PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name CLINTON CASHEN

Date 21/6/2016

TAYLOR 1

JOINS SHEET 5835-01-09.2

MONCRIEFF

HORSE PARK DRIVE

LEGEND

ESTATE BOUNDARY

FILL DEPTH RANGE (METRES)

0.00 TO 0.25	0.75 TO 1.00	1.50 TO 1.75	2.25 TO 2.50	3.00 TO 3.25	3.75 TO 4.00
0.25 TO 0.50	1.00 TO 1.25	1.75 TO 2.00	2.50 TO 2.75	3.25 TO 3.50	
0.50 TO 0.75	1.25 TO 1.50	2.00 TO 2.25	2.75 TO 3.00	3.50 TO 3.75	

CLIENT

ACT Government — Chief Minister, Treasury and Economic Development

Land Development Agency — CANBERRA FIRST

DESIGN TEAM

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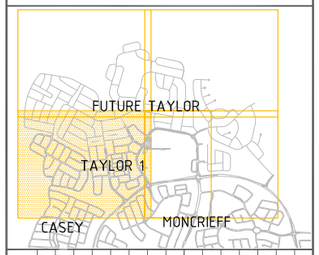
ARCHITECTURE, PLANNING & THE URBAN LANDSCAPE



ISSUE	AMENDMENT	DATE	APP	AMD
D	AGENCY ENDORSEMENT	09.12.15	AN	JS
C	EDP SUBMISSION 1	30.10.15	AN	JS
B	FOR COMPLIANCE CHECK	16.10.15	AN	JS

PROJECT

TAYLOR 1
Residential Estate

STAGE

ESTATE DEVELOPMENT PLAN

DRAWING TITLE

Fill Plan
Sheet 1 of 2

SCALE

A1 PLOT 2000 40 20 0 20 40 60 80 4000 A3 PLOT

APPROVED	VL	27.10.2015
CHECKED	AN	27.10.2015
DESIGNED	KC	
DRAWN	JS	
JOB No.	5835	
DRAWING	5835-01-09.1	
PLAN NUMBER	09.1	ISSUE D

NORTH

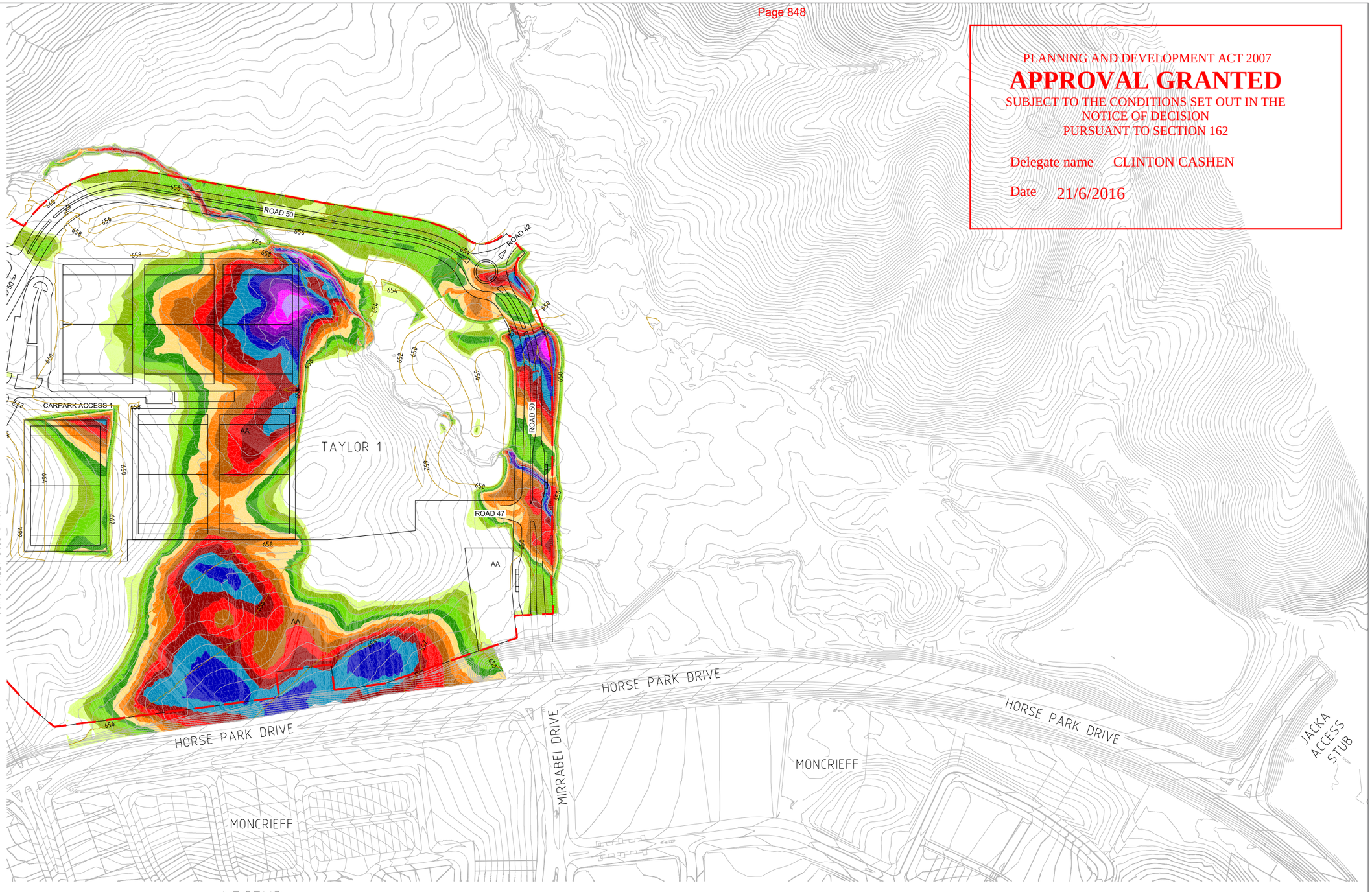
PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name CLINTON CASHEN

