



ACT
Government

Environment, Planning and
Sustainable Development

DEVELOPMENT APPLICATION: 201835109

BLOCK 21 SECTION 30 DICKSON (INCL OFF-SITE WORKS TO ADJOINING ROAD AND VERGE AREA)

ASSESSMENT UNDER SECTION 159 OF THE *PLANNING AND DEVELOPMENT ACT 2007*

In considering a request to use Ministerial call-in powers in accordance with section 159 of the *Planning and Development Act 2007* (the Act), it is necessary to assess whether there are grounds for the Minister to call-in the development application.

Under section 159(2) of the Act, the Minister may decide to consider an application referred to the Minister under section 158 of the Act if, in the Minister's opinion:

- (a) the application raises a major policy issue; or
- (b) the application seeks approval for a development that may have a substantial effect on the achievement or development of the object of the territory plan as set out in the statement of strategic directions and objectives for each zone to which the application relates; or
- (c) the approval or refusal of the application would provide a substantial public benefit.

It is recommended that section 159(2)(b) and (c) are met for the following reasons:

(b) substantial effect on the achievement or development of the object of the territory plan

In terms of Section 48 of the *Planning and Development Act 2007*:

The object of the territory plan is to ensure, in a manner not inconsistent with the national capital plan, the planning and development of the ACT provide the people of the ACT with an attractive, safe and efficient environment in which to live, work and have their recreation.

Approval of this development application is consistent with the object of the Territory Plan as stated in section 48 of the Act in that it is *not inconsistent with the National Capital Plan*, and that the proposal will *provide the people of the ACT with an attractive, safe and efficient environment in which to live, work and have their recreation* by delivering a key component of a revitalised Dickson group centre. In relation to the strategic directions of the territory plan, the proposal will serve the principle of economic sustainability, particularly with regard to the range of commercial and retail activity available for the Dickson and surrounding communities, and in a contemporary development responding to changing economic opportunities. The proposed

development further enables commercial opportunities in association with new living opportunities for the local and wider community.

The development will also serve a stated principle of social sustainability through development of an existing site that was being used as a car park, with a mixed-use development that responds to current and emerging social needs.

The application also seeks to achieve the commercial zone objectives by delivering a mix of uses that contribute to a diverse and active character, providing a range of conveniently located retail and service outlets in the group centre and providing opportunities for business investment and employment, amongst other objectives.

(c) Approval would provide a substantial public benefit

The proposal will substantial public benefit by providing new commercial and residential options as it is responding to changes in transport and densification to the local area. The development will activate street frontages that will provide a good connection to existing developments within the area and enhance the public amenity to the Dickson Plaza.

Off-site works, such as landscaping and greater pedestrian connectivity, will provide additional public benefit to the community. There will also be multiple levels of parking on the site that will service the future residential and commercial component of the block as well as adjacent commercial business within a close proximity.



Mick Gentleman MLA

Minister for the Environment and Heritage
Minister for Planning and Land Management
Minister for Police and Emergency Services
Minister assisting the Chief Minister on
Advanced Technology and Space Industries
Manager of Government Business
Member for Brindabella

Ms Halimah Jobling
Town Planner
Blak Plan Pty Ltd/Trading as Knight Frank Town Planning
PO Box 248
CIVIC SQUARE ACT 2608

e: planning.act@au.knightfrank.com

Dear Ms Jobling

I refer to Development Application No 201835109, for Block 21 Section 30 Dickson that you lodged with the planning and land authority (the authority) on 16 January 2019.


The application seeks development approval for proposed demolition of existing structures, removal of regulated trees, construction of a mixed-use development up to seven storeys, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking; ancillary rooftop structures; landscaping and associated on-site and off-site works.

Pursuant to section 158 of the *Planning and Development Act 2007* (the Act), I directed the planning and land authority to refer the applications to me for my consideration.

I have decided that I will consider the development applications as it is my opinion that the approval of the application will have a substantial effect of the achievement of the object of the Territory Plan as set out in the statement of strategic directions and the relevant zone objectives. It is also my opinion that approval of the application will provide a substantial public benefit, therefore satisfying the requirements of section 159 of the Act.

A Notice of Decision will be provided to you in due course.

Yours sincerely


Mick Gentleman MLA
Minister for Planning and Land Management

10/7/19

ACT Legislative Assembly

London Circuit, Canberra ACT 2601, Australia GPO Box 1020, Canberra ACT 2601, Australia
Phone +61 2 6205 0218 Email gentleman@act.gov.au



@GENTLEMANMick



MickGentleman



Australian Capital Territory

Planning and Development (Call-in Advice) Notice 2019

Notifiable instrument NI2019–

made under the

Planning and Development Act 2007, s 160 (Minister decides to consider referred development applications)

1 Name of instrument


This instrument is the *Planning and Development (Call-in Advice) Notice 2019*.

2 Commencement

This instrument commences on the day after its notification day.

3 Notice of decision

I advise the planning and land authority that under section 159 of the *Planning and Development Act 2007*, I have decided to consider development application No 201835109 for development approval for Block 21 Section 30 Dickson.


Mick Gentleman MLA
Minister for Planning and Land Management

8/7/2019

Australian Capital Territory

Planning and Development (Call-in Advice) Notice 2019

Notifiable instrument NI2019–457

made under the

Planning and Development Act 2007, s 160 (Minister decides to consider referred development applications)

1 Name of instrument

This instrument is the *Planning and Development (Call-in Advice) Notice 2019*.

2 Commencement

This instrument commences on the day after its notification day.

3 Notice of decision

I advise the planning and land authority that under section 159 of the *Planning and Development Act 2007*, I have decided to consider development application No 201835109 for development approval for Block 21 Section 30 Dickson.

Mick Gentleman MLA
Minister for Planning and Land Management
8 July 2019

Mick Gentleman MLA



Member for Brindabella

Manager of Government Business
Minister for Police and Emergency Services
Minister for the Environment and Heritage
Minister for Planning and Land Management
Minister for Urban Renewal

NOTICE OF DECISION

Under Part 7 of the *Planning and Development Act 2007*
Merit Track

DA NO: 201835109		DATE LODGED: 16 January 2019
DATE OF DECISION:		2019
BLOCK: 21	SECTION: 30	SUBURB: DICKSON
STREET NO AND NAME: Antill Street and Badham Street, Dickson		
APPLICANT: Blak Plan Pty Ltd/Trading as Knight Frank Town Planning		
LESSEE: Coles Group Property Developments Limited		

THE DECISION

This application was lodged in the merit track. Pursuant to section 113(2) of the *Planning and Development Act 2007* (the Act), the application must be assessed according to the provisions relevant to merit track applications.

I, **Mick Gentleman MLA, Minister for Planning and Land Management**, pursuant to section 162 of the Act, approve subject to conditions, the proposal for:

- the demolition and removal of all existing structures and trees onsite
- the construction of a two to seven storey mixed use development with 140 residential units, a supermarket and other ground floor retail/commercial tenancies
- the construction of a podium car park, two levels of basement car parking and other associated onsite and offsite works
- the use of the buildings and structures as multi-unit housing, a supermarket, shops and/or community use, drink establishments, non-retail commercial use, restaurants and a pedestrian plaza

AUSTRALIAN CAPITAL TERRITORY LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601, Australia
Phone +61 2 6205 0218

GPO Box 1020, Canberra ACT 2601, Australia
Email gentleman@act.gov.au



@GENTLEMANMick



f Gentleman

NOTICE OF DECISION

DA 201835109

at Block 21 Section 30 Dickson, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

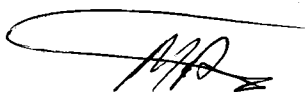
My decision is subject to the conditions of approval at **PART A** being satisfied.

PART B sets out the Reasons for the Decision.

PART C provides a summary of the issues arising from the public notification of the application and from referral of the application to relevant entities.

ATTACHMENT 1 contains administrative information relating to my decision.

DECISION MAKER



Mick Gentleman MLA
Minister for Planning and Land Management

11/7/2019

CONTACT OFFICER

George Cilliers
Phone: (02) 62076804
Email: George.Cilliers@act.gov.au

NOTICE OF DECISION

DA 201835109

PART A – CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of the approval require attention before work commences or before approved drawings will be released.

1. Further Information

Within 28 days from the date of this decision, or within such further time as may be approved in writing by the planning and land authority, the applicant shall lodge with the planning and land authority for approval:

- (a) a revised site plan, landscape plan and architectural drawings, based on the relevant drawings submitted as part of the application, showing:
 - (i) the height of the residential component of the building not exceeding 24 metres, in accordance with the *Dickson Precinct Map and Code*;
 - (ii) the RL of the top of the peripheral planter boxes at Level 2;
 - (iii) screening of the drying areas proposed on apartment balconies;
 - (iv) the location of letterboxes in the residential foyers;
 - (v) revision of the small entry doors to both residential foyers and revision of the irregular layout of the NE residential foyer, to ensure adequate safety, security and convenience for residents and visitors;
 - (vi) proposed measures to ensure reasonable privacy between balconies of adjoining apartments on the southern side of the building;
 - (vii) review of the location of and access to the public toilets on the ground floor, so that access is obvious, safe and convenient for users;
 - (viii) breaks in the long corridors of residential floors, e.g. with foyers, and/or naturally lit areas;

Note: Matters listed above under conditions (i) – (viii) were confirmed through further information received pursuant to s141 and through the assessment undertaken. However, this information needs to be ratified to the satisfaction of the planning and land authority through the s165 process to ensure

NOTICE OF DECISION

DA 201835109

plans subsequently endorsed reflect the assessment undertaken and this decision.

- (ix) revision of the design of the external screen wall to the podium carpark (along Badham Street and Road A), to incorporate interest and variety in its visual presentation to the satisfaction of the planning and land authority;
- (x) details about arrangements to ensure public access to the basement carpark via the enclosed foyer on the ground floor between the travelator and lifts, and the new pedestrian plaza;

Note: The assessment considered it reasonable to keep the foyer enclosed to enhance energy environmental performance of the building, whilst maintaining public access via the foyer to the proposed basement parking.

- (xi) both basement car parking levels fitted with parking guidance and information systems to assist the motorists to find unoccupied parking spaces (such as, adaptive lighting sensors and parking space LED indicators);
- (xii) any revisions to the plans in response to the endorsed Waste Management Plan referred to in Condition 8(e) – (g); and

-
- (b) the construction period parking plan referred to in condition 9;
 - (c) a landscape maintenance plan for the proposed on site planting including, in particular, the proposed 'green walls', and supporting documentation to demonstrate that the lessee commits to an implementation plan for the establishment of 'green walls';
 - (d) an assessment by a qualified arborist, as referred to in condition 7, assessing the potential for proposed tree plantings (Japanese zelkova and Holly Oak) to physically damage the Dickson Library building and original plantings within Block 13 for the consideration of the ACT Heritage Council; and
 - (e) the submitted plans amended to incorporate the building design and construction elements recommended in the Noise Management Plan (NMP), prepared by Renzo Tonin & Associates, dated 5 April 2019 – to the satisfaction of the Environment Protection Authority.

NOTICE OF DECISION

DA 201835109

2. Approval does not take effect: Grant of lease or licence of contiguous land

This approval does not take effect until a lease or licence is granted over the contiguous land parcel located to the south of the block.

3. Approval does not take effect: Variation to Deed of Agreement

This approval does not take effect until such time as a Deed of Variation varying the Deed of Agreement dated 4 April 2014 is made to reflect the revised development permitted through this decision, including arrangements resulting from the Construction Period Parking Plan referred in condition 9.

4. Holding lease covenants

No demolition or building work is to commence until an application and granted approval to extend the Completion of Works covenants of the Holding Lease for Block 21 Section 30 Dickson is approved.

5. Design Requirements – Australian Standards

- a. All exhaust and ventilation systems are to be installed and operated to comply with *AS1668.1 The Use of Ventilation and Air-conditioning in Buildings*.
- b. All car parking provided on Block 21 Section 30 Dickson shall comply with *AS2890.1 Parking facilities: Off-street car parking*.
- c. All access, egress and driveways forming part of this development shall comply with *AS 2890.1 Minimum Sight Lines for Pedestrian Safety*.
- d. All external lighting provided must be in accordance with Australian Standard *AS4282 - Control of the Obtrusive Effects of Outdoor Lighting*, and *AS1158 – Lighting for Roads and Public Spaces*.

6. Paving

Prior to the occupation and use of the development, the proponent/lessee shall establish new paving where required, on or adjacent to the development site – to the satisfaction of the planning and land authority. The applicant/lessee must take all reasonable steps to consult with and obtain the written agreement of Transport Canberra and City Services, the ACT Heritage Council and the City Renewal Authority in relation to the type and extent of paving before commencing paving works. The type and extent of paving should be mutually agreed between the lessee of the subject block, Transport Canberra and City Services, the ACT Heritage Council and the City Renewal Authority, and must be to the satisfaction of the planning and land authority.

NOTICE OF DECISION

DA 201835109

7. Heritage

The Sellick Consultants assessment of the potential heritage effects of the new water main within Block 13 must be submitted to and endorsed by the ACT Heritage Council prior to the commencement of works. This report should also include an assessment of potential vibration effects of all construction works on the Dickson Library.

A work method statement for the new water main within Block 13 is to be submitted to, and endorsed by the ACT Heritage Council prior to the commencement of works. This report should describe protection measures to be employed during construction, for example, relating to the shoring of Dickson Library building footings and any vibration management controls required.

A qualified arborist is to further assess the potential for proposed tree plantings (Japanese zelkova and Holly Oak) to physically damage the Dickson Library building and original plantings within Block 13; and this assessment is to be submitted to and endorsed by the ACT Heritage Council prior to the commencement of landscape works.

Note: The qualified arborist may recommend alternative species if the proposed species are not appropriate.

Prior to the commencement of pavement works, detail about paving within Block 13 must be submitted to and endorsed by the ACT Heritage Council.

Note: A consistent approach to paving within Block 13, particularly to the west and south of the Library; and the paving used within Block 13 should complement the heritage significance of the Library. The ACT Heritage Council considers that this could be achieved by excluding Block 13 from the repaving proposal; or by extending the repaving proposal to include the entirety of Block 13. This condition may be applied prior to removal of existing paving, to discretion of the planning and land authority. Refer also to condition 6.

8. Transport Canberra and City Services (TCCS)

TRANSPORT

- a) A Road Safety Audit (RSA) report must be submitted at Design Review, specifically for the Road A/Road B intersection, to confirm this intersection design can be operated smoothly for all users. The Road Safety Audit Report must be prepared by a qualified Road Safety Auditor in accordance with the Austroads Guidelines.
- b) Any changes to the Traffic Control Devices (TCD) must comply with the applicable standards. This will be checked in detail during Design Review.

NOTICE OF DECISION

DA 201835109

- c) Any changes to the public transport operation must be consulted with Transport Canberra Buses.
- d) The integration of pedestrians, cyclists and public transport users is an important aspect of this development. The Public Transport Network Plan (Rev F) must be updated to indicate if any potential deficiencies exist in the surrounding connections impacted by the development.

Note: The applicant should contact TCCS to discuss a reasonable extent of offsite works by the developer, and to establish where work has already been carried out, or is likely to be carried out, as a result of other recent development proposals in the surrounding area. The applicant should also discuss with TCCS where analysis of networks and offsite works are undertaken or proposed to be undertaken by the Territory at a strategic level.

WASTE

- e) Prior to the commencement of modifications to Road A, the applicant/lessee must undertake the works associated with the temporary waste solution for the McDonald's site on Block 24 Section 39 Dickson in accordance with the drawing titled *Construction/Temporary Vehicle Turning Templates McDonalds Waste Collection Veolia Front Lift –Option 1* (Dwg C030 Rev 12 dated 04/04/19) – to the satisfaction of TCCS.
- f) The driveway off Antill Street must be widened if necessary if the vehicle turning demonstration (as shown in SK114/2) encroaches the kerb on the property boundary.

Note: A subsequent revision of SK114/2 (Rev 6 dated 19/12/18) shows no encroachments.

- g) The waste collection arrangement must be updated to accommodate the following:
 - (i) The waste enclosure, as per section 1.2 of the 2016 Waste Code, is to provide storage and collection systems that are "...accessible; safe in all aspects and adequately sized..." to the satisfaction of TCCS.

Additionally, Control C7, Design Parameter (C) states "The waste and recycling storage facilities must be sized to comfortably accommodate separate waste and recycling bins provided by the Territory" and to accommodate the required 0.6m between hoppers.

NOTICE OF DECISION

DA 201835109

Note: Waste enclosures should be designed to avoid or minimise double-handling or moving of bins/hoppers on alternate collection days.

- (ii) The hopper pad is currently shown as 2.4 metres x 1.5 metres (as the 'specialty loading' bay and may infringe on the hopper pad) and must be updated as per Appendix 7-3 which states "the size of the hopper pad must be a minimum of 2.4 metres by 2.4 metres", or could be addressed through a Loading Dock Management Plan to the satisfaction of the planning and land authority.

Note: The assessment established that storage rooms are readily accessible and reasonably conveniently located for all residents, such as adjacent to where residents enter and exit the building or a waste room on each floor are provided – with reference to Control C9 of the 2016 Waste Code.

9. Construction Period Parking Plan

Site establishment, site works, demolition or building work must not commence until the applicant/lessee produces a Construction Period Parking Plan, which sets out, for the construction period, the manner in which parking for users of the existing surface car park on Block 21 Section 30 Dickson will be accommodated within the Dickson Group Centre, how parking for construction workers engaged on the approved development will be accommodated outside the Dickson Group Centre, and how long stay parking for business owners and staff of existing Dickson businesses will be accommodated. All to the satisfaction of the planning and land authority.

