

Year	Run / Print No	Site Features
	colour	Surrounds: The surrounding area appears to be similar to 1980.
March 2001 and April 2001	Run 6 and 7 Print 24 and 131	<p>Site: There are no major changes to the site from previous year. The Valley Avenue appears to be paved with bitumen in the west and south of the site. The Flemington Road and Anthony Rolfe Avenue in north and northeast appear to be under development. Number of trees and vegetation covers appear decreased at the site with development in surrounding area.</p> <p>Surrounds: The open space area to the west, south west and northwest now being completely developed with dense residential properties. There are building structure immediately north west the site which suggest the development commencement of Gungahlin Town Centre. The Yerrabi Pond and Gungahlin Lake beyond the Gundaroo Drive is clearly evident to the west and north west of the site.</p>
2004	N/A	<p>Site: There are no significant changes to the site from previous year except the roads and streets in and around the site. Some The Flemington Road and Anthony Rolfe Avenue in north and northeast appear to be completely developed.</p> <p>Surrounds: The open space area immediately north to northwest to the site beyond Anthony Rolfe Avenue is now being completely developed with dense residential properties. In west, residential properties completely developed along The Valley Avenue. Increased number of residential properties to the north west beyond Gundaroo Drive. In east development of more streets/roads are evident.</p>
2009	N/A	<p>Site: No major changes noted since 2004. There is a developed building structure in southwest corner of the site.</p> <p>Surrounds: The open space area immediately west to the site is now being completely developed with commercial properties, which suggest the expansion of Gungahlin Town Centre. Increased number of residential properties immediately to the north to the site along Anthony Rolfe Avenue. In east development of residential properties are evident.</p>

In summary, review of aerial photographs generally indicated that the site has been pasture since the 1960s and appears to have been used for grazing purposes prior to 1960.

The historical aerial photographs are provided in Appendix 3.

3.2 Previous Contamination Assessment Reports

SMEC has not been advised if previous contamination assessment reports for the site have been undertaken.

3.3 Government Records

1765

3.3.1 Environment Protection Unit Searches

A search request for the site (and the surrounding blocks) was submitted to the Environmental Protection Unit (EPU) Contaminated Land. Records indicated that the site and the immediate surrounding area were not recorded on the Register of Contaminated Sites under section 21(A) of the Environment Protection Act 1997.

A copy of the EPU contaminated land search result is provided in Appendix 3.

3.3.2 Historical Certificates of Title

The review of current and historical titles held by the Register-General blocks/sections indicates that records were only available for Section 28 - Block 1 and Section 29 – Block 1 and 2. No details were available for sections 11, 12, 227 to 235.

The following details were available for the period of 2003-2010. The historical land title search documents are provided in Appendix 2.

Registered Date	Dealing No	Deposit Plan no	Block/ Sections	Description
21/12/2003	1350997	9796	Block 1, Section 28	Lease to Lorraine Menzies of whole land expired 30 November 2008.
20/01/2010	1668504	10496	Block 2, Section 29	Application to Register a Crown Lease
13/04/2010	1681386	10496	Block 2, Section 29	Application to Register a Crown Lease

3.3.3 ACT WorkCover

An ACT WorkCover search was conducted by the Office of Regulatory Services on 11 February 2011 to identify any dangerous goods licences held for the Block 1 Section 230 (Corner Flemington Road & Hamer Street Gungahlin ACT). A search of the *Dangerous Goods Act 1975* database and the current *Dangerous Substances Act 2004* database were not able to locate any Dangerous Goods records associated with the site or any surrounding sites.

WorkCover correspondence is provided in Appendix 5.

3.4 Site Inspection

Following the review of existing data, including historical aerial photographs, government database searches, interviews and reports, a detailed site inspection was undertaken by a SMEC Environmental Scientist on 21 February 2011. The purpose of the detailed site inspection was to ensure all areas of potential environmental concern were identified and to field-check the desktop information.

3.4.1 Methodology

The following describes the methodology utilised for the site inspection:

- The entire site was walked/driven over.
- Any disturbed features were noted based on visual assessment.
- Where a surface feature suggested a potential area of environmental concern, the following was undertaken:
 - The feature (e.g. bare ground, disturbed ground, waste, stained soils, eroded soils, unnatural vegetation and underground service) was named and described.
 - The location was logged.
 - The area of the feature estimated.
 - The feature photographed.

3.4.2 Site Observations

A site inspection was undertaken by SMEC on the 21 February 2011. The associated site photographs are included in Appendix 2. The site inspection entailed a combination of site 'drive-over' and walk-over' due to the large site area. Observed site condition are summarise below and pertinent information shown on figure 2. The site area is predominantly covered with pasture and scatter trees which effectively negated inspection of site surface soils. No visible stressed or dying vegetation was observed in the site areas inspected. No accumulated groundwater observed at the site. The site slope gently to the east. At the south western corner of the site, Gungahlin Children's Centre was observed adjacent at section 28 (block 1 and 2). Stockpile of shale material was observed at off-site area, immediately west to the Warwick Street. This stockpile was fenced off with temporary fence. The patches of dirt road were observed along the Kate Crace Street and the Valley Avenue (between sections 230 to 233).

All the roads/streets located within the site area were inspected, and no obvious indications of soil contamination such as discolouration or unusual odours or staining were observed.

The site comprised mainly with pasture land/ scatter trees, with no obvious potentially significantly contaminated area observed, or areas of widespread soil disturbance. It should be noted no asbestos was observed on the surface during the site inspection.

3.5 Site History Summary

The historical aerial photograph review showed between 2001 and 2003 development of Gungahlin Town Centre commenced and major roads were upgraded to a bitumen road. Overall, no significant ground disturbance or vegetation clearing appeared to have occurred on the site prior to 2001. The surrounding areas to the north/north west/south west to the site have become densely populated since 2000. Prior to this time the site was open pasture land with scattered trees.

Environmental Protection Unit search records indicated that no blocks were recorded on the Register of Contaminated Sites under section 21(A) of the Environment Protection Act 1997.

An ACT WorkCover search of the *Dangerous Goods Act 1975* database and the current *Dangerous Substances Act 2004* database were were not able to locate any Dangerous Goods records associated with the site.

The site inspection identified no significant contamination activities across the site of environmental concern (AEC's) which based on visual inspection.

4 POTENTIAL AREAS AND CONTAMINANTS OF ENVIRONMENTAL CONCERN

4.1 Potential Sources of Contamination and AECs

Based on the results of the site inspection, and review of historical and background information, it is considered that previous land use activities are unlikely to have significantly impacted soil and/or groundwater at the site. The site area has been predominantly vacant and not used since 1960s; and was undeveloped and appeared to have been used for grazing purpose prior to this. Therefore it is considered unlikely that the land would be significantly contaminated.

Potential contamination at the site may exist in the form of material used in the construction of roads/street in and around the site. Given the presence of roads/streets in and around the site, fibrous cement sheeting (potentially), asbestos containing materials and uncontrolled fill material may have used in the construction of roads/streets.

In considering that the previous land uses of the site may have involved agricultural activities prior to 1960s, there may be some minor contamination in the form of residual pesticides in the soils, particularly at the surface.

The service stations located to the west of the site may be a source of potential soil and/or groundwater contamination, if the Underground Storage Tanks (USTs) have leaked.

4.2 Potential Contaminants of Concern

Based on the information gathered during the site history investigation phase and the site inspection, the following Contaminants of Potential Concern (COPCs) are considered:

- Heavy metals and Polycyclic aromatic hydrocarbons (PAH's): associated with uncontrolled imported fill material which may have been used during the construction of commercial/residential properties and roads/streets development works in and around the site.
- Total petroleum hydrocarbons (TPH) and BTEX (benzene, toluene, ethyl benzene and xylene): Leaks from underground storage tanks located at Service station in the vicinity of the site area.
- Asbestos Containing Materials (ACMs associated with uncontrolled imported fill material which may have been used during the construction of commercial/residential properties and roads/streets development works in and around the site.
- Organochlorine pesticides (OCP's) and Organo Phosphorous Pesticides (OPP's) from past agricultural or from weed management activities.

5 CONCLUSIONS & RECOMMENDATIONS

1769

The Phase 1 ESA as a part of Gungahlin Roads Feasibility study involved a review of historical data and a site inspection to evaluate whether significant contamination is likely to have occurred from historical or current use that could affect the development potential of the site.

Based on the available information, the findings of the ESA indicated the site has not been subject to significant development and there is no evidence of significant contamination related constraint to future road development to the east of Gungahlin Town Centre.

Given the presence of roads/streets in and around the site, existing roads of potential environmental (i.e contamination) concern were identified at the site, which SMEC recommends should be subject to additional investigation. However, these would not affect any development of existing/proposed roads and existing roads should be inspected during the excavation/construction phase to ensure that materials are suitable to remain on site and/or characterised and disposed off site at an appropriate facility.

Considering the above and limitation of the scope of investigation, SMEC conclude that the site is unlikely to be contaminated to a level that would restrict the development of existing and proposed roads. It is envisaged that future, additional investigation could be undertaken on 'block-basis' targeting future development blocks/sections of the site.

6 REFERENCES

ANZECC (1992a) Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites Australian and New Zealand Environment and Conservation Council, National Health and Medical Research Council, January 1992.

ANZECC (1992) Australian Water Quality Guidelines for Fresh and Marine Waters Australian and New Zealand Environment and Conservation Council, November 1992.

ANZECC (2000) Australian and New Zealand Guidelines for Fresh and Marine Water Quality, Australian and New Zealand Environment and Conservation Council, Agriculture and Resource Management Council of Australia and New Zealand, October 2000.

DEC NSW Contaminated Sites Guidelines for the NSW Site Auditor Scheme [2nd edition (2006)]

Geology of Canberra 1:100 000 Geological Series Sheet 8727, Bureau of Mineral Resources, 1992.

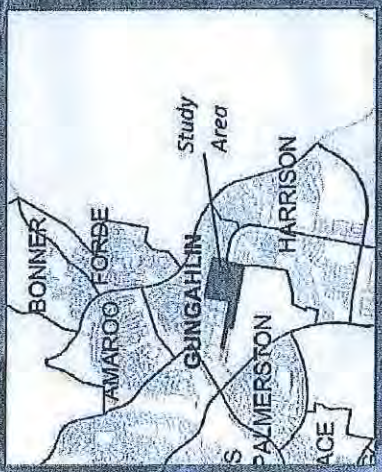
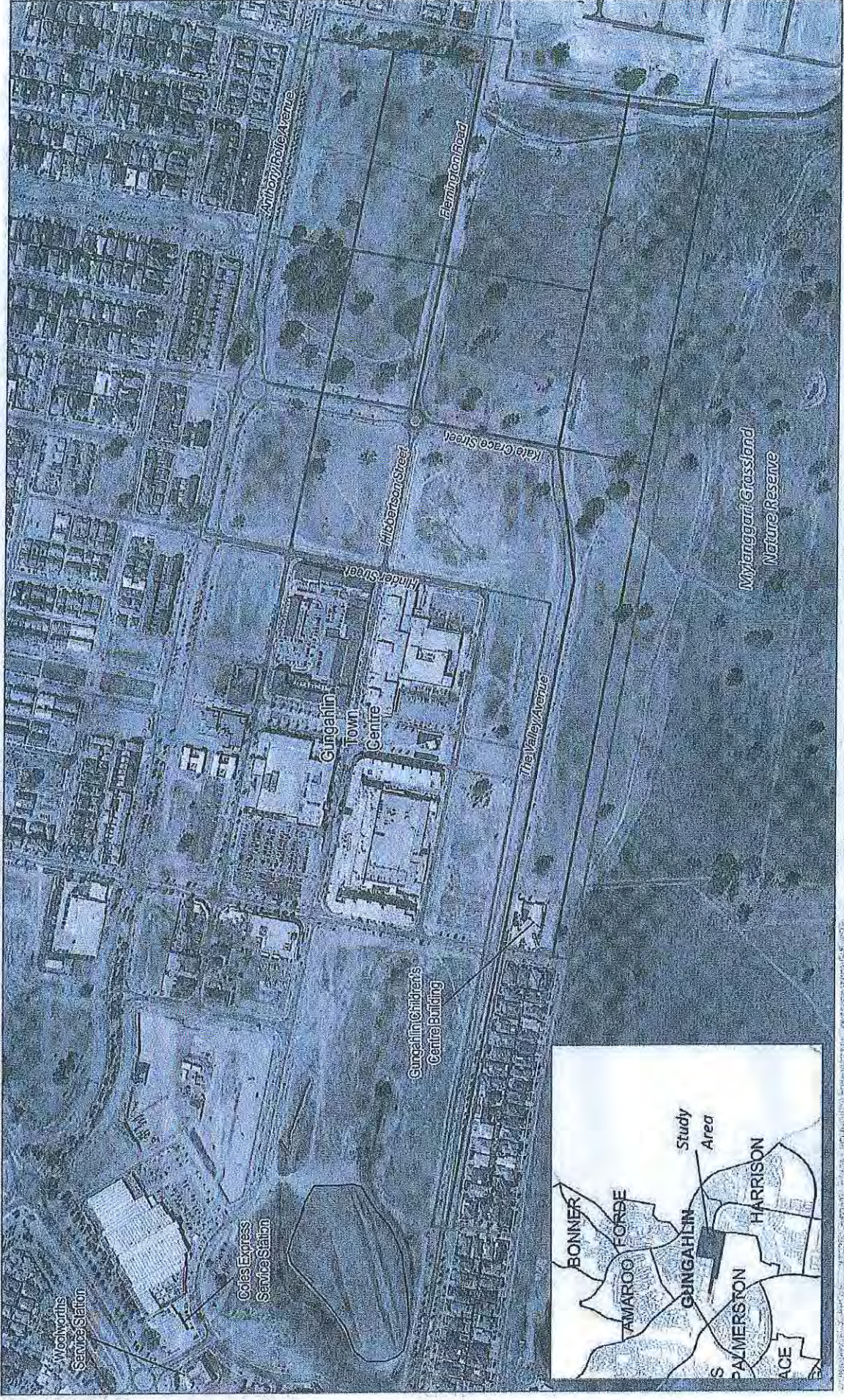
NEPC (1999) National Environment Protection (Assessment of Site Contamination) Measure 1999, National Environment Protection Council, 1999.

NSW EPA (1994) Guidelines for assessing service station sites. NSW Environment Protection Authority, Chatswood NSW, December 1994.