Date 21/6/2016



LEGEND

ESTATE BOUNDARY

FILL DEPTH RANGE (METRES)

0.00 TO 0.25	0.75 TO 1.00	1.50 TO 1.75	2.25 TO 2.50	3.00 TO 3.25	3.75 TO 4.00
0.25 TO 0.50	1.00 TO 1.25	1.75 TO 2.00	2.50 TO 2.75	3.25 TO 3.50	
0.50 TO 0.75	1.25 TO 1.50	2.00 TO 2.25	2.75 TO 3.00	3.50 TO 3.75	

CLIENT

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Land Development Agency, CANBERRA FIRST

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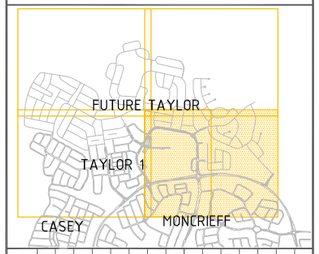


ISSUE	AMENDMENT	DATE	APP	AMD
D	AGENCY ENDORSEMENT			JS
C	EDP SUBMISSION 1	09.12.15	AN	JS
B	FOR COMPLIANCE CHECK	30.10.15	AN	AN
		16.10.15		

PROJECT

TAYLOR 1
Residential Estate

STAGE

ESTATE DEVELOPMENT PLAN

DRAWING TITLE

Fill Plan
Sheet 2

SCALE

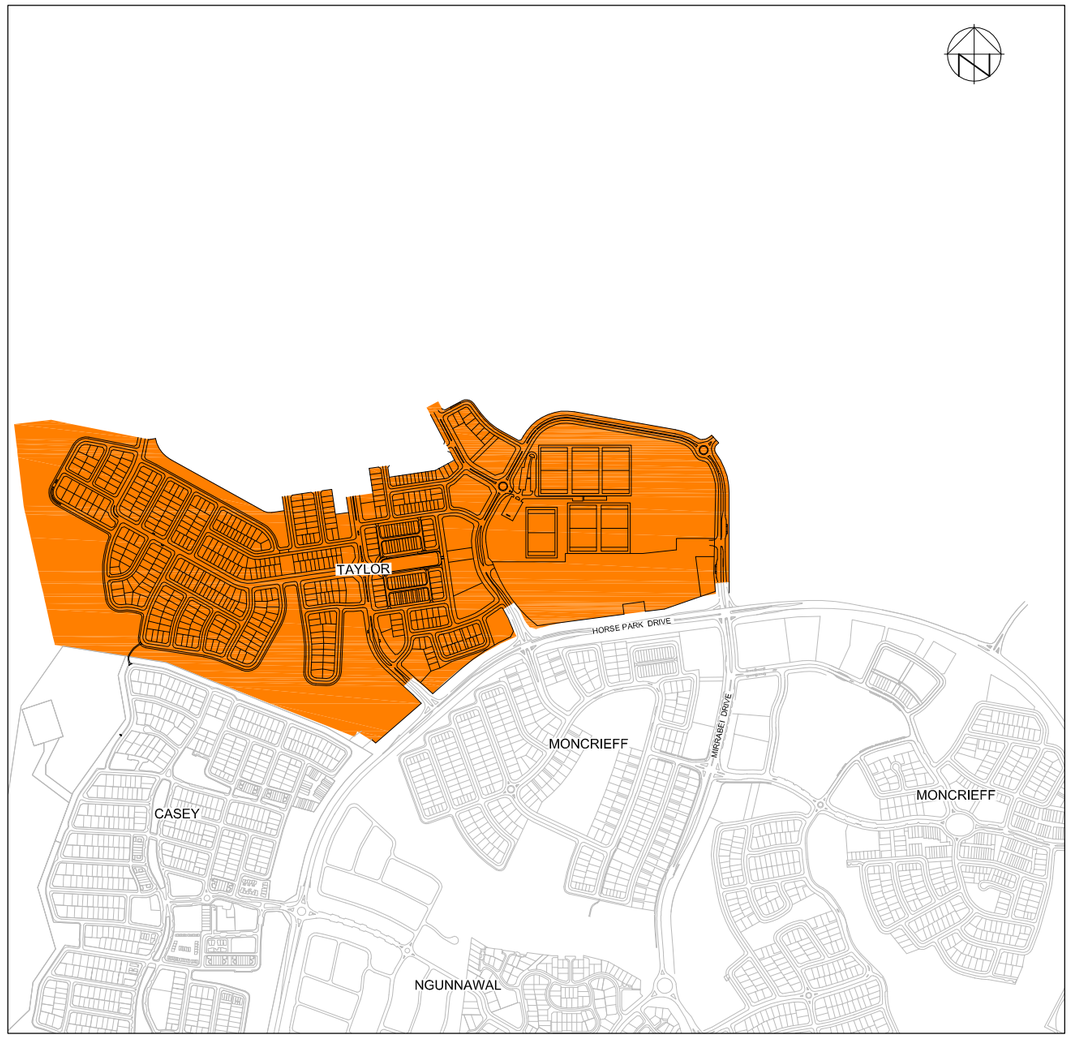
A1 PLOT 2000 40 20 0 20 40 60 80 A3 PLOT 4000

APPROVED	VL	27.10.2015
CHECKED	AN	27.10.2015
DESIGNED	KC	
DRAWN	JS	
JOB No.	5835	
DRAWING	5835-01-09.2	
PLAN NUMBER	09.2	ISSUE D