Prior to implementing the Construction Period Parking Plan, the applicant/lessee shall liaise with the Territory (EPSDD & TCCS) regarding the detailed implementation of the Construction Period Parking Plan. Prior to implementing the plan, the applicant may also be required to inform or notify representatives of the Dickson businesses and the local community to the satisfaction of the planning and land authority.

Parking for construction workers, users displaced from the existing carpark on Block 21 Section 30 Dickson, and Dickson business owners and staff, shall be managed in accordance with the Construction Period Parking Plan.

Note: The assessment established that appropriate temporary parking opportunities exists within a reasonable distance from the development site at the date of this decision. To ensure that temporary parking is available the proposed temporary parking arrangement will be revisited as outlined prior to site establishment, site works, and prior to implementation of the Construction Period Parking Plan referred to in this condition.

NOTICE OF DECISION

DA 201835109

10. Design Review & Operational Acceptance

- (a) A Letter of Design Review must be obtained for all off-site works from the Senior Manager, Development Review and Coordination, TCCS, prior to commencement of construction. In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06: "Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Development Review and Coordination, TCCS.
- (b) A Certificate of Operational Acceptance on completion of the works must be obtained from the Senior Manager, Development Review and Coordination, TCCS, prior to the issue of a Certificate of Occupancy.
- (c) Similarly a Chartered Engineer/Landscape Architect should certify compliance with TCCS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Place Coordination and Planning, TCCS on completion of all off-site works.
- (d) A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT must also be included if not approved at the Development Application stage.

Note: This condition may also be complied with when complying with conditions 7(e) and (g) above.

11. Sediment and Erosion Control - TCCS

All unsurfaced entry and exit points must be consolidated with crushed aggregate or similar extending from the road kerb to the building line. Temporary sediment controls – comprising, as a minimum, geotextile silt fencing along the lowest points of the site and hay bale filters as required – are to be installed and maintained at least daily to prevent sediment from reaching the storm water mains system.

12. Sediment and Erosion Control - EPA

That prior to any work on the site commencing, the applicant/lessee must submit two copies of the sediment and erosion control plan to Environment Protection Authority (EPA) for approval.

NOTICE OF DECISION

DA 201835109

All works must be carried out in accordance with *Environment Protection Guidelines for Construction & Land Development in the ACT, March 2011*, and is to be carried out in accordance with a Sediment and Erosion Control Plan endorsed by the EPA.

13. Temporary Traffic Management Plan

A Temporary Traffic Management Plan, must be prepared by a suitably qualified person. This Temporary Traffic Management Plan must be approved by the Manager, Traffic Management & Safety, Roads ACT, TCCS, prior to the commencement of any works.

This plan is to include measures to address, as a minimum, measures to be employed during construction, and to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers as per the Construction Period Parking Plan referred to in Condition 9, and associated traffic control devices.

14. Traffic Management

At all times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety.

15. Landscape Management & Protection Plan (LMPP) – prior to commencement

Prior to commencement of works, an LMPP approval must be obtained from the Senior Manager, Development Review and Coordination, TCCS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Development Review and Coordination, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with *TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04*.

16. Noise Management Plan

Prior to construction, the submitted plans must be amended to incorporate the building design and construction elements recommended in the Noise Management Plan (NMP), prepared by Renzo Tonin & Associates, dated 5 April 2019 – to the satisfaction of the Environment Protection Authority.

NOTICE OF DECISION

DA 201835109

The development must be constructed in accordance with the recommendations made in the NMP.

17. Tree Protection

The applicant/lessee shall protect and maintain all existing trees and shrubs located on the subject site, on adjoining blocks overhanging the subject site, on the verge and unleased Territory land immediately adjacent, except for those specifically identified for removal in the approved drawings and a Tree Management Plan.

Tree protection fencing, if required, must be erected prior to the commencement of any work on the site.

18. Notice of Commencement of Construction

Notice of Commencement for any works, if any, on unleased Territory land shall be submitted to the Senior Manager, Development Review and Coordination, TCCS, one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved Landscape Management and Protection Plan and the programmed implementation of Temporary Traffic Management.

19. Repair of Damage to Public Assets

The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify TCCS of any existing damage to public facilities.

20. Use of verges or other unleased Territory land

In accordance with the *Public Unleased Land Act 2013*, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and Territory Services, TCCS.

21. Verge management – during construction

During any work undertaken on the site, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with a Landscape Management Plan approved by the Senior Manager, Development Review and Coordination, TCCS.

NOTICE OF DECISION

DA 201835109

22. Construction hoardings

Hoardings erected to screen the construction site must contribute positively to the public domain and depict information to the public about the development (for example, visual perspectives and key information about the proposal) – to the satisfaction of the planning and land authority. These hoardings must be maintained and kept in a reasonable state for the duration of construction.

23. Waste Management

All building waste is to be stored on the site in suitable receptacles and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind borne litter, does not affect adjoining or adjacent properties.

24. Unexpected finds protocol

A site specific unexpected finds protocol (UFP) must be prepared by a suitably qualified environmental consultant to manage potentially contaminated material identified during development of the site. The UFP must be implemented during development works at the site.

25. Authorisation for Builder / Contractor

As the site is greater than 0.3 hectares the construction 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 demolition or building works commencing.

26. Compliance with entity requirements

The development must comply with all of the conditions imposed by each of the relevant entities as stated in each of their advice.

NOTICE OF DECISION

DA 201835109

[CONDITIONS FOR LICENCING OF ENCROACHMENTS (2-Party)]

27. Commencement of building work

No building work in relation to the encroachment (the works on unleased Territory land that are part of this development approval) is to commence on the site until the lessee has applied for and has been granted a licence in relation to the encroachment, being awnings by the planning and land authority pursuant to section 303 of the *Planning and Development Act 2007* and in the form approved by the planning and land authority.

28. Application for a licence

No building work in relation to the encroachment the lessee (the proposed Licensee) must lodge with the Environment, Planning & Sustainable Development Directorate (EPSDD) an application for the grant of a licence to occupy and use unleased Territory land, pay the appropriate fee and undertake the following:

(i) *Encroachment plan*

The lessee (the proposed Licensee) must submit to EPSDD a plan detailing all dimensions of the proposed encroachment including area, block boundaries and location of encroachment in relation to the building, adjacent unleased Territory land and/or public road. Plan details must be sufficient to enable the preparation of a Spatial Data Mapping System (SDMS) plan and number.

(ii) *Public liability insurance*

The lessee (the proposed licensee) must obtain public liability insurance in respect of the encroachment by complying with the procedures outlined in the *Financial Management (Public Liability Insurance) Guidelines 2011*.

The procedures are specified below in summary form:

1. nominate each and all of the proposed activities the proposed licensee wishes to undertake on Territory land or premises ("Premises");
2. take out a public liability insurance policy for the term of the licence;
3. submit a certificate of currency in respect of the public liability insurance, which clearly states that the encroachments are covered by the insurance policy; and
4. Comply with obligations in respect of risk management plans if applicable.

This information is to be forwarded to the:

*Licensing Officer, Leasing Services, Planning Delivery Division, EPSDD
GPO Box 158, CANBERRA ACT 2601*

Note: The Activity Schedule will form part of the licence agreement

NOTICE OF DECISION

DA 201835109

29. Transfer of title

Once a licence has been issued pursuant to conditions 27 and 28, the lessee must not transfer or assign its interest in the premises unless and until the proposed transferee or assignee is granted a licence by the planning and land authority pursuant to section 303 of the *Planning and Development Act 2007*, under the same terms and conditions as the licence granted in accordance with Conditions 27 and 28 and meets the insurance requirements in accordance with Condition 28.

NOTICE OF DECISION

DA 201835109

ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

30. Mailboxes

Location of letterboxes must comply with Australia Post requirements.

31. Heritage

The ACT Heritage Council identifies that Heritage Act 2004 provisions do not constrain the development of Block 21 Section 30 Dickson, as this block does not contain any registered or recorded heritage places or objects. However, Heritage Act 2004 provisions and management requirements do apply to the proposed activities within Block 13.

Following assessment of the referral by the Council's DA Taskforce, the Council considers that additional heritage management controls are required for the new water main proposed within Block 13 and the new plantings proposed adjacent to the Block 13 boundary.

(Heritage advice received in relation to proposed paving)

Following review, the Council considers that the proposed repaving of part of Block 13 would affect the setting of the Library, by introducing a mix of inconsistent pavement treatments within the heritage place.

In particular, this would be evident with new granite paving laid adjacent to the western façade of the Library, whereas, the existing clay-brick paving would remain in the western courtyards and to the south of the Library building.

The proposed new paving (as shown on the 'Ground Level Paving Plan' L-DA-15) terminates at a splayed alignment from the north-east corner of the Woolworths building to the south-west corner of the library. The Council considers this junction line between new and old to be inappropriately located also because it does not relate to existing features of the Library.

(Refer to condition 7)

32. ACT Health

The applicant / lessee should seek any necessary approvals from ACT Health.

33. Future amendments of proposal

This development approval contains design elements, materials and finishes that are considered to be vital to the outcome of the proposed development in its locality. Any future applications to amend this development proposal pursuant to

NOTICE OF DECISION

DA 201835109

section 197 of the Planning and Development Act 2007 will require assessment involving greater scrutiny and may be subjected to further public notification pursuant to Section 197(7) of the Planning and Development Act 2007.

A design report must accompany all amendment applications (pursuant to section 197 of the Planning and Development Act 2007) affecting design elements on the drawings endorsed under Section 162 of the Planning and Development Act 2007, or the facades of the building, materials and finishes, landscaping, or the development's interface with the public domain – to the discretion of the planning and land authority.

Such a design report should be prepared or endorsed by the architect responsible for the initially endorsed drawings, and should compare the initially approved proposal with the proposed amendments and any subsequent amendments to date, by means of a schedule of changes (amendments) to date, and new perspectives and elevations comparing the initial approval with the amendment(s) applied for.

34. Approval for use – grant of Crown lease

Approved buildings must not be occupied and certificates of occupancy and use will not be issued, until a consequent Crown lease that permits the approved use of the land on one or more of the stratum parcels is granted on it.

35. Environment Protection Authority

To achieve compliance with the Environment Protection Regulation 2005 Noise Standards, all business at the premises should operate in accordance with the recommendations made in the Noise Management Plan (NMP), prepared by Renzo Tonin & Associates, dated 5 April 2019.

Noise from equipment which may be installed or used at the site, including air conditioning units and pool pumps etc, must comply with the noise standard at the block boundary at all times as per the Environment Protection Regulation 2005. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone Standard as per the Environment Protection Regulation, 2005. Should the equipment not comply with the noise zone standard as per the regulation, the equipment may not be permitted to be used.

All rain water that enters the site and pools in excavations during a rain storm event would be considered as a sediment control pond, and must meet the following condition: No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

NOTICE OF DECISION

DA 201835109

PART B – REASONS FOR THE DECISION

Section 119 of the *Planning and Development Act 2007*

In deciding to approve the application with conditions, I firstly considered under section 119(1)(a) of the Act, whether the application meets the relevant codes, including the Dickson Precinct Map and Code, the Commercial Zones Development Code, and the Multi-Unit Housing Development Code, as well as the relevant general codes.

From reading the various Statements Against Criteria provided with the application, supporting documentation, and the Assessment Report undertaken by the planning and land authority, I am satisfied that the application, with the conditions of approval meets the relevant codes.

In relation to regulated trees located on the land, I considered the advice received from the Conservator of Flora and Fauna under Section 119(1)(c) of the Act. The Conservator of Flora and Fauna did not support the removal of regulated trees located on the subject block on the basis that they do not meet any criteria for removal under the *Tree Protection Act 2005*.

This decision approves the removal of regulated trees on the site and therefore, the decision is inconsistent with the Conservator's advice. The removal of these trees will allow for efficient use of the site and help achieve a development outcome consistent with the outcome envisaged by the *Dickson Precinct Map and Code*.

I also considered the advice received from the City Renewal Authority. The City Renewal Authority did not support the development proposal for various reasons, including (but not limited to) the encroachment of the parking ramp and basement beyond the site boundary, the built form and scale of the proposed development, the absence of deep soil tree planting zones, solar access to proposed apartments, the façade elevations to Antill and Badham Streets.

I am satisfied that the advice provided by the City Renewal Authority does not warrant refusal of this development application. Where possible the concerns raised by the City Renewal Authority were addressed through the assessment, further information from the proponent, and by imposing conditions to this decision. I note that the design and configuration of the proposed development is substantially informed by the development constraints imposed by the *Dickson Precinct Map and Code*, the heritage curtilage of the Dickson Library, and the immediate surrounds – including adjoining roads. I also note that some of the other matters raised by the City Renewal Authority, for example solar access to apartments and deep soil tree planting zones, are matters more appropriately considered by the planning and land authority in its assessment against the Territory Plan, or more appropriately considered by other entities.

In my consideration of the advice received from the City Renewal Authority, I took note of the Architectural Statement provided for the proposed development, specifically responding to the nine principles applied by the CRA. I formed the view that this response was well considered and an appropriate response to the issues raised by the CRA.

NOTICE OF DECISION

DA 201835109

In relation to section 119(2)(a) and with reference to the advice received from the City Renewal Authority I am satisfied that there are no applicable guidelines, and that there are no other realistic alternatives to the proposed development, or relevant aspects thereof, to be considered for this particular proposal.

Furthermore, in relation to section 119(2)(a), I considered the advice given by each other entity to which the application was referred, and am satisfied that, with the conditions set out in Part 1, approval of the application would not be inconsistent with the advice received from those entities.

In relation to section 119(2)(b), I am satisfied that my decision is consistent with the objects of the Territory Plan as in section 48 of the Act in that it is *not inconsistent with the National Capital Plan*.

Section 120 of the Planning and Development Act 2007

In deciding to approve the application with conditions, I also considered each of the matters or issues set out in section 120(a) – (g) of the Act.

In relation to section 120(a), I am satisfied that the proposed development meets all objectives of the CZ1 Core zone.

In relation to section 120(b), I am satisfied that the subject land is suitable for the proposed development, provided each of the conditions that I have imposed as part of my decision to approve the application is met.

In relation to section 120(c), I note that there is no environmental significance opinion in force for the development proposal.

In relation to section 120(d), I was mindful of the representations received by the planning and land authority in relation to the application. In Part C of my decision, I have provided a list of key concerns raised in the representations. I have nevertheless read them and considered all representations that were made.

In relation to section 120(e), I noted that the relevant entities provided support for the proposal, although most did so on the basis that conditions were imposed to protect or address different kinds of matters. In accordance with the advice received from other entities, where necessary, I have imposed conditions of approval to my decision pursuant to section 162(1)(b) of the Act that reflect that advice.

In relation to section 120(f), I note that the subject land is not public land.

In relation to section 120(g), I considered the probable impacts, including potential social and environmental impacts that the proposed development may have. In this regard, I have read and considered the supporting documentation provided by the proponent with the development application, and representations received by the planning and land authority in relation to the application. I have also read and considered the advice and responses from relevant entities to which the application was referred, which propose conditions to address some of the impacts that might otherwise occur.

NOTICE OF DECISION

DA 201835109

With the conditions imposed, and after weighing the competing interests as to whether the application should be approved. I am satisfied that the probable social, environmental and other impacts that might arise from the development are adequately addressed by the conditions imposed. I am satisfied that any remaining probable impacts do not warrant a refusal of the development.

NOTICE OF DECISION

DA 201835109

The following evidence formed part of the assessment of this application:

Development Application:	DA201835109
Territory Plan Zones:	CZ1 Core zone
Development Codes:	Commercial Zones Development Code & Multi-Unit Housing Development Code
Precinct Code:	Dickson Precinct Map and Code
Crown Lease:	Volume 2138 and Folio 14
Legislative requirements:	Sections 119 and 120 of the <i>Planning and Development Act 2007</i>
Entity advice:	Transport Canberra and City Services; Icon Water; Evoenergy Electricity; Evoenergy Gas; Environment Protection Authority (EPA); Conservator of Flora and Fauna; ACT Heritage Council; ACT Emergency Services Agency; City Renewal Authority; (addressed in Part C of this Decision)

NOTICE OF DECISION

DA 201835109

PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 21 January 2019 to 28 February 2019. 16 written representations were received during public notification period.

The main issues raised through representations were as follows. Comments are provided as appropriate.

1. Building and Site Design

Concern was raised about the presentation of a loading dock, rather than an active pedestrian street level interface with Antill Street or a green buffer between the building and Antill Street.

The proposal is for a mixed use development within the Core Zone of the Group Centre. Shared space for service functions, and access thereto, is optimised by being adjacent to a major road, rather than to routes internal to the Centre, where the passage and manoeuvring of large service vehicles would likely reduce the amenity and safety of spaces intended for open and accessible pedestrian access through the centre. The introduction of a 'green wall' on this frontage, and the proposed tree planting in Antill Street will soften the visual interface with the existing residential development in Downer.

Concern was raised about the length and elevation of the residential component of the building, suggesting less symmetry or breaking the building into separate elements.

The northern elevation presents three different design elements along its length, comprised of the end units, and two different unit designs along the balance of the façade. Similarly there is a distinction between the presentation of end units and two different unit types along the southern elevation. Both facades are articulated along their length. Rule 49 of the Multi Unit Housing Development Code is met.

Regarding concern about proposed external materials, it is considered that the surfaces and colours are varied, contemporary and requires low maintenance.

Concern was raised about the length of the corridors in the residential part of the building. The *Dickson Precinct Map and Code* identifies a narrow part of Block 21 (Area C), adjacent to Antill Street, in which buildings up to 24 m in height may be built, as opposed to a 12 m limit on the greater part of the block.