NSW EPA Contaminated Sites Guidelines for Consultants Reporting on Contaminated Sites (1997)

NSW DECC Contaminated Sites Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 (2009)

APPENDIX 1 FIGURES



<p>FIGURE 1: Study Area</p>	
<p>PROJECT: Gungahlin Town Centre Roads Feasibility Study - Contamination</p>	
<p>CLIENT: ACTPLA</p>	
<p>DATE: 3/03/2011</p>	<p>SCALE: 1: 6500 @ A4</p>
<p>PROJECT NO. 3002252</p>	

Legend

- Potential Road Connections
- Stockpile
- Study Area



009 m

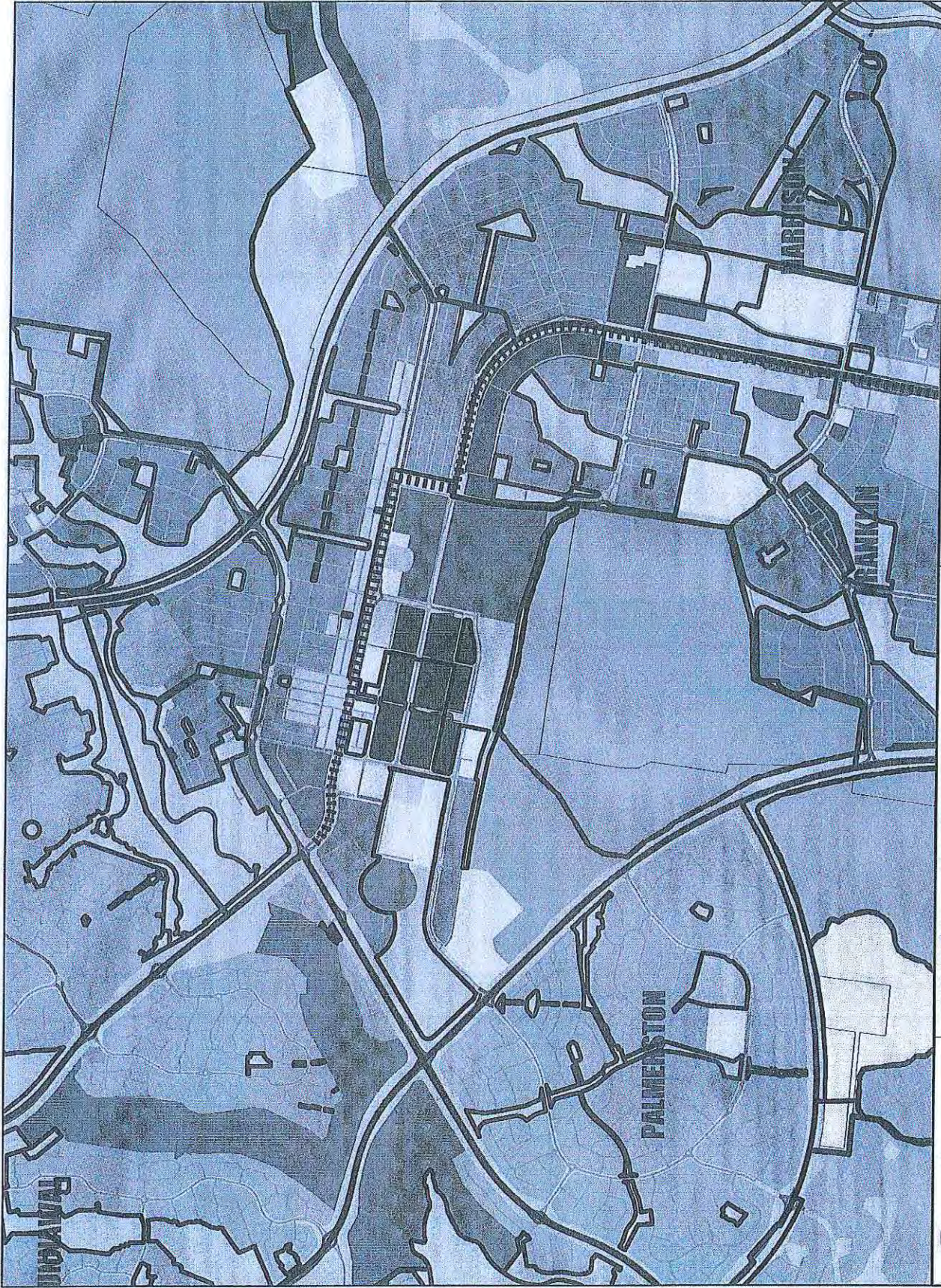


Produced from ACTMAPi by 124-176.28.74 25/02/2011 11:54 AM
 Warning: Any indication of scale on this map is approximate only and depends on printer and browser settings

FIGURE 2 Block/Section Map



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Produced from ACTMAPi by 124.176.28.74 25/02/2011 11:48 AM
Warning: Any indication of scale on this map is approximate only and depends on printer and browser settings

FIGURE 3 Territory Plan

Copyright © 2006 ACT Planning and Land Authority

ACT Planning & Land Authority

Legend

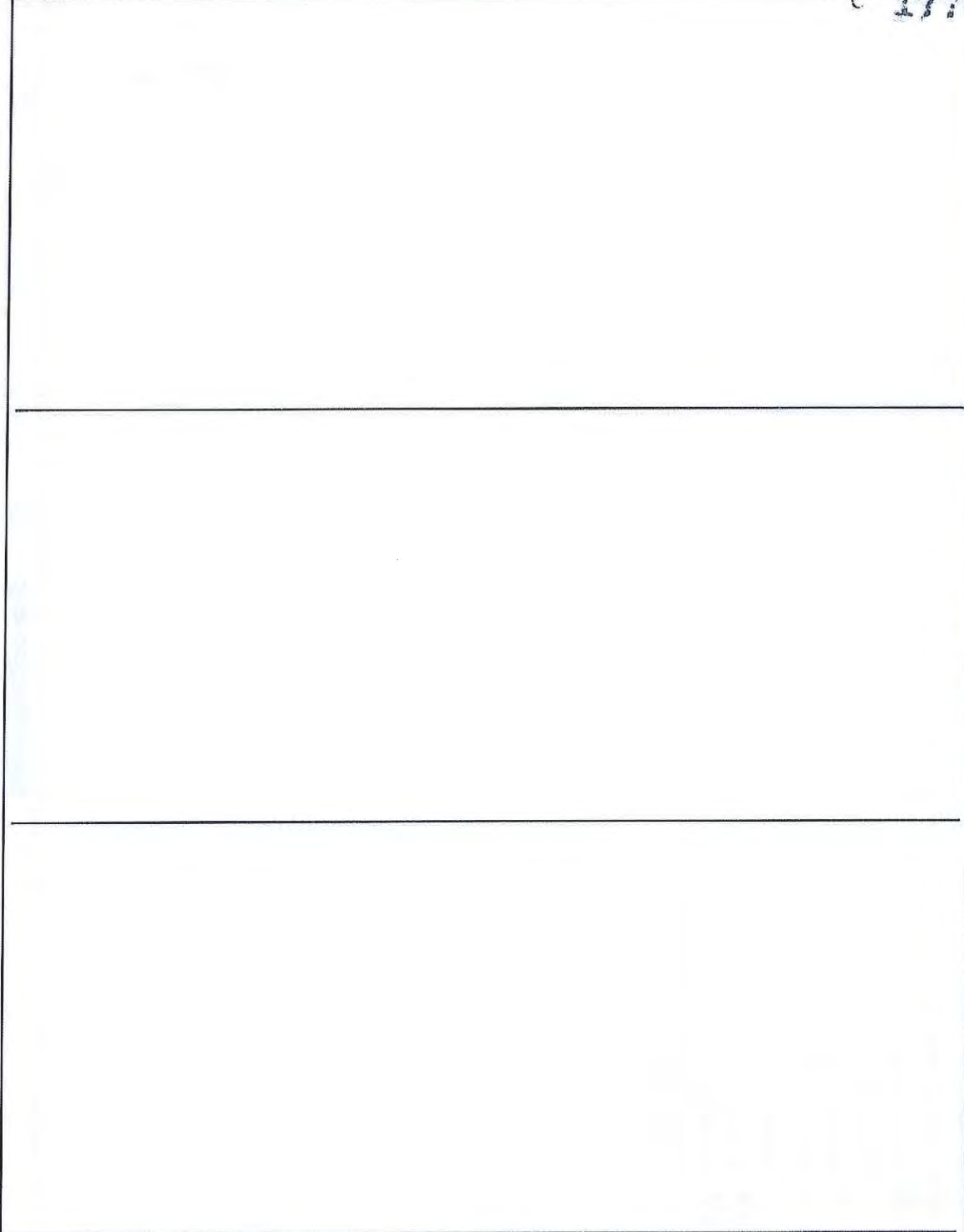
<p>TP - Overlay Zones</p> <ul style="list-style-type: none"> Intertown Public Transport Route Main Avenues and Approach Routes <input type="checkbox"/> E - Education <input type="checkbox"/> FUA - Future Urban Areas <input type="checkbox"/> X - Urban Open Spaces <input type="checkbox"/> Precinct - P1 - Northbourne Avenue <input type="checkbox"/> Precinct - P2 - Rural Villages <input type="checkbox"/> Precinct - P3 - Inner North <input type="checkbox"/> Precinct - P4 - Plantation Forestry <input type="checkbox"/> Precinct - P5 - Clearance Zones <input type="checkbox"/> Public Land Reserve - PA - Wildness Area <input type="checkbox"/> Public Land Reserve - PB - National Park <input type="checkbox"/> Public Land Reserve - PC - Nature Reserve <input type="checkbox"/> Public Land Reserve - PD - Special Purpose Reserve <input type="checkbox"/> Public Land Reserve - PE - Urban Open Space <input type="checkbox"/> Public Land Reserve - PF - Cemetery or Burial Ground <input type="checkbox"/> Public Land Reserve - PG - Protection of Water Supply <input type="checkbox"/> Public Land Reserve - PH - Lake <input type="checkbox"/> Public Land Reserve - PI - Sport and Recreation <input type="checkbox"/> S - Special Requirements Label <input type="checkbox"/> S - Special Requirements 	<p>A V - Draft Variation Label</p> <ul style="list-style-type: none"> <input type="checkbox"/> V - Draft Variation <input checked="" type="checkbox"/> Public Land <p>TP - Specific Provisions for Land Use Zones</p> <ul style="list-style-type: none"> <input type="checkbox"/> Pialligo 'a' <input type="checkbox"/> Pialligo 'b' <input type="checkbox"/> Symonston 'a' <input type="checkbox"/> Symonston 'b' <input type="checkbox"/> Mining Industry <input type="checkbox"/> Goldenholm Dairy <input type="checkbox"/> O'Malley <input type="checkbox"/> Inner North Canberra <input type="checkbox"/> Australian Mint Deakin <input type="checkbox"/> Exhibition Park in Canberra <input type="checkbox"/> Harman Industrial Area <input type="checkbox"/> Mugga Lane Landfill <input type="checkbox"/> Belconnen Landfill <input type="checkbox"/> Sewage Works and Majura Pumping Station, Fyshwick <input type="checkbox"/> Lower Molonglo Water Quality Control Centre <input type="checkbox"/> Murrumbidgee Corridor Corree <input type="checkbox"/> Murrumbidgee River Corridor, Greenway <input type="checkbox"/> Murrumbidgee River Corridor, Stromlo <input type="checkbox"/> Murrumbidgee and Molonglo River Corridor, Stromlo <input type="checkbox"/> Murrumbidgee River Corridor, Tharwa <input type="checkbox"/> Molonglo River Corridor, Weston Creek <input type="checkbox"/> Birrigai, Paddys River 	<ul style="list-style-type: none"> <input type="checkbox"/> Belconnen Section 47 <input type="checkbox"/> Campbell Section 38 Block 4 <input type="checkbox"/> Forrest Section 24 Block 7 <input type="checkbox"/> Richardson Section 450 Block 1 <input type="checkbox"/> Kingston Foreshore Urban Open Space <input type="checkbox"/> Woden Cemetery Urban Open Space <input type="checkbox"/> Northbourne Oval, Braddon Restricted Access <input type="checkbox"/> Hill Station, Hume <input type="checkbox"/> AMTECH Estate, Symonston <input type="checkbox"/> West Fyshwick <input type="checkbox"/> City West <input type="checkbox"/> Greenway Section 28 and Part 46 <p>Districts</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Districts <p>Divisions</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Division Labels 5-40k <input checked="" type="checkbox"/> Divisions <p>Road Infrastructure</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Highways <input checked="" type="checkbox"/> Urban Arterial <input checked="" type="checkbox"/> Rural Arterial <input checked="" type="checkbox"/> Urban Distributor <input checked="" type="checkbox"/> Rural Distributor <input checked="" type="checkbox"/> Urban Exclusive <input checked="" type="checkbox"/> Urban Residential <input checked="" type="checkbox"/> Rural Residential <input checked="" type="checkbox"/> Rural Special <p>Blocks</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Registered Rural 	<p>TP-Land Use Zones</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Designated Areas <input checked="" type="checkbox"/> Residential - RZ1 - Suburban <input checked="" type="checkbox"/> Residential - RZ2 - Suburban Core <input checked="" type="checkbox"/> Residential - RZ3 - Urban Residential <input checked="" type="checkbox"/> Residential - RZ4 - Medium Density Residential <input checked="" type="checkbox"/> Residential - RZ5 - High Density Residential <input checked="" type="checkbox"/> Community Facilities <input checked="" type="checkbox"/> Commercial - CZ1 - Core <input checked="" type="checkbox"/> Commercial - CZ2 - Business <input checked="" type="checkbox"/> Commercial - CZ3 - Services <input checked="" type="checkbox"/> Commercial - CZ4 - Local Centre <input checked="" type="checkbox"/> Commercial - CZ5 - Mixed Use <input checked="" type="checkbox"/> Commercial - CZ6 - Leisure and Accommodation <input checked="" type="checkbox"/> Industrial - IZ1 - General Industrial <input checked="" type="checkbox"/> Industrial - IZ2 - Industrial Mixed Use <input checked="" type="checkbox"/> Urban Parks and Recreation - PRZ1 - Urban Open Spaces <input checked="" type="checkbox"/> Urban Parks and Recreation - PRZ2 - Restricted Access Recreation <input checked="" type="checkbox"/> Transport and Services - TSZ1 - Transport <input checked="" type="checkbox"/> Transport and Services - TSZ2 - Services
--	---	---	--



Territory Plan

Legend

-  Non Urban - NUZ1 - Broadacre
-  Non Urban - NUZ2 - Rural
-  Non Urban - NUZ3 - Hills, Ridges and Buffers
-  Non Urban - NUZ4 - River Corridor
-  Non Urban - NUZ5 - Mountain and Bushlands



Territory Plan

Legend

<p>Districts</p> <ul style="list-style-type: none"> Districts <p>Divisions</p> <ul style="list-style-type: none"> Division Labels 5-40k Divisions <p>Sections</p> <ul style="list-style-type: none"> Sections Approved 1-10k labels Sections Registered 1-10k labels 1-10k Registered 1-10k Approved 1-10k Proposed <p>Railways</p> <ul style="list-style-type: none"> Railway Line <p>Road Infrastructure</p> <ul style="list-style-type: none"> Highway Road Reserves Rural Arterial Road Reserves Urban Arterial Road Reserves Rural Distributor Road Reserves Urban Distributor Road Reserves Rural Residential Road Reserves Urban Residential Road Reserves Rural Special Road Reserves Urban Exclusive Road Reserves <p>Blocks</p> <ul style="list-style-type: none"> Registered Urban Registered Rural Labels Registered Rural Registered Stratum Approved Urban Approved Rural Labels 	<ul style="list-style-type: none"> Approved Rural Approved Stratum Proposed Urban Proposed Rural Labels Proposed Rural Occupied Urban Occupied Rural Labels Occupied Rural <p>Map Background</p> <ul style="list-style-type: none"> Public Open Spaces and Parklands Divisions Filled 	<p style="text-align: center; font-size: 2em;">1777</p>
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Block/Section Map



APPENDIX 2 CERTIFICATES OF TITLE



Login Search

Search



Marie De Angelis - 21/02/2011 08:16:58

No matching results were found.

Parcel/Unit	Division/District gung
Owner	Section 11
Title Reference	Block 1
	Unit 1
	Search Type Title
	For 'Check Search' Only :
	Check Search Months 1
	OR
	Check Search From 1/1/11
	Check Search To 1/1/11
	<input type="button" value="Search"/>



Login Search

Search



Marie De Angelis - 21/02/2011 08:19:01

No matching results were found.

Parcel/Unit	Division/District gung
Owner	Section 12
Title Reference	Block 1
	Unit
	Search Type Title
	For 'Check Search' Only :
	Check Search Months
	OR
	Check Search From
	Check Search To
	<input type="button" value="Search"/>
	<input type="button" value="Exit"/>

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

Gungahlin Section 28 Block 1 on Deposited Plan 9796

Lease commenced on 24/09/2003, granted on 24/09/2003, term of 99 years

Area is 2470 square metres or thereabouts

Sole Proprietor:

Australian Capital Territory

Registered Date	Dealing Number	Description
		Original title is Volume 1673 Folio 27 Purpose Clause: Refer Crown Lease S.167(5) Land Act 1991: Applies For Term Of Lease S.180 Land Act 1991: Current
22/12/2003	1350997	Lease to LORRAINE MENZIES of Whole of Land Exp 30/11/2008 <i>End of interests</i>



Login Search

Search



Marie De Angelis - 21/02/2011 08:19:56

No matching results were found.