NORTH N

TAYLOR 1 RESIDENTIAL ESTATE

ESTATE DEVELOPMENT PLAN
JANUARY 2016
AGENCY ENDORSEMENT



DRAWING TITLE	PLAN NUMBER
Cover Sheet	0.0
Locality Plan	1.1
Concept Master Plan	2.1
Staging Plan	3.1
Estate Development Key Plan	4.0
Estate Development Plans	4.1-4.7
Block Details Plans	5.1-5.6
Fencing Plan	6.1
Land Use Plans	7.1-7.6
Slope Analysis Plans	8.1-8.2
Fill Plans	9.1-9.2
Bushfire Risk Assessment & Management Plan	10.1
Environmental Management Concept Plans	11.1-11.2
Public Transport Network & Off Road Movement Systems	12.1
Building Envelope Plans	13.1-13.4
Development Intentions Plans	14.1-14.2
Block Compliance Plans	15.1-15.4
Planning Control Plans	16.1-16.4
Stormwater Master Catchment Plan	17.0
Stormwater Layout Plans	17.1-17.2
Water Sensitive Urban Design Outcomes	18.1-18.2
Sewer Master Catchment Plan	19.0
Sewer Layout Plans	19.1-19.4
Water Supply Master Catchment Plan	20.0
Water Supply Layout Plans	20.1-20.5
Utility Services Plans	21.1-21.2
Electrical Master Plans	22.1-22.2
Landscape Master Plans	23.0-23.7
Tree Management Plans	24.1-24.8
Tree Impact Plans	25.1-25.4
Typical Cross Sections Layout Plan	26.0
Typical Cross Sections	27.1-27.4
Road Hierarchy & Traffic Analysis Overall Plan	28.0
Road Hierarchy & Traffic Analysis Plans	28.1-28.2
Road Hierarchy & Traffic Analysis Characteristics Table	28.3
Road Details Key Plans	30.1-30.2
Road Details Plans	30.3-30.12
Turning Templates Layout Plan	31.1-31.2
Turning Templates	31.3-31.26
Chainage Plans	32.1-32.6
Road Longitudinal Sections	33.1-33.44
On street Parking Plans	34.1-34.4
Waste Collection Plans	35.1-35.3
Offsite Works Plans	36.0-36.4
Floodway Detail Plans	37.1-37.4

CLIENT:

