

**WESTON SECTIONS 83 & 94 BROADACRE ESTATE STUDY**  
**Consultancy Brief**  
**(from Dept of Urban Services 22-4-2003)**

**1.0 INTRODUCTION**

Blocks 4, 5 and part 6 Section 94 and Blocks 7 and part 8 Section 83 Weston is an area that has a Broadacre Land Use Policy under the Territory Plan. The majority of the area is unleased Territory land. The area is under the control of ACT Forests and was used until recently as a pine plantation. The plantation has now been cleared.

The area is bounded by Cotter Road, Streeton Drive, Unwin Place and the Orana Steiner School and the soon to be leased Canberra Sikh Association. Other uses in the area are the Bahai Foundation, the Australian Federal Police College and Canberra Institute of Technology.

There has been community interest about the use of the area. This has been co-ordinated through the Weston Creek Community Council, with uses ranging from older persons' accommodation, open space and green buffer being suggested. Not all of the proposed uses are consistent with the Territory Plan.

Following the recent fires, ACT Forest and New Creation Church have expressed interest in the possible use of the area. The use of the area for a land management facility and place of worship is consistent with the Territory Plan. No Territory Plan variation is proposed as part of this planning study.

**1.1 Purpose**

The purpose of this brief is to undertake a planning study for Blocks 4, 5 and part 6 Section 94 and Blocks 7 and part 8 Section 83 Weston and prepare:

- (a) a subdivision design; and
- (b) Lease and Development conditions for the release of the blocks.

The entire study is to be managed by a head consultant with the assistance of suitably qualified sub-consultants.

**1.2 Study Area**

Figure 1 shows that the study area which has an area of approximately 9ha. The current Territory Plan identifies this area as a Broadacre Land Use Policy area. The Territory Plan may be viewed at [www.palm.act.gov.au/tplan](http://www.palm.act.gov.au/tplan)

**AGENDA ITEM 22<sup>nd</sup> October 2003**  
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## **2.0 OBJECTIVES**

The paramount outcome of this study is to achieve best practice sustainable urban development and high quality urban design for the identified uses.

The objectives are to:

Develop, verify, detail and specify the subdivision design and development conditions for the area (refer to Figure 1). The design is to:

- (a) be environmentally responsible;
- (b) incorporate sustainable development objectives;
- (c) be viable and marketable;
- (d) incorporate input as appropriate from consultation with the community and from government and utility agencies;
- (e) incorporate sustainable urban water management principles; and
- (f) be accurate enough for construction by a developer.

## **3.0 TIMING**

The consultant is to submit a detailed program in the form of a bar or Gantt chart setting out the commencement and completion dates of the various tasks required for the study generally consistent with the timeframes in Attachment 1. The program must allow for finalisation of the study and all documentation before **30 April 2003**. Any variation from this timeframe is to be discussed with the project manager.

## **4.0 PROJECT OUTPUTS**

The study will produce the following outputs:

- (a) An Estate Development Plan of the area that includes:
  - (i) a road layout and subdivision design as specified below and accompanying reports and plans to support the proposal.
- (b) Full documentation of the lease and development conditions for the release of two sites (or documentation as required by the Government for release of the land).
- (c) A Traffic Analysis Report.
- (d) Engineering Report.
- (e) Tree Assessment Report.
- (f) A report on Public Consultation.
- (g) A Financial Analysis of the draft and final Estate Development Plans

Except where specified below, each of the outputs is to comprise a report prepared in A4 format with accompanying drawings at a scale of 1:5000 or as appropriate. All text and drawings are to be submitted in an appropriate digital format agreed with the project manager at the commencement of work. Drawings are to be formatted so as to be legible at A3 size.

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## **6.0 ESTATE DEVELOPMENT PLAN**

A draft Estate Development Plan for area specified in Figure 1 including road layout, subdivision design, and engineering detail shall be prepared by the consultant.

The plan shall:

- (a) specify the appropriate relationship of the development to the existing development in the adjacent areas, and be consistent with and incorporate relevant elements of the ACT Government's 'Designing for High Quality and Sustainability';
- (b) be consistent with any relevant environmental action plans;
- (c) maximise urban design, planning and economic opportunities of the area in relationship to its proximity to the major transport routes, existing services and facilities, and group centre;
- (d) consider and recommend all necessary engineering requirements (such as water, sewerage stormwater, electricity, gas and telecommunications) in sufficient detail for the development of the suburb; and
- (e) consider the implementation of Sustainable Urban Water Management Principles.

The design shall consider and show:

- (a) mandatory internal roads and connections to existing roads;
- (b) internal roads and paths, including traffic management measures;
- (c) external paths and cycleways, including appropriate connections;
- (d) indicative subdivision layout;
- (e) suggested (subdivision) staging plan;
- (f) all trees (including those recognised under the *Tree Protection (Interim Scheme) Act 2001*) that are to be retained;
- (g) landscape elements;
- (h) public transport stops and routes;
- (i) appropriate entrance treatments;
- (j) 100 year flood levels including pond retardation levels and backwater effects (where relevant);
- (k) appropriate public land buffer and access with electrical network, future floodway works (including possible GPT's) and floodways (as relevant);
- (l) appropriate mechanisms or management regimes to the land so as to reduce the risk of bushfire threat, as required;
- (m) any required earthworks and spoil requirements.



**FIG 1**