NOTICE OF DECISION

DA 201835109

For a development that is to contain at least 100 apartments, Area C is the logical location for the residential component. Given the shape of Area C, long corridors can be expected to be a design characteristic of each floor layout. Each floor is serviced by four lifts and three stairways.

Assessment of the proposed apartments indicates that some improvement is warranted to comply with Criterion 58 of the Multi Unit Housing Development Code. The applicant successfully demonstrated compliance, and subsequently a condition to this effect is included to this decision.

Comments were received about visual connection to other spaces, at ground floor level. There are good visual connections from commercial tenancies into the adjacent Road 'A', the new plaza area at the south-east corner of the block, and beyond into the existing open space in front of the Dickson library. There are windows and balconies to residential apartments on all elevations of the taller part of the building, and these provide adequate visual connections to nearby streets and public spaces within Dickson.

Concern was raised about the travelator and lifts from the basement car parks being linked to the new supermarket foyer rather than to the public open area. The location of the travelator within the carpark levels provides for safe and efficient access for car park users. The enclosed foyer also provides environmental and energy benefits for the development. However it is acknowledged that the travelator should link to a space that is publicly accessible at all hours. This decision requires confirmation of arrangements to ensure unimpeded access to the public parking component with the basement – to the satisfaction of the planning and land authority.

Concern was raised about the access ramp to the basement carparks being within Road 'A'. This is a one way entry ramp, with entering traffic paralleling the ground level flow in Road 'A'. In this way, entering traffic flows will not conflict with pedestrian flows along the northern verge of Road 'A', and the opportunity for continuous shopfronts between Badham Street and the new pedestrian plaza.

2. Public Domain Matters

Concern was raised about the design of the proposed traffic island and pedestrian crossings at the intersection of Road 'A' and Antill Street, the extent of footpath paving in Road 'A' adjacent to McDonald's, and the design of the convergence of traffic on Road 'A' with traffic using the basement exit ramp.

The Antill Street intersection has been designed with both vehicle movement efficiency and pedestrian safety in mind. Details of this intersection, as well as

NOTICE OF DECISION

DA 201835109

the Road 'A'/exit ramp convergence, are required to meet TCCS infrastructure requirements in order for the applicant to obtain a Letter of Design Review from TCCS. TCCS have requested that a Road Safety Audit be undertaken with any design changes necessary to meet TCCS' requirements to be incorporated in the final construction.

The proposal does not include any changes to the width of the existing sealed footpath adjacent to McDonald's, with the existing pedestrian capacity on this side of Road A maintained. However, the development proposal provides a new footpath, 4.34m wide, on the northern side of Road 'A' adjacent to the proposed shopfronts. This will enhance the opportunity for pedestrians to use the east-west link from Badham Street to the existing pedestrian areas to the south of the Dickson library, and to access existing businesses south-east of the development site. Access driveways to McDonald's will be revised to accommodate the movements of McDonalds' service vehicles, and details of these driveways will also be subject to the TCCS approval.

3. Parking and Traffic

Concern was raised about the increased traffic generated by the proposal. While this will occur, recent improvements have been undertaken at various intersections in general proximity to the development, including Cowper Street and Dickson Place, Cowper Street and Antill Street, and Badham Street and Antill Street. Further improvements are proposed at the intersections of Badham Street and Road 'A', and Antill Street and Road 'A'. A Road Safety Audit will be required prior to issue of a Letter of design Review, to ensure that the final design of traffic control measures incorporates adequate safety for all road users.

Concerns were raised that the parking provided with the proposed development would not cater for overall demand. Two levels of basement, one level above the ground floor (podium level), and three spaces within Road 'A' provide a total of 658 spaces. The basements will cater for replacement spaces for the existing surface car spaces on the site, plus customer parking generated by the commercial development. The podium level will accommodate residents' parking as well as parking for owners and staff of businesses located in the development. Based on the Parking and Vehicle Access General Code, and the need for replacement parking, there is a demand for 701 spaces. Numerically there is a shortfall of 43 spaces, however residential visitor parking (35 spaces) can be accommodated in the basement as the peak visitor time does not coincide with peak shopping use. The remaining shortfall of eight spaces (1.1% of demand) could be accommodated off-site in reasonably close proximity.

Regarding parking during the construction phase, a condition of approval in this

NOTICE OF DECISION

DA 201835109

decision requires that the applicant produces a Construction Period Parking Plan, which sets out how parking for users of the existing surface car park will be accommodated within the Dickson Group Centre, how parking for business owners and staff of existing Dickson businesses will be accommodated and how parking for construction workers engaged on the development will be accommodated outside the Dickson Group Centre. The Construction Period Parking Plan must be produced prior to works commencing on the site.

To this end I had regard to the fact that, at the time of this decision, temporary parking opportunities are available within Section 72 Dickson or within reasonable distance from the development site.

4. Pedestrians and Cyclists

The proposal does not include any changes to the width of the existing sealed footpath adjacent to McDonald's, so existing pedestrian capacity is maintained. The applicant has now indicated that they are willing to construct new paving in the verge adjacent to McDonald's. The development proposal provides a new footpath, 4.34m wide, on the northern side of Road 'A' adjacent to the proposed shopfronts, and this will enhance the opportunity for pedestrians to use the east – west link from Badham Street to the existing pedestrian areas to the south of the Dickson library, and to access existing businesses to the south-east of the development site. Access driveways to McDonald's will be revised to accommodate the movements of McDonald's service vehicles, and details of these driveways will be subject to TCCS approval.

Concern was raised with opportunities for cyclists to ride to and from the site – particularly in a western direction. Both Antill Street and Badham Street provide for on-road cycling. Road A will provide cycling opportunities via the shared zone – extending to the east from the midpoint of the east west section of Road A through to the intersection between Road A and Road B. The section of Road A located to the west is serviced by footpaths located to the north (approximately 4.3m wide) and a narrower footpath south of the carriageway – varying in width from 3m to 4m wide. Given the likely traffic and the width of the pavement in the western end of Road A it is considered that provision of a dedicated on-road cycling lane in this part of Road A is not a desirable outcome at this stage. The possibility of extending the shared zone to the west was considered, but was not considered appropriate due to the risk of encouraging pedestrian traffic in the zone adjacent the edge of the access ramp to the basement.

Concern was raised that the proposal did not allow 'open and accessible pedestrian access through the centre'. The development, other than for space proposed for three indented car bays on the south side of Road 'A', maintains

NOTICE OF DECISION

DA 201835109

the existing east – west pedestrian route, which will actually be enhanced by the proposed shared zone within Road 'A'.

5. Loading Dock

Concern was raised in relation to the location of the proposed loading dock adjacent to Antill St, and the noise / vibration associated with its use. Considering the site constraints and configuration, the location of the loading dock is considered to be the most appropriate location for the necessary component of the proposed development. Impacts associated with the loading dock is most limited in this location, and could be further ameliorated with a design response and compliance with environmental requirements forming part of this decision – particularly implementation of the associated noise management plan.

6. Support for the Proposal

Support for the proposal was expressed, acknowledging changes that have been made in response to issues raised by the community, and the provision for another supermarket and community services. Support was also expressed for the inclusion of the residential component, including adaptable dwellings, in the proposed development, providing people with limited mobility with good access to health services and supermarkets.

7. Amenity of Dickson Pool

Concern was raised that parking changes that result from the proposed development would impact of the amenity and accessibility of the Dickson Pool.

When operational, parking capacity within the existing carpark on the development site will be retained, and almost all parking likely to be generated by the proposed development will be accommodated on the site. In relation to temporary parking for displaced users of the development site carpark, and construction workers, a Construction Period Parking Plan is required to be produced by the developer in consultation with the Territory and the Dickson community to address temporary parking issues.

This decision does not require or deem it necessary for an additional carpark to be constructed adjacent to the Dickson Pool.

8. Environmental Impacts

Concern was raised that the proposed development will remove trees, will "remove parkland", and create an environmental "hotspot" in Canberra. The concern is noted. The proposed development is located within the Dickson Group Centre in a CZ1 Core zone. It is noted that opportunity for deep root

NOTICE OF DECISION

DA 201835109

planting is limited, but the proposed development landscaping and some “green walls” to mitigate the environmental impact.

9. Process and documentation

Concern and criticism was raised with development application processes, including the subsequent amendment process, and the “restricted scope of merit track assessment available during reconsideration”. A concern was also raised with a lack of clarity of information around the heritage curtilage of the Dickson Library.

Following the close of public notification, receiving of entity advice, and completion of a preliminary assessment, the planning and land authority requested further information from the applicant to address the issues identified in the assessment. The key issues identified in preliminary assessment related to:

- the need to improve solar access to daytime living areas of apartments;
- the overall height of the building at the NW corner could be above the maximum required by the Dickson Precinct Map and Code;
- the RL of the top of the peripheral planter boxes on Level 2 needs to be identified;
- screening of balcony drying areas;
- residential letterbox locations;
- safety, security and convenience for users of the 2 residential foyers;
- achievement of privacy between balconies of adjoining apartments on the southern side of the building;
- improvement of the pedestrian route for residential visitors to access the apartments;
- clarification of the process for furniture removal and deliveries, where deliveries are made to the ground floor loading dock;
- access to, and the location of the public toilets; and
- issues raised by entities.

In response to the above matters, the applicant submitted further information during the course of April and May 2019. The submitted information enabled the outstanding assessment and entity issues to be resolved to enable this decision to be made.

Pursuant to section 146(3) of the Act, the requirement to publicly notify an amended development application can be waived, provided that no-one other than the applicant will be adversely affected by the amendment and the environmental impact caused by the approval of the amendment will do no more than minimally increase the environmental impact of the development. The planning and land authority formed the view that no-one other than the applicant will be adversely affected by the amendments and the revised proposal would not increase the environmental impact. Hence, the authority waived the requirement to publicly notify the additional information provided by the proponent in accordance with section 146(3).

NOTICE OF DECISION

DA 201835109

ENTITY ADVICE

Pursuant to Division 7.3.3 of the *Planning and Development Act*, the application was referred to the below entities. Where an entity requested conditions to be imposed on this development, those conditions have been incorporated into Part A of this Decision. A summary of entity comments can be found below.

a. Evoenergy Electricity

Evoenergy Electricity supported the proposed development subject to conditions. Statement of conditional compliance received is included to this decision.

b. Jemena Gas

Jemena Gas supported the proposed development subject to conditions. Statement received is included to this decision.

c. Icon Water

ICON Water supported the proposed development subject to conditions. Statement of conditional acceptance received is included to this decision.

d. Environment Protection Authority (EPA)

The EPA supported the proposal subject to conditions and advice. Conditions and advice have been included to this Notice of Decision.

e. Transport Canberra and City Services (TCCS)

TCCS supported the proposal subject to conditions and advice. Conditions and advice have been included to this Notice of Decision.

f. City Renewal Authority (CRA)

CRA did not support the development, and provided advice according to nine principles:

Principle 1: Context and Neighbourhood Character

The proponent has shown extensive parking ramp and portal structures and basement parking extending beyond the proponents boundary into Road A. The Authority does not support this encroachment into public land as it has an adverse impact on pedestrian amenity and comfort of the streetscape. In particular, these structures and basement preclude any street tree planting and blocks free flowing pedestrian movement across and along the streetfront. In its current configuration this is not supported.

The CRA advocates that the proponent considers a basement entry in a traditional crossover arrangement either off Road A or Badham Street, and that this be relocated within the site boundary as is normal practice. Further it would be beneficial to extend the shared street and the external landscape

NOTICE OF DECISION

DA 201835109

materials of Road A back to the Badham Street intersection to 'complete the street'.

Principle 2: Built Form and Scale

The Authority notes the bulky form of the retail and supermarket walls, but considers the built form and scale of the apartment component to be inconsistent with the intended scale and grain of the Dickson group centre and adjacent suburban neighbourhood. The length of the apartment building (112m) limits cross-site permeability, access to sunlight and would not create a particularly attractive internal spatial experience for residents.

The Authority recommends that the proponent explore ways to articulate the long, continuous building elevation fronting Antill Street to reduce the visual impact and overshadowing of the public domain and podium level communal area. This approach would also assist with addressing the long central corridor to each level of the residential complex.

Principle 3: Density

The proposed density is considered appropriate, however the configuration of apartments should be reviewed to improve residential amenity. This may result in a reduction in the total number of apartments.

Principle 4: Sustainability

The Authority is concerned by the absence of deep soil tree planting zones due to basements extending to all site boundaries. Deep soil zones (areas with no built structures or features above or below ground) support the growth of medium to large canopy trees and provide areas of permeable surfaces. This contributes to reducing storm water run-off, urban heat gain, and resilience to climate change.

From the shadow diagrams it appears the development does not meet solar access requirements due to the high number of single aspect south-facing apartments. Under the Multi Unit Housing Development Code, at least 70% of all apartments must receive a minimum of 3 hours sun penetration on the winter solstice. This is important to ensure liveability for residents and to lift the sustainability credentials of the development.

Alternative apartment configurations, such as cross through and dual aspect layouts would address this issue. Use of skylights is not considered an acceptable method for achieving solar access requirements. The Authority also requests that solar penetration information for apartments be made publicly available for future purchasers and residents, in both the accessible Development Application documents and sales documents. Further information on environmental sustainability targets and measures is required to assess the performance of the proposed development.

NOTICE OF DECISION

DA 201835109

Principle 5: Landscape

Street trees, planted in deep soil zones, should be included along the full length of Road A.

The new plaza at the south-east of the site is largely composed of hard, impervious surfaces and a 'open canopy' structure, with minimal green infrastructure. Increased soft landscape treatments, including tree canopy cover and well-placed seating should be provided to improve user comfort and amenity in this important public space.

The proposed green wall (climbers) is supported, however unless carefully designed, there is a risk that it will not achieve the level of coverage needed to ameliorate heat in Canberra's summer climate. Greater landscape design attention to planting locations, supporting infrastructure and maintenance regimes is required.

It is noted that the paving materials are not identified. Use of high quality, durable materials is essential.

Principle 6: Amenity

As per our comment under Principle 5, the proposed design of the plaza needs to be revisited to ensure it offers a comfortable and pleasurable place experience for all users. High quality public art installations integrated with the new building and public spaces would enhance the vibrancy and distinctive character of this development.

Bike racks at street level should be provided as well as secure bike storage for residents and workers that is easily accessible from street level.

The 112m central corridor on each level of the residential component is excessively long and does not meet national benchmarks for distances from lift cores and amenity for circulation spaces. The applicant should consider ways to reduce corridor length including introducing another lift core to service apartments in the central zone and reviewing the apartment configuration to include break out spaces for social interaction and air circulation.

Principle 7: Safety

No comment

Principle 8: Housing Diversity and Social Interaction

No comment

Principle 9: Aesthetics

The design of the elevations to Antill and Badham Streets presents as a monotonous facade. Combined with a large expanse of a singular material concealing the podium parking this will accentuate the bulk and scale of the building, resulting in a poor visual outcome for this prominent location. The Authority recommends the proponent reconsider the facade design. Use of a

NOTICE OF DECISION

DA 201835109

more nuanced palette of high quality materials and finishes which respond to Dickson's vibrant, multicultural character is encouraged, as well as greater three-dimensional articulation of the building form, including sections at different setbacks and balcony designs. The Dickson Place Plan may be a useful reference.

The use of a green wall for street level walls and to conceal the podium level 1 car park is supported, provided adequate infrastructure is provided to support its long term maintenance, health and viability.

I am satisfied that the advice received from the CRA does not warrant refusal of this development application.

To this end I took note of the Architectural Statement (Turner Architects – dated December 2018) provided for the proposed development, specifically responding to the nine principles applied by the CRA. I formed the view that this response was well considered and an appropriate response to the issues raised by the CRA.

Where possible the concerns raised by the CRA were addressed through the assessment, further information from the proponent, and by imposing conditions to this decision. I note that the design and configuration of the proposed development is substantially informed by the development constraints imposed by the *Dickson Precinct Map and Code*, the heritage curtilage of the Dickson Library, and the immediate surrounds – including the adjoining roads.

I also note that the principles used by the CRA in its advice, albeit providing valuable insight, are not necessarily statutory or policy considerations for the CRA or relevant to this proposal. Some of the matters raised by the CRA, for example solar access to apartments and deep soil tree planting zones, are matters more appropriately considered by the planning and land authority in its assessment against the Territory Plan, or more appropriately considered other entities.

In relation to section 119(2)(a) and with specific reference to the advice received from the CRA I am satisfied that there are no applicable guidelines, and that there are no other realistic alternatives to the proposed development, or relevant aspects thereof, to be considered for this particular proposal.

g. Conservator of Flora and Fauna

The Conservator of Flora and Fauna did not support the removal of regulated trees located on the subject block on the basis that they do not meet any criteria for removal under the *Tree Protection Act 2005*. The Conservator of Flora and Fauna provided advice that:

"Tree 58 and Tree 72 Platinus x acerfolia are both street trees located on un-leased land. Tree 98, 99, 100, 101, 102, 111 are all regulated trees of Medium Quality that do not meet criteria for removal. The rest of the trees are non-regulated Platinus x acerfolia as they are undersized."

NOTICE OF DECISION

DA 201835109

In relation to section 119(2)(a) and with reference to the advice received from the Conservator of Flora and Fauna I am satisfied that there are no applicable guidelines, and that there are no other realistic alternatives to the proposed development, or relevant aspects thereof, to be considered for this particular proposal that will enable retention of the mentioned regulated trees.