Parcel/Unit	Division/District gung
Owner	Section 28
Title Reference	Block 2
	Unit :
	Search Type Title
	For 'Check Search' Only :
	Check Search Months []
	OR
	Check Search From []
	Check Search To []
	<input type="button" value="Search"/>

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

Gungahlin Section 29 Block 2 on Deposited Plan 10496
 Lease commenced on 14/01/2010, granted on 14/01/2010, term of 99 years
 Area is 4168 square metres or thereabouts

Sole Proprietor:

The Uniting Church in Australia (Australian Capital Territory) Property Trust
 of Level 3, 222 Pitt Street Sydney NSW 2000

Registered Date	Dealing Number	Description
		Original title is Volume 1904 Folio 20 Purpose Clause: Refer Crown Lease S.298 Planning and Development Act 2007: Current Concessional Lease: Current Restriction on Transfer: Applies For Term Of Lease
20/01/2010	1668504	Application to Register a Crown Lease <i>End of interests</i>

AUSTRALIAN CAPITAL TERRITORY

TITLE SEARCH

Gungahlin Section 29 Block 1 on Deposited Plan 10496
Lease commenced on 08/02/2010, granted on 08/02/2010, term of 99 years
Area is 5000 square metres or thereabouts

Sole Proprietor:
The Salvation Army (New South Wales) Property Trust
of 140 Elizabeth Street Sydney NSW 2000

Registered Date	Dealing Number	Description
		Original title is Volume 1914 Folio 43 Purpose Clause: Refer Crown Lease S.298 Planning and Development Act 2007: Current Concessional Lease: Current Restriction on Transfer/Assignment: Applies For Term Of Lease
13/04/2010	1681386	Application to Register a Crown Lease <i>End of interests</i>

Volume NA Folio NA Edition 0

ADMINISTRATIVE PARCEL - NO TITLE ISSUED

Gungahlin Section 227 Block 1 on Deposited Plan 10650

Registered Date	Dealing Number	Description
		Original title is Volume NA Folio NA
10/02/2010	1672139	Application to Register Deposited Plan <i>End of interests</i>



» Login » Search

Search



1786

Marie De Angelis - 21/02/2011 08:23:16

No matching results were found.

Parcel/Unit	Division/District gung
Owner	Section 229
Title Reference	Block 1
	Unit
	Search Type Title
For 'Check Search' Only :	
	Check Search Months
	OR
	Check Search From
	Check Search To
	<input type="button" value="Search"/>



Login Search

Search



Marie De Angelis - 21/02/2011 08:23:29

No matching results were found.

Parcel/Unit	Division/District	gung
Owner	Section	230
Title Reference	Block	1
	Unit	
	Search Type	Title
	For 'Check Search' Only :	
	Check Search Months	
		OR
	Check Search From	
	Check Search To	
	<input type="button" value="Search"/>	



Login Search

Search



Marie De Angelis - 21/02/2011 08:23:41

No matching results were found.

Parcel/Unit	Division/District gung
Owner	Section 231
Title Reference	Block 1
	Unit
	Search Type Title
	For 'Check Search' Only :
	Check Search Months
	OR
	Check Search From
	Check Search To
	<input type="button" value="Search"/>



Login Search

Search



Marie De Angelis - 21/02/2011 08:23:55

No matching results were found.

Parcel/Unit	Division/District gung
Owner	Section 233
Title Reference	Block 1
	Unit
	Search Type Title
	For 'Check Search' Only :
	Check Search Months
	OR
	Check Search From
	Check Search To
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Login Search

Search



Marie De Angelis - 21/02/2011 08:24:04

No matching results were found.

Parcel/Unit	Division/District	gung
Owner	Section	234
Title Reference	Block	1
	Unit	
	Search Type	Title
	For 'Check Search' Only :	
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		OR
	Check Search From	
	Check Search To	
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APPENDIX 3 HISTORICAL SEARCH DOCUMENTS

1791



DEPARTMENT OF
THE ENVIRONMENT,
CLIMATE CHANGE,
ENERGY AND WATER

1792

File Ref: 97/06652

Ms Renee Coulter
SMEC Australia Pty Ltd
PO Box 6208
St. Kilda Road Central VIC 3004

RE: CONTAMINATED LAND SEARCH

Dear Ms Coulter

Thank you for your search form request of 03/02/2011 enquiring about:

Block 1 Section 11 Gungahlin Gungahlin
Block 1 Section 12 Gungahlin Gungahlin
Block 1 Section 28 Gungahlin Gungahlin
Block 2 Section 28 Gungahlin Gungahlin
Block 1 Section 29 Gungahlin Gungahlin
Block 2 Section 29 Gungahlin Gungahlin
Block 2 Section 29 Gungahlin Gungahlin
Block 1 Section 227 Gungahlin Gungahlin
Block 1 Section 229 Gungahlin Gungahlin
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Block 1 Section 233 Gungahlin Gungahlin
Block 1 Section 234 Gungahlin Gungahlin

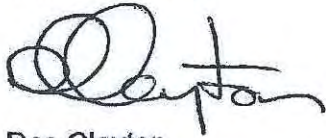
Records held by the Environment Protection Unit (EPU) for the above block(s) indicate the following:

The above block(s) are not recorded on the Register of contaminated sites under section 21(A) of the Environment Protection Act 1997.

At present the EPU has no information on contamination of the above block(s). However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination.

I appreciate that this does not absolutely rule out the existence of contamination of the soils. If you or your clients wish to be completely sure, you, or they, should arrange to conduct independent tests.

Yours sincerely

A handwritten signature in black ink, appearing to read "Des Clayton". The signature is fluid and cursive, with the first name "Des" being more prominent.

Des Clayton
Project Officer,
Environment Protection Unit

03/02/2011

1794



OFFICE OF REGULATORY SERVICES
DEPARTMENT OF JUSTICE & COMMUNITY SAFETY

11 February 2011

SMEC Australia
PO Box 6208
St Kilda Road Central
VICTORIA 8008

Attention: Renee Coulter

Thank you for the application for a records search for Block 1 Section 230 Corner Flemington Road and Hamer Street Gungahlin ACT.

I have conducted a search of the Dangerous Goods Database and the Dangerous Substances Register and hold no records for the above site.

(Please note: Under the *Dangerous Goods Act 1975* (1975 to April 2004), tanks of 50,000 litres which contained Diesel were not required to be licenced with WorkCover, only if the capacity was 50,001 litres).

If you have any questions in relation to this matter please do not hesitate in contacting me on 62076353 or email lisa.curran@act.gov.au.

Regards

Lisa Curran
Administration Officer
Dangerous Substances
WorkSafe ACT



LVL 3 CALLAM OFFICES EASTY STREET PHILLIP ACT 2606 |
GPO BOX 158 CANBERRA ACT 2601 |
PHONE 6207 3000 | FAX 6205 0336 |
WORKSAFE@ACT.GOV.AU | WORKSAFE.ACT.GOV.AU



Bore search

DRAFT

Date: 2011
 Produced by: Water Resources Unit
 Source: Dept. of the Environment, Climate Change, Energy and Water

Coordinate system MGA Zone 55
 Datum: GDA 1994

Contact: via Canberra Connect (TEL 132281)

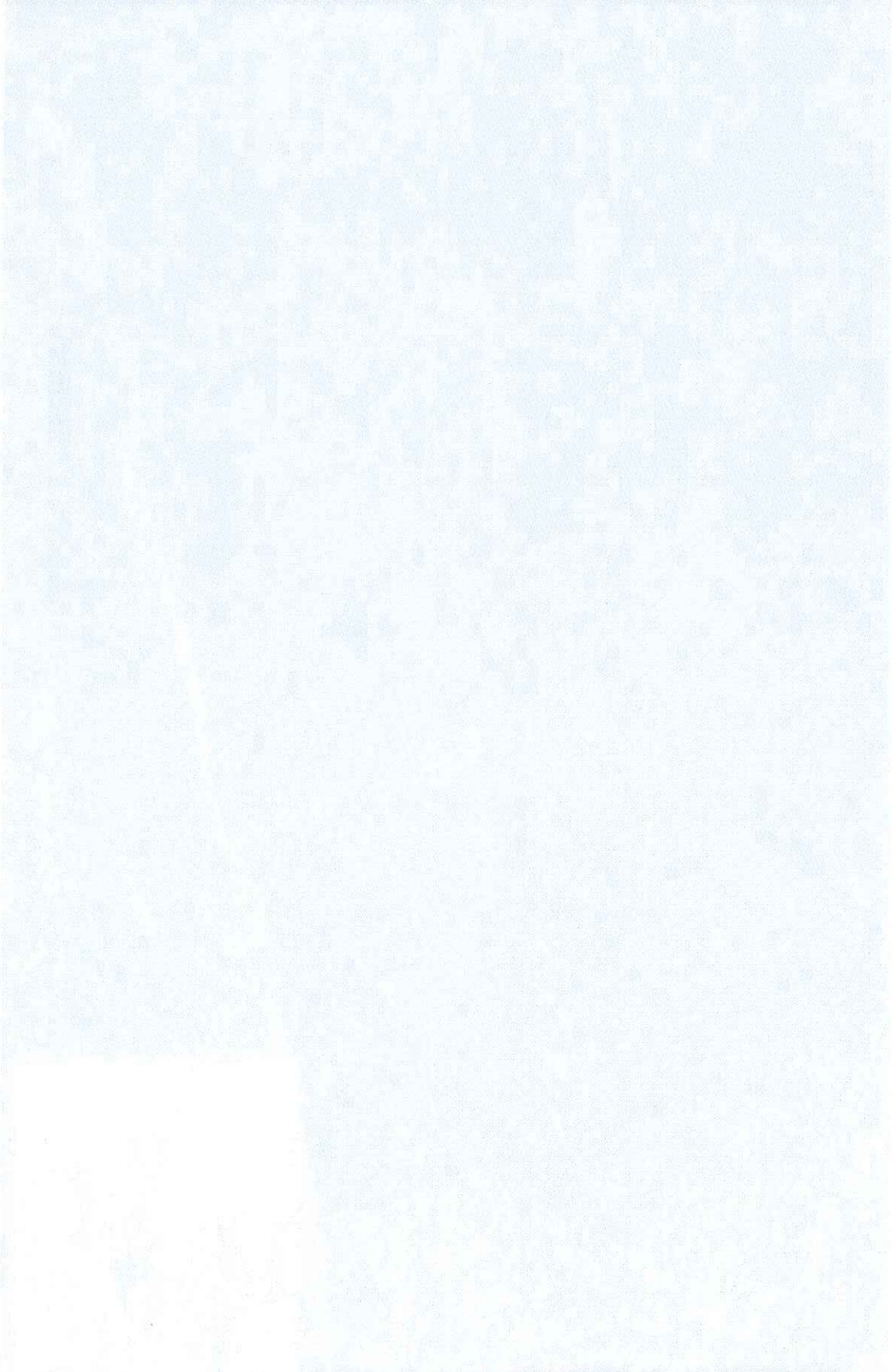


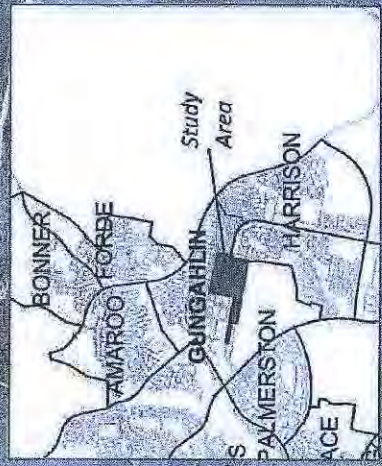
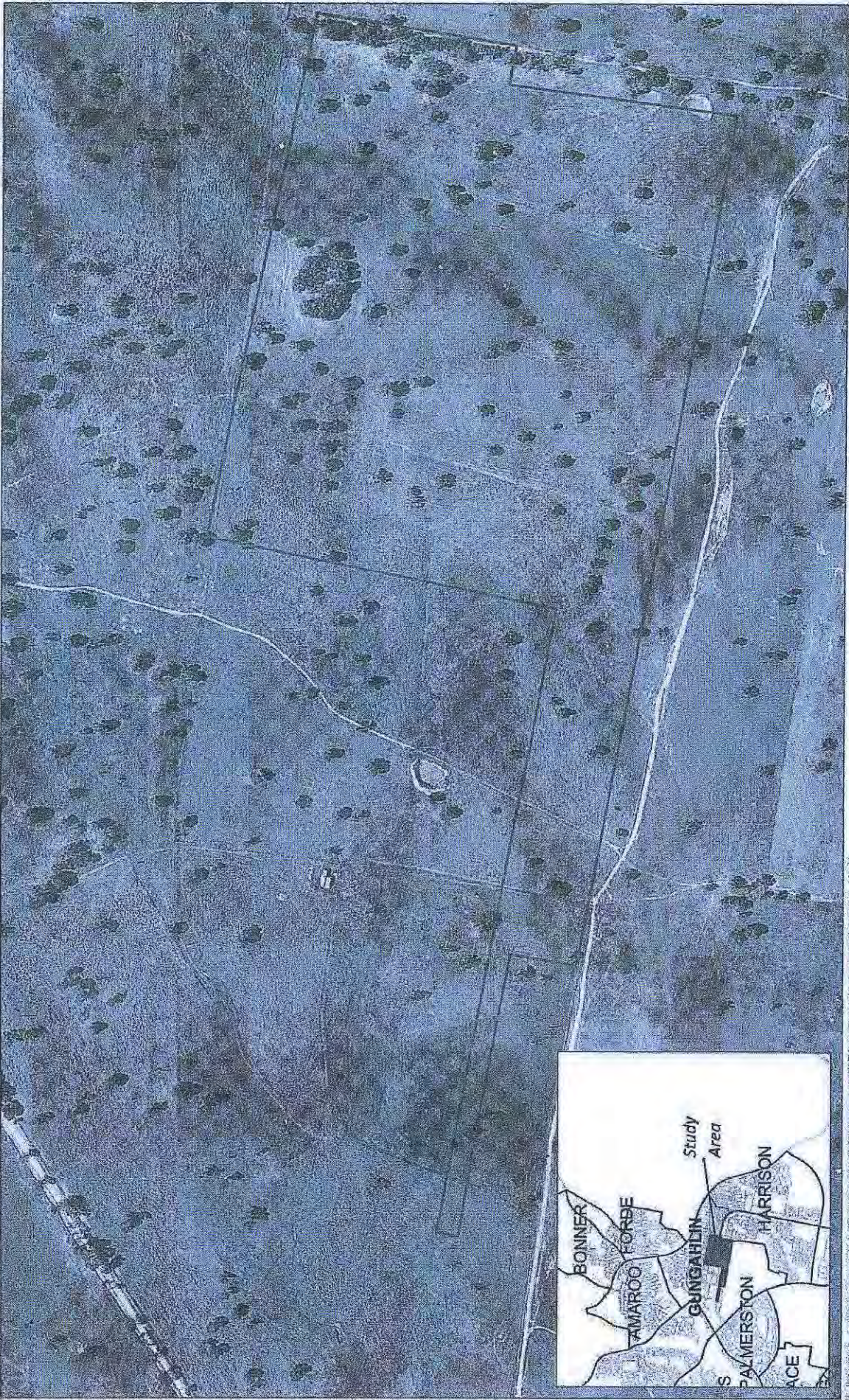
DEPARTMENT OF
 THE ENVIRONMENT,
 CLIMATE CHANGE,
 ENERGY AND WATER

- Registered water abstraction bores
- 1 Km radius
- Selected blocks
- Inland water bodies
- ~ Inland waterways
- Road
- Built up areas
- ACT/NSW border



Disclaimer: DECCEW does not warrant that the data is free from errors.





