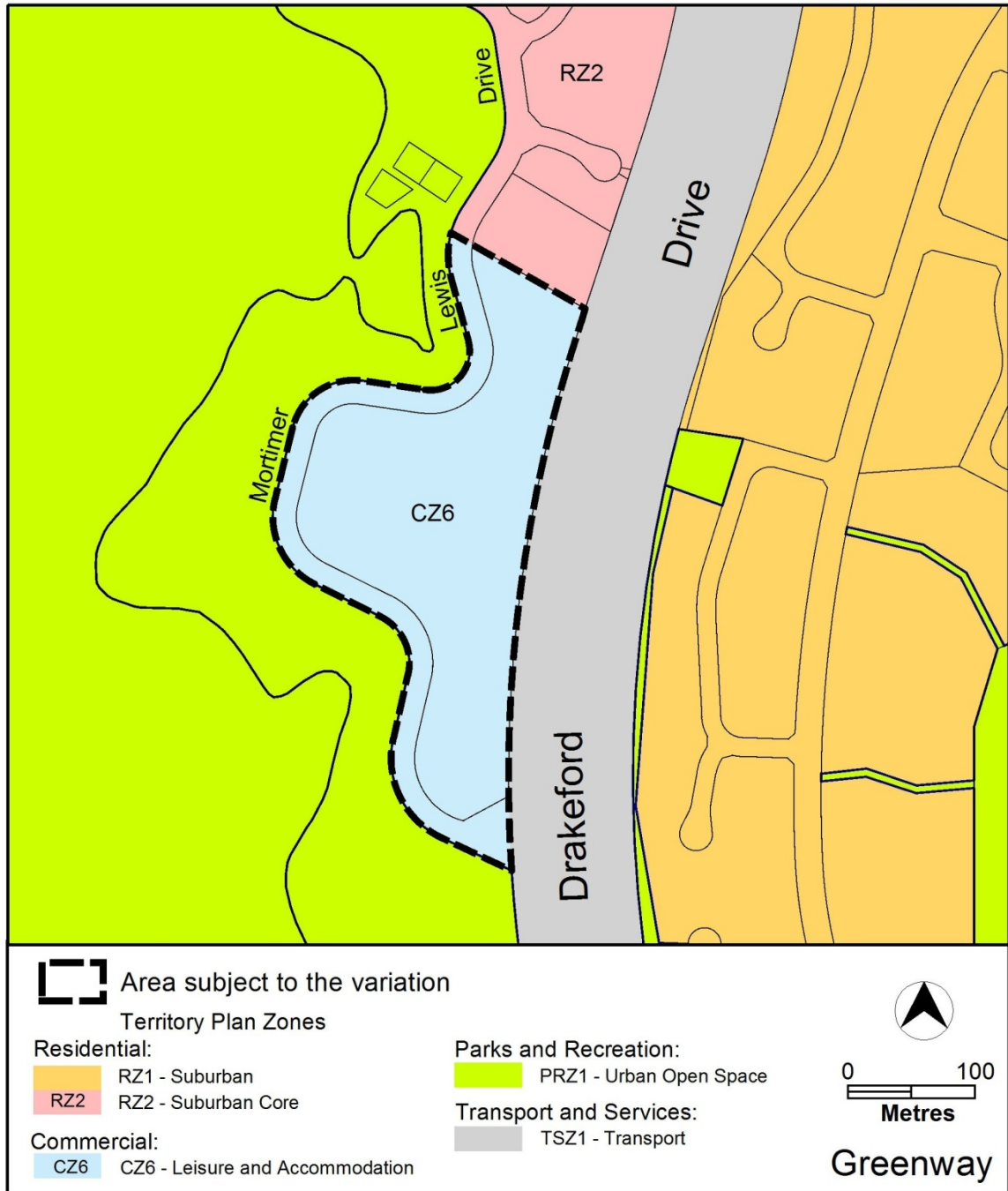