This decision approves the removal of regulated trees on the site and therefore, the decision is inconsistent with the Conservator's advice. The removal of these trees will allow for efficient use of the site and help achieve a development outcome consistent with the outcome envisaged by the *Dickson Precinct Map and Code*.

h. ACT Heritage Council

The ACT Heritage Council provided advice that the proposed development is unlikely to diminish the heritage significance of the Dickson Library subject to conditions. Conditions and advice have been included to this Notice of Decision.

i. ACT Emergency Services Agency (ESA)

The ESA supported the application. Advice received from the ESA is attached to this decision.

NOTICE OF DECISION

DA 201835109

Translation and interpretation services

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week by calling 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية، إتصل برقم الهاتف:
CHINESE	如果你需要传译员的帮助，请打电话:
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, òmpel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefonirajte:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn-hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

NOTICE OF DECISION

DA 201835109

ATTACHMENT 1

ADMINISTRATIVE INFORMATION RELATING TO NOTICE OF DECISION

Submission of revised drawings or documentation

If a condition of approval requires the applicant to lodge revised drawings and / or documentation with the planning and land authority for approval under section 165 of the *Planning and Development Act 2007*, the submission must be made by completing an application in e-development.

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval takes effect the day after the date of this decision. The effective date for development applications approved subject conditions could also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked under section 189 of the Act.

Under section 184 of the Act, the applicant may apply to the planning and land authority to extend the prescribed period to finish the development, but such an application must be made within the original period specified for completion.

A development approval, to which section 184 of the Act applies, continues unless the approval ends under sections 184, 185, 186 or 187 of the Act.

Reconsideration of the Decision

If the applicant is not satisfied with the decision made by the planning and land authority, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision under section 191 of the *Planning and Development Act 2007*. A longer timeframe may apply only if granted in writing by the planning and land authority under section 184 of the *Planning and Development Act 2007*.

Other approvals

A notice of decision grants development approval only. Other approvals may be required, including:

NOTICE OF DECISION

DA 201835109

1. Building Approval

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve the building plans before construction commences. A list of certifiers can be obtained from the Environment, Planning and Sustainable Development Directorate.

2. Tree damaging activity approval

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Transport Canberra and City Services Directorate.

3. Use of verges or other unleased Territory Land

In accordance with the *Public Unleased Land Act of 2013*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. Approval can be obtained from the Transport Canberra and City Services Directorate.

4. Works on unleased Territory Land

In accordance with the *Public Unleased Land Act of 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Development Review and Coordination, Transport Canberra and City Services Directorate by way of:

- (a) a certificate of design acceptance prior to the commencement of any work; and
- (b) a certificate of operational acceptance on completion of all works to be handed over to TCCS.

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

NOTICE OF DECISION

DA 201835109

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulation 2008* – Matters exempt from third-party ACAT review.

This Notice of decision has also been sent to all people who made representations in relation to the proposal.

Contact details for relevant agencies

<p>ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT, 2601</p>	<p>www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855</p>
<p>Health Directorate</p>	<p>www.health.act.gov.au 02 6205 1700</p>
<p>Environment, Planning and Sustainable Development Directorate <i>Planning and land authority</i></p> <ul style="list-style-type: none"> - list of certifiers for building approval - demolition information - asbestos information <p><i>Environment Protection Authority</i></p> <ul style="list-style-type: none"> - environment protection - water resources - asbestos information <p><i>Conservation, Planning and Research</i></p> <ul style="list-style-type: none"> - threatened species/wildlife management 	<p>www.planning.act.gov.au 02 6207 1923</p> <p>www.environment.act.gov.au 02 6207 6251</p> <p>www.environment.act.gov.au 02 6207 1911</p>
<p>Transport Canberra and City Services</p> <ul style="list-style-type: none"> - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets 	<p>www.tccs.gov.au</p> <p>132 281 02 6207 7480 (asset acceptance)</p>
<p>Utilities</p> <ul style="list-style-type: none"> - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation 	<p>02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5738</p>



**PLANNING AND DEVELOPMENT ACT 2007
STATEMENT PURSUANT TO SECTION 161(2)**

1. On 16 January 2019, Development Application (DA) No 201835109 (the application) was lodged with the planning and land authority (the authority) for development approval.
2. On 31 May 2019, in accordance with section 158 of the *Planning and Development Act 2007* (the Act), I directed the authority to refer the applications to me.
3. On 11 July 2019, I decided to approve the application under s 162 of the Act.
4. As required under s 161 of the Act, I provide the following statement in relation to the application:
 - a) The application (DA201835109) seeks approval for removal of all existing structures and trees on the site to facilitate the construction of a two to seven storey mixed-use development with 140 residential units, a supermarket and other ground floor retail/commercial tenancies, podium car park, two levels of basement car parking and other associated onsite and offsite works.
 - b) The land affected is Block 21 Section 30, Dickson.
 - c) The application was lodged by Blak Plan Pty Ltd, trading as Knight Frank Town Planning, on behalf of the lessee Coles Group Property Developments Limited.
 - d) On 11 July 2019 I decided to approve the application subject to conditions, as detailed in the attached Notice of Decision.
 - e) The grounds for my decision are set out in the attached Notice of Decision.
 - f) Community consultation was undertaken pursuant to section 138AE of the Act. In demonstrating compliance with s 138AE, the proponent submitted a community consultation report with the development application. This was publicly notified with the application. The consultation report details consultation activities undertaken between August and December 2018, prior to lodging the application. This included correspondence with community councils and residents associations, online engagement, postcard invitations, a Canberra Time article and public consultation events. The community consultation report details the matters raised during consultation and provides the applicant's response. A copy of the community consultation report is attached.


.....
Mick Gentleman MLA

Minister for Planning and Land Management

11/7 2019

2019

LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY

EXERCISE OF CALL-IN POWERS
PLANNING AND DEVELOPMENT ACT 2007

DEVELOPMENT APPLICATION No. 201835109
BLOCK 21 SECTION 30 DICKSON

TABLING STATEMENT

JULY 2019

Mr Mick Gentleman MLA
Minister for Planning and Land Management

Madam Speaker, on 31 May 2019, in my capacity as the Minister for Planning and Land Management and using my powers under section 158 of the *Planning and Development Act 2007*, I directed the planning and land authority to refer Development Application No. 201835109 to me.

The development application sought approval for, among other things, demolition and removal of all trees to facilitate the construction of a two to seven storey mixed use development with 140 residential units, a supermarket and other ground floor retail/commercial tenancies, podium car park, two levels of basement car parking and other associated onsite and offsite works at Block 21 Section 30 Dickson.

On ... June 2019, I approved the application with conditions under section 162 of the *Planning and Development Act 2007* using my Ministerial call-in powers.

In deciding the application, I gave careful consideration to the requirements of the Territory Plan, the advice of Transport Canberra and City Services; Icon Water; Evoenergy; the Environment Protection Authority; the Conservator of Flora and Fauna; the ACT Heritage Council; the ACT Emergency Services Agency; the City Renewal Authority and other entities and agencies, as required by the legislation and the planning and land authority.

I also gave consideration to the representations received by the planning and land authority during the public notification period for the development application that occurred between 21 January and 28 February 2019.

I have imposed firm conditions on the approval of the Development Application that require, among other things:

- a plan for temporary off-site parking for construction workers during the construction phase – with construction only permitted to commence once this plan has been approved by the independent planning and land authority;
- paving works;
- the heritage value of the Dickson Library to be preserved during site works;
- sediment and erosion control;
- verge management; and
- temporary traffic management.

Madam Speaker, the *Planning and Development Act 2007* provides for specific criteria in relation to the exercise of my call-in powers.

I have used my call-in powers in this instance because I consider the proposal will provide a substantial public benefit, particularly by delivering a revitalised group centre that will serve a stated principle of economic sustainability.

In particular, this development will deliver a range of commercial and retail activity to the Dickson and surrounding communities, through a contemporary development responding to changing economic opportunities.

The provision of this development will enable more commercial opportunities in association with new living opportunities, and bring an additional benefit of enhancing the public domain within the Dickson Group Centre.

The provision of this development will also replace existing car parking and supplement it with further parking opportunities across two basements and on a podium level, resulting in a total of 655 parking spaces.

The proposed development will promote a well-considered design, which has been further refined in close collaboration with the community and businesses, to enliven the surrounding public domain, while not detracting from those things we value in Dickson, including the heritage listed Dickson Library.

The use of my ability to 'call-in' this development application will contribute to the timely and considered construction of the development, whilst preserving the important community, heritage and economic values present at the locality.

Section 161(2) of the *Planning and Development Act 2007* specifies that, if I decide an application, I must table a statement in the Legislative Assembly not later than three sitting days after the day of the decision.

Madam Speaker, as required by the Act, and for the benefit of the members, I table a statement providing a description of the development, details of the land on where the development is proposed to take place, the name of the applicant, details of my decision for the application, reasons for the decision, and community consultation undertaken by the proponent. This statement includes a copy of the notice of decision.



Media release

MICK GENTLEMAN MLA

Manager of Government Business
Minister for Police and Emergency Services
Minister for the Environment and Heritage
Minister for Planning and Land Management
Minister for Urban Renewal
Member for Brindabella

xxx 2019

Revitalisation of Dickson shopping centre to proceed

A significantly updated proposal for a mixed-use development at Dickson shopping centre has been 'called-in' and approved to help revitalise the area. The development proposed by Coles Property Group is located on the car park west of Dickson library.

The decision provides resolution for residents of Dickson and will see a single large supermarket and a range of smaller retail outlets added to the increasingly busy shopping centre. More than 400 additional car parks will be created as well as improved pedestrian access and landscaping.

It is estimated that 1000 jobs will be created during construction and then an additional 164 retail jobs provided once the development is complete.

A key focus of the new proposal is to enliven public places at Dickson shopping centre. The south eastern corner of the development has been reconfigured to be open and integrated with the existing public space provided by Dickson Square and Dickson library. This will also minimise overshadowing onto Dickson Square.

Public feedback has also led to a more refined design with curved forms to the corners, timber cladding features and green walls (vertical vegetation) along some parts of the buildings.

Key features include:

- almost 5000m² additional retail space including one supermarket
- 140 apartments in five levels of residential development
- 655 basement parking spaces – an increase on the 237 in the current car open park.

The development will provide increased living opportunities for Canberrans close to light rail and the city and will help attract business and shoppers to the Dickson area.

Coles Property Group has undertaken extensive community consultation since their original development proposal in 2016 and made several changes to ensure broad support.

ACT LEGISLATIVE ASSEMBLY

Phone (02) 6205 0218

Email gentleman@act.gov.au

 @GENTLEMANMick

 MickGentleman

In utilising my call-in powers I have carefully considered concerns raised by members of the community and imposed conditions on the development. This includes requirements for temporary off-site parking for construction workers, temporary traffic management, paving works, and for the heritage value of the Dickson Library to be preserved during construction.

Construction is expected to be commence within the next 6 months and be completed in a 25 month timeframe.

Statement ends

Media contact:

James Webber T (02) 6205 7402 M 0466 023 084 james.webber@act.gov.au



ACT
Government

Environment, Planning and
Sustainable Development

TALKING POINTS
PROPOSED RESPONSE FOR
MINISTER GENTLEMAN'S OFFICE

ISSUE: DICKSON SHOPS MIXED-USE DEVELOPMENT

Decision for Minister Call-In for DA201835109

- On 29 June 2016 the planning and land authority approved a development application for a seven storey mixed-use development that included two supermarkets, commercial tenancies and 140 residential units.
- The approval decision was subsequently reviewed by the ACT Civil and Administrative Tribunal as result of a third party application for review.
- On 29 March 2018 the Tribunal overturned the authority's approval decision and made a decision to refuse the development proposal.
- Coles has now lodged an appeal with the Supreme Court against the orders of the Tribunal. The matter is listed for directions, pending the outcome of a decision on a new Coles DA (DA201835109).
- The new DA was lodged mid-January 2019. The application only includes a single supermarket, which the developer considers will result in a better public realm outcome.
- The development now comprises a single large supermarket, supplemented by a variety of smaller retail tenancies resulting in 4,987m² additional retail space for Dickson Group Centre. Five levels of residential development consisting of 140 apartments and a podium level car park for residents are provided above the retails uses. Parking for the public and retail customers are provided in two levels of basement.
- 237 publicly accessible parking spaces in the current open carpark will be replaced within the basement, with a grand total of 655 parking spaces provided as publicly accessible parking, parking for retail tenancies, or for future residents of the proposed apartments.
- Vehicle access will provide an option of accessing and exiting the basement via a ramp, or for vehicles to pass through a new shared zone connecting Badham Street with Antill Street.

- A distinctive aspect of the proposed development is a renewed focus on key community spaces, with the south eastern corner of the proposed development now reconfigured to be open and integrated with the existing public domain provided by Dickson Square and the Dickson Library. This will also minimise overshadowing from the proposed development onto Dickson Square.
- The proposed development applied a more refined design approach to the site, by introducing curved forms to the corners, some timber cladding features, fine grain materiality, and vertical vegetation (“green walls”) along some parts of the buildings.
- I have considered the development application and concluded that the proposal will provide a substantial public benefit to the Canberra community by providing a contemporary and much needed revitalisation of the Dickson Group Centre.
- After due consideration of all matters addressed through the assessment process, I have utilised my call-in powers under the *Planning and Development Act 2007* to ensure that the development should commence timely.
- I am satisfied that the affected community and businesses has been appropriately consulted and that the development application has undergone a rigorous assessment.
- In making this decision, I considered comments provided by all referral entities.
- I have noted that the City Renewal Authority did not support the proposal for various reasons. I have departed from their advice in approving the application because I am satisfied that the CRA advice does not warrant refusal of the application.
- In coming to this decision I noted the Architectural Statement provided by Turner Architects specifically responding to the nine principles applied by the CRA.
- I considered that this Statement provided appropriate responses to the issues raised by the CRA.
- I also noted that the Conservator of Flora and Fauna did not support the removal of regulated trees on the subject block.
- I am satisfied that the removal of trees is appropriate in this circumstance as there are no other realistic alternatives to the current proposal which will allow for the retention of the regulated trees.

- The removal of trees will allow for the most efficient use of the site and help achieve a development outcome consistent with the Dickson Precinct Map and Code.

Project background

- The initial decision (DA201426717) to approve a mixed-use development was made by the independent planning and land authority on 29 June 2016.
 - Since then, on the application of third parties, the decision was reviewed by the ACT Civil and Administrative Tribunal who overturned the authority's decision on 29 March 2018, and refused the development.
 - Subsequently, Coles lodged an appeal in the ACT Supreme Court against the Tribunal's decision. This appeal is yet to be heard by the Supreme Court.
 - During 2018 Coles again engaged with the community through the pre-DA lodgement consultation process.
 - On 16 January 2019, a new development application (DA201835109) was lodged for the development reducing the commercial component to a single supermarket. The new development is better resolved and refined when compared to the previous proposal, and offers a superior public interface with Dickson Square.
 - This development application was publicly notified between 21 January 2019 and 28 February 2019, and received 16 written representations. Key issues raised related to building design, site configuration, public domain matters, parking and traffic, pedestrian and cyclist movements, the proposed loading dock, and environmental impacts.
 - The development was supported subject to conditions by all referral entities except for the Conservator of Flora and Fauna, and the City Renewal Authority. Advice received from the Conservator of Flora and Fauna, and the City Renewal Authority, were not considered to warrant refusal of the proposed development, but conditions were applied to the decision where deemed necessary.
-

COMMUNITY CONSULTATION REPORT

Block 21 Section 30 DICKSON

December 2018

For the use of
Environment and Planning Directorate and their consultees

For the purpose of a
**Meeting the requirements of S138AE of the
Planning and Development Act 2007**



T +61 2 6230 7855
PO Box 248, Civic Square ACT 2608
Level 4, 64 Allara Street
Canberra ACT 2601

CONTENTS

1. Purpose	3
2. Site Particulars	3
2.1. Site Description and Location	3
3. Statutory Requirements	4
4. Pre-DA Consultation Guidelines	5
4.1. Minimum Consultation Requirements	5
4.2. Minimum Documentation Requirements:	6
5. Community Consultation	7
5.1. Previous Community Consultation	7
5.2. Correspondence with Community Councils and Residents Associations	8
5.3. Canberra Times Article	8
5.4. Online Engagement	8
5.5. Postcard Invitations	9
5.6. Downer Party at the Shops	10
5.7. Consultation Event – Lunchtime Pop-up	10
5.8. Consultation Event – Evening Pop-up	10
5.9. Consultation Event – Dickson Traders Information Session	11
6. Matters Raised	12
6.1. Summary of Matters Raised During Consultation	12
6.2. Matters Raised During Consultation	12
7. Demographics	19
8. Conclusion	22
Appendix A – Plain English Statement	23
Appendix B – Emails to Community Councils	24
Appendix C – Canberra Times Article	25
Appendix D – Postcard Invitations	27
Appendix E – Demographic Survey	28
Appendix F – Boards for consultation events	29
Appendix G – Invitation to Dickson Traders	32

1. PURPOSE

This report details all pre-application community consultation activity that has informed the development of the proposal.

2. SITE PARTICULARS

2.1. Site Description and Location

Site Address

Dickson Place, Dickson, ACT, 2602

Site Area

7866m²

Site Description

The site is used as an at grade 237 space car park serving the Dickson Group Centre. The site falls gently from the north-western corner to the south-eastern corner with all slopes being less than 5%.

Surrounding and Adjoining Development

The surrounding development comprises of public, commercial and residential uses, another supermarket, petrol station, public library as well as medium density and low-rise residential development.

Road System & Access

The site is bound by Antill Street to the north, Badham Street to the west and an unnamed and un-gazetted 'access way' known as 'Road A' to the south and east.