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ARCHITECTURE, PLANNING & THE URBAN LANDSCAPE

5835-01-00.0

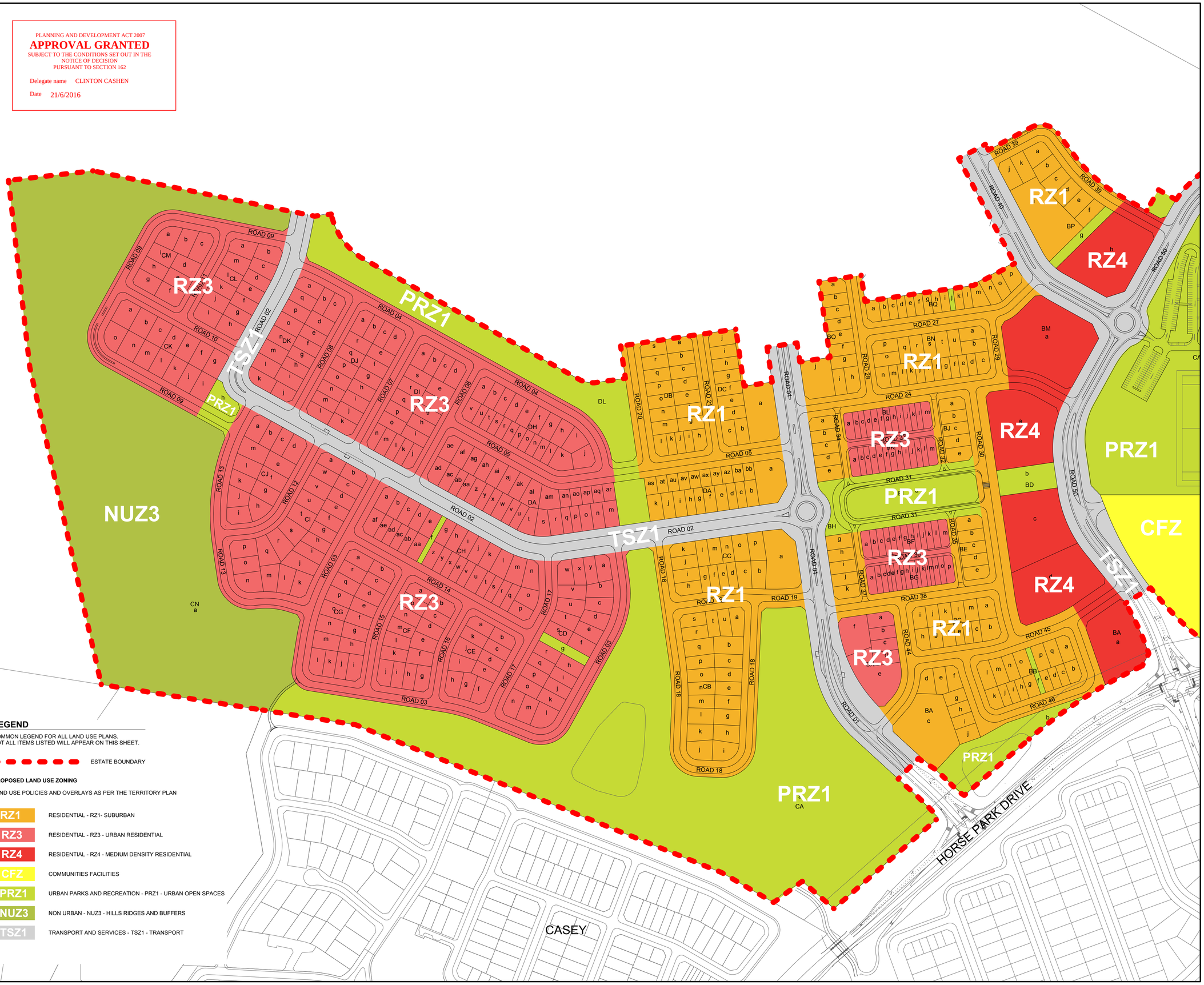
PLANNING AND DEVELOPMENT ACT 2007

APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION PURSUANT TO SECTION 162

Delegate name CLINTON CASHEN

Date 21/6/2016



LEGEND

COMMON LEGEND FOR ALL LAND USE PLANS.
NOT ALL ITEMS LISTED WILL APPEAR ON THIS SHEET.

ESTATE BOUNDARY

PROPOSED LAND USE ZONING

LAND USE POLICIES AND OVERLAYS AS PER THE TERRITORY PLAN

RZ1	RESIDENTIAL - RZ1- SUBURBAN
RZ3	RESIDENTIAL - RZ3 - URBAN RESIDENTIAL
RZ4	RESIDENTIAL - RZ4 - MEDIUM DENSITY RESIDENTIAL
CFZ	COMMUNITIES FACILITIES
PRZ1	URBAN PARKS AND RECREATION - PRZ1 - URBAN OPEN SPACES
NUZ3	NON URBAN - NUZ3 - HILLS RIDGES AND BUFFERS
TSZ1	TRANSPORT AND SERVICES - TSZ1 - TRANSPORT

CLIENT

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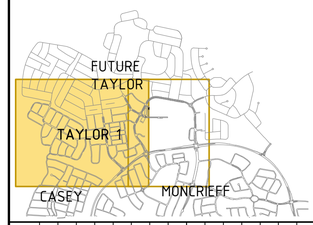

ISS	AMENDMENT	DATE	APP
D	AGENCY ENDORSEMENT	08/12/15	GW
C	EDP SUBMISSION 1	28/10/15	GW
B	FOR COMPLIANCE CHECK	19/10/15	GW
A	ISSUE FOR INDESCO & LDA REVIEW	12/10/15	

PROJECT

Taylor 1
Residential Estate

STAGE
ESTATE DEVELOPMENT PLAN

DRAWING TITLE

Land Use Plan
Sheet 1 of 2

SCALE
A1 PLOT 2000 40 20 0 20 40 60 80 A3 PLOT 4000

APPROVED	OT	08/12/15
CHECKED	GW	08/12/15
DESIGNED	TW	
DRAWN	WY	
JOB No.		5835-01
DRAWING		
PLAN NUMBER		07.1
ISSUE		D

NORTH

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
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Delegate name CLINTON CASHEN

