

DESCRIPTION OF DOCUMENTS					DECISION			
NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS
1.	Electronic documents 4795169 31 Aug 2007	Email	N/A	Jacqui Lavis to Courtney Wellington copy to Tom Percival, Paul Lewis, Colleen Peters (the Authority) re ActewAGL proposal at Hume – communications facility	this document is exempt	exempt	s35	This document is exempt under the provisions of Section 35 dealing with Executive documents.

Mr Steve Pratt MLA – Canberra Technology City - Block 1671 TUGGERANONG



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o	31 Aug 2007	Email	N/A	Leonie Mossop to Neil Savery, Jacqui Lavis, Colleen Peters, Courtney Wellington, Rosetta Goodrich, Ben Ponton, Julie Van Den Engel copy to Vic Smorhun, Marion Boyd (the Authority) re ActewAGL proposal at Hume – communications facility	this document is exempt	Exempt	S35	This document is exempt under the provisions of Section 35 dealing with Executive documents.
	31 Aug 2007	Email	N/A	Ross McKay to Leonie Mossop (the Authority) re communications facility	this document is exempt	Exempt	S35	This document is exempt under the provisions of Section 35 dealing with Executive documents.
	30 Aug 2007	Email	N/A	Scott Carr (ActewAGL) to Bruce McEwen copy to Ross McKay re this is what ACTPLA want	this document is exempt	Exempt	S35	This document is exempt under the provisions of Section 35 dealing with Executive documents.
	30 Aug 2007	Email	N/A	Ross McKay to Scott Carr re this is what ACTPLA want	this document is exempt	Exempt	S35	This document is exempt under the provisions of Section 35 dealing with Executive documents.
	Mar 2007	Attachment 1	N/A	Network service providers	this document is exempt	Exempt	S35	This document is exempt under the provisions of Section 35 dealing with Executive documents.
	Mar 2007	Attachment 2	N/A	Macquarie Telecom Hosting	this document is exempt	Exempt	S35	This document is exempt under the provisions of Section 35 dealing with Executive documents.

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2.	25 Feb 2008	Email	N/A	Tom Percival to Deedman copy to Steven Gianakis (the Authority) re block 1671 Tuggeranong	This document may be released in part	Partial Release		parts of this document are not considered within the scope of the request

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5.	30 Aug 2007	Email	N/A	Patrick Paynter to Jack Chu (the Authority) re circulation Tuggeranong part block 1610 direct sale proposal	This document may be released in full	Release		This document falls within the ambit of the request
	30 Aug 2007	Email	N/A	Jack Chu to Barbara Harding copy to Harvey Chambers, Bob Taylor, Patrick Paynter (the Authority) re circulation Tuggeranong part block 1610 direct sale proposal	This document may be released in full	Release		This document falls within the ambit of the request
	29 Aug 2007	Email	N/A	Bob Taylor to Jack Chu, Patrick Paynter (the Authority) re circulation Tuggeranong part block 1610 direct sale proposal	This document may be released in part	Partial Release		Parts of this document are not considered within the scope of the request
	16 Aug 2007	Email	N/A	Jack Chu to Patrick Paynter, Bob Taylor (the Authority) re circulation Tuggeranong part block 1610 direct sale proposal	This document may be released in full	Release		This document falls within the ambit of the request
	16 Aug 2007	Email	N/A	Harvey Chambers to Jack Chu (the Authority) re circulation Tuggeranong part block 1610 direct sale proposal	This document may be released in full	Release		This document falls within the ambit of the request

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	16 Aug 2007	Email	N/A	Barbara Harding to Ben Riches, Jason Hunter, Harvey Chambers, Steven Gianakis, Keith Burnham, Dulce Lander (the Authority) re circulation Tuggeranong part block 1610 direct sale proposal	This document may be released in full	Release		This document falls within the ambit of the request	
	Electronic document A439732								
6.	21 Apr 2008	Correspondence	N/A	Macleay Connelly (ActewAGL) to Neil Savery (the Authority) re ActewAGL gas safety & Operating plan	This document may be released in full	Release		This document falls within the ambit of the request	
	15 Apr 2008	Correspondence	N/A	Margaret Sprigg to Arthur McAuley re certificate of compliance ACT Utilities Act 2000, Gas safety & operating plan Code 2000	This document may be released in full	Release		This document falls within the ambit of the request	

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Electronic Documents A139										
7.	Undated	fact sheet	N/A	Media fact sheet re gas fired power station and data centre DA & PA	This document may be released in full	Release		This document falls within the ambit of the request		
	Undated	Attachment A	N/A	Details re DA & PA	This document may be released in full	Release		This document falls within the ambit of the request		
8.	Undated	Report	N/A	Gas fired power station and data centre DA & PA	This document may be released in full	Release		This document falls within the ambit of the request		
9.	29 Apr 2008	Email	N/A	Leesha Pitt to Clinton Cashen copy to Leonie Mossop (the Authority), Yersheena Nichols re power station	This document may be released in full	Release		This document falls within the ambit of the request		
	29 Apr 2008	Email	N/A	Paul Kindermann to Clinton Cashen re power station	This document may be released in full	Release		This document falls within the ambit of the request		
	29 Apr 2008	Email	N/A	Ewa Kretowicz to Paul Kindermann re power station	This document may be released in full	Release		This document falls within the ambit of the request		
	29 Apr 2008	Email	N/A	Paul Kindermann to Ewa Kretowicz re power station	This document may be released in full	Release		This document falls within the ambit of the request		
10.	5 May 2008	Email	N/A	Alison Norman (the Authority) to Ewa Kretowicz re gas station	This document may be released in full	Release		This document falls within the ambit of the request		

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		Development Services A4905686																	
11		28 Apr 2008		Email		N/A		Tracey Pulli to Claus Dirnberger re ACTPLA gas power station letter BarEtal-0408		This document may be released in full		Release				This document falls within the ambit of the request			
		28 Apr 2008		Email		N/A		Claus Dirnberger to Jon Stanhope, Andrew Barr, Karen MacDonald, John Hargreaves, Zed Seselja, Brendan Smith, Steve Pratt re objection to development application 200704152		This document may be released in full		Release				This document falls within the ambit of the request			
		28 April 2008		Attachment		N/A		Claus Dirnberger to Andrew Barr MLA re DA 200704152 objection		This document may be released in full		Release				This document falls within the ambit of the request			
		29 Apr 2008		Attachment		N/A		Claus Dirnberger to the Authority re DA 200704152 Objection		This document may be released in full		Release				This document falls within the ambit of the request			
12		22 Apr 2008		Email		N/A		Tracey Pulli to Chris Reynolds re gas turbine power station		This document may be released in full		Release				This document falls within the ambit of the request			
		21 Apr 2008		Email		N/A		Chris Reynolds to Andrew Barr MLA re gas turbine power station		This document may be released in full		Release				This document falls within the ambit of the request			

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13	1 May 2008	Correspondence	N/A	Andrew Barr MLA to Chris Reynolds re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
14	30 Apr 2008	Email	N/A	Tracey Pulli to Anton & Mary Majer re Industrial development Macarthur	This document may be released in full	Release		This document falls within the ambit of the request
	29 Apr 2008	Email	N/A	Anton & Mary Majer to Andrew Barr MLA re Industrial development Macarthur	This document may be released in full	Release		This document falls within the ambit of the request
	21 Apr 2008	Email	N/A	Andrew Barr MLA to Anton & Mary Majer re Industrial development Macarthur	This document may be released in full	Release		This document falls within the ambit of the request
	20 Apr 2008	Email	N/A	Anton & Mary Majer to Andrew Barr MLA re Industrial development Macarthur	This document may be released in full	Release		This document falls within the ambit of the request
15	22 Apr 2008	Correspondence	N/A	Andrew Barr MLA to Anton Majer re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
16	1 May 2008	Correspondence	N/A	Andrew Barr MLA to Anton Majer re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request

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17	21 Apr 2008	Email	N/A	Liz Lopa to Clinton Cashen (the Authority) re Industrial centre at Macarthur	This document may be released in full	Release		This document falls within the ambit of the request
	21 Apr 2008	Email	N/A	Mariette Le Grand to Andrew Barr MLA re Industrial centre at Macarthur	This document may be released in full	Release		This document falls within the ambit of the request
	20 Apr 2008	Email	N/A	Anton & Mary Majer to Mick Genteman, John Hargreaves MLA, Karin MacDonald, Steve Pratt MLA, Jon Stanhope MLA, Zed Seselja MLA, Brendan Smyth re Industrial centre at Macarthur	This document may be released in full	Release		This document falls within the ambit of the request
18	29 Apr 2008	Email	N/A	Tracey Pulli to constituent re proposed installation of gas fired power station	This document may be released in part	Partial Release		Parts of this document relates to personal privacy information.
	29 Apr 2008	Email	N/A	Constituent to Andrew Barr MLA re proposed installation of gas fired power station	This document may be released in part	Partial Release		Parts of this document relates to personal privacy information.
19	1 May 2008	Correspondence	N/A	Andrew Barr MLA to constituent re proposed installation of gas fired power station	This document may be released in part	Partial Release		Parts of this document relates to personal privacy information.

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20	29 Apr 2008	Email	N/A	Tracey Pulli to Peter Moore & Jean Watson re gas power station	This document may be released in full	Release		This document falls within the ambit of the request
	29 Apr 2008	Email	N/A	Peter Moore & Jean Watson to Jon Stanhope MLA copy to Penelope Layland, Simon Corbell MLA, John Hargreaves MLA, Andrew Barr MLA re gas power station	This document may be released in full	Release		This document falls within the ambit of the request
21	1 May 2007	Correspondence	N/A	Andrew Barr MLA to Peter Moore & Jean Watson re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
22	29 Apr 2008	Email	N/A	Tracey Pulli to Andrew McLauchlan re preliminary assessment block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
	19 Apr 2008	Email	N/A	Andrew McLauchlan to Andrew Barr MLA, Mick Gentleman, Karen MacDonald, Steve Pratt MLA, Brendan Smyth, John Hargreaves MLA re preliminary assessment block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
23	1 May 2008	Correspondence	N/A	Andrew Barr MLA to Andrew McLauchlan re preliminary assessment block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request

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24	29 Apr 2008	Correspondence	N/A	Andrew Barr MLA to John Meyer (the Authority) re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request	
25	29 Apr 2008	Brief	N/A	Ben Ponton (the Authority) to Andrew Barr MLA re Gas power station & computer data centres, block 1671 Tuggeranong – Extensions of public inspection & PA timeframes	This document may be released in full	Release		This document falls within the ambit of the request	
26	28 Apr 2008	Correspondence	N/A	Mick Gentleman MLA to Andrew Barr MLA re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request	
27	7 May 2007	Correspondence	N/A	Andrew Barr MLA to Mick Gentlemen MLA re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request	
28	30 Apr 2008	Email	N/A	Tracey Pulli to Anna Kidd re Tuggeranong Power station	This document may be released in full	Release		This document falls within the ambit of the request	
	29 Apr 2008	Email	N/A	Anna Kidd to Andrew Barr MLA re Tuggeranong Power station	This document may be released in full	Release		This document falls within the ambit of the request	
29	7 May 2008	Correspondence	N/A	Andrew Barr MLA to Annemarie Kidd re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request	

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30	30 Apr 2008	Email	N/A	Tracey Pulli to Ray Carty re Letter to Andrew Barr, Mugga lane power station 30 Apr 2008	This document may be released in full	Release		This document falls within the ambit of the request	
	30 Apr 2008	Email	N/A	Ray Carty to Andrew Barr MLA re objection to proposed ACTEWAGL Mugga Lane power station	This document may be released in full	Release		This document falls within the ambit of the request	
	30 Apr 2008	Attachment	N/A	Ray Carty to Andrew Barr MLA re objection to proposed Mugga Lane power station	This document may be released in full	Release		This document falls within the ambit of the request	
31	7 May 2008	Correspondence	N/A	Andrew Barr MLA to Ray Carty re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request	
32	30 Apr 2008	Email	N/A	Tracey Pulli to Geoff Virtue, Clinton Cashen (the Authority) re proposed power generator noise levels	This document may be released in full	Release		This document falls within the ambit of the request	
	30 Apr 2008	Email	N/A	Geoff Develin to Jon Stanhope MLA, Andrew Barr MLA, Simon Corbell MLA, Mick Gentleman MLA, John Hargreaves MLA, Karen MacDonald re proposed power generator noise levels	This document may be released in full	Release		This document falls within the ambit of the request	

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33	7 May 2008	Correspondence	N/A	Andrew Barr MLA to Geoff Develin re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request	
34	30 Apr 2008	Email	N/A	Constituent to Andrew Barr MLA re power station	This document may be released in part	Partial release		Parts of this document relates to personal privacy information	
35	30 Apr 2008	Correspondence	N/A	J A Mackay to Andrew Barr MLA re Preliminary assessment for the Canberra Technology City (CTC) Project	This document may be released in full	Release		This document falls within the ambit of the request	
36	1 May 2008	Correspondence	N/A	Andrew Barr MLA to J A Mackay re Preliminary assessment for the Canberra Technology City (CTC) Project	This document may be released in full	Release		This document falls within the ambit of the request	
37	6 May 2008	Email <i>ACTPRA with state warranty</i>	N/A	Ben Ponton to Geoff Reid, Paul Lees copy to Rosetta Goodrich, Abby Thomas, Clinton Cashen (the Authority) re gas fired power station	This document may be released in full	Release		This document falls within the ambit of the request	
	6 May 2008	Email	N/A	Neil Savery to Ben Ponton copy to Clinton Cashen, Abby Thomas (the Authority) re gas fired power station	This document may be released in full	Release		This document falls within the ambit of the request	
	5 May 2008	Email	N/A	Rosemary Lissimore to Andrew Barr MLA copy to Neil Savery re gas fired power station	This document may be released in full	Release		This document falls within the ambit of the request	

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38	7 May 2008	Email	N/A	Tracey Pulli to constituent re power plant proposal for Hume a possible risk to the Government legacy	This document may be released in part	Partial Release		Parts of this document relates to personal privacy information	
	4 May 2008	Email	N/A	Constituent to Andrew Barr MLA re power plant proposal for Hume a possible risk to the Government legacy	This document may be released in part	Partial Release		Parts of this document relates to personal privacy information	
39	7 May 2008	Email	N/A	Tracey Pulli to constituent re concerned residents seek urgent review into Canberra Technology Processes	This document may be released in part	Partial Release		Parts of this document relates to personal privacy information	
	4 May 2008	Email	N/A	Constituent to Andrew Barr MLA re concerned residents seek urgent review into Canberra Technology Processes	This document may be released in part	Partial Release		Parts of this document relates to personal privacy information	
	Undated	Report	N/A	Canberra Technology City	This document may be released in part	Partial Release		Parts of this document relates to personal privacy information	
40	2 May 2008	Email	N/A	Dee Gibbon to Andrew Barr MLA re appealing to your compassion	This document may be released in full	Release		This document falls within the ambit of the request	

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41	6 may 2008	Email	N/A	Warrick Burrows to the Authority copy to Mick Gentleman MLA, Karen MacDonald MLA, John Hargreaves MLA, Jon Stanhope MLA, Andrew Barr MLA re DA 200704152 Power station	This document may be released in full	Release		This document falls within the ambit of the request		
42	6 may 2008	Email	N/A	Janice Hourigan to the Authority copy to Mick Gentleman MLA, Karen MacDonald MLA, John Hargreaves MLA, Jon Stanhope MLA, Andrew Barr MLA re DA 200704152 Power station	This document may be released in full	Release		This document falls within the ambit of the request		
43	8 May 2008	Email	N/A	Kathy Nelson to the Authority copy to Mick Gentleman MLA, Karen MacDonald MLA, John Hargreaves MLA, Jon Stanhope MLA, Andrew Barr MLA re DA 200704152 Power station	This document may be released in full	Release		This document falls within the ambit of the request		

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44	5 May 2008	Email	N/A	Judith Satrapa to the Authority copy to Jon Stanhope MLA, Andrew Barr MLA, Steve Pratt MLA, Brendan Smyth MLA, Zed Seselja MLA re preliminary assessment block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
45	5 May 2008	Email	N/A	Belinda Halls to the Authority copy to Mick Gentleman MLA, Karen MacDonald MLA, John Hargreaves MLA, Jon Stanhope MLA, Andrew Barr MLA re DA 200704152 Power station	This document may be released in full	Release		This document falls within the ambit of the request
46	7 May 2008	Email	N/A	Tracey Pulli to Michael Cubbage re before the power station situation gets out of hand	This document may be released in full	Release		This document falls within the ambit of the request
	4 May 2008	Email	N/A	Michael Cubbage to Andrew Barr MLA copy to Jon Stanhope MLA re before the power station situation gets out of hand	This document may be released in full	Release		This document falls within the ambit of the request
47	7 May 2008	Correspondence	N/A	Jon Stanhope MLA to Michael Cubbage re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request

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48	6 May 2008	Email	N/A	Geoff Reid to Ben Ponton copy to Rosetta Goodrich re ministerial correspondence request	This document may be released in full	Release		This document falls within the ambit of the request
49	7 May 2008	Email	N/A	Tracey Pulli to Rodney Miller re proposed gas fires power station in Tuggeranong Mugga Lane	This document may be released in full	Release		This document falls within the ambit of the request
	4 May 2008	Email	N/A	Rodney Miller to Andrew Barr MLA re proposed gas fires power station in Tuggeranong Mugga Lane	This document may be released in full	Release		This document falls within the ambit of the request

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50	Electronic Document A4892683 5 Mar 2008	Email	N/A	Vladan Milic to tom Percival (the Authority) re Hume Planning Invoices	This document is exempt	Exempt		This document is exempt under the provisions of section 43 of the Act dealing with Business Affairs. This document contains information having a commercial value that would be, or could reasonably be expected to be, destroyed or diminished in the information were disclosed.
	15 Feb 2008	Email	N/A	Tom Percival to Vladan Milic re Hume Planning Invoices	This document is exempt	Exempt		This document is exempt under the provisions of section 43 of the Act dealing with Business Affairs. This document contains information having a commercial value that would be, or could reasonably be expected to be, destroyed or diminished in the information were disclosed.
	14 Feb 2008	Email	N/A	Tom Percival to Viv Straw copy to Vladan Milic re Hume Planning Invoices	This document is exempt	Exempt		This document is exempt under the provisions of section 43 of the Act dealing with Business Affairs. This document contains information having a commercial value that would be, or could reasonably be expected to be, destroyed or diminished in the information were disclosed.

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51	19 Feb 2008	Email	N/A	Samantha McLean to Tom Percival copy to Viv Straw re Hume Planning Invoices	This document is exempt	Exempt	s43	This document is exempt under the provisions of section 43 of the Act dealing with Business Affairs. This document contains information having a commercial value that would be, or could reasonably be expected to be, destroyed or diminished in the information were disclosed.
	15 Feb 2008	Email	N/A	Viv Straw to Samantha McLean re Hume Planning Invoices	This document is exempt	Exempt	s43	This document is exempt under the provisions of section 43 of the Act dealing with Business Affairs. This document contains information having a commercial value that would be, or could reasonably be expected to be, destroyed or diminished in the information were disclosed.
	14 Feb 2008	Email	N/A	Samantha McLean to Viv Straw re Hume Planning Invoices	This document is exempt	Exempt	s43	This document is exempt under the provisions of section 43 of the Act dealing with Business Affairs. This document contains information having a commercial value that would be, or could reasonably be expected to be, destroyed or diminished in the information were disclosed.
	14 Feb 2008	Email	N/A	Viv Straw to Samantha McLean re Hume Planning Invoices	This document is exempt	Exempt	s43	This document is exempt under the provisions of section 43 of the Act dealing with Business Affairs. This document contains information having a commercial value that would be, or could reasonably be expected to be, destroyed or diminished in the information were disclosed.
	14 Feb 2008	Email	N/A	Tom Percival to Viv Straw copy to Vladan Milic re Hume Planning Invoices	This document is exempt	Exempt	s43	This document is exempt under the provisions of section 43 of the Act dealing with Business Affairs. This document contains information having a commercial value that would be, or could reasonably be expected to be, destroyed or diminished in the information were disclosed.

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52	19 Feb 2008	Invoice	N/A	Hume Industrial Planning study	This document is exempt	Exempt	s43	This document is exempt under the provisions of section 43 of the Act dealing with Business Affairs. This document contains information having a commercial value that would be, or could reasonably be expected to be, destroyed or diminished in the information were disclosed.
53	5 Oct 2006	Report <i>2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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this document are not considered relevant to the scope of the request
54	1 May 2008	Email	N/A	Katherine Hicks to Tom Percival (the Authority) re Hume Industrial Planning Study Draft concept Plan report May 2007	This document may be released in full	Release		This document falls within the ambit of the request
	1 May 2008	Email	N/A	Tom Percival (the Authority) to Katherine Hicks re Hume Industrial Planning Study Draft concept Plan report May 2007	This document may be released in full	Release		This document falls within the ambit of the request
	1 May 2008	Email	N/A	Katherine Hicks to Tom Percival (the Authority) re Hume Industrial Planning Study Draft concept Plan report May 2007	This document may be released in full	Release		This document falls within the ambit of the request
	Undated	Study	N/A	Hume Industrial Study	This document may be released in full	Release		This document falls within the ambit of the request
	Undated	Map	N/A	Hume Industrial Area Site Analysis	This document may be released in full	Release		This document falls within the ambit of the request

DESCRIPTION OF DOCUMENTS							DECISION	
NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS
55	16 June 2006	Email	N/A	Steven Gianakis to Sally Kirkland (the Authority) re Minister's weekly report 17 June 2006	This document may be released in full	Release		This document falls within the ambit of the request
56	2 Aug 2007	Report	N/A	Hume Expansion Study	This document may be released in full	Release		This document falls within the ambit of the request
57	28 Nov 2007	Report	N/A	Hume Industrial Planning Study	This document may be released in full	Release		This document falls within the ambit of the request
58	June 2007	Email	N/A	Agencies comments re Hume Industrial Planning Study	This document may be released in full	Release		This document falls within the ambit of the request

DESCRIPTION OF DOCUMENTS										DECISION
NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS		
	Development Application 200704152									
59	10 Dec 2007	Email	N/A	Pre application presentation for 1610 Tuggeranong & 1360	This document may be released in full	Release		This document falls within the ambit of the request		
60	10 Dec 2007	Record	N/A	Record of conversation re Tuggeranong 1671 Helen McKeown (TAMS) to Appsec, Geoff Reid (the Authority) re Tuggeranong Block 1671 DA 200704152 & preliminary assessment	This document may be released in part	Partial Release		Parts of this documents are not considered within the scope of the request		
61	1 May 2008	Email	N/A		This document may be released in full	Release		This document falls within the ambit of the request		
62	4 Apr 2008	Email	N/A	Jim Ponton (the Authority) to Helen McKeown (TAMS) re Tuggeranong block 1671 DA 200704151	This document may be released in full	Release		This document falls within the ambit of the request		
	28 Mar 008	Email	N/A	Andre Sneyers (TAMS) to the Appsec, Natalie Lacey (the Authority), Helen McKeown (TAMS) re Tuggeranong Block 1671 DA 200704152	This document may be released in full	Release		This document falls within the ambit of the request		
63	28 Mar 2008	Email	N/A	Natalie Lacey (the Authority) to Marc Edwards (TAMS) re referral Asset acceptance 200704152 - 1671/0 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request		

		DESCRIPTION OF DOCUMENTS					DECISION	
NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS
64	28 Mar 2008	Email	N/A	Natalie Lacey (the Authority) to Helen McKeown (TAMS) re referral Asset acceptance 200704152 – 1671/0 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
65	28 Mar 2008	Email	N/A	Natalie Lacey (the Authority) to Tree Protection (TAMS) re referral Asset acceptance 200704152 – 1671/0 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
66	28 Mar 2008	Email	N/A	Natalie Lacey (the Authority) to Heritage re referral Asset acceptance 200704152 – 1671/0 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
67	Various	Correspondence	N/A	Notification package re block 1671 Tuggeranong	This document may be released in part	Partial Release		Parts of this document relates to personal privacy information and therefore is considered not relevant to the scope of the request
68	Undated	Report	N/A	Part A3 Territory Plan General principles and policies assessment report DA 200704152 block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request

DESCRIPTION OF DOCUMENTS						DECISION		
NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS
69	Electronic document A3370937 29 May 2007	Brief	N/A	Tom Percival to government agencies re Hume Industrial Planning Study Draft concept Plan Report	This document may be released in full	Release		This document falls within the ambit of the request
70	Electronic document A3646997 5 Nov 2007	Submission Attachment A	N/A	Hume Planning Study Map	This document may be released in full This document may be released in full	Release Release		This document falls within the ambit of the request This document falls within the ambit of the request
71	Electronic document A366698 5 Nov 2007	Minutes	N/A	Executive policy committee minutes	This document may be released in part	Partial Release		Parts of this document are not considered within the scope of the request
72	Electronic document A4993757 Undated	Report	N/A	Comments on the Preliminary assessment Block 1671 Tuggeranong Comments on the Preliminary assessment for Canberra Technology City Block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
73	Undated	Report	N/A		This document may be released in full	Release		This document falls within the ambit of the request

		DESCRIPTION OF DOCUMENTS						DECISION
NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS
	Electronic document A436041							
74	31 Jan 2008	Correspondence	N/A	J A MacKay (ActewAGL) to Andrew Barr MLA re Canberra Technology City (CTC) development application Fee relief Estimate costs re Hume Site	This document may be released in full This document is exempt	Release Exempt	S43	This document falls within the ambit of the request this document is exempt under the provisions of section 43 of the Act dealing with business affairs. This document contains information having a commercial value that would be, or could reasonably be expected to be , destroyed or diminished if the information were disclosed.
75	25 Mar 2008	Correspondence	N/A	Andrew Barr MLA to John MacKay (ActewAGL) re Canberra Technology City (CTC) development application Fee relief	This document may be released in full	Release		This document falls within the ambit of the request

DESCRIPTION OF DOCUMENTS										DECISION
NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS		
76.	30 Mar 2007	Email	N/A	Garrick Calnan to Leesha Pitt (the Authority) re Power station media inquiry	This document may be released in full	Release		This document falls within the ambit of the request		
		Email	N/A	Leesha Pitt to Garrick Calnan, Paul Lewis, Steven Gianakis, Gerard Allen, Monica Saad, Ray Brown copy to Ben Ponton, Jacqui Lavis, Courtney Wellington, Rosemary Nash (the Authority) re Power station media inquiry	This document may be released in full	Release		This document falls within the ambit of the request		
	28 Aug 2007	Email	N/A	Garrick Calnan to Jacqui Lavis, Tom Percival, Paul Lewis (the Authority) re block 1610 Tugg Gas fired power station	This document may be released in full	Release		This document falls within the ambit of the request		
77.	28 Aug 2007	Email	N/A	Jacqui Lavis to Tom Percival, Paul Lewis, Garrick Calnan copy to Colleen Peters (the Authority) re block 1610 Tugg Gas fired power station	This document may be released in part	Partial exempt	S35	This document is partially exempt under the provisions of section 35 dealing with Executive Documents. Release of this document would involve the disclosure of the deliberations of the ACT Executive.		

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DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS		
78.	28 Aug 2007	Email	N/A	Garrick Calnan to Colleen Peters (the Authority) re direct sale of part block 1610 Tuggeranong to Actew for gas fired power station & data centre draft policy paper	This document may be released in full	Exempt	s35	This document is exempt under the provisions of section 35 dealing with Executive documents. Release of this document would involve the disclosure of the deliberations of the ACT Executives	
	28 Aug 2007	Email	N/A	Leonie Mossop to Tony Thew, Neil Savery, Vic Smorhun, Rosetta Goodrich, Ben Ponton, Julie Van Den Engel, Jacqui Lavis, Colleen Peters, Courtney Wellington (the Authority) re direct sale of part block 1610 Tuggeranong to Actew for gas fired power station & data centre draft policy paper	This document may be released in full	Exempt	s35	This document is exempt under the provisions of section 35 dealing with Executive documents. Release of this document would involve the disclosure of the deliberations of the ACT Executives	
	27 Aug 2007	Email	N/A	Ross McKay to Leonie Mossop, Kathleen Pooley (the Authority) Ben Morris (Treasury) copy to Jacob Collins, Jenny Priest re direct sale of part block 1610 Tuggeranong to Actew for gas fired power station & data centre draft policy paper	This document may be released in full	Exempt	s35	This document is exempt under the provisions of section 35 dealing with Executive documents. Release of this document would involve the disclosure of the deliberations of the ACT Executives	

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79.	11 Dec 2007	Email	N/A	Garrick Calnan to Justin McEvoy (the Authority) re pre app meeting on data centre & power station at Hume	This document may be released in full	Release		This document falls within the ambit of the request
	10 Dec 2007	Email	N/A	Justin McEvoy to Garrick Calnan copy to Mike Quirk (the Authority) re pre app meeting on data centre & power station at Hume	This document may be released in part	Partial Release		Parts of this document are not considered within the scope of the request

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NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS
80.	4 Sept 2007	Email	N/A	Garrick Calnan to Jacqui Lavis, Neil Savery (the Authority) re ActewAGL proposal at Hume communications facility	This document is exempt	exempt	s35	This document is exempt under the provisions of section 35 dealing with Executive documents. Release of this document would involve the disclosure of the deliberations of the ACT Executives
	3 Sept 2007	Email	N/A	Jacqui Lavis to Neil Savery copy to Garrick Calnan (the Authority) re ActewAGL proposal at Hume communications facility	This document is exempt	exempt	s35	This document is exempt under the provisions of section 35 dealing with Executive documents. Release of this document would involve the disclosure of the deliberations of the ACT Executives
	31 Aug 2007	Email	N/A	Neil Savery to Leonie Mossop, Jacqui Lavis, Ben Ponton copy to Vic Smorhun, Marion Boyd (the Authority) re ActewAGL proposal at Hume communications facility	This document is exempt	exempt	s35	This document is exempt under the provisions of section 35 dealing with Executive documents. Release of this document would involve the disclosure of the deliberations of the ACT Executives
	31 Aug 2007	Email	N/A	Leonie Mossop to Neil Savery, Jacqui Lavis, Colleen Peters, Courtney Wellington, Rosetta Goodrich, Ben Ponton, Julie Van Den Engel copy to Vic Smorhun, Marion Boyd (the Authority) re ActewAGL proposal at Hume communications facility	This document is exempt	exempt	s35	this document is exempt under the provisions of section 35 dealing with Executive documents. Release of this document would involve the disclosure of the deliberations of the ACT Executives

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NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS
	31 Aug 2007	Email	N/A	Ross McKay to Leonie Mossop (the Authority) re communications facility	This document is exempt	exempt	s35	this document is exempt under the provisions of section 35 dealing with Executive documents. Release of this document would involve the disclosure of the deliberations of the ACT Executives
	30 Aug 2007	Email	N/A	Scott Carr (ActewAGL) to Bruce McEwen copy to Ross McKay re this is what ACTPLA want	This document is exempt	exempt	s35	this document is exempt under the provisions of section 35 dealing with Executive documents. Release of this document would involve the disclosure of the deliberations of the ACT Executives
	30 Aug 2007	Email	N/A	Ross McKay to Scott Carr re this is what ACTPLA want	This document is exempt	exempt	s35	this document is exempt under the provisions of section 35 dealing with Executive documents. Release of this document would involve the disclosure of the deliberations of the ACT Executives
81.	15 Jun 2007	Email	N/A	Garrick Calnan to Tom Percival copy to Paul Lewis (the Authority) re Hume Industrial Planning study	This document may be released in full	Release		This document falls within the ambit of the request
	14 Jun 2007	Email	N/A	Mike Quirk to Garrick Calnan (the Authority) re Hume Industrial Planning study	This document may be released in full	Release		This document falls within the ambit of the request

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82.	10 Apr 2008	Email	N/A	Garrick Calnan to Mike Quirk (the Authority) re request for comments on PA for power station and data centres at block 1671 district of Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
	10 Apr 2008	Email	N/A	Jim Ponton to Helen McKeown, Gabriel Joseph, Kuga Kugathas, Harvey Chambers, Garrick Calnan, Gay Williamson copy to Geoff Reid (the Authority) re request for comments on PA for power station and data centres at block 1671 district of Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
	10 Apr 2008	Minute	N/A	Preliminary assessment proposed natural gas power station and computer data centres block 1671 district of Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request

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83.	8 May 2008	Email	N/A	Maria Wood to Nadia Chami (the Authority) re gas fired power station info	This document may be released in full	Release		This document falls within the ambit of the request
	8 May 2008	Email	N/A	Fred Aruguay to the Authority re gas fired power station info	This document may be released in full	Release		This document falls within the ambit of the request
	8 May 2008	Email	N/A	Leesha Pitt to Linda Southwell copy to Darrell Dinnen (the Authority) re gas fired power station	This document may be released in full	Release		This document falls within the ambit of the request
	Electronic Document A4945763							
84.	12 Feb 2008	Minute	N/A	Tuggeranong block 1671 (formerly part block 1610) prescribed conditions & site investigation	This document may be released in full	Release		This document falls within the ambit of the request

DESCRIPTION OF DOCUMENTS									
NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS	DECISION
85.	13 Mar 2008	Email	N/A	Dale Billing to Deedman copy to Pam Velzen, Sean McPhail re consolidated comments L & Ds Tuggeranong 1671	This document may be released in full	Release		This document falls within the ambit of the request	
	26 Feb 2008	Minute	N/A	Comments on Tuggeranong site investigation report block 1671 (originally part of block 1610)	This document may be released in full	Release		This document falls within the ambit of the request	
	Mar 2008	Report	N/A	Consolidated comments Tuggeranong block 1671 consolidated comments on L&D, PCP, draft PC, site investigation	This document may be released in full	Release		This document falls within the ambit of the request	
86.	6 Feb 2008	Report	N/A	Land Development Agency - Site investigation report for circulation part Tuggeranong 1610 (now block 1671)	This document may be released in full	Release		This document falls within the ambit of the request	
87.	28 Feb 2008	Email	N/A	Joanna Henning to Jason Hunter copy to Tasha Hartwig (the Authority) re Comments Tuggeranong block 1671 (formerly block 1610) prescribed conditions and site investigation report	This document may be released in full	Release		This document falls within the ambit of the request	

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NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS
88.	26 Feb 2008	Email	N/A	Stephen Donnelly to Deedman re Tuggeranong block 1671 prescribed conditions and site investigation	This document may be released in full	Release		This document falls within the ambit of the request
89.	5 Mar 2008	Minute	N/A	Grant Thomas to Ron Brooker re prescribed conditions and site for direct grant Tuggeranong block 1671 (formerly block 1610)	This document may be released in full	Release		This document falls within the ambit of the request
90.	29 Feb 2008	Email	N/A	Bob Taylor to Pam Velzen, Deedman copy to Jack Chu re Tuggeranong block 1671 prescribed conditions and site investigation comments	This document may be released in full	Release		This document falls within the ambit of the request
91.	28 Feb 2008	Email	N/A	Helen McKeown to Deedman re Tuggeranong block 1671 prescribed conditions and site investigation	This document may be released in full	Release		This document falls within the ambit of the request
92.	25 Feb 2008	Email	N/A	Tom Percival to Deedman copy to Steven Gianakis (the Authority) re Block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
93.	14 Feb 2008	Email	N/A	Dulce Lander to Ron Brooker copy to Pam Velzen re Tuggeranong block 1671 formerly part block 1610 PCs and site investigation	This document may be released in full	Release		This document falls within the ambit of the request

DESCRIPTION OF DOCUMENTS					DECISION			
NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS

94.	28 Feb 2008	Email	N/A	Michael Bennett to Deedman re Tuggeranong block 1671 site investigation report & PCs	This document may be released in full	Release		This document falls within the ambit of the request
95.	27 Feb 2008	Report	N/A	Ted Murray to Ron Brooker re Tuggeranong block 1671 (formerly block 1610) prescribed conditions and site investigation report	This document may be released in full	Release		This document falls within the ambit of the request
96.	18 Feb 2008	Email	N/A	Peter Lee to Deedman re Tuggeranong block 1671 (formerly block 1610) prescribed conditions and site investigation report	This document may be released in full	Release		This document falls within the ambit of the request
97.	27 Feb 2008	Email	N/A	Trina McFarlane to Deedman re Tuggeranong block 1671 (formerly block 1610) prescribed conditions and site investigation report	This document may be released in full	Release		This document falls within the ambit of the request
98.	27 Feb 2008	Email	N/A	Anant Singh to Deedman re Tuggeranong Bloc 1671	This document may be released in full	Release		This document falls within the ambit of the request
99.	3 Mar 2008	Email	N/A	Michael Wansink to Deedman re Tuggeranong block 1671	This document may be released in full	Release		This document falls within the ambit of the request

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NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS
100.	13 Feb 2008	Minute	N/A	Tony Flaherty to Ron Brooker re comments on Tuggeranong site investigation report block 1671 (originally block 1610)	This document may be released in full	Release		This document falls within the ambit of the request
101.	13 Feb 2008	Minute	N/A	John Weaver to Ron Brooker re Tuggeranong block 1671 (formerly block 1610) prescribed conditions and site investigation	This document may be released in full	Release		This document falls within the ambit of the request
102.	13 Mar 2008	Email	N/A	Tasha Hartwig to Geoff King re consolidated comments L&Ds Tuggeranong 1671 Consolidated comments Tuggeranong block 1671 consolidated comments on L&D, PCP, draft PC, site investigation	This document may be released in full This document may be released in full	Release Release		This document falls within the ambit of the request this document falls within the ambit of the request
Electronic Document A4721174								
103.	7 May 2008	Email	N/A	Nadia Chami to Rosemary Lissimore re block 1671 Tuggeranong	This document may be released in full	Release		This document falls within the ambit of the request
104.	Feb 2005	CD	N/A	Southern Broadacre Planning study	This document may be released in full	Release		This document falls within the ambit of the request
105.	26 Feb 2008	CD	N/A	Preliminary assessment for Canberra Technology City	This document may be released in full	Release		This document falls within the ambit of the request

DESCRIPTION OF DOCUMENTS						DECISION		
NO.	DOCUMENT DATE	DESCRIPTION	CONSULTATION	FACTS	CONCLUSIONS	RELEASE OR EXEMPT	RELEVANT SECTION OF THE FOI ACT	REASONS

106.	various	CD	N/A	Block 1671 Tuggeranong Objections as at 9 May 2008	This document may be released in full	Release		This document falls within the ambit of the request
				Block 1671 Tuggeranong Plans	This document may be released in full	Release		This document falls within the ambit of the request
				Block 1671 Tuggeranong Supporting documents	This document may be released in full	Release		This document falls within the ambit of the request
				Hume Industrial Planning Study	This document may be released in full	Release		This document falls within the ambit of the request

2

Chami, Nadia

From: Percival, Tom
Sent: Monday, 25 February 2008 11:38 AM
To: Deedman
Cc: Gianakis, Steven
Subject: Block 1671 Tuggeranong

Thankyou for referring the draft Prescribed Conditions and Site Investigation Report for **Block 1671 Tuggeranong District** to Land Use Planning for comment.

Land Use Planning Section completed the Hume Industrial Planning Study in September 2007, which reviewed the potential for future industrial development in the Hume area. This included consideration of this block and the surrounding land.

If you would like to discuss any aspect of these comments, please call/email me.

Tom Percival
Metropolitan Development and Land Supply
ACT Planning and Land Authority
P: 620 71829
E: tom.percival@act.gov.au

Chami, Nadia

From: Taylor, Bob
Sent: Friday, 29 February 2008 11:30 AM
To: Velzen, Pam; Deedman
Cc: Chu, Jack
Subject: TUGGERANONG BLOCK 1671 - Prescribed Conditions and Site Investigation Comments

Pam,

The following are Infrastructure Planning Sections comments and advice for consideration on the above documentation.

The Prescribed Conditions for Associated Works cost estimates to provide services to this block to be in excess of \$5.0m. Is it known if any part of these works are ActewAGL capital works otherwise this would suggest the provision of services to the block should be dealt with under a deed of agreement.

Site Investigation report comments are as follows;

The report is somewhat confusing in the description of some of the existing elements and its proposed outcomes.

Executive Summary

Easements - suggest deleting first sentence. There is an existing overhead electrical service through the site, therefore an easement exists.

4.0 Site Description....

Last sentence in last paragraph - reword to better describe what is happening and exists.

5.2 Sewerage

Sewerage infrastructure needs to be investigated further a field that just locally. The sewer in John Cory Circuit is serviced by a rising main from the Resource Recovery Estate to Hume.

8.0 Access

As no traffic study has been done for this site, it is recommended that one be done to properly assess the size, width and lengths of the driveway, storage and deceleration lanes. Advise for TAMS is required for the need of a traffic study, it would need to include future projections for Mugga Lane and determining the timing of its upgrade from Monaro Hwy to Long Gully Rd.

Drawings

The alignment of proposed services need to take into consideration the future planning for Hume and its surrounds and be consistent with service master plans. They also need to take into consideration the findings of the recently completed Hume Planning Study by ACTPLA.

Prescribed Conditions

Like the description of services in the Site Investigation, associated works listed in 2. a) - f) need to be clearer in what is being delivered. The amount of \$5m associated works is considered to be too large to be managed by the method of Prescribed Conditions.

There needs to be further consultation with all the respective agencies, e.g. ACTPLA, ActewAGL, TAMS, etc to work out the break down of what is expected to be delivered by the proponent and those by the Territory.

Should any further discussion or information be required, please contact me.

regards

Bob Taylor
Infrastructure Planning Section
ACT Planning and Land Authority
Ph. 6207 1669 Fax. 6207 2587
Email: bob.taylor@act.gov.au

LAND RELEASE COORDINATION COMMITTEE

Proposal: ActewAGL Integrated Gas-fired power station and ancillary services

ActewAGL has been investigating options for a gas fired power station in the ACT for a number of years and has now identified an opportunity that will provide an important base load and constant electricity off take necessary to ensure the long-term economic viability of the development.

ActewAGL has now secured support from the Chief Minister for a 21 ha site for an integrated gas-fired power station in the ACT and has examined three sites proposed.

* A section of land within Block 1610, District of Tuggeranong has been identified as the preferred site (see attached). Proposed subject site is indicated on plan as Block D (red hatch).

The land transfer process will be under Section 164 of the *Land (Planning and Environment Act) 1991*. The sale will be progressed through the Disallowable Instrument DI2003-194.

The subject land has been reviewed in detail by the southern Broadacre Study (ACTPLA 2005) and more recently by the draft Hume Industrial Planning Study (ACTPLA 2007), both of which confirm the suitability of this land for industrial use as a 'Major Utility installation and Communications Facility'.



Potential Power Line Easement

[illegible]

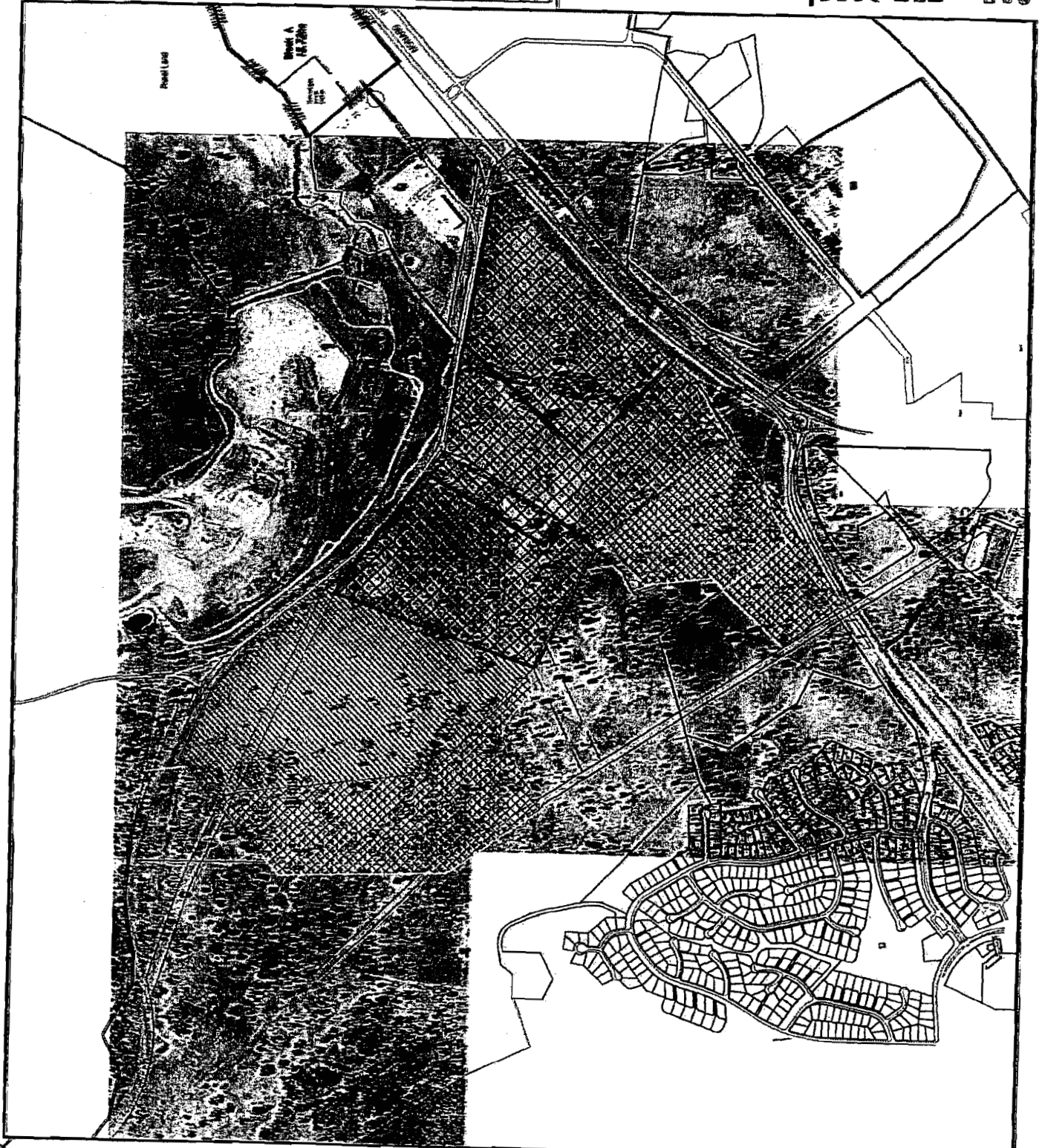
0 100 200 300 400
Scale 1:10000

CD RICHARD ELLIS
1987, Princeton, ACT 88911

Designer	BA	06/07/07
Drawn	BA	06/07/07
Checked		
Approved		

**Natural Gas Power & Data Centre Site
Block B Layout
Hume (site 1)**

Drawing No. 100720-002
Sheet No. 2 of 2
© 2006 Autodesk, Inc. All Rights Reserved
Rev A
newellturner.dwg
A9



Chami, Nadia

From: Paynter, Patrick
Sent: Thursday, 30 August 2007 3:15 PM
To: Chu, Jack
Subject: RE: CIRCULATION (internal) - Tuggeranong, part Block 1610 - Direct Sale Proposal

Jack,

Bob and I have discussed these comments. I have nothing further to add.

Patrick J Paynter
Infrastructure Planning Section
Planning Services Branch
ACT Planning and Land Authority
patrick.paynter@act.gov.au
Ph 6207 2434 Fax 6207 2587

-----Original Message-----

From: Chu, Jack
Sent: Thursday, 30 August 2007 1:53 PM
To: Harding, Barbara (ACTPLA)
Cc: Chambers, Harvey; Taylor, Bob; Paynter, Patrick
Subject: FW: CIRCULATION (internal) - Tuggeranong, part Block 1610 - Direct Sale Proposal

Barbara

Please note Infrastructure Planning's comments below by Bob Taylor.

Jack Chu
Infrastructure Planning Section
Tel 62071675
Fax 62072587

-----Original Message-----

From: Taylor, Bob
Sent: Wednesday, 29 August 2007 4:45 PM
To: Chu, Jack; Paynter, Patrick
Subject: RE: CIRCULATION (internal) - Tuggeranong, part Block 1610 - Direct Sale Proposal

Jack, for your consideration.

The following are our questions and comments.

What is the alignment of the gas supply line?

What is meant by ancillary services, and what types of services are envisaged to be incorporated with the power station? Considering that the power station in an earlier proposal requires a site of less than

2.5ha, it becomes difficult to scope what ancillary services would be permitted and suitable to incorporate with the power station that would require such a large land claim of 18.5ha.

CBRE drawing shows the land use changes proposed in the Southern Broadacre and Hume Industrial Planning Studies. These land uses should be shown as they exist in the Territory Plan, unless there is a proposal to vary the plan and a decision should not be based on possible future outcomes. The existing land uses current permit these type of activity and may require a PA.

Has there been any consideration given to future road alignments and realignment of, in particular Mugga Lane and its connection with the proposed Dunns Ck Road connection from the future land development scenarios proposed in NSW, as indicated in the above studies and the Queanbeyan Residential and Economic Strategy.

In consideration of our concerns above, support for the direct sale would be only conditional and subject to a fuller explanation of the proposal and detailed information on the site selected.

regards
Bob Taylor
Infrastructure Planning Section
ACT Planning and Land Authority
PH: 02 62071669 FAX: 02 62072587

-----Original Message-----

From: Chu, Jack
Sent: Thursday, 16 August 2007 3:49 PM
To: Paynter, Patrick; Taylor, Bob
Subject: FW: CIRCULATION (internal) - Tuggeranong, part Block 1610 - Direct Sale Proposal

Patrick and Bob

Would you please forward your comments to me by COB 27 Aug 07 if APPROPRIATE.

Jack Chu
Infrastructure Planning Section
Tel 62071675
Fax 62072587

-----Original Message-----

From: Chambers, Harvey
Sent: Thursday, 16 August 2007 3:33 PM
To: Chu, Jack
Subject: FW: CIRCULATION (internal) - Tuggeranong, part Block 1610 - Direct Sale Proposal

Jack

Would you coordinate response on this gas fired power station proposal. I note this is included in the Hume Expansion study area (Steve Gianakis)

Harvey

-----Original Message-----

From: Harding, Barbara (ACTPLA)
Sent: Thursday, 16 August 2007 12:11 PM
To: Riches, Ben; Hunter, Jason; Chambers, Harvey; Gianakis, Steven; Burnham, Keith; Lander, Dulce
Subject: CIRCULATION (internal) - Tuggeranong, part Block 1610 - Direct Sale Proposal

Due Date: Thursday, 30 August 2007

ENVIRONMENT - Helen McKeown

ASSET ACCEPTANCE - Grant Thomas

PARKS, CONSERVATION & LANDS - Max Hunter

URBAN DESIGN - Ben Riches

DEVELOPMENT ASSESSMENT - Jason Hunter

INFRASTRUCTURE PLANNING - Harvey Chambers

LAND USE PLANNING - Steven Gianakis

PLANNING & LAND POLICY - Keith Burnham

LEASING - Dulce Lander

CC - CHIEF MINISTER'S DEPARTMENT - Ross McKay, Damien McNamara

On behalf of the Land Release Coordination Committee, I have been asked to seek your advice regarding a direct sale of part of Block 1610 in the district of Tuggeranong to ActewAGL. Attached is the information on the proposal provided by the Land Development Agency:

- Explanatory cover note
- Plan of site

Please advise your support or otherwise for the sale, including any comments and any planning requisites for the site. Your response by Thursday, 30 August 2007 (email to barbara.harding@act.gov.au) would be appreciated, after which I will advise LDA of the results of the circulation.