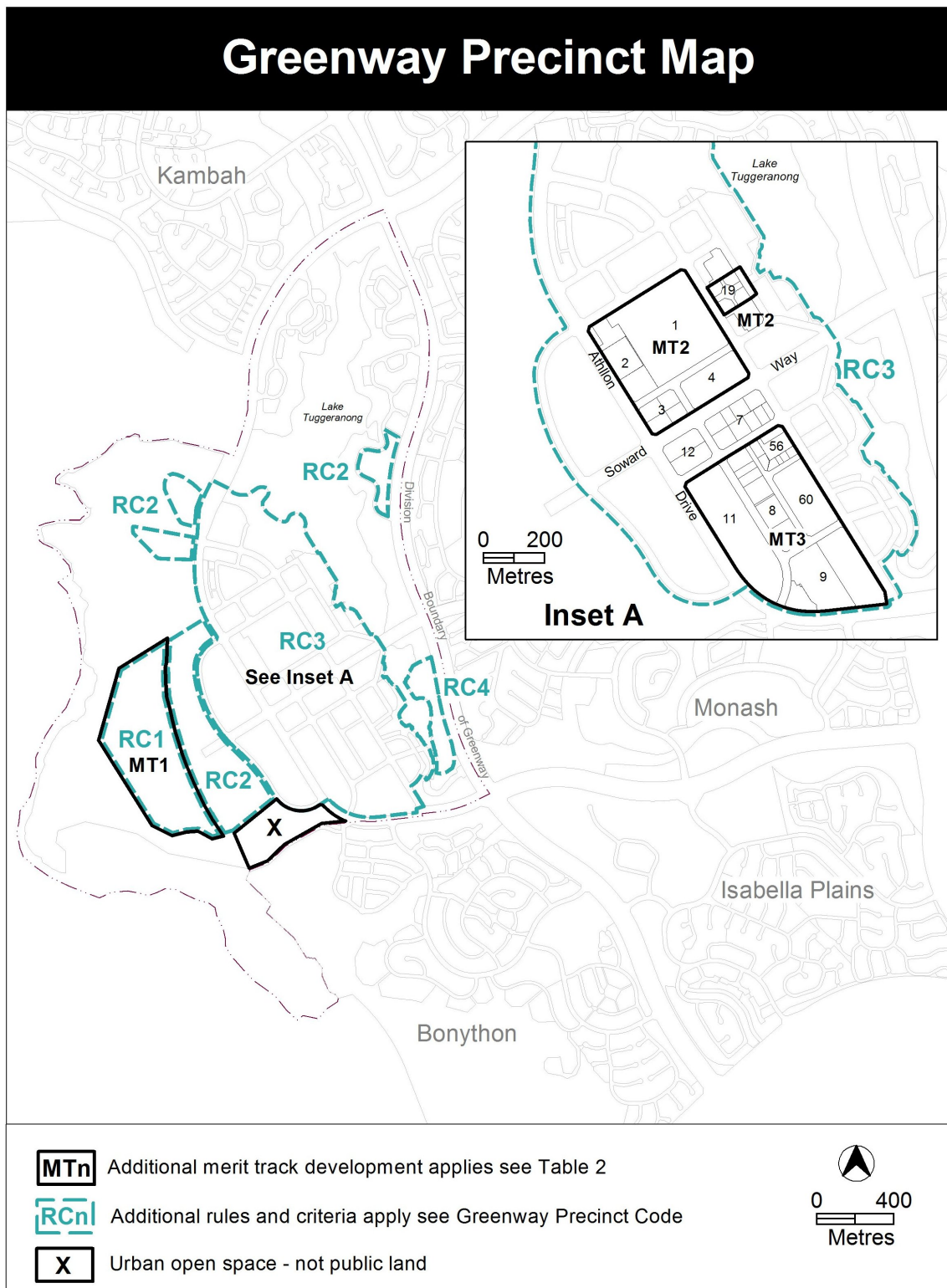