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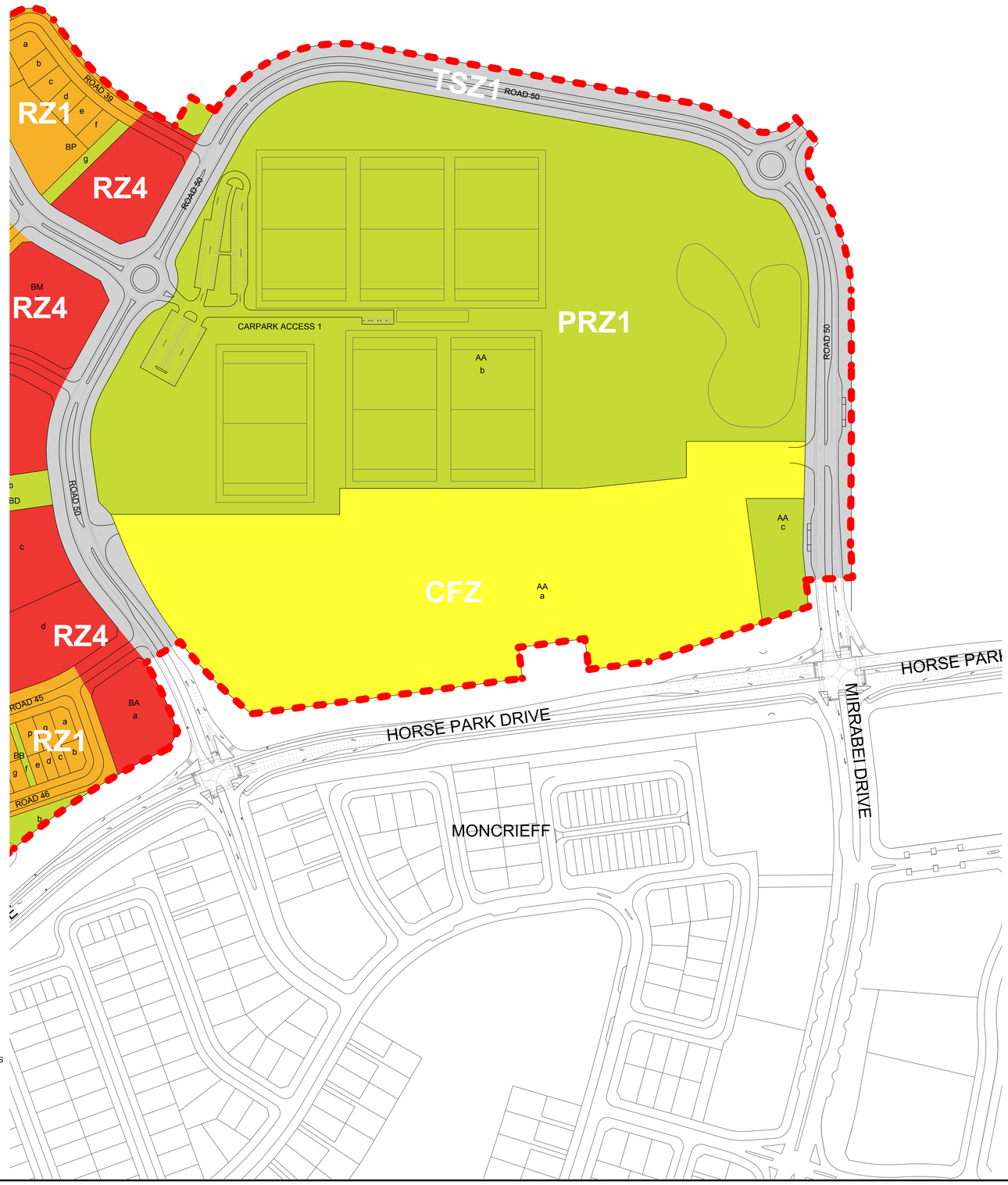

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RZ4	RESIDENTIAL - RZ4 - MEDIUM DENSITY RESIDENTIAL
CFZ	COMMUNITIES FACILITIES
PRZ1	URBAN PARKS AND RECREATION - PRZ1 - URBAN OPEN SPACES
NUZ3	NON URBAN - NUZ3 - HILLS RIDGES AND BUFFERS
TSZ1	TRANSPORT AND SERVICES - TSZ1 - TRANSPORT

CLIENT

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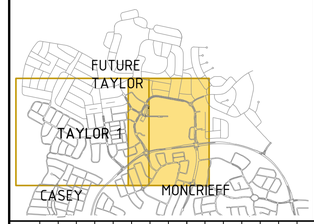

ISS	AMENDMENT	APP	DATE
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B	FOR COMPLIANCE CHECK	GW	19/10/15
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PROJECT