Barbara Harding

Planning & Land Policy Section

ACT Planning & Land Authority

ActewAGL House 221 London Circuit Canberra ACT 2600 • GPO Box 366 Canberra ACT 2601
Telephone 13 14 93 Facsimile 02 6249 7237 www.actewagl.com.au

21 April 2008

24

Mr Neil Savery
Chief Planning Executive
ACT Planning & Land Authority
GPO Box 1908
CANBERRA ACT 2601

Dear Neil,

ActewAGL Gas Safety & Operating Plan

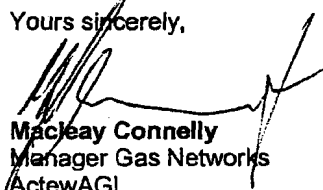
In accordance with the Gas Safety & Operating Plan Code 2000, please find attached a copy of ActewAGL Distribution's Safety & Operating Plan for the ACT gas network dated January 2008 for approval by the Chief Executive pursuant to clause 4.2 of the Code.

Please also find attached the auditor's certificate of compliance, as per clause 5.4 of the Code, together with a copy of the audit report.

The results of the audit are described in detail in the audit report. In summary, there was one new non compliance issue relating to leakage survey systems and three previously identified non conformances relating to documentation management. An action plan has been established for tracking the completion of the audit reports recommendations.

We trust these meet with your acceptance and should you require further information please do not hesitate in contact me at your convenience.

Yours sincerely,



Macleay Connelly
Manager Gas Networks
ActewAGL
GPO Box 366 Canberra ACT 2601

Telephone 02 6293 5853
Facsimile 02 6293 5830
Mobile 0402 059 711



April 15, 2008

Alinta Asset Management
100 Bennelong Road
SYDNEY OLYMPIC PARK NSW 2127

Attention: Arthur McAuley

Dear Mr McAuley

**Re: Certificate of Compliance, April 2008
ACT Utilities Act 2000
Gas Safety and Operating Plan Code 2000
ActewAGL Distribution
ACT Gas Distribution Network**

Alinta Asset Management (3) Pty Ltd (AAM (3)) is a wholly owned subsidiary of Alinta LGA Limited. AAM is contracted to manage and operate the ActewAGL Gas Distribution system in the ACT. The gas distribution network in the Australian Capital Territory is owned by ActewAGL Distribution (ActewAGL), as the "Licensee to provide Authorised Utility Services" defined in the Utilities ACT 2000 (ACT). The Safety and Operating Plan, Gas Distribution Network Australian Capital Territory Rev 8.2 January 2008 was prepared by AAM (3) for ActewAGL, to ensure the safe operation of the gas distribution network in the Australian Capital Territory.

AAM (3) has commissioned Nine Lives Systems Pty Ltd (Nine Lives) to conduct a periodical audit of the Plan in accordance with the requirements of the Gas Safety and Operating Plan Code 2000 made under the Utilities Act 2000. The results of that audit are contained in Periodical Audit Report, ActewAGL ACT Gas Distribution Network for Alinta Asset Management, April 2008.

Based on the information provided at the time of the audit, Nine Lives is of the opinion that;

- a) all measures necessary to prevent hazardous events identified in the Safety and Operating Plan from happening, and sufficient to protect operating staff, plant, equipment, the community and the environment if they happen, are in place;
- b) properly trained and equipped people are available to implement the emergency procedures included in the Safety and Operating Plan; and
- c) the plan is adequate and appropriate having regard to any changes in the Gas Network since the previous certificate was issued.

However, some of the measures to rectify non-compliance with the Plan detected in the previous audit have not been undertaken. These are detailed in the Periodical Audit report referenced above. In respect of these non-compliances, AAM (3) has developed a number of action plans with milestones and timeframes and established a steering committee for monitoring the action plans.

Nine Lives Systems Pty Ltd
1 Mullens Road
Warrandyte Vic 3113

Telephone (03) 9844 3743
Mobile 0407 556 018
Fax (03) 9844 0593

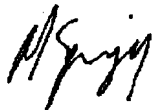
email@ninelives.com.au
www.ninelives.com.au

ACN 099 455 606
ABN 76 099 455 606

April 15, 2008

Nine Lives is of the opinion that these outstanding non-compliances will not adversely affect the safe operation of the Network and has issued this Certificate of Compliance conditional on demonstration of the ongoing implementation of AAM (3)'s action plans. Nine Lives will monitor the implementation of the action plans through monthly reports from the steering committee. Where relevant, Nine Lives may request verification of achievement of the planned milestones.

Yours Sincerely,
Nine Lives Systems Pty Ltd

A handwritten signature in black ink, appearing to read 'M Sprigg', is positioned above the printed name.

Margaret Sprigg, Director



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ACT Planning &
Land Authority

MEDIA FACT SHEET

SUBJECT: Gas-fired power station and data centre DA and PA

OVERVIEW

This fact sheet has been prepared as a result of the Minister deciding to extend the prescribed period of notification for the PA and corresponding period for its evaluation. There is no extension of time for comment on and assessment of the DA.

DETAILS

Please refer to Attachment A.

TIMING CONSIDERATIONS

An advertisement outlining the extended notification period of the PA is being placed in *The Canberra Times* on Saturday 3 May 2008. The Notifiable Instrument for the PA on the Legislation Register is being amended. It will become effective the day after notification. Notification is expected to occur Wednesday 30 April 2008 or Thursday 1 May 2008.

RELATIONSHIP TO PLANNING PRIORITIES

This matter has no relationship to any of the five planning priorities set out in the Statement of Planning Intent.

BUDGET FUNDING

There are no budget implications as a result of extending the timeframe for the public inspection and the evaluation of the PA.

THIRD PARTY VIEWS AND IMPACTS

Industry groups and developers

ActewAGL, the potential developer, has verbally indicated to ACTPLA staff that they have no concerns with the extension of time.

Community and interest groups

Residents/homeowners

Community members, particularly in Macarthur and Fadden, are likely to welcome the extension of time. This provides them further time to encourage residents to write submissions or lobby Members of the Legislative Assembly.

Regulated industry members

ActewAGL is regulated by ACTPLA under the Utilities Act in its capacity as a utility network provider.

WHOLE-OF-GOVERNMENT MATTERS

Given the significance of the project, this matter may require coordination with the Chief Minister's Department.

This matter also has the potential to require input or responses from the Department of Territory and Municipal Services in terms of noise and environmental standards.

Evaluations of PAs are made by the delegate of the Environment Minister within ACTPLA.

PHOTO OPPORTUNITIES

A map of the site or a hard copy of the applications can be provided as visual aids.

DEPARTMENTAL CONTACTS

Director, Development Services, Ben Ponton

ATTACHMENT A

- A development application and a Preliminary Assessment for the natural gas power station and computer data storage centres was lodged by ActewAGL with the ACT Planning and Land Authority on 26 March 2008.
- The PA and the DA were notified in accordance with legal requirements for public comment for 15 working days.
- Comments and objections for both the PA and the DA were originally due by close of business 5 May 2008.
- The DA timeframe for comments remains 5 May 2008.
- The Minister has decided that the period of public inspection and comment on the PA will be increased by an additional 15 business days to 27 May 2008, and the period of evaluation is to be extended by an additional 30 business days to 20 June 2008.
- There has been significant community interest in this proposal, particularly from the residents of Macarthur and Fadden.
- Residents have raised specific concerns relating to the scale of the proposal, its potential impacts, and in the level of community consultation that has occurred.
- The Tuggeranong Community Council held a meeting to discuss the proposal on 28 April 2008.
- The proposed centre would be sited on block 1671 District of Tuggeranong, to the south-west of Mugga Lane, opposite the Mugga Lane Tip.
- This site has a broadacre land use policy, which permits a major utility installation, subject to a Preliminary Assessment and a development application meeting the requirements of the Territory Plan 2002 and other relevant codes and guidelines.
- The development application and Preliminary Assessment will be assessed and evaluated to ensure they comply with the requirements of the *Land (Planning and Environment) Act 1991* and the Territory Plan 2002 and other associated codes and guides.
- The DA and PA are being considered under requirements of the previous planning system (pre-March 31, 2008) as they were submitted with ACTPLA prior to the commencement of the new planning system and new legislation and Territory Plan 2008.



8

8

Gas-fired power station and data centre DA and PA

Where it is proposed to be located

- The site is block 1671 District of Tuggeranong, to the south-west of Mugga Lane, opposite the Mugga Lane Tip.
- This site has a broadacre land use policy, which permits a major utility installation, subject to a Preliminary Assessment and the requirements of the Territory Plan and other relevant codes and guidelines.

The potential developer

- ActewAGL, who is the proponent and potential developer of the gas-fired power station and data centre, has lodged a development application and a Preliminary Assessment with the ACT Planning and Land Authority.

Consultation with the community

- The development application and Preliminary Assessment have been publicly notified for formal comment.
- Written submissions received are considered as part of the evaluation of the PA and assessment of the DA.

Assessment of the DA and evaluation of the PA

- The development application and Preliminary Assessment will be assessed and evaluated to ensure they comply with the requirements of the *Land (Planning and Environment) Act 1991* and the Territory Plan and other associated codes and guides.

(9)

(9)

Chami, Nadia

From: Pitt, Leesha
Sent: Tuesday, 29 April 2008 3:18 PM
To: Cashen, Clinton
Cc: Mossop, Leonie; Nichols, Yersheena
Subject: RE: powerstation

Tracking: **Recipient** **Read**
Cashen, Clinton Read: 29/04/2008 3:19 PM
Mossop, Leonie
Nichols, Yersheena Read: 29/04/2008 3:48 PM

Hi Clinton,

Following discussion with Ben P, my suggested response is as follows.

"The matter will be considered during the evaluation of the PA and assessment of the DA. This occurs after public notification. Part of this will include seeking advice from the Environmental Protection Unit (TAMS). It would be premature to comment further at this point in time."

For Paul's info, you may want to discuss with him that the evaluation of the PA will look at whether issues identified have been adequately addressed and whether further assessment is needed. I imagine there are mitigation measures that could be put in place/proposed or may be required, however this is matter for advice from EPU.

I've also cc'ed in Yersheena from TAMS Communications for their info.

Leesha.

From: Cashen, Clinton
Sent: Tuesday, 29 April 2008 3:07 PM
To: Pitt, Leesha
Cc: Mossop, Leonie
Subject: FW: powerstation
Importance: High

From: Kindermann, Paul
Sent: Tuesday, 29 April 2008 3:05 PM
To: Cashen, Clinton
Subject: FW: powerstation

Mate - can you get me some details on this please?

Paul Kindermann
Media Adviser
Office of Andrew Barr MLA
Minister for Education and Training

9/05/2008

Minister for Tourism, Sport and Recreation
Minister for Planning
Minister for Industrial Relations
Ph 02 6205 1690
Mobile 0403 600 955

From: Ewa Kretowicz [mailto:ewa.kretowicz@canberratimes.com.au]
Sent: Tuesday, 29 April 2008 3:05 PM
To: Kindermann, Paul
Subject: Re: powerstation

yep i got what Andrew said on the tape , but i wanted to give him the opportunity to respond to the fact that in the submission by ActewAGL to ACTPla the acoustic assesment states "noise levels exceed the residential night time criteria at the health treatment facility."
there are two such breaches.
Let me know if andrew has a responce.

Ewa Kretowicz
Reporter
The Canberra Times
Ph:(02) 6280 2261
Fax: (02) 6280 2282

-----Original Message-----

From: "Kindermann, Paul" <Paul.Kindermann@act.gov.au>
Sent 4/29/2008 2:33:39 PM
To: ewak@canberratimes.com.au
Subject: powerstation

Hi mate - actually, you can't say 'the Minister was unavailable for comment' as he was available for comment and your journalist recorded those comments.

You should therefore rely on those.

If you need clarification I will get you whatever I can.

Regards

Paul Kindermann
Media Adviser
Office of Andrew Barr MLA
Minister for Education and Training
Minister for Tourism, Sport and Recreation
Minister for Planning
Minister for Industrial Relations
Ph 02 6205 1690
Mobile 0403 600 955

9/05/2008

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

Chami, Nadia

From: Norman, Alison
Sent: Monday, 5 May 2008 5:04 PM
To: 'ewak@canberratimes.com.au'
Subject: Gas Station
Importance: High

Hi Ewa,

Apologies for the delay. Please attribute the following to an ACTPLA spokeswoman.

The number of submissions received on the development application (DA) will not be known until after notification closes, the mail is delivered, and the submissions are processed. This is not expected to occur until later in the week.

A DA (which forms the basis of a request to undertake Development) is required by legislation.

A Preliminary Assessment is a requirement of the Territory Plan for certain types and scale of development. A PA must consider matters including the impact of the proposal on the physical, human and non-human biological environment. The PA will inform the assessment of the Development Application.

The power to extend the DA notification is vested in the ACT Planning and Land Authority and can be exercised after the close of notification. The assessment of the DA must consider any recommendations of the evaluation of the PA and must consider all submissions received at any point until a decision on the DA is made.

Alison Norman

Public Affairs Officer | Communications & Government Services
ACT Planning and Land Authority
t: (02) 6207 2624 | f: (02) 6207 1683 | e: alison.norman@act.gov.au

Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Monday, 28 April 2008 5:02 PM
To: 'claus.dirnberger@gmail.com'
Subject: FW: Objection to development application 200704152
Attachments: ACTPLA-GasPowerStation-letterBarrEtal-0408.doc

Good afternoon

My name is Tracey Pulli; I am the Office Manager to Andrew Barr MLA.
Minister Barr has asked me to acknowledge receipt of your correspondence.

Thank you for taking the time to write.
Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation
Minister for Industrial Relations
Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

From: Claus Dirnberger [<mailto:claus.dirnberger@gmail.com>]
Sent: Monday, 28 April 2008 11:29 AM
To: STANHOPE; BARR; GENTLEMAN; MACDONALD; Hargreaves John; Seselja, Zed; SMYTH; PRATT
Subject: Objection to development application 200704152

Dear Sir/Madam

Please see my attached letter and copy of objection to development application no 20074152 - gas power station in Tuggeranong.

Your sincerely

Claus Dirnberger (Dr iur, MIntL)

Mr Andrew Barr MLA
Minister for Planning
ACT Legislative Assembly
GPO Box 1020
CANBERRA ACT 2601
barr@act.gov.au

28 April 2008

Dear Mr Barr

Development Application: 200704152: OBJECTION

For your information I attach a copy of my objection to development application 200704152.

In this context I note that the Government has been VERY coy about making this application known to the wider public and, in particular, to the residents of the Macarthur and Fadden areas, and has not engaged in any community consultation whatsoever. But I guess the government and the applicant prefer to pull the wool over those people who are most effected by this proposal. Wasn't it Sir Humphrey who invented the "no need to know" principle?

I also note that your government really seems to look after south side residents: first there was the drag racing track proposal right next Macarthur (interestingly in the same area as the now proposed gas power station), then there was the Telstra mobile phone antenna fiasco on Fadden ridge, then your wonderful government presented us with a prison next door (while the north side got a brand new swimming complex and a few other goodies), and now it is proposed that a major industrial polluter is constructed right next to the residential areas of Macarthur and Fadden. I just wonder what the government has in store for this area next. (At least Mr Howard's nuclear power plant seems to have been abandoned – but I am not so sure that your government would not have happily offered the site next the proposed gas turbine power station for this purpose).

Please do not bother to reply to this letter, as any reply will not respond to my concerns but only spin-doctor political blurb. Given the above, I do however look forward to this year's ACT elections.

Yours sincerely

Claus Dirnberger (Director, MIntL)

cc:

Mr John Stanhope MLA
stanhope@act.gov.au

Mr John Hargreaves MLA
hargreaves@act.gov.au

Mr Zed Seselja
Leader of the Opposition
seselja@act.gov.au

Mr Mick Gentleman MLA
gentleman@act.gov.au

Mr Brendan Smythe MLA
smythe@act.gov.au

Ms Karin MacDonald MLA
macdonald@act.gov.au

Mr Steve Pratt MLA
pratt@act.gov.au

Telephone: (02) 6291 0911
(02) 6261 2091 (b/h)

Facsimile: (02) 6291 0911
Mobile: 0410 676 686

E-mail:
claus.dirnberger@dfat.gov.au
claus.dirnberger@gmail.com

The Applicants Secretariat
ACT Planning and Land Authority
PO Box 365
MITCHELL ACT 2911

29 April 2008

Dear Madam/Sir

Development Application: 200704152: OBJECTION

I **object in the strongest possible terms** to application 200704152, lodged by ACTEW, for the construction of a gas turbine power station at block 1671, Tuggeranong District.

I note from the documents accompanying the application that the proposed facility will be located adjacent to Mugga Lane in the area that currently acts as a buffer between our residential area from the Mugga lane tip and industrial centre of Hume. The development will claim approx 50 acres of this buffer zone and will be built within **600 metres of Macarthur/Fadden/Chisholm homes**. This area is also planned for future industrial developments.

The development's Preliminary Assessment Report states: *"the benefits for the ACT community outweigh the minor nature of the **adverse social and environmental impacts** for the proposal"* (emphasis added). In this context I note that these "minor" adverse social and environmental impacts on our community, and particularly for Macarthur/Fadden residents, will include:

- **Noise** – the noise assessment report states that the development **will exceed allowable night time noise limits within the residential area**
- **Gas Emissions** – greenhouse emissions will be emitted close to family homes impacting upon our air quality
- **Environment** – constant illumination from the many buildings, local wildlife, recreational trails, and the aesthetic appeal of the Macarthur/Fadden area will all be negatively impacted; and
- **Heritage** – the proposed site includes two areas that contain aboriginal artefacts that are identified as "significant to the ACT because of its importance as a part of the local Aboriginal tradition".

I also note that the development report does not address the issue of ***house/land values*** in the Macarthur/Fadden/Chisholm areas which will undoubtedly fall due to the proximity of this proposed facility. I purchased in this area due to the tranquil and peaceful nature of the open spaces that surround our suburbs. If this proposal continues Macarthur and Fadden will no longer be known for its walking trails, horse paddocks and rural aspects, rather it will be known as the suburb located next to an unhealthy industrial facility.

Telephone: (02) 6291 0911
(02) 6261 2091 (b/h)

Facsimile: (02) 6291 0911
Mobile: 0410 676 686

E-mail:

claus.dirnberger@dfat.gov.au
claus.dirnberger@gmail.com

I would be grateful for a response to the following questions:

- How does ACTPLA intend to deal with the illegal noise and other emissions?
- How does ACTPLA intend to compensate effected home owners for the loss of amenity, sound proofing of houses, health implications and other diminished values?
- What will the procedures be to compensate effected home owners for the fall in the value of their homes on account of the proposed (unnecessary) project?
- What are the responsibilities and the ACT Government's/ACTPLA's duty of care if it agreed with the building of the power station that would otherwise be illegal on noise and pollution grounds?
- Can the Government confirm that the corporation (ie ACTEWAGL, ie the Government) reaping the benefits of the power station at the expense of residents has measured the impact on ACT residents' gas and water supplies? If yes, please provide me with that assessment, if not, why has such an impact statement not been undertaken.
- Can the ACTPLA/the ACT Government guarantee that residents will not face even more outrageous price increases for water and electricity on the grounds that the proposed power station requires more gas and water than currently available in the ACT?

I also note that I will hold the ACT Government as well as individual decision makers **personally responsible** in the courts of the Australian Capital Territory and/or other forum for any harm caused to me if this proposed facility were to go ahead as proposed.

I am looking forward to receiving your reply.

Yours sincerely

Claus Dirnberger (Dr iur, MIntL)

Mr John Stanhope MLA
Chief Minister
stanhope@act.gov.au

Mr Andrew Barr MLA
Minister for Planning
barr@act.gov.au

Mr Mick Gentleman MLA
gentleman@act.gov.au

Ms Karin MacDonald MLA
macdonald@act.gov.au

Mr John Hargreaves MLA
hargreaves@act.gov.au

Mr Zed Seselja MLA
Leader of the Opposition
seselja@act.gov.au

Mr Brendan Smythe MLA
smythe@act.gov.au

Mr Steve Pratt MLA
pratt@act.gov.au

Telephone: (02) 6291 0911
(02) 6261 2091 (b/h)

Facsimile: (02) 6291 0911
Mobile: 0410 676 686

E-mail:

claus.dirnberger@dfat.gov.au
claus.dirnberger@gmail.com

Cashen, Clinton

From: Pulli, Tracey
Sent: Tuesday, 22 April 2008 4:15 PM
To: 'Chris Reynolds'
Subject: RE: Gas turbine Power station

Good afternoon

My name is Tracey Pulli; I am the Office Manager to Andrew Barr MLA.
Minister Barr has asked me to acknowledge receipt of your correspondence.

Thank you for taking the time to write.
Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation
Minister for Industrial Relations
Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

From: Chris Reynolds [mailto:c.reynolds1@bigpond.com]
Sent: Monday, 21 April 2008 8:25 PM
To: Pulli, Tracey
Subject: Fw: Gas turbine Power station

----- Original Message -----

From: Chris Reynolds
To: barr@parliament.act.gov.au
Sent: Monday, April 21, 2008 12:56 PM
Subject: Gas turbine Power station

Dear Mr Barr,

I am writing to lodge my disapproval at the development of the proposed Gas Turbine Power station and Data Storage Centre.

I have lived in Macarthur since 1986. One of the reason why we chose Macarthur was because of its location to horse paddocks, walking trails and its general bush outlook. Now it is about to be destroyed.

How is this station going to affect the values of our property, no one is going to want to live in an area where there is constant 24 hour noise and gas emissions not to mention and unsightly power station just 600 meters from there homes.

As usual I feel this proposal has been kept very quite, for if it was not for concerned residents that saw the proposal on TV, I missed it, many of the residents will find out when it is to late.

Were any tests carried out on the environmental impact such a proposal is going to have on local wildlife, the residents of Macarthur etc. If I wanted to do an extension on my home I would have to apply and all concerned neighbours would be asked to lodge their appeals. Never at any time have I received any mail form anyone asking me of my opinions on the subject. Everyone in Macarthur should have been notified by mail informing them of the ACT Governments intentions.

I believe this owner station should it go ahead will not only affect land values but it will also affect my lifestyle

and tranquillity of our suburb of Macarthur.

Yours Sincerely.
OR. Reynolds
2 Kater Close,
Macarthur,
A.C.TO. 2904.
Ph. 62922257.



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Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Mr Chris Reynolds
2 Kater Close
MACARTHUR ACT 2904

creynolds1@bigpond.com

Dear Mr Reynolds

Thank you for your email of 21 April 2008 regarding the proposed technology centre and gas turbine power station at Block 1671 District of Tuggeranong and your views on the suburb of Macarthur.

A Development Application (DA) for the proposal was lodged with the ACT Planning and Land Authority (ACTPLA) on 26 March 2008. A Preliminary Assessment (PA) was also lodged with the DA. The PA and the DA have been advertised in *The Canberra Times* on Saturday 12 April 2008 and on ACTPLA's website. Copies of the PA are available from ACTPLA's Shopfront on request.

The public notification and submission period of the PA have been extended to Tuesday 27 May 2008. The extension to the public notification period was advertised in *The Canberra Times* on Saturday 3 May 2008 and on ACTPLA's website. The adequacy of the PA is currently being evaluated. Public comments will also be considered as part of this evaluation. I understand that in response to public concern the developer and ActewAGL will be meeting with the community on Saturday 17 May 2008 at the Tuggeranong Town Centre Sports Club from 10am to 3pm. This meeting will provide the opportunity for community members to raise their concerns directly with the developer and to better understand the proposal.

It should be noted that ACTPLA has a statutory role as the independent decision maker for the DA. ACTPLA is in no way responsible for the site selection relating to the power station and computer data centre proposal. That particular issue will be considered by ACTPLA, amongst others, during its assessment of the appropriateness of the proposal.

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely

Andrew Barr MLA
Minister for Planning

Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Wednesday, 30 April 2008 11:41 AM
To: 'Anton & Mary Majer'
Subject: RE: Industrial Development - Macarthur

Good morning

Minister Barr has asked me to acknowledge receipt of your further correspondence and to thank you for taking the time to write.

Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation
Minister for Industrial Relations
Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

From: Anton & Mary Majer [<mailto:antonm@bigpond.net.au>]
Sent: Tuesday, 29 April 2008 9:13 AM
To: BARR
Subject: Re: Industrial Development - Macarthur

Dear Mr Barr

Last night I attended the special meeting of the Tuggeranong Community Council in relation to the proposed gas power station.

I learnt this is one of the largest projects ever contemplated for the ACT. There were many unanswered questions. It was also unfortunate that a representative of ACTPLA did not attend.

Surely further investigation needs to be carried out including a search for other more suitable sites.

The explanations provided did not satisfy myself or any of the other residents. I left with the thought there is nothing I or we as a group could do to prevent the building of this power station. It has been approved and it is going on that particular site.

Before 2 billion dollars is invested I would suggest further studies be carried out.

I believe this site has been chosen by a public servant within ACTPLA and this decision needs to be reviewed.

The construction of this power plant cannot be considered similar to the closure of schools or the Gungahlin Drive extension. This will effect the lives of many people and certainly not just the residents of Macarthur. People from many of the Tuggeranong Valley suburbs attended this meeting.

It was pleasing to see Mick Gentleman, Brendan Smythe and Steve Pratt taking an interest.

Like them I do not oppose such a facility but believe a more suitable location, well away from homes, could be found.

It is unfortunate it would appear as if the residents themselves will be forced into exploring alternatives.

It is also disappointing people were led to believe the power station was in Hume.

This looks as though it is another example of poor performance on the part of ACTPLA.

I would hope you would look into this matter as your government was elected on a promise future developments would be transparent and involve community consultation.

I would also appreciate any advice you could give as to how I can make my opinion heard.

Thank you for your assistance.

Anton Majer

— Original Message —

From: BARR

To: Anton & Mary Majer

Sent: Monday, April 21, 2008 9:59 AM

Subject: RE: Industrial Development - Macarthur

Good morning

Thank you for your email. Minister Barr has asked me to advise you that he is currently considering your email and will respond as soon as possible.

Thank you again for taking the time to write.

Tracey Pulli

Office Manager

Office of Andrew Barr MLA

Minister for Education & Training

Minister for Planning

Minister for Tourism, Sport & Recreation

Minister for Industrial Relations

Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157

E tracey.pulli@act.gov.au

Web Address <http://www.legassembly.act.gov.au>

From: Anton & Mary Majer [<mailto:antonm@bigpond.net.au>]

Sent: Sunday, 20 April 2008 8:59 AM

To: BARR

Subject: Fw: Industrial Development - Macarthur

----- Original Message -----

From: Anton & Mary Majer

To: barr@parliament.act.gov.au

Sent: Sunday, April 20, 2008 8:52 AM

Subject: Industrial Development - Macarthur

Dear Mr Barr

I am a Macarthur resident and have just received a newsletter from a concerned citizen in relation to the proposed Gas Turbine Power Station and Data Storage Centre which is going to be built within a stones throw from my house.

I have now read the Preliminary Assessment on the internet and cannot believe the proposal. This is a huge industrial development which is not suitable for a location so close to residential suburbs.

The snippets on the local news did not fully spell out the actual size and content of this development.

This is a 24 hour facility. Apart from the ugly power station look, noise limits will be exceeded, there will be gas emissions (increase in air pollutants from the plant) and the peaceful rural aspect of our suburbs will be destroyed forever.

I can appreciate the need for such a facility but why does it have to be so close to our suburbs. Surely this centre could be developed on the land further north of the tip.

There was some suggestion this land known as the Rose Cottage Horse Paddocks was going to be developed for use as a cemetery. What happened to this proposal.

It would appear as if the government and planners are once again disregarding the adverse social and environmental impacts on the residents of Tuggeranong.

It is disappointing it has been left to a handful of concerned residents to appropriately inform the local residents of the Government's intentions.

I would be interested in your views as the Planning Minister.

Yours sincerely

Anton Majer
6 kater Close
Macarthur ACT 2904

62923401

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.



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Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Mr Anton Majer
6 Kater Close
MACARTHUR ACT 2904

Dear Mr Majer

I refer to your email of 21 April 2008 regarding the proposed Natural Gas Fired Power Station and Data Centres at Block 1671 District of Tuggeranong.

On 26 March 2008 a Development Application (DA) No 200704152 and a Preliminary Assessment (PA) for a proposed Natural Gas Fired Power Station and Computer Data Centres in the District of Tuggeranong were lodged with the ACT Planning and Land Authority.

The proposal comprises of four main components:

1. Construction of a Natural Gas Power Station and its associated Electricity Switchyard/Substation (Major Utility Installation);
2. Construction of Computer Data Centres (Communications Facility);
3. Construction of overhead high voltage power lines from the existing electricity power lines to the power station transformer yard and;
4. Construction of a high pressure natural gas pipeline to provide fuel for the power station.

The characteristics of the proposal are such that it falls under the list of prescribed classes of defined decisions in Appendix II of the Territory Plan that require a mandatory PA (all proposals involving a MAJOR UTILITY INSTALLATION).

The PA and the DA were publicly notified in the Canberra Times on Saturday 12 April 2008 and by Notifiable Instrument on the Legislation Register in accordance with Part 4 of the *Land (Planning and Environment) Act 1991*. The initial public notification period was due to close at COB Monday 5 May 2008. Public notification period for the PA and therefore in effect the DA, has since been extended to COB Tuesday 27 May 2008.

I trust this information is of assistance.

Yours sincerely

Andrew Barr MLA
Minister for Planning

ACT LEGISLATIVE ASSEMBLY



Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Mr Anton Majer
antonm@bigpond.net.au

Dear Mr Majer

Thank you for your email of 20 & 29 April 2008 regarding the proposed gas turbine power station and data storage centre at Block 1671 District of Tuggeranong.

A Development Application (DA) for the gas turbine power station and data storage centre was lodged with the ACT Planning and Land Authority (ACTPLA) on 26 March 2008. A Preliminary Assessment (PA) was also lodged with the DA.

In terms of the extent of consultation on the proposal I can advise that the PA and the DA have been advertised in *The Canberra Times* on Saturday 12 April 2008 and on the ACT Planning and Land Authority website. Copies of the PA are available at the ACT Planning and Land Authority Shopfront on request. The adequacy of the PA is currently being evaluated by ACTPLA, which has the statutory role of assessing the appropriateness of the proposal against relevant legislation and the Territory Plan. I have recently extended the period of time allowed for public inspection of the PA until 27 May 2008. Public comments received will also be considered as part of this evaluation.

I am advised that although the site has previously been considered for use as a cemetery, this did not proceed beyond the point of a preliminary site evaluation.

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely

Andrew Barr MLA
Minister for Planning

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au

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Page 1 of 2

Cashen, Clinton

From: Lopa, Liz
Sent: Monday, 21 April 2008 9:53 AM
To: Cashen, Clinton
Subject: FW: INDUSTRIAL CENTRE AT MACARTHUR

Hi Clinton

Does ACTPLA have some info on this?

Liz

From: Le Grand, Marietta **On Behalf Of** MACDONALD
Sent: Monday, 21 April 2008 9:52 AM
To: BARR
Cc: Lopa, Liz; Huetter, Pierre
Subject: FW: INDUSTRIAL CENTRE AT MACARTHUR

Hello Team Barr,
would be grateful if you could give us a briefing on this one and bring us up to speed, asap.
Many thanks for sparing time in your busy day.
cheers..M.

Marietta Le Grand

Karin MacDonald's Office
Phone: 02 6205 2381
Fax: 02 6205 0418
Email: marietta.legrand@parliament.act.gov.au

From: Anton & Mary Majer [<mailto:antonm@bigpond.net.au>]
Sent: Sunday, 20 April 2008 8:41 AM
To: GENTLEMAN; Hargreaves John; MACDONALD; PRATT; stanhope@parliament.act.gov.au; Seselja, Zed; SMYTH
Subject: Fw: INDUSTRIAL CENTRE AT MACARTHUR

----- Original Message -----

From: Anton & Mary Majer
To: mick.gentleman@act.gov.au ; john.hargreaves@act.gov.au ; karin.macdonald@act.gov.au ; steve.pratt@act.gov.au ; jon.stanhope@act.gov.au ; zed.seselja@act.gov.au ; brendan.smyth@act.gov.au
Sent: Sunday, April 20, 2008 7:12 AM
Subject: INDUSTRIAL CENTRE AT MACARTHUR

Dear MLA's

I am a Macarthur resident and have just received a newsletter from a concerned citizen in relation to the proposed Gas Turbine Power Station and Data Storage Centre which is going to be built within a stones throw from my house.

I have now read the Preliminary Assessment on the internet and cannot believe the proposal. This is a huge industrial development which is not suitable for a location so close to residential suburbs.

The snippets on the local news did not fully spell out the actual size and content of this development.

This is a 24 hour facility. Apart from the ugly power station look, noise limits will be exceeded, there will be gas emissions (increase in air pollutants from the plant) and the peaceful rural aspect of our suburbs will be destroyed forever.

I can appreciate the need for such a facility but why does it have to be so close to our suburbs. Surely this centre could be developed on the land further north of the tip.

There was some suggestion this land known as the Rose Cottage Horse Paddocks was going to be developed for use as a cemetery. What happened to this proposal.

It would appear as if the government and planners are once again disregarding the adverse social and environmental impacts on the residents of Tuggeranong.

It is disappointing it has been left to a handful of concerned residents to appropriately inform the local residents of the Government's intentions.

I would be interested in your views as local MLA's.

Yours sincerely

Anton Majer
6 kater Close
Macarthur ACT 2904

62923401

Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Tuesday, 29 April 2008 11:49 AM
To:
Subject: FW: proposed installation of gas fired power station

Good morning

My name is Tracey Pulli; I am the Office Manager to Andrew Barr MLA.
 Minister Barr has asked me to acknowledge receipt of your correspondence and to thank you for taking the time to write.
 Regards

Tracey Pulli
 Office Manager
 Office of Andrew Barr MLA
 Minister for Education & Training
 Minister for Planning
 Minister for Tourism, Sport & Recreation
 Minister for Industrial Relations
 Member for Molonglo
 P +61 2 6205 0011 I F +61 2 6205 0157
 E tracey.pulli@act.gov.au
 Web Address <http://www.legassembly.act.gov.au>

From: D [mailto:tracey.pulli@act.gov.au]
Sent: Tuesday, 29 April 2008 10:33 AM
To: BARR
Subject: proposed installation of gas fired power station

Dear Mr Barr,
 I am writing in regard to the \$2 billion proposed gas powered electricity station to be located 600 metres from Macarthur.

A public meeting was held last night to discuss this issue and as a Mother of young children I have great concerns for the potential health and noise impacts of this development. I agree in principle to the proposed installation BUT not located so near to residential houses. The ACTEW representative at the meeting last night explained that there will be up to 8, 36metre high stacks emitting nitrus oxide and CO2 gassses into the air 24hrs a day 7 days a week.

I urge you to do ANYTHING in your power to vigorously oppose this development at its current location and advocate for the need to change the location to a location further away from residential houses. Like in Hume or Fyshwick for example.

Thankyou for your attention to this matter.

Even if this proposal meets all current ACTPLA standards please let commonsense prevail!!!!

before someone else does Find the job of your dreams



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Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Dear

Thank you for your email of 29 April 2008 regarding the proposed gas turbine power station and data storage centre at Block 1671 District of Tuggeranong.

In relation to your concerns regarding the potential noise and health impacts of the proposal and its siting in relation to the residential area, I can advise that the purpose of the Preliminary Assessment (PA) is to examine the extent of the impacts of the proposal and their mitigation. The adequacy of the PA document is currently being evaluated by The ACT Planning and Land Authority to determine whether a higher level of environmental assessment is required. I await the recommendations of ACTPLA in this regard.

The issues raised in the comments and objections of the ACT community will also be considered as part of the evaluation. As such, I have forwarded your email to ACTPLA for consideration.

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely

Andrew Barr MLA
Minister for Planning

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au

Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Tuesday, 29 April 2008 11:51 AM
To: 'UITP'
Subject: RE: GAS POWER STATION

Good morning

My name is Tracey Pulli; I am the Office Manager to Andrew Barr MLA. Minister Barr has asked me to acknowledge receipt of your correspondence and to thank you for taking the time to write.

Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation
Minister for Industrial Relations
Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

From: UITP [<mailto:peter.moore@uitp.asn.au>]
Sent: Tuesday, 29 April 2008 10:09 AM
To: STANHOPE
Cc: Layland, Penelope; CORBELL; GALLAGHER; Hargreaves John; BARR
Subject: GAS POWER STATION

Greetings

Like 300 other very concerned residents, I attended the Community Meeting last night (28 April 2008), in Tuggeranong to hear a Presentation from ACTEWAGL regarding the power station to be located in Macarthur

After hearing the Presentation from ACTEWAGL, **we are now even more concerned by this proposal**

For example:

The ACTEWAGL representatives when asked whether they could guarantee that noise levels from the plant would not impact upon nearby residents were not able to offer such guarantees and suggested - their words

"if noise is a problem then we could put a roof over the turbines or enclose them within walls" - an amazing statement given their now obvious lack of confidence in this area and the fact that the design risk of a \$2 billion project would not include such provisions before construction commenced. Would I build a bathroom to the minimum and make adjustments after the shower started to leak?

Listening to the General Manager of ACTEWAGL on the radio this morning (29 April), we suspect that ACTEWAGL considered that few people would notice a power station close to the tip and even fewer would care.

Property values in Macarthur have already been impacted by the fact that the community now perceives that

this is a major issue for nearby residents - irrespective of whether it is noisy and/or is producing emissions or not. The perception has now been created - and therefore it is real - for all residents (and prospective residents) of Macarthur.

We paid a premium price to buy a residence in a quiet suburb where the expectation was that it would remain quiet. Even if we chose to move, I suspect that we would find our property is now not worth very much because of the perception that the power plant is dirty and noisy.

To place a power station working 24 hours a day within the environs of any suburb in the national capital of Australia is beyond modern comprehension.

We suggest some leadership on this proposal from you to assure that Canberra community that the ACT Government will not be placing a noisy, dirty power station within the environs of any Canberra suburb.

Peter Moore and Jean Watson
1 Starritt Place
Macarthur ACT 2904
T: 0404052635
E: peter.moore@uitp.asn.au



Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Mr Peter Moore and Ms Jean Watson
1 Starritt Place
MACARTHUR ACT 2904

peter.moore@uitp.asn.au

Dear Mr Moore and Ms Watson

I refer to your email of 29 April 2008 to Mr Jon Stanhope MLA, Chief Minister; regarding the proposed gas turbine power station and data storage centre at Block 1671 District of Tuggeranong. Mr Stanhope has referred your letter to me as the responsibility for this matter falls within my portfolio.

A Development Application (DA) for the proposed development was lodged with the ACT Planning and Land Authority (ACTPLA) on 26 March 2008. A Preliminary Assessment (PA) was also lodged with the DA. The PA and the DA have been advertised in *The Canberra Times* on Saturday 12 April 2008 and on ACTPLA's website. Copies of the PA are available at ACTPLA's Shopfront on request.

The public notification and submission period of the PA have been extended to Tuesday 27 May 2008. The extension to the public notification period was advertised in *The Canberra Times* on Saturday 3 May 2008 and on the ACTPLA's website. The adequacy of the PA is currently being evaluated.

Public comments will also be considered as part of this evaluation. I understand that in response to public concern the developer and ActewAGL will be meeting with the community on Saturday 17 May 2008 at the Tuggeranong Town Centre Sports Club from 10am to 3pm. This meeting will provide the opportunity for community members to raise their concerns directly with the developer and to better understand the proposal.

It should be noted that the ACTPLA has a statutory role as the independent decision maker for the DA. ACTPLA is in no way responsible for the site selection relating to the power station and computer data centre proposal.

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely

Andrew Barr MLA
Minister for Planning

Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Tuesday, 29 April 2008 11:14 AM
To: 'Andrew D McLauchlan'
Subject: RE: Preliminary Assessment - Block 1671 Tuggeranong

Good morning

My apologies for the late reply.

My name is Tracey Pulli; I am the Office Manager to Andrew Barr MLA.

Minister Barr has asked me to acknowledge receipt of your correspondence and to thank you for taking the time to write.

Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation
Minister for Industrial Relations
Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

From: Andrew D McLauchlan [<mailto:mclaua@au1.ibm.com>]
Sent: Saturday, 19 April 2008 5:53 PM
To: App Sec
Cc: BARR; GENTLEMAN; MACDONALD; PRATT; SMYTH; Hargreaves John
Subject: Preliminary Assessment - Block 1671 Tuggeranong

Our family and neighbours have some significant concerns regarding this development in Mugga Lane. The information provided indicates a significant impact on the amenity of the suburb of Macarthur and particularly impacts on Goldsborough Close, Bracker Place and the northern section of Jackie Howe Crescent. One of the most significant reasons for buying a property in these areas and Macarthur in general has been the quietness of the suburb.

Why is it that we have not received postal notification of this proposed development when we received mail indicating that a neighbour wants to increase the size of their deck!! Is it because the ACT government is hoping to get this underway before anyone is aware? The use of a public notice in the Canberra Times does not adequately notify effected residents of a development on this scale! Is this Karralika all over again?

Your own report indicates that there will be noise impact on parts of the Macarthur area. I would expect that, given that we already occasionally suffer from odour from the Mugga Lane tip, we will also be subject to odour from gas plants even with the suggested 35m stack heights.

In summary, we believe that this proposal will not only degrade the amenity of the area but will also significantly impact on the value of properties in this area.

Regards

Andrew McLauchlan

105 Jackie Howe Crescent
Macarthur

Email: mclaua@au1.ibm.com



Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Mr Andrew McLauchlan
105 Jackie Howe Crescent
MACARTHUR ACT 2904
mclaua@au1.ibm.com

Dear Mr McLauchlan

Thank you for your email of 19 April 2008 regarding the proposed gas turbine power station and data storage centre at Block 1671 District of Tuggeranong.

I am pleased to advise that the public inspection and submission period of the Preliminary Assessment (PA) have been extended to Tuesday 27 May 2008. The extension to the public notification period was advertised in *The Canberra Times* on Saturday 3 May 2008 and on the ACT Planning and Land Authority (ACTPLA) website.

In relation to your concerns regarding the impact of noise on the Macarthur area, I can advise that the purpose of the PA is to examine the extent of the impacts of the proposal and their mitigation. The adequacy of the PA document is currently being evaluated by ACTPLA to determine whether a higher level of environmental assessment is required. I await the recommendations of ACTPLA in this regard.

The issues raised in the comments and objections of the ACT community will also be considered as part of the evaluation. As such, I have forwarded your email to ACTPLA for consideration.

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely

Andrew Barr MLA
Minister for Planning

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au



Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Mr John Meyer
A/g Chief Planning Executive
ACT Planning and Land Authority
GPO Box 1908
CANBERRA ACT 2601

Dear Mr Meyer

I refer to the Preliminary Assessment (PA) for the natural gas power station and computer data centres at Block 1671 District of Tuggeranong, submitted to the ACT Planning and Land Authority on 26 March 2008.

Under Part 4 section 117(2) of the *Land (Planning and Environment) Act 1991*, I may extend the time for public inspection of the PA. Under Part 4, section 121(2) of the Land Act, I may also extend the prescribed time for evaluation of the PA.

Having regard to the level of public interest in this proposal, I have approved an extension of the time allowed for public inspection of the PA until 27 May 2008, and to extend the time allowed for the evaluation of the PA until 20 June 2008.

Yours sincerely

Andrew Barr MLA
Minister for Planning

29 APR 2008

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au



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**SUBJECT GAS POWER STATION AND COMPUTER DATA CENTRES, BLOCK
1671 TUGGERANONG – EXTENSIONS OF PUBLIC INSPECTION
AND PRELIMINARY ASSESSMENT TIMEFRAMES**

MINISTER FOR PLANNING

A/g Chief Planning Executive

29/4/08

PURPOSE

To brief you on the status of the natural gas power station and computer data storage centres, and to provide you with advice on the provisions of the *Land (Planning and Environment) Act 1991* (the Land Act) on extending the periods for the public inspection of the Preliminary Assessment (PA) under section 117 of the Land Act, and the period within which the relevant Minister, following an evaluation of the PA, may make a decision to direct that an assessment of a proposal be made under section 121 of the Land Act.

Minister. There are no substantive issues at this point in the process that concern the Authority. Nevertheless, the proposal is a significant one and there is mounting public commentary on it. The option of extending the timeframes for consultation and evaluation to reflect this.

29/4

BACKGROUND

A Development Application (DA) and a PA for the natural gas power station and computer data storage centres was lodged with the ACT Planning and Land Authority on 26 March 2008.

Section 117 (1) of the Land Act states that after a PA is submitted to the Environment Minister under section 116, the Environment Minister must prepare a written notice stating that copies of the preliminary assessment are available for public inspection during a specified period of not less than 15 business days at specified places. This results in the period of public inspection closing on 5 May 2008. Section 117(2) of the Land Act states that the Environment Minister may extend or further extend the period stated in the notice.

Section 121 (2) of the Land Act states that a direction for further assessment may only be given within the prescribed time after a proponent submits a PA to the Environment Minister or such further time as the Minister administering the Act allows. Section 6 of the *Land (Planning and Environment) Regulation 1992* provides that the prescribed time for directing that further assessment is 30 business days. This results in the evaluation of the PA being due by 8 May 2008 if the prescribed time is not extended.

ISSUES

There has been significant community interest in this proposal, particularly from the residents of Macarthur. Residents have raised specific concerns relating to the scale of the proposal, its potential impacts, and in the level of community consultation that has occurred. It is understood that the Tuggeranong Community Council is holding a meeting to discuss these issues at the Canberra Vikings Club on 28 April 2008.

Consultation strategy

Consultation is being undertaken in accordance with the requirements of section 117 and section 229 of the Land Act. The PA and the DA were advertised in *The Canberra Times* on Saturday 12 April 2008. The PA was placed on the ACT Planning and Land Authority (the Authority) website. A Notifiable Instrument was placed on the ACT Legislation Register. A hardcopy of the PA has been forwarded to the Conservation Council of the South-East Region and Canberra. Copies of the PA are available at the ACT Planning and Land Authority Shopfront on request. Comments and objections for both the PA and the DA are due by close of business 5 May 2008.

OPTIONS

The options for progressing this matter are as follows.

Option 1

That the period for public inspection closes on 5 May 08, with the PA evaluation to be completed by 8 May 2008.

Option 2

That you extend the prescribed period by signing the attached letter (**Attachment A**), extending the period of public inspection by an additional 15 business days to 27 May 2008, and extending the period of evaluation by an additional 30 business days to 20 June 2008.

KEY MESSAGES

- The development application and Preliminary Assessment will be assessed and evaluated to ensure they comply with the requirements of the *Land (Planning and Environment) Act 1991* and the Territory Plan and other associated codes and guides;
- The compiling of the PA has been managed by ActewAGL;

Should you choose Option 2

- Following significant community interest in this proposal, the period of public inspection has been increased by an additional 15 business days to 27 May 2008, and the period of evaluation has been extended by an additional 30 business days to 20 June 2008.

Should you choose Option 2, you may wish to issue a Media release.

You should note that a flyer has been circulating throughout Fadden and Macarthur in opposition to the proposal. Signs are also being installed throughout the suburbs. These methods are similar to the tactics used for the Karralika and 3G mobile tower opposition in these suburbs.

BUDGET IMPLICATIONS

There are no budget implications as a result of extending the timeframe for the public inspection and the evaluation of the PA.

CRITICAL DATE

To allow time to advertise any extension you may approve in *The Canberra Times* this weekend, a decision is requested by noon Wednesday 30 April 2008.

RECOMMENDATIONS

It is recommended that you:

- note the above



Ben Ponton
Director, Development Services
28 April 2008

~~AGREED~~/ NOT AGREED/ NOTED/ PLEASE DISCUSS



Andrew Barr MLA
Minister for Planning
27.4.08

Contact Officer: Geoff Reid
Position: Principal Environment Assessment
Branch: Development Services
Phone: 6207 1856
Date: 28 April 2008



Mick Gentleman MLA Member for Brindabella

• Chair of the Standing Committee Planning & Environment •

M GPO Box 1020, Canberra City, ACT 2601 | P 6205 0131 | F 6205 3017 | E gentleman@parliament.act.gov.au | W www.mickgentleman.com.au

Mr Andrew Barr
Minister for Planning
ACT Legislative Assembly
GPO Box 1020
Canberra City
ACT 2601

Dear Mr Barr *Andrew*

Last night I attended the Tuggeranong Community Council public forum regarding the proposed development of a data centre and gas power station at Block 1671 Tuggeranong.

The outcome of the meeting was that the local community felt angered and upset that the proposal is in such close proximity to their homes. While there were many objections raised, of note was the consensus that the advertising for the consultation period was not sufficient and as such would like to see an extension granted.

I request that you grant an extension to the PA consultation period so that the community and relevant stake holders have sufficient time to make submissions.

I would be happy to provide you with a full briefing of the meeting if required.

Sincerely,


Mick Gentleman MLA
Member for Brindabella

28th April 2008

Printed on recycled paper

Legislative Assembly for the Australian Capital Territory

Civic Square, London Circuit (GPO Box 1020) Canberra ACT 2601

T (02) 6205 0439 F (02) 6205 3109 E secretariat@parliament.act.gov.au W www.parliament.act.gov.au



Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Mr Mick Gentlemen MLA
Member for Brindabella
GPO Box 1020
CANBERRA ACT 2601

Dear Mr Gentlemen

Thank you for your letter of 28 April 2008 advising of community concerns regarding the notification period for the proposed natural gas fired power station and data centre at Block 1671, District of Tuggeranong.

I am pleased to advise that the period for public comment and submission on the Preliminary Assessment has been extended to 27 May 2008 as advertised in *The Canberra Times* on Saturday 3 May 2008 and on the Authority's website. The adequacy of the PA is currently being evaluated. Public comments will be considered as part of this evaluation.

I understand that in response to public concern the developer and ActewAGL will be meeting with the community on Saturday 17 May 2008 at the Tuggeranong Town Centre Sports Club from 10am to 3pm. This meeting will provide the opportunity for community members to raise their concerns directly with the developer and to better understand the proposal.

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely

Andrew Barr MLA
Minister for Planning

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au

DATE?

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Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Wednesday, 30 April 2008 11:46 AM
To: 'anna kidd'
Subject: RE: Tuggeranong Power Station

Good morning

My name is Tracey Pulli; I am the Office Manager to Andrew Barr MLA. Minister Barr has asked me to acknowledge receipt of your correspondence and to thank you for taking the time to write.

Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation
Minister for Industrial Relations
Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

From: anna kidd [mailto:go-anna@bigpond.com.au]
Sent: Tuesday, 29 April 2008 6:19 PM
To: BARR
Subject: Tuggeranong Power Station

To Mr Barr

I am writing to you about my dismay that a gas power station will be built over the hill i.e. 600mtres away from the residents of Macarthur. There has been no public consultation, the noise and smog pollution **will** affect the people, the data used in the plume report is seriously flawed and the value of our properties will drop dramatically. There will be ongoing traffic and congestion problems for 15months. The complex is due to be finished in 12yrs time. How could this government propose to place this power station so close to urban area. With all the industrial area scattered through out ACT, the only area feasible is 600metres from houses. STUPID! STUPID! STUPID!

Now I hear that this area is going to be re-zoned to industrial just so when the levels of noise and pollution goes above acceptable levels, the govt can say it is under safe levels for an **industrial zone**. The people of this state depend on the elected officials to make sound decisions. Even if I wanted to sell my house I now wouldn't get much for it.

Shame on this govt
Annemarie Kidd
Macarthur



Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Ms Annemarie Kidd

go-anna@bigpond.com.au

Dear Ms Kidd

Thank you for your email of 29 April 2008 regarding the proposed natural gas fired power station and associated data centres at Block 1671 District of Tuggeranong. I note your concerns regarding its proximity to the suburb of Macarthur.

The public notification and submission period for the PA has been extended to Tuesday 27 May 2008, was advertised in *The Canberra Times* on Saturday 3 May 2008 and on the Authority's website. The adequacy of the PA, which includes issues related to traffic, noise and emissions, is currently being evaluated. Public comments will also be considered as part of this evaluation.

I understand that in response to public concern the developer and ActewAGL will be meeting with the community on 17 May 2008 at the Tuggeranong Town Centre Sports Club from 10am to 3pm. This meeting will provide the opportunity for community members to raise their concerns directly with the developer and to better understand the proposal.

It should be noted that the Authority has a statutory role as the independent decision maker for the DA. The Authority was not responsible for the site selection process.

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely

Andrew Barr MLA
Minister for Planning

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au

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Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Wednesday, 30 April 2008 12:28 PM
To: 'Ray.Carty@health.gov.au'
Subject: FW: Objection to proposed ACTEWAGL Mugga Lane power station [SEC=UNCLASSIFIED]
Attachments: Letter to Andrew Barr - Mugga lane poer station 30 Apr 2008.pdf

Good afternoon

My name is Tracey Pulli; I am the Office Manager to Andrew Barr MLA.
Minister Barr has asked me to acknowledge receipt of your correspondence and to thank you for taking the time to write.
Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation
Minister for Industrial Relations
Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

From: Ray.Carty@health.gov.au [mailto:Ray.Carty@health.gov.au]
Sent: Wednesday, 30 April 2008 9:37 AM
To: BARR
Cc: judy.carty@health.gov.au
Subject: Objection to proposed ACTEWAGL Mugga Lane power station [SEC=UNCLASSIFIED]

Dear Minister Barr

Re: Objection to proposed Mugga Lane power station

Please find attached my objection to the proposed complex.

Kind regards

Ray Carty
12 Dennys Place
MACARTHUR
ACT 2904

Ph (02) 6291 6486 (H)
Ph (02) 6289 5664 (W)

Mob 0403 415 802
email: ray.carty@health.gov.au

"Important: This transmission is intended only for the use of the addressee and may contain confidential or legally privileged information. If you are not the intended recipient, you are notified that any use or dissemination of this communication is strictly prohibited. If you receive this transmission in error please notify the author immediately and delete all copies of this transmission."

The ACT Government

Ray Carty
12 Denny's Place
MACARTHUR
ACT 2904
0403 415 802

April 30, 2008

Mr Andrew Barr
ACT Minister for Planning
GPO Box 1020
CANBERRA
ACT 2601

Dear Minister Barr:

Re: Objection to proposed Mugga Lane power station

I am writing to you to voice my objection to the proposed ACTEWAGL power plant proposed for Mugga Lane ACT.

The site is clearly too close to the residential areas of Macarthur and Fadden. The power station will unnecessarily add to noise, visual and air pollution. The proposed site is clearly unsuitable, and a more suitable site away from residences should be considered.

In addition, I am appalled by the lack of adequate pre-planning consultation by your Ministry. Attempts to sneak this through in the absence of clear and transparent consultative process are contrary to good governance, and are negligent of your ministerial obligations to fairly represent your constituents.

Finally, I vote and so does my wife. The outcome of the planning decision will clearly influence our decision at the upcoming ACT Territory election.

Sincerely,



Ray Carty
12 Denny's Place
MACARTHUR
ACT 2904
6289 5664 (W)
6291 6486 (AH)



Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Mr Ray Carty
12 Dennys Place
MACARTHUR ACT 2904

Ray.Carty@health.gov.au

Dear Mr Carty

Thank you for your email of 30 April 2008 regarding the consultation and siting of the proposed natural gas turbine power station and data storage centres at Block 1671 District of Tuggeranong.

A Development Application (DA) for the proposal was lodged with the ACT Planning and Land Authority (Authority) on 26 March 2008. A Preliminary Assessment (PA) was also lodged with the DA. The PA and the DA have been advertised in *The Canberra Times* on Saturday 12 April 2008 and on the Authority's website. Copies of the PA are available at the Authority's Shopfront on request.

The public notification and submission period for the PA has been extended to 27 May 2008, as advertised in *The Canberra Times* on Saturday 3 May 2008 and on the Authority's website. The adequacy of the PA, including issues related to noise, emissions, and amenity, is currently being evaluated. Public comments will be considered as part of this evaluation.

I understand that in response to public concern the developer and ActewAGL will be meeting with the community on Saturday 17 May 2008 at the Tuggeranong Town Centre Sports Club from 10am to 3pm. This meeting will provide the opportunity for community members to raise their concerns directly with the developer and to better understand the proposal.

It should be noted that the Authority has a statutory role as the independent decision maker for the DA. The Authority was not responsible for the site selection process.

Recurring
theme

ACT LEGISLATIVE ASSEMBLY

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely

Andrew Barr MLA
Minister for Planning

Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Wednesday, 30 April 2008 3:27 PM
To: Virtue, Geoff; Cashen, Clinton
Subject: FW: Propsed power generator noise levels / ADDITION

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More correspondence from Mr Develin.

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation Minister for Industrial Relations Member for
Molonglo

P +61 2 6205 0011 1 F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

-----Original Message-----

From: Geoff Develin [mailto:geoff@develin.com.au]
Sent: Wednesday, 30 April 2008 2:09 PM
To: geoff@develin.com.au; STANHOPE; BARR; BERRY; CORBELL; GALLAGHER; GENTLEMAN;
Hargreaves John; MACDONALD; PORTER; ewak@canberratimes.com.au;
jeffreys@capitalradio.net.au
Cc: gt@trl.biz
Subject: Re: Propsed power generator noise levels / ADDITION

Mr Stanhope

What noise measuring criterea will you use?

Lal0 as prescribed in the Environment ACT and Regulations or will you use Laeq as per
your requirement for the Dragway at block 51 Majura.

Surely you can not have it each way and choose to use Lal0 for the power generator
when you require Laeq for the Dragway?

But then I presume that you personally and as Environment Minster do not even know the
difference between Laeq and Lal0.

You need to explain to the community exactly what measuring criterea you will apply to
the noise policy for the Macarthur site.

Geoff Develin

> Mr Stanhope
>
> I refer you to the news article in the Canberra Times page 2 of today
> Wednesday 30 April.
>
> It is obvious that for your power generation plant to proceed at the
> proposed site in Macarthur you will need to re-zone the site from
> broadacre zone E standard of 50 DbA up to Industrial zone A standard of 65 DbA.
>
> I am sure that the broader community and especially the residents of
Macarthur
> would be most interested in your justification for rezoning from
> Broadacre up
> to
> Industrial when you would not re-zone from broadacre at the proposed
> Dragway site (block 51) in the Majura Valley. Block 51 lies directly

> within the high noise corridor of the Airport and is subjected to
> over flying aircraft
noise
> levels in excess of 80 Dba all day every day of the year.
>
> The Macarthur site would not have any where near these levels of
> existing noise exposure but you propose to change the zoning so as to
> accomodate
the
> power generating plant. On the other hand block 51 is already exposed
> to levels far in excess of the Industrial zone standard of 65 Dba but
> you have
kept
> the zone classification as broadacre at 50 dba.
>
> You should also cast your memory back to an ill founded suggestion in
> about
> 2004 to locate motorsport on the very site in Macrthur that the power
> plant is proposed for. There was a public meeting convened by the
> Tuggeranong Community Council at which Mr Hargreaves stood up and
> publicaly declared that the site would not be used for motorsport
> because the noise would
impact
> upon the nearbye suburbs especially Macarthur. Mr Hargreaves also went
> on to say that the site was broadacre and would not allow for noise
> generating activities like motorsport.
>
> Maybe you can now tell the folks at Macarthur that mr Hargreaves was
> lying
to
> them and that you are now going to be developing a noise generating
> activity
on
> that site.
>
> I also spoke at that public meeting and clearly stated that the
> Macarthur site was not suitable for motorpsort becасue of its
> proximity to suburbs and that
the
> Dragway management did not support any proposal to develop motorsport
> at Macarthur. Check with Rosemary Lisimore for an account and a record
> of Mr Hargeaves commitment to the community.
>
> In regard to the ridiculous zoning of broadacre within the airport
> high noise corridor, I had request on 3 separate occassions in writing
> seeking a meeting with your then environmnet minister Mr Hargreaves in
> 2006 to discuss the ridiculous zone standard of broadacre within the
> airport high noise corridor
and
> he refused to meet or even correspond about the issue.
>
> Mr Hargeaves is an incompetent, arrogant, drunken bafoon and not
> worthy of holding public office. Any wonder you took the Environment portfolio off
him.
No
> self confessed drink driving minister should hold the responsibility
> of Minister for Police and Road safety. The sooner he is removed from
> public office the better.
>
> Now that you are Minister for the Environment could you please explain
> to myself and the community what rationale you would use to justify
> the
rezoning
> of the land in Macarthur when you would not re-zone block 51 which
> lies directly within the high noise corridor? Overflying aircraft
> breach even the Industial zone standard all day every day of the year
> but you keep the site designated as broadacre.
>
> If you and your arrogant out of touch Government had any common sense
you
> would designate land that is already subjected to high noise levels

> (ie majura
> valley) and create a precinct that would allow for noise generating
> activities
like
> the proposed power plant and motorsport.
>
> Maybe then you could fullfill your election promises made in October 2004.
>
> But of course this would be common sense and you and your Government
> seem to be lacking in common sense.
>
> Roll on October 18.
>
> Geoff Develin
>
> --

--



Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Mr Geoff Develin
geoff@develin.com.au

Dear Mr Develin

I refer to your emails of 30 April 2008 to the Chief Minister, Mr Jon Stanhope MLA, regarding the proposed gas turbine power station and data storage centre at Block 1671 District of Tuggeranong. Mr Stanhope has referred your enquiry to me as the responsibility for this matter falls within my portfolio.

A Development Application (DA) for the proposal was lodged with the ACT Planning and Land Authority (Authority) on 26 March 2008. A Preliminary Assessment (PA) was also lodged with the DA. The PA and the DA have been advertised in *The Canberra Times* on Saturday 12 April 2008 and on Authority's website. Copies of the PA are available at the Authority's Shopfront on request.

The public notification and submission period of the PA and the DA have been extended to Tuesday 27 May 2008. The extension to the public notification period was advertised in *The Canberra Times* on 3 May 2008 and 10 May 2008 respectively. The PA and the DA were also advertised on the Authority's website. The adequacy of the PA, including noise issues, is currently being evaluated. Public comments will also be considered as part of this evaluation. I understand that in response to public concern the developer and ActewAGL will be meeting with the community on Saturday 17 May 2008 at the Tuggeranong Town Centre Sports Club from 10am to 3pm. This meeting will provide the opportunity for community members to raise their concerns directly with the developer and to better understand the proposal.

It should be noted that the Authority has a statutory role as the independent decision maker for the DA. The Authority is not responsible for the site selection relating to the location of the power station and computer data centre proposal.

ACT LEGISLATIVE ASSEMBLY

Thank you for raising this matter with me. I trust that this information is of assistance.

Yours sincerely

Andrew Barr MLA
Minister for Planning

Cashen, Clinton

From: [REDACTED]
Sent: Wednesday, 30 April 2008 16:30
To: BARR
Subject: power station

Hi Andrew, I'd rather see the money spent on a reservoir! Water is more important then electricity, and I'm not going to drink recycled 'poo' (nice word) water. If we REALLY NEED the station, why not put it by the new jail? That's an wide open area and won't disturb any residential areas. Also how can you have a databank next to it with all the magnetic fields it will create? Did anyone even consider that historically power plants are in the worst part of any city? People would tend to avoid the area and that could reduce our land values. Please don't do it OR find another place. regards,



ActewAGL
Always.

ActewAGL House 221 London Circuit Canberra ACT 2600 • GPO Box 366 Canberra ACT 2601
Telephone 13 14 93 Facsimile 02 6249 7237 www.actewagl.com.au

30 April 2008

Mr Andrew Barr MLA
Minister for Planning and Member for Molonglo
ACT Legislative Assembly
GPO Box 1020
CANBERRA ACT 2601


Dear Mr Barr

Preliminary Assessment for the Canberra Technology City (CTC) Project

I refer to your decision to extend the period of public comment on the proposed ActewAGL gas-fired power station and data centre from close of business May 5 to close of business Tuesday 27th May 2008.

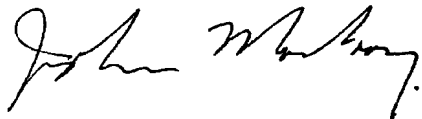
I support this decision. Our investment partners TRE, together with their major shareholder Thakral Holdings are, however, concerned that protracted delays may jeopardise the viability of the project. They have also indicated that a change of site at this stage would almost certainly create delays that will destroy the project's viability.

As you will appreciate, the commercial viability of the CTC project is largely based on the project's ability to retain and attract high value data centre tenants to the ACT. There is a window of opportunity for the ACT to present a comprehensive infrastructure solution to an international data centre market ahead of other developments in competing locations such as Hong Kong and Singapore. Current project assumptions and investment schedules are based on the ACTPLA Development Application process being completed by July 2008.

Our investment partners have informed us that the risks associated with attracting high value tenants to the ACT increase significantly if the market perceives development delays. While our partners are preparing to invest substantial capital into the project, any further delays will increase the risk exposure for Technical Real Estate and restrict their ability to commit investment funds. Extended delays will certainly discourage investment and jeopardise the projects potential to broaden the ACT's economic base, create jobs and also protect the ACT's power supply, which is an important factor in encouraging continued business investment in the ACT.

For this reason, I urge you to request that the ACTPLA commence their assessment of the Preliminary Assessment immediately so that by the time the extended consultation period closes, ACTPLA will be able to quickly review their assessment in light of the public comments received and make a speedy decision.

Sincerely,



JA Mackay AM
Chief Executive Officer



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Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

Mr JA Mackay AM
GPO Box 366
Canberra ACT 2601

Dear Mr Mackay

Thank you for your letter of 30 April 2008 regarding the Preliminary Assessment for the Canberra Technology City (CTC) Project.

ACTPLA will evaluate the Preliminary Assessment according to the requirements of the *Land (Planning and Environment) Act 1991*, taking into consideration the comments from other ACT Government entities, and submissions from the ACT community. Based on the outcome of the evaluation of the Preliminary Assessment, ACTPLA will provide its recommendations to me, at which point I will make a decision as to whether a higher level of environmental assessment is required.

The due date for me to make a decision with regard to the adequacy of the Preliminary Assessment has been extended to 20 June 2008. The result of the Preliminary Assessment process will inform the assessment of the Development Application, for which a decision must be made within 6 months of the date of lodgement.

I trust that I have clarified the situation for you.

Yours sincerely

Andrew Barr MLA
Minister for Planning

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0011 Fax (02) 6205 0157 Email barr@act.gov.au

Chami, Nadia

From: Ponton, Ben
Sent: Tuesday, 6 May 2008 10:45 AM
To: Reid, Geoff; Lees, Paul
Cc: Goodrich, Rosetta; Thomas, Abby; Cashen, Clinton
Subject: FW: Gas Fired Poiwer Station
Importance: High
Attachments: Letter to Minister.doc

Geoff - can you please draft a response to this one urgently please.....will be from Andrew Barr MLA, Minister for Planning.

We need to advise that the Minster has asked that Ms Lissimore arrange a meeting with ACTPLA's Chief Planning Executive, Mr Neil Savery, in the first instance. The Minister will consider a meeting after that.

Also, in response to us not attending the public meeting some words along the lines that Ms Lissimore's letter and recent press articles have reinforced the fact that there is a perception within the community that ACTPLA is the proponent, which we are not...our role is to undertake an independent assessment etc etc....as there is a clear perception that ACTPLA is the proponent we were not prepared to attend the meeting and be placed in the position of defending the proposal, which in turn, could compromise or independent statutory role.

A folder will be made up in due course but if you could make a start that would be appreciated.

Thanks,

B

Ben Ponton
Director
Development Services
ACT Planning & Land Authority
Telephone: (02) 6207 7248

From: Savery, Neil
Sent: Tuesday, 6 May 2008 9:25 AM
To: Ponton, Ben
Cc: Cashen, Clinton; Thomas, Abby
Subject: FW: Gas Fired Poiwer Station

Ben, this is one we will need to prepare a response for. can you do an initial draft please.
Thanks
Neil

From: Tuggeranong Community Council INC [mailto:tccorg@optusnet.com.au]
Sent: Monday, 5 May 2008 10:03 PM
To: Barr, Andrew
Cc: Savery, Neil
Subject: Gas Fired Poiwer Station

Dear Minister / Neil Savery

12/05/2008

Apologies for the heading on my letter to day, computer corrupted heading.

Please find revised copy.

Rosemary Lissimore
President TCC

Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Wednesday, 7 May 2008 1:48 PM
To:
Subject: RE: Power Plant Proposal for Hume: A Possible Risk to the Government's Legacy Dear Chief Minister,

Thank you for your correspondence in relation to the proposed development of the Canberra Technology City, at Block 1671 District of Tuggeranong.

I urge you to air any concerns you have regarding the siting of the proposed development or other aspects of the project, as part of the Preliminary Assessment process, which is now under way.

Both the Development Application and Preliminary Assessment involve reports and studies on a wide range of issues, including traffic and parking, heritage, noise, environmental implications, bushfire risk, noise levels and air quality studies. The ACT Planning and Land Authority (ACTPLA) will determine the suitability of those reports and studies in exercising its independent statutory role in assessing the appropriateness of the proposed development against relevant legislation and the Territory Plan. In doing so, ACTPLA must consider representations received from the community, as well as comments from other government agencies.

The purpose of the Preliminary Assessment in particular is to examine the extent of the impacts of the development, and propose mitigation measures. The period for public inspection of the Preliminary Assessment documentation has been extended until 27 May 2008 to allow the ACT community more time to comment on the proposal. The result of the Preliminary Assessment process (including submissions received in relation to the PA) will inform the assessment of the Development Application.

The Preliminary Assessment is available on the ACTPLA website at www.actpla.act.gov.au/topics/your_say/comment/pa/block_1671_tuggeranong. I urge you to read this documentation if you have not already done so.

You will receive a formal response to your correspondence in the coming weeks.

I trust this information is of assistance.

Thank you again for your correspondence.

Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation
Minister for Industrial Relations
Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

From: S
Sent: Sunday, 4 May 2008 1:33 PM
To: BARR
Subject: Power Plant Proposal for Hume: A Possible Risk to the Government's LegacyDear Chief Minister,

Dear Andrew,

Undoubtedly you have been inundated with correspondence regarding the proposed power station at Hume. You will have been swamped with claims of noise and atmospheric pollution, proximity to homes, etc.

May I also suggest that should this proposal proceed that there may well be a significant risk to your political legacy as well.

Consider the following:

- ACTEWAGL has presented a well accepted argument for additional power generation capacity in the ACT.
- The current proposed siting does not allow for future expansion of the facility.
- There is a large (and growing) base of public concern about the proposed siting.
- ACTEWAGL and ACTPLA are not carrying any of the political risk of this project. You and the government are carrying the risk.
- Managing this issue (and the political downside) into the future will distract you and your government from carrying out other issues on your political agenda.

Should you and your government be able to -

ACTPLA, and : convince ACTEWAGL to withdraw their current Development Application to

: provide ACTEWAGL with other, less politically sensitive, development sites from which to choose, then,

You and your government should be able to go into the election with your political capital intact (or even enhanced)

(39)

Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Wednesday, 7 May 2008 1:54 PM
To: J;
Subject: FW: URGENT - Concerned residents seek urgent review into Canberra Technology Processes

Attachments: URGENT - concerned residents request review of CTC processes.doc



URGENT -
concerned residents r

Good afternoon

Thank you for your correspondence in relation to the proposed development of the Canberra Technology City, at Block 1671 District of Tuggeranong.

I urge you to air any concerns you have regarding the siting of the proposed development or other aspects of the project, as part of the Preliminary Assessment process, which is now under way.

Both the Development Application and Preliminary Assessment involve reports and studies on a wide range of issues, including traffic and parking, heritage, noise, environmental implications, bushfire risk, noise levels and air quality studies. The ACT Planning and Land Authority (ACTPLA) will determine the suitability of those reports and studies in exercising its independent statutory role in assessing the appropriateness of the proposed development against relevant legislation and the Territory Plan. In doing so, ACTPLA must consider representations received from the community, as well as comments from other government agencies.

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The Preliminary Assessment is available on the ACTPLA website at www.actpla.act.gov.au/topics/your_say/comment/pa/block_1671_tuggeranong. I urge you to read this documentation if you have not already done so.

You will receive a formal response to your correspondence in the coming weeks.

I trust this information is of assistance.

Thank you again for your correspondence.

Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation Minister for Industrial Relations Member for Molonglo

P +61 2 6205 0011 1 F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

-----Original Message-----

From: [redacted]
Sent: Sunday, 4 May 2008 10:46 AM
To: BARR

Subject: URGENT - Concerned residents seek urgent review into Canberra Technology Processes

Dear Mr Barr

Attached is a letter from concerned residents regarding the abhorrent decision-making process undertaken in relation to the proposed Canberra Technology City, in particular, the location and blatant disregard of the significant health, social, financial and quality of life issues which will impact on nearby residents, if this proposal proceeds.

We want an investigation into the entire process with the results made public. We do NOT want a standard letter as your response to us.

We WANT FAIR, INFORMED and considered SOLUTIONS where we, the affected residents, are included in the decision-making process AT ALL STAGES.

There has been no process of natural justice and as such it reeks of sneaky underhanded dealings that have put profit before the valid and justified concerns of affected residents.

Submissions to ACTPLA close on 5 May 2008, and we only found out about this proposal from a neighbour a few weeks ago as no residents have been formally notified. Hence the urgency of this review.

I look forward to a response from you advising how the concerns outline in the attached letter will be addressed and what solutions are being investigated as soon as possible.

Yours sincerely

THE NON-RENEWABLE ENERGY POWERED CANBERRA TECHNOLOGY CITY, PROPOSED TO BE BUILT ON MUGGA LANE IN THE ACT, POSES CATASTROPHIC CONSEQUENCES TO NEARBY RESIDENTS OF MACARTHUR, FADDEN AND THE WIDER COMMUNITY. IT NEEDS TO BE REVIEWED AS A MATTER OF URGENCY.

We request that you initiate an **URGENT REVIEW** into the processes conducted by ACT Planning and Land Authority (ACTPLA), ActewAGL and associated consultants, which has concluded that the ONLY suitable vacant land available in the ACT to locate a non-renewable energy gas power station - the proposed \$2 billion Canberra Technology City (CTC), is at Mugga Lane – 600 metres from residential housing and a few hundred metres from a Health Treatment Facility.

Residents of Macarthur and Fadden and the wider community are vehemently **OPPOSED** to the proposed CTC on Mugga Lane, which is right in our backyard, running 24 hours a day, 7 days a week, into the foreseeable future. The potential short and long-term effects from an industrial building of this magnitude are significant. There are a multitude of dangers and hazards to the surrounding residents.

Other more suitable sites, away from residential housing, must be investigated as a matter of urgency. These need to be genuine alternative sites and not tokenistic options. It must not be built next to residential areas. We are THE major stakeholder in this process, and we the residents adjacent and opposite to the site, have not been consulted, nor had the opportunity to engage in any decision-making process.

The below supporting evidence highlights how we believe ActewAGL and ACTPLA in particular have shown a total disregard of due process throughout the entire proposed \$2billion CTC project process, namely they have:

1. misled the public by advertising the land as Broad Acre. However, the *ActewAGL Preliminary Assessment for Canberra Technology City, Block 1671 Tuggeranong District, 26 February 2008* report outlines plans to re-zone this land to industrial (Acoustic Assessment, p6 of the report).

If re-zoned to industrial as stated in the report, CTC can increase its noise standards by a significant amount, namely an additional 20 dB(A) both during the day and at night.

This is unacceptable and intolerable for nearby residential properties who will be subjected to this significant noise increase 24 hours a day, 7 days a week for the 50 years or so, noting that the report states that no CTC noise mitigation measures will be constructed because it is "too costly".

The public has further been mised as representatives of this project present at the public meeting on 28 April 2008, denied the re-zoning plans to industrial and claimed ignorance about knowing it was in the report.

2. since early in the project planning stages, **consistently** provided information about the proposed CTC that is either erroneous and/or conflicting, namely:
 - the proposed CTC has been advertised as being located in **Hume since the first media release from ACTEWAGL in October 2007**. This is **INCORRECT** and the public have been MISLEAD for more than 7 months. This misinformation has prevented residents from becoming aware of the actual location of the CTC and hence, from taking action sooner.

WE CANNOT ACT IF WE DO NOT KNOW THE ISSUE EXISTS AND THAT WE ARE AFFECTED.

- at the Public Meeting on 28 April 2008, the Project representative (Carsen) stated emphatically that the site will consist of only one power station. However, this directly contradicts statements made in the Canberra Times on 11 April 2008 by ActewAGL chief executive John Mackay who asserts "we are hopeful at the same site we can build a significant separate gas generator. The second generator would provide emergency back-up power in the event of the electricity grid failing".

WHO DO WE BELIEVE AND MORE IMPORTANTLY, WHAT IS THE TRUTH?

If this is the case, it has not been outlined in the report and has the potential to spring up at any time and double the adverse effects on nearby residents, in particular increasing the noise levels and further compounding numerous adverse effects on local residents. **This is unacceptable and local residents are being blind-sighted.**

THERE IS NO GUARANTEE THAT WE ARE EVER BEING TOLD THE TRUTH.

3. **failed** in their duty of care by refusing to install essential noise mitigation measures at the CTC because it "would be large and costly", even though the report clearly states that "during night time periods, it is expected that noise from the site will be sufficiently ABOVE the background level **TO BE AUDIBLE AND MAY CAUSE AN IMPACT TO VERY SENSITIVE RESIDENCES**" (in the Acoustics Assessment p10 of the report).

A project of this magnitude SHOULD NOT have even been considered without funding for residential area noise mitigation mechanisms being included in

construction and appropriately budgeted for. This is unacceptable and promotes an unlivable environment for nearby residents.

4. **discriminated** against and **denied** residents the process of natural justice by preventing them from participating in any part of the decision making process and gaining vital knowledge about how this proposed CTC will impact on their lives (adversely or otherwise).
5. mitigated the serious and relevant concerns raised by local residents by stating in the report that these are "minor in nature". This monumental project has the potential to severely impact on our lives both in the short and long term, particularly in relation to our health, social and financial wellbeing, and quality of life which is currently enjoyed and valued by local residents. **These issues are significant and the CTC in Mugga Lane will destroy all quality of life for nearby residents' far beyond its rudimentary mention in the ActewAGLs report.**
6. demonstrated bias in relation to the land options made available by ACTPLA for the proposed CTC to produce an outcome that would see the CTC located on the Mugga Lane site. Of the three options tabled for this project, two were obviously unsuitable for a CTC - one option was to locate it on a flood plain and the other proposed site contains aboriginal artifacts. It appears ludicrous that these sites were serious options, leading to serious misgivings over the integrity of the site selection - the outset, there was never going to be any other choice but Mugga Lane.
7. Brendan Smyth MLA advised the public meeting that there is a viable land option for the proposed CTC in Hume which was an old mill and would suit the purposes of this project.
 - Why didn't ACTPLA include this land in the first place?
 - Why hasn't this land been investigated as a proposed CTC site?
 - Hume is zoned as an industrial site and therefore suits the CTC purposes.
 - It seems illogical that, in the whole of the ACT, there are only three "nominated" locations for this project (knowing that two are already unviable severely skews the outcome)
 - ACTPLA must go back to the drawing board and diligently investigate other vacant land spaces in the ACT, away from residential housing, that is suitable for a project of this magnitude.
8. put the lure of profits before the valid concerns of local residents given that "surplus electricity will be sold into the national electricity network ... and is planned to operate 24 hours per day throughout the year" (p17 of the report).
9. severely disadvantaged and affected the Health Treatment Facility by suggesting that it be enclosed by a 10m high noise barrier to deal with "noise levels [from the CTC that] are predicted to exceed the residential night time criteria [by] up to 7dB(A)".

This appears to be before rezoning to Industrial, so essentially, the increase in noise level for the facility is closer to 27dB(A).

This is an unacceptable option for a Health Treatment Facility by a polluted, non-renewable, gas powered station. It jeopardizes the facility's future in its current location and significantly disadvantages those in our community who benefit from its current tranquil environment and its unobstructed views.

10. ACTPLA representatives failed to attend an important community meeting on 28 April 2008, which not only displayed a total lack of regard of the community; it exemplified the continued lack of concern regarding the provision of information to residents and how devaluated our contribution to this project really is. **Does this imply that a decision has already been made to go full steam ahead building the CTC at Mugga Lane regardless of our objections?**
11. have failed to conduct a vital plume study to determine the potential significant health effects from the 12 x 35 metre high turbine exhaust towers which will emit 95 million cubic metres (38,000 Olympic sized pools) of poisonous exhaust fumes (nitrogen oxide) 24 hours a day, 7 days a week for possibly the next 50 years.
12. **knowingly disregarded 'best practice'** when conducting noise measurements from 25 January to 1 February 2008 for the purposes of this report. The report states that "logging was performed within a school holiday period. It is usually best practice to perform noise logging outside school holidays as noise levels can sometimes be affected" (Report, Acoustic Assessment p3).
 - why weren't noise level measurements conducted in line with 'best practice' given that the "experts" had to wait less than one week for school to be back?
 - was 'best practice' disregarded to ensure noise level readings were commensurate with the levels that would support the project going ahead?

THE RESULTS SUBSEQUENTLY INACCURATE, SKEWED AND NOT REPRESENTATIVE OF ACTUAL NOISE LEVELS AND SUBSEQUENTLY SHOULD BE RENDERED NULL AND VOID.

13. are relying on ambiguous and flawed computer generated noise data, taken in summer over a period of one week, to "predict" noise levels. These guesses are erroneous and are NOT representative of the unacceptable noise levels that residents will be subject to 24 hour a day x 7 days a week for the next 50 years.
 - it is further erroneous that, in this time of uncertain climate change and weather patterns, the experts undertaking the noise study contrive that this one week of testing is a "one size fits all" and will "predict" how noise levels will be 24 hours a day, 7 days a week for the next 50 years. This is **MISLEADING AND ERRONEOUS.**

14. inaccurately purport that nearby residences in Macarthur will not be affected by the plume from the 12 x 35 metre tall stacks due to the barrier formed by Macarthur Ridge.

This report has failed to give consideration to the geographics of the area and the contours of the land and ridge in question. In fact, the top of the 35 metre stacks line up with the top of Macarthur Ridge and, given Canberra's unpredictable and varying weather conditions, the plume can and will travel across and over the ridge and onto the residents of Macarthur. **THIS IS NEGLIGENT, UNACCEPTABLE, DANGEROUS AND WILL PRODUCE SERIOUS ADVERSE HEALTH, SOCIAL AND FINANCIAL IMPACTS FOR THE NEARBY RESIDENTS.**

Summary

THE RESIDENTS OF MACARTHUR, FADDEN AND THE WIDER COMMUNITY ARE OPPOSED TO THE CTC'S PROPOSED LOCATION ALONG MUGGA LANE.

A review of the entire process needs to be conducted URGENTLY so that a more appropriate site, which is industrial zoned, can be investigated to house this CTC project. It does not belong and should not be built at Mugga Lane next to residential housing. To do so would be catastrophic.

Additionally, this report is incomplete and contains many anomalies. It is also significantly deficient in its examination and/or consideration of the potential short and long term adverse effects on nearby residents. It is not acceptable to say that these are all minor. We are the ones who have it 24 hours a day, 7 days a week in our backyard, for the next 50 or so years.

We have the right to be informed and included in all stages of the CTC project which, to date, has not happened. We will not be quiet and let this go on around us without putting up a fight.

Yours sincerely

40

Cashen, Clinton

From: BARR
Sent: Thursday, 8 May 2008 8:15 PM
To: Cashen, Clinton
Subject: FW: appealing to your compassion

From: dee gibbon [mailto:dgibbon@bigpond.net.au]
Sent: Friday, 2 May 2008 8:57 PM
To: BARR
Subject: appealing to your compassion

Dear Mr Barr,

I am an Air Force Officer who has proudly served her country for over 20 years and have always been a very proud Australian. After many years of moving in service of my country (and living in various Defence houses) my husband and I recently purchased our very first home in the ACT. We have two small daughters and love the peace and tranquillity of our chosen neighbourhood. We have thrived in our new community and developed a genuine affection for the ACT.

I came as a shock to learn that our lovely community would soon be shattered by the arrival of a gas turbine power plant - just 800 metres from our home. I am still stunned that any government would even consider allowing this plant to be erected so close to my home; I have always had faith that Australian governments placed the well-being of their citizens above corporate profits. I am quite sure that ACTPLA would not approve a residential suburb within 600 metres of a gas plant; so I fail to understand how the reverse could be true.

Mr Barr, on several occasions you have proven yourself to be a compassionate and determine leader; I especially admire your stance on the Canberra dragway (despite enormous pressure) and your willingness to place the concerns of nearby residents above Canberra profit. This showed great integrity and conviction, especially given the dragway's distance from homes (over three kilometres and with a big mountain in between), the infrequent nature of noise (only during events and until 10pm), the fact that the dragway was located in an already-noisy flight-path corridor.

Our gas turbines will operate 24 hours a day, are much closer and residents near other, much smaller (but further away) gas turbines are driven almost mad by the ongoing whines of the turbines. Some plants have been built - only to be forced to move due to resident outrage. If you closely examine the data provided by ActewAGL you find that it is full of holes and inaccuracies. Please don't put your faith in this document.

I beseech you to reconsider this decision; I refuse to believe that there is not another, more rural, location for this plant. I would ask that you please consider how you might feel if your government placed a power station within such close vicinity to your home and if you would have valid concerns for your own family's health and well-being.

The stress of this gas plant is causing so much angst in my family and community; I beg you to please view us as the decent, worried community members that we are - and not as a bunch of NIMBYs who are complaining for the sake of causing trouble. We don't mind the idea of developing the land next door - but not a huge gas station!

Please Mr Barr, support our basic human rights in this situation and find another location for this plant.

Kind regards,

Dee Gibbon
(I have lodged a formal objection too).

Cashen, Clinton

From: BARR
Sent: Thursday, 8 May 2008 8:53 PM
To: Cashen, Clinton
Subject: FW: DA 200704152 Power Station - Block 1671 Tuggeranong

From: Warrick Burrows [mailto:warrick.burrows@iccontact.com.au]
Sent: Tuesday, 6 May 2008 7:23 AM
To: App Sec
Cc: GENTLEMAN; MACDONALD; Hargreaves John; STANHOPE; BARR
Subject: DA 200704152 Power Station - Block 1671 Tuggeranong

Dear Sir or Madam,

I object to the proposal -Power Station and Data Centre 1671 Tuggeranong.

I object to building a power station so close to residential homes.

Building a power station so close to Canberra suburbs, allowing:
pollution and noise to negatively affect the lives of thousands of Canberra residents, for as long as
the power station is in operation is unacceptable and unreasonable.

I therefore register my objection to this proposal.

Yours sincerely

Warrick Burrows

42

Cashen, Clinton

From: BARR
Sent: Thursday, 8 May 2008 8:52 PM
To: Cashen, Clinton
Subject: FW: DA 200704152 Power Station - Block 1671 Tuggeranong

From: Hourigan, Janice [mailto:Janice.Hourigan@ed.act.edu.au]
Sent: Tuesday, 6 May 2008 10:13 AM
To: App Sec
Cc: GENTLEMAN; MACDONALD; Hargreaves John; STANHOPE; BARR
Subject: DA 200704152 Power Station - Block 1671 Tuggeranong

Dear Sir or Madam,

I object to the proposal -Power Station and Data Centre 1671 Tuggeranong.

I object to building a power station so close to residential homes.

Building a power station so close to Canberra suburbs, allowing: pollution and noise to negatively affect the lives of thousands of Canberra residents, for as long as the power station is in operation is unacceptable and unreasonable.

I therefore register my objection to this proposal.

Yours sincerely

Janice Hourigan

Cashen, Clinton

From: BARR
Sent: Thursday, 8 May 2008 8:44 PM
To: Cashen, Clinton
Subject: FW: DA 200704152 Power Station - Block 1671 Tuggeranong [SEC=PERSONAL]

From: Kathy.Nelson@ga.gov.au [mailto:Kathy.Nelson@ga.gov.au]
Sent: Thursday, 8 May 2008 2:49 PM
To: App Sec
Cc: GENTLEMAN; MACDONALD; Hargreaves John; STANHOPE; BARR
Subject: DA 200704152 Power Station - Block 1671 Tuggeranong [SEC=PERSONAL]

Dear Sir or Madam,

I strongly object to the proposal -Power Station and Data Centre 1671 Tuggeranong.

I object to building a power station so close to residential homes because of the huge volume of noise and pollution that is predicted to ensue. This will negatively affect the lives of thousands of Canberra residents.

Any government that supports such a proposal is extremely short-sighted and money-grabbing, and is not the sort of government this Territory needs.

I therefore would like to register my objection to this proposal.

Yours sincerely

Kathy Nelson

Concerned ACT Resident.

Cashen, Clinton

From: BARR
Sent: Thursday, 8 May 2008 8:17 PM
To: Cashen, Clinton
Subject: FW: Preliminary Assessment - Block 1671, Tuggeranong District. [SEC=UNCLASSIFIED]

From: Satrapa, Judith [mailto:Judith.Satrapa@fahcsia.gov.au]
Sent: Monday, 5 May 2008 12:33 PM
To: App Sec
Cc: STANHOPE; BARR; rwhedges@telstra.com; PRATT; SMYTH; Seselja, Zed
Subject: Preliminary Assessment - Block 1671, Tuggeranong District. [SEC=UNCLASSIFIED]

Good morning,

Please note my strenuous objection to the power plant construction that is proposed for Block 1671 Tuggeranong District. I am sending this short submission as I have only recently been made aware of the proposal, however I will be reading the preliminary assessment and will write shortly with my more considered concerns.

Like other residents in Macarthur and Fadden, I am initially concerned about:

- The process – there has been virtually no consultation with residents who may be directly affected by the plant and should, at the very least, have been notified that they had an opportunity to comment on the preliminary assessment. I am glad to note that the opportunity to comment has been extended, but my concern about the process stands.

- - The power plant – there are likely to be adverse impacts on the suburbs of Macarthur and Fadden including noise & carbon dioxide and oxides of nitrogen emissions and the installation of electrical powerline corridors that will effect local wildlife, walking tracks and horse areas, and negative impact on property prices.
-
- My own concerns are more personal, having lost my mother and grandmother to cancer, I am very concerned about the potential health impacts of having CO2 and NOx emissions so close to people's homes. Particularly when many of those homes, being up on nearby hills, will be at a similar height to the proposed stacks of the power plant.
-
- I do have one concern that was raised specifically on a preliminary reading of the assessment - The assessment and relevant appendices note air quality impacts at ground levels on site, but does appear to address air quality at the hill height of surrounding suburbs, or how what the local wind roses predict in terms of where the emissions will blow. An update to the assessment or advice in response to this query in plain language would be appreciated.

There are many other sites, some not far from the proposed site, that if chosen would not result in the same direct environmental effects or changes in house values – near the recycling centre, on the tip, closer to Symonston, on Mugga Way, behind the new jail in Hume.

I am very disappointed in our elected officials for allowing this proposal without active, as opposed to passive, community consultation. This seems to be a common technique of the current government.

Regards,

Judith Satrapa
Merriman Crescent

Macarthur

45

Cashen, Clinton

From: BARR
Sent: Thursday, 8 May 2008 8:30 PM
To: Cashen, Clinton
Subject: FW: DA 200704152 Power Station - Block 1671 Tuggeranong

From: Belinda Halls [mailto:belindahalls@hotmail.com]
Sent: Monday, 5 May 2008 7:47 PM
To: App Sec
Cc: GENTLEMAN; MACDONALD; Hargreaves John; STANHOPE; BARR
Subject: DA 200704152 Power Station - Block 1671 Tuggeranong

Dear Sir or Madam,

I strongly object to the proposed Power Station and Data Centre 1671 in Tuggeranong.

As a resident of Gilmore, I am concerned about the general pollution and noise resulting from the construction and operation of the proposed power station and data centre. I am also concerned about the little regard shown for the people living not only in the suburbs close to the proposed development, but to every single person that lives in Canberra. There has been a serious lack of consultation with residents and the public.

My partner and I have only recently purchased our first home and we chose our house in Gilmore for its great location, the peace and quiet, the beautiful views and proximity to open spaces. To now learn that a gas power station may be built so close to us is not only disappointing, but very puzzling. We are lucky in Canberra to be surrounded by open, usable land - and whereas I understand you have assessed a number of locations for this development - it is puzzling to understand why land so close to residential areas would be considered the ideal position. This is where we live, and these are our homes.

I therefore register my objection to this proposal.

Yours sincerely
Belinda Halls
Gilmore, ACT.

Hotmail on your mobile. Never miss another e-mail with

Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Wednesday, 7 May 2008 1:40 PM
To: 'Michael Cubbage'
Subject: RE: Urgent - before the power station situation gets out of hand

Good afternoon

My name is Tracey Pulli; I am the Office Manager to Andrew Barr MLA. Minister Barr has asked me to acknowledge receipt of your correspondence and to thank you for taking the time to write.

Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation
Minister for Industrial Relations
Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157
E tracey.pulli@act.gov.au
Web Address <http://www.legassembly.act.gov.au>

From: Michael Cubbage [<mailto:cubbage@tpg.com.au>]
Sent: Sunday, 4 May 2008 11:36 AM
To: BARR
Cc: STANHOPE
Subject: Urgent - before the power station situation gets out of hand

Andrew,

I'm not wasting your time on this email

ACTEWAGL rejected one of the sites it was offered by ACTPLA for the power station.

However, ACTEWAGL's proposed site for the power station was flooded 31 Dec 2006. There is actual evidence of the flooding still on the site. Furthermore the fences in the south eastern corner were all flattened by the flood and had to be replaced. This is on the public record and expenditure and the fencing contractor will complete a stat dec to say that the fences were changed due to flood damage.

I raised this issue with Carson Larsen, and concerned residents of Canberra have raised this with ACTPLA

What does all this mean - **It means that ACTEWAGL know about the flooding and that based on their own criteria the site is unsuitable.** Why are ACTEWAGL still pushing for the site. Simple - When ACTPLA reject the DA or even raise concerns about the flooding issue it leaves the door open for **ACTEWAGL to BLAME ACTPLA for offering a bad site.**

Don't let ACTPLA be made the escape goat on this issue. ACTEWAGL should be made to resubmit the DA for a more suitable site (eg north of the new Defence complex near Kowan Forrest - away from urban areas,

not at the bottom of a valley, prevailing wind blow the plume over uninhabited NSW state forests)

Remember ACTPLA offered sites to ACTEWAGL **based on the brief from ACTEWAGL on what they wanted**. Clearly, the briefing was inadequate - otherwise it would have advised about the shutdowns of the same type of power stations in Alice Springs and Laverton due to noise and pollution and close proximity to urban areas. Another site looming as a problem is the Alinta one in WA. The Alice Springs station was moved 25km away at a cost of \$57m. How could ACTPLA determine reasonable sites for the power station without this information

Get ACTEWAGL to withdraw and save ACTPLA

All the best for the future

Michael

Cc to Jon Stanhope



Jon Stanhope MLA

CHIEF MINISTER

TREASURER MINISTER FOR BUSINESS AND ECONOMIC DEVELOPMENT
MINISTER FOR INDIGENOUS AFFAIRS MINISTER FOR THE ENVIRONMENT, WATER AND CLIMATE CHANGE
MINISTER FOR THE ARTS

MEMBER FOR GINNINDERRA

Mr Michael Cubbage

cubbage@tpg.com.au

Dear Mr Cubbage

Thank you for your email of 4 May 2008 regarding the proposed power station in Tuggeranong District, and more specifically the selection of the site, and the potential flood risk.

I am advised that the ACT Planning and Land Authority (ACTPLA) has had no part in the site selection process for this proposal. In its role as an independent statutory decision maker ACTPLA will consider the suitability of the land for the proposed development as part of its assessment. This includes an evaluation by ACTPLA of the Preliminary Assessment report which was provided with the Development Application. The evaluation will also take into consideration the comments from other ACT Government entities including ACT Environment Protection and ACT Health, and submissions from the ACT community.

Based on the outcome of the evaluation of the Preliminary Assessment ACTPLA will provide its recommendations to the Environment Minister, who for the purposes of the *Land (Planning and Environment) Act 2007* is Minister Andrew Barr MLA, who must make a decision as to whether a higher level of environmental assessment is required. The result of this Preliminary Assessment process will inform the assessment of the Development Application. The due date for Minister Barr to make a decision with regard to the adequacy of the Preliminary Assessment has been extended to 20 June 2008.

Thank you for raising these matters with me. I trust that this information is of assistance.

Yours sincerely

Jon Stanhope MLA
Chief Minister

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0104 Fax (02) 6205 0433 Email stanhope@act.gov.au

Chami, Nadia

From: Reid, Geoff
Sent: Tuesday, 6 May 2008 9:35 AM
To: Ponton, Ben
Cc: Goodrich, Rosetta
Subject: ministerial correspondence request (08/05617)

48

Importance: High

Ben,
This is the e-mail response for Karin McDonalds Office we discussed last Thursday.
This has been cleared by Paul.

Regards,
Geoff

Dear Marietta,
As discussed during our conversation of 1 May 2008 the following information provides an overview of the proposed Natural Gas Fired Power Station and Data Centres at Block 1671 District of Tuggeranong.

On 26 March 2008 a Development Application (DA) No 200704152 and a Preliminary Assessment (PA) for a proposed Natural Gas Fired Power Station and Computer Data Centres in the District of Tuggeranong were lodged with the ACT Planning and Land Authority (Authority).

The proposal comprises of four main components:

1. Construction of a Natural Gas Power Station and its associated Electricity Switchyard/Substation (Major Utility Installation);
2. Construction of Computer Data Centres (Communications Facility);
3. Construction of overhead high voltage power lines from the existing electricity power lines to the power station transformer yard and;
4. Construction of a high pressure natural gas pipeline to provide fuel for the power station.

The characteristics of the proposal are such that it falls under the list of prescribed classes of defined decisions in Appendix II of the Territory Plan that require a mandatory PA (all proposals involving a MAJOR UTILITY INSTALLATION).

The PA and the DA were be publicly notified in the Canberra Times on Saturday 12 April 2008 and by Notifiable Instrument on the Legislation Register in accordance with Part 4 of the Land (Planning and Environment) Act 1991. The initial public notification period was due to close at COB Monday 5 May 2008. The public notification period for the PA has since been extended by the Minister to COB Tuesday 27 May 2008.

I trust this information is of assistance.

Cashen, Clinton

From: Pulli, Tracey on behalf of BARR
Sent: Wednesday, 7 May 2008 1:45 PM
To: 'rodney.miller@rsmi.com.au'
Subject: RE: Proposed gas fired power station in Tuggeranong - Mugga Lane

Dear Mr Miller

Thank you for your correspondence in relation to the proposed development of the Canberra Technology City, at Block 1671 District of Tuggeranong.

I urge you to air any concerns you have regarding the siting of the proposed development or other aspects of the project, as part of the Preliminary Assessment process, which is now under way.

Both the Development Application and Preliminary Assessment involve reports and studies on a wide range of issues, including traffic and parking, heritage, noise, environmental implications, bushfire risk, noise levels and air quality studies. The ACT Planning and Land Authority (ACTPLA) will determine the suitability of those reports and studies in exercising its independent statutory role in assessing the appropriateness of the proposed development against relevant legislation and the Territory Plan. In doing so, ACTPLA must consider representations received from the community, as well as comments from other government agencies.

The purpose of the Preliminary Assessment in particular is to examine the extent of the impacts of the development, and propose mitigation measures. The period for public inspection of the Preliminary Assessment documentation has been extended until 27 May 2008 to allow the ACT community more time to comment on the proposal. The result of the Preliminary Assessment process (including submissions received in relation to the PA) will inform the assessment of the Development Application.

The Preliminary Assessment is available on the ACTPLA website at www.actpla.act.gov.au/topics/your_say/comment/pa/block_1671_tuggeranong . I urge you to read this documentation if you have not already done so.

You will receive a formal response to your correspondence in the coming weeks.

I trust this information is of assistance.

Thank you again for your correspondence.

Regards

Tracey Pulli
Office Manager
Office of Andrew Barr MLA
Minister for Education & Training
Minister for Planning
Minister for Tourism, Sport & Recreation
Minister for Industrial Relations
Member for Molonglo

P +61 2 6205 0011 | F +61 2 6205 0157
E tracey.pulli@act.gov.au

Web Address <http://www.legassembly.act.gov.au>

From: rodney.miller@rsmi.com.au [mailto:rodney.miller@rsmi.com.au]
Sent: Sunday, 4 May 2008 1:05 PM
To: BARR
Subject: Proposed gas fired power station in Tuggeranong - Mugga Lane

Dear Mr Barr

I am writing to you in regards to the ACTEW AGL proposal for a 210MW Gas Fired Power Station at Block 1671 Tuggeranong.

I am gravely concerned by the issue and the transparency surrounding this process has been non existent, until recently the project has been referred to as 'Hume' which has misled many people into believing the project was proposed for the 'Hume' industrial estate. It appears that the project has not been subject to any rigorous debate.

ACTEWAGL has lodged a development application which if successful will build a \$2 billion 210MW gas fired power station facility within 600 metres of residential housing in the suburb of Macarthur. This is a major project that has hardly been mentioned in the public domain.

I am not opposed to the concept of a data centre and power plant; however I am vehemently opposed to building a facility such as this within 600 meters of residential housing. Why build a facility that will produce pollution 24hours a day just metres from homes.

The proposal by ACTEW AGL indicates that it will exceed existing noise limits and remain under the EPA guidelines by only 1 microgram/m3 for NOx emissions. Once again why build such a facility that will produce pollution so close to homes - it just does not make sense.

ACTEW AGL has advised that it was only offered three sites to consider for the plant and that block 1671 was the most suitable of the three. Given that the ACT has large areas of unoccupied land and/or existing industrial sites why limit ACTEW AGL to just three locations. I am sure that given a thorough search of the ACT a site can be found that does not back directly onto houses. Any extra costs incurred in moving the site well away from residential areas will more than be offset by the benefits to the community and the health of its residents.