Legend


 Approximate Site Boundary



APPENDIX 4: 1961 Aerial Photography	
PROJECT: Gungahlin Town Centre Roads Feasibility Study - Contamination	
CLIENT: ACTPLA	
DATE: 3/03/2011	SCALE: 1: 6,500 @ A4
	PROJECT No.: 5002252

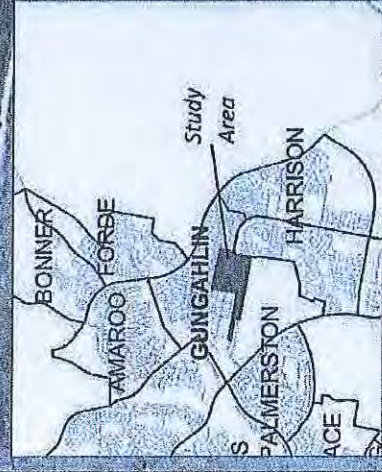
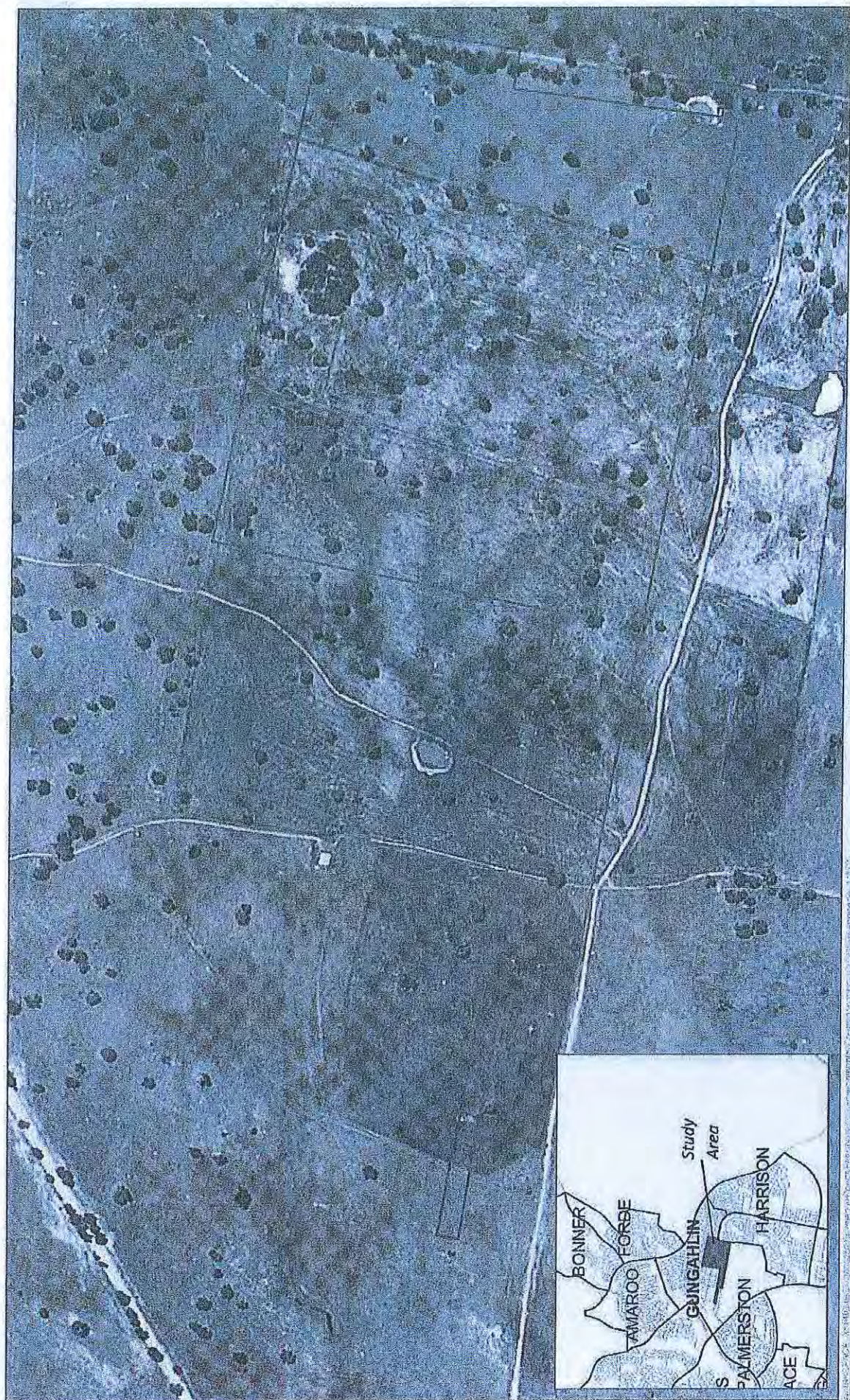


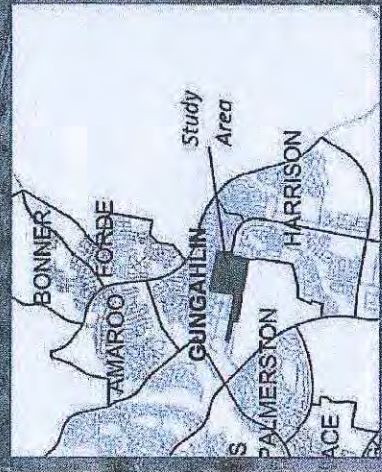
Legend

 Approximate Site Boundary



APPENDIX 4: 1968 Aerial Photography	
PROJECT:	Gungahlin Town Centre Roads Feasibility Study - Contamination
CLIENT:	ACTPLA
DATE:	3/03/2011
SCALE:	1: 6,500 @ A4
PROJECT No.:	9002252





APPENDIX 4: 1980 Aerial Photography

PROJECT: Gungahlin Town Centre Roads Feasibility Study - Contamination

CLIENT: ACTPLA

DATE: 3/03/2011

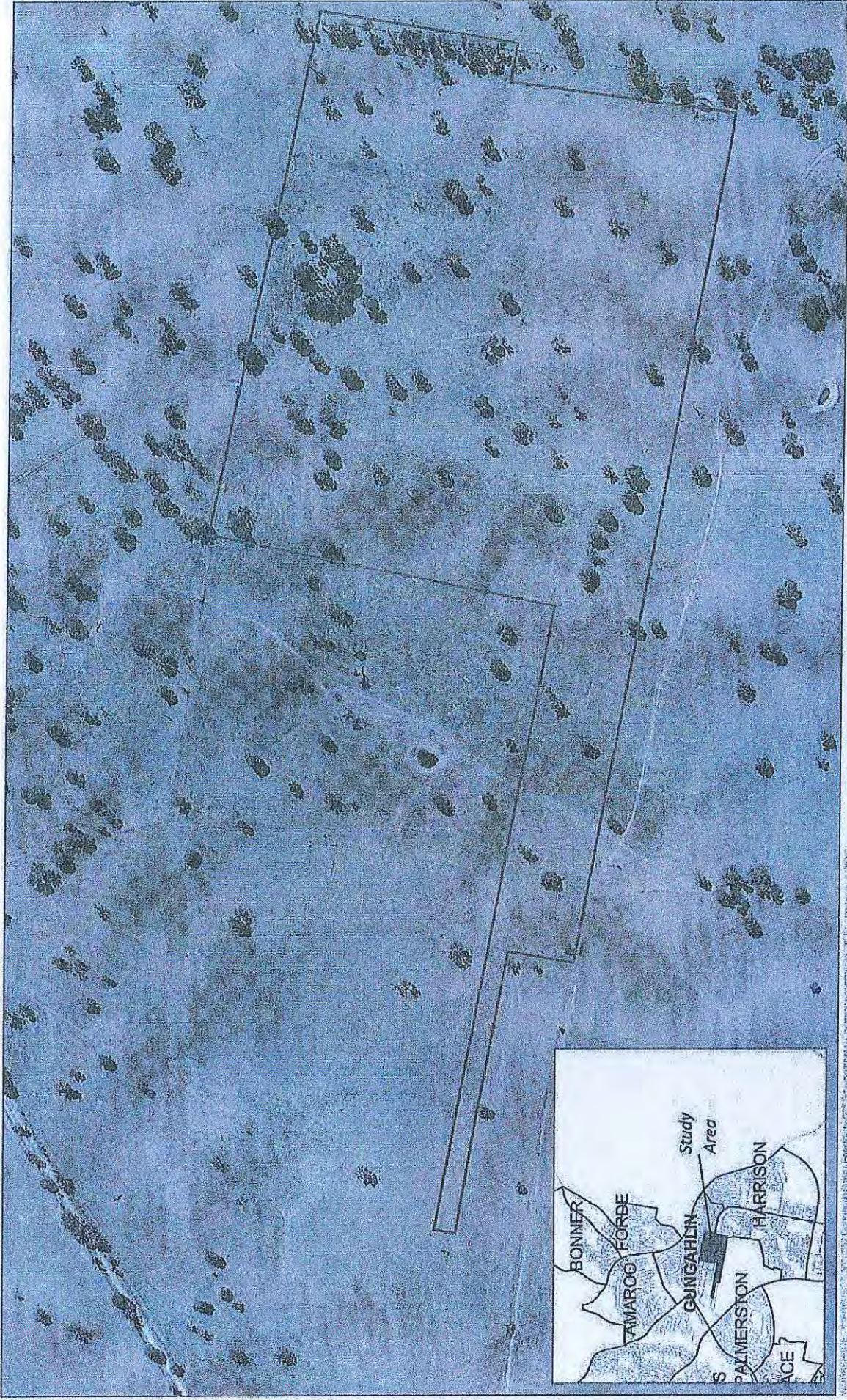
SCALE: 1: 6,500 @ A4

PROJECT No. 3002252

Legend

 Approximate Site Boundary



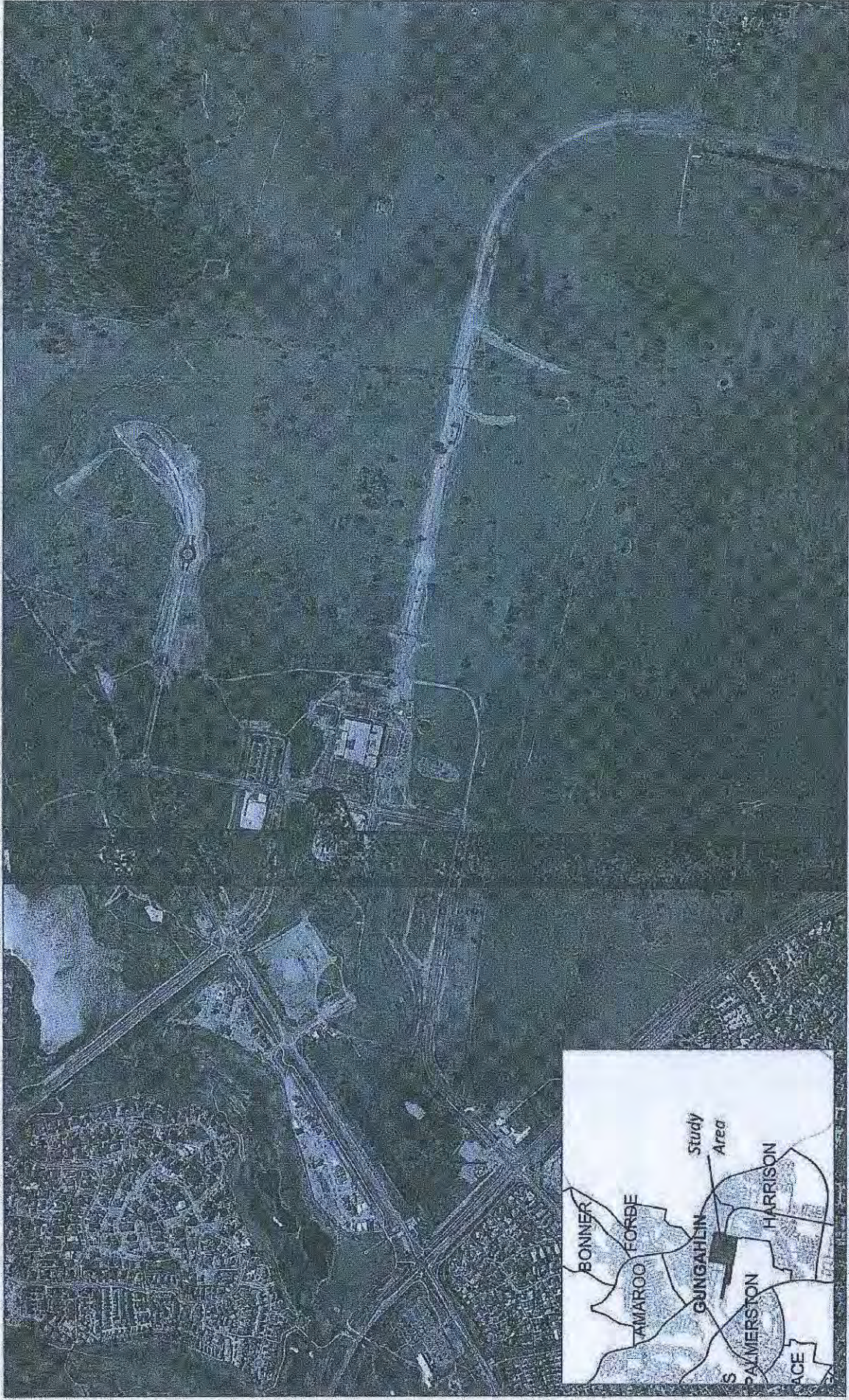


Legend

 Approximate Site Boundary



APPENDIX 4: 1991 Aerial Photography	
PROJECT:	Gungahlin Town Centre Roads Feasibility Study - Contamination
CLIENT:	ACTPLA
DATE:	3/03/2011
SCALE:	1:5,500 @ A4
PROJECT No.	3002252



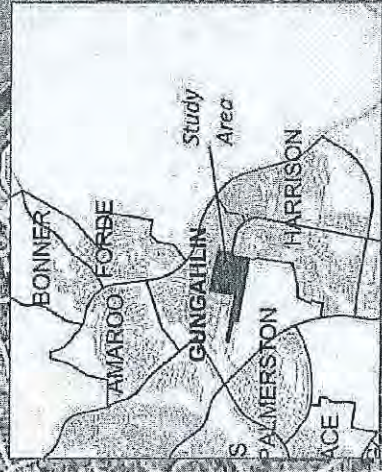
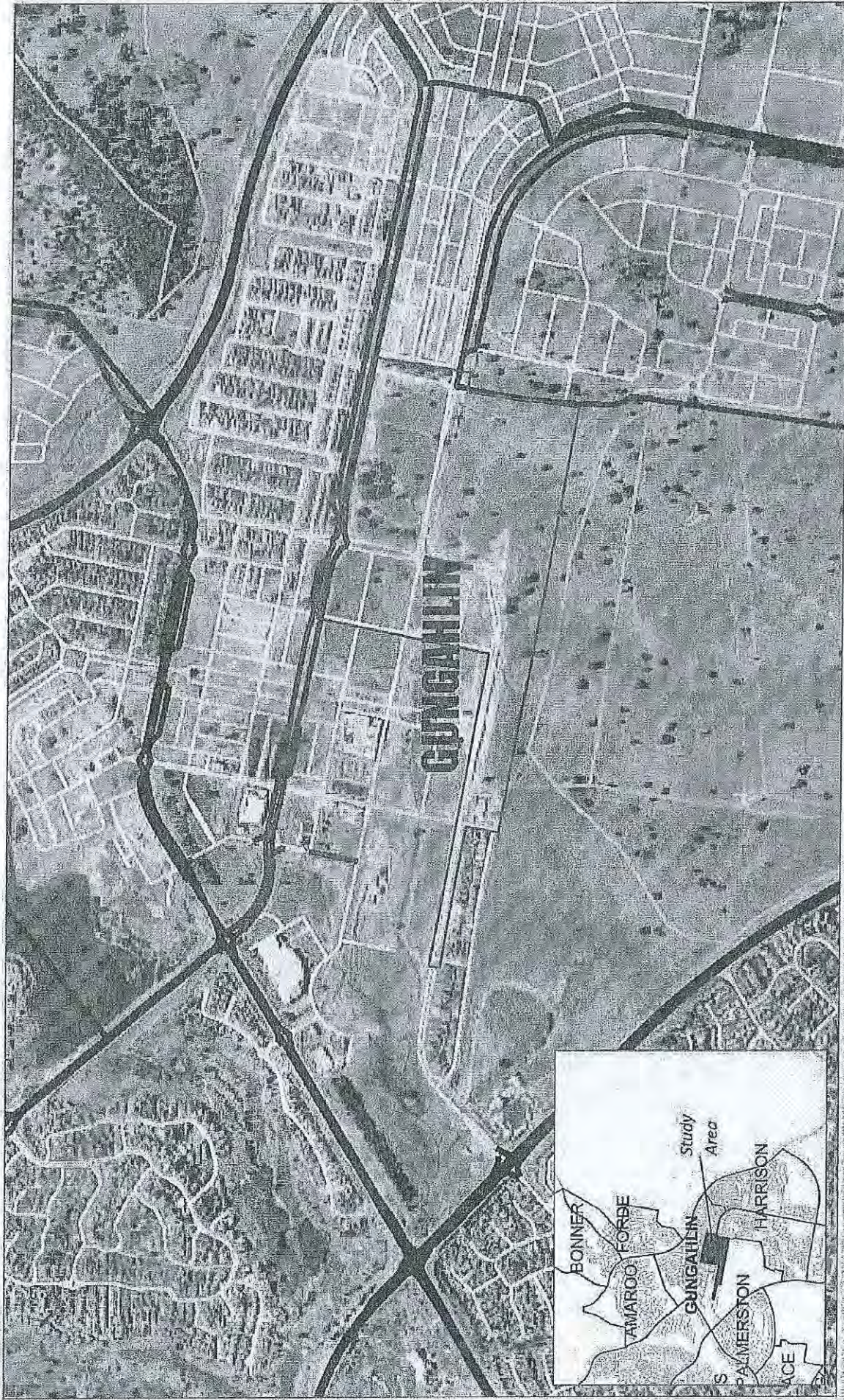
Legend