Services and Amenities

Action bus stops are located on Antill Street (within approximately 20 metres of the site), a future light rail stop and the Dickson bus interchange are located within 500m of the proposed development.

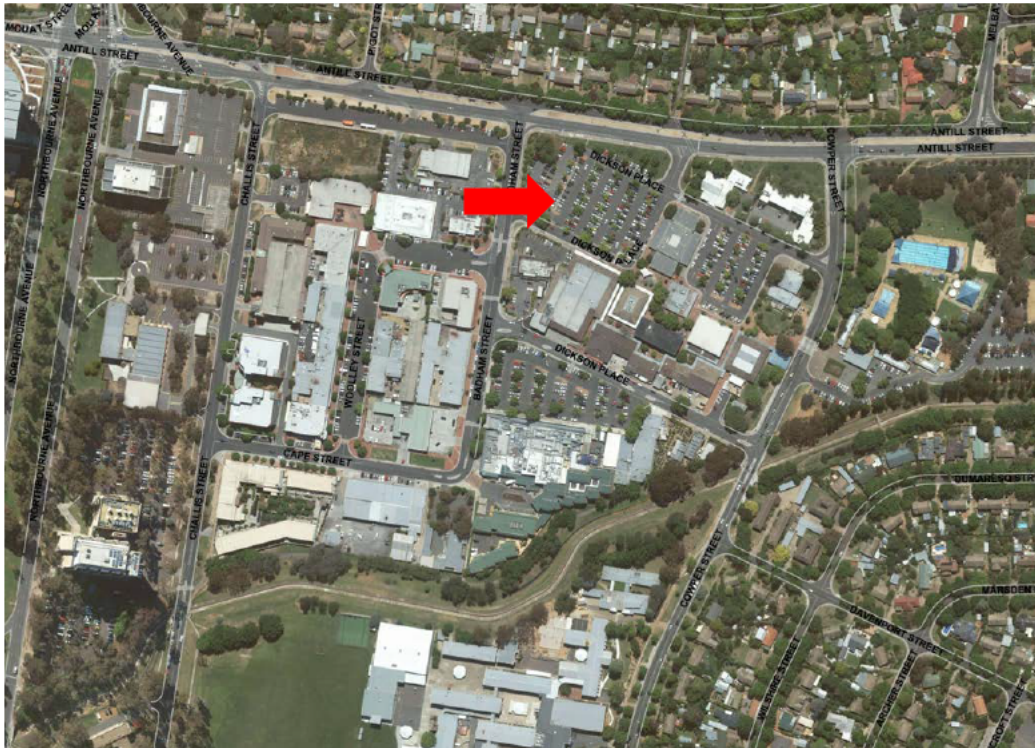


Figure 1 Location of the site within Dickson Group Centre

3. STATUTORY REQUIREMENTS

Section 138AE of the Planning and Development Act 2007 states that prior to lodging a development application for a prescribed development proposal, the proponent of the proposal must consult the community about the proposal

Regulation 20A prescribes the following development: -



- (a) a building for residential use with 3 or more storeys and 15 or more dwellings;
- (b) a building with a gross floor area of more than 5000m²;
- (c) a building or structure more than 25m above finished ground level;
- (d) a variation of a lease to remove its concessional status.

The proposal meets the requirements of Regulation 20A(a) and (b) and consequently triggers the need for mandatory pre-application public consultation.



4. PRE-DA CONSULTATION GUIDELINES






4.1. Minimum Consultation Requirements

Minimum Requirements	Response	Check
1. Notify how consultation will occur for the proposal on the ACT Government's community consultation web page.	Requirement Met. The consultation was notified on the EPSDD Website – Talk with us. Pre-DA Lodgement Form AF2017-41 has been completed and submitted with this application.	✓
2. Ensure people living in areas immediately surrounding the development and the wider community (as appropriate) are informed of the intended consultation process and consulted on the proposal.	Requirement Met. A postcard drop was made to the residential properties located within 500m of the subject site. A newspaper article about the development and the community engagement was in the Canberra Times.	✓
3. Ensure people from a diverse demographic (age, gender, race, religion and/or physical abilities as appropriate) have the opportunity to view and make comment on the proposal.	Requirement Met. The consultation events were held on a number of different days, and times, including two pop-up events within the busy Dickson Centre. A demographic survey was undertaken to capture where possible the different groups that were consulted with.	✓
4. Conduct face-to-face engagement sessions that are accessible to a diverse cross-section of the community.	Requirement Met. The extent of engagement included a 4 hour pop-up at the Downer Shops, two drop in sessions at the Dickson Group Centre, an engagement session with Dickson Traders, and individual face-to-face meetings with representatives of the Downer Community Association, North Canberra Community Council, and MyDickson.	✓
5. Make available to the community conceptual drawings with appropriate dimensions/measurements including, at minimum: > a site plan (showing parking areas, access and egress, waste areas and communal spaces) > indicative floor plans > elevations > shadow diagrams if there are likely to be shadow impacts	Requirement Met. Please refer to the Appendix F which details the drawings shown to the consultation attendees.	✓

<p>> perspectives > landscaping plans > proposed materials and finishes.</p>		
<p>6. Make available to the community a plain English statement explaining the proposal, including any departures from the Territory Plan, a response to the zone objectives and key design elements of the proposal.</p>	<p>Requirement Met. Please refer to Appendix A for the development statement made available on the website for the consultation Chapter 5.4.</p>	
<p>7. Make the documentation required by points 5 and 6 available for the public to view online on the proponent's website or another appropriate location</p>	<p>Requirement Met. Details were made available at https://www.coles.com.au/dicksondevelopment as linked from the Directorate website https://www.planning.act.gov.au/topics/your_say/current-pre-da-consultations, and details were provided for interested parties to contact Knight Frank Town Planning.</p>	
<p>8. For development applications to remove the concessional status of a Crown lease, the proponent should make available to the community details of any future development or redevelopment proposals or possible change of use of the site (if available).</p>	<p>Not Applicable Development does not apply for removal of a concessional status of a Crown lease.</p>	<p>N/A</p>

4.2. Minimum Documentation Requirements:

Minimum Requirements	Response	Check
<p>1. Attaches the approved form declaring that consultation was undertaken in accordance with these guidelines and that the proposal was notified on the ACT Government's pre-DA community consultation website prior to the start of consultation and for the entire consultation period.</p>	<p>Requirement Met. The Pre-DA Lodgement Form AF2017-41 has been submitted with this application. The consultation was undertaken in accordance with these guidelines and notified on the ACT Government website.</p>	
<p>2. Provides accurate details of the nature and extent of consultation undertaken.</p>	<p>Requirement Met. This report details the nature and extent of the consultation undertaken for this development.</p>	

<p>3. Demonstrates that the consultation process targeted a diverse demographic (age, gender, race, religion and/or physical abilities as appropriate), including how these demographics were targeted.</p>	<p>Requirement Met. Please refer to Chapters 5 – 7 of this report, which addresses respondents and demographics.</p>	
<p>4. Provides copies of what the community was shown during the consultation process.</p>	<p>Requirement Met. Please refer to the Appendix F.</p>	
<p>5. Provides a summary of how the community responded to the proposal and the main comments.</p>	<p>Requirement Met. Please refer to Chapter 6.</p>	
<p>6. Details how the submitted design responds to the community's concerns and, in particular, the main issues raised, with meaningful changes highlighted.</p>	<p>Requirement Met. Please refer to Chapter 6.</p>	
<p>7. States whether the proposal submitted to the planning and land authority for assessment is substantially the same as that shown to the community. If not, provides detailed reasons for how and why the proposal is different. Where there are significant changes that do not respond to community feedback, further pre-DA consultation is recommended and may be required.</p>	<p>Requirement Met. The development shown at the community consultation is substantially the same as that provided in the development application (DA) submission.</p>	
<p>8. For development applications to remove the concessional status of a Crown lease, the consultation report must encompass the requirements of the Social Impact Assessment Guidelines.</p>	<p>Not Applicable Development does not apply for removal of a concessional status of a crown lease.</p>	<p>N/A</p>

5. COMMUNITY CONSULTATION

5.1. Previous Community Consultation

Over the past 6 months, Coles Group Property Developments Ltd (CGPD) has had extensive engagement with the community groups, North Canberra Community Council (NCCC), Downer Community Association (DCA) and resident Josip Sladic. This engagement was initially as a result of a mediation opportunity. CGPD consulted with key representatives of NCCC and DCA leading up to the mediation and during two full day mediation sessions held on 6 August 2018 and 14 September 2018. This mediation process resulted in an agreement with NCCC and DCA, with both supporting the key design elements shown in the development plans. The parties also agreed to adjourn the Supreme Court proceedings to develop the concept designs and allow CGPD to lodge a new Development Application incorporating the key design elements.

CGPD Development Manager regularly updates the community representatives from NCCC and DCA about the status of the new development application, and will continue to do so.

5.2. Correspondence with Community Councils and Residents Associations

Emails were written to North Canberra Community Council, and the Downer Community Association. These emails are within Appendix B, entities were invited to come to one of the community information drop in sessions being held for this development application. In addition the CGPD Development Manager had individual face-to-face meetings with representatives of the Downer Community Association and North Canberra Community Council.

5.3. Canberra Times Article

On Saturday 24 November 2018 an article was published in the Canberra Times titled 'Coles unveils new proposal for long-planned Dickson development'. The article written by Han Nguyen provided details of the development and upcoming consultation sessions as well as a perspective render of the proposed new Dickson Square. A copy of the article has been provided as Appendix C.

5.4. Online Engagement

CGPD launched a website detailing the proposal on Monday 3 December 2018
<https://www.coles.com.au/dicksondevelopment>

Link from EPSDD website

https://www.planning.act.gov.au/topics/your_say/current-pre-da-consultations

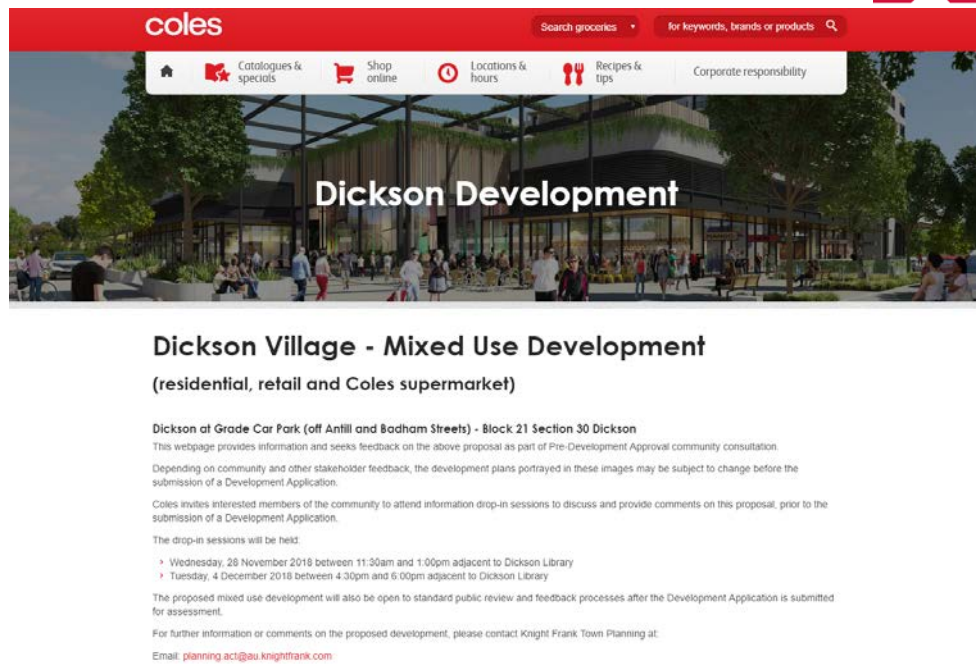


Figure 2. www.coles.com.au/dicksondevelopment

5.5. Postcard Invitations

On 20 November 2018, approximately 1500 postcard invitations were distributed by Knight Frank Town Planning to residences in Dickson. The letterbox drop covered residential properties within a 500m radius of the development site. The double-sided postcard was designed to inform the local residents of the proposed development, associated consultation events and contact details. An image of the postcard has been supplied within Appendix D.

The area covered by the letterbox drop is depicted in red shading in the figure below.

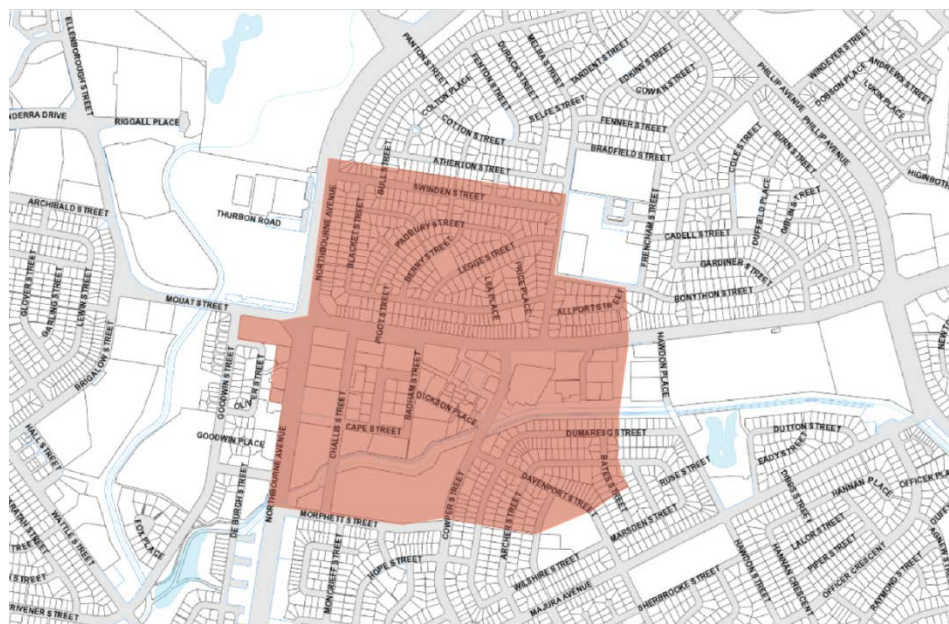


Figure 3. Postcard drop radius

5.6. Downer Party at the Shops

When: Saturday 17 November 2018 10am-2pm

Location: Downer Shops, Frencham Place, Downer

Set-up: Five A1 sized boards displayed on easels illustrating two plans and three perspectives of the proposed scheme together with a fly-thru video. Approximately 80 people engaged with KFTP staff and CGDP Development Manager at the stand.

Demographics Survey: A survey created with Survey Monkey was used to allow for anonymous demographic data collection. The questions were modelled on sample questions from the ACT Governments Application forms. A copy of this survey has been submitted within Appendix E.

Feedback: Feedback was given verbally, collated and documented by KFTP staff and recorded in Chapter 6 of this report.

5.7. Consultation Event – Lunchtime Pop-up

When: Wednesday 28 November 2018 11:30am – 1pm

Location: Dickson Square (opposite Dickson Library)

Set-up: Under a marquee in Dickson Square, four A1 sized boards displayed on easels illustrating two plans and two perspectives of the proposed scheme. Approximately 40 people engaged with KFTP staff at the event.

Demographics Survey: A survey created with Survey Monkey was used to allow for anonymous demographic data collection. The questions were modelled on sample questions from the ACT Governments Application forms. A copy of this survey has been submitted within Appendix E.

Feedback: Feedback was given verbally, collated and documented by KFTP staff and recorded in Chapter 6 of this report.

5.8. Consultation Event – Evening Pop-up

When: Tuesday 4 December 2018 4:30pm – 6pm

Location: Dickson Square (opposite Dickson Library)

Set-up: Four A1 sized boards displayed on easels illustrating two plans and two perspectives of the proposed scheme. Approximately 60 people engaged with KFTP staff at the event.

Demographics Survey: A survey created with Survey Monkey was used to allow for anonymous demographic data collection. The questions were modelled on sample questions from the ACT Governments Application forms. A copy of this survey has been submitted within Appendix E.

Feedback: Feedback was given verbally, collated and documented by KFTP staff and recorded in Chapter 6 of this report.

5.9. Consultation Event – Dickson Traders Information Session

Invitation: On 4 December 2018, approximately 150 invitations were distributed by hand by Knight Frank Town Planning to Traders locate within the Dickson Group Centre. A copy of the invitation has been supplied at Appendix G.

When: Tuesday 11 December 2018, 5:30pm – 6:30pm

Location: The Dickson Tradies, 2 Badham Street, Dickson

Set-up: Five A1 sized boards displayed on the wall illustrating two plans and three perspectives of the proposed scheme. Representatives of KFTP, CGDP, and Bloc made a visual presentation that included a fly-thru video and question time. Approximately 10 people representing Dickson Traders attended the event.

Feedback: Feedback was given verbally, collated and documented by KFTP staff and recorded in Chapter 6 of this report.

6. MATTERS RAISED

6.1. Summary of Matters Raised During Consultation

The vast majority of people consulted were positive about the changes made to the 2014 proposal and were supportive of the development. Some expressed disappointment at the Aldi supermarket no longer being proposed. Although after explanation, understood that it was the decision of Aldi to withdraw their offer and that this provided opportunity to revise the design to address the key design elements as agreed with representatives of the North Canberra Community Council (NCCC), Downer Community Association (DCA).

Concern for the management of parking during construction was raised by a number of people and some Dickson traders. People also sought clarification on the built form, landscaping, traffic, loading area, parking and construction arrangements. Further detail on the matters raised and the response are provided in the following table.