Figure 2 Territory Plan Zones Map

The Greenway precinct map for the area subject to this variation is shown in Figure 3.



Insert a copy of the Greenway precinct map from V318 because it will commence next week.

## Figure 3 – Greenway precinct map.

### 2.4 Proposed Changes

#### 2.4.1 Proposed Changes to the Territory Plan Map

The proposed changes to the Territory Plan map are indicated in Figure 4 at Part 3 of this document and involve the rezoning of Greenway section 28 block 2 from the commercial CZ6 leisure and accommodation zone to the residential RZ4 medium density zone.

The draft variation map indicates the proposed zone boundaries as accurately as possible but may be subject to adjustments following detailed surveys.

#### 2.4.2 Proposed Changes to Greenway Precinct Map

The proposed changes to the Greenway precinct map are indicated in Figure 5 at Part 3 of this document and involve removing the subject site from the RC2 – Medium density area and including it in a new RC5 area.

#### 2.4.3 Proposed Changes to the Greenway Precinct Code

The proposed changes to the Greenway precinct code are detailed in Part 3 of this document and including introduction of a new RC5 – Medium density area with provisions relating to:

- Building heights
- Protection of trees
- Vehicular access
- Pedestrian access

## **2.5 Reasons for the Proposed Draft Variation**

The reasons for this draft variation are as follows:

- The site is considered to be both suitability and capable for development for residential purposes
- The site is well sized to accommodate a mix of uses, but primarily residential development, particularly aged persons accommodation
- The proposed zoning is a logical extension of the adjoining RZ4 medium density residential zoning.
- The site is well located close to existing services in the commercial centre of Tuggeranong and/or Erindale
- The site has good access to public transport on Drakeford drive and there is good walking and cycling access to the Tuggeranong Town Centre.
- The impacts on the surrounding residential areas are expected to be minimal.
- The development will encourage greater use of lake Tuggeranong and surrounding urban open space.
- There remains a supply of CZ6 zoned land adjacent to the Tuggeranong Town Centre to meet the needs for leisure and accommodation uses.

## **2.6 Interim Effect**

Section 65 of the Planning and Development Act 2007 does not apply in relation to the draft variation so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

## 2.7 Consultation with Government Agencies

The EPD is required to, in preparing a draft variation under section 61(b) consult with each of the following in relation to the proposed draft variation:

- the national capital authority
- the conservator of flora and fauna
- the environment protection authority
- the heritage council
- if the draft variation would, if made, be likely to affect unleased land or leased public land – each custodian for the land likely to be affected

### National Capital Authority

The National Capital Authority provided the following comments on **DATE**

[insert NCA comments please remember to direct quote and italicise]

Response

### Conservator of Flora and Fauna

The Conservator of Flora and Fauna made the following comments on

**DATE**

[insert Conservator's comment please remember to direct quote and italicise]

Response

### Environment Protection Authority

The Environment Protection Authority provided the following comments on

**DATE**

[copy EPA comment please remember to direct quote and italicise]

Response

### **Heritage Council**

The Heritage Council provided the following comments on **DATE**

[copy heritage comment please remember to direct quote and italicise]

Response

### **Land Custodian [where applicable]**

The land custodian provided the following comments on **DATE**

[copy land custodian comment please remember to direct quote and italicise]