 Approximate Site Boundary



APPENDIX 4: 2001 Aerial Photography	
PROJECT:	Gungahlin Town Centre Roads Feasibility Study - Contamination
CLIENT:	ACTPLA
DATE:	3/03/2011
SCALE:	1:13,000 @ A4
PROJECT No.:	3002252

1802'00
 NORTH



Legend


 Approximate Site Boundary



SMEC
INCORPORATED IN AUSTRALIA

APPENDIX 4: 2004 Aerial Photography	
PROJECT:	Gungahlin Town Centre Roads Feasibility Study - Contamination
CLIENT:	ACTPLA
DATE:	3/03/2011
SCALE:	1:15,000 @ A4
PROJECT No.	3002252

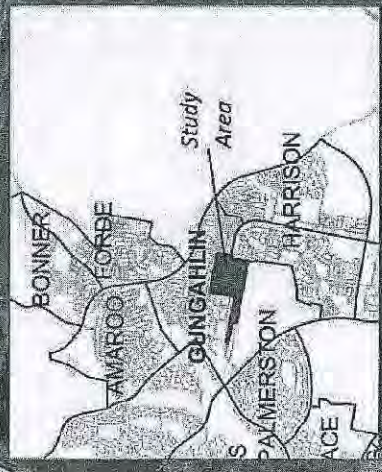
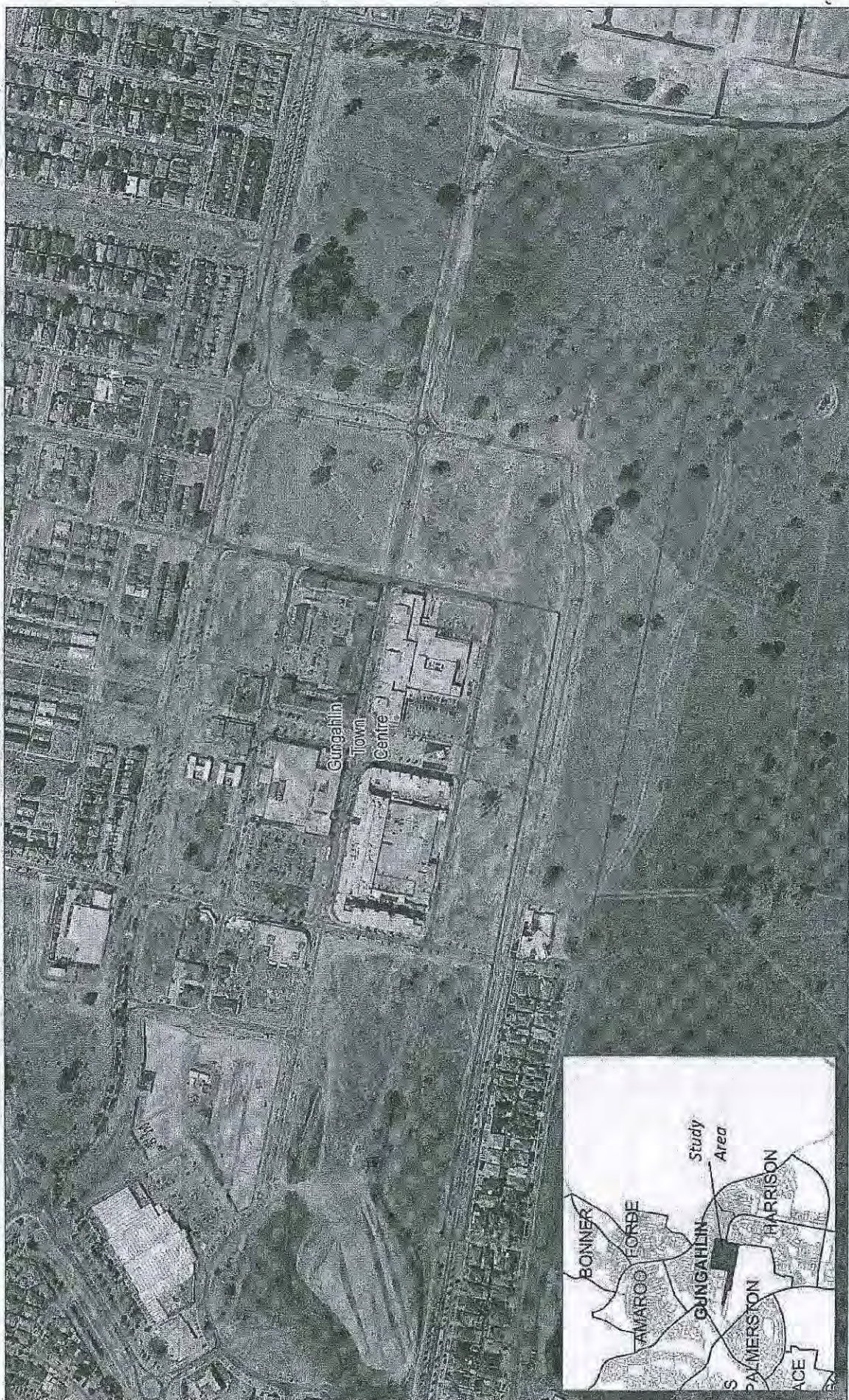


Legend

 Approximate Site Boundary



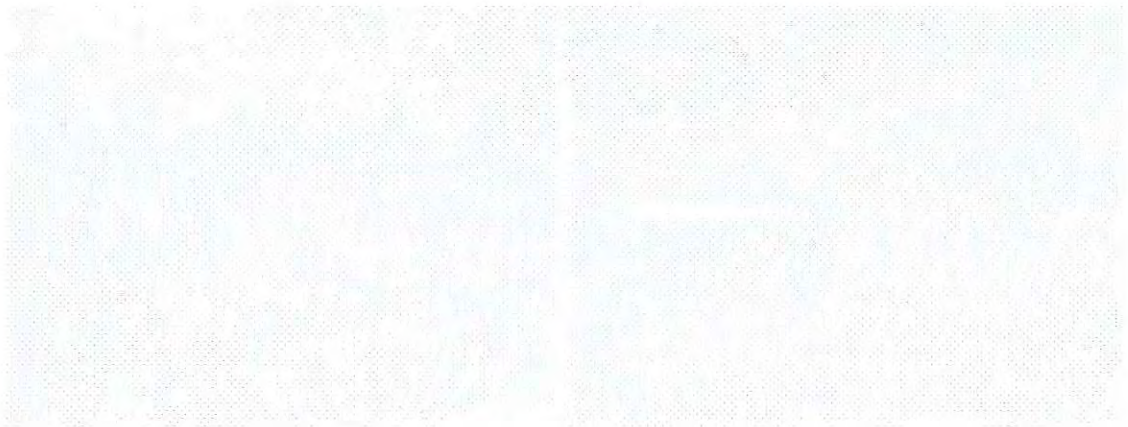
APPENDIX 4: 2009 Aerial Photography	
PROJECT:	Gungahlin Town Centre Roads Feasibility Study - Contamination
CLIENT:	ACTPLA
DATE:	3/03/2011
SCALE:	1: 6500 @ A4
PROJECT No.	3002252



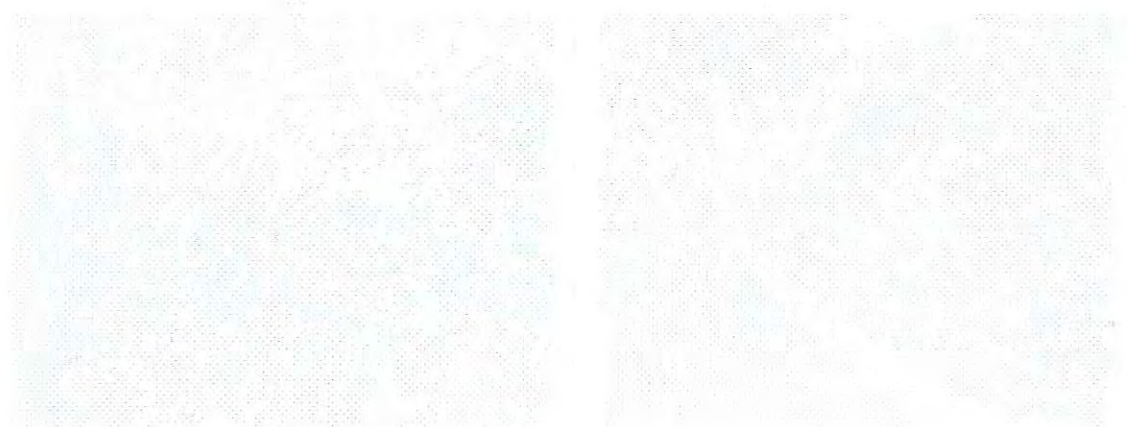
APPENDIX 5 SITE PHOTOGRAPHS REGISTER

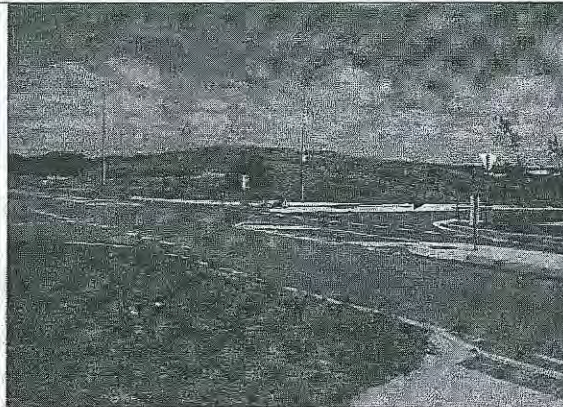


Two lines of faint, illegible text describing the photographs above.



Two lines of faint, illegible text describing the photographs above.





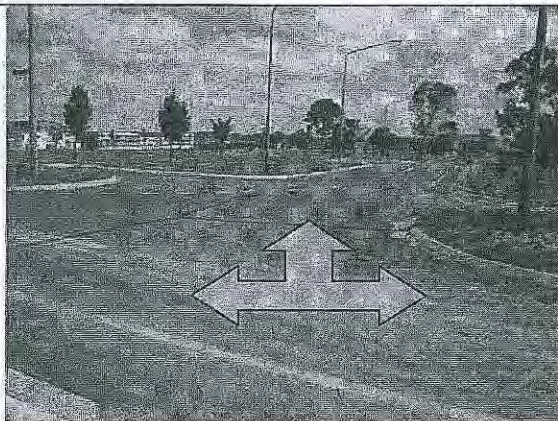
Photograph 1: The Valley Avenue and Warwick Street Intersection. An arrow indicates Warwick Street Area.



Photograph 2: The Valley Avenue and Gozard Street Intersection. A red colour arrow indicates Gungahlin Children's Centre Building located along the Valley Avenue to the south within site area.



Photograph 3: Photograph showing dirt road (section of the Valley Avenue) located in southern section of the site. An arrow indicates direction of Kate Crace Street.



Photograph 4: Intersection of Kate Crace Street and the Valley Avenue in south eastern portion of the site. An upward arrow indicate the direction of Kate Crace Street and two opposite arrows indicate the Valley Avenue direction west to east.



Photograph 5: The Valley Avenue Road. The Mulangarri Grasslands Nature Reserve Area located to left of the photograph.



Photograph 6: The roundabout area at intersection of Kate Crace Street (red arrow), Flemington Road (blue arrow) and Hibberson Street (green arrow). The site slope towards west can be evident.



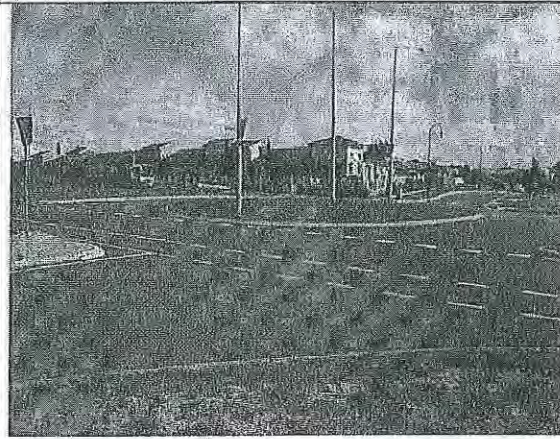
Photograph 7: Kate Crace Street going towards north. An arrow indicates patches of dirt road along Kate Crace Street. Note that open grassland area to the right of photograph.



Photograph 8: Flemington Road.



Photograph 9: An intersection of Hinder Street and Ernst Cavangah Street in north western corner of the site. The Gungahlin Town Centre area is to the right of photograph.



Photograph 10: An intersection of Anthony Rolfe Avenue and Eva West Street. Residential properties can be seen in along Anthony Rolfe Avenue.



Photograph 11: An intersection of Hinder Street and the Valley Avenue. An upward arrow indicates the direction of Hinder Street and two opposite arrows indicate the Valley Avenue direction west to east.



Photograph 12: Open grassland area with scatter trees in central portion of the site. The Kate Crace Street is left to the photograph.

APPENDIX H – PAVEMENT DESIGN: CIRCLY ANALYSIS RESULTS

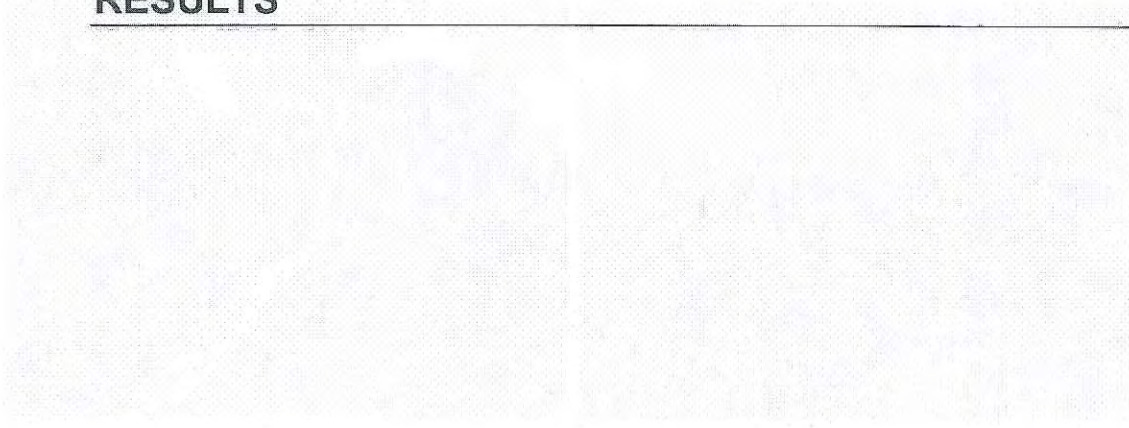


Figure H.1: Pavement Design Analysis Results (Left Diagram)

Figure H.2: Pavement Design Analysis Results (Right Diagram)

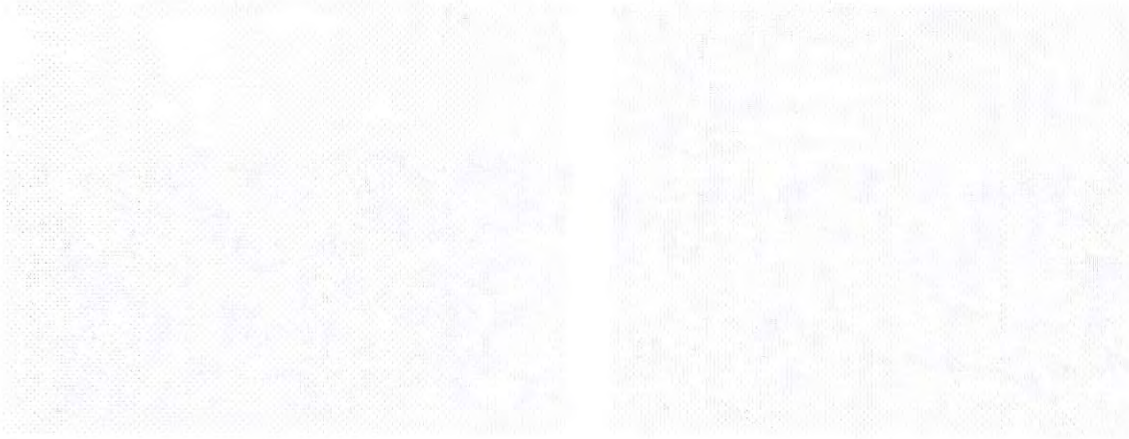


Figure H.3: Pavement Design Analysis Results (Left Diagram)