I request that you consider the rights of not only the residents of Macarthur but also Fadden, Gowrie, Gilmore, Chisholm, Wanniasa, Farrer, Issacs, Mawson, O Malley and Garran to live without the threat of toxic pollution from a gas fired power station.

Yours Sincerely
Rodney Miller
163 Jackie Howe Crescent
Macarthur
0417 230 952

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ACT Planning &
Land Authority

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MINISTER FOR PLANNING – WEEKLY REPORT

53

5 October 2006

Hume - study for future expansion

The Authority has appointed GHD P/L for the preparation of a concept planning study for future expansion of the industrial suburb of Hume. The study will consider the future development of land to the north and south of the existing developed area of Hume and land around the Mugga Landfill.

The study will also consider the potential impacts of a future cemetery in the area, suitable future cross-border linkages and the outcomes of the Queanbeyan Commission of Inquiry. A final report for the study is expected to be completed by January 2007.

COMMUNICATIONS/MEDIA ISSUES:

See attached summary.

Dorte Ekelund
A/g Chief Planning Executive
5th October 2006

Contact Officer: Abby Thomas Phone: 6207 1810

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CONFIDENTIAL

Chami, Nadia

From: Hicks, Katherine @ Canberra [katherine.hicks@cbre.com.au]
Sent: Thursday, 1 May 2008 5:41 PM
To: Percival, Tom
Subject: RE: Hume Industrial Planning Study - Draft Concept Plan Report May 2007

Hello Tom,

As you may be aware we are working with ActewAGL on the Gas Power Station and Data Centre project. So it's in connection with this project that we're requesting an electronic copy. The copy of the report we have informs that the site selected for the ActewAGL project would sometime in the future be zoned for industrial purposes and it is labled as the Hume Study area. It would be useful to compare the final report issued in September with the one we have dated May 2007.

Thanks

Regards,

Katherine Hicks | Town Planner
CB Richard Ellis (V) Pty Ltd | CBRE Consulting
Level 1, 11 Lonsdale Street | Braddon, ACT 2612 | GPO Box 1987 | Canberra, ACT 2601
T 61 2 6232 2733 | F 61 2 6232 2740 | M 61 419639670
katherine.hicks@cbre.com.au | www.cbre.com.au

From: Percival, Tom [mailto:Tom.Percival@act.gov.au]
Sent: Thursday, 1 May 2008 4:59 PM
To: Hicks, Katherine @ Canberra
Subject: RE: Hume Industrial Planning Study - Draft Concept Plan Report May 2007

Katherine

Yes, a final was issued as "Final Report - September 2007". However, this study was prepared as an internal Government report to inform further work, so I need to ask what capacity you are requesting it in - ie is there another study that you are working on that it is required for?
Any questions, please call/email me

Tom Percival
Land Policy, ACT Planning and Land Authority
P: 620 71829
E: tom.percival@act.gov.au

From: Hicks, Katherine @ Canberra [mailto:katherine.hicks@cbre.com.au]
Sent: Thursday, 1 May 2008 4:28 PM
To: Percival, Tom
Subject: Hume Industrial Planning Study - Draft Concept Plan Report May 2007
Importance: High

Tom,

We have a hard copy of the Hume Industrial Planning Study – Draft Concept Plan Report May 2007. Could you confirm if this report was finalised (Ray Stone at LDA says he has a September 2007 copy), and would it be possible for us to have an electronic copy of the report?

Thanks

Regards,

Katherine Hicks| Town Planner
CB Richard Ellis (V) Pty Ltd | CBRE Consulting
Level 1, 11 Lonsdale Street | Braddon, ACT 2612 | GPO Box 1987 | Canberra, ACT 2601
T 61 2 6232 2733 | F 61 2 6232 2740 | M 61 419639670
katherine.hicks@cbre.com.au | www.cbre.com.au

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Hume Industrial Study

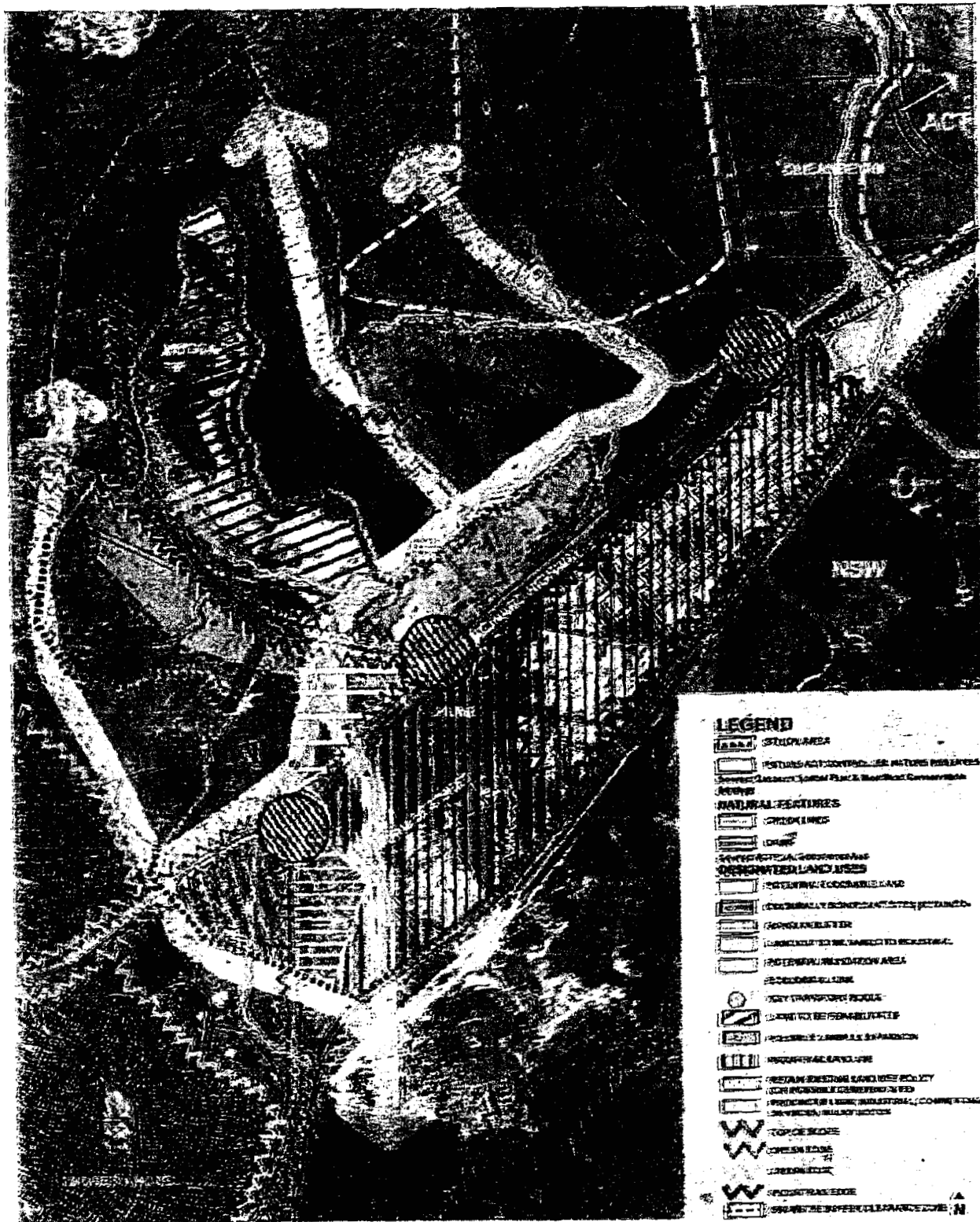
In 2006, the ACT Planning and Land Authority (the Authority) engaged consultants to investigate the potential for future industrial development in the Hume area.

Detailed environmental, traffic and infrastructure analyses were carried out to inform the concept planning for the industrial area. Other issues, opportunities and constraints were also identified. In brief, future planning of the Hume Industrial Area needs to be sensitive to site-specific issues as outlined below.

- Existing ecological corridors traverse the middle and the lower third of the site in a southerly direction. An opportunity to develop significant ecological links at the southern end of the existing industrial area through yellow box, red gum and secondary grassland ecosystems remains a strong possibility.
- An opportunity exists to improve the capacity of the intersections at Mugga Lane, Isabella Drive, Tharwa Road and Sheppard Street. These have all reached their practical maximum peak load limits. The construction of internal service roads has some impact on the potential for lot yield in future subdivision layout plans, but will significantly improve accessibility to the Monaro Highway. Links into NSW from the industrial area remain problematic while the two localities are separated by a railway line.
- Depending on the potential future use of the land there may be significant issues with regards to water security, the scope and potential for gas infrastructure and future traffic interconnectivity.
- A more in-depth review of heritage issues, relevant conservation management principles and the desired interface between these items with the proposed industrial development (or concept plan) is necessary.
- Extending the existing landfill area to the north allows future development of the waste facility in an area that is visually protected by the existing workings without the need for additional infrastructure investment.
- For the next 3 years, the broadacre part of Block 1610 (Tuggeranong district) will be held off from development and is subject to a feasibility study for the cemetery site.
- Appropriate variations need to be made to the Territory Plan to allow for medium and long-term land use changes proposed for the Hume Industrial Area .

There are a number of broader ACT Government decisions that influence the potential development in the Hume area. Significantly, these include future intersections on Monaro Highway, major infrastructure proposals and the establishment of a cemetery in the area. These matters will be the subject of broader policy discussions within Government. It should be noted that the planning also does not outline the full potential impact of proposed development in the Tralee area of NSW and major cross-border transport connections.

Hume Industrial Area – Site Analysis



Chami, Nadia

From: Gianakis, Steven
Sent: Friday, 16 June 2006 10:41 AM
To: Kirkland, Sally
Subject: FW: Minister's Weekly Report 17 june 06
Follow Up Flag: Follow up
Flag Status: Flagged

Sal
can you add this to your hume study file

SIGNIFICANT EVENTS/ISSUES IN COMING WEEKS:

Hume South Concept Plan Study

The Authority will shortly seek tenders for the preparation of a Concept Plan to guide future industrial development in the Hume industrial area including the undeveloped areas of south Hume, north Hume (to Lanyon Drive), west Hume (tip side of the Monaro Highway), and the Broadacre land use policy area south of Mugga Lane (between the tip and Monaro Highway).

Hume Expansion Study

Tom Percival - Land Use Planning

Policy Forum 2 August 2007



56

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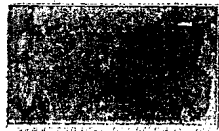
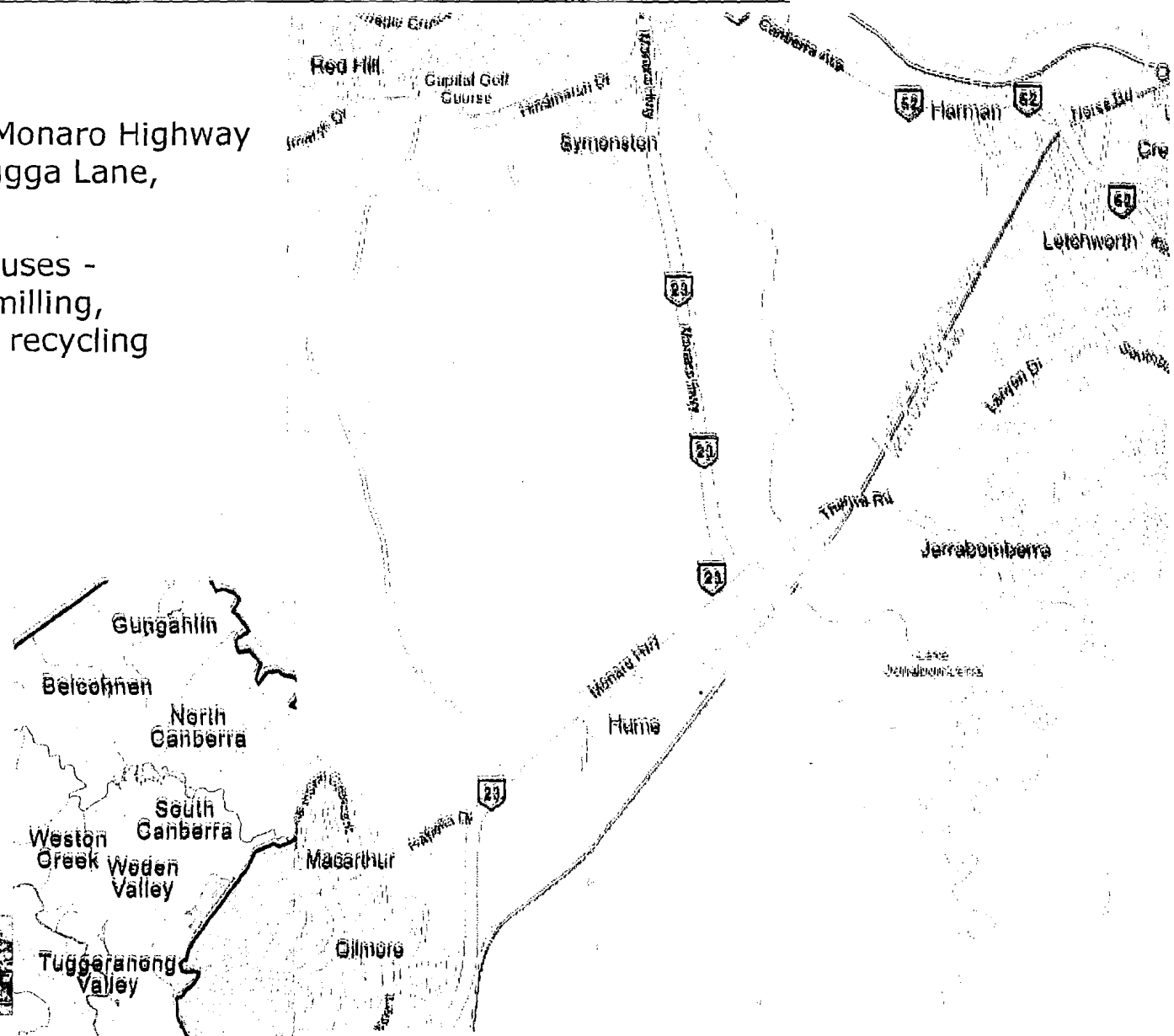
Hume Industrial Area

Major transport - Monaro Highway to Isabella Drive, Mugga Lane, Tharwa Road

General industrial uses - manufacturing, sawmilling, warehouse, storage, recycling

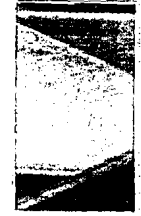
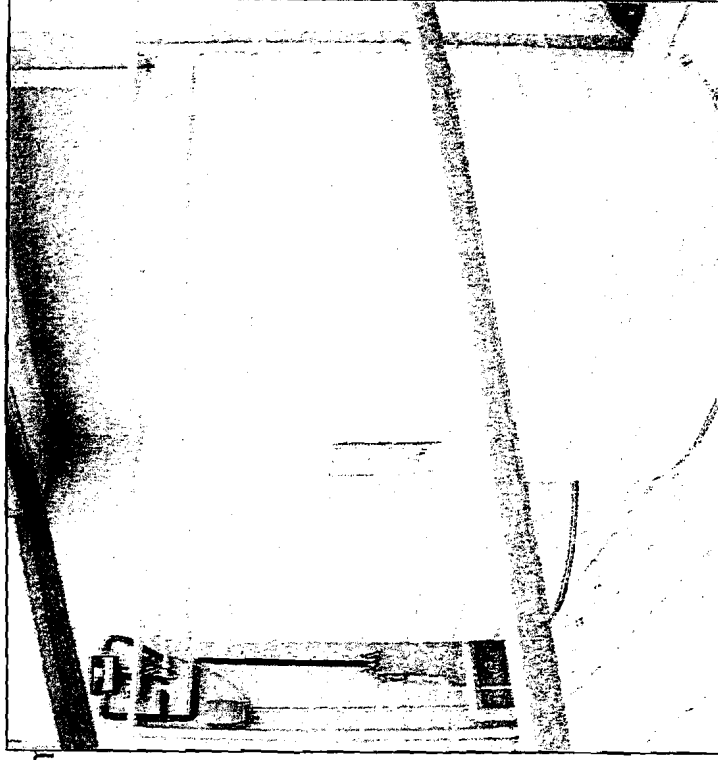
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Hume Expansion Planning Study

- ✦ Review of potential for new industrial development
- ✦ Major uses and proposals:
- ✦ Opportunities and Constraints
- ✦ Prepare concept plan



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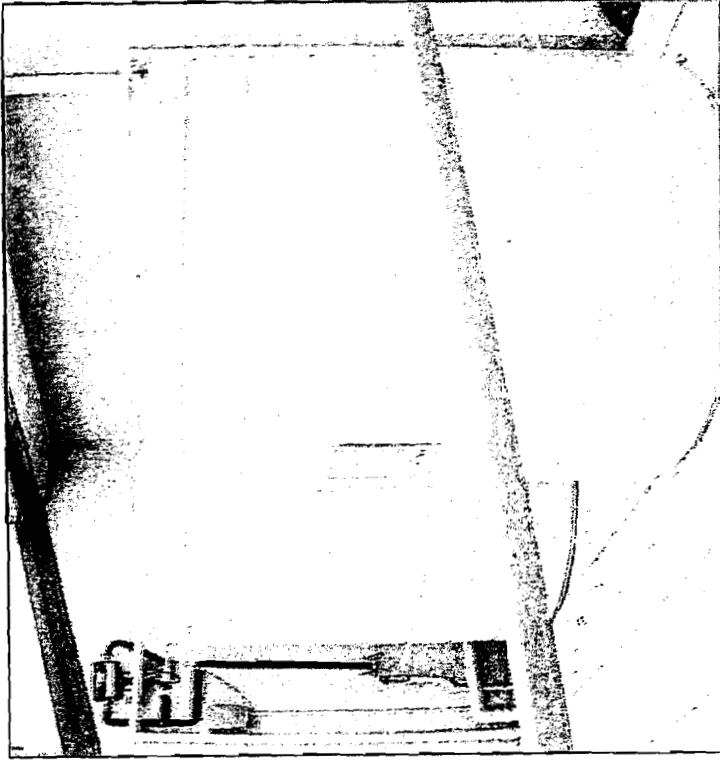
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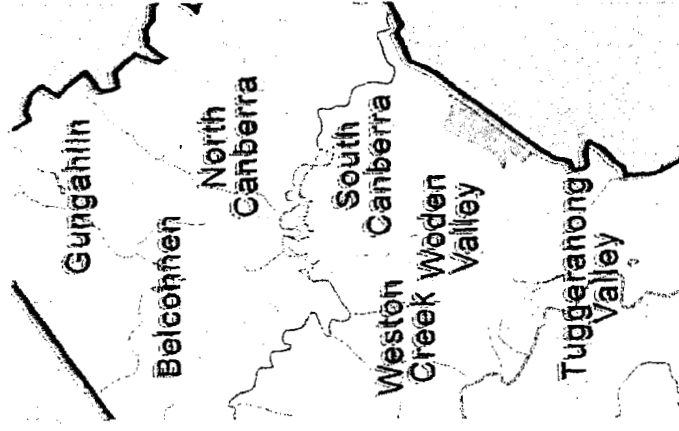
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ACT Planning & Land Authority

Hume Industrial Planning Study

Presentation to Land Development Agency
28 November 2007



57

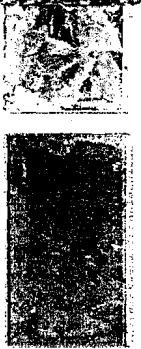
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Drivers for study

- Respond to shortage in industrial land supply
- Implementation of Southern Broadacre Study
- Cross-border pressures for transport and development
- Potential to expand industrial suburb



Study Area



Scope

- Review potential for new industrial development
- Consider major existing uses and current proposals (eg cemetery)
- Explore opportunities and constraints
- Develop concept layout and planning requirements to accommodate future industrial
- Prepare Draft Development Control Plan (DCP)

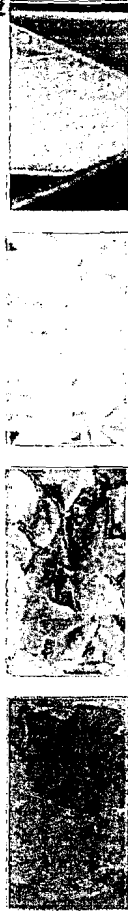
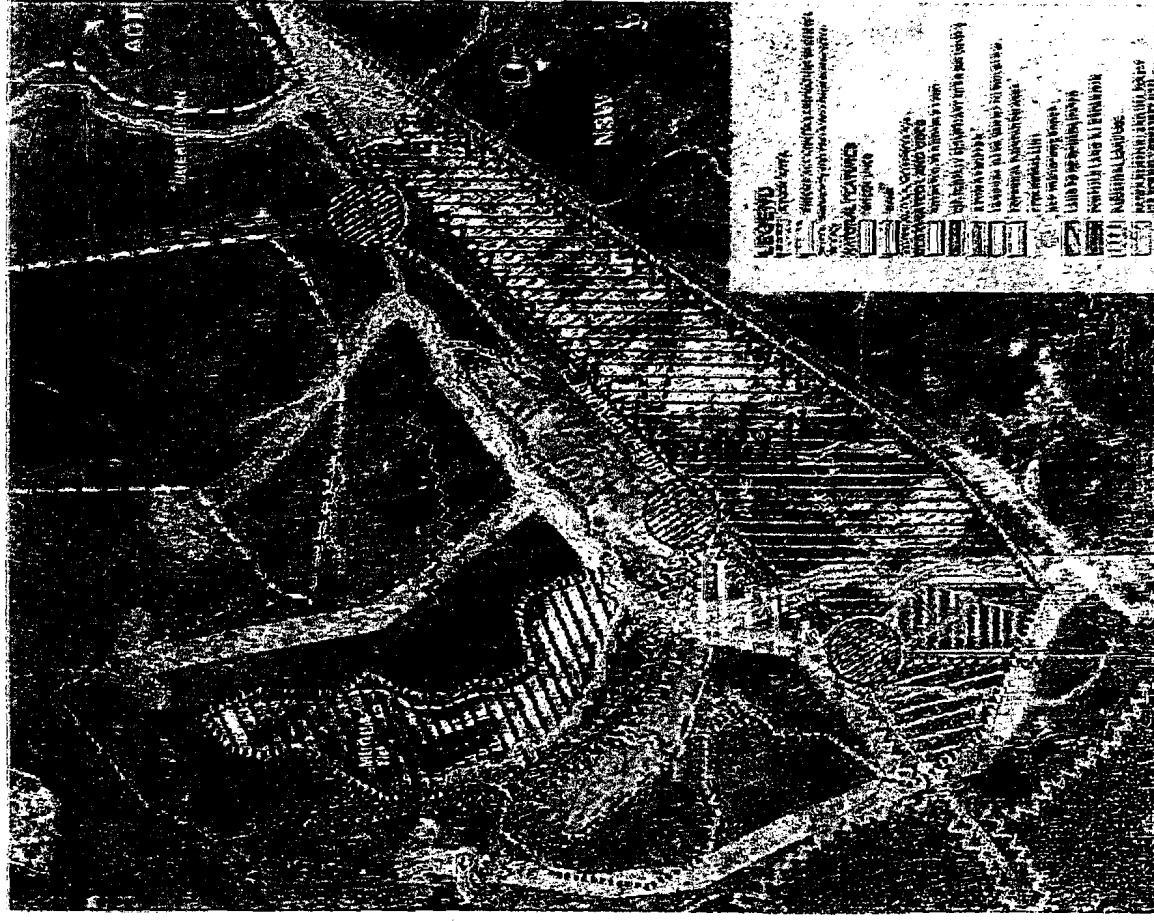


Environment:

- Ecological corridors
- Creek lines
- Woodland areas

Heritage:

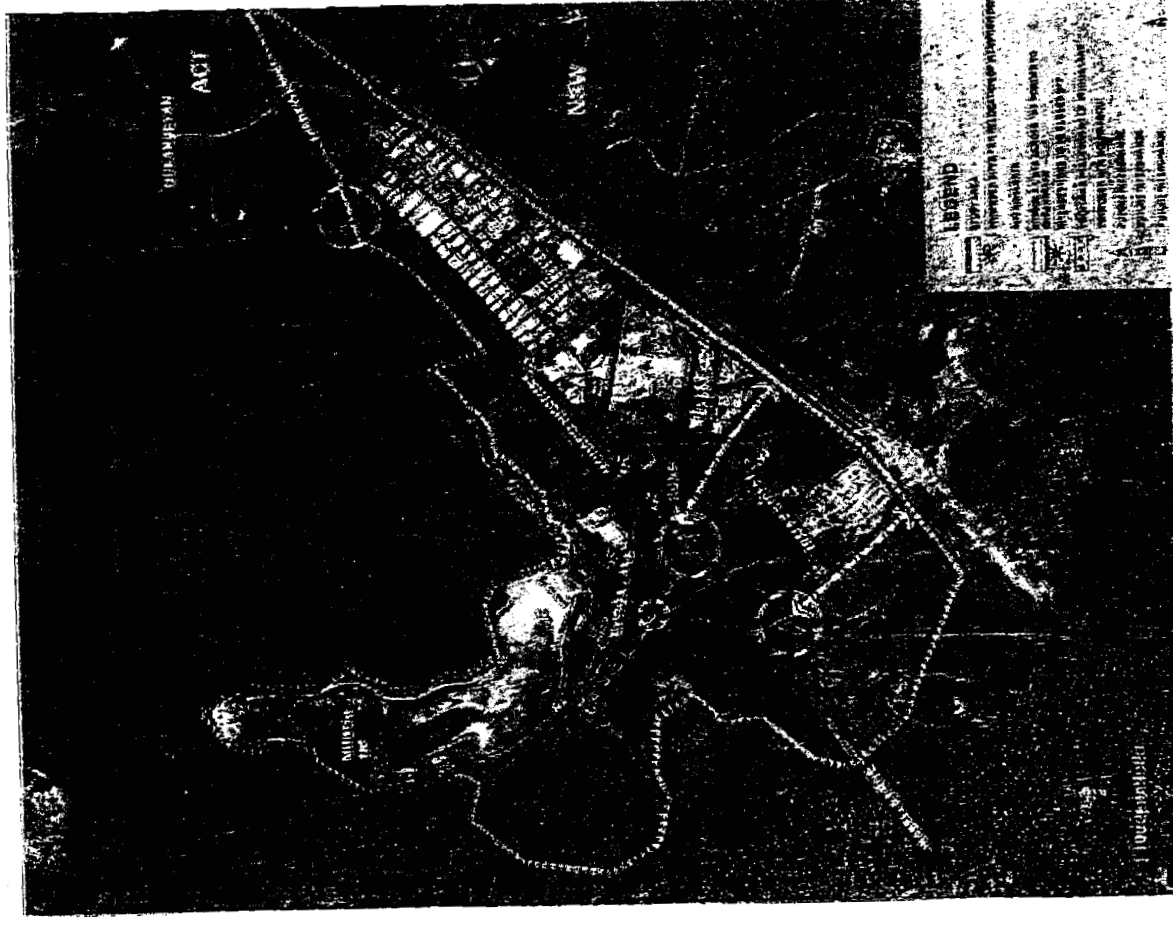
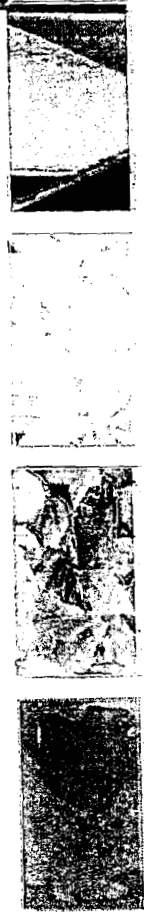
- European (homesteads)
- Indigenous (identified PADs)



Investigations

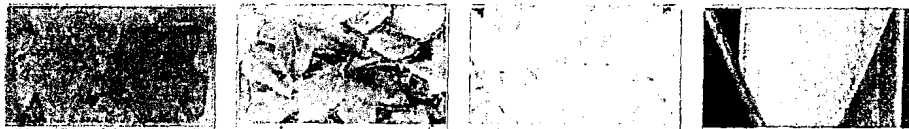
Transport:

- Cross-border connection
- Monaro Highway congested
- Major intersections
- Internal road connectivity limited
- Local network upgrade required in medium term



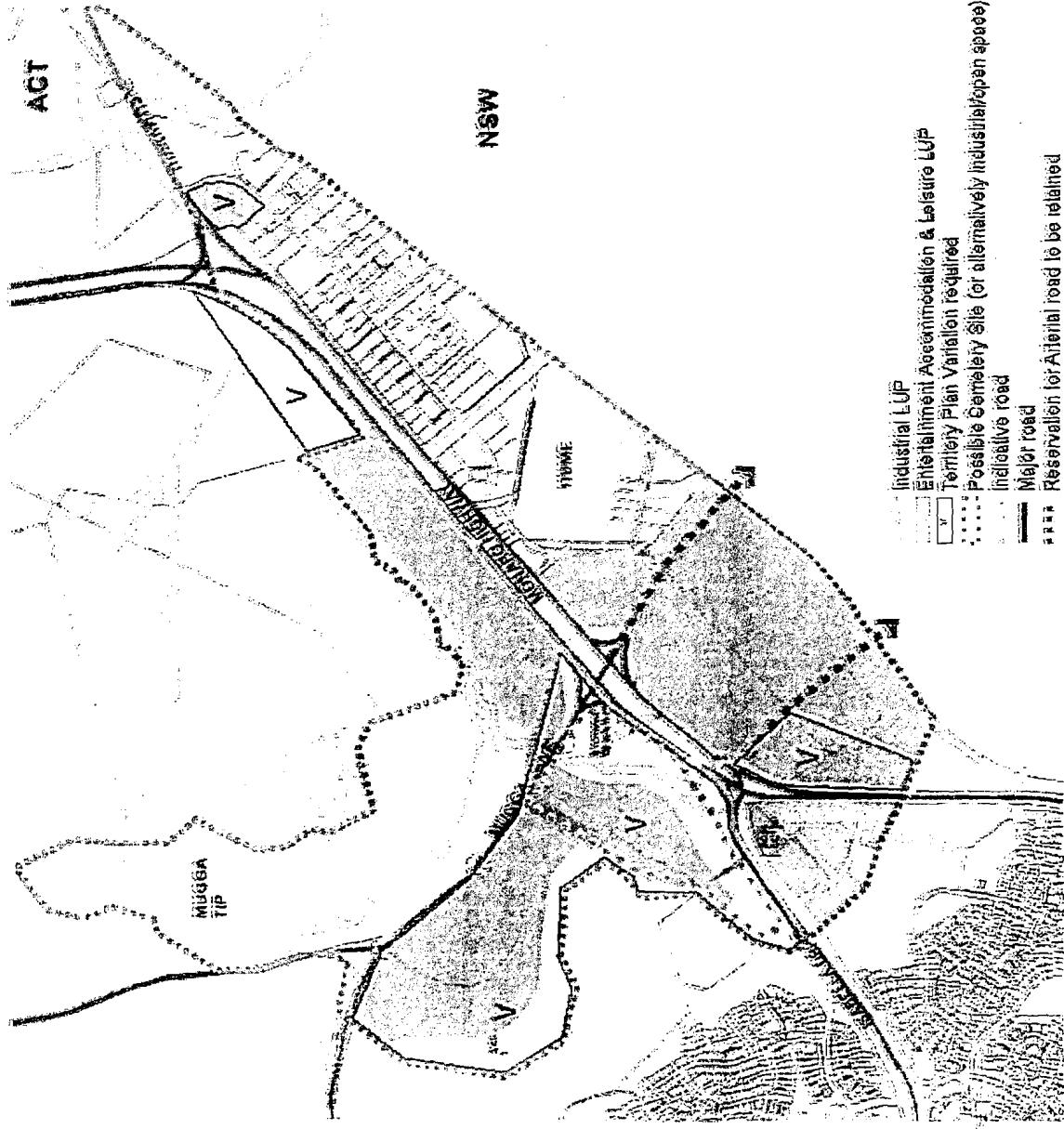
Investigations – Other issues

- Visual amenity on Monaro Highway
- Railway line unused
- Mugga Landfill and Resource Recovery Estate
- Development potential of Broadacre land on Block 1610 Tuggeranong (cemetery, Data City, fine-grain industrial, etc)



Outcomes

- Short-term potential in south Hume
- Medium-term potential on Mugga Lane
- Range of further issues to be resolved



Important Planning Requirements Plan

Recommended further studies

Short-term associated with land development/release:

- Detailed infrastructure review
- Existing heritage
- Stormwater management and confirm flood levels
- Market analysis for block size and range

Policy variations (to Industrial):

- Draft Variation to Territory Plan
- Draft Amendment to National Capital Plan



Recommended further studies

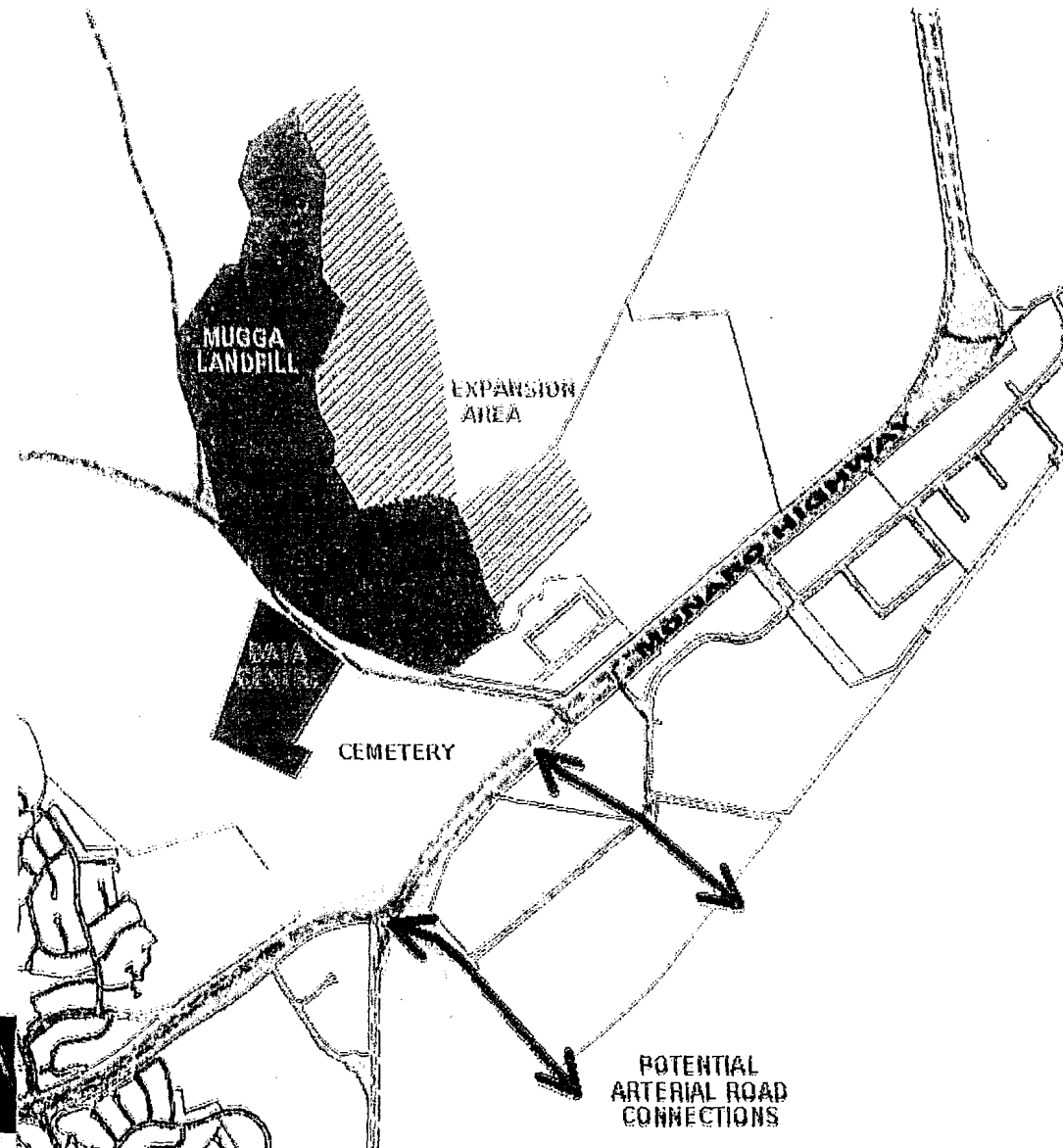
Separate investigation:

- Transport system reviews by TaMS:
 - Cross-border connections,
 - Monaro Hwy traffic,
 - Public Transport connections,
 - Cycle/pedestrian network
- Update flood mapping for catchment (TaMS)
- Development sequencing by CMD/LDA



Current Major Issues in Hume

- Major arterial roads
- Tip expansion
- Cemetery site
- Data Centre and Power Station
- Policy variations
- Land releases



Questions



Chami, Nadia

From: Percival, Tom
Sent: Monday, 25 June 2007 11:47 AM
To: Horsey, Chris
Cc: Cameron, Michael
Subject: RE: Hume Industrial Planning Study

58

Chris

My apologies that a copy of this report did not come to you for review. Multiple copies of the report were forwarded to Asset Acceptance (Attn: Gabriel Joseph) on 29 May for circulation and coordination of TAMS comments, as I understood this was the standard process to be followed.

Michael brought to my attention a little over a week ago that a copy did not reach your area. I sent an electronic version of the draft to him on 15 June for review and comment. Please let me know if further copies are required.

If you have any questions or issues, please call/email me.

Tom Percival

Land Use Planning
ACT Planning and Land Authority
P: 620 71829 - E: tom.percival@act.gov.au

-----Original Message-----

From: Horsey, Chris
Sent: Friday, 22 June 2007 10:47 AM
To: Percival, Tom
Cc: Cameron, Michael
Subject: FW: Hume Industrial Planning Study

Hi Tom

I have not seen this draft plan nor been given the opportunity to comment on it.

Could you please forward my a copy for our review and comment.

Thanks

Kind Regards

Christopher Horsey

Manager

ACT NOWaste

Territory and Municipal Services

Contact details:

Ph: 02 6207 6352

Mob: 0408 202 255

Fax: 02 6207 6341

PO Box 788

Civic Square

9/05/2008

ACT 2608

[<<mailto:chris.horsey@act.gov.au>>](mailto:chris.horsey@act.gov.au)

[<<http://www.nowaste.act.gov.au/>>](http://www.nowaste.act.gov.au/)

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From: Clark, David

Sent: Thursday, 21 June 2007 10:55 AM

To: Percival, Tom; Chambers, Harvey; McFarlane, Trina; 'Frank.Cortes@actewagl.com.au'

Cc: Whitem, Margaret; 'Yili Zhu (E-mail)'; Horsey, Chris

Subject: RE: Hume Industrial Planning Study

Tom

I apologise for not getting back earlier. We would like to make the following comments concerning the Report.

Resource Recovery Estate (16/23 Hume) - the report includes little discussion on how this fits in with the planning for the area. In addition the plan includes the estate in stage C of its release plan which would appear to be at odds with Government's intentions for the site.

The options presented show a subdivision plan for 16/23 Hume which is significantly different to that proposed. Including roads in locations not currently provided for.

The draft DCP makes no mention of the intended plot ratio (area of building as a proportion of the block), where will guidance on this be provided.

Sewerage main - this has only been given cursory treatment in the report but is, we understand, required if development to the west of the Monaro Highway is to proceed.

Relocation of Weightbridge - one of the sites identified is block 16/23 Hume which is land that has been identified for recycling purposes. This was not discussed with us.

Regards

David

02 6207 6908

0417 602185

From: Percival, Tom

Sent: Tuesday, 19 June 2007 4:18 PM

To: Chambers, Harvey; McFarlane, Trina; Clark, David; 'Frank.Cortes@actewagl.com.au'

Cc: Whitem, Margaret; Yili Zhu (E-mail)

Subject: Hume Industrial Planning Study

Good afternoon,

A copy of the Hume Industrial Planning Study Draft Concept Plan report was forward to your attention on 29 May 2007, seeking comment from your section on the draft report. The report, prepared by GHD on behalf of the Authority outlined the potential for future industrial development in the Hume area.

9/05/2008

No comment has yet been recieved, and your input is requested prior to finalising concept planning for the area. If you have any comment, could you please forward as soon as available. Any questions on the report, please contact myself or Steven Gianakis on 620 71741.

Tom Percival

Land Use Planning

ACT Planning and Land Authority

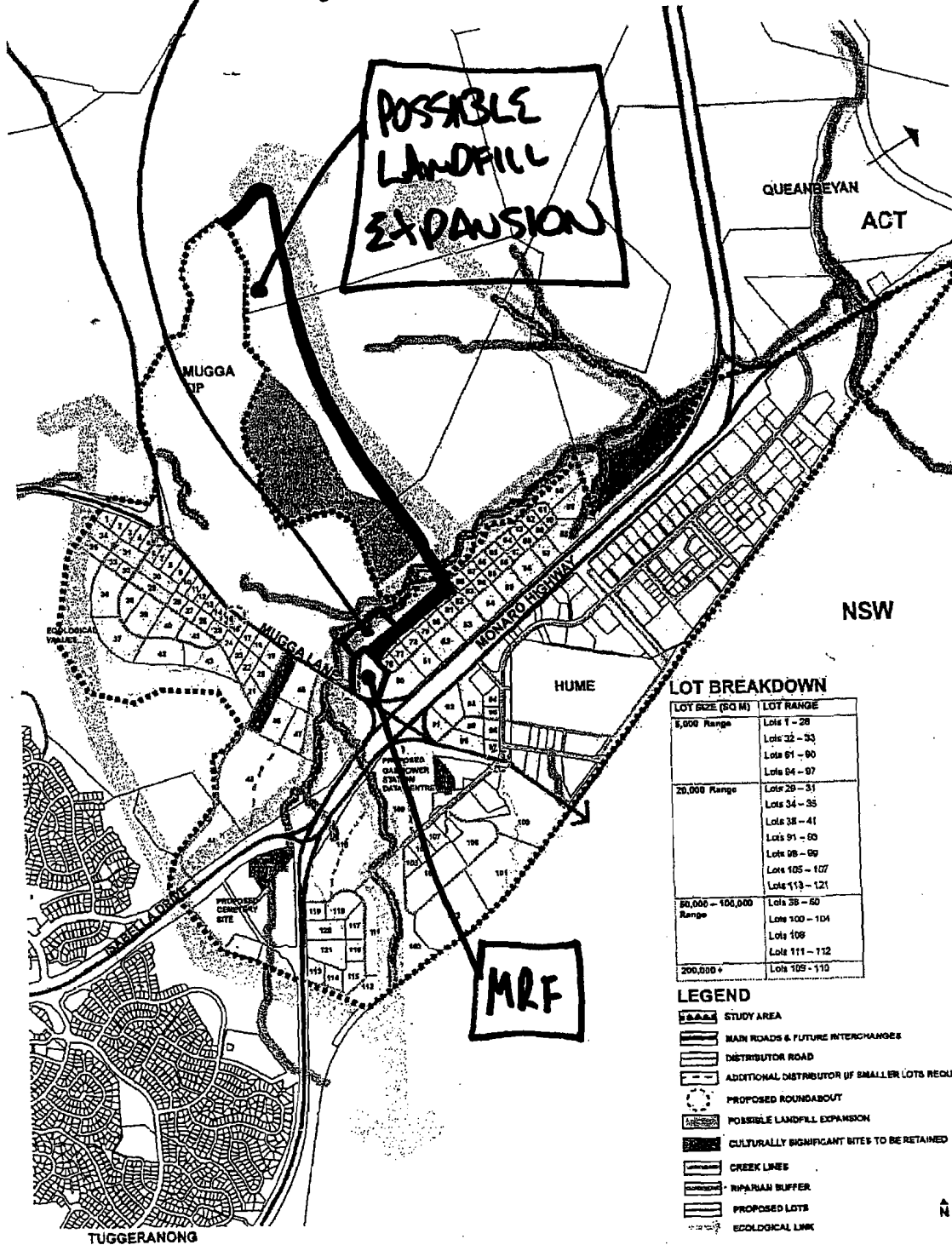
P: 620 71829 - E: tom.percival@act.gov.au

12 SEPT 2007



PROPOSED AWT
SITE

Figure 34 Concept Plan - Option 1



NOTE:- AWT = ALTERNATE WASTE TREATMENT.

Chami, Nadia

From: Cameron, Michael
Sent: Wednesday, 12 September 2007 2:49 PM
To: Percival, Tom
Subject: Hume Industrial Planning Study - Draft Concept Plan Report
Attachments: SDOC1384.pdf

Tom

Please see the following comments from ACT NOWaste regarding the Draft Concept Plan Report (DCPR).

1. The Hume Resource Recovery Estate (RRE), Stage 1 needs to be clearly defined on the plans.
2. A second stage was planned for the Hume RRE however, this area has been identified in the DCPR as Industrial land. ACT NOWaste is seeking to reserve a number of blocks in the proposed Industrial estate for Resource Recovery activities that divert recyclable materials from being disposed of into the landfill.
3. The area East North East of the Mugga Lane Resource Management Centre (RMC), from the existing landfill to the adjoining hill top/ridge is to be reserved for a possible future landfill area. A plan is attached that identifies the East North East area.
4. ACT NOWaste is concerned about the new cemetery that is proposed within close proximity to the Mugga Lane RMC. Specific information is required regarding the proposed cemetery to enable ACT NOWaste to provide comment.

Please call me if you require an further information.

Thank you Tom

Kind regards

Michael Cameron

Asset Management
ACT NOWaste
Territory And Municipal Services

Telephone: 6207 6256
Facsimile: 6207 6341
Mobile: 0408 066 989
Email: michael.cameron@act.gov.au
Website: www.nowaste.act.gov.au

Chami, Nadia

From: Cortes, Frank [Frank.Cortes@actewagl.com.au]
Sent: Wednesday, 25 July 2007 11:17 AM
To: Percival, Tom
Cc: Zhu, Yili
Subject: Hume Industrial Planning Study - Draft Concept Plan Report

Tom,

Providing power supply to this area will involve the installation of HV feeder cables from Gilmore Zone Substation that is located to the south of Rose Cottage. When the Plan has been finalised ActewAGL will be in a position to prepare a masterplan for the proposed HV reticulation including conduit requirements along new roads and services corridors.

Regards

Frank Cortes
MANAGER CUSTOMER SERVICES
ActewAGL

Telephone: 02 6293 5738
Facsimile: 02 6293 5748

GPO Box 366 Canberra ACT 2601

www.actewagl.com.au

Chami, Nadia

From: Allen, Des [Des.Allen@actewagl.com.au]
Sent: Wednesday, 13 June 2007 2:11 PM
To: Percival, Tom
Subject: Hume Industrial Planning Study - Draft Concept Plan

Tom

Hume Industrial Planning Study - Draft Concept Plan

Further to yesterday's conversation, we have reviewed the report and comment as follows wrt to water supply and sewer assets:

General

On page 42, the references to ActewAGL's standards and/ or assets should be changed to ACTEW Corporation. ACTEW Corporation are the authors and owners respectively.

6.3.1 Water Supply

Generally there should not be a problem supplying the proposed area from the existing two supplies (Farrer & Karalika reservoirs). However, it should be noted that the southern most high zone area will have only a single supply source via the 225 main from Farrer reservoir and no backup supply in the event of a failure of this main. There may also be a need to install additional internal mains as part of the future development of the area to improve the redundancy of supply to particular sites.

Also, it is assumed that demands are in line with typical industrial use and there is no particularly high water using industry (like a gas fired power station) included. The ability to supply such a facility would need to be considered separately. The authors may wish to incorporate these points into the text.

6.3.2 Sewerage

Wording is acceptable subject to change to ACTEW, as above.

Again, my apologies for the delay in meeting your deadline.

Regards

Des Allen

MANAGER HYDRAULIC ASSET ACCEPTANCE
Water Division, ActewAGL

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Chami, Nadia

From: McNamara, Damien
Sent: Friday, 15 June 2007 5:05 PM
To: Percival, Tom
Subject: CMD comment on Hume Planning Study
Attachments: CMD Comments on Hume Planning Study Jun07.doc

Tom

Please find attached CMD comments on the Hume Planning study, sorry for the delay.

Happy to discuss.

Thanks

Damien McNamara

Economic, Regional and Planning Branch
Chief Minister's Department
620 76045

CHIEF MINISTER'S DEPARTMENT
Policy Division



Tom Percival
Project Manager
Land Use Planning
ACT Planning and Land Authority

Hume Industrial Planning Study – DRAFT Concept Plan Report

Thank you for the opportunity to provide comment on the draft Hume Planning Study.

Demand for industrial land is extremely strong and its ongoing supply is essential in maintaining Canberra's competitiveness and economic growth. Demand is particularly strong for the traditional industrial land uses, which are ideally located in the Hume Estate. Therefore, the timely identification, planning and release of industrial land in Hume is a priority for the Government.

- The proposal to increase the capacity of Hume is strongly supported.
- A key component of the study was to identify opportunities and constraints surrounding the release of industrial land. The study does not appear to identify any land release opportunities in the short term, i.e. released in the next 12 months.
- Section 8.2.1 identifies specific sections that could be suitable for release, however there are a number of unresolved issues that may impact on the timely release of this land. Constraints such as contamination, existing leases and heritage, for example, need to be addressed.
- It is unclear what market research was undertaken to determine what block sizes are preferred by the market in this location. The proposed emphasis on large blocks needs to be fully justified.
- It is important that the concept plan reflect the current planning for the proposed cemetery and gas-fired power station. The impact of large occupiers of land, such as these, on the short-term supply of land should be considered.
 - The gas-fired power station, as located in Options 1&3 would occupy land with a potential value of \$50 to \$60 million and take up half the land available for immediate release (refer to 7.3.2).
 - The alternate locations for the proposed cemetery occupy prime industrial land or land that is earmarked for expansion of the industrial

estate. An alternative site could be considered for the cemetery, possibly to the east of Jerrabomberra Creek in Symonston.

- The concept plan proposes the closure of vehicular access points from the Hume Highway and the upgrade of the Mugga Lane intersection. Reducing the number vehicular access points into an industrial estate at the same time as doubling the capacity of the estate could be further investigated.
- A need to revive the railway line may result from increased demand generated from an expansion of the industrial estate. If so, treatment of the crossing may need to be addressed in this study.
- Of the three Concept Plans, option 3 is appears to be better as it maximises use of the Tralee Street precinct while option 1 is appears better as it maximises the Mugga Lane precinct.
- In addition, the report does not appear to address many of the site conditions referred to in the Project Brief or included details on consultation.

If you wish to discuss the issues further, please contact Damien McNamara on 620 76045.

Ken Douglas
A/g Director
Economic, Regional and Planning Branch
Chief Minister's Department
June 2007

Chami, Nadia

From: Rhynah.Subrun@ghd.com.au
Sent: Monday, 9 July 2007 4:34 PM
To: Percival, Tom
Cc: Viv.Straw@ghd.com.au
Subject: GHD response to agency comments on Hume study

Hello Tom,

Hope all its well. We have reviewed the comments received on the Hume report and attached is our response to these.