6.2. Matters Raised During Consultation

SUBJECT	FEEDBACK	RESPONSE
POSITIVE FEEDBACK	General support for: <ul style="list-style-type: none"> • the 4m pathway width provided around the building; • the street facing retail; • the egress via the travelators into the main entry area opposite Dickson Square; • the relocation of the ramps and provision of the area adjacent to Dickson Square; • consideration of winter solar access, the minimal overshadowing of Dickson Square; • potential for a positive interface and integration with Dickson Library frontage and greater shopping precinct; • pedestrian priority, one-way shared zone to reduce current traffic conflict 	The vast majority of respondents were supportive of the revised proposal. An email received on 6 Dec 2018 from a resident in the local area stated: <i>"I like the Dickson Square part of the proposal, particularly not casting a shadow over the space in winter. Having the square adjacent to the area in front of the library will hopefully help integrate the new development with the rest of the shopping precinct and reduce the chance of a barrier between the two. I also like the one way shared zone between the library and the development – this should help deal with the messiness that currently exists there".</i>
COMMUNITY APPROVAL 1.	Is this the scheme that the NCCC is supportive of?	This proposal has incorporated the key design elements as raised by the North Canberra Community Council and the Downer Community Association.

2.	Why couldn't this have been the original development proposal?	The government requirements for the release of the site necessitated the delivery of two supermarkets. The withdrawal of the offer by Aldi has created an opportunity for design changes to the development.
ADMINISTRATION	Are the plans available online?	A website with plans was launched on Monday 3 December 2018 https://www.coles.com.au/dickson development. Prior to that people were advised that it will be up shortly and to send through their email address so that a link can be sent through on launch.
ACCESSIBLE HOUSING 1.	Will there be accessible housing options for the regions ageing population?	The development will meet the adaptable housing requirements as per the Territory Plan and Australian Standards. Adaptable housing is housing designed to be easily adaptable to cater for people of all ages and abilities and provides greater housing choices for those who want to age in place
2.	Demand for three bed adaptable units for downsizers in Dickson and more two-bedroom units.	This view is noted.
LANDSCAPE 1.	What is the landscaping proposed? Expressed desire for large trees, deep root planting a high priority.	The proposed landscape plan incorporates the planting of advanced trees along all street frontages as well as the public realm and podium level planting.
2.	Will the existing trees in the Dickson Square be retained?	The trees in Dickson Square will not be removed as a part of this proposal. Trees located within the car park site will be removed.
BUILT FORM 1.	Concern for the construction quality and liveability of the residences	The proposal will meet natural light and ventilation criteria, BCA requirements and will be constructed to the required standards.
2.	Clarification of maximum building heights and number of storeys sought.	In accordance with the requirements of the Territory Plan the proposed has a maximum building height of 24m above natural ground level; seven storeys above ground on the Antill St frontage and a two storey

		interface with the Dickson Library and to the south. The Nova development along Antill St is also 24m in height.
3.	Demand for an appealing, well designed northern façade to Antill Street for pedestrians and passing traffic. The render provided obscures the view of the loading bay with street trees. Clarity of outcome required.	Noted. The design team have been briefed on the requirement for further consideration of the Antill Street frontage.
4.	Concern that Dickson will develop a generic/placeless character.	The proposal will provide a quality design outcome for this precinct that may serve as a catalyst for other parts of the Dickson Group Centre.
RETAIL 1.	Why is Aldi supermarket no longer proposed?	Aldi has withdrawn its offer for the second supermarket creating an opportunity for design changes to the development.
2.	Will the Woolworths Supermarket stay?	The Woolworths Supermarket has given no indication of closing.
3.	Who will occupy the retail tenancies?	The tenancy arrangements are the subject of negotiation with Coles Group and will provide a variety of offerings.
4.	Can a hardware store be provided?	It is unlikely a hardware store operator would be interested in the tenancies on offer.
LOADING AREA 1.	What noise attenuation measures will be included for the loading area particularly for onsite and adjacent residents?	The loading area fronting Antill Street will be enclosed by roller doors and is buffered from adjacent existing or potential future residential development by greater than 30m. The podium level residential carpark on the first floor provides a buffer between the loading area and the residences directly above. A noise management Plan has been prepared for the development and the recommendation in that report will be adopted.
2.	What are the operational arrangements for the loading dock?	On entry and exit vehicles will travel in a forward direction, with no reversing of trucks required on Antill Street. All truck manoeuvring will be contained within the building.

3.	Why is the loading dock located on Antill Street?	After extensive consideration by traffic consultants and in consideration of the planning constraints for the site, the only option available is to locate the loading dock so that it is accessed off Antill Street.
SOCIAL/ ENVIRONMENTAL 1.	Will there be any community housing? Expressed concern for how any renewal addresses high homeless population of Dickson.	There is no community housing in the proposed development. Government had not identified this site for community housing provisions.
2.	What environmental / sustainability measures will be incorporated into the development?	The development will meet current ACT Planning standards of environmental sustainability including WSUD and energy performance requirements. The roof for the seven storey building will contain PV solar cells for collecting electricity.
3.	What noise attenuation measures will be included particularly for onsite residents?	The development will incorporate the noise management plan requirements.
4.	Concern for the loss of public space by the sale of public land.	The decision to release the site for redevelopment was identified in the Dickson Master Plan and was released by the ACT Government to CGDP in 2014.
CONSTRUCTION 1.	Concern for further dust and traffic disruptions during construction	A Temporary Traffic Management Plan will be provided as a condition of Works Approval. The Plan will detail how the safety, accessibility and amenity of vehicle and pedestrian access will be maintained throughout the development and associated works.
2.	What will be the extent of the construction zone? Will construction affect the Dickson Library and Dickson Square area?	Offsite works include upgrades to Road A, adjoining the Dickson Library, and the inclusion of a shared zone interface with Dickson Square. Pedestrian access will be maintained around Dickson Library, Dickson Square, Woolworths and McDonalds. Traffic will be impacted during construction on the western side of Dickson Library and Dickson Square and the northern side of Woolworths.

3.	What noise requirements are in place during construction?	Noise pollution in the ACT is regulated by the Environmental Protection Act 1997. During construction these regulations will be adhered to.
4.	When will the development be built and open?	Subject to approval construction is expected to begin mid-late 2019 for completion late 2021.
5.	Communication with the traders and public on parking arrangements during the construction period will be important.	Noted and agreed. A communication strategy will be undertaken to inform Dickson Group Centre businesses and members of the public about the alternative arrangements.
6.	How will construction vehicles access the site?	The construction arrangements will be subject to approval by the ACT Government prior to the commencement of construction.
PARKING 1.	What are the arrangements for public car parking during construction?	Alternative parking arrangements will be provided during construction subject to agreement with the ACT Government. It is intended that parking for construction workers will be located off-site within the Section 72 Dickson precinct (Not adjacent to the Dickson Pool).
2.	How much will parking cost and will the car park be open 24 hours?	The public car park will be open 24 hours and will be pay parking. The car park will be managed by a private provider and rates will be commensurate with those applied to parking managed in the area by the ACT Government.
3.	What provision is there in the shared zone for car parking/drop off?	There are three allocated drop off spaces accessed from the shared zone.
4.	What are the access arrangements of the shared zone for a monthly barbeque that occurs adjacent to the Dickson Library entry?	The proposed shared zone will not impede the accessibility of the space adjacent to the Dickson Library. During construction, access will be available via the loading zone on the opposite side of the post office.
5.	What method of pay parking will be used?	Licence plate recognition will be utilised for pay parking.

6.	Will the temporary parking opposite the pool be going ahead?	No the temporary parking opposite the pool will not be going ahead.
ACCESS & TRAFFIC		
1.	How will pedestrians accessing from Downer be able to cross near the intersection of Antill Street and Badham Street?	Pedestrians will be able to utilise the crossings available at the signalised intersection of Antill Street and Badham Street.
2.	Concern regarding the potential for rat-running at Road A.	On completion of the upgrades, the shared zone will incorporate multiple traffic calming devices and a well delineated pedestrian priority shared zone. Driving through the shared zone would likely delay a driver's route.
3.	Concern for the inconvenience of no right turn from Road A to Antill Street.	There is currently no right turn from Road A to Antill Street with alternative east bound access available via Cowper Street. This arrangement will not change by this proposal.
4.	Concern that the increased traffic will have an unreasonable impact on the exiting traffic congestion on Antill Street..	An updated traffic report will be provided with the development application to demonstrate consideration of the traffic by this development proposal.
5.	Request to improve pedestrian interface with Downer. Walking across and along Antill Street from Downer into Dickson is difficult and uncomfortable.	A pedestrian movement plan will be submitted with the development application. This development proposal will address the pedestrian improvements as are reasonable within the scope of this development.
6.	Why are the basement access and egress ramp in the locations?	The access and egress locations for the ramps are positioned further away from Dickson Square and the Dickson Library. There are no alternative locations suitable for basement access.
7.	Require pedestrian priority for footpaths that crossover driveways.	Noted.
PUBLIC REALM		
1.	Concern for the bollard design at the shared zone: low height, low visibility – suggestion of multi-functional or artistic bollards	Noted. The details of the bollards will be considered in the final landscape plans and will be designed to meet Australian accessibility and safety guidelines.
2.	Concern for the lack of colour in the public realm – demand for Dickson to retain an edgy and colourful character.	The design intent for the public realm at Dickson Village Square is to be reflective of the broader development scheme and is not considered to warrant an edgy and

		colourful character.
3.	Will the structure defining the square be roofed for weather protection?	No the structure will not be roofed however weather protection will be provided via awnings.
4.	Will the Dickson Village Square contain gutters and steps? Concerns of appropriateness for the elderly.	Dickson Village Square will be accessible via an on-grade pedestrian priority shared zone free of gutters and steps with the exception of a small section of gutter located adjacent to the three layby spaces to address the potential for overland flow.
5.	Will there be enough seating in the Square? Expressed concern for the elderly.	There will be seating in Dickson Village Square. Concerns raised have been noted.
6.	What measures will be in place to maintain the vertical wall landscape treatment on Antill Street?	CGDP and the residential body corporate will maintain their associated landscape treatments.
7.	Can the development include a viewing platform and playground equipment?	This proposal provides a landscaped podium at level 2 for the residential apartments which will overlook Dickson Square and Dickson Village Square. Dedicated playground equipment is not proposed however an artificial grassed area will provide space for play.
8.	Clarify the arrangements for cyclists using the shared zone.	Cyclist movements through the shared zone will be the same as other shared zone. Being a low speed environment it is not anticipated that the shared zone will create any impediment to the movement of cyclists.
9.	Concern that the structure defining the Dickson Village Square space will be reduced in size.	The development team have no intention to reduce the size of the structure defining the square as it is seen as an integral element of the scheme.

7. DEMOGRAPHICS

During the first three community consultation events (two pop-ups and the Party at the Shops), a demographic survey of 105 attendees in total was captured out of approximately 180 people consulted with. This survey was undertaken through Survey Monkey, a copy of a survey is reproduced in Appendix E. It is important to note this demographic data is only representative of a small proportion of the Dickson local and visiting population. This data does not describe trends within Dickson, but it does report similarities with the Australian Government Census Data for Dickson if a correlation is found.

The responses to the questions have been analysed below:

Q1- What is your age?

This consultation engaged with people from all age ranges, with the largest share of people responding from the 65 or older category. There was relatively a high 21% representation of 36 to 45 year-olds at 21%, while 15% of respondents were 35 or younger. The evening pop-up event attracted the greatest number of respondents under the age of 26 while the Party at the Shops respondents were predominantly of the 36-55 age category. Having representation from a diverse age range interacting with this consultation provides a strong base for the comments received and shows that the comments are representative of a cross-section of ages.

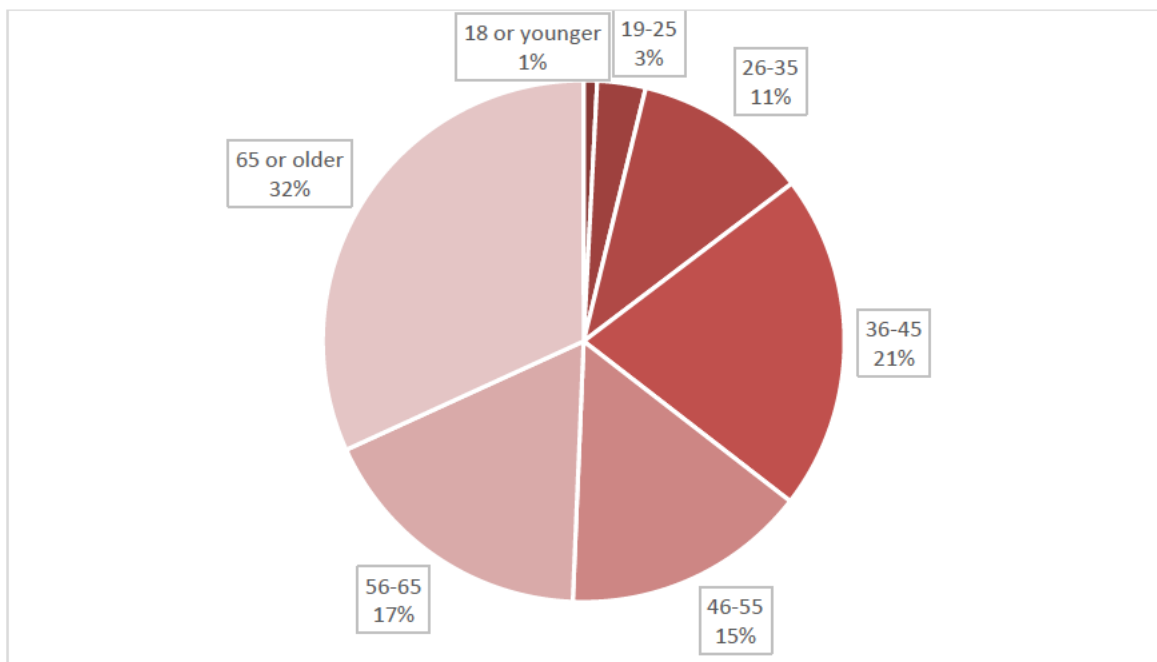


Figure 4 Data Analysis Question 1. Age category

Q2- What gender do you identify as?

On average, the three events were attended by a near equal number of male and female respondents. The other 1% represents a non-gendered alternative response the survey question. According to the Australian Bureau of Statistics, in 2015 the total population of Dickson had 51% male and 49% female residents. The lunchtime pop-up respondents were predominantly male at 57.7% conversely, 57.5% of Party at the Shops respondents identified as female. Assessing the representative genders of respondents at the consultation sessions against the ABS data provides a basis for the assumption that the attendees were representative of the local population.

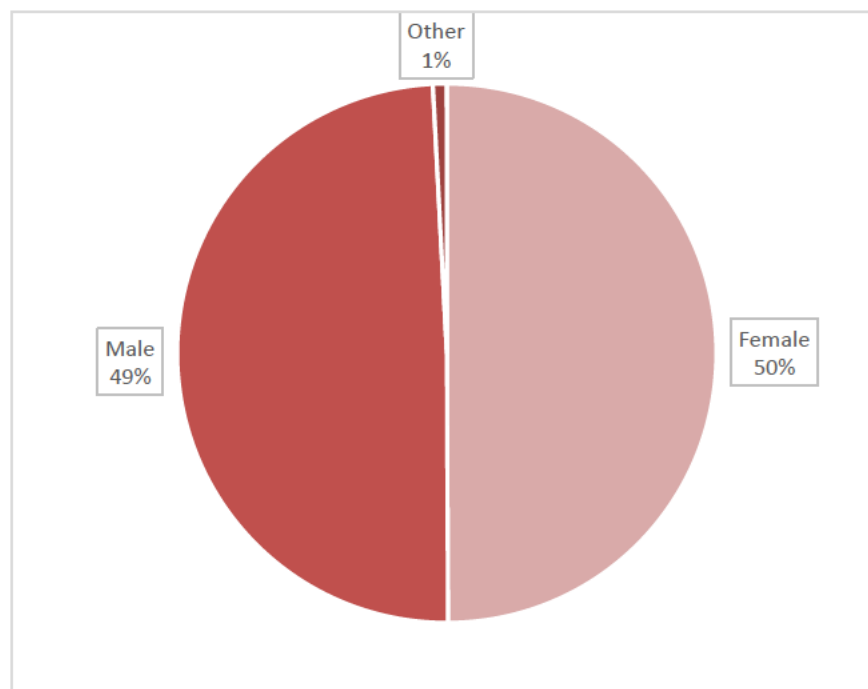


Figure 5 Data Analysis Question 2. Gender Identity

Q3- Are you a member of any of the following groups?

The majority of respondents do not identify as Aboriginal/Torres Strait Islander, person with a disability or from a non-English background. There were a small proportion of respondents, 3%, 3% and 5% respectively, who identified with these groups. According to the 2016 statistics, 1.3% of the Dickson population are Aboriginal or Torres Strait Islander, whilst in our consultation 3% of respondents identified as at Aboriginal and Torres Strait Islander.

22.3% of Dickson households have a non-English language in the home (2016 census). The highest representation of non-english speaking background respondents attended the first pop-up with 11.5% reporting to be from this group. While on average only 5% of survey respondents identified with this group. This question can be interpreted in a large manner of ways through birth country, parental birth country and most common language spoken at home.

According to the 2009 ABS Survey of Disability, Aging and Carers 18.5% of Australian report having a disability. Of the survey respondents 3.3% identified as a person with a disability with the highest percentage, 7.5% attending the evening pop-up event on 4 December 2018.