Figure H.4: Pavement Design Analysis Results (Right Diagram)

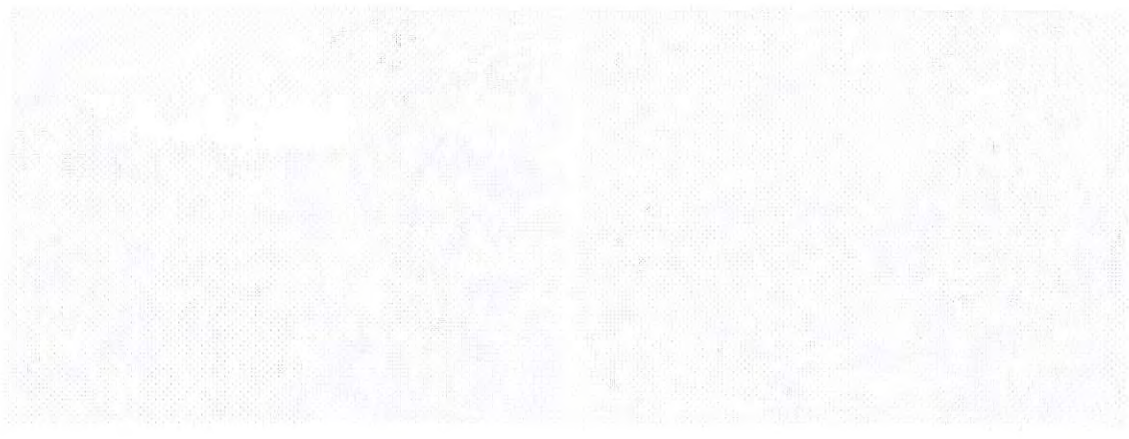


Figure H.5: Pavement Design Analysis Results (Left Diagram)

Figure H.6: Pavement Design Analysis Results (Right Diagram)

COLLECTOR ROADS

CIRCLY Version 5.0r (3 February 2011)

Job Title: Gungahlin Roads Feasibility Study

Damage Factor Calculation

Assumed number of damage pulses per movement: One pulse per axle (i.e. use NROWS)

Traffic Spectrum Details: ID: GRFS_MJ Title: Gungahlin Roads - Major Road

Load No.	Load ID	Movements
1	ESA750	3.29E+06

Details of Load Groups:

Load No.	Load ID	Load Category	Load Type	Radius	Pressure/ Ref. stress	Exponent
1	ESA750	ESA750	Vertical Force	92.3	0.75	0.00

Load Locations:

Location No.	Load ID	Gear No.	X	Y	Scaling Factor	Theta
1	ESA750	1	-165.0	0.0	1.00E+00	0.00
2	ESA750	1	165.0	0.0	1.00E+00	0.00

Layout of result points on horizontal plane:

Xmin: 0 Xmax: 165 Xdel: 165 Y: 0

Details of Layered System: ID: GRFS_MJ Title: Gungahlin Roads Feasibility Study - Major Road

Layer No.	Lower i/face	Material ID	Isotropy (or Ev)	Modulus (or vvh)	P.Ratio F	Eh	vh
1	rough	Gran_350	Aniso.	3.50E+02	0.35	2.60E+02	1.75E+02 0.35
2	rough	Gran_250	Aniso.	2.50E+02	0.35	1.90E+02	1.25E+02 0.35
3	rough	subsltCB10	Aniso.	1.00E+02	0.45	6.90E+01	5.00E+01 0.45
4	rough	Sub_CBR3	Aniso.	3.00E+01	0.45	2.07E+01	1.50E+01 0.45

Performance Relationships:

Layer No.	Location ID	Performance Constant	Component Exponent	Perform. Multiplier	Traffic
3	top selAus2004	EZZ	0.009300	7.000	1.600
4	top Sub_2004	EZZ	0.009300	7.000	1.600

Reliability Factors:

Project Reliability: Austroads 95%

Layer Reliability Material

Layer No.	Factor	Type
3	1.00	Subgrade (Selected Material)
4	1.00	Subgrade (Austroads 2004)

Details of Layers to be sublayered:

Layer no. 1: Austroads (2004) sublayering

Layer no. 2: Austroads (2004) sublayering

Layer no. 3: Austroads (2004) sublayering

Results:

Layer No.	Thickness	Material ID	Load Strain	Critical	CDF
1	150.00	Gran_350	n/a	n/a	
2	150.00	Gran_250	n/a	n/a	
3	300.00	subsltCB10	ESA750	9.71E-04	7.09E-01
4	0.00	Sub_CBR3	ESA750	1.03E-03	1.06E+00

ACCESS STREETS

CIRCLY Version 5.0r (3 February 2011)

Job Title: Gungahlin Roads Feasibility Study

Damage Factor Calculation

Assumed number of damage pulses per movement: One pulse per axle (i.e. use NROWS)

Traffic Spectrum Details: ID: GRFS_MN Title: Gungahlin Roads - Minor Road

Load No.	Load ID	Movements
1	ESA750	3.34E+05

Details of Load Groups:

Load No.	Load ID	Load Category	Load Type	Radius	Pressure/ Ref. stress	Exponent
1	ESA750	ESA750	Vertical Force	92.3	0.75	0.00

Load Locations:

Location No.	Load ID	Gear No.	X	Y	Scaling Factor	Theta
1	ESA750	1	-165.0	0.0	1.00E+00	0.00
2	ESA750	1	165.0	0.0	1.00E+00	0.00

Layout of result points on horizontal plane:

Xmin: 0 Xmax: 165 Xdel: 165 Y: 0

Details of Layered System: ID: GRFS_MN Title: Gungahlin Roads Feasibility Study - Minor Road

Layer No.	Lower i/face	Material ID	Isotropy (or Ev)	Modulus (or vvh)	P.Ratio F	Eh	vh
1	rough	Gran_350	Aniso.	3.50E+02	0.35	2.60E+02	1.75E+02
2	rough	Gran_250	Aniso.	2.50E+02	0.35	1.90E+02	1.25E+02
3	rough	subsltCB10	Aniso.	1.00E+02	0.45	6.90E+01	5.00E+01
4	rough	Sub_CBR3	Aniso.	3.00E+01	0.45	2.07E+01	1.50E+01

Performance Relationships:

Layer No.	Location ID	Performance Constant	Component Exponent	Perform. Multiplier	Traffic
3	top selAus2004	EZZ	0.009300	7.000	1.600
4	top Sub_2004	EZZ	0.009300	7.000	1.600

Reliability Factors:

Project Reliability: Error - Not defined - please notify Mincad Systems.

Layer Reliability Material

No.	Factor	Type
3	1.00	Subgrade (Selected Material)
4	1.00	Subgrade (Austroads 2004)

Details of Layers to be sublayered:

Layer no. 1: Austroads (2004) sublayering

Layer no. 2: Austroads (2004) sublayering

Layer no. 3: Austroads (2004) sublayering

Results:

Layer No.	Thickness	Material ID	Load ID	Critical Strain	CDF
1	150.00	Gran_350		n/a	n/a
2	150.00	Gran_250		n/a	n/a
3	200.00	subsltCB10	ESA750	1.26E-03	4.49E-01
4	0.00	Sub_CBR3	ESA750	1.41E-03	9.77E-01

**APPENDIX I – DRAFT VARIATION TO THE TERRITORY
PLAN NO. 300**

Australian Capital Territory

Planning and Development (Draft Variation No. 300) Consultation Notice 2010

Gungahlin Town Centre: changes to zoning and the introduction of a Precinct Code, separation of town centre specific provisions from the current Gungahlin structure plan into structure plans for the town centre and the remaining area, and consequential changes.

Notifiable Instrument NI2010—659

made under the *Planning and Development Act 2007*, section 63 (Public consultation—notification) and section 64 (Public consultation—notice of interim effect etc)

Draft Variation No. 300 to the Territory Plan (see *Annexure A*) Gungahlin Town Centre proposes various changes including rezoning land to allow office, entertainment, retail and community facilities and establishing a precinct code and new structure plans to replace the existing structure plan. The changes are proposed to:

- expand the retail core
- allow for a greater range of uses in areas currently zoned for residential, office, leisure and accommodation
- allow taller buildings, but limit overshadowing
- bring entertainment and community facilities into the main part of the centre
- improve pedestrian, cycling and public transport access
- improve the use of open space
- create a ring road to divert traffic from the town centre and link The Valley Avenue with Gundaroo Drive
- acknowledge the growing community facilities around Gungahlin College.

Copies of this draft variation and background documents may be obtained from:

- www.actpla.act.gov.au
- ACTPLA's customer service centre, 16 Challis Street, Dickson during business hours.

Written comments are invited until **COB Monday 28 February 2011**.

Comments should include reference to the draft variation, a return postal address and be addressed to Manager, Development Policy Section. Comments can be:

- emailed to terrplan@act.gov.au
- posted to ACTPLA, GPO Box 1908, Canberra ACT 2601
- delivered to ACTPLA's customer service centre at the above address.

Copies of written comments received will be made available for public inspection for no less than 15 working days from the day after the closing date at ACTPLA's customer service centre in Dickson and via ACTPLA's website.

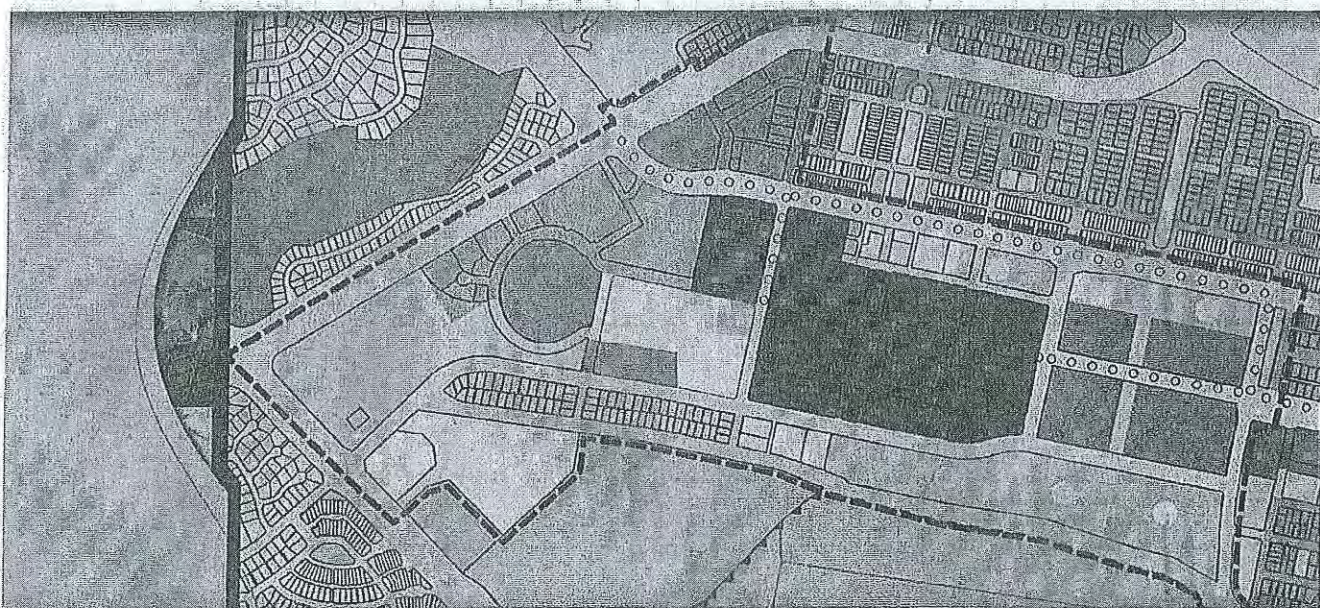
The draft variation has interim effect under section 65 of the *Planning and Development Act 2007* for a period of up to one year from Tuesday 30 November 2010. During this period, the Territory, the Executive, a Minister or a territory authority must not do or approve the doing of anything that would be inconsistent with the Territory Plan if it were varied accordance with the draft plan variation.

Ben Ponton
Delegate of the ACT Planning and Land Authority
29 November 2010

Annexure A: Draft variation No. 300—Gungahlin Town Centre



DRAFT VARIATION TO THE TERRITORY PLAN NO. 300



Gungahlin Town Centre: Zoning changes, revisions to Structure Plans for Gungahlin, introduction of a Precinct Code and resultant amendments to the Territory Plan.

November 2010

Planning & Development Act 2007



ACT Planning &
Land Authority



**ACT Planning &
Land Authority**

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1.2 Outline of the process	1
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1. Introduction

1.1 Summary of the proposal

This draft variation proposes to amend the Territory Plan for the Gungahlin Town Centre by making the following changes:

- rezone land
- introduce the Gungahlin Town Centre Precinct Code
- introduce the Gungahlin Town Centre Structure Plan and remove town centre specific policies from the existing Gungahlin Town Centre and Central Area Structure Plan which is to be replaced with the Gungahlin Central Area Structure Plan
- other consequential changes to the Territory Plan include:
 - amend relevant zones development tables to add references to a new precinct code and reflect changes to assessable and prohibited uses
 - remove Gungahlin-specific provisions, which are included in the precinct code for the town centre, from the Town Centres Development Code.

The proposal is to meet the future land needs for retail, office accommodation and community facilities. Provisions will be inserted via a precinct code to enable development of entertainment facilities and a larger mix of uses in the town centre.

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 ACT Planning and Land Authority (ACTPLA) as the authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary.

The Territory Plan is comprised of the written statement and a map. The written statement contains parts including governance; strategic directions; zones; precinct and general codes; overlays; definitions; structure plans, concept plans and development codes.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, 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. At the conclusion of the consultation period the ACTPLA submits a report on consultation and a recommended final variation to the Minister for Planning for approval. The Minister has the discretion to determine if referral to the Legislative Assembly Standing Committee on Planning, Public Works and Territory and Municipal Services is warranted before 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 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 to the proposed variation. It comprises the following parts

- Part 1 Introduction
- Part 2 Explanatory Statement providing reasons for the proposed variation and describing its effect
- Part 3 Draft Variation including proposed changes to the Territory Plan

The Gungahlin Town Centre planning report has been released as a background document to the Draft Variation.

1.4 Public consultation

Documents relating to this draft plan variation, including the Gungahlin Town Centre planning report, may be obtained from

- www.actpla.act.gov.au/Gungahlin
- ACTPLA's customer service centre, 16 Challis Street, Dickson
from 8:30am until 4:30pm weekdays

Note that free internet access is available at all ACT Public Libraries.

Written comments from the public are invited on the draft variation by **COB Monday 28 February 2011**. Comments should include a reference to the draft variation, a return postal address and be addressed to Manager, Development Policy Section.

Comments may be submitted via

- ACTPLA's customer service centre at the address above
- ACT Planning and Land Authority, GPO Box 1908, Canberra ACT 2601
- terrplan@act.gov.au

Copies of comments received will be made available for public inspection via ACTPLA's website and at the customer service centre in Dickson for a period of not less than 15 working days after the closing date listed above.

Subject to consideration of comments received, ACTPLA proposes to submit this draft variation to the Minister for Planning for consideration in line with the Act.

2. Explanatory statement

2.1 Background

The draft variation has been prepared to implement the recommendations of the Gungahlin Town Centre Planning Report. The report, which was prepared by the ACT Planning and Land Authority, responded to issues raised by residents, businesses and other parties with interests in Gungahlin during consultations in 2008 as part of the Gungahlin Town Centre planning study. The Gungahlin Town Centre Planning Report is available at www.actpla.act.gov.au/Gungahlin.

The following key priorities were nominated during the public consultation stage of the planning study:

- identify land suitable for future offices and employment
- improve traffic arrangements in the town centre, particularly on Hibberson Street
- enhance access and shelter between retail centres for pedestrians
- provide for future bus stations and
- facilitate the development of entertainment and recreation facilities

These matters have been addressed in the Gungahlin Town Centre planning report, which has been released as a background document to this draft variation.

The draft variation proposes to implement the recommendations of the planning report through the adoption of the following measures by:

- identifying land suitable for offices to the east of the town centre
- providing for development of a ring road to divert through traffic away from Hibberson Street
- extending the existing grid street pattern to undeveloped areas to the east of the town centre to encourage walking and cycling
- changing various provisions to enhance the public realm and enable small scale activities to operate in Gungahlin Place
- diverting the inter-town public transport route along Hibberson Street and specifying the location of bus stations in a new precinct code and
- ensuring entertainment activities are co-located with major shopping centres to encourage after hours activity in the retail core.