Please contact Viv or myself if you would like to discuss these further. Viv will be away as from Wednesday and will be back in the office next Wednesday. We can hopefully arrange a meeting after he gets back to discuss the step forward.

Regards

Rhynah Subrun
Senior Planner

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T 61 2 6264 0843 | M 04 00 62 64 69 | F 61 2 6253 1911 | rhynah.subrun@ghd.com.au

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Chami, Nadia

From: Britton, Michael
Sent: Tuesday, 5 June 2007 9:14 AM
To: Percival, Tom
Subject: Hume Industrial Planning Study
Attachments: LDA's response to Planning Study 05 06 07.pdf

Tom,

Please find attached comments relating to the Draft Hume Planning Study.

Regards

Michael Britton

Project Officer

Urban Development Branch

Land Development Agency

Ph: (02) 6207 9530

Mo: 0422 175 684

Fx: (02) 6207 7324

E: michael.britton@act.gov.au



Land Development Agency

Tom Percival
Project Manager
Land Use Planning
ACT Planning and Land Authority

Hume Industrial Planning Study – DRAFT Concept Plan Report

Tom,

Thank you for the opportunity to review and provide comments on the above document.

The Land Development Agency is particularly interested in industrial land which is able to be released in a timely manner to meet market demand.

Due to the commitment made by Government to release industrial land, the timeliness and quality of data contained in the final report of the Planning Study is of paramount importance.

The LDA is working on preliminary drawings and financial feasibilities for Sections 8, 21 and 22.

The report submitted, (in LDA's view), is lacking fundamental information which was sought in the Hume Industrial Planning Study Project brief, advertised by Procurement Solutions. In particular the report is lacking in detail or has failed to address the following site conditions:

6.1.1 Physical Environment

- Microclimate, including prevailing winds, shadow areas and any restrictions to solar access;
- Geo-technical information;
- Contamination including location, nature, use of the area affected and possible remediation measures; and
- Urban edge requirements between the proposed development areas including maintenance, access and fire protection.

6.1.2 Environment Analysis

- There does not appear to be any evidence that the Consultant has liaised with Environment ACT (Dr Murray Evans, Wildlife and Monitoring Unit or his nominated representative) regarding the interface between the items and the proposed development.

- The consultant is to engage the services of an appropriately qualified and experienced conservation scientist to assist in this phase of the work.

6.1.3 Heritage Analysis

- There does not appear to be any evidence that the consultant has liaised with Environment ACT, Heritage Unit (Ms Samantha McKay) regarding the heritage significance of any existing heritage sites within the study area, as well as note any significant cultural features and the interface between the items and the proposed development;
- Identification of any conservation management principles;
- Identification of processes that need to be followed to resolve native title issues.

6.1.5 Infrastructure Analysis

- Identify existing internal and external infrastructure, including sewerage, stormwater, water supply, arials, telecommunications, gas, electricity and the capacity of the existing infrastructure to service the proposed development and any additional requirements to service Hume;
- Identify 1:100 year flood level particularly relating to Jerrabomberra Creek, Dog Trap Creek and major floodways;
- Identify overland flow paths

6.1.6 Other issues

- Identify noise issues, including any existing noise sources and likely sources during development (such as traffic generation and air traffic);

6.4 Draft Concept Plan for the Hume Industrial Area

The draft Concept Plan would appear not to have:

- Considered and recommended all necessary engineering requirements (such as roads, water, sewerage and stormwater) in sufficient detail for the development of the suburb;
- Identified heritage requirements for Couranga Homestead, Tralee Homestead and Travelling Stock Route);
- Identified the relationship with Rose Cottage.
- Identified mandatory internal roads and connections to existing roads;
- Identified internal road paths, including traffic management measures;
- Identified external paths and cycleways, including appropriate connections;
- Suggested subdivision staging plan;
- Identified all existing trees;
- Identified any heritage buffer requirements and conservation measures;

- Suggested appropriate suburb entrance treatments;
- Identified 100 year ARI flood levels and recommended minimum floor levels;
- Identified possible siting of basins, water quality control ponds and their backwater effects on minimum floor levels;
- Identified appropriate public land buffer and access with existing sewer pumping station, electrical networks, future floodway works (including possible GPT's) and floodways'
- Identified any earthworks and spoil requirements;

6.4.1 Roads and Traffic Report

- Identified recommendations for any necessary infrastructure improvements and timing (eg road realignment, intersection upgrades, new medians, pedestrian crossings, road widening, traffic calming, configuration of intersection arrangements);
- Identified pedestrian and cycle needs at all intersections and crossings;
- Suggested infrastructure improvements that could be included as off-site works or should be constructed in the Territory's capital works program;
- Provided implications for proposed road networks in the concept area, if Tralee and Googong were to proceed with development;
- Provided a schedule of costs for the above proposals

6.4.2 Site Servicing and Engineering Report

- Identified the capacity of the existing infrastructure to service the area for the recommended purposes;
- Identified any additional external infrastructure requirements to service this area for the recommended purposes;
- Provided location and analysis of the existing internal and external infrastructure including sewerage, stormwater, water supply, telecommunications, gas, electricity and any land, vent stack or easement requirements;
- Identified ACTEW requirements for easements and site servicing;
- Identified the site's ability to maintain stormwater quality and quantity for the recommended design option;
- Provided indicative costs of servicing the site;
- Provided indicative costs and implications if the site were to require additional servicing as a result of Googong and Tralee development.

The consultant has not indicated that they have incorporated water sensitive urban design and integrated urban land and water management principles into the Concept Plan.

Also missing from the Concept Plan is:

- Site servicing and Engineering report; and

- Sustainable urban land and water management principles.

There is no Consultation Report attached to the Concept Plan nor does the report make reference to any form of consultation undertaken with stakeholders.

The report makes no mention of current land tenure within the study area. There is no mention of what implications any tenure over any parcels may have, or how this may impact on the development of any sites and what processes need to be put in place to ensure there are no disruptions regarding the withdrawal of any parcels of land.

The report submitted does not give any clear indication for future use in a number of areas despite being required in the brief. A lot of the recommendations require additional works and studies which were requested to be provided in the brief.

Due to the commitment made by the ACT Government to release a Resource Recovery Estate and Industrial Land to the local industries, within the next financial year, it would be welcomed if the final document was produced in a timelier manner with the information requested.



Ray Stone
Senior Project Manager
Urban Development

5 June 2007



**SUBJECT: Report for Hume Industrial Planning Study, Draft
Concept Plan Report**

Issues

There is Yellow Box/Red Gum grassy woodland, wildlife corridors and wetland areas within the study area. Yellow Box/Red Gum grassy woodland is listed as endangered under the *ACT Nature Conservation Act 1980* and critically endangered under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

The proposal to develop the Yellow Box/Red Gum grassy woodland in Block 3 Section 8, the travelling stock reserve, is inconsistent with the intent of the report, which identifies other woodland areas for retention and enhancement.

Recommendations

Block 3 Section 8 is not to be developed. If the proposal to develop this block goes ahead the proposal will have to be referred to Department of Environment and Water Resources.

Retention of this woodland does not preclude its use as open space, for example, as a low intensity use park. Other small areas of woodland identified in the report should be retained within the development fabric.

Comments from Land Use Planning on Hume Industrial Planning Study Draft Concept Plan Report May 2007

- Desktop heritage report needs to be prepared, providing recommendations on homesteads, PAD discoveries and advice on handling travelling stock route and native title claim
- A consultation summary report or section outlining meetings should be prepared and attached.
- Review 2.3 Study Area Characteristics first point listing identifiers – refer to diagram or correct list of descriptors
- Include B2D Commercial 'Local Centre' in section 3.1 and figure
- Still unclear what Figure 19 is explaining and the impact / restriction on the planning and development of the area
- 5.3.4 Public Transport
 - Peak services do pass the area on Monaro highway but do not stop
 - Some comment on the demand for public transport, if services should be provided and how these should be incorporated. As an industrial area, what should be the public transport target?
- 5.4.1 – note on frontage roads is unclear if parallel streets or service lanes would be appropriate
- 5.4.3 – Section appears more as discussion than recommendations – include recommended works and staging
- 6.3.2 – Sewerage agreements in place for Resource Recovery Estate to replace pump station with gravity main – need to reflect here
- Details of stormwater management in the area should be included ie where are the ponds, floodways, can sections be piped?
- 7.1 – Earlier discussions were that some review of industrial land demand and development trends were prepared early in the study (input into block sizes). No outcomes or discussion are included and could provide the starting point for future review.
- Railway only receives a cursory treatment and little evidence of review of rail issues. At least some detail of opportunities for new blocks with sidings, potential risks and principles for constructing rail crossings should be included.
- More info on issues surrounding Block 1610 Tuggeranong could be included at 7.4. A second diagram focusing on broadacre section would be useful, showing buffer to landfill, Monaro Highway DCP zone, steep land and low lying areas.
- At 7.4.1, open with "The ACT Government has previously stated that the broadacre portion of Block 1610 Tuggeranong District will be held off from development until 2010 to allow preparation of feasibility studies for development of a cemetery on the site"
- Concept Plan can now be refined to a single plan incorporating agency input, location of ActewAGL and cemetery proposals and known constraints and demands.
- Stage A could be broken into development ready and constrained land.
- An approved DCP has surfaced for part of the study area, and should be recognised in the new DCP.

Chami, Nadia

From: Taylor, Bob
Sent: Friday, 29 June 2007 5:16 PM
To: Percival, Tom
Cc: Chambers, Harvey; Paynter, Patrick; Chu, Jack
Subject: Hume Industrial Planning Study - Draft Concept Plan Rpt comments

Tom

Thankyou for the extension of time and opportunity to comments on the above study draft report. Infrastructure Planning offer the following comments for consideration.

Executive Summary

The section on Opportunities and Constraints is missing information from previous cross border studies into providing future road connections to the Googong development via Dunns Ck or other alignments terminating at Hume. The site analysis plan should also indicate these access points.

Project Brief

1.3

Review of all related information appears not to have include studies which would have undertaken for the Tralee and Googong areas and request any studies into across border future development areas be taken into account. E.g. Queanbeyan CC - Residential and Economic Strategy 2031 and MapB.

Dot point 3 - other than a mention in 4.1.1, the extent of erosion in Dog Trap Creek and other water courses within the study area and work needed to address this action is not addressed in 6.3.3 Stormwater Management or in 9 Key Recommendations.

1.5

Has there been any consultation with Planning NSW, Queanbeyan City Council, or developers of proposed Googong, Tralee, Poplars and Environa estates? This needs to be included in the report.

Study area

Figure 1 - show NSW land information (Queanbeyan, major roads, topography, etc) on the locality plan.

2.3.1

Last paragraph - add reference of previous studies to 5.2

Traffic Analysis

5.3.2 Hume Access Roads and Intersections: "Sheppard Street and Tralee Street are not connected. The missing section is about 100 metres long."

The pros and cons of connecting Sheppard and Tralee Streets should be included. The short term impacts on the Tralee Street intersection with Monaro Highway by this connection should also be discussed (it is understood that this report recommended that this intersection be closed off ultimately).

5.3.3 Internal Roads

Sheppard Street east of Tralee Street intersection towards the railway has not been extended and should be discussed. Current planning and previous studies have identified Sheppard Street as a major access point to future development areas in NSW.

Comment on access into NSW from Arnott Place and Alderson Street needs to include the words "NSW", not just "eastern side of the (railway) line" to put these roads future use into their full context.

There is no Hambridge Street in Hume.

Figure 23 Current infrastructure provision

The details of this plan is very hard to read. Include NSW cadastral information.

Infrastructure Analysis

6.2

Last paragraph - include the approved 2002 masterplan for the Mugga Resource Recovery estate by Maunsell.

6.3.3

Refer comment in 1.3 above.

regards

Bob Taylor

Infrastructure Planning Section

ACT Planning and Land Authority

PH: 02 62071669 FAX: 02 62072587

Chami, Nadia

From: Calnan, Garrick
Sent: Friday, 15 June 2007 11:05 AM
To: Percival, Tom
Cc: Lewis, Paul
Subject: FW: Hume Industrial Planning Study

Tom

Please see comments from Planning and Land Policy Section below.

Garrick

-----Original Message-----

From: Quirk, Mike
Sent: Thursday, 14 June 2007 10:22 AM
To: Calnan, Garrick
Subject: Hume Industrial Planning Study

Garrick,

The report provides useful information about the status of land in Hume and is the vehicle for the preparation of subdivision plans to enable the servicing and release of land. It would have been useful if the report had estimated the likely annual demand for blocks in Hume including an appropriate block size distribution. There is an urgent need to service additional land in Hume to meet expected demand.

The report should identify a preferred Concept Plan - currently it identifies 3 Concept Plan Options. A preferred option is necessary to facilitate subdivision planning and land release. This mainly requires resolution of the site for the gas powered power station.

There is a need to meet with the Land Use Planning Section to discuss which land should be immediately identified for subdivision planning and the appropriate roles of ACTPLA, the LDA and CMD in undertaking such planning and the funding of additional servicing. Land in Quadrant B has planning Policy in Place, is identified as having low servicing costs and adjoins the developed part of Hume - it is therefore likely to be the main area of additional supply in the short to medium term. This area includes Sections 8, 21 and 22. The report states that an EDP is in preparation for Section 22 and that an EDP will be prepared for Section 8 in 2007-08. However, Section 8 Block 3 is identified as subject to a heritage register nomination. A DCP plan is also required for that part of Quadrant B adjacent to the Monaro Highway. A draft DCP is at Appendix A of the report. These issues should be raised at the meeting with the Land Use Policy section.

Keith's comments are below

Mike

Comments on Text

suggest Study Area map should also be in Executive Summary as map on Page 5 is not very easy to read.

suggest after 2.3 include a block and section map

Fig 3 (p11) not clear why Quadrant D (and Study Area) does not include all the industrial zoned land

Fig 4 shows bulky goods - furniture showroom but discussion indicates the precinct should not be used for "higher rent commercial uses such as retailing" (p17)

Fig 7 is there a map that shows the 500 metre clearance zone?

p18 don't understand why 8E east of Monaro Highway is identified as suitable for a cemetery site and then recommended for Industrial Precinct (a)

Fig 11 and others - it would be preferable if all maps showed the detail of NSW, particularly given the likely development in NSW.

Fig 13 the Southern Broadacre Study shows the cemetery site as industrial and this should be mentioned in the text
Fig 16 text is unreadable

5.2.2 needs to be updated to include recent NSW announcements on settlement strategy

p41 the 1990 study is variously attributed in the report to either Hughes or Dwyer Leslie..it needs to be consistent

7.1.1 does the recommendation to undertake an extensive economic analysis of industrial activity in Canberra take into account the recent work undertaken on the Industrial land review by Margaret Hammond? I would have thought this would have been input to the study.

7.1.3 tree planting has been "painted"?

Fig 26 can't read this. Need a clear map of sites listed in 7.2.2

Fig 30 not very clear

Fig 31 Stage c diagram shows proposals for land not included in the study area (part Section 17)

8.2.2 needs a map to show the TP changes

8.3.3 Option 3 states that it differs from Options 1 in the location of the gas fired station but it appears to be the same as Option 1.

Having access to the cemetery though an industrial area as shown on Option 3 dose not seem desirable

General Comments

I would have expected the study to undertake more analysis of what is already at Hume and what the expected annual demand for additional floor space might be. Input from other ACTPLA work on industrial land demand and supply would have been useful. There is no questioning of the 5000m minimum subdivision size and 5 lot unit title restriction.

I assume the Land Use Planning Section commented on the recent Cabinet Submission on the cemetery proposal advising of this study's proposed alternative sites (8E and 1610 woodland).

There is not much discussion on the future role, if any, of bulky goods retailing in the Hume area.

Having 3 options for a Concept Plan does not really help in deciding which one to proceed with. The brief was to prepare a Concept Plan (singular). Clearly the critical issue is the future of the gas powered station. The selection of the cemetery site and the future of the Mugga Land fill are also key determinants.

Keith

Comments from Planning and Land Policy, ACTPLA

1. Section 2.3.2, Quadrant B – The area south of the homestead is prone to water logging in wet winters. Problems with fungal infections to horses in the horse paddock have occurred during those times. Poorly drained area. Also contains old homestead.
2. Section 2.3.3, Quadrant C – what about DHCS house for people with mental disabilities, indicated as being inside the quadrant area.
3. Section 7.2.2, Nominated Sites – the area on Block 3 Section 8 is a Travelling Stock Reserve (not Route)
4. Figure 31 – Stage A includes the Travelling Stock Reserve and homestead for subdivision?
5. Figure 34/35, Concept Plan Option 1/2 – The cemetery site adjacent to Rose Cottage is too small and poses potential problems with the drainage line and electrical substation.
6. Figure 36, Concept Plan Option 3 – It would be difficult to create a cemetery site as shown as much of the area is a steep rocky hillside (see contour lines on Fig 14)

Geoff King
Planning and Land Policy



Author : Thamo Tharalingam
Date : 11/06/2007
File No ::07/7748
Phone No : 6207 6875

**To: Tom Percival
ACTPLA**

**Concept Plan for
HUME Industrial Area**

I refer to your submission on 29/05/2007 and provide comments as follows:

- a. The concept plan report recommends further studies on the updating of flood maps for the Hume Industrial Area, TAMS supports this recommendation. TAMS recommend that a holistic investigation study of the areas existing stormwater infrastructure, runoff, and management schemes be carried out and also this study must include the possible future stormwater flows from the developments in NSW. From the study a stormwater master plan needs to be prepared for the areas' future stormwater infrastructure, runoff, and management schemes with options, with whole of life cost estimates.
- b. The area is to have holistic traffic impact study which also includes the development traffic from NSW and a parking study to plan future parking.
- c. Cycling and Pedestrian routes shall be investigated and linked to existing network.
- f. In the proposed option 3 the plan appears to show the blocks 82 and 88 to have only site access from Monaro Highway, please clarify.
- g. For information, with respect to the section of Tharwa Road between Monaro Highway and the NSW border, a consultant is currently being sought for the design of the upgrade of this road. The upgrade is likely to include its conversion to a dual carriageway, an upgrade of the Monaro Highway intersection that will widen the link between the two carriageways of Monaro Highway to four lanes (no grade separation), and the possible signalisation of the Sheppard St intersection depending on funds availability.
- h. Whilst the intersection of Monaro Highway and Mugga Lane is indeed congested in the morning peak there is no current plan for its upgrade. The report pays little attention to Tralee St other than acknowledging its existence, its priority controlled intersection with Monaro Highway and the fact that there is a missing section of road of about 100m that prevents it connecting to Sheppard St. The intersection of Tralee St and Monaro Highway is not without its problems, particularly as it provides access for slow moving, heavily laden logging trucks to ACT Forests' weighbridge. It seems to me that the completion of the 100m 'missing link' to Sheppard St would at least provide a safer access option (the existing signals at Monaro Highway/Sheppard St). Proposed improvements at Tharwa Road/Sheppard St make an even stronger case for providing the link.
- i. The Draft Concept Plan notes several times that the intersections along the Monaro Highway are at capacity. Section 9.3 recommends "Improving the capacity of the intersection at Mugga Lane,



COMMUNITY AND INFRASTRUCTURE SERVICES

Asset Management Services

Isabella Drive, Tharwa Road and Sheppard Street." The Draft Concept Plan recognises that the only way to properly do this is to create grade-separated intersections. What the Draft Concept Plan does not cover is the consequences of not improving the intersections.

- j. The recommendations with the Draft Concept Plan are relatively simply to implement (rezoning land is a paper exercise). The construction of grade-separated intersections is a lengthy and costly process. Further emphasis needs to be placed on the costs associated with the construction of the grade-separated intersection. There also needs to detail on the consequences of not improving the intersections. If the intersections are not upgraded the uptake of industrial land will be slow. Only a limited number will be developed as the congestion along the Monaro Highway will reach a point that makes the industrial land non-viable.
- k. The document is completely silent on bushfire risk and mitigation issues and the constraints these may present in the development of the concept plan. Indeed, some of the proposals suggested (eg: increased tree plantings for visual screening) are likely to conflict with constraints that would have been identified had bushfire risk and mitigation been considered. It is recommended that bushfire risk and mitigation be considered in section 7 (Other Issues, Opportunities and Constraints) or a whole new section added to identify and discuss these issues. The identified bushfire risk and mitigation issues should then be used to inform the Development Control Plan (7.5), the Concept Plan (8) and the Key Recommendations (9).

I await your reply,

Thamo Tharalingam
Coordinator
Asset Acceptance



Author : Thamo Tharalingam
Date : 11/06/2007
File No ::07/7748
Phone No : 6207 6875

To: Tom Percival
ACTPLA

Concept Plan for HUME Industrial Area

I refer to your submission on 29/05/2007 and provide comments as follows:

- a. The concept plan report recommends further studies on the updating of flood maps for the Hume Industrial Area, TAMS supports this recommendation. TAMS recommend that a holistic investigation study of the areas existing stormwater infrastructure, runoff, and management schemes be carried out and also this study must include the possible future stormwater flows from the developments in NSW. From the study a stormwater master plan needs to be prepared for the areas' future stormwater infrastructure, runoff, and management schemes with options, with whole of life cost estimates.
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- f. In the proposed option 3 the plan appears to show the blocks 82 and 88 to have only site access from Monaro Highway, please clarify.
- g. For information, with respect to the section of Tharwa Road between Monaro Highway and the NSW border, a consultant is currently being sought for the design of the upgrade of this road. The upgrade is likely to include its conversion to a dual carriageway, an upgrade of the Monaro Highway intersection that will widen the link between the two carriageways of Monaro Highway to four lanes (no grade separation), and the possible signalisation of the Sheppard St intersection depending on funds availability.
- h. Whilst the intersection of Monaro Highway and Mugga Lane is indeed congested in the morning peak there is no current plan for its upgrade. The report pays little attention to Tralee St other than acknowledging its existence, its priority controlled intersection with Monaro Highway and the fact that there is a missing section of road of about 100m that prevents it connecting to Sheppard St. The intersection of Tralee St and Monaro Highway is not without its problems, particularly as it provides access for slow moving, heavily laden logging trucks to ACT Forests' weighbridge. It seems to me that the completion of the 100m 'missing link' to Sheppard St would at least provide a safer access option (the existing signals at Monaro Highway/Sheppard St). Proposed improvements at Tharwa Road/Sheppard St make an even stronger case for providing the link.
- i. The Draft Concept Plan notes several times that the intersections along the Monaro Highway are at capacity. Section 9.3 recommends "Improving the capacity of the intersection at Mugga Lane,



COMMUNITY AND INFRASTRUCTURE SERVICES

Asset Management Services

Isabella Drive, Tharwa Road and Sheppard Street." The Draft Concept Plan recognises that the only way to properly do this is to create grade-separated intersections. What the Draft Concept Plan does not cover is the consequences of not improving the intersections.

- j. The recommendations with the Draft Concept Plan are relatively simply to implement (rezoning land is a paper exercise). The construction of grade-separated intersections is a lengthy and costly process. Further emphasis needs to be placed on the costs associated with the construction of the grade-separated intersection. There also needs to detail on the consequences of not improving the intersections. If the intersections are not upgraded the uptake of industrial land will be slow. Only a limited number will be developed as the congestion along the Monaro Highway will reach a point that makes the industrial land non-viable.
- k. The document is completely silent on bushfire risk and mitigation issues and the constraints these may present in the development of the concept plan. Indeed, some of the proposals suggested (eg: increased tree plantings for visual screening) are likely to conflict with constraints that would have been identified had bushfire risk and mitigation been considered. It is recommended that bushfire risk and mitigation be considered in section 7 (Other Issues, Opportunities and Constraints) or a whole new section added to identify and discuss these issues. The identified bushfire risk and mitigation issues should then be used to inform the Development Control Plan (7.5), the Concept Plan (8) and the Key Recommendations (9).

I await your reply,

Thamo Tharalingam
Coordinator
Asset Acceptance

Chami, Nadia

From: McKeown, Helen
Sent: Wednesday, 27 June 2007 4:58 PM
To: Percival, Tom
Subject: Draft concept plan report for Hume Industrial Planning Study

The following comments are provided on the draft concept plan report for the Hume Industrial Planning Study. I apologise for the delay in the response.

Contaminated Sites:

The draft concept plan does not specifically address the issue of potential land contamination associated with past or current uses of land within the study area.

The "ACT Government 1995 Strategic Plan for Contaminated Sites Management" requires that studies be undertaken at the earliest planning stages to ensure issues associated with contaminated sites are addressed. The Contamination studies once completed must be provided to the Environment Protection Authority (EPA) and be endorsed for the proposed and permitted land uses prior to any development works occurring in areas known to be or potentially contaminated from past activities at the site in accordance with the ACT EPA Contaminated Sites Environment Protection Policy under the Environment Protection Act 1997.

The purpose of the contamination studies are to ensure that areas within the study area are suitable for the proposed and permitted uses and do not pose a risk to human health and the environment.

The location of commercial blocks, Figure 34, Lots 1 to 48 and Lots 110 to 121, in close proximity to residential blocks may result in properties in Gilmore and Macarthur being exposed to industrial pollution, i.e.: light, noise, air etc.

When designing the area, blocks should be positioned so that properties in either Gilmore or Macarthur do not have a direct line of sight to the industrial estate. This will assist with noise mitigation and light pollution. Consideration is also to be given to the proposed land uses for these blocks.

Heritage -

The Hume Industrial Planning Study covers the area immediately adjacent to the location where archaeological material was found on the existing Resource Recovery Estate and the culturally significant area to be retained. See Figure 26 'Aboriginal and European cultural heritage sites' in the Concept plan report.

Current Issues

In June 2007 Huonbrook Environment and Heritage Pty Ltd submitted the final report on the monitoring of ground disturbance at the Hume Resource Recovery Estate. The results of this study indicate that contrary to prior assessments of low to moderate archaeological sensitivity the area contained a dense deposit of stone artefacts. This potential for buried deposits was recognized originally by Barber (2000), then by Navin and Officer (2001) as well as being endorsed in the AASC 2003 report on limited test pitting for the Resource Recovery Estate which led to the ground disturbance monitoring undertaken by Huonbrook Environment and Heritage Pty Ltd. However, the early studies did not predict the presence of dense regionally significant sub surface material because mostly surface surveys were carried out.

The report on the monitoring at the Resource Recovery Estate by Huonbrook Environment and Heritage Pty Ltd states (2007:30)

Very much larger numbers of artefacts than expected were recovered (approximately 300 from the southern site HID 1391, and 450 from HID 1395 to the north). The collected assemblages were unusually rich and diverse in terms of the range of raw material types and artefact types.Overall, the character of the collected artefacts assemblages indicates that they were derived from dense, diverse and rich sites which were used by Aborigines as occupation sites (perhaps even base camps) as well as artefact production sites.

In light of these findings the area is now considered by ACT Heritage to be of a high regional significance and has considerable potential for more buried cultural material in the areas between the deeply incised creek line and the Monaro Highway. It is apparent from the monitoring work at the Resource Recovery Estate that other areas in and adjacent to Section 23 and 17 between the boundary of this development and the area nominated for exclusion from the Hume Industrial Planning Study area is a potential archaeological deposit. The absence of exposed artefacts does not reduce the likelihood of high densities or undisturbed buried material.

Implications for Heritage Management

The development opportunities and constraints applicable to the study area with respect to Aboriginal archaeological sites, as identified in Section 8.2 of the planning study, need to be reconsidered in light of the findings at the Resource

Recovery Estate. A detailed assessment of the archaeological sensitivity of all relevant areas already identified as potential archaeological deposits in conjunction with a review of the results of previous archaeological surveys is needed.

The key recommendations in Section 9.5 acknowledge the need for a detailed heritage study to review the status of existing sites. The recommendation for further archaeological studies on Block 6 of Section 23 by specialised archaeologists at the subdivision and construction phases of development needs to be expanded to include other areas of archaeological sensitivity. The timing of these studies should be brought forward to ensure that informed decisions on the management of archaeological sites are made at the planning rather than the development phase. The high regional significance of the archaeological material salvaged from the Resource Recovery Estate was unexpected, due in part to the absence of large scale controlled excavations in an area where the surface indications were limited. The test pitting undertaken by AASC in 2003 clearly demonstrated the presence of buried artefacts; however the pits were small and failed to reveal the actual density of the cultural deposit.

Recommendation

Recent investigations for the Hume Resource Recovery Estate have provided evidence of the presence of buried archaeological deposits of high cultural significance in areas previously considered to be of low to moderate significance. This information was not available at the time the Hume Planning Study was being prepared.

Both a review of the status of all known Aboriginal archaeological sites in the Hume Industrial Planning Study area and further field studies to map areas of potential archaeological deposit should be undertaken as part of the planning study. These investigations should not be left to the development phase as this does not allow for informed heritage management decisions to be made. These studies are necessary to meet the commitment to "Recognize and protect the European and Indigenous heritage of the localities" listed as one of the planning principles guiding the Hume Concept Plan.

Helen McKeown

Conservator Liaison and Environment Coordination
Environment and Recreation

phone: 6207 2247 fax: 6207 2244

Chami, Nadia

From: Clark, David
Sent: Thursday, 21 June 2007 10:55 AM
To: Percival, Tom; Chambers, Harvey; McFarlane, Trina; 'Frank.Cortes@actewagl.com.au'
Cc: Whittem, Margaret; 'Yili Zhu (E-mail)'; Horsey, Chris
Subject: RE: Hume Industrial Planning Study

Tom

I apologise for not getting back earlier. We would like to make the following comments concerning the Report.

Resource Recovery Estate (16/23 Hume) - the report includes little discussion on how this fits in with the planning for the area. In addition the plan includes the estate in stage C of its release plan which would appear to be at odds with Government's intentions for the site.

The options presented show a subdivision plan for 16/23 Hume which is significantly different to that proposed. Including roads in locations not currently provided for.

The draft DCP makes no mention of the intended plot ratio (area of building as a proportion of the block), where will guidance on this be provided.

Sewerage main - this has only been given cursory treatment in the report but is, we understand, required if development to the west of the Monaro Highway is to proceed.

Relocation of Weightbridge - one of the sites identified is block 16/23 Hume which is land that has been identified for recycling purposes. This was not discussed with us.

Regards

David
02 6207 6908
0417 602185

From: Percival, Tom
Sent: Tuesday, 19 June 2007 4:18 PM
To: Chambers, Harvey; McFarlane, Trina; Clark, David; 'Frank.Cortes@actewagl.com.au'
Cc: Whittem, Margaret; Yili Zhu (E-mail)
Subject: Hume Industrial Planning Study

Good afternoon,

A copy of the Hume Industrial Planning Study Draft Concept Plan report was forward to your attention on 29 May 2007, seeking comment from your section on the draft report. The report, prepared by GHD on behalf of the Authority outlined the potential for future industrial development in the Hume area.

No comment has yet been recieved, and your input is requested prior to finalising concept planning for the area. If you have any comment, could you please forward as soon as available. Any questions on the report, please contact myself or Steven Gianakis on 620 71741.

Tom Percival
Land Use Planning
ACT Planning and Land Authority

P: 620 71829 - E: tom.percival@act.gov.au

Chami, Nadia

From: Isaks, Paul
Sent: Wednesday, 25 July 2007 9:51 AM
To: Percival, Tom
Cc: Kugathas, Kuga; Greenland, Karen
Subject: Hume Industrial Planning Study - Belated Comments on the Draft Concept Plan Report Prepared by GHD

Tom,

Apologies for the delay in responding. Here is the first instalment.

The plans for options 1 to 3 on pages 64, 65 and 67 of the draft report appear to show the intersections/interchanges at Monaro Highway/Isabella Drive and Monaro Highway/Lanyon Drive (previously called Tharwa Road) with incomplete movements. These intersections/interchanges must provide for all movements. There is no discussion in the report to indicate that any particular movements should not be provided, or why, yet the diagrams clearly indicate that the right turn from Monaro Highway (northbound) to Lanyon Drive (eastbound) is not included. Similarly, the right turn from Isabella Drive (eastbound) to Monaro Highway (southbound) does not appear to have been considered.

The Concept 3 diagram/plan shows a peculiar flyover from the southern end of Tralee Street across to Monaro Highway (northbound). This seems an unlikely piece of infrastructure which may present merging and weaving problems if it were to be constructed.

The access to the resource recovery centre needs to be revisited, unless, of course, that centre is moved west along Mugga Lane.

I'll have a few more comments later today, but I thought I'd better get these to you pronto. One issue is the probable effect of an interchange footprint on a new Mugga Lane alignment at Monaro Highway and the extent to which land may be available for development.

Cheers,

Paul Isaks
Transport Specialist
Transport Regulation and Planning Branch
Office of Transport
Department of Territory and Municipal Services
Ph: 61 2 62071720 Fax: 61 2 62076397
Email: paul.isaks@act.gov.au

Chami, Nadia

From: Isaks, Paul
Sent: Wednesday, 25 July 2007 6:10 PM
To: Percival, Tom
Cc: Lewis, Paul; Kugathas, Kuga; Hickson, Ian
Subject: Hume Industrial Planning Study - Draft Concept Plan Report

Tom,

Apropos my earlier comments on the plans for each of the three options, I have reservations about the areas which are likely to be required for the construction of a Mugga Lane/Monaro Highway interchange. If one looks at the existing Monaro Highway/Hindmarsh Drive interchange or that at Hindmarsh/Tuggeranong Parkway, the interchange footprints suggest that a larger land area will be required in Hume than is shown in the plans in the study report.

This will have some effect on the availability of land for other purposes.

Cheers,

Paul Isaks
Transport Specialist
Transport Regulation and Planning Branch
Office of Transport
Department of Territory and Municipal Services
Ph: 61 2 62071720 Fax: 61 2 62076397
Email: paul.isaks@act.gov.au

59

Chami, Nadia

Subject: Updated: PRE APP PRESENTATION FOR 1610/0 TUGGERANONG & 1360/0 BELCONNEN
Location: Ground Floor North function room
Start: Mon 10/12/2007 2:00 PM
End: Mon 10/12/2007 3:00 PM
Recurrence: (none)

59

PRE APP

Sites: 1610/0 Tuggeranong
1360/0 Belconnen

Proposal: Data Centre and gas fired Station co development presentation.

Proponent: Ken Welham - ACTEWAGL (+4)

Contact: 0413861430

Plan: n/a - presentation only

mw

Proponent has asked that officers from both areas be invited as both projects will be presented together.

To Whom It May Concern:

On Monday 10 December 2007 at 14h00 CB Richard Ellis and ActewAGL have an appointment for a pre-application meeting with the relevant parties with regards to the proposed Canberra Technology City. We thought it may be a good idea to pass on this webpage www.canberratechnologycity.com.au <<http://www.canberratechnologycity.com.au/>> so that everyone involved will have an idea of what the proposal is all about.

Regards,

Katherine Hicks| Town Planner

CB Richard Ellis (V) Pty Ltd | CBRE Consulting

Level 1, 11 Lonsdale Street | Braddon, ACT 2612 | GPO Box 1987 | Canberra, ACT 2601

T 61 2 6232 2733 | F 61 2 6232 2740 | M 61 419639670

katherine.hicks@cbre.com.au <<mailto:katherine.hicks@cbre.com.au>> | www.cbre.com.au <<http://www.cbre.com.au/>>



RECORD OF DISCUSSION

ACT Planning and Land
Authority
PO Box 365
MITCHELL ACT 2911
Ph: 02 6207 1687
Email: app.sec@act.gov.au

Block: 1671 Section: Suburb: Tuggeranong Proposal Number:
Meeting: ☒ Phone Call Date: 10.12.07 Case Officer: Rumana Jamaly

Participants:	Authority	Agencies	Proponent
	<u>See attached.</u>		

Details of Proposal & Land Use Policy:

Presentation on gas-fired power station & data centre in Tuggeranong (Block 1671)

PROPONENT - Items for Discussion: 2049

Data centre complex comprising a number of buildings natural gas fired power station - to supply power to data centres. For banks (Westpac etc.). Two sites run parallel to each other.

Home - data centres + power station.

Canberra technology city. com. au.

* LDA - in principle support for direct grant of land.

AUTHORITY- Response to issues raised: Proposed advised in writing by ACTPLA,

* ministers' office that datacentre falls within communications facility (as advised by Tony Adams). PA's expected to be lodged in Feb 2008.

PA. site investigation underway. off-site works, sewer, water, stormwater etc, gas pipes, need to be provided to the site. Quarter recovery office space, in case of emergency. EPBC Act - will it apply?

Underground cables - proponent to check leave purposes of different leaves to check if it is permissible.

IMPORTANT NOTE

The advice recorded on this record is based on the information provided by the inquirer at the time of the decision regarding any development proposal can only be made upon the lodgement of a formal Development Application and following a full and proper assessment of that application. It is advised that relevant policies may alter between the time the information on this form is provided and the lodgement of any Development Application on this record/during this discussion arise during the processing of any formal application, you will be duly advised in writing by the Authority.

Proponents Representative Signature:

Authority Representative Signature:

Rumana M. Jamaly

RECORD OF DISCUSSION

AGENCY Issues:

Heritage artefacts - site investigation to pick up.
Documentation will be required. Consultant will propose
mitigation strategy.

Tree survey undertaken for Hume Site. Flora & Fauna
survey is being undertaken.

Follow Up Action Required PROPONENT: Fibre optic cable will also trigger a PA.

* Fibre-optic cable may cause more environmental
problems. Road reserve ~~will~~ would be preferable.
More investigation required for off-site works.
If any off-site works through designated area, need to
consult with NCA. Coordination betⁿ geotech people &

Follow Up Action Required AUTHORITY: archaeologists required.

Follow Up Action Required AGENCIES:

GENERAL COMMENTS:

Block/s:

Section:

Suburb:

DA No.

Chami, Nadia

From: McKeown, Helen
Sent: Thursday, 1 May 2008 3:53 PM
To: App Sec; Reid, Geoff
Subject: Tuggeranong Block 1671 DA 200704152 and preliminary assessment

Thank you for the opportunity to comment on the preliminary assessment and development application for the computer data centre and gas fired power station to be located at Block 1671 Tuggeranong. The documentation has been examined and the following comments provided:

Air Quality

The modelling was done in accordance with the NSW Department of Environment and Climate Change "Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales".

Assumptions in the modelling are very conservative i.e. maximum stack emissions, maximum background levels of pollutants, worst case scenario for climatic conditions and all generators running simultaneously. Modelling shows that emissions will meet the NO2 impact assessment criteria set in Table 7.1 of 246 ug/m3 at the site boundary. This level is taken from the Ambient Air Quality National Environment Protection Measure.

- * The facility is a Class A activity and will also need to be authorised under the *Environment Protection Act 1987*. Emission standards and testing requirements will be included in the environmental authorisation.

Whilst predicted emissions levels are close to the maximum ground level concentrations for NO2 the modelling is based on worst case scenarios, including maximum ambient levels, maximum stack emissions and worst case climatic conditions.

Environment Protection:

The development would require an environmental authorisation where the activity meets the following criteria.
 - the generation of electricity by a generator classified as a scheduled generating unit under the national electricity rules, clause 2.2.2, under the National Electricity (ACT) Law.

- * A condition of the Environmental Authorisation will be the submission and endorsement of an Environment Management Plan. The proponent should contact the EPA as there are statutory time frames in applying, and granting of authorisation under the Act.

Noise.

While the Acoustic Assessment concludes that the noise from the development will meet the noise standard at the residential properties in Macarthur, this does not reflect the potential for the development to affect the residents. The noise logging undertaken at Goldsbrough Close and Bracker Place shows a background noise level during the night down to 21dB(A). The modelled noise levels, no wind, indicates that properties at these locations will be subjected to noise levels 10dB(A) above the existing background noise level with the noise level rising as the wind increases.

- * As a result of the development some properties in Macarthur will be subjected to a significant increase in noise levels. This is not acceptable to Environment Protection.

Erosion and Sediment

Construction activities on a site of 0.3 hectares or greater is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity PRIOR TO WORKS COMMENCING. Ph (02) 132281 for further information.

Erosion and Sediment control plans are to be provided to the Environment Protection Authority for approval prior to works commencing. Two copies of the plan are required to be submitted,

The Plan must include the following.

- Flow Paths
- Sediment Controls
- Dust Controls
- Stabilised access points
- Noise controls and hours of operation
- Project Manager or Site Supervisor contact details
- Size of the site, if over 0.3ha then environment agreement required.
- Waste Controls including areas for concrete washdown etc
- Spoil Controls - If soil is to be removed or imported on site, the details of origin of the soil imported or the location

where the soil is to be exported are to be provided.

- Location of stockpile areas
- Maintenance Schedule of Controls

Where works occur in a waterway and material is extracted an environmental authorisation is required. Contact Canberra Connect for further details.

Water

We advise the contractor seek alternatives to water for dust suppression. These could include but are not limited to:

- Staging of works to minimise areas of disturbance at any one time before working on other areas;
- The use of temporary grassing;
- The use of bitumen straw mulching;
- The use of bitumen spraying;
- The use of hydromulching and seeding; and
- Ceasing work in dry and windy conditions.

Please note, while there is provision for a contractor to apply to the EPA for an exemption from a license to take water for short-term construction activities, a water exemption is intended for construction activities other than dust suppression e.g. compaction and mortar mixing purposes and approval for use of water for dust suppression are unlikely to be granted. However, the conditions of an exemption are not as restrictive for water taken from an on-site sediment retention pond as detailed in an EPA approved sediment and erosion control plan.

Any surface or ground water intercepted on site may only be used onsite after making an application with the Water Resources Unit, ring 02 6207 5606 for advice.

Any works undertaken on a defined waterway or the construction or alteration of a water structure with a capacity of 2ML or more will require a Waterway Works Licence application to be submitted to the Water Resources Unit, ring 02 6207 5606 for advice.

Heritage -

Heritage acknowledges the research carried out to ascertain the heritage values of the site, but considers that a number of issues require further resolution prior to being assured that the area has been properly examined.

Heritage notes that Recommendation Two is most likely impractical as the plans for the site indicate that the majority of the block will be affected by development. In addition, Heritage considers that the definition and extent of the PADs have not been sufficiently defined or described. There is assertion that two PADs exist on the site, but there is little supporting evidence as to why this conclusion has been reached, or why they are delineated in the areas proposed.

Prior to any further development the Heritage Unit requires the following:

1. The evidence or criteria for defining these areas as PADs,
2. A proposal to test the evidence with a series of test pits (including sampling and excavation methodology), and
3. An analysis of the significance of any cultural material.

The estimation of the extent of the PADs, the test pitting methodology and the analysis of any cultural material to determine its significance, including HA16, Block D-1 and Block D-2 should be carried out in a manner consistent with other recent work being carried in adjacent blocks within the Hume region.

Heritage Unit can be contacted for clarification on any of the above issues on 6207 5556.

Ecological

There are no known ecological concerns with the project.

Helen McKeown

Conservator Liaison and Environment Coordination
Environment and Recreation

phone: 6207 2247 fax: 6207 2316

Chami, Nadia

62

From: Ponton, Jim
Sent: Friday, 4 April 2008 3:00 PM
To: McKeown, Helen
Subject: RE: Tuggeranong block 1671 DA 200704152

Hi Helen,

Given André's comments (below) will you be providing comment regarding the requirements of the *Nature Conservation Act 1980* on behalf of the Conservator, or other relevant legislation, for this application?

Cheers,

Jim Ponton
Environment Assessment
ACT Planning and Land Authority

☎ 02 6207 7941 📠 02 6207 1855 ✉ jim.ponton@act.gov.au

♻ Please consider the environment before printing this e-mail notice.

From: Sneyers, Andre
Sent: Friday, 28 March 2008 3:39 PM
To: App Sec
Cc: Lacey, Natalie; McKeown, Helen
Subject: Tuggeranong block 1671 DA 200704152

Natalie and Helen

Regarding DA 200704152

I believe that the DA proposal will not come under the *Tree Protection Act 2005* for Section 82 Advice as presently it is not part of the built up urban area defined for the legislation, it may well come under other Act's ie Nature Conservation Act.

André Sneyers
Tree Protection Unit
Environment Protection and Heritage
Territory and Municipal Services

P: 02 6207 6127
F: 02 6207 5956

(63)

Chami, Nadia

(63)

From: Lacey, Natalie on behalf of App Sec
Sent: Friday, 28 March 2008 9:27 AM
To: Edwards, Marc
Subject: REFERRAI - ASSET ACCEPTANCE - 200704152 - 1671/0 TUGGERANONG - 28 March 2008
Attachments: ObjRef.obr

DEVELOPMENT APPLICATION NO: 200704152
BLOCK: 1671 SECTION: 0 DIVISION: TUGGERANONG

NONR COMMERCIAL - Proposed gas fired power station. A Preliminary Assessment has been lodged with this Development Application.

Your timely advice by **18 April 2008** would be greatly appreciated to ensure the development application could be determined within the prescribed period of 30 working days from the date of lodgement.

Please forward any written advice via email to the Applications Secretariat
app.sec@act.gov.au

Chami, Nadia

64

From: Lacey, Natalie on behalf of App Sec
Sent: Friday, 28 March 2008 9:17 AM
To: McKeown, Helen
Subject: REFERRAL - EACT - PA - 200704152 - 1671/0 TUGGERANONG - 28 March 2008
Attachments: ObjRef.obr

DEVELOPMENT APPLICATION NO: 200704152
BLOCK: 1671 SECTION: 0 DIVISION: TUGGERANONG

NONR COMMERCIAL - Proposed gas fired power station. A Preliminary Assessment has been lodged with this Development Application.

Your timely advice by **18 April** would be greatly appreciated to ensure the development application could be determined within the prescribed period of 30 working days from the date of lodgement.

Please forward any written advice via email to the Applications Secretariat
app.sec@act.gov.au

Chami, Nadia

65

From: Lacey, Natalie on behalf of App Sec
Sent: Friday, 28 March 2008 9:34 AM
To: Tree Protection - ACTPLA Ref
Subject: REFERRAL - ENVIRONMENT PROTECTION - 200704152 - 1671/0 TUGGERANONG - 28 March 2008
Attachments: ObjRef.obr

The Conservator of Flora and Fauna
Arts, Heritage and Environment
Chief Ministers Department
Level 2 Annex
Macarthur House
12 Wattle Street LYNEHAM ACT 2602

DEVELOPMENT APPLICATION NO: 200704152
BLOCK: 1671 SECTION: 0 DIVISION: TUGGERANONG

NONR COMMERCIAL - Proposed gas fired power station. A Preliminary Assessment has been lodged with this Development Application.

This development has work that requires approval to undertake tree damaging activities and groundwork activities on protected trees.

(Delete which is not relevant)

Pursuant to Section 229(4b) (ii) and (iii) of the *Land (Planning and Environment) Act 1991* and Section 81 of the *Tree Protection Act 2005*, the ACT Planning and Land Authority requests that the Conservator considers the abovementioned development application and provides any written advice no later than 30 working days of this notice.

Your advice by 18 APRIL 2008 would be greatly appreciated to ensure the development application could be determined within the prescribed period of 30 working days from the date of lodgement.

Please forward any written advice via email to the Applications Secretariat app.sec@act.gov.au
<<mailto:app.sec@act.gov.au>>

Development Applications Support Services
ACT Planning and Land Authority
(DATE)

Chami, Nadia

(66)

From: Lacey, Natalie on behalf of App Sec
Sent: Friday, 28 March 2008 9:29 AM
To: Heritage Referrals
Subject: REFERRAL - HERITAGE - 200704152 - 1671/0 TUGGERANONG - 28 March 2008
Attachments: ObjRef.obr

The Secretary
ACT Heritage Council
Level 3, Annexe
Macarthur House
LYNEHAM ACT 2602

DEVELOPMENT APPLICATION NO: 200704152
BLOCK: 1671 SECTION: 0 DIVISION: TUGGERANONG

NONR COMMERCIAL - Proposed gas fired power station. A Preliminary Assessment has been lodged with this Development Application.

Our records show that the abovementioned block is:

Entered into a Heritage Places Register

Nominated for consideration by the Heritage Council as a place of potential heritage significance

Pursuant to Section 229(4) of the Land (Planning and Environment) Act 1991 and Sections 60 and 61 of the Heritage Act 2004 the ACT Planning and Land Authority requests that the ACT Heritage Council considers the abovementioned development application and provides any written advice within 15 working days of this notice.

Your advice by 18 April 2008 would be greatly appreciated to ensure the development application can be determined within the prescribed time.

Please forward any written advice via email to the Applications Secretariat
app.sec@act.gov.au <<mailto:app.sec@act.gov.au>>

Applications Secretariat

28 March 2008



ACT Planning &
Land Authority

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NOTICE OF DEVELOPMENT APPLICATION

The ACT Planning & Land Authority has received the following application and you are invited to make written comments

Development Application 200704152:

NONR COMMERCIAL- Major Utility Installation in the form of a Natural Gas Power Station and its associated electricity switchyard/substation; a Communications Facility in the form of Computer Data Centres; overhead high voltage power lines from the existing power lines to the power station transformer yard; and the construction of a high pressure natural gas pipeline to provide fuel for the power station.

Location: Block: 1671 Section: Suburb: TUGGERANONG
MUGGA LANE

You can see a copy of the application at the **Applications Secretariat, Dame Pattie Menzies House, Ground Floor South (right hand building), 16 Challis Street Dickson (opposite Motor Vehicle Registry)**. The Secretariat's office is open on weekdays from 8:30am to 4:30pm. (Please record the application number above for reference).

If you feel the application may affect you in any way and wish to object, you can lodge a written objection clearly stating the grounds for objection. However, you may also provide comments in support of the application. You may deliver your objections or comments to the address above, Internet Email to app.sec@act.gov.au, or post to:

**Applications Secretariat
PO Box 365
Mitchell ACT 2911**

Objections or comments must arrive by close of business **5 May 2008**.



If you make objections or comments, an acknowledgment will be posted to you and you will be advised when a decision is made on the application. Copies of all correspondence received will be forwarded to the applicant and also made available for public inspection. You may request that your identity be kept confidential, however, in doing so you are required under the *Land (Planning and Environment) Act 1991* to clearly state the reasons why it would not be in the public interest for your identity to be published.

A list of Development Applications, other than single dwellings, currently open for public comment are available on the ACT Planning and Land Authority internet site at http://apps.actpla.act.gov.au/plandev/e-registers/pubnote/pubnoteMaster_new.asp

For more information, please phone the Applications Secretariat on 6207 1687

(advertisement for The Canberra Times)

Fax to: **The Canberra Times (Classifieds) Fax 6280 2119**
Account Name: **ACT Planning and Land Authority**
Account Number: **1277730**
Department's contact: **Applications Secretariat 6207 1687**
Publication Date: **14 April 2008**
Size of Advertisement: **Single Column**
Classification: **Development Applications**
Order Number: **TUGGB1671**



The ACT Planning and Land Authority has received the following application/s available for public inspection between 8:30am and 4:30pm weekdays at:

**Applications Secretariat
ACT Planning and Land Authority
Dame Pattie Menzies House
Ground Floor (right hand building)
16 Challis Street
Dickson ACT**

Development Applications are also available on-line at:

http://apps.actpla.act.gov.au/plandev/e-registers/pubnote/pubnoteMaster_new.asp

If you feel the application may affect you in any way and wish to object, you can lodge a written objection clearly stating the grounds for objection. However, you may also provide comments in support of the application. Objections or comments must arrive by close of business **5 May 2008** and may be delivered to the above address, Emailed to app.sec@act.gov.au, or posted to:

**Applications Secretariat
ACT Planning and Land Authority
PO Box 365
Mitchell ACT 2911**

If you need more information, please telephone the Secretariat on 6207 1687.