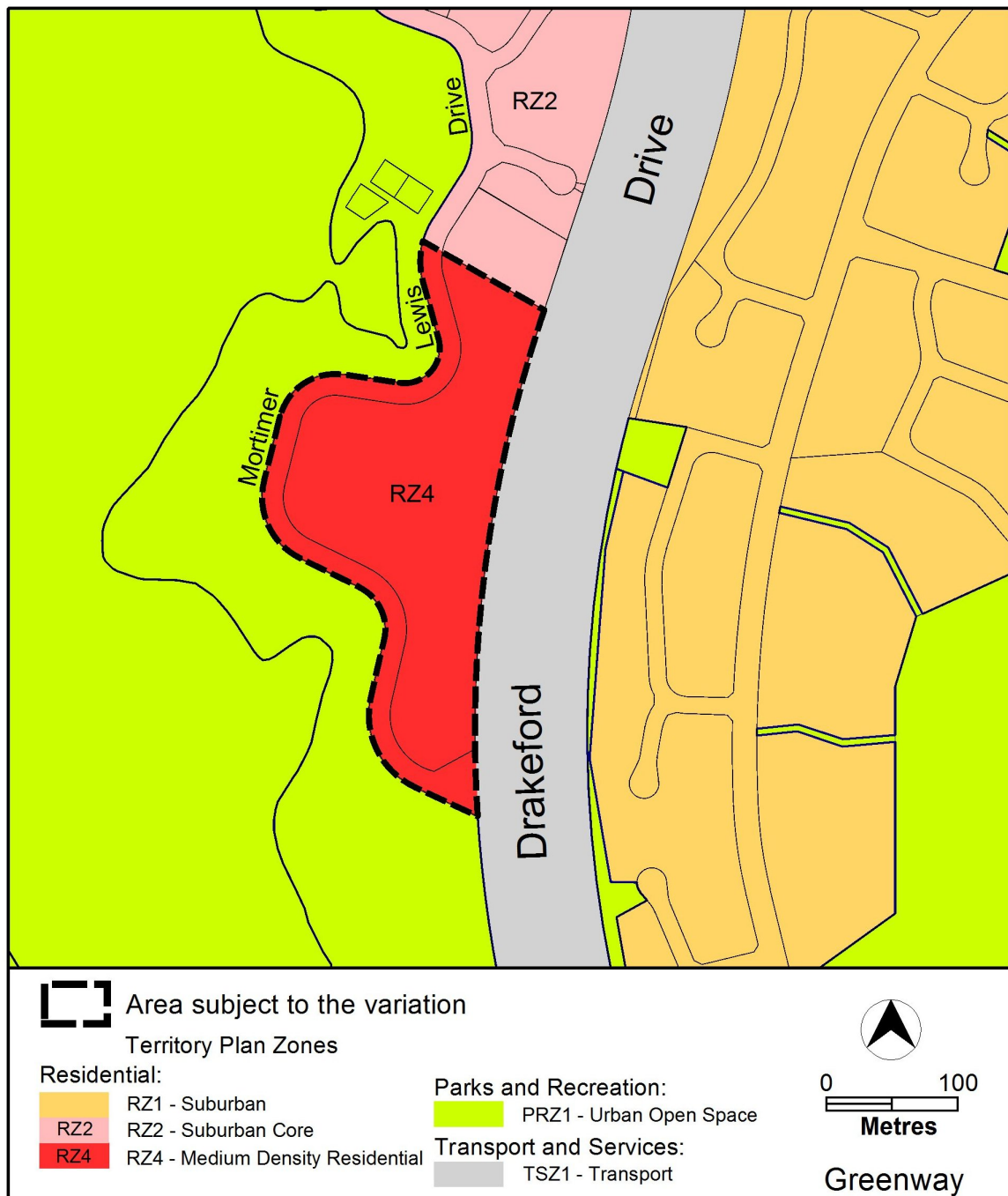
Response

DRAFT

### 3. DRAFT VARIATION

#### 3.1 Variation to the Territory Plan Map

The Territory Plan map is varied as indicated in Figure 4 