Taylor 1
Residential Estate

STAGE
ESTATE DEVELOPMENT PLAN

DRAWING TITLE

Land Use Plan
Sheet 2 of 2

SCALE
A1 PLOT 1000 20 10 0 10 20 30 40 2000 A3 PLOT

APPROVED	OT	08/12/15
CHECKED	GW	08/12/15
DESIGNED	TW	
DRAWN	WY	
JOB No.	5835-01	
DRAWING		
PLAN NUMBER	07.2	ISSUE D

NORTH N

LEGEND

ESTATE BOUNDARY

FUTURE TAYLOR EXTENTS

NEW SOUTH WALES / AUSTRALIAN CAPITAL TERRITORY

ONE TREE HILL

TAYLOR

TAYLOR DISTRICT PLAYING FIELDS

TAYLOR SCHOOL P-10

HORSE PARK DRIVE

MONCRIEFF GROUP CENTRE

JACKA ACCESS ROAD

FUTURE NORTH JACKA

KINLYSIDE RESERVOIR

MONCRIEFF

FUTURE SCHOOL

MONCRIEFF CRIP

CASEY

MONCRIEFF

JACKA

BONNER

HORSE PARK DRIVE

BONNER SHOPS

NEVILLE BONNER PRIMARY SCHOOL P-6

NGUNNAWAL

MIRRABEI DRIVE

AMAROO DISTRICT PLAYING FIELDS

AMAROO SCHOOL P-10

AMAROO GROUP CENTRE

NGUNNAWAL NEIGHBOURHOOD OVAL

SPRINGBANK RISE DOG PARK

NGUNNAWAL PRIMARY SCHOOL P-6

HALL

CASEY

AMAROO

FORDE

YERRABI POND

CLIENT

ACT Government — Chief Minister, Treasury and Economic Development

Land Development Agency — CANBERRA FIRST

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ISSUE	AMENDMENT	DATE	APP	AMD
D	AGENCY ENDORSEMENT	09.12.15	AN	JS
C	EDP SUBMISSION 1	30.10.15	AN	JS
B	FOR COMPLIANCE CHECK	16.10.15	AN	JS

PROJECT
TAYLOR 1
Residential Estate

STAGE
ESTATE DEVELOPMENT PLAN

DRAWING TITLE
Locality Plan

SCALE
A1 PLOT 1:10000 — 0 100 200 300 400 — 1:20000 A3_PLOT
200 100

APPROVED	VL	27.10.2015
CHECKED	AN	27.10.2015
DESIGNED	AN	
DRAWN	JS	
JOB No.	5835	
DRAWING	5835-01-01.1	
PLAN NUMBER	01.1	ISSUE D

NORTH
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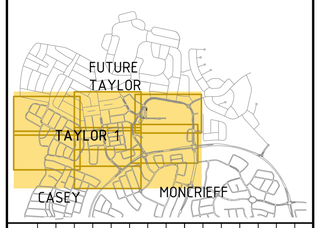

LEGEND

COMMON LEGEND FOR ALL LANDSCAPE MASTER PLANS.
NOT ALL ITEMS LISTED WILL APPEAR ON THIS SHEET.

ESTATE BOUNDARY

CONTOURS 1M

EXISTING TREES

EXISTING TREE RETAINED - REFER TREE MANAGEMENT PLAN 24.1 - 24.7

HORSE PARK DRIVE PROPOSED TREES

SHOWN FOR CONTEXT INFORMATION ONLY.
SUBJECT OF SEPARATE APPROVAL BY OTHERS.

CALLISTEMON VIMINALIS	KINGS PARK SPECIAL
ACER X FREEMANII	MAPLE
EUCALYPTUS BLAKELYI	BLAKLYS RED GUM
EUCALYPTUS BRIDGESIANA	APPLE BOX
EUCALYPTUS GONIOCALYX	LONG-LEAVED BOX
EUCALYPTUS MANNIFERA	BRITTLE GUM
EUCALYPTUS NORTONII	LARGE-FLOWERED BUNDY
EUCALYPTUS POLYANTHEMOS	RED BOX
EUCALYPTUS ROSSII	SCRIBBLY GUM