Development Application 200704152CT: **NONR COMMERCIAL-** Major Utility Installation in the form of a Natural Gas Power Station and its associated electricity switchyard/substation; a Communications Facility in the form of Computer Data Centres; overhead high voltage power lines from the existing power lines to the power

station transformer yard; and the construction of a high pressure natural gas pipeline to provide fuel for the power station.

Location: Block: 1671 Section: Suburb: TUGGERANONG
MUGGA LANE



11 April 2008

Dear Property Owner

The ACT Planning & Land Authority has received the following Development Application in relation to MUGGA LANE. As this property is near yours, you may wish to comment on the application.

Development Application 200704152:

NONR COMMERCIAL- Major Utility Installation in the form of a Natural Gas Power Station and its associated electricity switchyard/substation; a Communications Facility in the form of Computer Data Centres; overhead high voltage power lines from the existing power lines to the power station transformer yard; and the construction of a high pressure natural gas pipeline to provide fuel for the power station.

Location: **Block:** 1671 **Section:** **Suburb:** TUGGERANONG
MUGGA LANE

You can inspect a copy of the application at the **Applications Secretariat, Dame Pattie Menzies House, Ground Floor South (right hand building), 16 Challis Street Dickson (opposite Motor Vehicle Registry)**. The Secretariat's office is open on weekdays from 8:30am to 4:30pm. **(Please bring this letter with you for reference).**

If you feel the application may affect you in any way and wish to object, you can lodge a written objection clearly stating the grounds for objection. However, you may also provide comments in support of the application. You may deliver your objections or comments to the **Applications Secretariat** at 16 Challis Street Dickson, by Internet Email to app.sec@act.gov.au, or post it to PO Box 365 Mitchell ACT 2911. Objections or comments must arrive by close of business **5 May 2008**.

If you make objections or comments, an acknowledgment will be posted to you and you will be advised when a decision is made on the application. Copies of all

ACT Planning & Land Authority

Applications Secretariat

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1687 • Email: app.sec@act.gov.au

Authority Website: www.actpla.act.gov.au

APPLICATIONS SECRETARIAT

correspondence received will be forwarded to the applicant and also made available for public inspection. You may request that your identity be kept confidential, however, in doing so you are required under the *Land (Planning and Environment) Act 1991* to clearly state the reasons **why it would not be in the public interest for your identity to be published**. If your application for exemption is approved, the Authority will seek to protect the information from disclosure, however, the Authority cannot guarantee that the information will not have to be disclosed pursuant to a legal obligation.

A complete list of development applications currently open for public comment is available on the Authority's web site at http://apps.actpla.act.gov.au/plandev/e-registers/pubnote/pubnoteMaster_new.asp

If you need more information, please phone the Applications Secretariat on (02) 6207 1687.

Yours faithfully

Applications Secretariat

ACT Planning & Land Authority

Applications Secretariat

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1687 • Email: app.sec@act.gov.au

Authority Website: www.actpla.act.gov.au



11 April 2008

ACTEWAGL DISTRIBUTION
C/- BROOKE O'MAHONEY
PO BOX 366
CANBERRA ACT 2601

Dear Applicant

**Suburb: TUGGERANONG Block: 1671 Section:
Development Application Number: 200704152**

I am writing to advise you about the public notification of your Development Application.

The public notification period for your application will commence on **14 April 2008** and end at the close of business on **5 May 2008**. If comments or objections are received, I will forward a copy to you after the notification period ends. Please note, you are required to remove the yellow sign from the property on **6 May 2008**.

Your application will then be forwarded to the Development Assessment Unit for a full assessment. We expect to make a decision on your application within 30 business days of its date of lodgement. However, where objections are received, our expected time for making a decision is 45 business days from the date of lodgement. You will be advised when a decision on your application has been made and of any appeal rights that you may have.

If you would like to discuss your development application or any aspect of this letter, please contact the Applications Secretariat on telephone (02) 6207 1687, we will be happy to assist you.

Yours faithfully

Applications Secretariat

ACT Planning & Land Authority

Applications Secretariat

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1687 • Email: app.sec@act.gov.au

Website: www.actpla.act.gov.au



11 April 2008

LAND DEVELOPMENT AGENCY
C/- KERRY BROWNING
GPO BOX 158
CANBERRA ACT 2601

Dear Property Owner

Suburb: TUGGERANONG Block: 1671 Section:
Development Application Number: 200704152

I am writing to you regarding the Development Application recently lodged on your behalf.

Under the *Land (Planning and Environment) Act 1991*, your application required notification to adjacent lessees prior to a full assessment being made. I have written to the owners of the properties near yours inviting them to inspect a copy of the application to determine if they may be affected by your proposal. The 15 day notification period commences on **14 April 2008** and ends at the close of business on **5 May 2008**. After the notification period, if comments or objections are received, a copy will be sent to the applicant who lodged your application. Your application will then be forwarded to the Development Assessment Unit for a full assessment.

If you would like to know if any submissions have been received after this period or you would like to discuss your application or any aspect of this letter, please contact the consultation officer on telephone (02) 6207 1687, or email app.sec@act.gov.au, we will be happy to assist you.

Yours faithfully

Applications Secretariat

ACT Planning & Land Authority

Applications Secretariat

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1687 • Email: app.sec@act.gov.au

Website: www.actpla.act.gov.au



Tuggeranong Community Council
PO Box 436
Erindale Centre ACT 2903
Email: tccorg@optusnet.com.au

Dear Tuggeranong Community Council

As part of the community engagement arrangements that the ACT Planning and Land Authority has entered into with ACT Community Councils, the Authority will advise Councils of development applications that are to be publicly notified.

The ACT Planning & Land Authority advises that it has received the following Development Application in relation to Block 1671 Section 0 Mugga Lane Tuggeranong and that this application will be notified on the Authority's website under the headings **–Have your say – Public Notification – Development Applications open for public comment.** (www.actpla.act.gov.au) and in the Canberra Times.

Development Application: 200704152

NONR COMMERCIAL- Major Utility Installation in the form of a Natural Gas Power Station and its associated electricity switchyard/substation; a Communications Facility in the form of Computer Data Centres; overhead high voltage power lines from the existing power lines to the power station transformer yard; and the construction of a high pressure natural gas pipeline to provide fuel for the power station.

Location: Block: 1671 Section: 0 District: Tuggeranong

Community Councils may wish to comment on the Development Application. A copy of the application can be inspected at the ACT Planning and Land Authority Customer Service Centre, Dame Pattie Menzies House, Ground Floor South, 16 Challis Street, Dickson. The Customer Service Centre is open on weekdays from 8:30am to 4:30pm. (Please bring this letter with you for reference).

Submissions must be forwarded to the Applications Secretariat at 16 Challis Street Dickson, by email to app.sec@act.gov.au, or mailed to PO Box 365 Mitchell ACT 2911. An acknowledgment of the Council's submission received will be forwarded to the Community Council and advice given when a decision is made on the application. Copies of all submissions received will be forwarded to the applicant and also made available for public inspection.

The public notification period required by legislation will end at close of business 05 May 2008.

Please note that the purpose of this letter is to advise Community Councils of the development applications that are being notified.

Significant Development Applications which the Authority will offer briefings to Councils on will be denoted with '**to advise community council of notification**' as part of the description.

Under the agreed arrangements between the ACT Planning and Land Authority and Community Councils, if requested, the Authority will offer Councils a briefing on the significant development applications that have been referred to the Planning and Land Council. This may involve a briefing by the proponent, with the Authority attending the meeting to discuss policy related issues.

If you need more information, please contact the Community Engagement Coordinator on 6207 1677 or email actplacomunityeng@act.gov.au

Yours sincerely

Nadia Chami
ACT Planning and Land Authority
11 April 2008

**PART A3 - TERRITORY PLAN
GENERAL PRINCIPLES AND POLICIES
ASSESSMENT REPORT
ASSESSMENT OFFICER: JIM PONTON**

**APPLICATION NO: 200704152
BLOCK: 1671
DIVISION: TUGGERANONG
TYPE: NONRESL WITH PA**

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RELEVANT CLAUSES FROM TERRITORY PLAN	ASSESSMENT OFFICER COMMENTS
A3 PLAN ADMINISTRATION POLICIES http://www.actpla.act.gov.au/tplan/index.htm	
9. CONSIDERATION OF LAND USE AND DEVELOPMENT PROPOSALS	
9.1 The relevant authority shall not approve a development or a proposal for the use of land that would be inconsistent with:	
a) the applicable land use policy in Part B;	B10 Broadacre (see separate checklist)
b) any relevant overlay provision in Part C;	None applicable
c) for a proposal involving the use of water, the relevant Water Use and Catchment Policies at Appendix I;	NA
d) for proposals in a Residential Area, the relevant provisions of any Residential Code at Appendix III;	NA
e) for a proposal involving a sign, any relevant provisions of the Signs Policies at Appendix IV;	NA
f) the relevant provisions of any Heritage Places Register at Appendix V or Interim Heritage Places Register;	NA
g) for proposals involving a telecommunications facility, any relevant provisions of the Telecommunications Facilities Policies at Appendix VI;	See separate checklist
h) for a proposal within an identified clearance zone, any relevant provisions of the Clearance Zone Policies at Appendix VII;	NA
i) for Public Land, an approved Plan of Management prepared in accordance with Subdivision D of Division 5 of the Land Act;	X
j) for a proposal in respect of a rural lease, an applicable Land Management Agreement;	X
k) any relevant provision of the National Capital Plan; and	As per TP Broadacre Policy
l) any applicable draft variation to the Territory Plan.	NA
9.2 The relevant authority shall, in relation to an application to undertake a development or a proposal to use land, carefully consider the following matters:	
a) any approved Master Plan applying to the land;	NA

**PART A3 - TERRITORY PLAN
GENERAL PRINCIPLES AND POLICIES
ASSESSMENT REPORT
ASSESSMENT OFFICER: JIM PONTON**

**APPLICATION NO: 200704152
BLOCK: 1671
DIVISION: TUGGERANONG
TYPE: NONRESL WITH PA**

RELEVANT CLAUSES FROM TERRITORY PLAN	ASSESSMENT OFFICER COMMENTS
b) any relevant planning guideline or interim guideline contained in the Register of Planning Guidelines ;	-Access and Mobility -Planning for Bushfire Risk Mitigation -CPTED -Parking and Vehicular Access -Bicycle Parking
c) any agreed regional or sub-regional strategy;	X
d) any comments of a person or body to which the application has been referred for comment;	Notified
e) each objection or other submission received in relation to the application which has not been withdrawn;	Notified
f) any environmental assessment or the results of any inquiry carried out under the provisions of Part IV of the Land Act;	PA to be evaluated Primary issues raised: - - - - - - - -
g) where the proposal would affect a place of Aboriginal heritage included in the Heritage Places Register, the views of any relevant Aboriginal organisation; and	Artefacts flagged in PA. Awaiting comments from Heritage/Environment
h) where the development or proposal would involve a Variation to the Plan, the Strategic Principles set out in Part A2 above.	NA
9.3 In addition to the matters in paragraph 9.2, the relevant authority shall carefully consider those of the following matters that are of relevance to the proposal:	
a) the suitability of the site for the intended use;	<i>Both Major utility installation and Communications facility listed in schedule as a permissible use, subject to PA (see evaluation).</i>
b) the overall quality of the proposed development, including the extent to which it achieves high standards of urban and environmental design and sustainable development outcomes;	Seek comments from Design Policy

**PART A3 - TERRITORY PLAN
GENERAL PRINCIPLES AND POLICIES
ASSESSMENT REPORT
ASSESSMENT OFFICER: JIM PONTON**

**APPLICATION NO: 200704152
BLOCK: 1671
DIVISION: TUGGERANONG
TYPE: NONRESL WITH PA**

RELEVANT CLAUSES FROM TERRITORY PLAN	ASSESSMENT OFFICER COMMENTS
c) any significant short or long term effect which the relevant authority considers the use or development may have on the environment, including social and economic effects and potential cumulative effects;	See PA evaluation
d) impacts on the amenity of surrounding land uses, including impacts on air quality, the level of noise generated, overshadowing, privacy, and the level of wind turbulence generated;	See PA evaluation
e) impacts on the visual amenity and landscape or streetscape of the area;	See PA evaluation
f) impacts on the character and appearance of any building, area of architectural, historic, aesthetic or scientific interest, or otherwise of special cultural or heritage value;	See PA evaluation
g) impacts on the watercourses and drainage characteristics of the area, including water quality;	See PA evaluation
h) impacts on soil stability and quality, including the extent of earthworks and stabilisation works required as part of any proposed land use or development;	See PA evaluation
i) the degree of fire, flood, erosion or other hazards associated with the location of the land and the use or development of that land;	See PA evaluation
j) impacts on flora and wildlife habitats;	See PA evaluation
k) the amount of traffic likely to be generated and its impact on the movement of traffic on the road system;	See PA evaluation
l) the availability of services including water, electricity, telephone, drainage and sewerage or works for the disposal of stormwater and sewage;	See PA evaluation
m) whether public transport services are necessary and, if so, whether they are available and adequate;	None proposed
n) provision for the parking and loading of vehicles and access to parking spaces and loading bays;	See PA evaluation
o) retention or loss of vegetation and other natural features;	See PA evaluation
p) provision of landscaping;	Seek advice
q) impacts on, and the needs of, cyclists and pedestrians ;	X
r) access for people with disabilities;	Consistent with relevant controls in Access and Mobility guideline

**PART A3 - TERRITORY PLAN
GENERAL PRINCIPLES AND POLICIES
ASSESSMENT REPORT
ASSESSMENT OFFICER: JIM PONTON**

**APPLICATION NO: 200704152
BLOCK: 1671
DIVISION: TUGGERANONG
TYPE: NONRESL WITH PA**

RELEVANT CLAUSES FROM TERRITORY PLAN	ASSESSMENT OFFICER COMMENTS
s) the adequacy of community facilities and services;	NA
t) impacts on public health and safety, including crime prevention;	Security provided. Comments will be provided by AFP through PA consultation.
u) impacts on public infrastructure investment;	This is investment in infrastructure – upgrade of both energy and communications provision.
v) impacts on the likely accessibility to facilities and services for users and consumers;	X
w) the efficient use of energy (including solar energy) and resources;	X
x) the provisions of any Lease or Development Conditions applying to the area; and	NA
y) the provisions of any relevant draft Plan of Management or Community Value Statement prepared and submitted to the Minister in accordance with clause 13.2.	NA



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Economic, Regional and Planning Branch, CMD – Attn: Ken Douglas
Land Development Agency – Attn: Ray Stone
Asset Acceptance, TAMS – Attn: Gabriel Joseph
Transport Planning, TAMS – Attn: Kuga Kugathas
Environment and Recreation, TAMS – Attn: Helen McKeown
Strategic Asset Management, Property Branch, TAMS – Attn: David Clark
Planning Policy, ACT Planning and Land Authority – Attn: Garrick Calnan
Infrastructure Planning, ACT Planning and Land Authority – Attn: Harvey Chambers
Urban Design, ACT Planning and Land Authority – Attn: Trina McFarlane
ActewAGL – Electrical – Attn: Frank Cortes / Yili Zhu
ActewAGL – Water – Attn: Des Allen

SUBJECT: Hume Industrial Planning Study – DRAFT Concept Plan Report

In 2006, the ACT Planning and Land Authority (the Authority) engaged consultants to investigate the potential for future industrial development in the Hume area. The draft report is provided for your review and comment.

The draft report, produced by GHD P/L, identifies a concept plan for potential development of the area, based on the outcomes of site investigations and initial consultation with agencies. The report also includes a Draft Development Control Plan for areas adjacent to Monaro Highway, consistent with the requirements of the National Capital Plan.

It should be noted that the draft report does not outline the full potential impact of proposed development in the Tralee area of NSW and major cross-border transport connections. These matters will be the subject of broader policy discussions within Government. The final Concept Plan Report is expected to incorporate any identified policy considerations on these issues.

The draft report also identifies potential locations for a proposed cemetery in the area, however it should be noted that the feasibility and land requirements are under review by ACT Cemeteries Board. Similarly, potential expansion of the Mugga Landfill is subject to further investigations and consultation by ACT NoWaste.

Enclosed is a copy of the draft report for your information and review. Could you please provide any comments to tom.percival@act.gov.au by 12 June 2007. If you have any questions regarding this project, please contact me on 62071829.

Yours sincerely

Tom Percival
Project Manager
Land Use Planning
29 May 2007



SUBMISSION TO EXECUTIVE POLICY COMMITTEE

Agenda Item No.	3(d)
Date of Meeting	5 November 2007
Subject	Hume Planning Study
Branch	Planning Services
Presented by	Paul Lewis/Tom Percival

Purpose

1. To brief Executive Policy Committee on the progress of the Hume Planning Study.
2. To seek a recommended position of EPC to endorse the Hume Planning Study as a document for background information purposes.

Background

The Authority engaged consultants GHD in November 2006 to prepare a study into the potential for future industrial development in the Hume area as an expansion of the existing industrial suburb. The study principally considers areas around Monaro Highway, Tralee Street and Mugga Lane, and was completed in late September 2007.

The study has considered existing site conditions of the area including environmental, traffic and service infrastructure, and recommended future industrial development in areas around Tralee Street, extending stages of the Hume Resource Recovery Estate, and land on the southern side of Mugga Lane that is currently a Broadacre Land Use Policy.

Issues

Future industrial development opportunities in the short term are in the areas around Tralee Street on the southern side of Monaro Highway, and an extension to the Hume Resource Recovery Estate. CMD/LDA are currently considering estate development proposals for this area to meet future industrial land supply.

There are a number of broader planning issues that emerged through the study that could not be resolved by the planning study. These require a Whole of Government position to be declared. Principal issues are shown at Attachment A:

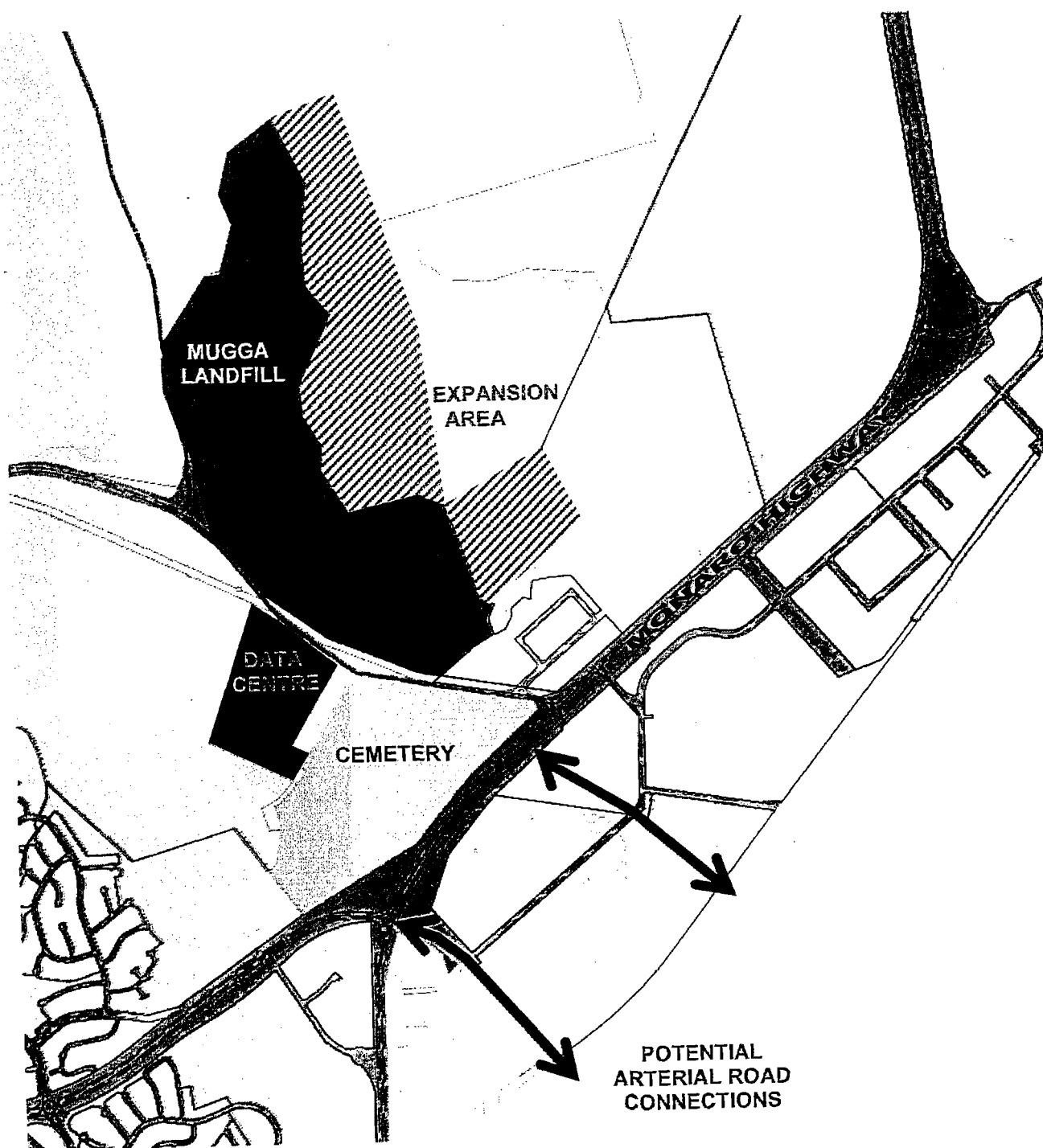
- Major arterial road connections in south Hume for cross-border traffic;
- Future traffic conditions on Monaro Highway;
- Siting of a new cemetery in the south Canberra area;
- Siting and design of a Gas-fired power station and data centre;
- Future expansion of Mugga Landfill.

Planning Services Branch position

The *Hume Industrial Planning Study Final Report* (Attachment B) is a background document to be used for information in the preparation of further studies and site selection, such as Eastern Broadacre Study.

Recommendation

The Executive Policy Committee's recommended position is sought to endorse the final report as a background document.



**ACT PLANNING AND LAND AUTHORITY
EXECUTIVE POLICY COMMITTEE
MONDAY 5 NOVEMBER 2007**

MINUTES

Present:

Neil Savery, Chief Planning Executive (Chair)
John Meyer, Director, Client Services
Jacqui Lavis, Deputy Chief Planning Executive,
Ben Ponton, Director, Development Services
Tania Carter (note taker)

(d) Hume Planning Study

Presented by Paul Lewis and Tom Percival, Land Use Planning, Planning Services Branch

The purpose of this submission was to brief the Executive on the progress of the Hume Planning Study and endorsement of the final report as a document for use as background information in the preparation of further studies and site selection.

Recommended position of EPC

- *The Committee endorsed the final report as a background document.*

Action: *Hume Industrial Planning Study Final Report to be presented to the Land Development Agency Board. (Action officer: Paul Lewis).*

ACT Planning and Land Authority - Urban Design Policy
Comments on the PA for the:
**“Gas fired power station, switch yard/electricity sub station, 132kV powerlines,
9km gas pipeline and data centre”**
at Block 1671 District of Tuggeranong

1. General comments on the Information provided in the Preliminary Assessment (PA)

The following comments relate to the information provided in the PA. In this regard, the PA did not consistently provide sufficient information on, or analysis of all potential environmental impacts of the proposal. This made it difficult to make meaningful comment on the potential impacts of the proposal.

In addition, there was no information as to how the site was selected for the proposed uses or if any other sites were investigated.

2. Specific comments on the PA

Potential impacts of the power station on the amenity of the data centre

There is no assessment undertaken in the PA on the potential impacts of the proposed power station on the amenity of the data centre. The PA does not discuss whether the data centre and power station actually need to be located on the same site or in proximity to each other. The data centre may well be a ‘communications facility’ under the Territory Plan, however it will employ over 200 people. This makes it more akin to an ‘office’ use. The implications of locating this office use in proximity to a power station need to be identified and assessed.

Heavy industry in Hume

The PA cites recent studies and indicates that the site is likely to be rezoned from Broad Acre to Industrial to accommodate the expansion of industrial uses in this locality. In this regard, the PA did not assess the implications of the data centre and its 200 workers, being located in an area of relatively heavy industry. Information should have included:

- The future amenity of the data centre with industrial development surrounding it; and
- The impact of the data centre in terms of constraining further industrial uses in this area.

Future expansion of the power station

The PA states that the primary purpose of the power station is to meet the energy requirements of the data centre. In essence it is a ‘boutique’ power station. The area of land allocated for the power station, the size of the turbines and all other related infrastructure limit the power station to this one key function.

There is no provision made for future expansion of the power station to supply other energy demands of future industrial uses in the locality or to give a greater level of supply to the grid as a whole. Given that there will be a considerable effort to construct a gas pipeline to the power station (some 9km long). It seems illogical that there is no option for the power station to be extended in the future.

Accessibility of the data centre for 200 workers

There has been no assessment of the carbon likely to be produced through transport to and from the site by the 200 workers of the data centre. Transport is a high source of carbon emissions in the ACT. In this regard, the PA indicates that the majority of the 200 workers would need to commute to work using a private vehicle. The PA dismisses alternative transport modes for the 200 workers on the basis that:

- It is not required to provide pedestrian access in the Broad Acre Zone;
- "It's unlikely that the site will not be serviced by a bus"; and
- There is no discussion in the PA of cycle paths or for existing or future bus routes.

In order to reduce carbon emissions from private vehicle, there should be an analysis of alternative modes of transport including:

- Bus Transport - There are three bus routes along the Monaro Highway linking Tuggeranong with the Russell Offices and beyond. None of these routes currently stop along the highway. There are currently no routes along Mugga Lane. Options to either utilise the existing bus services and/or expanding a service to include the site should be investigated. This might include provision of bus stops either on the Monaro Highway or on Mugga Lane in proximity to the site.
- Cycle Path - There are on road cycle paths on the Monaro Highway, linking Hume to Isabella Drive. The shoulder of the road is wide allowing for cyclists to ride clear of the traffic even with a vehicle parked on the shoulder. However there is no cycle path along Mugga Lane. Options to link the site with the existing cycle network should be explored.
- Pedestrian Network - The PA locality maps shows a number walking trails on the public land between the site and Macarthur and Fadden. The PA airphotos also reveal a network of informal trails and horse trails on the land west of the Monaro Highway linking with Isabella Drive. Options for linking the site with the existing pedestrian network should be investigated.

Visual amenity

Notwithstanding the presence of the dump on a ridge on the south side of Mugga Lane, this road and Long Gully Road are both rural in character. Thirteen, four storey buildings, a power station with some 18, 35metre high stacks, a substation and 60 metre 132kV power line up the ridge behind is likely to have some impact

on the rural character of the locality and the implications of this have not been assessed.

The PA contains no discussion of the power station design. Reference is made to 'a' stack. The design drawings provide some further details but clarification is required in relation to:

- How many 35m high stacks there will be? The drawings show a total of 18 stacks. Nine (9) each over the HRSG and 9 each for bypass stacks and diverters.
- Clarification as to the dimensions of the stack(s) and materials proposed to be used.
- An assessment of visual impacts from the stack (s) particularly from the Monaro Highway which the PA confirms is designated under the national Capital Plan as an 'approach route'.

In the absence of this assessment it is difficult to determine how visibly obtrusive the stack(s) will be.

From the airphotos and topographic maps provided in the PA the proposed power station is located at the lowest point on the block. The block itself drops some 20m from highest point to lowest. The surrounding locality is a basin surrounded by hills well over 35 metres above the block.

A road side site inspection was undertaken on Friday 18 April 2008 by an officer from the Urban Design Team. It appears that the stack(s) will be highly visible from a stretch of the Monaro Highway from Gilmore in the South through to the northern end Hume. The implications of this high level of visibility need to be identified particularly in relation to the requirements of the National Capital Plan provisions for the Monaro Highway.

Clean energy

The gas fired powered station is more efficient than coal, but it cannot be stated that the power station will give a "positive impact in terms of green house gas emissions". The development includes an overall increase in energy demand for the ACT as a result of the data centre which is energy hungry. The data centre will therefore increase energy demand and green house gas emissions from existing levels.

It is a step in the right direction that gas fired power will be used to meet the energy needs of the data centre and that there will be some opportunities for the power station to feed into the grid. The impact of the gas power station could be positive if there was an opportunity for it to be expanded to meet existing and other future power needs in the locality. However, the design of the facility does not currently permit this.

There is no provision for other forms of energy supply. While it is not likely that solar energy could meet the demands of the data centre, there is a considerable roof area for the 13 data centre buildings, yet no provision made for photovoltaics.

The curved design of the roofs is not conducive to photovoltaics now or in the future.

Plume

It is assumed that the stack(s) height of 35metres differs from the Plume Study recommended 36 metres because of differences in measuring ground level and that the 35metre stack(s) will meet the requirements identified in the Plume Study for a 36 metre stack(s). This was not explained in the PA.

While the NO2 impact assessment states that limits will not be exceeded, it is not clear if residential areas will be affected. This study requires a map indicating the extent of plume spread to be easily understood.

Air quality

The information provided in relation to air quality assumed a lot of prior knowledge on the part of the reader. In this regard, clarification is required in relation to the following matters:

- How within the standards is 'comfortably met' for ground level emissions? This does not give any indication of the potential impacts.
- How reliable is the demister and what are the chances of oil vapour escaping? Does the demister collect all or just some of the vapour? If it escapes what are the implications?
- Why hasn't regional air quality been modelled yet? Will it be modelled and if so when will it be modelled?

Power lines

It appears that the existing power lines traversing the site will be relocated to the Mugga Lane verge or road reserve. However the implications of this have not been assessed.

In addition there has been no assessment provided of the potential impacts, if any of the proposed 132kV power lines from the power station along an easement in an adjoining property to join the existing 132kV power lines south of the site.

Noise

The noise report found that the power station would exceed acceptable limits for the health treatment facility on the ridge above Macarthur. It recommends that a 10 metre high noise barrier be erected at this facility to bring noise levels down to an acceptable limit. However the PA does not discuss if the noise barrier would be an acceptable solution or structure to have in place at the health treatment facility.

There is no evidence that the owners and/or operators of the health facility have been approached as to their opinion of a 10m noise barrier or where that barrier might be located.

Additionally, there is no assessment of the potential visual impact of a 10 metre high noise barrier on the Macarthur Ridge.

Wind

The PA dismisses any potential for wind funnelling from the stack(s) yet the basis for this is not clear. In the absence of information on the number of stacks, their size and proximity to each other, no interpretation of wind impacts is possible.

Stormwater

There is a deeply incised gully on the site and the PA indicates overland flow into the site can be channelled down to Mugga Lane. However on the landscape plans a proposed pond exists showing the stormwater channel running into it. It is not clear how overland flow will be treated. There is no evidence of attempts to promote water sensitive urban design on the site.

Rainwater

The Canberra Technology web site indicates “rainwater harvesting” and ‘green roofs’ however these are not discussed in the PA. The site plans don’t indicate the locations for the rainwater tanks. As the website promotes the proposals as a ‘green sustainable solution’ collection of rainwater should be a priority.

Preliminary Assessment for Canberra Technology City
Block 1671 Tuggeranong District

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Components:

1. Construction of a Natural Gas Power Station and its associated Electricity Switchyard/Substation (Major Utility Installation);
2. Construction of Computer Data Centres (Communications Facility);
3. Construction of overhead high voltage power lines from the existing electricity power lines to the power station transformer yard and;
4. Construction of a high pressure natural gas pipeline to provide fuel for the power station.

Questions:

General:

- Strong support for the intended use, however the PA appears not to address basic information supporting site selection and the requirement for a power station.

Site:

- No information is provided as to why this site has been chosen over any other. Given the abundance of comparable broadacre sites, a matrix indicating the order of importance for site selection prerequisites & a comparison between other suitable sites would be useful to understand that this is the best location for this proposal.
- The appearance of 4 storey buildings fronting Long Gulley road is questionable. The road has a distinctive rural character which could be lost with a development of this scale. Alternatives sites at Hume or Symonston, which have developments of this scale would be more appropriate.
- While the Hume Industrial Planning Study and the Southern Broad acre study both recommend this site be zoned to accommodate an expansion of the Hume industrial area, this would possibly be in the distant future. Construction of this site indicates expansion of this zone is a certainty.
- The site is remote from public transport and facilities. This will require all 203 people eventually employed on the site to drive to work. This does not reflect ActewAGL's statement on their web site regarding the development: "...our commitment to the environment will also be demonstrated by helping to deliver an environmentally friendly data centre campus that leads the industry in reducing the carbon footprint of such facilities." Private car usage is a major contributor to carbon emissions.
- Could the power station be remote from the computer data centre? This would enable the data centre to be located in an area with reasonable public transport and facilities.
- Locating the data centre and possibly power station in Hume and especially Symonston may reduce the need for sewer and water main upgrades.

Power Station

- No background is given as to why the gas fired power station is required. I assume it is to provide a guaranteed uninterrupted supply, however this is not stated. Isn't the existing grid able to supply the additional demand?
- Will the proposal be able to supply power at a cheaper price? Given the undoubted community opposition to a power station, further explanation of why this is the best solution is required.
- The project displays some energy efficient features; however this is a significant opportunity to demonstrate more environmentally sustainable technology. The large roof area offers potential for a considerable area of photo voltaic cells to supplement power needs; however this is not discussed in the PA. Government incentives to install domestic photovoltaic cells indicate current technology is economically feasible.

- If photovoltaic cells are not currently feasible, it is likely that they will be in the future. The design of the buildings should allow for this and the proposed curved roofs be replaced by north facing skillion roofs.

Detail in the PA

- The Canberra Technology web site indicates 'rainwater harvesting' and 'green roofs' however these are not discussed in the PA. Site plans don't indicate locations for rainwater tanks.
- As the web site promotes the proposal as a 'green, sustainable solution', collection of rainwater should be a priority. The PA states the steam turbines will consume a total of 600ML of water per year – can suitably filtered rainwater be used for this purpose?
- While the NO₂ impact assessment states that limits will not be exceeded, it is not clear if residential areas will be affected. This study requires a map indicating the extent of plume spread to be easily understood.
- The visual effect of the exhaust stacks is not convincingly documented. The effect of 18 x 35m high stacks could be significant. No information provided on stack width or colour.

31 January 2008

Mr A Barr MLA
Minister for Planning
ACT Legislative Assembly
GPO Box 1020
CANBERRA ACT 2601

Andrew
Dear Mr Barr

Canberra Technology City (CTC) Development Application Fee Relief

I anticipate that ActewAGL will submit a Development Application (DA) and documents together with a Design Response Report (DRR) for the proposed CTC development by mid February 2008 (in accordance with the Land (Planning & Environment) ACT 1991).

At this time ActewAGL expect that the DA will be processed and endorsed by ACT Planning and Land Authority (ACTPLA) in the normal process and at which time ACTPLA will calculate the required fees to be paid as set out ACTPLA's Fees and Charges 2007-2008 schedule.

Under this current fee and charge regime, and given the special and technical nature of the CTC development, ActewAGL's estimates of fees payable to ACTPLA on submitting the DA could range widely between approximately \$200,000 and \$10.7 million (as set out in the attached). Given the early stage of where this development is presently at, and the uncertain nature or extent of what costs should be included or not, ActewAGL proposes fee a determination of \$100,000 to be payable to ACTPLA.

The uncertain nature of the level of fees payable to ACTPLA to assess the DA is an unacceptably high risk to the project, given that:

1. The CTC projects is unintentionally disadvantaged by the application of regulations given its size (this project is potentially a \$2.1 billion project over life) and when considering the direct and indirect benefits to the Territory and community that will be realised if the project is developed, and any fee waiver or relief will be more than offset by this resulting financial advantage provided to Territory.
2. ACTPLA fees for this scale of project are not capped to a maximum level, and at this early stage of the project the significant cost of these Fees could act as potential deterrent to projects like CTC and others like it for the Territory;
3. ACTPLA fees are non refundable and should the project not proceed to development for normal commercial or Territory specific related issues, the current fee structure acts as a significant cost and deterrent to the project and its proponents; and

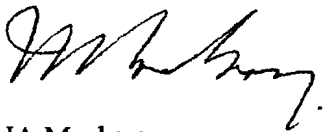
4. The development is principally a small number (10 to 15) of reasonably simple building designs (a Data Centre is essentially a warehouse design in nature with some specialist plant and mechanicals) repeated over and over again on the site and which is not a complex building or development that will complicate the approval process.

I have been advised that Treasury advises that there are no formal guidelines for fee waivers and a waiver can be considered by the minister based on individual merit. Accordingly ActewAGL seeks an urgent determination of the level of fees so that this Territory significant project is not put in jeopardy before submitting the DA. Your earliest consideration would be appreciated as our intention is to submit the DA by mid February at which time a fees will be required to be paid.

Additionally, I note that finalisation of the direct sale of land from the LDA to ActewAGL for this development project is subject to DA approval by the relevant authorities and also the ACTEW and ActewAGL board approving the project before we bring this to Government for final assessment. Subject to these approvals, I anticipate that ActewAGL and TRE will finalise our plans around May or June this year to build this project.

If you have any questions or issues in relation to the above, please contact either myself or Brooke O'Mahoney on 6248 3163.

Yours sincerely



JA Mackay
Chief Executive Officer

Att:

CC: Mr J Stanhope MLA, Chief Minister & Treasurer
Mr David Dawes, Deputy Chief Executive, Chief Ministers Department



Andrew Barr MLA

MINISTER FOR EDUCATION AND TRAINING
MINISTER FOR PLANNING
MINISTER FOR TOURISM, SPORT AND RECREATION
MINISTER FOR INDUSTRIAL RELATIONS

MEMBER FOR MOLONGLO

75

Mr John Mackay AM
Chief Executive Officer
ActewAGL
GPO Box 366
Canberra ACT 2601

Original Sent by Minister's Office

25 MAR 2008

Dear Mr ~~Mackay~~ ^{John}

Thank you for your letter of 31 January 2008 regarding the Canberra Technology City (CTC) development application fee relief.

I note your comments about the proposed development and the calculation of the estimate of possible fees payable to ACTPLA on submitting a number of development applications relating to the CTC.

While I appreciate the issues relating to the project and the fact that the project is still in its early stages and does not appear to be fully scoped, I am not able to consider a waiver of fees as requested. I am advised that Treasury has guidelines to assess applications to waive fees, which it does on a case by case basis. This is not something that Ministers can consider, although the Treasury, in its advice to the Treasurer, can take into account advice provided by agencies. In this regard I have asked ACTPLA to examine the quantum of the expected fees associated with this important project, and advise me on any options that may be available.

In relation to the application of fees for the immediate development assessments, ACTPLA has no power to either waive or reduce a fee required for an applicant to lodge a DA. In this respect ACTPLA has a statutory responsibility to collect fees as determined in the schedule of Fees and Charges 2007-2008.

I expect, however, that ACTPLA will be asked to comment on any proposal to either lower or reduce the fees and in doing so, that matters relating to its costs in assessing the proposal, as well as issues to do with National Competition Policy will be addressed.

I would suggest that you approach the Chief Minister and Treasurer to discuss the current situation with development of the CTC, and that you raise the matter of relevant fees with him. In the meantime, if you are in a position to lodge a development application I suggest that you arrange to do so (with the payment of the appropriate fees), and that the matter of any reduction be considered as a separate exercise.

Thank you for raising this matter with me. I will endeavour to assist as much as I can within the Territory's statutory requirements.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Andrew Barr'.

Andrew Barr MLA
Minister for Planning

25 MAR 2008

Calnan, Garrick

From: Calnan, Garrick
Sent: Friday, 30 March 2007 5:07 PM
To: Pitt, Leesha
Subject: RE: Power station media inquiry

76

Leesha

I've not had any contact from ActewAGL or anyone else on this issue.

Garrick

-----Original Message-----

From: Pitt, Leesha
Sent: Friday, 30 March 2007 1:46 PM
To: Calnan, Garrick; Lewis, Paul; Gianakis, Steven; Allen, Gerard; Saad, Monica; Brown, Ray
Cc: Ponton, Ben; Lavis, Jacqui; Wellington, Courtney; Nash, Rosemary
Subject: Power station media inquiry

Hi everyone,

Not sure who be across this issue, so am sending out to a number of you in case.

Are you aware of ActewAGL plans to build a gas-fired power station, possibly along the Monaro Highway? Apparently we are meeting with them next week.

The Canberra Times is running a story on windfarms tomorrow and in their interview with ActewAGL, John Mackay mentioned that if the economics were right, they would like to go ahead with building the station but told the paper there were issues to sort out with us about the land as we want the land for something else.

The site is apparently in Hume but I don't have a specific address. There also apparently been a PA completed around May 2002, however at the time we did not require an EIS.

The questions the Canberra Times has are:

- **what is the status of the land, i.e. Is it leased, what is zoned for etc? CT has been told ActewAGL does not "own" it**
- **what are our plans for the land?**

If you are aware of this, please contact me.

Thanks,
Leesha.

LEESHA PITT

Communications team leader
ACT Planning and Land Authority
Phone: (02) 6205 0061

7

Calnan, Garrick

From: Calnan, Garrick
Sent: Tuesday, 28 August 2007 2:41 PM
To: Lavis, Jacqui; Percival, Tom; Lewis, Paul
Cc: Peters, Colleen
Subject: RE: Block 1610 Tugg GAs Fired Power Station

77

I think the data centre may also potentially be able to be considered as a communications facility depending on the nature of the activities?

-----Original Message-----

From: Lavis, Jacqui
Sent: Tuesday, 28 August 2007 1:21 PM
To: Percival, Tom; Lewis, Paul; Calnan, Garrick
Cc: Peters, Colleen
Subject: Block 1610 Tugg GAs Fired Power Station

My comments. you need to provide any supplementary advice to Colleen by 2pm so she can consolidate and pass onto Leonie In particular commentary is required on the status of the Hume Study [Tom < Paul. can we ensure that this goes to EPC on the October meeting]

The proposal appear to be consistent with the National Capital Plan and Territory Plan only if it is considered that the data centre is a scientific research establishment rather than an office use
More detail regarding the operation will be required to make that assessment but the expectation of commercial operations will be a significant factor.

The proposal will need to be integrated with locality planning including the Hume Industrial Area expansion, realignment of Mugga Lane, the Resource Recovery Centre, extension of the employment lands in Queanbeyan and the Proposed Cemetery. It is suggested that any project budget make provision for a planning co-coordinator to be employed by ACTPLA [or equivalent resource allocation] to ensure that the statutory planning is delivered via a Precinct Code for this locality.

An EIS will be required, rather than preliminary assessment. The criteria for Direct sales will be redefined under the Planning and Development Regulation, rather than Disallowable Instruments and a sound business case will be the major prerequisite

Jacqui Lavis
Deputy Chief Planning Executive
Director Planning Services
ACT Planning and Land Authority
Phone: 02 6207 1950 Mobile 0400 957 930
email: jacqui.lavis@act.gov.au

Calnan, Garrick

From: Calnan, Garrick
Sent: Tuesday, 11 December 2007 9:13 AM
To: McEvoy, Justin
Subject: RE: pre-app meeting on Data Centre and Power Station at HUME

(79)

~~78~~

OR

~~79~~

Thanks

-----Original Message-----

From: McEvoy, Justin
Sent: Monday, 10 December 2007 5:11 PM
To: Calnan, Garrick
Cc: Quirk, Mike
Subject: pre-app meeting on Data Centre and Power Station at HUME

Garrick,

I attended the briefing by Tony Adams (CBRE) and Scott Carr (Actew) on the proposal for a data centre and gas-fired power station at Hume and a parallel/duplicate data centre at Actew proposing connecting the two centres by fibre optic cable so that the centres can operate in parallel. Unfortunately, Carr could not get his presentation to run on ACTPLA's IT system so Adams provided a brief outline of the proposal. Adams advised us to visit the following website for more information on the project, www.canberratechnologycity.com.au.

- Adams advised attendees that ACTPLA had indicated the data centre met the **definition** of a communications facility and that the power station would be a utility.
- Adams understood that both elements would necessitate a **Preliminary Assessment** and that Actew/CBRE were proposing to lodge the necessary DAs and PAs for parallel assessment in February 2008. The fibre optic cable would be subject to a separate DA and possibly a PA. They expected to be able to move towards land acquisition after ACTPLA gave development approval (45 days from lodgement of the DA/PA), i.e. possibly mid-June 2008.
- Adams identified the Hume sites as part TUGGERANONG 1671
 r. TAMS noted that both blocks were licensed to the same person under TAMS' horse paddock program.
- Adams provided scant details of the expected, extensive off-site works.
- Adams indicated that they were liaising with LDA's Geoff King about the necessary land acquisition for the project.

Tom Percival also attended the presentation.

Happy to discuss.

Regards,

Justin McEvoy
 Planning and Land Policy
 ACT Planning and Land Authority
 Tel. (02) 62075451

(8)

Calnan, Garrick

From: Calnan, Garrick
Sent: Friday, 15 June 2007 11:05 AM
To: Percival, Tom
Cc: Lewis, Paul
Subject: FW: Hume Industrial Planning Study

(81)

Tom

Please see comments from Planning and Land Policy Section below.

Garrick

-----Original Message-----

From: Quirk, Mike
Sent: Thursday, 14 June 2007 10:22 AM
To: Calnan, Garrick
Subject: Hume Industrial Planning Study

Garrick,

The report provides useful information about the status of land in Hume and is the vehicle for the preparation of subdivision plans to enable the servicing and release of land. It would have been useful if the report had estimated the likely annual demand for blocks in Hume including an appropriate block size distribution. There is an urgent need to service additional land in Hume to meet expected demand.

The report should identify a preferred Concept Plan - currently it identifies 3 Concept Plan Options. A preferred option is necessary to facilitate subdivision planning and land release. This mainly requires resolution of the site for the gas powered power station.

There is a need to need to meet with the Land Use Planning Section to discuss which land should be immediately identified for subdivision planning and the appropriate roles of ACTPLA, the LDA and CMD in undertaking such planning and the funding of additional servicing. Land in Quadrant B has planning Policy in Place, is identified as having low servicing costs and adjoins the developed part of Hume - it is therefore likely to be the main area of additional supply in the short to medium term. This area includes Sections 8, 21 and 22. The report states that an EDP is in preparation for Section 22 and that an EDP will be prepared for Section 8 in 2007-08. However, Section 8 Block 3 is identified as subject to a heritage register nomination. A DCP plan is also required for that part of Quadrant B adjacent to the Monaro Highway. A draft DCP is at Appendix A of the report. These issues should be raised at the meeting with the Land Use Policy section.

Keith's comments are below

Mike

Comments on Text

suggest Study Area map should also be in Executive Summary as map on Page 5 is not very easy to read.

suggest after 2.3 include a block and section map

Fig 3 (p11) not clear why Quadrant D (and Study Area) does not include all the industrial zoned land

Fig 4 shows bulky goods - furniture showroom but discussion indicates the precinct should not be used for "higher rent commercial uses such as retailing" (p17)

Fig 7 is there a map that shows the 500 metre clearance zone?

p18 don't understand why 8E east of Monaro Highway is identified as suitable for a cemetery site and then recommended for Industrial Precinct (a)

Fig 11 and others - it would be preferable if all maps showed the detail of NSW, particularly given the likely development in NSW.

Fig 13 the Southern Broadacre Study shows the cemetery site as industrial and this should be mentioned in the text

Fig 16 text is unreadable

5.2.2 needs to be updated to include recent NSW announcements on settlement strategy

p41 the 1990 study is variously attributed in the report to either Hughes or Dwyer Leslie. it needs to be consistent

7.1.1 does the recommendation to undertake an extensive economic analysis of industrial activity in Canberra take into account the recent work undertaken on the Industrial land review by Margaret Hammond? I would have thought this would have been input to the study.

7.1.3 tree planting has been "painted"?

Fig 26 can't read this. Need a clear map of sites listed in 7.2.2

Fig 30 not very clear

Fig 31 Stage c diagram shows proposals for land not included in the study area (part Section 17)

8.2.2 needs a map to show the TP changes

8.3.3 Option 3 states that it differs from Options 1 in the location of the gas fired station but it appears to be the same as Option 1.

Having access to the cemetery through an industrial area as shown on Option 3 does not seem desirable

General Comments

I would have expected the study to undertake more analysis of what is already at Hume and what the expected annual demand for additional floor space might be. Input from other ACTPLA work on industrial land demand and supply would have been useful. There is no questioning of the 5000m minimum subdivision size and 5 lot unit title restriction.

I assume the Land Use Planning Section commented on the recent Cabinet Submission on the cemetery proposal advising of this study's proposed alternative sites (8E and 1610 woodland).

There is not much discussion on the future role, if any, of bulky goods retailing in the Hume area.

Having 3 options for a Concept Plan does not really help in deciding which one to proceed with. The brief was to prepare a Concept Plan (singular). Clearly the critical issue is the future of the gas powered station. The selection of the cemetery site and the future of the Mugga Land fill are also key determinants.

Keith

Calnan, Garrick

From: Calnan, Garrick
Sent: Thursday, 10 April 2008 5:26 PM
To: Quirk, Mike
Subject: FW: Request for comments on PA for power station and data centres at Block 1671, District of Tuggeranong

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Attachments: ObjRef.obr

Mike

Can you have a look at this please?

Garrick

From: Ponton, Jim
Sent: Thursday, 10 April 2008 3:45 PM
To: McKeown, Helen; Joseph, Gabriel; Kugathas, Kuga; Chambers, Harvey; Calnan, Garrick; Williamson, Gay
Cc: Reid, Geoff
Subject: Request for comments on PA for power station and data centres at Block 1671, District of Tuggeranong

Hi All

Please find attached an Objective reference to (1) Geoff's letter requesting comments on the Preliminary Assessment for the natural gas power station and computer data centres ('Canberra Technology City') at Block 1671, District of Tuggeranong, and (2) the Preliminary Assessment documentation. Your comments by COB Monday 28 April 2008 would be greatly appreciated.

Kind regards,

Jim

Jim Ponton
Environment Assessment
Development Services Branch
ACT Planning and Land Authority

☎ 02 6207 7941 📠 02 6207 1856 ✉ jim.ponton@act.gov.au

♻️ Please consider the environment before printing this e-mail notice.



ObjRef.obr (202 B)

MINUTE

SUBJECT: Preliminary Assessment – Proposed Natural Gas Power Station and Computer Data Centres, Block 1671 District of Tuggeranong.

Helen McKeown	Conservator Liason and Environment Coordination, Environment Protection
Gabriel Joseph	Manager, Asset Acceptance
Kuga Kugathas	Manager, Transport Planning and Strategy
Harvey Chambers	Manager, Infrastructure Policy
Garrick Calnan	Manager, Development Policy
Gay Williamson	Manager, Design Policy

Please find attached the Preliminary Assessment (PA) for the project described above. The final PA was lodged on 26 March 2008, requiring the Minister to complete his assessment by **8 May 2008**. We would like to complete the evaluation early in this period to allow time to consider the evaluation in light of public submissions.