for the area shown as subject to the variation.



**Figure 4 – Proposed Zoning**

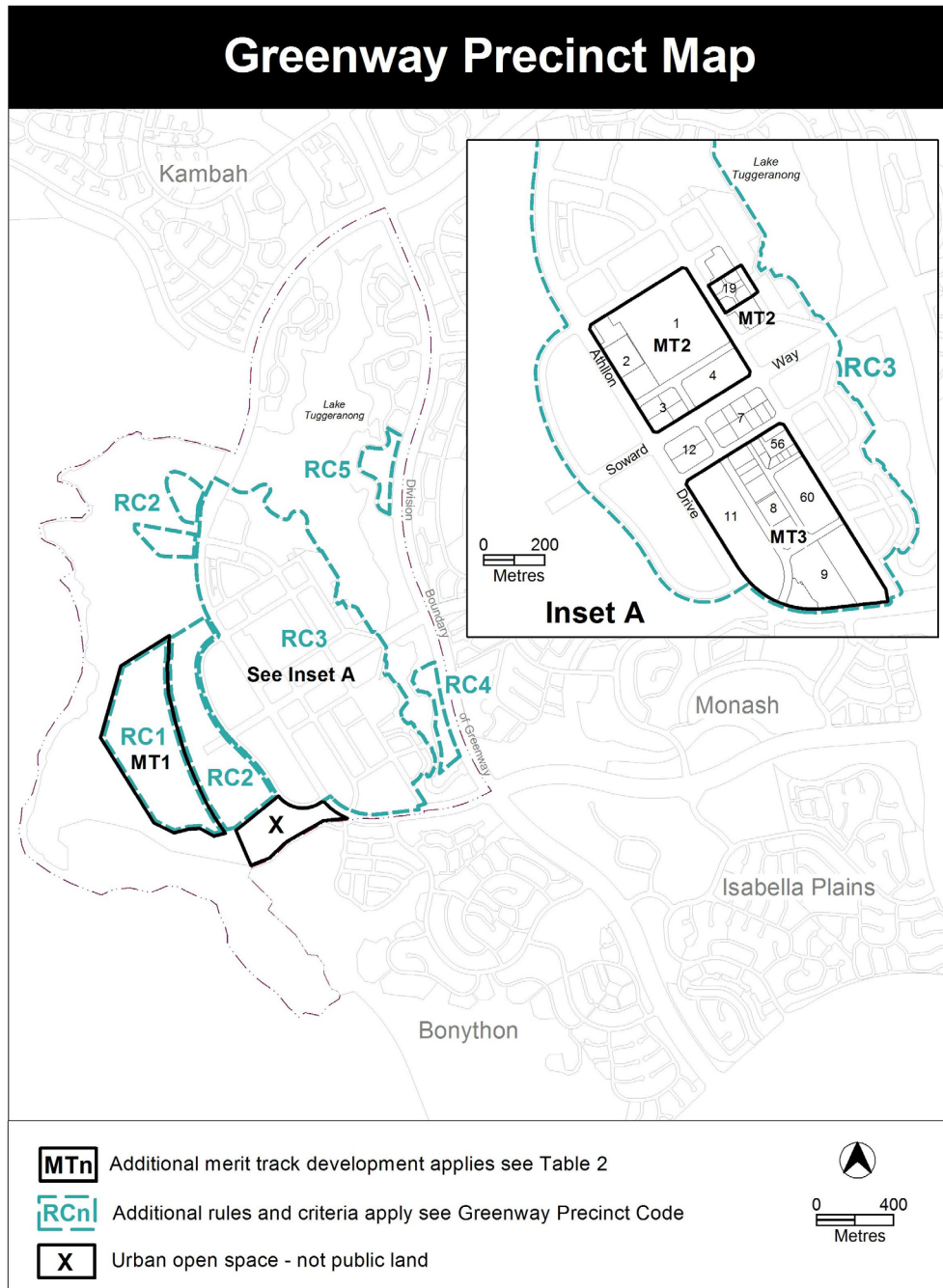
### **3.2 Variation to the Territory Plan written statements**