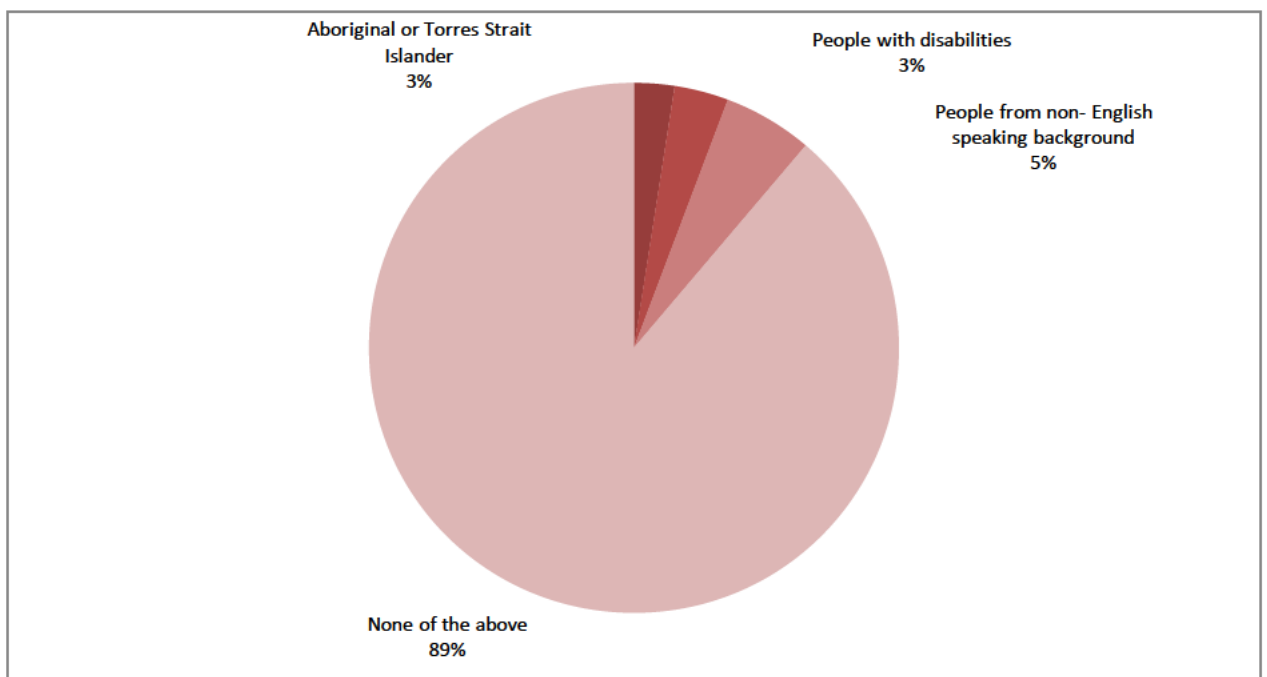


Figure 6 Data Analysis Question 3. Are you a member of any of the following groups?

Q4- How did you hear about this event?

Question 4 was only surveyed at the two pop-up events at which 26% of the respondents heard about the events from the postcard drop. The Party at the Shops attendees were not asked question 4 as the event was not advertised as part of this proposal. At the pop-up events several attendees reported to staff that they had heard about the events through word of mouth, fuelled by the postcards, or had happened to pass by the presentation. Responses were consistent across the two events. These statistics provide evidence of the benefits of individually inviting community members to events being greater than broader advertising. Further strengthening the link of the development to the locality.

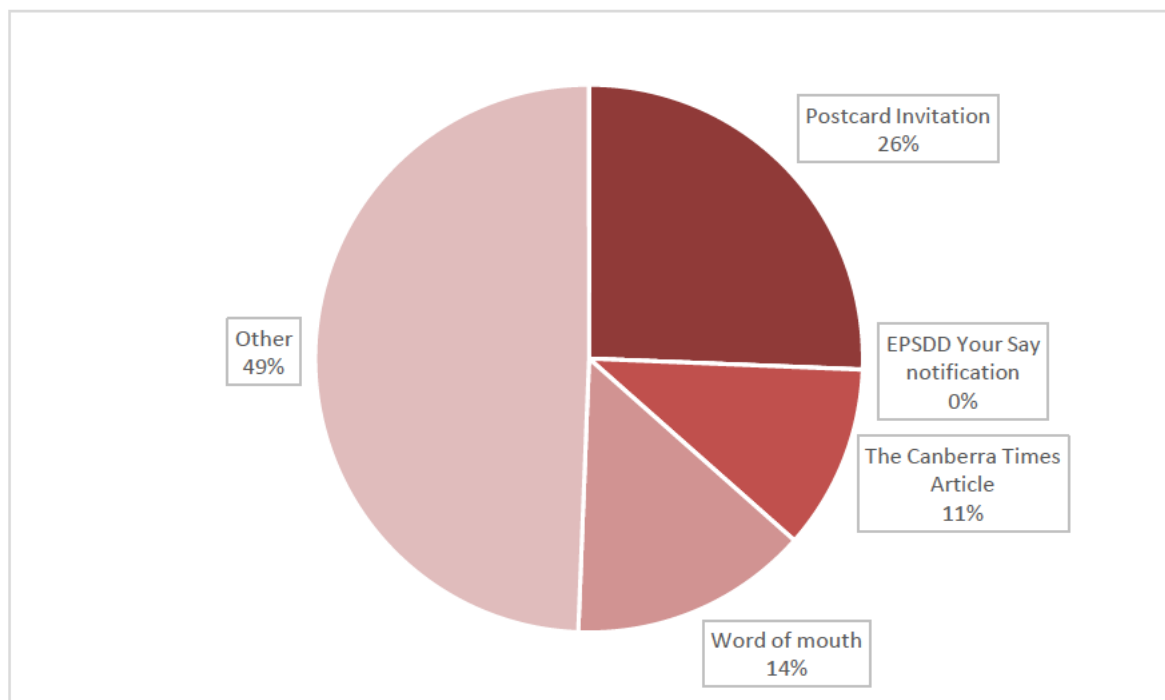


Figure 7 Data Analysis Question 4. How did you hear about this event?

8. CONCLUSION

This report represents extensive community consultation undertaken with the community groups, the Dickson traders and with a diverse demographic of the local community. Over 1,500 postcards were distributed to local residents for the community information sessions, and conversations about the development proposal were had with approximately 200 people. Feedback provided by community members was forwarded to CGDP for consideration and integration into the proposed development.

APPENDIX A – PLAIN ENGLISH STATEMENT

Dickson Village - Mixed Use Development

Background

A Development Application for the redevelopment of the site was made in December 2014 and approved in June 2016. This decision was the subject of a review process before ACAT and an appeal to the ACT Supreme Court.

Aldi has removed its offer for the second supermarket creating an opportunity for design changes to the development. A new urban design team was engaged to create new concept designs, without a second supermarket.

Coles, North Canberra Community Council (**NCCC**) and the Downer Community Association (**DCA**) have reviewed concept designs and agreed key design elements for the development. The parties also agreed to adjourn the Supreme Court proceedings to develop the concept designs and allow Coles to lodge a new Development Application incorporating the key design elements.

Development Proposal

The site of the proposed mixed use development is on land currently used as an at grade car park in the Dickson Group Centre (Block 21 Section 30). The site is bounded on four sides by Antill Street, Badham Street and an access road (Road A). The site has an area of approximately 7,866 sqm.

The proposed development is 7 storeys with a building height up to RL600.200; in accordance with the 24m height limit as permitted in this part of Dickson Group Centre.

The proposal includes:

- a Coles supermarket
- approx. 7 ground floor retail / commercial tenancies;
- 140 residential units with a mix of one, one plus study, two and three bedroom units;
- two basement levels of public car parking plus one level of podium car parking (replacing the existing car parking spaces and adding to the car parking required to address the demands of the development); and,
- other associated works on-site and off-site.

The proposed development creates the following public domain improvements:

- the interface with the heritage Dickson Library is respected by the creation of high quality landscaped space, being the New Dickson Square (approx. 800 sqm) with an open canopy reinforcing the civic nature of the space;
- a shared zone on Road A (from Badham Street toward Antill Street) being a one lane, one way, paved and low speed (maximum speed limit of 10 km/hr) zone prioritising pedestrian movement and activity;
- access to the basement public car parking is by a ramp in Road A, keeping the majority of vehicles out of the Dickson Village precinct. Egress from the basement public car park is by ramp within the site;
- laybys are provided within the shared zone to provide pick up and set down opportunities;
- improved amenity provided by 4 metre wide public footpaths around the site;
- cutting back the building on the south east corner of the site to create the new Dickson Square ensures that the existing Dickson Square is not overshadowed by the development at 3.00pm on 21 June (being the time of year that shadows cast are longest).

APPENDIX B – EMAILS TO COMMUNITY COUNCILS

From: Rebecca Thomas <Rebecca.Thomas@coles.com.au<mailto:Rebecca.Thomas@coles.com.au>>
Date: 15 November 2018 at 2:59:34 pm AEDT
To: "chair@northcanberra.org.au<mailto:chair@northcanberra.org.au>"
<chair@northcanberra.org.au<mailto:chair@northcanberra.org.au>>
Cc: Jane Goffman <active_planning@me.com<mailto:active_planning@me.com>>, "ron@3fidi.com<mailto:ron@3fidi.com>"
<ron@3fidi.com<mailto:ron@3fidi.com>>, Denis O'Brien <denis.obrien@iinet.net.au<mailto:denis.obrien@iinet.net.au>>
Subject: Update on the Coles Dickson development

Dear Leon

Thank you for meeting with me last Thursday, 8 November 2018. I appreciated the opportunity to show you the current plans and flythrough model for the Coles Dickson development.

Community Consultation

Thank you for your suggestion of attending the DCA Party at the Shops this Saturday, 17 November. We have made arrangements with Amit Barkay and I will be in attendance with Aaron Oshyer of Knight Frank Town Planning between 10am – 2pm on Saturday to discuss the current plans and present the fly-through model of the development.

Knight Frank Town Planning on behalf of Coles will also be holding pop up events in the square adjacent to the Dickson Library on:

11.30am – 1pm on Wednesday, 28 November 2018 4.30pm – 6pm on Tuesday, 4 December 2018

This will be notified on the EPSDD Pre DA consultation website. In addition a postcard notifying the engagement events will be delivered to Dickson / Downer residents (located within a 500m radius of the site) over the course of the next week.

Coles are arranging a separate event for the traders located in the Dickson Group Centre.

Status of development application

On 8 October 2018 Coles requested the Supreme Court to adjourn the proceedings to allow a new development application to be lodged. The Court was willing to vacate the November hearing dates, but was not prepared to adjourn the proceedings without having confidence that the new development application was progressing and on that basis, has listed the proceedings for directions at the beginning of Court term (8 February 2019). At the next directions hearing Coles is required to confirm that the development application has been lodged and notified. This morning, Coles Group Property Development (CGPD) lodged its proposed infrastructure plans with the Deed Manager for the Estate Development Plan (EDP) process. The objective of the EDP process is to engage with government and service entities and obtain endorsement from the Deed Manager to enable lodgement of the development application (DA).

CGPD need to lodge the new development application by Christmas this year and intend to submit by 14 December 2018. EPSDD will then carry out its completeness check and CGPD will pay the DA lodgement fee.

Due to the proximity to Christmas, EPSDD will arrange public notification of the development application on or after 2 January 2019. We understand the notification period is 15 business days.

I am very happy for you to share this information with your members and will continue to keep you and other NCCC and DCA representatives updated of our progress. Please do not hesitate to contact me, if you wish to discuss.

Kind regards

Rebecca Thomas
Development Manager – NSW / ACT
Coles Group Property Development

APPENDIX C – CANBERRA TIMES ARTICLE

NATIONAL ACT PLANNING AND DEVELOPMENT

Coles unveils new proposal for long-planned Dickson development

By Han Nguyen

24 November 2018 – 12:00am



Talking points

Coles has a new proposal for its shopping village in Dickson

It will hold information sessions for Canberrans next week

The new proposal includes a 3800-square-metre market-style supermarket

Coles has unveiled a new proposal for its long-awaited shopping village in Dickson, dropping plans for an Aldi supermarket also on the site, and creating a new "Dickson Square".

Coles has not released its plans, but is briefing local residents at public sessions next week before it lodges a new development application.

Coles' bid to develop the site, on a carpark on Antill Street, Dickson, near the existing Woolworths, has hit roadblock after roadblock for many years.





New artist impression of the Coles Village in Dickson. Community consultation will be held next week.

Coles' development arm first lodged [plans to build two supermarkets and 155 apartments on the car park on the corner of of Antill and Badham streets](#) in late 2014.

But the developers were sent back to the drawing board by the government in early 2015, with concern from residents about a "mall" that would cut off pedestrian access to the Dickson group centre, strangling small businesses and activity in the eclectic courtyards.

A Coles spokeswoman said the [Supreme Court proceedings](#) had been now adjourned by consent of all parties to allow Coles to lodge a new development application.

While Coles has not released the detailed plans, she said the biggest change was Aldi's decision to withdraw, allowing a new Dickson Square, with "an open canopy and landscaping".

"Shoppers will be able to stroll around the space on four-metre wide public footpaths and the motorist ramp has been moved away from the library and within the property boundary," she said.

"External aesthetics", including facade treatments and landscaping, had also been improved.

There would be two levels of basement parking, and seven levels above, with shopping, apartments and parking for residents.

It includes a 3800-square-metre "market-style" supermarket.

The development will also have 1000 square metres of specialty shops and 140 residential apartments.

"During construction, around 250 jobs are expected to be created and once completed the development is anticipated to generate more than 200 retail jobs in the retail precinct including 100 new jobs at Coles," the spokesperson said.

If the development is approved Coles said it planned for construction to start mid-2019.

The drop-in consultation sessions will be held on Wednesday, November 28, 11.30am to 1pm and Tuesday, December 4, 4.30-6pm, adjacent to Dickson Library.

with Katie Burgess

APPENDIX D – POSTCARD INVITATIONS



Community Information Sessions

Dickson Village



Community Information Sessions

Proposed mixed use (residential, retail and supermarket) development of Dickson at grade car park (off Antill and Badham Street)

Wednesday 28 November 2018

11.30am – 1pm

Tuesday 4 December 2018

4.30pm – 6pm

Location

Dickson Square (opposite Dickson library)

*For further information or comments please contact:
planning.act@au.knightfrank.com*



APPENDIX E – DEMOGRAPHIC SURVEY

1. What is your age?

- 18 or younger
- 19-25
- 26-35
- 36-45
- 46-55
- 56-65
- 65 or older

2. What gender do you identify as?

- Female
- Male
- Other
- Prefer not to say

3. Are you a member of any of the following groups:

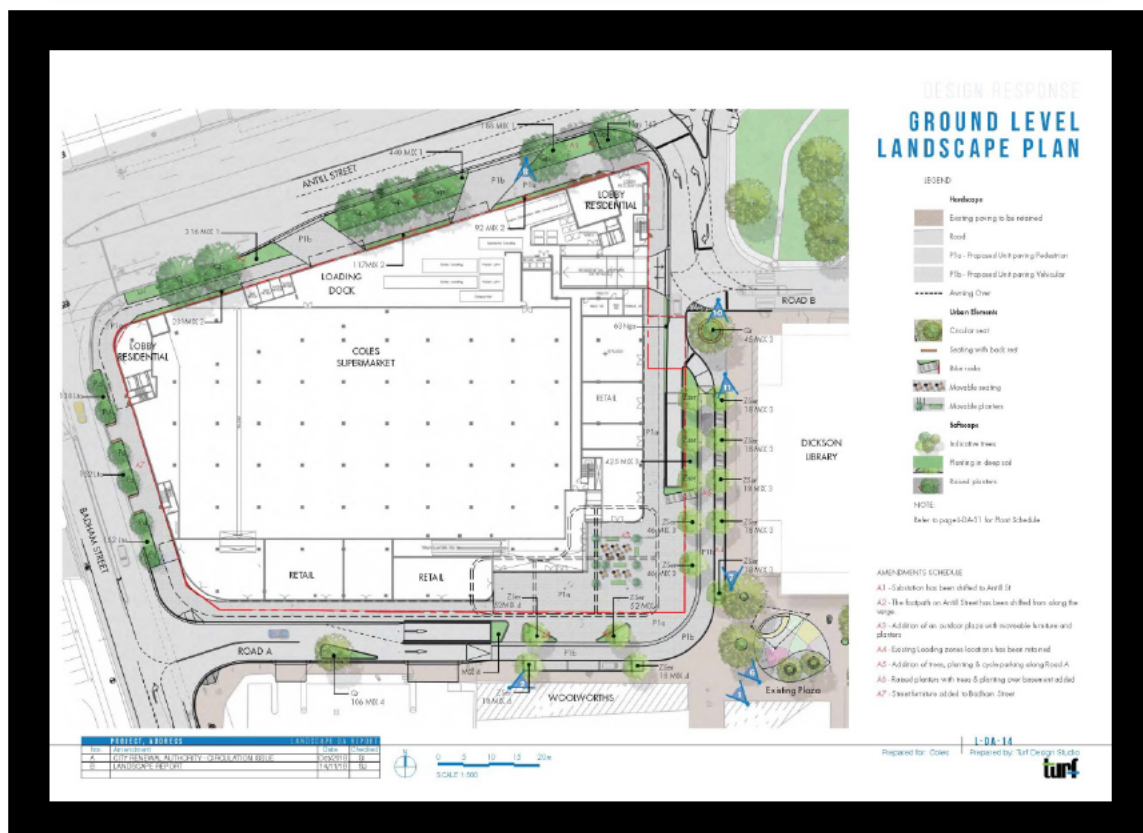
- Aboriginal or Torres Strait Islander
- People with disabilities
- People from non- English speaking background
- None of the above

4. How did you hear about this event?

- Postcard Invitation
- EPSDD Website - Talk with us
- The Canberra Times Article
- Word of mouth
- Other

Finish

APPENDIX F – BOARDS FOR CONSULTATION EVENTS





BLOCK 21 SECTION 30, DICKSON PROJECT - ADDITIONAL ENHANCEMENTS TO ANTILL STREET ELEVATION



INDICATIVE VISUAL ANTILL STREET ELEVATION LOOKING WEST

turnerstudio.com.au

BLOCK 21 SECTION 30, DICKSON PROJECT - ADDITIONAL ENHANCEMENTS TO ANTILL STREET ELEVATION



INDICATIVE VISUAL ANTILL STREET ELEVATION LOOKING EAST

turnerutb.com.au

APPENDIX G – INVITATION TO DICKSON TRADERS

To the Dickson traders

As you are probably aware, Coles' Development Application for the redevelopment of the car park site on the Corner of Antill and Badham Streets was made in December 2014 and approved in June 2016. This decision was the subject of a review process before ACAT and an appeal to the ACT Supreme Court.