Your advice is sought in the following areas:

1. Does the PA adequately identify and assess all potentially significant environmental issues? The PA is not required to resolve issues; it is required to identify issues and provide sufficient information for their resolution in the DA process.

Should the Minister conclude that issues have not been adequately addressed, he has no option but to require further assessment. If your advice is that the PA has not addressed all issues, could you please provide details as to exactly what issues remain unaddressed, or what information is lacking. You will appreciate that the decision to proceed to further assessment is a significant one and should be based on full information.

2. If the PA provides sufficient detail, the evaluation of the PA can include recommendations about mitigation measures for the proposal. Consequently your advice is also sought on what mitigation measures (if any) should be included in the evaluation.

Please note that the proposal has not previously been submitted as a draft, and the final PA document cannot accommodate advice on editorial changes.

Can you please provide your advice to app.sec@act.gov.au by **COB, Monday 28 April 2008**.

Geoff Reid
Principal Officer
Environment Assessment
Development Services Branch
ACT Planning and Land Authority
10 April 2008

Chami, Nadia

From: Wood, Maria
Sent: Thursday, 8 May 2008 4:23 PM
To: Chami, Nadia
Subject: FW: Gas-fired power station info

83

Hi Nadia

Re the EOT for obj/comm for the DA

From: Arugay, Fred
Sent: Thursday, 8 May 2008 3:56 PM
To: #ACTPLA, Customer Services Dickson; #ACTPLA, Development Application Support Services
Subject: FW: Gas-fired power station info

FYI, any questions please ask

Fred

From: Pitt, Leesha
Sent: Thursday, 8 May 2008 2:44 PM
To: Arugay, Fred
Subject: FW: Gas-fired power station info

Hi Fred

Forwarding this to you as Linda has her out of office on.

Leesha.

From: Pitt, Leesha
Sent: Thursday, 8 May 2008 2:43 PM
To: Southwell, Linda
Cc: Dinnen, Darrell
Subject: Gas-fired power station info

Hi Linda

Regarding inquiries on the gas-fired power station, you may wish to circulate the following to staff for answering customer inquiries. The Canberra Times has been provided with the following information for a story (probably running tomorrow).

- As a result of the applicant (ActewAGL) making a request, the notification period for the DA is extended to May 27.
- When the DA was originally notified, comments were due by May 5.
- The extension timeframe is consistent with the extension of the public inspection period for the Preliminary Assessment, being May 27.
- Under the law, a DA notification extension cannot be made until the original notification period closes however an extension to a PA can be made before the original closing date.
- An ad will appear in the Saturday Canberra Times notifying the public of the extended time.

- About 200 submissions have been received so far.

If you get any inquiries about horse agistment, please refer these to TAMS.

Regards
Leesha.

LEESHA PITT

Communications team leader
ACT Planning and Land Authority
Phone (02) 6205 0061

www.actpla.act.gov.au
www.actmapi.act.gov.au



MINUTE

SUBJECT: TUGGERANONG BLOCK 1671 - (FORMERLY PART BLOCK 1610) PRESCRIBED CONDITIONS & SITE INVESTIGATION

84

ACT FIRE BRIGADE	Tony Flaherty (3)
ACT LAND INFORMATION CENTRE	John Weaver
ACTEWAGL – (ELECTRICAL)	Frank Cortes (2)
ACTEWAGL – (HYDRAULICS)	Des Allen
ALINTA	Steve Donnelly
ASSET ACCEPTANCE	Gabriel Joseph (5)
DEVELOPMENT ASSESSMENT	Jason Hunter
ENVIRONMENT COORDINATION	Helen McKeown (3)
INFRASTRUCTURE PLANNING	Harvey Chambers
LAND USE PLANNING	Steve Gianakis
LEASING	Dulce Lander
PLANNING & LAND POLICY	Michael Bennett (3)
TELSTRA	Ted Murray
TRANSACT	Michael Newton
URBAN DESIGN	Trina Mcfarlane

(Copy for Deed Management unit)

Please find attached the following documentation submitted by the Land Development Agency who are preparing the site for Direct Grant.

- Draft Prescribed Conditions
- Site Investigation Report

Please provide your comments on the above documents to the Deed Management Unit (via email to deedman@act.gov.au) by **Thursday, 28 February 2008**.

Ron Brooker
Manager
Deed Management
12 February 2008

Chami, Nadia

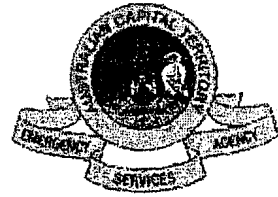
From: Billing, Dale (85)
Sent: Thursday, 13 March 2008 3:47 PM
To: Deedman
Cc: Velzen, Pam; McPhail, Sean
Subject: Consolidated Comments L&D's Tuggeranong 1671
Attachments: COMMENTS - ACT Fire Brigade - Tuggeranong Block 1671 - (Formerly Part Block 1610) - Prescribed Conditions & Site Investigation Report - 11 March 2008.pdf; Consolidated Comments L&D's Tuggeranong 1671.doc

Dear Deed Management,

Please find attached a copy of consolidated comments for Block 1671 Tuggeranong. Can you please forward the attached ACT fire Brigade comment as a raw comment to the proponent as well.

Regards

Dale Billing
Development Assessment (Estates)
Development Services Branch
ACT Planning and Land Authority
Ph (02) 6205 3980 Fax (02) 62071856 dale.billing@act.gov.au
Please consider the  before printing this e-mail



Working in partnership to protect and preserve life, property and the environment in the ACT

Mr Ron Brooker
Manager, Deed Management
ACT Planning and Land Authority
Level 3 South, 16 Challis Street
DICKSON ACT 2602

**Subject: Comments on Tuggeranong Site Investigation Report Block 1671
(originally part of Block 1610)**

Dear Ron,

Please find attached comments on behalf of the ESA on the following development proposal.

Reference: # 2008/24 Date: 26/02/2008

Location and description

Tuggeranong Block 1671 is flanked by Mugga Lane to the north, Block 1596 to the south east, and Block 1610 to the south and west.

Fire Station Response Area

Chisholm and Fyshwick Fire stations are the first response to the proposed complex. Depending on the nature of the incident various support resources may be required to support the initial response.

Infra Structure, and road ways to comply with Fire Brigade Standards

All edge roads are to be continuous to allow the access and egress of fire fighting vehicles, crews and equipment. To manoeuvre heavy vehicles quickly and efficiently in both emergency response and non emergency operating modes the Brigade requires a minimum of 10 metres for a pumper appliance and up to 22 metres turning circle space for the aerial appliance. The required width of the edge roads is 7.5 metres. Roundabouts and traffic calming devices should be soft-edged to allow easy access of oversized vehicles.

The edge roads constructed adjacent to non-urban space will require a 150mm water main within the road reserve. This main will be required to provide water to emergency vehicles during emergency incidents. Fire hydrants are to be located on a hard stand.

Street furniture, landscaping and tree planting

ACT Fire Brigade (ACTFB) has the following requirements in relation to street furniture, future landscaping, existing trees and tree planting that should be adhered to:

- Access to hydrants, other water supplies and services must not be impeded by trees, street furniture or landscaping.
- Overhanging trees must not impede the progress of emergency service vehicles attending the facility. The minimum height clearance for ACTFB vehicles is 4.5 metres.
- Street furniture and future landscaping must not impede the progress of emergency service vehicles attending the facility.

Water Supplies

Based on commercial use on the site, the water supplies for fire fighting purposes are required to meet the F4 standard supplies as agreed by ACTEW and the ACTFB. Further investigation and consultation required.

Construction requirements

Construction of buildings on the site will be subject to the requirements of the Building Code of Australia (BCA).

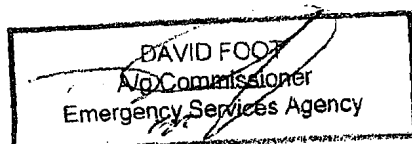
Bush Fire Risk and building requirements

Tuggeranong Block 1671 is deemed to be in an area of low bushfire risk with the main area of concern being the grass lands surrounding the Block. The ACTFB recommends an *Inner Asset Protection Zone* with emergency access to be provided in the form of a ring road or fire trail and access points on the perimeter of Block 1671.

ACTFB has no other special considerations or objections at this time.

Please refer all correspondence to:

Tony Flaherty
District Officer
Risk and Planning Section
Ph: 62079242 or 0408 407458
Tony.Flaherty@act.gov.au



Gregor Manson Commissioner, Emergency Service Agency
02 6207 8409 - gregor.manson@act.gov.au

CONSOLIDATED COMMENTS

Tuggeranong Block 1671- CONSOLIDATED COMMENTS ON L&D, PCP, Draft PC, Site investigation.

Thank you for the opportunity to comment on the above documentation circulated to all relevant agencies. The Estate Unit, Development Assessment, ACT Planning and Land Authority have consolidated the comments for the developers consideration, response and or action.

Issues relating to EDP submission			
AGENCY	NO	COMMENTS	PROPONENT'S RESPONSE
ACT Fire Brigade Tony Flaherty	1	Please see attached raw comments	
ActewAGL Electricity Anant Singh	2	ActewAGL's comments regarding electricity supply to the block are as follows: Page (i) Last Paragraph - any electricity supply to the block will be at the project proponent's cost Also relocation of existing asset i.e. high voltage overhead line will be at the proponent's cost	
ActewAGL Hydraulics Michael Wansink	3	The Site Investigation Report and Prescribed Conditions For Associated Works have been reviewed. The documents are generally acceptable with respect to the provision of water supply and sewerage services. The following information is to be included in the Deed of Agreement or the Lease and Development Conditions as applicable. <i>The Developer will be required to enter into a separate Hydraulic Services Deed of Agreement with ACTEW Corporation with respect to water supply and sewer mains. ActewAGL acts as agent for ACTEW Corporation. The Developer is to lodge a security deposit as a requirement of the Hydraulic Services Deed of Agreement.</i> <i>The Developer shall design and construct sewer and water mains and services in accordance with ActewAGL Water Supply and Sewerage Standards Release 2 July 2000 and later amendments, and as approved by ActewAGL.</i>	

		<p><i>Master Plans for water and sewer shall be submitted to ActewAGL for approval prior to commencement of detailed design. The Developer shall not commence work on any sewer mains until the Master Plans and detailed design has been approved by ActewAGL. The Sewer and Water Master Plans are to take into account future development of Hume and Jerrabomberra District in accordance with the "Hume Industrial Planning Study" (GHD Pty Ltd, May 2007) and to the satisfaction of ActewAGL.</i></p> <p><i>The Developer shall liaise with ActewAGL to determine existing pipe locations and diameters and confirm sewer capacities and available water supply pressures for the proposed development. The alignments of new sewers and water mains are shown as notional only on the Proposed Services Plan. The developer is to confirm alignments, sewer grades, special structures, and connection points before submitting the Sewer and Water Master Plans. The developer is to calculate flood levels and ensure that sewers are above the flood levels in accordance with the ACTEW Water Supply and Sewerage Standards.</i></p> <p><i>The Developer shall liaise with ActewAGL for the execution of any necessary connections or disconnections to the existing network.</i></p> <p><i>Work As Executed drawings will be required by ActewAGL before handover of these assets and issue of ActewAGL Provisional Certificate of Operation. The WAE drawings must be certified as accurate by the Developer or the Developer's consultant in accordance with the ACTEW Water Supply and Sewerage Standards, and be submitted in the format required by ActewAGL to allow translation to the ACTEW database.</i></p>	
ACTLIC John Weaver	4	The subject block is included in Licence number 929. You need to check whether this is still current and amend it if necessary.	
Alinta Steve Donnelly	5	<p>On behalf of ActewAGL Distribution, we have studied the Tuggeranong Block 1671 - Prescribed Conditions & Site Investigation and have the following comments to make:</p> <p>Please make the following changes to the Site Investigation Report.</p>	

		<p>5.6 Natural Gas Supply The closest Agility Alinta plant is located as follows: Hume Industrial Estate.</p> <p>6.6 Natural Gas Supply A gas main would be provided to the site by Alinta at ActewAGL's cost. A gas main would be provided to the site by Alinta at a cost negotiated between ActewAGL and the site's developer.</p>	
<p>Asset Acceptance Grant Thomas</p>	6	<p>I refer to your submission on 14/02/2008 and provide comments as follows:</p> <ol style="list-style-type: none"> 1. For fire management, the new lessee is to meet Strategic Bushfire Management Plan requirements and they are to provide a 30m inner asset protection zone within their lease. 2. We have not been supplied with any detail of the data facility: type, size, staff numbers, traffic generation. Appropriate to include in the SIR as the proposed site servicing and traffic/access should also relate to such. <i>[Also there is no mention of the actual use for agistment in the SIR "Land Use" – and any necessary measures needed for the remanent portion of the former Block 1610.]</i> 3. A Traffic Management Plan is to be provided before we can support this proposal, unless staff numbers / vehicle use are deemed insignificant. <p>NOTE: Asset Acceptance has not performed a thorough check of your submission, but an audit of some of the aspects. It is likely that Asset Acceptance will audit the same and other aspects in further submissions.</p>	
<p>Development Assessment Dale Billing</p>	7	<p>Please note that a some of the uses listed in the Site investigation Report (2.0 Land Use) a mandatory preliminary assessment may be triggered. This should be identified under schedule 1 in the site investigation report.</p>	

Environment Co-ordination Helen McKeown	8	<p>There are a number of registered archaeological sites both within and adjacent to Block 1671 including surface artefact scatters (registered Aboriginal sites HA14, HA15, HA16, HA17, HA18) and a large area of potential archaeological (Hume PAD 6). These sites were located during a survey by Matthew Barber in 2000, report titled "Cultural Resource Survey of Hume and Adjacent Areas", and would require further investigation if they were to be impacted by the development.</p> <p>The Heritage Unit understands that a cultural heritage survey to establish the heritage significance of the area is currently being undertaken by Alistair Grinbergs Heritage Solutions, and the results of this survey and any additional comments from the ACT Heritage Council should be incorporated into the final version of this document.</p>	
Infrastructure Planning Bob Taylor	9	<p>The following are Infrastructure Planning Sections comments and advice for consideration on the above documentation.</p> <p>The Prescribed Conditions for Associated Works cost estimates to provide services to this block to be in excess of \$5.0m. Is it known if any part of these works are ActewAGL capital works otherwise this would suggest the provision of services to the block should be dealt with under a deed of agreement.</p> <p>Site Investigation report comments are as follows; The report is somewhat confusing in the description of some of the existing elements and its proposed outcomes.</p> <p>Executive Summary Easements - suggest deleting first sentence. There is an existing overhead electrical service through the site, therefore an easement exists.</p> <p>4.0 Site Description.... Last sentence in last paragraph - reword to better describe what is happening and exists.</p> <p>5.2 Sewerage Sewerage infrastructure needs to be investigated further a field that just locally. The sewer in John Cory Circuit is serviced by a rising main from the Resource Recovery Estate to Hume.</p>	

		<p>8.0 Access As no traffic study has been done for this site, it is recommended that one be done to properly assess the size, width and lengths of the driveway, storage and deceleration lanes. Advice for TAMS is required for the need of a traffic study, it would need to include future projections for Mugga Lane and determining the timing of its upgrade from Monaro Hwy to Long Gully Rd.</p> <p>Drawings The alignment of proposed services need to take into consideration the future planning for Hume and its surrounds and be consistent with service master plans. They also need to take into consideration the findings of the recently completed Hume Planning Study by ACTPLA.</p> <p>Prescribed Conditions Like the description of services in the Site Investigation, associated works listed in 2. a) - f) need to be clearer in what is being delivered. The amount of \$5m associated works is considered to be too large to be managed by the method of Prescribed Conditions.</p> <p>There needs to be further consultation with all the respective agencies, e.g. ACTPLA, ActewAGL, TAMS, etc to work out the break down of what is expected to be delivered by the proponent and those by the Territory.</p> <p>Should any further discussion or information be required, please contact me.</p>	
<p>Land Use Planning Tom Percival</p>	10	<p>Land Use Planning Section completed the Hume Industrial Planning Study in September 2007, which reviewed the potential for future industrial development in the Hume area. This included consideration of this block and the surrounding land. The study recommended that future industrial development should be accommodated through expansion of the Hume area, including the portion of Block 1610 Tuggeranong fronting to Mugga Lane.</p> <p>The subject block is currently unserviced as is much of the surrounding land identified for future development. The infrastructure design and servicing for this block should consider the potential development in the area, not only this block. In particular, LDA has recently been developing planning intentions for continuing development of the Hume Resource Recovery Estate on Blocks 16 & pt18 Sec 23 Hume in the short term, and infrastructure works could be carried out concurrently.</p>	

Leasing Dulce Lander	11	<p>1. Clause 2b) - add "a" between the word "of" and "225 mm" first line of the paragraph and please delete the word "and" between the words "site" and "including" from the second line of the paragraph.</p> <p>2. Clause 2f) - delete "Territory and Municipal Services" and replace with "TAMS".</p>	
Planning and Land Policy Keith Burnham	12	<p>It would be desirable if the Locality Plan in the Site Investigation Report showed any Government commitments regarding the future use of adjacent land. Has the Government reserved land for a cemetery in the vicinity? If yes, then this should be acknowledged and any impacts considered.</p> <p>Some information on the number of persons to be employed on site would assist the recommendation regarding upgrading of vehicular access. Without a traffic study how do we know that the measures proposed in the SIR & PC's will address future requirements?</p> <p>The statement in the SIR that "It is unlikely that the site would not be serviced by a bus" requires some explanation. There is no ACTION service along Mugga Lane at present.</p>	
Telstra Ted Murray	13	<p>I have studied the plan and read the accompanying documentation for the above TUGGERANONG BLOCK 1671 (FORMERLY PART BLOCK 1610) - Prescribed Conditions & Site Investigation Report, and do not anticipate any difficulties in the provisioning of communication facilities.</p> <p>Telstra and AGL & ACTEW can reticulate the estate under standard conditions as per the DEEDS documentation if requested by developer.</p> <p>Telstra has new existing conduit network along Monaro Highway from the Telstra exchange at Hume to corner at Mugga Lane.</p> <p>There are network connections to Thiess Site at Block 16 Section 23 on John Corey Circuit at Hume and this is the closest available cable or conduit to this site.</p> <p>A new conduit would be required from Monaro Highway along Mugga Lane to this site for Telstra optic fibre and copper communications services to be connected to this site. This may be at Telstra cost depending on the commercial arrangements with developer and the amount of services required by future customer at this site.</p> <p>Distance is approximately 1,000m.</p> <p>The Telstra Jerrabomberra exchange is 1,600m from this development.</p> <p>Telstra has capacity to supply communications services to Block 1671 Tuggeranong if</p>	

		<p>requested by developer as per above.</p> <p>Telstra reserves the right to change its decision on network deployment within this development without prior notice.</p> <p>If you have any planning issues you wish to discuss please contact Canberra Network Planning, Mr Ted Murray, Ph. (02) 62132520.</p>	
Trans ACT Peter Lee	14	<ul style="list-style-type: none"> • TransACT has no existing network assets within the immediate vicinity of the proposed development. • TransACT are currently scoping infrastructure requirements to service the development. The provision of TransACT infrastructure and services to the development would be subject to the requirements of the development and commercial viability of demand. • The Developer and/or Lessee should contact TransACT to discuss any service requirements 	
Urban Design Ben Riches	15	<p>I have no comments for the Draft Prescribed Conditions and Site Investigation Report for Part Block 1610 - Tuggeranong.</p>	

APPENDIX A

DRAWINGS

APPENDIX B

AGENCY CORRESPONDENCE

APPENDIX C

TREE ASSESSEMENT

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VALUE BASED: INFLUENCE, NEEDS AND DESIRES
THE DELIVERABLES MEET THE VALUE CLARIFICATION IS BASED ON THE
DEFINITIONS IN THE ACT GOVERNMENT PROJECT BENEFITS

SCANDINAVIAN WILDE (RETAINED) DIED - TREES THAT ARE OUTSTANDING
COMPLEX OF THEIR SPECIES AND HAVE SIGNIFICANT SOCIAL IMPACT. THEY
HAVE MOST OF THE FOLLOWING: WATERS ADJACENT WITH CANAL
APPEARANCE AND STRUCTURE MAY HAVE VARIATIONAL CHARACTERISTICS OF GOOD
FEELING MAY BE A RARE SPECIES WELL BLANDED. ECONOMIC VALUE
WITHIN THE LANDSCAPE CONTRAST BY THE SITE AND SHOULD BE PRESERVED.

[illegible][illegible][illegible]

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REPORTING EDITOR

[illegible]

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THEY ARE BEING DONE BY THE

[illegible]

IT APPEARED THAT HIS MOTHER HAD BEEN

[illegible][illegible]

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THE UNIVERSITY OF CHICAGO

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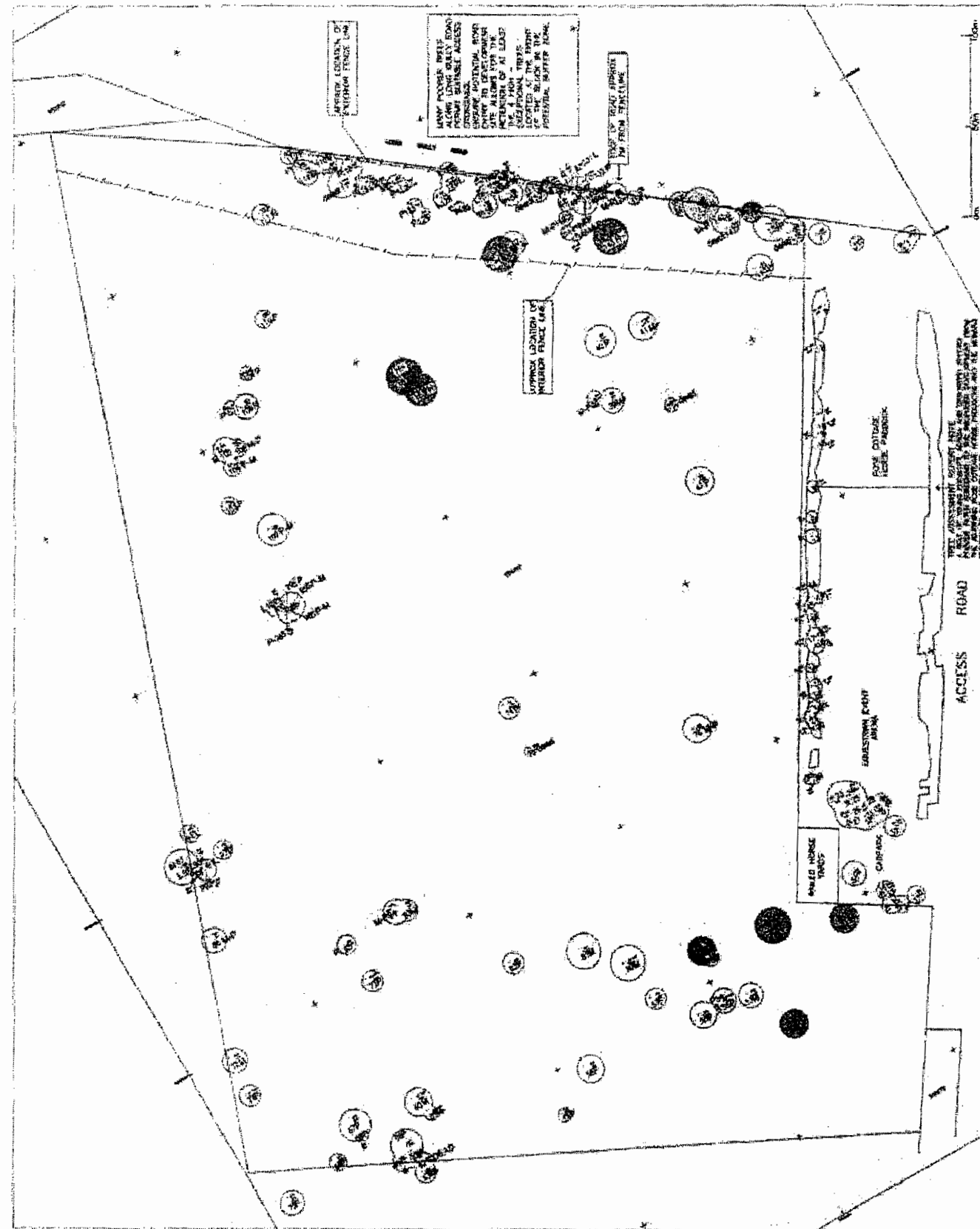
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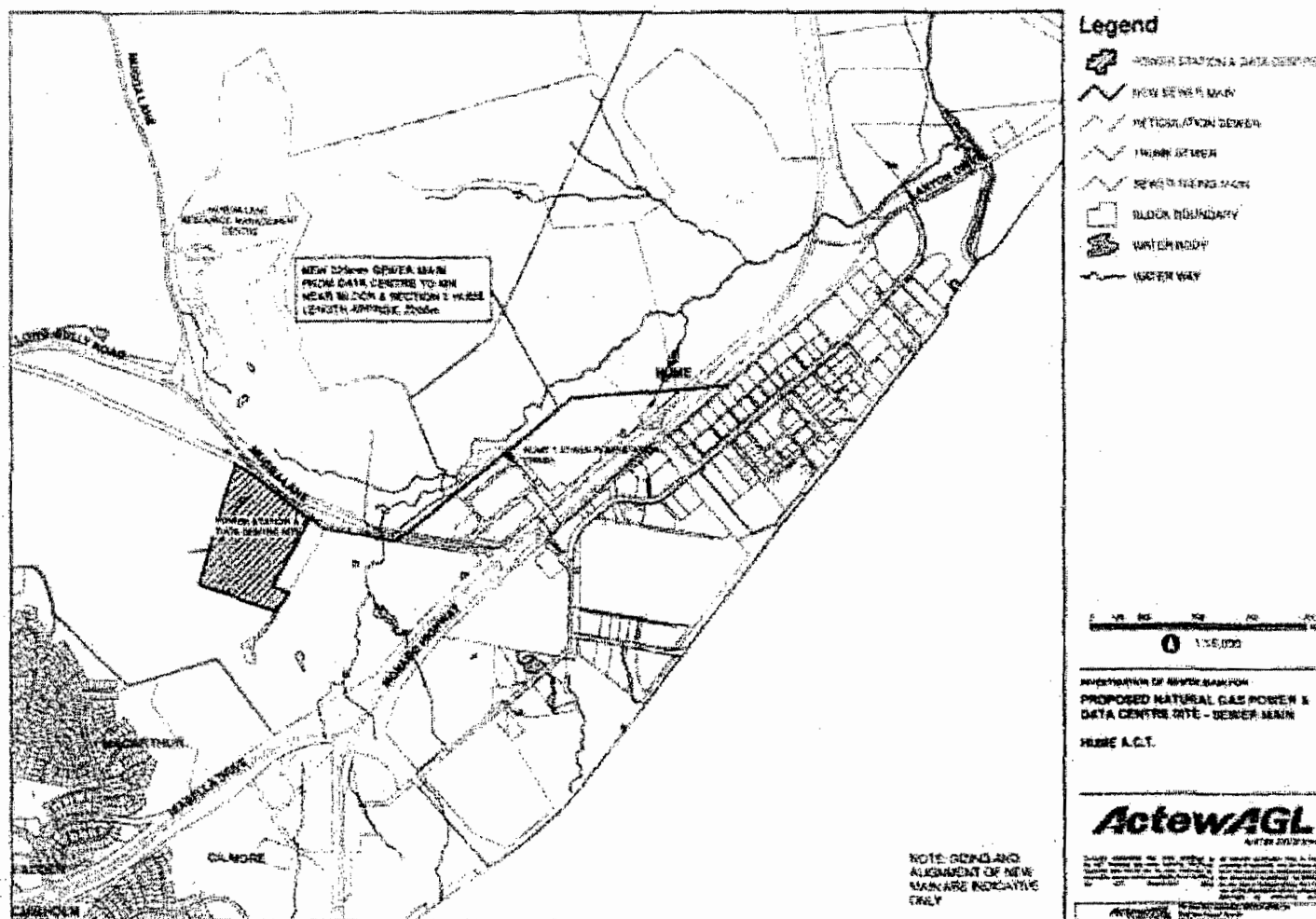
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ARMED AND DANGEROUS

MEMBERSHIP LIST

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PREScribed CONDITIONS FOR ASSOCIATED WORKS

TUGGERANONG DISTRICT PART BLOCK 1610

1. This lease is conditional upon the lessee designing and constructing at the lessee's cost works associated with the lease that are to become assets of either the Department of Territory and Municipal Services (TAMS), ACTEW Corporation Limited, or ActewAGL Distribution. ActewAGL is also the agency authorised to act on behalf of ACTEW Corporation in all matters associated with Water and Sewerage approvals. Construction Materials are to be treated in accordance with the "Development Control Code for Best Practice Waste Management in the ACT". All works that to be handed over to TAMS including roads, stormwater and landscape works shall be designed in accordance with the current version of the Design Standard for Urban Infrastructure and constructed to the current version of Standard Specification for Urban Infrastructure.
2. The associated works required are:
 - a) Design and Construction of a cut off drain around site and pipe or table drain to culvert crossing beneath Mugga Lane to the south of the block and all ancillary works and fittings. All work to be in accordance with Engineering Site Investigation Report by Bill Guy and Partners of November 2007 and Proposed Service Plan (Dwg No. 4407 - 03).
 - b) Design and Construction of 225 mm diameter sewer main from the block to Hume works to fully service the site and including all ancillary works and fittings. All work to be in accordance with Engineering Site Investigation Report by Bill Guy and Partners of November 2007 and Proposed Service Plan (Dwg No. 4407 - 03).
 - c) Design and Construction of a water supply service to fully service the site from the main Farrer Reservoir to Mugga Lane, water ties to site, valving and hydrants and all ancillary works and fittings. Remove existing water main. All work to be in accordance with Engineering Site Investigation Report by Bill Guy and Partners of November 2007 and Proposed Service Plan (Dwg No. 4407 - 03).
 - d) Design and Construction of an industrial driveway to block including Mugga Lane road widening, deceleration and storage lanes and including all ancillary works and fittings. All work to be in accordance with Engineering Site Investigation Report by Bill Guy and Partners of November 2007 and Proposed Service Plan (Dwg No. 4407 - 03).
 - e) Construction of verge works, clearing of trees, topsoil, dryland grassing and landscaping including all ancillary works and consolidation.
 - f) Any other works required by Territory and Municipal Services as a result of an audit on submitted plans for design approval.

3. The lessee shall engage a Chartered Engineer and/or Landscape Architect to design and supervise construction of relevant associated works. For the purposes of this lease, "Chartered Engineer" and "Landscape Architect" means persons prequalified with ACT Government for value of works appropriate for this project.
4. Mugga Lane and adjacent access Track and the surrounding grassed area are public assets under the control of TAMS and will be open to pedestrian and vehicular traffic throughout the construction period. No construction works or movement of construction traffic will be permitted to be carried out within the public domain without a TAMS approved "Landscape Management and Protection Plan" prepared in accordance with Reference Document 04 and a Temporary Traffic Management Plan. The Landscape Management and Protection Plan will address all issues as required by TAMS including provisions for public safety, construction access, protection and reinstatement of existing infrastructure and trees.
5. The lessee shall ensure that all site related vehicles, including staff and delivery vehicles and those involved in associated off-site works, are accommodated on the block or in an area approved by the Territory. Any building activities that may require the short term utilisation of unleased Territory land adjacent to the development site are to be lodged for assessment with Roads ACT and shall be accompanied by an 'Application for the Use of Unleased Territory Land' and a Temporary Traffic Management Plan.

A detailed Parking Plan illustrating how all construction/demolition vehicles and equipment and construction workers vehicles will be accommodated within the site. This plan is to be submitted to and approved by the Manager Asset Acceptance prior to the commencement of any works on site. Failure to obtain an Approved Parking Plan or failure to adhere to an Approved Parking Plan by the developer or his agents/employee's will see a formal stop work order being issued by the Land Regulation Unit of ACTPLA.
6. The design submission shall be provided with a design report and design certification, together with associated supporting documentation verifying and validating the design submission to AS/NZS ISO 9001: 2000, the "Territory and Municipal Services" Requirements for Design Acceptance Submissions Document Ref-06" and Quality system requirements for roadworks, concrete footpaths, paving, Traffic Control Devices, stormwater drainage and public landscaping works shall be submitted to, and a "Certificate of Design Acceptance" obtained from, Manager, Territory and Municipal Services - Asset Acceptance Section (TAMS) prior to the commencement of construction works. The designer must include proposed demolition of existing public assets including removal of trees. No trees are to be removed from the verge of any block prior to the issue of the Certificate of Design Acceptance. The submission should comply with the requirements of the current version of the Design Standards for Urban Infrastructure and the Standard Specification for Urban Infrastructure Works, good design practice and planning intent. It is the responsibility of the lessee to advise the Manager, Territory and Municipal Services - Asset Acceptance Section (TAMS) of any pre-existing damage to paved and unpaved verges, roads and road verge areas.

Landscape design drawings are to fully show all proposed landscape works, including planting species and details, and is to include grassing specification and all Typical Detail sections for both soft and hard treatments. The consultant is to ensure that all clearances from existing street and open space trees to structures are in accordance with the standards for clearances indicated on the Landscape Management and Protection Plan.

7. The lessee remains responsible for the reinstatement of any damage caused by the lessee to existing infrastructure outside the block boundary. All reinstatement works shall comply with the requirements of the Design Standards for Urban Infrastructure and the Standard Specification for Urban Infrastructure Works, good design practice and planning intent and shall be certified by a prequalified Chartered Engineer
8. Any works constructed on the verge including public utility services are not to unduly impact on tree feeder root systems. All verges are to be protected in accordance with the approved Landscape Management and Protection Plan. Minimum clearances to trees from excavation for these works will be in accordance with plans approved by the Manager, Territory and Municipal Services - Asset Acceptance Section during the processing of the Development Application.
9. Any design and documentation for water supply and sewerage works shall be submitted to and approved by ActewAGL prior to the commencement of construction of the associated works. The design and documentation shall be in accordance with ACTEW Water Supply and Sewerage Standards, Release 2, Amendment 1, Nov 2001, the TAMS Standard Specification for Urban Infrastructure Works and any revision of these documents. The developer is not to commence work on water supply and sewer mains until the design has been approved by ActewAGL (ActewAGL acts as agent for ACTEW Corporation). The developer is to provide Work As Executed drawings as required by ActewAGL.
10. The relocation or removal of existing electrical infrastructure (not including street lights) will be carried out by ActewAGL Electricity Networks at the lessee's expense. The lessee will be responsible to liaise with ActewAGL Electricity Networks in relation to the installation / extension of the electricity networks to electrically service the proposed development and meet any associated costs for these works. It may be necessary for ActewAGL Electricity Networks to install a substation on the site to provide electricity supply. Lessees are reminded that ActewAGL Electricity Networks may have other existing electricity plant on the site and a Location Advice should be obtained from Dial Before You Dig (telephone 1100) before any construction takes place.
11. The lessee shall lodge a *Deed of Unconditional Undertaking, using the prescribed proforma, in the amount of \$5,170,000 (Five Million and One Hundred and Seventy Thousand Dollars)* prior to the execution of the lease. The undertaking may be reduced (if requested) to *\$268,000 (Two Hundred and Sixty Eight Thousand Dollars)* on Practical Completion of all the works if supported by

TAMS and ActewAGL. The remainder of the undertaking will be released on Final Completion of every part of the associated works.

12. The associated works shall be commenced within 12 months and the Practical Completion achieved within 24 months of the commencement of the lease and prior to the occupation of the premises.
13. If the associated works are not completed within the time specified for Practical Completion in Clause 12 above, or defects not rectified within the time specified for Final Completion, then the ACT Planning and Land Authority may exercise its right in accordance with the Deed of Unconditional Undertaking to the extent to which money derived from the Deed of Unconditional Undertaking is deemed to be necessary for the completion and rectification of the associated works. Such money shall be forfeited to the Authority.
14. The lessee shall prior to and during the construction of the associated works seek and arrange for the inspection and approval of the works by TAMS (Territory and Municipal Services - Asset Acceptance) and ActewAGL representatives, in accordance with those authorities' procedures. The lessee shall have a competent representative present on the site at all periods during which there are any activities relating to the execution of the associated works.
15. Practical Completion of the associated works shall be deemed to have occurred when the lessee lodges with the Director, Planning Services, the "Certificates of Operational Acceptance" issued by TAMS (Territory and Municipal Services - Asset Acceptance) and the "Provisional Certificate of Operation" issued by ActewAGL.
16. Final Completion of the associated works shall be deemed to have occurred when the lessee lodges with the Director, Planning Services the "Certificates of Final Acceptance" issued by TAMS (Territory and Municipal Services - Asset Acceptance) and the "Certificate of Operation" issued by ActewAGL. The Certificate of Final Acceptance will be issued by the respective agencies on satisfactory completion of defects at the end of the Defects Liability Period (DLP). The DLP for all assets to be handed over to TAMS except soft landscape works (trees, shrubs, grass) shall be 52 weeks commencing from the issue of the Certificate of Operational Acceptance. The soft landscape works shall be subjected to a minimum of 13 weeks Consolidation Period before the issue of the Certificate of Operational Acceptance and 13 weeks DLP. Twelve (12) months DLP applies to ACTEW Corporation Ltd works.
17. Work-as-Executed Quality Records for the roadworks, stormwater, driveways, street lights and landscape works are to be in accordance with TAMS Standard Requirements for Documentation – Reference Document 08 and lodged with the Manager Territory and Municipal Services – Asset Acceptance (TAMS) with the application for a Certificate of Operational Acceptance.

18. Work-as-Executed Quality Records for the sewers and water supply mains are to be in accordance with ActewAGL requirements. Work as Executed drawings and records asset data lists are to be submitted to ActewAGL with the application for the Provisional Certificate of Operation.
19. The lessee shall take out and keep current insurance policies in respect of all the normal risks involved in its construction of the associated work. These include, but are not limited to, public liability insurance, workers compensation insurance and professional indemnity insurance.
20. The insurance policies shall be taken out in the name of the lessee or its primary contractor and the interests of the Commonwealth, ACTEW Corporation and the Territory noted on the policies.
21. Correspondence to the ACT Planning and Land Authority should be addressed to:
The Director
Development Services Branch
GPO Box 1908 Canberra ACT 2601
Tel: 6207 1923
Fax : 6207 1925
22. Correspondence to ACTEW regarding electricity should be addressed to:
Frank Cortes
ActewAGL Electricity Networks

Postal Address: G P O Box 366 Canberra ACT 2601
Location Address: Cnr Oakden & Anketell Streets Greenway ACT 2900
Tel: 6293 5738
Fax : 6293 5748
23. Correspondence to ActewAGL regarding Water and Sewerage should be addressed to:
Mr Des Allen
Manager Hydraulic Development
ActewAGL Water Division
GPO Box 366 CANBERRA CITY ACT 2601
Tel: 6242 1158
Fax : 6242 1406
24. Correspondence to TAMS (Territory and Municipal Services - Asset Acceptance) should be addressed to:
Mr Gabriel Joseph
Manager, Territory and Municipal Services - Asset Acceptance
Department of Territory and Municipal Services,
GPO Box 158 Canberra ACT 2601
Tel: 6207 6581
Fax: 6207 7484

ASSOCIATED WORKS MANAGEMENTBOND CALCULATIONSUBURB..... **TUGGERANONG DISTRICT**

FILE.....

SECTION.....

BLOCK..... **Part Block 1610**

ELEMENT	Y/N	OFF VALUE OF LEASE	AMOUNT
SEWER	Y	\$860,000	\$860,000
STORMWATER	Y	\$800,000	\$800,000
WATER	Y	\$3,350,000	\$3,350,000
ELECTRICITY	N		
VERGE WORKS			
~ driveway (vehicle crossing, roadworks)	N		\$140,000
~ grassing	N		\$20,000
ROADWAYS			
OTHER - specify			
Total		\$0	
TOTAL		\$5,010,000	\$5,170,000

Estimated value of
Associated Works
\$v

Amount of
Unconditional
Undertaking

Amount of reduced
Undertaking at Practical
Completion of Civil Works

Say

≤ \$10,000
\$10,001 to \$100,000
> \$100,001

\$0
\$0
\$5,170,000

\$0
\$0
\$267,500

\$0
\$0
\$268,000

CONSOLIDATED COMMENTS

Tuggeranong Block 1671- CONSOLIDATED COMMENTS ON L&D, PCP, Draft PC, Site investigation.

Thank you for the opportunity to comment on the above documentation circulated to all relevant agencies. The Estate Unit, Development Assessment, ACT Planning and Land Authority have consolidated the comments for the developers consideration, response and or action.

Issues relating to EDP submission			
AGENCY	NO	COMMENTS	PROPONENT'S RESPONSE
ACT Fire Brigade Tony Flaherty	1	Please see attached raw comments	
ActewAGL Electricity Anant Singh	2	ActewAGL's comments regarding electricity supply to the block are as follows: Page (i) Last Paragraph - any electricity supply to the block will be at the project proponent's cost Also relocation of existing asset i.e. high voltage overhead line will be at the proponent's cost	
ActewAGL Hydraulics Michael Wansink	3	The Site Investigation Report and Prescribed Conditions For Associated Works have been reviewed. The documents are generally acceptable with respect to the provision of water supply and sewerage services. The following information is to be included in the Deed of Agreement or the Lease and Development Conditions as applicable. <i>The Developer will be required to enter into a separate Hydraulic Services Deed of Agreement with ACTEW Corporation with respect to water supply and sewer mains. ActewAGL acts as agent for ACTEW Corporation. The Developer is to lodge a security deposit as a requirement of the Hydraulic Services Deed of Agreement.</i> <i>The Developer shall design and construct sewer and water mains and services in accordance with ActewAGL Water Supply and Sewerage Standards Release 2 July 2000 and later amendments, and as approved by ActewAGL.</i>	

		<p><i>Master Plans for water and sewer shall be submitted to ActewAGL for approval prior to commencement of detailed design. The Developer shall not commence work on any sewer mains until the Master Plans and detailed design has been approved by ActewAGL. The Sewer and Water Master Plans are to take into account future development of Hume and Jerrabomberra District in accordance with the "Hume Industrial Planning Study" (GHD Pty Ltd, May 2007) and to the satisfaction of ActewAGL.</i></p> <p><i>The Developer shall liaise with ActewAGL to determine existing pipe locations and diameters and confirm sewer capacities and available water supply pressures for the proposed development. The alignments of new sewers and water mains are shown as notional only on the Proposed Services Plan. The developer is to confirm alignments, sewer grades, special structures, and connection points before submitting the Sewer and Water Master Plans. The developer is to calculate flood levels and ensure that sewers are above the flood levels in accordance with the ACTEW Water Supply and Sewerage Standards.</i></p> <p><i>The Developer shall liaise with ActewAGL for the execution of any necessary connections or disconnections to the existing network.</i></p> <p><i>Work As Executed drawings will be required by ActewAGL before handover of these assets and issue of ActewAGL Provisional Certificate of Operation. The WAE drawings must be certified as accurate by the Developer or the Developer's consultant in accordance with the ACTEW Water Supply and Sewerage Standards, and be submitted in the format required by ActewAGL to allow translation to the ACTEW database.</i></p>	
ACTLIC John Weaver	4	The subject block is included in Licence number 929. You need to check whether this is still current and amend it if necessary.	
Alinta Steve Donnelly	5	<p>On behalf of ActewAGL Distribution, we have studied the Tuggeranong Block 1671 - Prescribed Conditions & Site Investigation and have the following comments to make:</p> <p>Please make the following changes to the Site Investigation Report.</p>	

		<p>5.6 Natural Gas Supply The closest Agility Alinta plant is located as follows: Hume Industrial Estate.</p> <p>6.6 Natural Gas Supply A gas main would be provided to the site by Alinta at ActewAGL's cost. A gas main would be provided to the site by Alinta at a cost negotiated between ActewAGL and the site's developer.</p>	
Asset Acceptance Grant Thomas	6	<p>I refer to your submission on 14/02/2008 and provide comments as follows:</p> <ol style="list-style-type: none"> 1. For fire management, the new lessee is to meet Strategic Bushfire Management Plan requirements and they are to provide a 30m inner asset protection zone within their lease. 2. We have not been supplied with any detail of the data facility: type, size, staff numbers, traffic generation. Appropriate to include in the SIR as the proposed site servicing and traffic/access should also relate to such. [Also there is no mention of the actual use for agistment in the SIR "Land Use" – and any necessary measures needed for the remanent portion of the former Block 1610.] 3. A Traffic Management Plan is to be provided before we can support this proposal, unless staff numbers / vehicle use are deemed insignificant. <p>NOTE: Asset Acceptance has not performed a thorough check of your submission, but an audit of some of the aspects. It is likely that Asset Acceptance will audit the same and other aspects in further submissions.</p>	
Development Assessment Dale Billing	7	<p>Please note that a some of the uses listed in the Site investigation Report (2.0 Land Use) a mandatory preliminary assessment may be triggered. This should be identified under schedule 1 in the site investigation report.</p>	

Environment Co-ordination Helen McKeown	8	<p>There are a number of registered archaeological sites both within and adjacent to Block 1671 including surface artefact scatters (registered Aboriginal sites HA14, HA15, HA16, HA17, HA18) and a large area of potential archaeological (Hume PAD 6). These sites were located during a survey by Matthew Barber in 2000, report titled "Cultural Resource Survey of Hume and Adjacent Areas", and would require further investigation if they were to be impacted by the development.</p> <p>The Heritage Unit understands that a cultural heritage survey to establish the heritage significance of the area is currently being undertaken by Alistair Grinbergs Heritage Solutions, and the results of this survey and any additional comments from the ACT Heritage Council should be incorporated into the final version of this document.</p>	
Infrastructure Planning Bob Taylor	9	<p>The following are Infrastructure Planning Sections comments and advice for consideration on the above documentation.</p> <p>The Prescribed Conditions for Associated Works cost estimates to provide services to this block to be in excess of \$5.0m. Is it known if any part of these works are ActewAGL capital works otherwise this would suggest the provision of services to the block should be dealt with under a deed of agreement.</p> <p>Site Investigation report comments are as follows; The report is somewhat confusing in the description of some of the existing elements and its proposed outcomes.</p> <p>Executive Summary Easements - suggest deleting first sentence. There is an existing overhead electrical service through the site, therefore an easement exists.</p> <p>4.0 Site Description.... Last sentence in last paragraph - reword to better describe what is happening and exists.</p> <p>5.2 Sewerage Sewerage infrastructure needs to be investigated further a field that just locally. The sewer in John Cory Circuit is serviced by a rising main from the Resource Recovery Estate to Hume.</p>	

		<p>8.0 Access</p> <p>As no traffic study has been done for this site, it is recommended that one be done to properly assess the size, width and lengths of the driveway, storage and deceleration lanes. Advice for TAMS is required for the need of a traffic study, it would need to include future projections for Mugga Lane and determining the timing of its upgrade from Monaro Hwy to Long Gully Rd.</p> <p>Drawings</p> <p>The alignment of proposed services need to take into consideration the future planning for Hume and its surrounds and be consistent with service master plans. They also need to take into consideration the findings of the recently completed Hume Planning Study by ACTPLA.</p> <p>Prescribed Conditions</p> <p>Like the description of services in the Site Investigation, associated works listed in 2. a) - f) need to be clearer in what is being delivered. The amount of \$5m associated works is considered to be too large to be managed by the method of Prescribed Conditions.</p> <p>There needs to be further consultation with all the respective agencies, e.g. ACTPLA, ActewAGL, TAMS, etc to work out the break down of what is expected to be delivered by the proponent and those by the Territory.</p> <p>Should any further discussion or information be required, please contact me.</p>	
<p>Land Use Planning Tom Percival</p>	10	<p>Land Use Planning Section completed the Hume Industrial Planning Study in September 2007, which reviewed the potential for future industrial development in the Hume area. This included consideration of this block and the surrounding land. The study recommended that future industrial development should be accommodated through expansion of the Hume area, including the portion of Block 1610 Tuggeranong fronting to Mugga Lane.</p> <p>The subject block is currently unserviced as is much of the surrounding land identified for future development. The infrastructure design and servicing for this block should consider the potential development in the area, not only this block. In particular, LDA has recently been developing planning intentions for continuing development of the Hume Resource Recovery Estate on Blocks 16 & pt18 Sec 23 Hume in the short term, and infrastructure works could be carried out concurrently.</p>	

Leasing Dulce Lander	11	<p>1. Clause 2b) - add "a" between the word "of" and "225 mm" first line of the paragraph and please delete the word "and" between the words "site" and "including" from the second line of the paragraph.</p> <p>2. Clause 2f) - delete "Territory and Municipal Services" and replace with "TAMS".</p>	
Planning and Land Policy Keith Burnham	12	<p>It would be desirable if the Locality Plan in the Site Investigation Report showed any Government commitments regarding the future use of adjacent land. Has the Government reserved land for a cemetery in the vicinity? If yes, then this should be acknowledged and any impacts considered.</p> <p>Some information on the number of persons to be employed on site would assist the recommendation regarding upgrading of vehicular access. Without a traffic study how do we know that the measures proposed in the SIR & PC's will address future requirements?</p> <p>The statement in the SIR that "It is unlikely that the site would not be serviced by a bus" requires some explanation. There is no ACTION service along Mugga Lane at present.</p>	
Telstra Ted Murray	13	<p>I have studied the plan and read the accompanying documentation for the above TUGGERANONG BLOCK 1671 (FORMERLY PART BLOCK 1610) - Prescribed Conditions & Site Investigation Report, and do not anticipate any difficulties in the provisioning of communication facilities.</p> <p>Telstra and AGL & ACTEW can reticulate the estate under standard conditions as per the DEEDS documentation if requested by developer.</p> <p>Telstra has new existing conduit network along Monaro Highway from the Telstra exchange at Hume to corner at Mugga Lane.</p> <p>There are network connections to Thiess Site at Block 16 Section 23 on John Corey Circuit at Hume and this is the closest available cable or conduit to this site.</p> <p>A new conduit would be required from Monaro Highway along Mugga Lane to this site for Telstra optic fibre and copper communications services to be connected to this site. This may be at Telstra cost depending on the commercial arrangements with developer and the amount of services required by future customer at this site.</p> <p>Distance is approximately 1,000m.</p> <p>The Telstra Jerrabomberra exchange is 1,600m from this development.</p> <p>Telstra has capacity to supply communications services to Block 1671 Tuggeranong if</p>	

		<p>requested by developer as per above.</p> <p>Telstra reserves the right to change its decision on network deployment within this development without prior notice.</p> <p>If you have any planning issues you wish to discuss please contact Canberra Network Planning, Mr Ted Murray, Ph. (02) 62132520.</p>	
<p>Trans ACT</p> <p>Peter Lee</p>	14	<ul style="list-style-type: none"> • TransACT has no existing network assets within the immediate vicinity of the proposed development. • TransACT are currently scoping infrastructure requirements to service the development. The provision of TransACT infrastructure and services to the development would be subject to the requirements of the development and commercial viability of demand. • The Developer and/or Lessee should contact TransACT to discuss any service requirements 	
<p>Urban Design</p> <p>Ben Riches</p>	15	<p>I have no comments for the Draft Prescribed Conditions and Site Investigation Report for Part Block 1610 - Tuggeranong.</p>	

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Land Development Agency

M I N U T E

To Ron Brooker
• Don Hare

SITE INVESTIGATION REPORT FOR CIRCULATION

PART TUGGERANONG 1610 (now Block 1671)

Please find attached documentation for circulation to the relevant agencies in relation to the following site

Part Tuggeranong 1610 (now Block 1671)

- 28 copies of the Site Investigation Report, including the Vegetation Assessment.
- 28 copies of the Prescribed Conditions

Should you require any further additional information with regards to the above sites please do not hesitate to contact me on 6205 2450.