PROPOSED STREET TREES

Species	Common Name	Height	Canopy Diameter	Road
ACER PLATANOIDES 'EMERALD QUEEN'	NORWAY MAPLE	12	10	3, 4, 9, 13, 20, 39
ACER X FREEMANII 'ARMSTRONG'	MAPLE	12	5	1
CALLISTEMON VIMINALIS	KINGS PARK SPECIAL	5	4	50
EUCALYPTUS MANNIFERA	BRITTLE GUM	20	10	40, 50
EUCALYPTUS POLYANTHEMOS	RED BOX	20	10	1
EUCALYPTUS SCOPARIA	WALLANGARRA WHITE GUM	18	15	40
FRAXINUS PENNSYLVANICA 'CIMMZAM' CIMMARON	CINNAMON ASH	12	10	6, 11, 12, 44
FRAXINUS VELUTINA	ARIZONA ASH	10-12	8	8, 15, 17, 21, 28, 29
GLEDITSIA TRIACANTHOS 'SHADEMASTER'	HONEY LOCUST 'SHADEMASTER'	12	12	9, 13, 14, 27, 45, 46
PYRUS CALLERYANA 'ARISTOCRAT'	ORNAMENTAL PEAR	11	7	7, 16
QUERCUS COCCINEA	SCARLET OAK	15	10	2
ULMUS PARVIFOLIA 'EMER II' ALLEE	CHINESE ELM	13	10	1, 5, 10, 19, 24, 38
ZELKOVA SERRATA 'MUSHASHINO'	MUSASHINO ZELKOVA	14	5	40
ZELKOVA SERRATA	JAPANESE ZELKOVA	12	8	30

PROPOSED OPEN SPACE NATIVE TREES

- *-ALLOCASUARINA VERTICILLATA*
- *-CASUARINA CUNNINGHAMIANA*
- *-EUCALYPTUS BLAKELYI*
- *-EUCALYPTUS BRIDGESIANA*
- *-EUCALYPTUS GONIOCALYX*
- *-EUCALYPTUS MELLIODORA*
- *-EUCALYPTUS NORTONII*
- *-EUCALYPTUS POLYANTHEMOS*
- *-EUCALYPTUS RUBIDA*
- *-EUCALYPTUS SIDEROXYLON*
- *-MELALUCA LINARIIFOLIA*

PROPOSED OPEN SPACE EXOTIC TREES

- *-ACER x FREEMANII* 'JEFFERSRED' AUTUMN BLAZE
- *-FAGUS SYLVATICA* 'PURPUREA'
- *-PYRUS CALLERYANA* 'ARISTOCRAT'
- *-QUERCUS PALUSTRIS* 'FREE FALL'

SHRUB PLANTING

FEATURE ROAD PAVEMENT, CONTRAST COLOUR

MULCH

RIPARIAN PLANTING

OVERLAND FLOW PATH

DRYLAND GRASS

SEATING

PATH

BICENTENNIAL NATIONAL TRAIL FINAL ALIGNMENT

BICENTENNIAL NATIONAL TRAIL INTERIM ALIGNMENT

BRIDGE

LOCAL NEIGHBOURHOOD PLAYGROUND INCORPORATING PLAY EQUIPMENT, SEATING AND AMENITY PLANTING

CENTRAL NEIGHBOURHOOD PLAYGROUND INCORPORATING PLAY EQUIPMENT, PICNIC TABLE, SHADE STRUCTURE, SEATING AND AMENITY PLANTING

ESTATE ENTRY STATEMENT

LEVEL PLATFORM FOR FUTURE DISTRICT PLAYING FIELD. SUBSOIL IRRIGATION, TURFING, LINEWORKING ETC BY OTHERS

LEVEL PLATFORM FOR FUTURE SPORTS PAVILION. BUILDING AND ASSOCIATED DETAIL SITEWORKS BY OTHERS

CLIENT

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Land Development Agency — CANBERRA FIRST

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ARCHITECTURE, PLANNING & THE URBAN LANDSCAPE

ISS	AMENDMENT	DATE	APP
F	AGENCY ENDORSEMENT	08/12/15	GW
E	EDP SUBMISSION 1	28/10/15	GW
D	FOR COMPLIANCE CHECK	21/10/15	GW
C	FOR TAMS REVIEW	20/10/15	GW
B	FOR TAMS REVIEW	19/10/15	GW
A	FOR COMPLIANCE CHECK	19/10/15	GW

PROJECT

Taylor 1
Residential Estate

STAGE

ESTATE DEVELOPMENT PLAN

DRAWING TITLE

Landscape Master Plan Overall

SCALE

A1 PLOT 3000 60 30 0 30 60 90 120 A3 PLOT 6000

APPROVED	OT	08/12/15
CHECKED	GW	08/12/15
DESIGNED	TW	
DRAWN	RA	
JOB No.		5835-01
DRAWING		
PLAN NUMBER		23.0
ISSUE		F

NORTH