These recommendations are to be implemented via a combination of rezoning land in Gungahlin Town Centre in the Territory Plan and establishing a local precinct code and revised structure plan for the centre to guide future development.

2.2 Current Territory Plan provisions

Figure 1 shows the current Territory Plan zoning in the area covered by the draft variation. The most prevalent zoning within the Gungahlin Town Centre is commercial (CZ1 core zone, CZ2 business zone, CZ3 services zone, CZ5 mixed use zone and CZ6 leisure and accommodation zone). The remaining area in the town centre is zoned CFZ community facility zone, RZ3 urban residential zone and parks and recreation PRZ1 urban open space zone. Major roads are zoned transport and services TSZ1 transport zone.

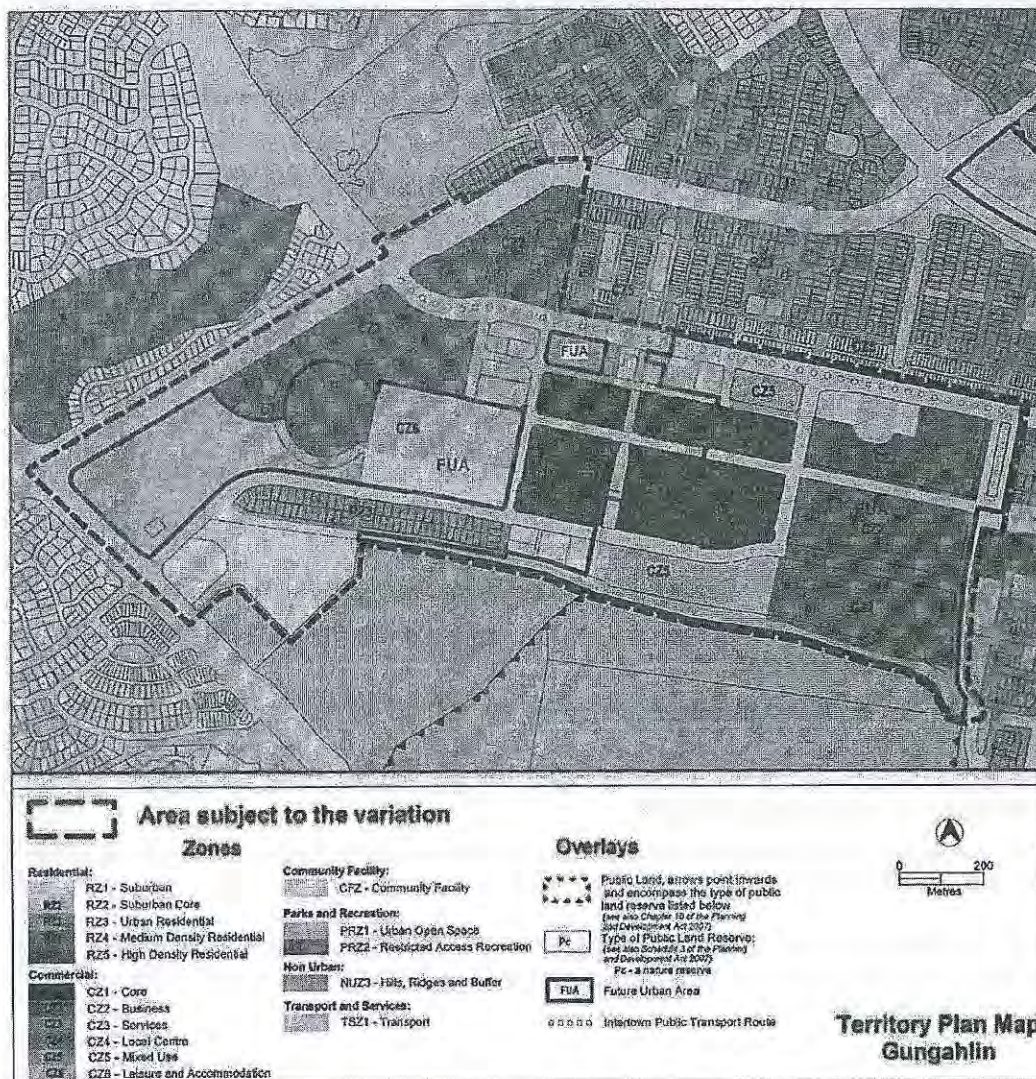


Figure 1 Current zoning on Territory Plan map of area subject to this draft variation

Future urban area overlay

Some areas of the town centre are covered by a future urban overlay as they are yet to be developed. The final zoning, while generally indicated on the Territory Plan map, will be set at the time an estate development plan is approved by ACTPLA in accordance with the provisions of a precinct code relating to the future urban areas.

2.3 Summary of key changes

Proposed changes to the Territory Plan Map

Figure 2 shows how the draft variation proposes to change the Territory Plan zoning. Each number on the map relates to the appropriate location of a change that is described below against its corresponding number.

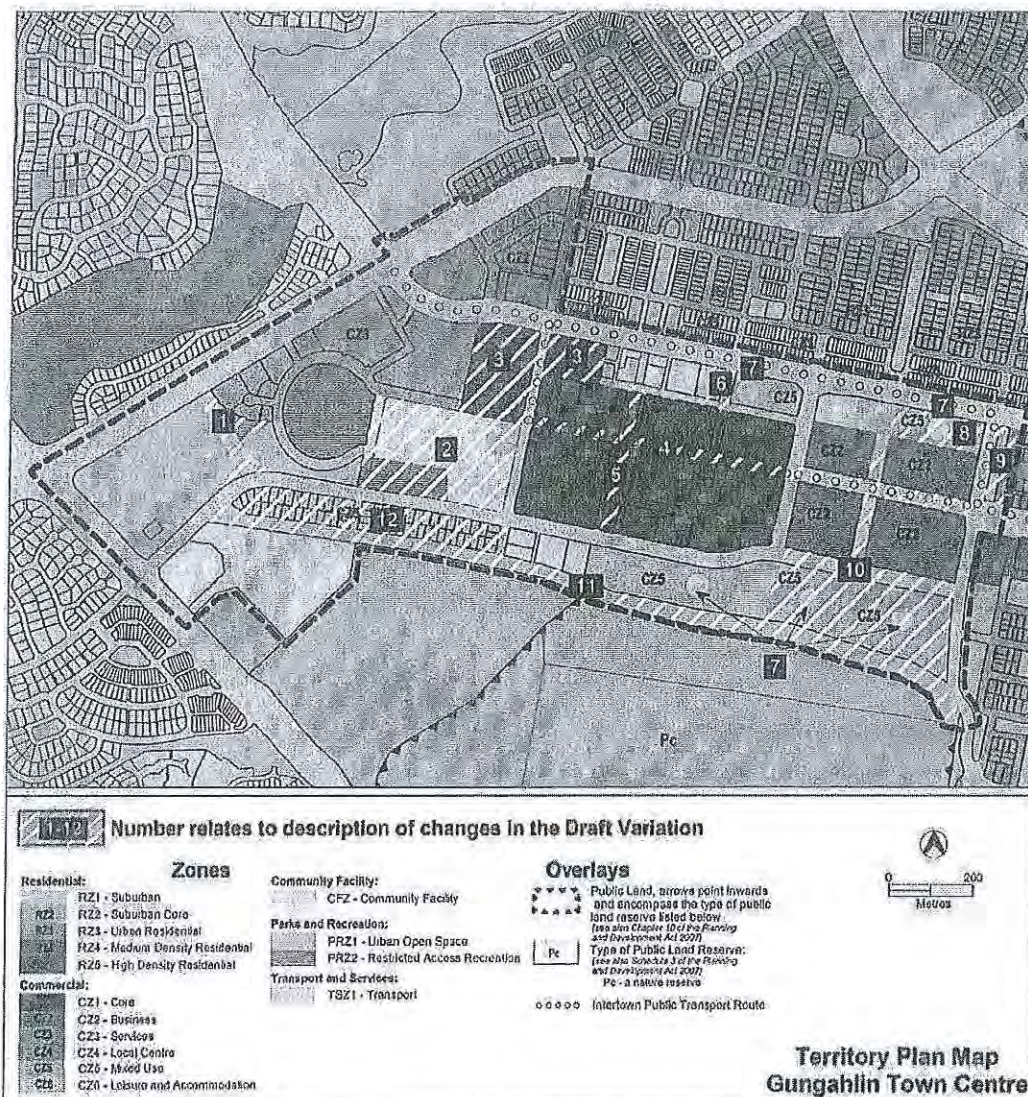


Figure 2 Location of proposed changes to the Territory Plan map

The following change to zoning is proposed to the Territory Plan map:

- 1 PRZ1 urban open space becomes TSZ1 transport to enable the extension of The Valley Avenue to Gundaroo Drive and expands the CZ3 services zone
- 2 CZ6 leisure and accommodation becomes community facility zone (CFZ) for an expanded Gungahlin College site and community uses; at the southern end of the site, CFZ becomes PRZ2 restricted access recreation for the future leisure centre; PRZ1 urban open space is retained at the location of the town park
[note: The Future Urban Area overlay on the site is to be removed by this draft variation]
- 3 CZ5 mixed use and CZ6 leisure and accommodation becomes CZ1 core
- 4 TSZ1 transport in Hibberson Street becomes CZ1 core
- 5 PRZ1 urban open space in Gungahlin Place becomes CZ1 core
- 6 CFZ becomes CZ5 mixed use
- 7 shows the location of future community facilities intermingled in CZ5 mixed use
- 8 CZ2 business becomes CZ5 mixed use
- 9 TSZ1 transport becomes PRZ1 urban open space
[note: RZ3 urban residential increases to cover the adjacent access road]
- 10 CZ2 business becomes PRZ1 urban open space, TSZ1 transport and CZ5 mixed use
- 11 various zones on Well Station Track become PRZ1 urban open space
- 12 RZ3 urban residential becomes CZ5 mixed use

Other changes to the Territory Plan

The proposed changes to the Territory Plan are outlined in detail in part 3 of this draft variation.

Items 1-4, 13-16

Inserts references to the proposed Gungahlin Town Centre precinct code into the respective zone development tables (as listed below). The following zones which exist or are proposed in the town centre:

- CZ1 core zone
- CZ2 business zone
- CZ3 services zone
- CZ5 mixed use zone
- CFZ Community facility zone
- PRZ1 urban open space zone
- PRZ2 restricted access recreation zone
- TSZ1 transport zone

The references are being inserted to enable the proposed precinct code to be considered when assessing developments.

Item 5

Amends a diagram of the Gungahlin Town Centre (which indicates the commercial zones CZ1–CZ3, in line with the zoning changes proposed in this draft variation) in the Town Centres Development Code.

Items 6–12

Removes provisions for Gungahlin Town Centre from the Town Centres Development Code, as any provision which remain relevant are proposed to be located in the Gungahlin Town Centre Precinct Code.

Item 17

Indicates where in the Territory Plan, the Gungahlin Town Centre Precinct Code is to be located.

Item 18

Indicates where in the Territory Plan the Gungahlin Town Centre Structure Plan is to be located and instructs the replacement of the Gungahlin Town Centre and Central Area Structure Plan with the revised Gungahlin Central Area Structure Plan. In this way all structure plan matters for the Gungahlin Town Centre are contained within its own discrete structure plan.

2.4 Reasons for the proposed changes

ACTPLA has prepared the draft variation to the Territory Plan to implement the recommendations of the Gungahlin Town Centre Planning Report. The land is in the existing urban area and within a 15 kilometre radius of the city centre. The proposed changes provide for the expansion of office employment within Gungahlin Town Centre by reserving prominent sites for large employers and by increasing opportunities for businesses to operate in the town centre. Improvements to the road network by reducing through traffic and improving public transport are intended to encourage walking and cycling especially in the core area of the town centre, while reducing dependence on private vehicles. Changes to building forms and heights within the town centre are expected to increase housing choice for Gungahlin residents, support retail activity and nurture an entertainment precinct in the town centre.

2.5 Planning context

2.5.1 National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (the Plan) and to keep the Plan under constant review and propose amendments when necessary.

The Plan, which was published in the Commonwealth Gazette on 21 January 1990, is required to ensure Canberra and the Territory are planned and developed in accordance with their national significance. The *Australian Capital Territory (Planning and Land Management) Act 1988* also requires the Territory Plan is not inconsistent with the Plan. The area covered by this draft variation is within urban areas identified in the Plan.

The NCA was consulted during the preparation of this draft variation and its comments are included at 2.7 Consultation with Government Agencies.

2.5.2 Territory Plan

The proposal is considered to be consistent with the Territory Plan's Statement of Strategic Directions in terms of Environmental, Economic and Social Sustainability and Spatial Planning and Urban Design Principles.

2.5.3 Planning Strategy for the ACT

2.5.3.1 Canberra Spatial Plan

The Canberra Spatial Plan (2004) outlines the strategic direction for urban growth over a 30 year period to achieve social, environmental and economic sustainability for Canberra.

Draft Variation No 300 is consistent with the Canberra Spatial Plan as it involves

- development within the existing urban area
- co-locating new employment and residential areas in the town centre adjacent to transport routes and
- changes to the road network to reduce journey times and trip lengths as the town centre develops.

2.5.3.2 Sustainable Transport Plan

The Sustainable Transport Plan (2004) sets a direction and policy framework to achieve a more sustainable transport system for the ACT over the next 25 years.

Draft Variation No 300 is consistent with the Sustainable Transport Plan as it

- facilitates the higher density development in the Gungahlin Town Centre
- aligns the main public transport route with the town centre's main street
- provides a trunk walking and cycling network that improves movement within the town centre and
- establishes a system of major collector 'ring road' to ease congestion and improve pedestrian safety in the town centre.

2.6 Interim effect

Section 65 applies in relation to the draft plan variation.

The variation has interim effect from Tuesday 30 November 2010 to Tuesday 29 November 2011 or until the end of the 'defined period', whichever is shorter. Under the *Planning and Development Act 2007*, section 65(3) 'defined period' for a draft plan variation means the period

- (a) starting on the day (the notification day) when the consultation notice for the draft plan variation is notified under the Legislation Act (see s63)
- (b) ending on the day the earliest of the following happens:
 - (i) the day the public availability notice under section 70 for draft plan variation is notified in accordance with the Legislation Act
 - (ii) the day the draft variation, or the corresponding plan variation is withdrawn under section 68 (1) (b) or section 76 (3) (b) (v)
 - (iii) the period of 1 year after notification day ends.

The Territory, the Executive, a Minister or a territory authority must not, during the defined period, do or approve the doing of anything that would be inconsistent with the Territory Plan if it were varied in accordance with the draft plan variation.

2.7 Consultation with government agencies

ACTPLA 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

- (i) the National Capital Authority
- (ii) the Conservator of Flora and Fauna
- (iii) the Environment Protection Authority
- (iv) the Heritage Council of the ACT
- (v) 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 submitted the following comments on 20 August 2010:

The National Capital Plan recognises Gungahlin as one of Canberra's town centres, supporting a significant proportion of Canberra's residential land use. The core area of Gungahlin town centre should continue to be developed with a mix of retail, commercial, cultural, entertainment and other facilities to meet community needs, and serve as a location for office-based employment.

Critical to Gungahlin's future economic and environmental sustainability will be the links with Civic and the other town centres. This will also be important for the town centre to contribute to the ACT's broader sustainable transport objectives. In this regard, opportunities for public transport priority, cycling and pedestrian permeability and integrated arterial road infrastructure should be identified and reinforced in this Draft Variation to the Territory Plan. Consideration should be given to car-free streets or shared space, to further enhance the safety and access for pedestrians and cyclists.

The design of any public space should conform to appropriate principles and policies to reduce energy and water use and optimise the value of the space for the community. Built form should further reinforce walkable, legible patterns and provide a diversity and quality of spaces and materials.

Response

DV300 is consistent with the commercial centres hierarchy and provides for the future needs of Gungahlin residents for a range of commercial, employment, recreational and community facilities. The issues raised by the NCA have been substantially addressed in the precinct code which includes provisions to realign the inter-town public transport route, identify a ring road for private vehicles and cycle ways connections within the town centre, facilitate mixed-use accommodation and improve both street patterns and public space. Water sensitive urban design principles are included in the Waterways: Water Sensitive Urban Design General Code and development controls for water sensitive urban design are included in residential codes of the Territory Plan. The precinct code for the town centre reinforces the main pedestrian areas in the town centre and supports the possible future introduction of a shared space zone in the town centre.