Geoff King
Senior Project Officer
Direct Sales

6 February 2008

Direct Grant

Bony



RECEIVED
12/2/08



Land Development Agency

LAND DEVELOPMENT AGENCY

SITE INVESTIGATION REPORT

for

PART BLOCK 1610 TUGGERANONG DISTRICT

(DRAFT)

**BILL GUY & PARTNERS PTY LTD
CONSULTING ENGINEERS**



November 2007

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EXECUTIVE SUMMARY

INTRODUCTION

Bill Guy & Partners Pty Ltd was engaged by the Land Development Agency in October 2007 to investigate and report on existing infrastructure, proposed servicing requirements, associated works and cost estimates, and to provide a summary of development constraints and opportunities, for the proposed development of the ActewAGL Data Centre on Part Block 1610 Tuggeranong.

LAND USE

Under the Territory Plan, the site is zoned for Broadacre use.

SITE DESCRIPTION AND LOCATION

The site under investigation is undeveloped and currently used for horse/cattle agistment.

The site has numerous trees and shrubs but is sparsely grassed, and infested with Patterson's Curse.

EXISTING SITE SERVICING

Stormwater Drainage

There is no existing stormwater tie to the site.

Sewerage

There is no existing sewer tie to the site.

Water Supply

There is no existing water tie to the site.

Utilities

There are no utility service connections to the site.

PROPOSED SITE SERVICING

Stormwater Drainage

There are currently no stormwater assets in the vicinity of the site however a pipe or swale drain can be extended to the creek beneath Mugga Lane some 400m south of the site.

Sewerage

As advised by ActewAGL, the site can be sewered by extending a 225mm dia main from Hume.

Water Supply

As advised by ActewAGL, the site can be provided with a water tie however the existing watermain in Mugga Lane requires upgrading.

Electricity Supply

An electricity service could be provided to the site at ActewAGL's cost. The service could be extended from assets in the Resource Recovery Estate.

Telecommunications Services

A service would be provided to the site at Telstra's cost. The service could be extended from assets in the Resource Recovery Estate.

Natural Gas Supply

A gas service would be provided to the site at ActewAGL's cost. The gas main would be provided by extending existing infrastructure in Narrabundah.

EASEMENTS

No existing easements have been identified. If the overhead electrical service which is currently running across the block is not relocated outside the block an easement would be required along its route.

ACCESS

Vehicular access would be provided off Magga Lane.

OVERLAND FLOW/FLOOD PROTECTION

A cut off drain or earth mound would need to be constructed to protect the block from the rural catchment to the south and west of the site.

FILL ON SITE

There is no evidence of fill on the site.

TREES AND LANDSCAPING

There are numerous trees and shrubs on the site. A tree survey was undertaken and is appended to this report.

VERGE WORKS

Verge works would be limited to tree clearing and reinstatement of disturbed areas with dry land grass.

COST ESTIMATES

Cost estimates for the works required to service the site are detailed in Section 13 of the report.

DRAWINGS

Drawings detailing the location of the block, and existing and proposed services, are attached in Appendix A.

DEVELOPMENT CONSTRAINTS

Development constraints for the site are detailed in Section 15 of the report.

1.0 INTRODUCTION

Bill Guy & Partners Pty Ltd was engaged by the Land Development Agency in October 2007 to investigate and report on existing infrastructure, proposed servicing requirements, associated works and cost estimates, and to provide a summary of development constraints and opportunities, for the proposed development of the ActewAGL Data Centre on Part Block 1610 Tuggeranong. (Now defined as block 1671)

2.0 LAND USE

Under the Territory Plan, the site is zoned for Broadacre.

The Broadacre Policy provides principally for developments which require large sites or clearance from other development and which do not adversely impact or visually intrude on the landscape and environmental quality of surrounding rural land or the Territory's open space system.

Broadacre Land use includes

SCHEDULE 1	
BROADACRE LAND USE	
Agriculture	Municipal depot
Animal care facility	Nature conservation area
Animal husbandry	Outdoor recreation facility
Caravan park/camping ground	Parkland
Cemetery	Place of worship
Communications facility	Road
Community activity centre	Scientific research establishment
Corrections facility	Special care establishment
Defence installation	Special care hostel
Educational establishment	Tourist facility
Emergency services facility	Transport depot
Health facility	Veterinary hospital
Land management facility	Woodlot
MAJOR UTILITY INSTALLATION	

3.0 INVESTIGATION CRITERIA

The site investigation was reviewed against the following criteria:

- Existing site servicing (sewer, water, and stormwater, over land flows, telecommunications, gas and electricity including street lighting);
- Required site servicing (sewer, water, and stormwater, over land flows, telecommunications, gas and electricity including street lighting);
- Easements, authority requirements;
- Flooding and overland flow considerations;
- Fill on site - distribution, depth and description (based on records if available);
- Vehicular access including authority requirements;
- Existing trees and vegetation on the site;

- Verge works for all frontages including landscaping, footpaths and street lighting;
- Any relevant constraints to the development of the site.
- Easements and setbacks, authority requirements;
- Relevant drawings, plans, figures;
- Estimated cost of proposals to service the site including professional fees

4.0 SITE DESCRIPTION AND LOCATION (refer Drg. No. 4407-01)

The site under investigation is Block 1610 Tuggeranong District, a vacant block, zoned Broadacre. The block is located on Mugga Lane.

The block falls roughly from the south to the north towards Mugga Lane from a height of 640 to 621 metres. The block has an incised gully running roughly along the north western boundary. The gully leads from a stock dam on the adjacent paddock.

There is a water trough located in the block fed by a pipe and operated with a float system to deliver water.

The block has numerous trees and shrubs of varying height, is sparsely grassed, and infested with Patterson Curlew. A number of the trees have a pipe fence around the tree to protect them from stock using the block for grazing.

5.0 EXISTING SITE SERVICING (refer Drg. No. 4407-02)

The following information concerning existing services is based on information provided by TAMS, Telstra, ActewAGL, ACTPLA and other pertinent authorities, and is shown on Drg. No. 4407- 02 in Appendix A.

Whilst every effort has been made to ensure the completeness and accuracy of this information, neither is warranted nor guaranteed by Bill Guy & Partners Pty Ltd. Consequently, proposals regarding further servicing of the subject land, whilst based on sound engineering principles and judgement, are subject to the completeness and accuracy of the available information regarding the existing services.

5.1 Stormwater Drainage

There is no existing stormwater tie to the site.

There is an overland flow path/gully through the site fed from a small stock dam on the adjacent block to the north west.

There is minimal stormwater infrastructure adjacent to the site with only table drains along Mugga Lane and an occasional pipe culvert beneath Mugga Lane.

5.2 Sewerage

There is no existing sewer tie to the site.

The closest sewerage infrastructure to the site is located as follows:

- A 150mm diameter sewer in John Cory Circuit servicing the nearby Resource Recovery Estate.
- A 100mm diameter sewer rising main in Mugga lane from Mugga Lane Tip.

5.3 Water Supply

There is no existing water tie to the site.

The closest water infrastructure to the site is located as follows:

- A 225mm diameter water main on the far side of Mugga Lane in block 2115 (a dedicated water easement).
- A 150/225mm diameter water main in John Cory Circuit in the Resource Recovery Estate.
- A 750mm diameter trunk supply main in the Monaro Highway at the intersection with Mugga Lane.
- A 375mm diameter water main in the Monaro Highway at the intersection with Mugga Lane.

5.4 Electricity Supply

There is no existing electrical service to the site.

The closest electrical plant to the site is located as follows:

- There are overhead high voltage cables along Mugga Lane and through the site.
- There are both high voltage and low voltage underground cables in John Cory Circuit and streetlights at the intersections of Mugga Lane with John Cory Circuit and the Monaro Highway.

5.5 Telecommunications Services

There is no existing telecommunications service to the site.

Telecommunications plant is located as follows:

Telstra

The closest Telstra plant to the site is located as follows:

- There is a disused cable through the site
- There are Telstra assets in John Cory Circuit

Optus has advised that it has no plant within or adjacent to the site at the time of the investigation.

TransACT has advised that it has no plant on or adjacent to the site at the time of the investigation.

5.6 Natural Gas Supply

There is no existing gas supply to the site.

The closest Agility plant is located as follows:

- Hume Industrial Estate

6.0 PROPOSED SITE SERVICING (refer Drg. No. 4407-03)

6.1 Stormwater Drainage

To protect the site from the adjacent rural catchment a cut off drain or earth mound is required along the southern and western boundaries. The cut off drain/mound should be sized to accommodate the Q100 year event.

Stormwater from the site requires to be directed eastward along Mugga Lane to the culvert crossing on a minor creek which leads to a dam in the Mugga Tip. The dam overflows into a gully which flows northwards past the Resource Recovery Estate. The stormwater from the site could flow along a table drain or be piped to the culvert.

6.2 Sewerage

ActewAGL advises to service the site a 225mm diameter sewer is required to be constructed south from the site along Mugga Lane then to the west of the Mugga Resource Recovery Estate across the Monaro Highway and connecting into the existing 225mm diameter sewer in Hume.

To effect the above, the sewer would need to pass beneath the trunk water main (750mm dia) and other services in the Monaro Highway.

6.3 Water Supply

The proposed development requires a water supply of 60 litres per second, available from two separate directions. To achieve this ActewAGL advises that a 375mm diameter water main is required to be constructed from the Farrer Reservoir along Long Gully Road then along Mugga Lane and connect into the 375mm diameter water main in the Monaro Highway, a length of some 4400mm. Two ties would be provided to the site with a stop valve provided on the main between the two ties.

6.4 Electricity Supply

An electricity service can be provided to the site by ActewAGL from the existing HV overhead cables through the site. However the proposed development of the site will include an electricity generation plant hence the development may eventually be supplying back into the grid.

6.5 Telecommunications Services

A telecommunications service to the site is subject to the requirements of the development and negotiations with a service provider.

A service would be provided to the site at Telstra's cost, subject to the requirements of the development, and the commercial viability of the demand.

6.6 Natural Gas Supply

A gas main would be provided to the site by Alinta at ActewAGL's cost. As advised by Alinta the gas main would be a 350mm dia steel main and run from Narrabundah to the site along the Monaro Highway then along Mugga Lane to the block.

7.0 EASEMENTS

No existing or proposed easements have been identified over the site, however should the electricity cables currently crossing the site remain an easement would be required over these assets.

8.0 ACCESS

Vehicular Access

Access to the block is only available from Mugga Lane. Preliminary site layouts suggest the access will be located in the middle of the block. The access will need to be capable of accommodating semi trailers for construction purposes and rigids for ongoing maintenance requirements for the site facilities.

The access should include an upgrade of Mugga Lane to include a deceleration lane for vehicles entering the site from the south and a storage lane in the middle of Mugga Lane for vehicles entering the site from the north.

LDA did not request a traffic study for inclusion with this investigation.

Pedestrian Access

There is no requirement for pedestrian access on the verge outside the site. It is unlikely that the site would not be serviced by a bus.

9.0 OVERLAND FLOW

There is a small rural catchment to the south and west of the block which discharges overland flow onto the block. There is also a small stock dam to the north west of the site which overflows into a gully running through the site. Evidence of grass and debris build up on fences indicates that reasonably significant flows have occurred at some time along the gully. A cut off drain would need to be constructed along the southern and western boundaries of the block to convey the overland stormwater flow around the block.

A table drain would also be required in the verge of Mugga Lane to convey the overload flow to the culvert crossing of Mugga Lane south of the block.

10.0 FILL ON BLOCK

From our site inspection there does not appear to be any fill placed on the block.

11.0 TREES AND LANDSCAPING

The site lies within an area of substantially modified lowland woodland. The site abuts an area of Yellow Box-Red Gum Grassy Woodland -- an endangered ecological community to the west. It is recommended that further investigation review the vegetation along the western edge to identify management actions to reduce any impact on the adjoining area.

Trees on the site consist of generally a *Eucalyptus blakelyi/ melliodora* community of remnant species. Groups of *E. polyanthemos* and individual *E. bridgesiana* were also noted. A full Tree Assessment Report (TAR) has been completed as part of this investigation and can be found at Appendix C.

A large percentage of the trees are affected by mistletoe and dominate the crown of many of the trees to an extent nearing the high end of impact seen on any large area in Canberra.

Towards the front of the site trees 136, 143, 160, 162 and 163 have been identified as having a high or exceptional ranking. Any proposed development should recognise these trees and incorporate them into the proposed development site design.

A belt of young eucalypt, acacia and casuarina species provide filter screening to the proposed development from the adjoining rose cottage horse paddocks and the Monaro highway to the south east.

The 3 no. high value trees in the southern corner (generally in the small 'indent' to the block layout) should also be retained if at all possible. Tree 79 rated H - is nearby but less important to retain especially if the other trees remain - although if feasible for a linear internal 'buffer' linking tree 79, 80, 81 83, and 84 this would have merit.

Generally the majority of the site internal trees are rated medium or poor so the potential for reasonably limited constraints on development if careful design retains some of the better trees to assist the approval process. The site therefore should be favourable for the data and power centre intent.

12.0 VERGEWORKS

The existing verge comprises the following properties:

- Clearing of trees to provide adequate site distance for vehicles exiting the site.
- Provision of a table drain along Mugga lane to convey overland flow past the block.

13.8 COST ESTIMATES

The following table represents estimated construction costs that will be required to provide the services recommended in this report. The cost estimate includes the professional consulting fees which involves design documentation and construction phase services. Construction costs include supply of all plant, labour and materials, payments of all authority fees necessary to complete the proposed works, inclusive of GST.

Item	Estimated Costs incl GST
Stormwater Service Cut off drain around site and pipe or table drain to culvert crossing beneath Mugga Lane to the south of the block.	\$ 800,000
Sewer Service 225mm diameter sewer from the block to Hume approximately 2,200m).	\$ 860,000
Water Service 375mm diameter water main Farrer Reservoir to Mugga Lane, tie to site, valving and hydrants (approximately 4400m). Removal of existing water main.	\$ 2,950,000 \$ 400,000
Access to block Driveway including Mugga Lane road widening, deceleration and storage lanes.	\$ 140,000
Verge works Clearing of trees, dryland grassing.	\$ 20,000
Electricity	Subject to negotiations with provider
Gas	Subject to negotiations with provider
Telecommunications	Subject to negotiations with provider

The above costs are based on the following assumptions:

- Bill Guy & Partners drawing numbered 4407-03 and ActewAGL's drawings;
- Conceptual engineering services design only;
- Costs estimated to apply at November 2007;
- Competitive tender market for the civil, hydraulic, landscape and miscellaneous works;
- Works are undertaken as one construction package;
- Landscaping is limited to restoration of disturbed areas and does not include additional planting of trees/shrubs; and
- Tendered rates received over the past 12 months for similar work.

The above costs do not represent a quotation or offer to undertake the work, but Bill Guy and Partners' estimation of the likely costs for the development. Should any aspect of the above estimate or the qualifications not be understood please contact Bill Guy & Partners Pty Ltd.

14.0 DRAWINGS

Drawings Numbered 4407-01 (Site Locality Plan), 4407-02 (Existing Services Plan) and 4407-03 (Proposed Services Plan) are included and should be read in conjunction with this report. The plans are based upon work as executed information and other information supplied by Authorities. The existing services in the vicinity of the site are represented in an indicative format. The plans were prepared solely for the purposes of this report and for the use of the Land Development Agency.

15.0 DEVELOPMENT CONSTRAINTS

The following constraints have been identified with respect to the development of the site:

- Construction of sewer main and tie.
- Construction of water main and ties.
- Construction of stormwater cut off drain to the south and west of the site.
- Construction of a table drain or pipe to convey site stormwater to the nearby creek and culvert crossing beneath Mugga Lane.
- Verge improvements.
- Provision of gas, electricity and telecommunications services to the site.
- Provision of an access driveway off Mugga Lane to service the site.

Chami, Nadia

From: Hennig, Joanna
Sent: Thursday, 28 February 2008 2:56 PM
To: Hunter, Jason
Cc: Hartwig, Tasha
Subject: COMMENTS: TUGGERANONG BLOCK 1671 - (FORMERLY PART BLOCK 1610) - PRESCRIBED CONDITIONS & SITE INVESTIGATION REPORT
Attachments: ObjRef.obr

(87)

SUBJECT: TUGGERANONG BLOCK 1671 - (FORMERLY PART BLOCK 1610) - PRESCRIBED CONDITIONS & SITE INVESTIGATION REPORT - COMMENTS

Jason Hunter
Development Assessment

Please find attached comments for Tuggeranong Block 1671 (Formerly Part Block 1610) from the following Agencies:

- ACT Land Information Centre
- ACTEW (Electrical)
- Alinta
- Environment Coordination
- Land Use & Planning
- Leasing
- Planning & Land Policy
- Telstra
- Transact
- Urban Design

Comments still to come:

- Asset Acceptance – Grant Thomas comments will be sent to you Tomorrow
- Infrastructure Planning - Jack Chu is away. I'll Chase them up with him as soon as he returns.
- ACT Fire Brigade – (Their Executive Director sending comments to our Executive Director) – Ron Brooker trying to solve this problem.

I will send to you as soon as I receive them.

Please start preparing a consolidated response for Deed Management to forward to the Developer.

Target date for response to Deed Management is Tuesday, 6 March 2008.

Joanna Hennig
Deed Management
28 February 2008

Chami, Nadia

From: Stephen Donnelly [Stephen.Donnelly@alinta.net.au]
Sent: Tuesday, 26 February 2008 9:00 AM
To: Deedman
Subject: Tuggeranong Block 1671 - Prescribed Conditions & Site Investigation

88

On behalf of ActewAGL Distribution, we have studied the Tuggeranong Block 1671 - Prescribed Conditions & Site Investigation and have the following comments to make:

Please make the following changes to the Site Investigation Report.

5.6 Natural Gas Supply

The closest Agility Alinta plant is located as follows:

Hume Industrial Estate.

6.6 Natural Gas Supply

A gas main would be provided to the site by Alinta at ActewAGL's cost. A gas main would be provided to the site by Alinta at a cost negotiated between ActewAGL and the site's developer.

Regards

Steve Donnelly
Alinta Asset Management
Phone 02 6285 7705
Fax 02 6285 7742
Mobile 0427 401 803
Email stephen.donnelly@alinta.net.au

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COMMUNITY AND INFRASTRUCTURE SERVICES

Asset Management Services

Author : Grant Thomas
Date : 05/03/2008
File No : aa/obj
Phone No : 620 76343

89

To: Ron Brooker
Deed Management, ACTPLA

Prescribed Conditions / SIR for Direct Grant

Tuggeranong B-1671 (former pt b.1610)

I refer to your submission on 14/02/2008 and provide comments as follows:

1. For fire management, the new lessee is to meet Strategic Bushfire Management Plan requirements and they are to provide a 30m inner asset protection zone within their lease.
2. We have not been supplied with any detail of the data facility: type, size, staff numbers, traffic generation. Appropriate to include in the SIR as the proposed site servicing and traffic/access should also relate to such.
[Also there is no mention of the actual use for agistment in the SIR "Land Use" – and any necessary measures needed for the remanent portion of the former Block 1610.]
3. A Traffic Management Plan is to be provided before we can support this proposal, unless staff numbers / vehicle use are deemed insignificant.

NOTE: *Asset Acceptance has not performed a thorough check of your submission, but an audit of some of the aspects. It is likely that Asset Acceptance will audit the same and other aspects in further submissions.*

Regards,

Grant Thomas
Coordinator
Asset Acceptance

Chami, Nadia

From: Taylor, Bob
Sent: Friday, 29 February 2008 11:30 AM
To: Velzen, Pam; Deedman
Cc: Chu, Jack
Subject: TUGGERANONG BLOCK 1671 - Prescribed Conditions and Site Investigation Comments

Pam,

The following are Infrastructure Planning Sections comments and advice for consideration on the above documentation.

The Prescribed Conditions for Associated Works cost estimates to provide services to this block to be in excess of \$5.0m. Is it known if any part of these works are ActewAGL capital works otherwise this would suggest the provision of services to the block should be dealt with under a deed of agreement.

Site Investigation report comments are as follows;

The report is somewhat confusing in the description of some of the existing elements and its proposed outcomes.

Executive Summary

Easements - suggest deleting first sentence. There is an existing overhead electrical service through the site, therefore an easement exists.

4.0 Site Description....

Last sentence in last paragraph - reword to better describe what is happening and exists.

5.2 Sewerage

Sewerage infrastructure needs to be investigated further a field that just locally. The sewer in John Cory Circuit is serviced by a rising main from the Resource Recovery Estate to Hume.

8.0 Access

As no traffic study has been done for this site, it is recommended that one be done to properly assess the size, width and lengths of the driveway, storage and deceleration lanes. Advise for TAMS is required for the need of a traffic study, it would need to include future projections for Mugga Lane and determining the timing of its upgrade from Monaro Hwy to Long Gully Rd.

Drawings

The alignment of proposed services need to take into consideration the future planning for Hume and its surrounds and be consistent with service master plans. They also need to take into consideration the findings of the recently completed Hume Planning Study by ACTPLA.

Prescribed Conditions

Like the description of services in the Site Investigation, associated works listed in 2. a) - f) need to be clearer in what is being delivered. The amount of \$5m associated works is considered to be too large to be managed by the method of Prescribed Conditions.

There needs to be further consultation with all the respective agencies, e.g. ACTPLA, ActewAGL, TAMS, etc to work out the break down of what is expected to be delivered by the proponent and those by the Territory.

Should any further discussion or information be required, please contact me.

regards

Bob Taylor
Infrastructure Planning Section
ACT Planning and Land Authority
Ph. 6207 1669 Fax. 6207 2587
Email: bob.taylor@act.gov.au

Chami, Nadia

From: McKeown, Helen
Sent: Thursday, 28 February 2008 2:44 PM
To: Deedman
Subject: Tuggeranong Block 1671 prescribed conditions and site investigation

(91)

Heritage -

There are a number of registered archaeological sites both within and adjacent to Block 1671 including surface artefact scatters (registered Aboriginal sites HA14, HA15, HA16, HA17, HA18) and a large area of potential archaeological (Hume PAD 6). These sites were located during a survey by Matthew Barber in 2000, report titled "Cultural Resource Survey of Hume and Adjacent Areas", and would require further investigation if they were to be impacted by the development.

The Heritage Unit understands that a cultural heritage survey to establish the heritage significance of the area is currently being undertaken by Alistair Grinbergs Heritage Solutions, and the results of this survey and any additional comments from the ACT Heritage Council should be incorporated into the final version of this document.

Helen McKeown
Conservator Liaison and Environment Coordination
Environment and Recreation

phone: 6207 2247 fax: 6207 2316

Chami, Nadia

From: Percival, Tom
Sent: Monday, 25 February 2008 11:38 AM
To: Deedman
Cc: Gianakis, Steven
Subject: Block 1671 Tuggeranong

(92)

Thankyou for referring the draft Prescribed Conditions and Site Investigation Report for **Block 1671 Tuggeranong District** to Land Use Planning for comment.

Land Use Planning Section completed the Hume Industrial Planning Study in September 2007, which reviewed the potential for future industrial development in the Hume area. This included consideration of this block and the surrounding land. The study recommended that future industrial development should be accommodated through expansion of the Hume area, including the portion of Block 1610 Tuggeranong fronting to Mugga Lane.

The subject block is currently unserviced as is much of the surrounding land identified for future development. The infrastructure design and servicing for this block should consider the potential development in the area, not only this block. In particular, LDA has recently been developing planning intentions for continuing development of the Hume Resource Recovery Estate on Blocks 16 & pt18 Sec 23 Hume in the short term, and infrastructure works could be carried out concurrently.

If you would like to discuss any aspect of these comments, please call/email me.

Tom Percival

Metropolitan Development and Land Supply
ACT Planning and Land Authority
P: 620 71829
E: tom.percival@act.gov.au

Chami, Nadia

From: Lander, Dulce

Sent: Thursday, 14 February 2008 9:26 AM

To: Brooker, Ron

Cc: Velzen, Pam

Subject: Tuggeranong - Block 1671 - formerly part Block 1610 - PCs and site investigation

(93)

Ron

The Leasing comments in relation to the above are as follows:

1. **Clause 2b)** - add "a" between the word "of" and "225 mm" first line of the paragraph and please delete the word "and" between the words "site" and "including" from the second line of the paragraph.
2. **Clause 2f)** - delete "Territory and Municipal Services" and replace with "TAMS".

Regards

Dulce

Dulce Lander | Principal Officer | Leasing Section | Development Services Branch | ACT Planning & Land Authority |
Ph: (02) 6207 2112 | **Fax:** (02) 6207 1862 | **email:** dulce.lander@act.gov.au

Chami, Nadia

From: Bennett, Michael

Sent: Thursday, 28 February 2008 10:11 AM

To: Deedman

Subject: FW: Tuggeranong Block 1671 - Site Investigations report and PCs

94

Mike Quirk has no comments.

Keith Burnham sez:

It would be desirable if the Locality Plan in the Site Investigation Report showed any Government commitments regarding the future use of adjacent land. Has the Government reserved land for a cemetery in the vicinity? If yes, then this should be acknowledged and any impacts considered.

Some information on the number of persons to be employed on site would assist the recommendation regarding upgrading of vehicular access. Without a traffic study how do we know that the measures proposed in the SIR & PC's will address future requirements?

The statement in the SIR that "It is unlikely that the site would not be serviced by a bus" requires some explanation. There is no ACTION service along Mugga Lane at present.

Reply

To MR RON BROOKER
DEED MANAGEMENT UNIT

95

Access network planning
CANBERRA.

Company METROPOLITAN Planning & Land
Management
DICKSON

Australia

Facsimile (02) 62075522

Telephone (02) 62132520
Facsimile (02) 62307867

From EDWARD MURRAY CFW8

Subject TUGGERANONG BLOCK 1671 (FORMERLY
PART BLOCK 1610) - Prescribed
Conditions & Site Investigation Report

Date 27th February 2008

File **Total Pages** 1
Attention

Attention: PAM VELZEN

Thank you for your correspondence on the above subject.

This site is the proposed natural gas power station for ACTEW/AGL and proposed large data centre.

I have studied the plan and read the accompanying documentation for the above TUGGERANONG BLOCK 1671 (FORMERLY PART BLOCK 1610) - Prescribed Conditions & Site Investigation Report, and do not anticipate any difficulties in the provisioning of communication facilities.

Telstra and AGL & ACTEW can reticulate the estate under standard conditions as per the DEEDS documentation if requested by developer.

Telstra has new existing conduit network along Monaro Highway from the Telstra exchange at Hume to corner at Mugga Lane.

There is network connections to Thiess Site at Block 16 Section 23 on John Corey Circuit at Hume and this is the closest available cable or conduit to this site.

A new conduit would be required from Monaro Highway along Mugga Lane to this site for Telstra optic fibre and copper communications services to be connected to this site. This may be at Telstra cost depending on the commercial arrangements with developer and the amount of services required by future customer at this site.

Distance is approximately 1,000m.

The Telstra Jerrabomberra exchange is 1,600m from this development.

Telstra has capacity to supply communications services to Block 1671 Tuggeranong if requested by developer as per above.

Telstra reserves the right to change it's decision on network deployment within this development without prior notice.

If you have any planning issues you wish to discuss please contact Canberra Network Planning, Mr Ted Murray, Ph. (02) 62132520.

Yours faithfully,

Ted Murray

The information contained in this facsimile message is confidential. It is only intended for the recipient named above. If you are not the intended recipient any use, disclosure, or copying of this facsimile is unauthorised and prohibited. If you have received this facsimile in error, please notify us so that arrangements can be made for its retrieval or destruction.

Telstra Corporation Limited
ACN 051 775 556

Chami, Nadia

From: Lee, Peter [Peter.Lee@transact.com.au]

Sent: Monday, 18 February 2008 3:52 PM

To: Deedman

Subject: Tuggeranong Block 1671 (formerly part Block 1610) - PC's & Site Investigation Report

Pam/Ron,

I have read the associated documents in relation to Tuggeranong Block 1671 (formerly part Block 1610), please see the following TransACT comments:

- TransACT has no existing network assets within the immediate vicinity of the proposed development.
- TransACT are currently scoping infrastructure requirements to service the development. The provision of TransACT infrastructure and services to the development would be subject to the requirements of the development and commercial viability of demand.
- The Developer and/or Lessee should contact TransACT to discuss any service requirements.

Regards

Peter Lee

BUSINESS & STRATEGIC PLANNING MANAGER

TransACT Communications Pty Ltd

Telephone +61 2 6229 8144

Facsimile +61 2 6229 8179

Mobile +61 416 001 412

470 Northbourne Ave, Dickson ACT 2602

Postal Address: PO Box 1006 Civic Square ACT 2608

<http://www.transact.com.au/>


Chami, Nadia

From: McFarlane, Trina
Sent: Wednesday, 27 February 2008 10:09 AM (97)
To: Deedman
Subject: FW: TUGGERANONG BLOCK 1671 (FORMERLY PART BLOCK 1610) - Prescribed Conditions & Site Investigation Report - COMMENTS DUE Thursday 28 February 2008

I have no comments for the Draft Prescribed Conditions and Site Investigation Report for Part Block 1610 - Tuggeranong.

Kind regards,

Ben Riches | Urban Design and Projects | Planning Services Branch | ACT Planning and Land Authority
☎ (02) 6207 1836 ☎ (02) 6207 5513 ✉ ben.riches@act.gov.au

Please consider the  before printing this e-mail

From: Velzen, Pam
Sent: Tuesday, 26 February 2008 10:17 AM
To: Flaherty, Tony; Thomas, Grant; Chu, Jack; Bennett, Michael; McFarlane, Trina; Frank.Cortes@actewagl.com.au; Des.Allen@actewagl.com.au; Edward.Murray@team.telstra.com
Subject: TUGGERANONG BLOCK 1671 (FORMERLY PART BLOCK 1610) - Prescribed Conditions & Site Investigation Report - COMMENTS DUE Thursday 28 February 2008

Dear All

This is an automatically generated courtesy reminder from Deed Management that comments are due for the above circulation by close of business on the above date.

If you have already responded with a comment, please ignore this e-mail.

Comments to be sent to Deedman@act.gov.au.

Thank you

Pamela Velzen

Deed Management Unit

Infrastructure Planning

Land Planning & Projects Branch

ACT Planning & Land Authority

Ph: (02) 6207 1804

Fax: (02) 6207 2587

13/05/2008

Email: Pam.Velzen@act.gov.au

Chami, Nadia

From: Singh, Anant [Anant.Singh@actewagl.com.au]

Sent: Wednesday, 27 February 2008 4:34 PM

To: Deedman

Subject: Tuggeranong Block 1671

ActewAGL's comments regarding electricity supply to the block are as follows:

Page (i) Last Paragraph - any electricity supply to the block will be at the project proponent's cost

Also relocation of existing asset ie high voltage overhead line will be at the proponent's cost.

Please do not hesitate to contact me if you require further information.

Regards
Anant Singh

(99)

Chami, Nadia

From: Wansink, Michael [Michael.Wansink@actewagl.com.au]

Sent: Monday, 3 March 2008 4:26 PM

To: Deedman

Subject: Tuggeranong Block 1671

Deedman,

The Site Investigation Report and Prescribed Conditions For Associated Works have been reviewed. The documents are generally acceptable with respect to the provision of water supply and sewerage services.

The following information is to be included in the Deed of Agreement or the Lease and Development Conditions as applicable.

The Developer will be required to enter into a separate Hydraulic Services Deed of Agreement with ACTEW Corporation with respect to water supply and sewer mains. ActewAGL acts as agent for ACTEW Corporation. The Developer is to lodge a security deposit as a requirement of the Hydraulic Services Deed of Agreement.

The Developer shall design and construct sewer and water mains and services in accordance with ActewAGL Water Supply and Sewerage Standards Release 2 July 2000 and later amendments, and as approved by ActewAGL.

Master Plans for water and sewer shall be submitted to ActewAGL for approval prior to commencement of detailed design. The Developer shall not commence work on any sewer mains until the Master Plans and detailed design has been approved by ActewAGL. The Sewer and Water Master Plans are to take into account future development of Hume and Jerrabomberra District in accordance with the "Hume Industrial Planning Study" (GHD Pty Ltd, May 2007) and to the satisfaction of ActewAGL.

The Developer shall liaise with ActewAGL to determine existing pipe locations and diameters and confirm sewer capacities and available water supply pressures for the proposed development. The alignments of new sewers and water mains are shown as notional only on the Proposed Services Plan. The developer is to confirm alignments, sewer grades, special structures, and connection points before submitting the Sewer and Water Master Plans. The developer is to calculate flood levels and ensure that sewers are above the flood levels in accordance with the ACTEW Water Supply and Sewerage Standards.

The Developer shall liaise with ActewAGL for the execution of any necessary connections or disconnections to the existing network.

Work As Executed drawings will be required by ActewAGL before handover of these assets and issue of ActewAGL Provisional Certificate of Operation. The WAE drawings must be certified as accurate by the Developer or the Developer's consultant in accordance with the ACTEW Water Supply and Sewerage Standards, and be submitted in the format required by ActewAGL to allow translation to the ACTEW database..

Regards

Michael Wansink

Senior Technical Officer

Hydraulic Asset Acceptance

ActewAGL

Telephone: 02 6242 1499

Facsimile: 02 6242 1459

12 Hoskins Street Mitchell ACT 2911

www.actewagl.com.au

13/05/2008

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Working in partnership to protect and preserve life, property and the environment in the ACT

Mr Ron Brooker
Manager, Deed Management
ACT Planning and Land Authority
Level 3 South, 16 Challis Street
DICKSON ACT 2602

100

**Subject: Comments on Tuggeranong Site Investigation Report Block 1671
(originally part of Block 1610)**

Dear Ron,

Please find attached comments on behalf of the ESA on the following development proposal.

Reference: # 2008/24 Date: 26/02/2008

Location and description

Tuggeranong Block 1671 is flanked by Mugga Lane to the north, Block 1596 to the south east, and Block 1610 to the south and west.

Fire Station Response Area

Chisholm and Fyshwick Fire stations are the first response to the proposed complex. Depending on the nature of the incident various support resources may be required to support the initial response.

Infra Structure, and road ways to comply with Fire Brigade Standards

All edge roads are to be continuous to allow the access and egress of fire fighting vehicles, crews and equipment. To manoeuvre heavy vehicles quickly and efficiently in both emergency response and non emergency operating modes the Brigade requires a minimum of 10 metres for a pumper appliance and up to 22 metres turning circle space for the aerial appliance. The required width of the edge roads is 7.5 metres. Roundabouts and traffic calming devices should be soft-edged to allow easy access of oversizes vehicles.

The edge roads constructed adjacent to non-urban space will require a 150mm water main within the road reserve. This main will be required to provide water to emergency vehicles during emergency incidents. Fire hydrants are to be located on a hard stand.

Street furniture, landscaping and tree planting

ACT Fire Brigade (ACTFB) has the following requirements in relation to street furniture, future landscaping, existing trees and tree planting that should be adhered to:

- Access to hydrants, other water supplies and services must not be impeded by trees, street furniture or landscaping.
- Overhanging trees must not impede the progress of emergency service vehicles attending the facility. The minimum height clearance for ACTFB vehicles is 4.5 metres.
- Street furniture and future landscaping must not impede the progress of emergency service vehicles attending the facility.

Water Supplies

Based on commercial use on the site, the water supplies for fire fighting purposes are required to meet the F4 standard supplies as agreed by ACTEW and the ACTFB. Further investigation and consultation required.

Construction requirements

Construction of buildings on the site will be subject to the requirements of the Building Code of Australia (BCA).

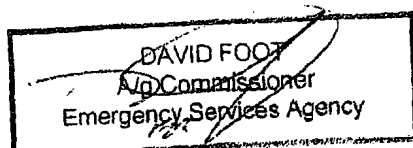
Bush Fire Risk and building requirements

Tuggeranong Block 1671 is deemed to be in an area of low bushfire risk with the main area of concern being the grass lands surrounding the Block. The ACTFB recommends an *Inner Asset Protection Zone* with emergency access to be provided in the form of a ring road or fire trail and access points on the perimeter of Block 1671.

ACTFB has no other special considerations or objections at this time.

Please refer all correspondence to:

Tony Flaherty
District Officer
Risk and Planning Section
Ph: 62079242 or 0408 407458
Tony.Flaherty@act.gov.au



Gregor Manson Commissioner, Emergency Service Agency
02 6207 8409 - gregor.manson@act.gov.au

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MINUTE

**SUBJECT: TUGGERANONG BLOCK 1671 – (FORMERLY PART
BLOCK 1610) PRESCRIBED CONDITIONS & SITE
INVESTIGATION**

OFFICER : JOHN WEAVER
PHONE : 06 205 0068
FAX : 06 207 1615

Ron Brooker,
Deed Management Unit
Metropolitan Planning and Land Supply Branch
Attention: Pam Velzen

The subject block is included in Licence number 929. You need to check whether this is still current and amend it if necessary.

John Weaver
ACTMAP Data Coordinator
13 February 2008

Chami, Nadia

From: Hartwig, Tasha
Sent: Thursday, 13 March 2008 4:02 PM (102)
To: King, Geoff
Subject: Consolidated Comments L&D's Tuggeranong 1671
Attachments: COMMENTS - ACT Fire Brigade - Tuggeranong Block 1671 - (Formerly Part Block 1610) - Prescribed Conditions & Site Investigation Report - 11 March 2008.pdf; Consolidated Comments L&D's Tuggeranong 1671.doc

Dear Geoff,

Please find attached the consolidated Agency comments from Development Assessment for the above circulation.

Regards,

Tasha Hartwig | Deed Management Unit | Infrastructure Planning
| ACT Planning & Land Authority | 16 Challis Street Dickson, 2nd Floor North
|t 02 620 50069 |f 02 620 72587

CONSOLIDATED COMMENTS

Tuggeranong Block 1671- CONSOLIDATED COMMENTS ON L&D, PCP, Draft PC, Site investigation.

Thank you for the opportunity to comment on the above documentation circulated to all relevant agencies. The Estate Unit, Development Assessment, ACT Planning and Land Authority have consolidated the comments for the developers consideration, response and or action.

Issues relating to EDP submission			
AGENCY	NO	COMMENTS	PROPONENT'S RESPONSE
ACT Fire Brigade Tony Flaherty	1	Please see attached raw comments	
ActewAGL Electricity Anant Singh	2	ActewAGL's comments regarding electricity supply to the block are as follows: Page (i) Last Paragraph - any electricity supply to the block will be at the project proponent's cost Also relocation of existing asset i.e. high voltage overhead line will be at the proponent's cost	
ActewAGL Hydraulics Michael Wansink	3	The Site Investigation Report and Prescribed Conditions For Associated Works have been reviewed. The documents are generally acceptable with respect to the provision of water supply and sewerage services. The following information is to be included in the Deed of Agreement or the Lease and Development Conditions as applicable. <i>The Developer will be required to enter into a separate Hydraulic Services Deed of Agreement with ACTEW Corporation with respect to water supply and sewer mains. ActewAGL acts as agent for ACTEW Corporation. The Developer is to lodge a security deposit as a requirement of the Hydraulic Services Deed of Agreement.</i> <i>The Developer shall design and construct sewer and water mains and services in accordance with ActewAGL Water Supply and Sewerage Standards Release 2 July 2000 and later amendments, and as approved by ActewAGL.</i>	

		<p><i>Master Plans for water and sewer shall be submitted to ActewAGL for approval prior to commencement of detailed design. The Developer shall not commence work on any sewer mains until the Master Plans and detailed design has been approved by ActewAGL. The Sewer and Water Master Plans are to take into account future development of Hume and Jerrabomberra District in accordance with the "Hume Industrial Planning Study" (GHD Pty Ltd, May 2007) and to the satisfaction of ActewAGL.</i></p> <p><i>The Developer shall liaise with ActewAGL to determine existing pipe locations and diameters and confirm sewer capacities and available water supply pressures for the proposed development. The alignments of new sewers and water mains are shown as notional only on the Proposed Services Plan. The developer is to confirm alignments, sewer grades, special structures, and connection points before submitting the Sewer and Water Master Plans. The developer is to calculate flood levels and ensure that sewers are above the flood levels in accordance with the ACTEW Water Supply and Sewerage Standards.</i></p> <p><i>The Developer shall liaise with ActewAGL for the execution of any necessary connections or disconnections to the existing network.</i></p> <p><i>Work As Executed drawings will be required by ActewAGL before handover of these assets and issue of ActewAGL Provisional Certificate of Operation. The WAE drawings must be certified as accurate by the Developer or the Developer's consultant in accordance with the ACTEW Water Supply and Sewerage Standards, and be submitted in the format required by ActewAGL to allow translation to the ACTEW database.</i></p>	
ACTLIC John Weaver	4	The subject block is included in Licence number 929. You need to check whether this is still current and amend it if necessary.	
Alinta Steve Donnelly	5	<p>On behalf of ActewAGL Distribution, we have studied the Tuggeranong Block 1671 - Prescribed Conditions & Site Investigation and have the following comments to make:</p> <p>Please make the following changes to the Site Investigation Report.</p>	

		<p>5.6 Natural Gas Supply The closest Agility Alinta plant is located as follows: Hume Industrial Estate.</p> <p>6.6 Natural Gas Supply A gas main would be provided to the site by Alinta at ActewAGL's cost. A gas main would be provided to the site by Alinta at a cost negotiated between ActewAGL and the site's developer.</p>	
<p>Asset Acceptance Grant Thomas</p>	6	<p>I refer to your submission on 14/02/2008 and provide comments as follows:</p> <ol style="list-style-type: none"> 1. For fire management, the new lessee is to meet Strategic Bushfire Management Plan requirements and they are to provide a 30m inner asset protection zone within their lease. 2. We have not been supplied with any detail of the data facility: type, size, staff numbers, traffic generation. Appropriate to include in the SIR as the proposed site servicing and traffic/access should also relate to such. <i>[Also there is no mention of the actual use for agistment in the SIR "Land Use" – and any necessary measures needed for the remanent portion of the former Block 1610.]</i> 3. A Traffic Management Plan is to be provided before we can support this proposal, unless staff numbers / vehicle use are deemed insignificant. <p>NOTE: Asset Acceptance has not performed a thorough check of your submission, but an audit of some of the aspects. It is likely that Asset Acceptance will audit the same and other aspects in further submissions.</p>	
<p>Development Assessment Dale Billing</p>	7	<p>Please note that a some of the uses listed in the Site investigation Report (2.0 Land Use) a mandatory preliminary assessment may be triggered. This should be identified under schedule 1 in the site investigation report.</p>	

Environment Co-ordination Helen McKeown	8	<p>There are a number of registered archaeological sites both within and adjacent to Block 1671 including surface artefact scatters (registered Aboriginal sites HA14, HA15, HA16, HA17, HA18) and a large area of potential archaeological (Hume PAD 6). These sites were located during a survey by Matthew Barber in 2000, report titled "Cultural Resource Survey of Hume and Adjacent Areas", and would require further investigation if they were to be impacted by the development.</p> <p>The Heritage Unit understands that a cultural heritage survey to establish the heritage significance of the area is currently being undertaken by Alistair Grinbergs Heritage Solutions, and the results of this survey and any additional comments from the ACT Heritage Council should be incorporated into the final version of this document.</p>	
Infrastructure Planning Bob Taylor	9	<p>The following are Infrastructure Planning Sections comments and advice for consideration on the above documentation.</p> <p>The Prescribed Conditions for Associated Works cost estimates to provide services to this block to be in excess of \$5.0m. Is it known if any part of these works are ActewAGL capital works otherwise this would suggest the provision of services to the block should be dealt with under a deed of agreement.</p> <p>Site Investigation report comments are as follows; The report is somewhat confusing in the description of some of the existing elements and its proposed outcomes.</p> <p>Executive Summary Easements - suggest deleting first sentence. There is an existing overhead electrical service through the site, therefore an easement exists.</p> <p>4.0 Site Description.... Last sentence in last paragraph - reword to better describe what is happening and exists.</p> <p>5.2 Sewerage Sewerage infrastructure needs to be investigated further a field that just locally. The sewer in John Cory Circuit is serviced by a rising main from the Resource Recovery Estate to Hume.</p>	

		<p>8.0 Access As no traffic study has been done for this site, it is recommended that one be done to properly assess the size, width and lengths of the driveway, storage and deceleration lanes. Advice for TAMS is required for the need of a traffic study, it would need to include future projections for Mugga Lane and determining the timing of its upgrade from Monaro Hwy to Long Gully Rd.</p> <p>Drawings The alignment of proposed services need to take into consideration the future planning for Hume and its surrounds and be consistent with service master plans. They also need to take into consideration the findings of the recently completed Hume Planning Study by ACTPLA.</p> <p>Prescribed Conditions Like the description of services in the Site Investigation, associated works listed in 2. a) - f) need to be clearer in what is being delivered. The amount of \$5m associated works is considered to be too large to be managed by the method of Prescribed Conditions.</p> <p>There needs to be further consultation with all the respective agencies, e.g. ACTPLA, ActewAGL, TAMS, etc to work out the break down of what is expected to be delivered by the proponent and those by the Territory.</p> <p>Should any further discussion or information be required, please contact me.</p>	
<p>Land Use Planning Tom Percival</p>	10	<p>Land Use Planning Section completed the Hume Industrial Planning Study in September 2007, which reviewed the potential for future industrial development in the Hume area. This included consideration of this block and the surrounding land. The study recommended that future industrial development should be accommodated through expansion of the Hume area, including the portion of Block 1610 Tuggeranong fronting to Mugga Lane.</p> <p>The subject block is currently unserviced as is much of the surrounding land identified for future development. The infrastructure design and servicing for this block should consider the potential development in the area, not only this block. In particular, LDA has recently been developing planning intentions for continuing development of the Hume Resource Recovery Estate on Blocks 16 & pt18 Sec 23 Hume in the short term, and infrastructure works could be carried out concurrently.</p>	

Leasing Dulce Lander	11	<p>1. Clause 2b) - add "a" between the word "of" and "225 mm" first line of the paragraph and please delete the word "and" between the words "site" and "including" from the second line of the paragraph.</p> <p>2. Clause 2f) - delete "Territory and Municipal Services" and replace with "TAMS".</p>	
Planning and Land Policy Keith Burnham	12	<p>It would be desirable if the Locality Plan in the Site Investigation Report showed any Government commitments regarding the future use of adjacent land. Has the Government reserved land for a cemetery in the vicinity? If yes, then this should be acknowledged and any impacts considered.</p> <p>Some information on the number of persons to be employed on site would assist the recommendation regarding upgrading of vehicular access. Without a traffic study how do we know that the measures proposed in the SIR & PC's will address future requirements?</p> <p>The statement in the SIR that "It is unlikely that the site would not be serviced by a bus" requires some explanation. There is no ACTION service along Mugga Lane at present.</p>	
Telstra Ted Murray	13	<p>I have studied the plan and read the accompanying documentation for the above TUGGERANONG BLOCK 1671 (FORMERLY PART BLOCK 1610) - Prescribed Conditions & Site Investigation Report, and do not anticipate any difficulties in the provisioning of communication facilities.</p> <p>Telstra and AGL & ACTEW can reticulate the estate under standard conditions as per the DEEDS documentation if requested by developer.</p> <p>Telstra has new existing conduit network along Monaro Highway from the Telstra exchange at Hume to corner at Mugga Lane.</p> <p>There are network connections to Thiess Site at Block 16 Section 23 on John Corey Circuit at Hume and this is the closest available cable or conduit to this site.</p> <p>A new conduit would be required from Monaro Highway along Mugga Lane to this site for Telstra optic fibre and copper communications services to be connected to this site. This may be at Telstra cost depending on the commercial arrangements with developer and the amount of services required by future customer at this site.</p> <p>Distance is approximately 1,000m.</p> <p>The Telstra Jerrabomberra exchange is 1,600m from this development.</p> <p>Telstra has capacity to supply communications services to Block 1671 Tuggeranong if</p>	

		<p>requested by developer as per above.</p> <p>Telstra reserves the right to change its decision on network deployment within this development without prior notice.</p> <p>If you have any planning issues you wish to discuss please contact Canberra Network Planning, Mr Ted Murray, Ph. (02) 62132520.</p>	
<p>Trans ACT Peter Lee</p>	14	<ul style="list-style-type: none"> • TransACT has no existing network assets within the immediate vicinity of the proposed development. • TransACT are currently scoping infrastructure requirements to service the development. The provision of TransACT infrastructure and services to the development would be subject to the requirements of the development and commercial viability of demand. • The Developer and/or Lessee should contact TransACT to discuss any service requirements 	
<p>Urban Design Ben Riches</p>	15	<p>I have no comments for the Draft Prescribed Conditions and Site Investigation Report for Part Block 1610 - Tuggeranong.</p>	

Chami, Nadia

From: Chami, Nadia
Sent: Wednesday, 7 May 2008 9:39 AM
To: 'tccorg@optusnet.com.au'
Subject: Block 1671 Tuggeranong

(103)

Dear Rosemary,

I refer to our telephone conversation of Monday 5 May 2008 in particular to your question as to whether or not the Authority was looking at rezoning the land in relation to block 1671 Tuggeranong.

Please note that the Authority is not currently progressing a Draft Variation to the Territory Plan for Block 1671 Tuggeranong. The proposal is being considered under the provisions of the existing Broadacre Land Use Policy. Major Utility Installation is a permitted purpose within a Broadacre Land Use Policy, subject to a mandatory preliminary assessment under the Land Act.

The Southern Broadacre Study (2005) and the Hume Industrial Planning Study (2007) were prepared for ACTPLA to consider the future development potential for the Hume area. Both studies identified that the area south of Mugga Lane could accommodate industrial development, subject to further investigation and progression of policy changes to the Territory Plan and National Capital Plan. The Hume area is also being considered as part of the Eastern Broadacre Study which is currently in preparation by ACTPLA.

The PA for 1671 Tuggeranong makes a brief reference to these reports and the potential for a policy variation. However, these studies are internal Government background reports to inform future land use planning for the area. There is no requirement for a Variation to the Territory Plan to permit a major utility installation on this block.


If you require additional information please do not hesitate to contact me on 6207 1924 or by email on (nadia.chami@act.gov.au)


Regards

Nadia Chami

**Government Services
ACT Planning & Land Authority**

 Nadia.chami@act.gov.au

 02 6207 1924

 02 6207 1683

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