#### *Variation to the Greenway Precinct Map*

- 1. Greenway precinct map – Remove the RC2 area and introduce new RC5 – medium density area**

*Substitute the Greenway precinct map with the Greenway precinct map at figure 5*

DRAFT



Insert proposed precinct map here

**Figure 5 proposed Greenway precinct map**

### Variation to the Greenway Precinct Code

#### **2. RC5 – Medium Density Area**

*Insert*

## RC5 – Medium density area

This part applies to blocks and parcels identified in area RC5 shown on the Greenway precinct map. RC5 includes the medium density area.

### Element 6 – Site

Rules	Criteria
<b>6.1 Site Access</b>	
<p>R20 This rule applies the RC5 area identified in the Greenway precinct map.</p> <p>Vehicular access or egress to the site from Drakeford Drive is not permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>6.2 Pedestrian access</b>	
<p>R21 This rule applies to the area identified in figure 6.</p> <p>A public pedestrian thoroughfare is provided across the site from the Drakeford Drive pedestrian underpass to the Lake Tuggeranong urban open space.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

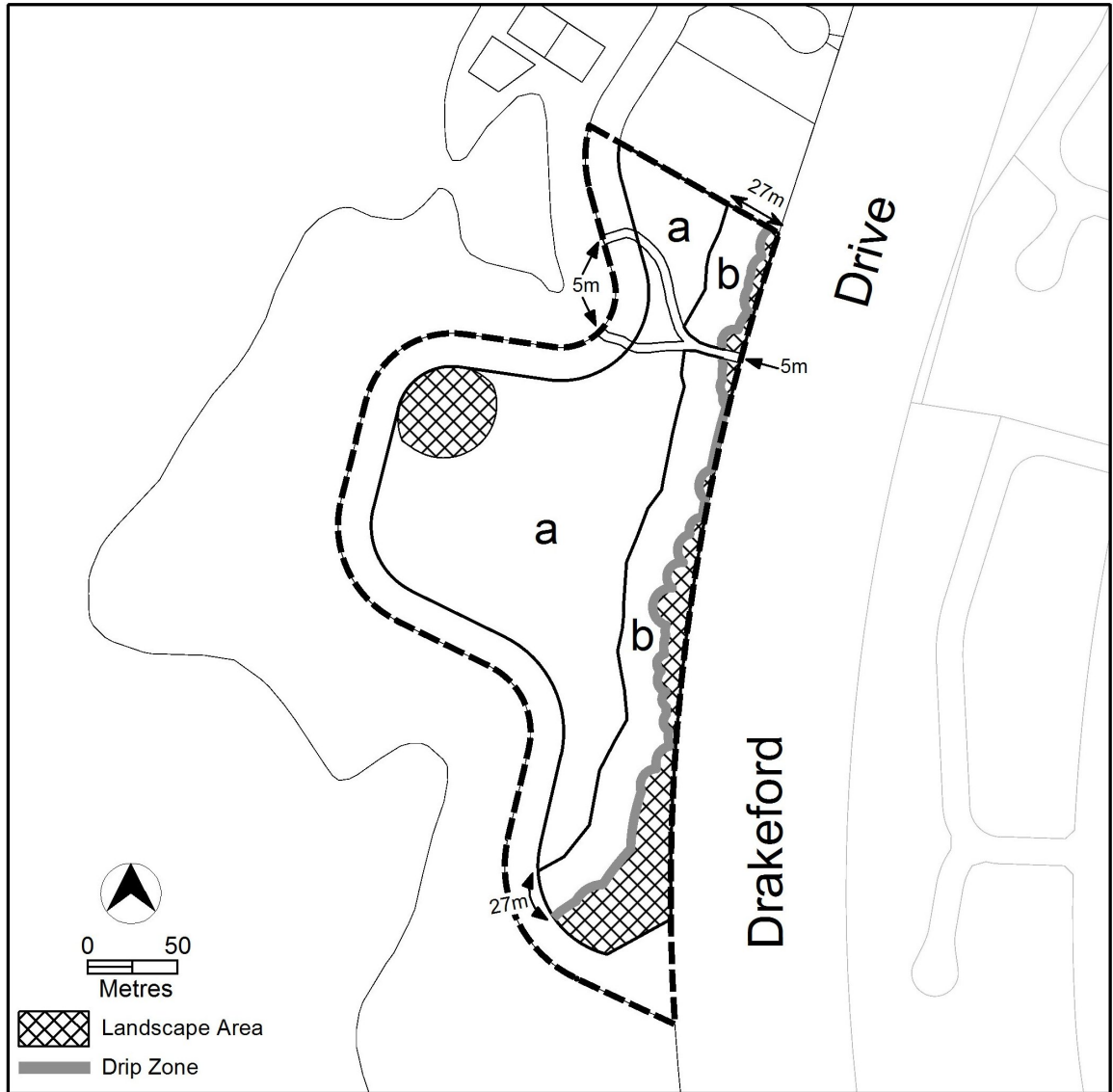
### Element 7 Built form

Rules	Criteria
<b>7.1 Height of buildings</b>	

Rules	Criteria
<p>R22</p> <p>This rule applies to areas shown in figure 6</p> <p>The maximum <i>height of buildings</i> in the areas shown on figure 6 are as follows:</p> <ul style="list-style-type: none"> <li>a) in area 'a' – 9.5metres</li> <li>b) in area 'b' – 13metres. Area 'b' is measured as a maximum depth of 25metres from edge of the tree drip zone identified in figure 6.</li> </ul> <p>For this rule the building height excludes all of the following:</p> <ul style="list-style-type: none"> <li>a) roof top plant</li> <li>b) lift overruns</li> <li>c) antennas</li> <li>d) photovoltaic panels</li> <li>e) air conditioning units</li> <li>f) chimneys, flues and vents</li> </ul> <p>Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## Element 8 Environment

Rules	Criteria
<b>8.1 Trees</b>	
<p>R23 This rule applies to the area identified in figure 6.</p> <p>Building and construction works do not encroach on land within the drip zone plus 2.0m of the existing stands of trees on the eastern edge of Block 2 adjacent to Drakeford Drive.</p>	<p>The health of existing trees on the eastern edge of Block 2 adjacent to Drakeford Drive is maintained.</p> <p>Compliance with this criterion is achieved by a report that has been prepared by a suitably qualified arborist and endorsed by the Conservator of Flora and Fauna.</p>
<b>8.2 Landscape area</b>	
<p>R24 This rule applies to the area identified in figure 6.</p> <p>No buildings or structures are located within the landscape area (Rachel and Jo we need dimensions of this circular area). Circle Area is 2235.38m<sup>2</sup> Oblong Areas are 553m<sup>2</sup> and 5252.03m<sup>2</sup> total 8040.38m<sup>2</sup></p>	<p>Jo, to insert what this is for. I suspect its for protection of trees to screen the site from the public car park??</p> <p>The protection of trees on the eastern edge of Block 2 adjacent to Drakeford Drive is maintained.</p> <p>The trees will provide a landscape buffer to Drakeford Drive.</p>



Rachel to insert figure 6 here

Figure 6: site, built form and environment

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:
<b>TRANSLATING AND INTERPRETING SERVICE</b>	
<b>131 450</b>	
Canberra and District - 24 hours a day, seven days a week	

DRAFT