Conservator of Flora and Fauna

The Conservator of Flora and Fauna submitted the following comments on 9 November 2010:

Thank you for revising Draft Variation No. 300 –Gungahlin Town Centre to take into consideration my previous comment regarding the potential impact on the Mulangarri Grassland Nature Reserve by the addition of bushfire related management actions that would be required to establish an Outer Asset Protection Zone.

I note that the rules and criteria have been amended to ensure that development adjacent to Mulangarri will not increase fuel management requirements in the grasslands. I also note the changes to Figure 7:

- highlighting the boundary of Mulangarri Grasslands
- identifying the Inner Asset Protection Zone within Well Station Track reserve along the alignment of the Strategic Bushfire Management Plan (from the north western corner of the college oval along the entire length of the track)
- specifying Area A that is referred to in the Rules requiring the construction of an edge road, that any development complies with the Planning for Bushfire Risk Management General Code.

The changes adequately address my concerns. I can now support the draft variation.

Response

Noted.

Environment Protection Authority (EPA)

The EPA provided the following comments on 15 November 2010:

Thankyou for the opportunity to comment on DV300 - Gungahlin Town Centre, referred to the Environment Protection Authority (EPA) in accordance with Section 61(b)(iii) of the *Planning and Development Act 2007* . The EPA has reviewed the relevant documentation and comments are provided below.

Gungahlin Central Suburbs Structure Plan

The Structure Plan has indicated that there should be opportunities for business investment and employment that supports both day time and night time economic activities. However the Structure Plan does not appear to consider the potential incompatibilities between night time economic activities (i.e. Club, Pub etc) and residential or mixed use areas. An area should be identified within the Gungahlin Town Centre where these activities can occur away from residential properties thus eliminating the potential for conflict between the two uses or policies and guidelines developed requiring building materials that are capable of attenuating high noise levels, particularly low frequency noise in these mixed use areas.

Gungahlin Town Centre Precinct Code*Element 6: Entertainment Precinct*

The Environment Protection Authority (EPA) supports the establishment of an area identified for entertainment where the object is to create an area which encourages night time economic activities such as clubs, acknowledging that these activities have the potential to impact residential properties particularly at night. Including the area 1b within this precinct where residential (serviced apartments) is permitted may reduce the effectiveness of the entertainment precinct. The EPA recommends that either residential not be permitted within this precinct OR that rules are created that require building materials that are capable of attenuating high noise levels, particular low frequency noise, be used. (Please note that this would mean applying more stringent specifications than those identified in the relevant Australian Standards).

Element 9: Precinct 1b - Retail Core Mixed Use

Section 10.2 - see above comments for Element 6.

Element 14: Precinct 4a - Southern Transition

The EPA requests that any residential properties abutting Precinct 1b or 2a be required to be built with materials that are capable of attenuating high noise levels, particularly low frequency noise. (Please note that this would mean applying more stringent specifications than those identified in the relevant Australian Standards).

Element 15: Precinct 4b

The EPA requests that any residential properties abutting Precinct 1b or 2a be required to be built with materials that are capable of attenuating high noise levels, particular low frequency noise. (Please note that this would mean applying more stringent specifications than those identified in the relevant Australian Standards).

Response

The Territory Plan subjects multi unit housing developments in commercial zones to assessment against relevant Australia standards (AS 3671 traffic noise and AS 2107 reverberation terms for building interiors) and the ACT Environment Protection Regulation 2005. A key component of DV300 involves creating opportunities for mixed use developments in the town centre. Whilst noise is an important issue that need to be managed in such developments, mixed use areas can have many positive impacts including less criminal activity and potentially a safer environment due to increased passive surveillance of public areas. Planning controls regarding noise, particularly in commercial areas with night time activities, are being considered as part of a separate review of commercial zones development codes. Changes to noise reduction provisions may be made, pending the outcome of this review and public consultation by ACTPLA.

Heritage Council

The Heritage Council submitted the following comments on 11 August 2010:

The Heritage Council wishes to advise that there are no historic heritage items nominated to or registered on the ACT Heritage Register, within or adjacent to the subject area or change defined on page 4 of the draft variation document. It should also be noted that extensive ground disturbance has occurred within this area in the past, and there are no archaeological items remaining. However, if any archaeological items are uncovered during construction, the Heritage Council must be notified immediately.

The Heritage Council considers that the proposed variation 300 to the Territory Plan is unlikely to generate any detrimental heritage impacts, and therefore it does not raise any objection to the proposal.

Response

Noted.

Department of Land and Property Services (LAPS) including comments from the Land Development Agency

The Department of LAPS submitted the following comment on 12 November 2010:

No comment.

Response

Noted.

Department of Territory and Municipal Services (TAMS)

The Department of TAMS submitted the following comments on 8 November 2010:

The Department of Territory and Municipal Services agencies have no further comments nor objection to releasing DV300 Gungahlin Town Centre on public consultation. TAMS support DV300 proceeding to public consultation.

Response

Noted.

Department of Justice and Community Safety (JACS)

The Department of JACS submitted the following comments on 13 August 2010:

The Department of Justice and Community Safety has no objection to the proposed Draft Variation to the Territory Plan No 300.

Response

Noted.

Department of Environment, Climate Change, Energy and Water (DECCEW)

DECCEW submitted the following comments on 12 November 2010:

I refer to the revisions made to the Planning Report for Gungahlin Town Centre which took into consideration the comments prepared by Department of Environment, Climate Change, Energy and Water (DECCEW) on 20 August 2010 regarding the importance of considering the impact of climate change in the early planning stages as well as the latter planning stages.

I note that the planning report has been amended to recognise the following matters:

- the size of ACT greenhouse gas emissions
- the *Climate Change and Greenhouse Gas Reduction Act 2010* and emission reduction targets adopted by the ACT and
- the significant contribution land use planning can make to the reducing energy use and promoting energy efficiency. For instance reducing traffic and travel times through co-location of complementary activities and land use, as is proposed in draft variation 300 Gungahlin Town Centre.

These amendments adequately address DECCEW's concerns and the Department has no objection to DV300 being placed on public exhibition.

Response

Noted.

3. Draft variation

Variation to the Territory Plan Map

The Territory Plan map is varied as indicated in Figure 2 for the area shown as subject to the draft variation.

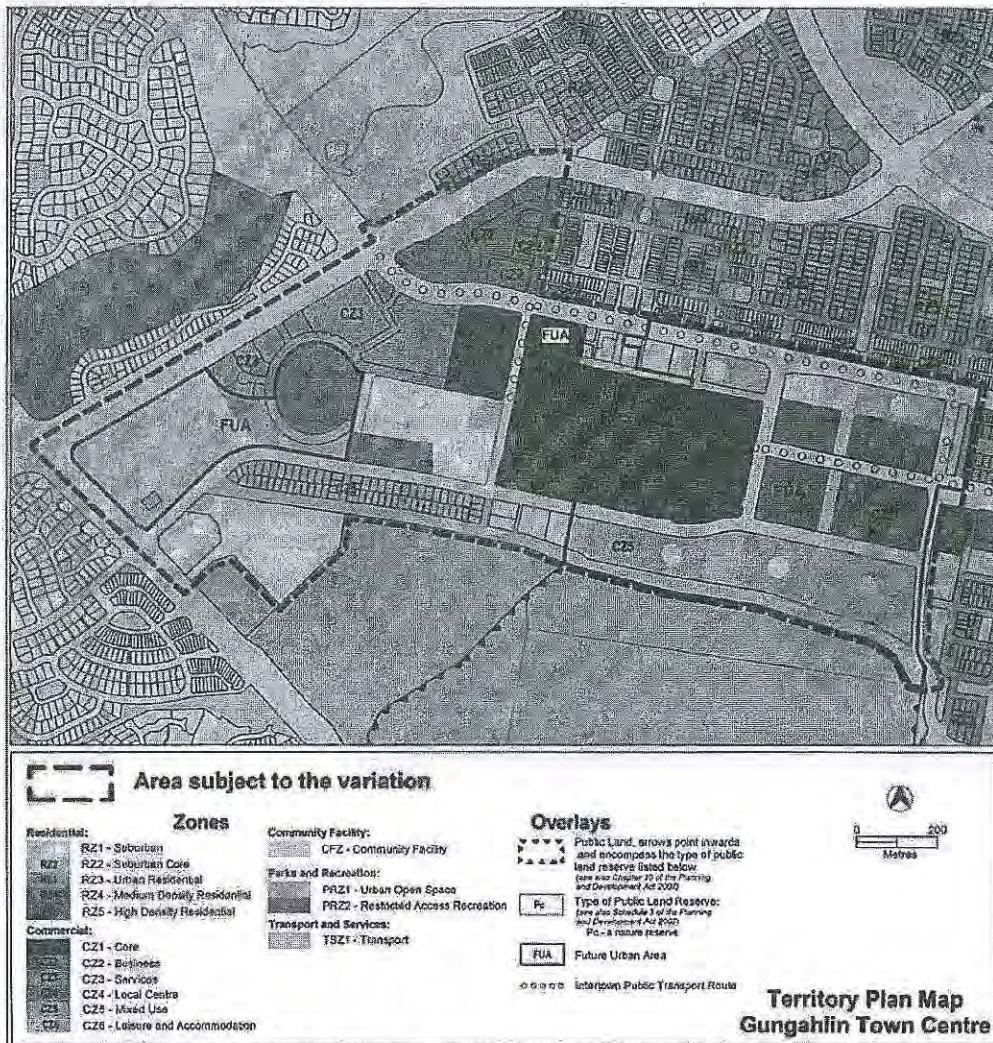


Figure 3 Proposed Territory Plan map

Variation to 4.1 CZ1–CZ6 objectives and development tables, CZ1 core zone

1. at Other codes, Precinct Codes

Substitute 'No precinct codes identified' with the following

Gungahlin Town Centre Precinct Code

Variation to 4.1 CZ1–CZ6 objectives and development tables, CZ2 business zone

2. at Other codes, Precinct Codes

Insert the following below 'Northbourne Avenue Precinct Code'

Gungahlin Town Centre Precinct Code

Variation to 4.1 CZ1–CZ6 objectives and development tables, CZ3 services zone

3. at Other codes, Precinct Codes

Substitute 'No precinct codes identified' with the following

Gungahlin Town Centre Precinct Code

Variation to 4.1 CZ1–CZ6 objectives and development tables, CZ5 mixed use zone

4. at Other codes, Precinct Codes

Insert the following below 'Northbourne Avenue Precinct Code'

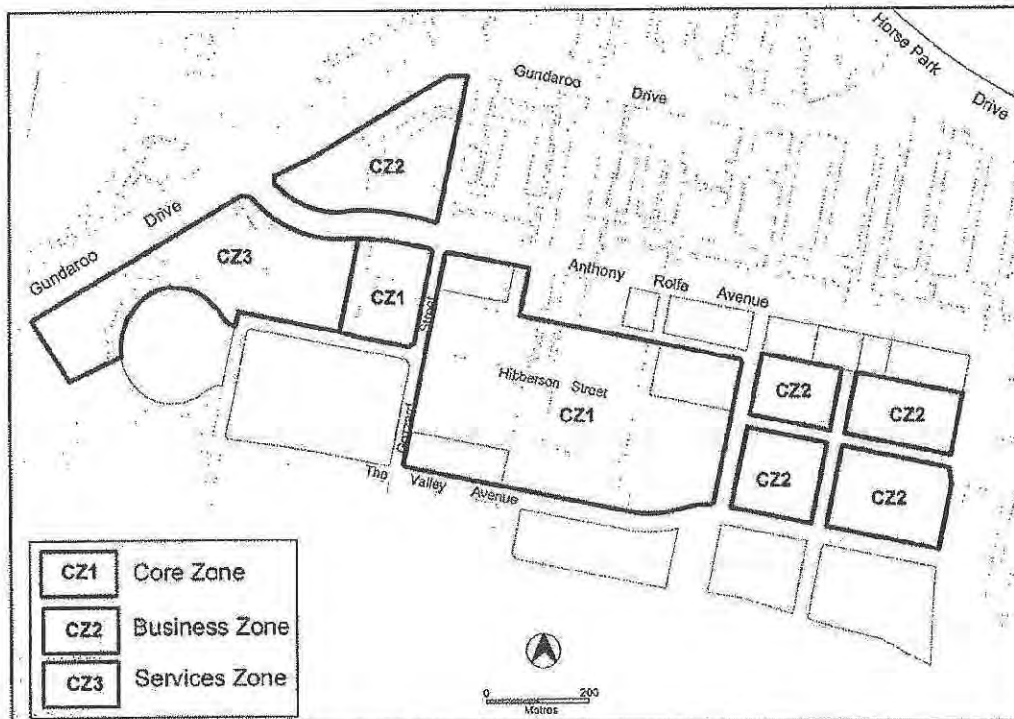
Gungahlin Town Centre Precinct Code

Variation to 4.3 Town Centres Development Code

Revise table of contents to reflect omission of Gungahlin-specific provisions and renumber accordingly

5. at Part A – Centre and Zone Specific Controls

Substitute Figure A2 Gungahlin Town Centre Zones with the following figure and note



Note: Additional requirements for the CZ1–CZ3 zones are contained in the Gungahlin Town Centre Precinct Code

6. at Part A (1) – Town Centre – CZ1 Core Zone, Element 1: Restrictions on Use

Omit the following

1.2 Gungahlin provisions including rules R2, R3 and R4 and criteria C2, C3 and C4

7. at Part A (1) – Town Centre – CZ1 Core Zone, Element 2: Building and Site Controls

Omit the following

2.2 Gungahlin provisions including rules R7 and R8 and criteria C6, C7 and C8

8. at Part A (1) – Town Centre – CZ1 Core Zone, Element 3: Built Form

Omit the following

3.3 Gungahlin provisions including criteria C15 and C16

9. at Part A (2) – CZ2 Business Zone, Element 2: Building and Site Controls

Omit the following

2.2 Gungahlin provisions including rules R25 and R26 and criteria C25, C26 and C27

10. at Part A (2) – CZ2 Business Zone, Element 3: Built Form

Omit the following

3.3 Gungahlin provisions including criterion C35

11. at Part A (3) – CZ3 Services Zone, Element 2: Building and Site Controls

Omit the following

2.2 Gungahlin provisions including rules R44 and R45 and criteria C44 and C45

12. at Part A (3) – CZ3 Services Zone, Element 3: Built Form

Omit the following

3.3 Gungahlin provisions including criterion C53 and Figure A6 Gungahlin – Main Pedestrian Areas and Routes

Variation to 6.1 CFZ objectives and development table, CFZ community facility zone

13. at Other codes, Precinct Codes

Insert the following below 'Northbourne Avenue'

Gungahlin Town Centre Precinct Code

Variation to 7.1 PRZ1–PRZ2 objectives and development table, PRZ1 urban open space

14. at Other codes, Precinct Codes

Substitute 'No codes identified' with the following

Gungahlin Town Centre Precinct Code

Variation to PRZ1–PRZ2 objectives and development table, PRZ2 restricted access recreation

15. at Other codes, Precinct Codes

Substitute 'No codes identified' with the following

Gungahlin Town Centre Precinct Code

Variation to 8.1 TSZ1–TSZ2 objectives and development table, TSZ1 transport zone

16. at Other codes, Precinct Codes

Substitute 'No codes identified' with the following

Gungahlin Town Centre Precinct Code

Variation to 10 Precinct Codes

17. at 10.2 Other Precinct Codes

Insert the following

Gungahlin Town Centre Precinct Code (see Appendix A)

Variation to 14 Structure Plans

18. after 14.11 Lawson South

Insert the following

14.12 Gungahlin Town Centre Structure Plan (see Appendix B)

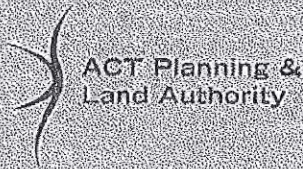
Substitute '14.5 Gungahlin Town Centre and Central Area Structure Plan' with the following

14.5 Gungahlin Central Area Structure Plan (see Appendix C)

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت مساعدة 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 τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, óempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تالین 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 đi thông-ngôn hãy gọi điện-thoại:
TRANSLATING AND INTERPRETING SERVICE	
131 450	
Canberra and District - 24 hours a day, seven days a week	

Precinct Code

Gungahlin Town Centre



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