Aldi has removed its offer for the second supermarket creating an opportunity for design changes to the development. A new urban design team was engaged to create new concept designs, without a second supermarket.

Coles, North Canberra Community Council (NCCC) and the Downer Community Association (DCA) have reviewed concept designs and agreed key design elements for the development. The parties also agreed to adjourn the Supreme Court proceedings to develop the concept designs and allow Coles to lodge a new Development Application incorporating the key design elements.

Coles invites the Dickson traders to attend an information session to discuss and provide comments on this proposal, prior to the submission of the Development Application.

This information session is being held:

5.30pm on Tuesday, 11 December

Malvern Star and Speedwell Rooms, The Dickson Tradies
2 Badham Street, Dickson

For further information or comments please contact:
planning.act@au.knightfrank.com

We hope that you can join us.



coles

TURNER

 Knight
Frank



Block/s:	21	DA number:	201835109
Section:	30	Date lodged:	16-Jan-19
Suburb:	Dickson	Due date:	22/03/2019
Zone/s:	CZ1: Core Zone	Unit Number (if applicable)	N/A
Proposal:	PROPOSAL FOR MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT – Proposed demolition of existing structures, removal of regulated trees, construction of a mixed-use development up to seven storeys, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking; ancillary rooftop structures; landscaping and associated on-site and off-site works.		
Proposed Use:	Seven storey mixed-use development including 140 residential units, a supermarket and other ground floor retail/commercial tenancies.		

STAGE 1 – PRE-ASSESSMENT APPRAISAL

Did the proposal have a pre application meeting: <i>if yes, read the notes & summarise below</i>	No
Was the proposal subject to a Design Review Panel meeting?	No
Was Pre DA Community Consultation Undertaken?	Yes
Is the notification wording appropriate:	Yes
Have all Entities been referred to?	Yes
NOD outline saved into Objective	Yes
Has a conflict of interest been declared?	No
Has an ESO been submitted as part of this project?	No

Notes for the assessment officers / Key issues identified:

The public notification timeframe for this development application has been extended until 28 February 2019.

OUTCOME

Can proceed to next stage

Assessment officer:	Name: Hayden Pini	Date: 11/02/2019
---------------------	-------------------	------------------

STAGE 2 – ASSESSMENT

Proposed Use	Is the proposed use allowable in the applicable zone/s? Yes
--------------	--------------------------------------------------------------------

<p>Does the proposal trigger referral to the MPRG at this phase:</p> <ul style="list-style-type: none"> ➤ Assessment Policy clarification ➤ Managers direction ➤ Impact Track DA ➤ EDP ➤ GFA >10,000m² ➤ >25m height ➤ 3 or more stories & 50+ dwellings ➤ 25% or greater car parking departure ➤ Referred from LRP or other <p>Does the proposal trigger referral to the LRP at this stage:</p> <ul style="list-style-type: none"> ➤ Departing from entity advice in relation to removal of a tree ➤ Any application where the assessing officer requires direction on landscaping matters ➤ A pre-application matter where advice from LRP has been requested in relation to removal of a regulated tree 	<p>MPRG: Yes – GFA > 10,000 sq m; 3 or more stories and 50+ dwellings; LRP trigger to be considered.</p> <p>LRP: Yes – Departing from entity advice in relation to removal of 6 trees, however this matter will be addressed in a referral to the MPRG</p> <p>An email has been sent to the DA Coordinator to book the DA in for MPRG with the seeking advice form attached – Yes Date Sent: 27/3/2019</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Territory Plan assessment		
Codes of the Territory Plan considered include:		<ul style="list-style-type: none"> • DICKSON Precinct Map & Code • Multi-Unit Housing Development Code • Commercial Zones Development Code • Parking & Vehicular Access General Code • Crime Prevention Through Environmental Design General Code • Access & Mobility General Code • Signs General Code • Lease Variation General Code
Does the application meet all relevant mandatory rules:		<p>Yes</p> <p>Note: Applicant has been requested to address potential non-compliance issues with: R7 Dickson Precinct Map and Code; R23, R64, R67 Commercial Zones Development Code; R99, R101 Multi Unit Housing Development Code.</p>
<p>The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion. Note: Further issues may have been identified in a plan based assessment that have not necessarily been included in this or is of a significance that did not warrant particular discussion.</p>		
Code	Rule / Criteria	Assessment/Discussion
Dickson Precinct Map and Code	R7	Residential building appears higher than mandatory limit. Applicant has been requested to demonstrate how building can be lowered to comply. S141

		information clarified compliance. Require formal clarification at s165 stage for future endorsed drawings to be correctly notated.
Commercial Zones Development Code	R23	Noise management plan not supported by EPA. Applicant is requested to address deficiencies in NMP. Subsequent advice received from EPA supports Noise Management Plan (NMP), prepared by Renzo Tonin & Associates, dated 5 April 2019. Appropriate condition to be included.
"	R31	Conservator did not agree to the removal of 6 regulated trees. Matter is to be considered pursuant to s119(2) of P&D Act 2007.
"	R34	'Failed to Comply' issued by Evoenergy Electricity. Applicant to resolve with Evoenergy. Subsequent s141 information received provided compliance statements.
"	R64	TCCS requires revision of Waste Management Plan. Appropriate condition to be included.
Multi-Unit Housing Development Code	C43	Applicant is requested to show how drying areas on balconies will be screened. Appropriate condition to be included.
"	C44	Applicant to indicate location of residential letterboxes. Appropriate condition to be included.
"	C48(d)	Applicant to address concerns about entry doors and configuration of the NE foyer, to ensure adequate safety, security and convenience for residents. Adequately addressed in s141 information. May consider further condition.
"	C60	Applicant is requested to show how screening to interfacing balconies on the south side of the building is achieved. Appropriate condition may be included.
"	C58	Applicant is to make revisions to units/rooms to improve solar access performance. Adequately addressed in s141 information.
"	C82	Applicant is to make revisions on the podium level near the single lift to allow better movement for pedestrians to the lifts to the residential floors. Adequately addressed in s141 information.
"	C85	Applicant is requested to clarify how furniture removal and deliveries through the loading dock/ waste room will be achieved. Adequately addressed in s141 information. Appropriate condition may be included – adding option for Loading Dock Management Plan to the satisfaction of the planning and land authority to TCCS requirements.
CPTED General Code	C42	Applicant is requested to revised design to address access to public toilets. Access is not obvious nor convenient in current design. Adequately addressed through s141 information.

Further assessment documents, if any, can be found in the assessment file in Objective. Yes

Is the proposal consistent with the relevant zone objectives: (s.120(a))	The proposal is consistent with all zone objectives.
Is the proposal considered suitable for the land on which it is to take place: (s.120(b))	Yes – Based on relevant legislation and the Territory Plan assessment, the proposal is considered suitable for the land
Is an environmental significance opinion in force & relevant: (s.120(c))	No ESO applies
What is the probable impact of the proposed development (including nature, extent and significance of probable environmental impacts): (s.120(g))	<p>Potential impacts require amendment of the noise management plan, and subsequent implementation. Appropriate condition to be included.</p> <p>Parking could be provided on a temporary basis at Block 6 Section 72 Dickson. See advice received from Bruce Fitzgerald (EGM Urban Renewal) dated 15/05/2019. Block 6 is 5233m² in extent and should be able to accommodate approximately 150 – 180 parking spaces if appropriately line marked.</p> <p><i>Development will occur over a 25 month timeframe and the number of Subcontractors on site is shown in the chart below. The number of Subcontractors and associated parking demand will vary across the development timeframe relative to the type of construction activity</i></p>

	<p><i>occurring. The number of contractors will sit between 20 and 30 for the first seven months of construction, will plateau at 100 between months 9 to 12 before rising to a peak of 220 in months 20 and 21. [extract from Traffic Impact Assessment Traffic Report – Northrop 21/30 Dickson – Subcontractor Construction Parking Strategy – 14/11/2018 (page 52)]</i></p> <p>Additional temporary parking to that on Block 6 Section 72 Dickson could also be sourced from elsewhere, on other sites, within the existing street network, and even adjacent to Dickson District Playing Fields.</p>
Is a public land management plan in force over the land, (s.120(f))	No

Was a site inspection undertaken in the assessment stage:	Yes.
Have any issues been identified that would result in a refusal:	No
Conditions required from initial review of application or Territory Plan assessment:	Conditions have been added to draft NoD

Completion

<ul style="list-style-type: none"> Stage 2 has been completed. The application is suitable for advancement (to the next assessment Stage). Any recommended conditions and/or advisory notes have been added to the draft Notice. 		
Assessment officer:	Name: Raymond Brown / George Cilliers	Date: 06/06/19

STAGE 3 – INFORMATION COLLECTION (ENTITIES – including EPSDD DA Leasing)

The DA was referred to the following Entities (or internal Sections) with the following response(s):

Entity	Did the entity support the application? Eg Yes, with conditions OR No – additional info req'd	Assessment comments / Conditions required
The Conservator of Flora & Fauna	No, opposes removal of 6 regulated trees – 29/1/19	To consider under s119(2) of P& D Act 2007
Evo Energy - Electricity	No, failed to comply because of inadequate clearance from o/h wires – 5/2/19 Conditional Compliance obtained 5/4/19	These wires will be undergrounded. Applicant has provided further info to Evoenergy. Evoenergy will provide revised advice. Conditional compliance received and entered in NoD
Evo Energy - Gas	Yes, with conditions.	These are standard installation/protection conditions.
ICON Water	Yes, with conditions.	These are standard installation/protection conditions.
TCCS	No, additional info required. Yes – 05/06/19 – subject to conditions	Matters have been referred to the applicant to address. Notes: SK114/2 Rev 6 dated 19/12/18 shows no encroachments of waste vehicle turning movements. Storage rooms are already compliant with Control C9 of 2016 Waste Code. Loading Dock Management Plan could be considered in addition to waste requirements from TCCS. Possible additional condition: <i>Prior to the commencement of modifications to Road A, the applicant/lessee must undertake the works associated with the temporary waste solution for the McDonald's site on Block 24 Section 39 Dickson in accordance with the drawing titled Construction/Temporary Vehicle Turning Templates McDonalds Waste Collection Veolia Front Lift –Option 1 (Dwg C030 Rev 12 dated 04/04/19) – to the satisfaction of TCCS.</i> <i>Verified with: Confidential Letter of Agreement between Coles Group Property Developments Ltd and McDonald's Australia Ltd (dated 28/02/19 and signed 8 March 2019 and 28 March 2019) - noted to inform this arrangement.</i>

Heritage	Yes, with conditions.	Conditions requiring expert reports on construction impacts and tree growth (to protect the library) can be included in any conditional approval. Also require condition in relation to paving.
<p>CRA (City Renewal Authority)</p> <p>No, opposes encroachment of basement and access into Road 'A', advocates traditional access driveway, suggests extension of shared zone, revise built form, better solar access to apartments, review public realm landscaping, maintenance regime for green walls.</p> <p>Principle 1: Context and Neighbourhood Character <i>The proponent has shown extensive parking ramp and portal structures and basement parking extending beyond the proponents boundary into Road A. The Authority does not support this encroachment into public land as it has an adverse impact on pedestrian amenity and comfort of the streetscape. In particular, these structures and basement preclude any street tree planting and blocks free flowing pedestrian movement across and along the streetfront. In its current configuration this is not supported. The CRA advocates that the proponent considers a basement entry in a traditional crossover arrangement either off Road A or Badham Street, and that this be relocated within the site boundary as is normal practice. Further it would be beneficial to extend the shared street and the external landscape materials of Road A back to the Badham Street intersection to 'complete the street'.</i></p> <p>Principle 2: Built Form and Scale <i>The Authority notes the bulky form of the retail and supermarket walls, but considers the built form and scale of the apartment component to be inconsistent with the intended scale and grain of the Dickson group centre and adjacent suburban neighbourhood. The length of the apartment building (112m) limits cross-site permeability, access to sunlight and would not create a particularly attractive internal spatial experience for residents. The Authority recommends that the proponent explore ways to articulate the long, continuous building elevation fronting Antill Street to reduce the visual impact and overshadowing of the public domain and podium level communal area. This approach would also assist with addressing the long central corridor to each level of the residential complex.</i></p> <p>Principle 3: Density <i>The proposed density is considered appropriate, however the configuration of apartments should be reviewed to improve residential amenity. This may result in a reduction in the total number of apartments.</i></p> <p>Principle 4: Sustainability <i>The Authority is concerned by the absence of deep soil tree planting zones due to basements extending to all site boundaries. Deep soil zones (areas with no built structures or features above or below ground) support the growth of medium to large canopy trees and provide areas of permeable surfaces. This contributes to reducing storm water run-off, urban heat gain, and resilience to climate change. From the shadow diagrams it appears the development does not meet solar access requirements due to the high number of single aspect south-facing apartments. Under the Multi Unit Housing Development Code, at least 70% of all apartments</i></p>		<p>Referred to MPRG – no decision – for further consideration.</p> <p>Refer to applicants response to CRA advice dated 30 May 2019 for extensive commentary.</p> <p>Consider 9 principles. Could be departed from pursuant to s119(2) of P& D Act 2007</p> <p>The City Renewal Authority did not support the development, and provided advice according to nine principles – see column on left.</p> <p>Advice from CRA does not warrant refusal of development application.</p> <p>Concerns addressed through the assessment, further information from the proponent, and by imposing conditions to this decision.</p> <p>Note that the design and configuration of the proposed development is substantially informed by the development constraints imposed by the <i>Dickson Precinct Map and Code</i>, the heritage curtilage of the Dickson Library, and the immediate surrounds – including the adjoining roads.</p> <p>Note that the principles used by the CRA in its advice, provide valuable insight for assessment, are not necessarily statutory or policy considerations for the CRA or relevant to the proposal.</p> <p>Some of the matters raised by the CRA, e.g. solar access to apartments and deep soil tree planting zones, are matters more appropriately considered by the planning and land authority in its assessment against the Territory Plan, or more appropriately considered other entities.</p> <p>In relation to section 119(2)(a) - note there are no applicable guidelines, and that there are no other realistic alternatives to the proposed development, or relevant aspects thereof, to be considered for this particular proposal.</p>

must receive a minimum of 3 hours sun penetration on the winter solstice. This is important to ensure liveability for residents and to lift the sustainability credentials of the development. Alternative apartment configurations, such as cross through and dual aspect layouts would address this issue. Use of skylights is not considered an acceptable method for achieving solar access requirements. The Authority also requests that solar penetration information for apartments be made publicly available for future purchasers and residents, in both the accessible Development Application documents and sales documents. Further information on environmental sustainability targets and measures is required to assess the performance of the proposed development.

Principle 5: Landscape

Street trees, planted in deep soil zones, should be included along the full length of Road A.

The new plaza at the south-east of the site is largely composed of hard, impervious surfaces and a 'open canopy' structure, with minimal green infrastructure. Increased soft landscape treatments, including tree canopy cover and well-placed seating should be provided to improve user comfort and amenity in this important public space.

The proposed green wall (climbers) is supported, however unless carefully designed, there is a risk that it will not achieve the level of coverage needed to ameliorate heat in Canberra's summer climate. Greater landscape design attention to planting locations, supporting infrastructure and maintenance regimes is required. It is noted that the paving materials are not identified. Use of high quality, durable materials is essential.

Principle 6: Amenity

As per our comment under Principle 5, the proposed design of the plaza needs to be revisited to ensure it offers a comfortable and pleasurable place experience for all users. High quality public art installations integrated with the new building and public spaces would enhance the vibrancy and distinctive character of this development. Bike racks at street level should be provided as well as secure bike storage for residents and workers that is easily accessible from street level. The 112m central corridor on each level of the residential component is excessively long and does not meet national benchmarks for distances from lift cores and amenity for circulation spaces. The applicant should consider ways to reduce corridor length including introducing another lift core to service apartments in the central zone and reviewing the apartment configuration to include break out spaces for social interaction and air circulation.

Principle 7: Safety

No comment

Principle 8: Housing Diversity and Social Interaction

No comment

Principle 9: Aesthetics

The design of the elevations to Antill and Badham Streets presents as a monotonous facade. Combined with a large expanse of a singular material concealing the podium parking this will accentuate the bulk and scale of the building, resulting in a poor visual outcome for this prominent location. The Authority recommends the proponent reconsider the facade design. Use of a more nuanced palette of high quality materials and finishes which respond to Dickson's vibrant, multicultural character is encouraged, as well as greater three-dimensional articulation of the building form, including sections at different

setbacks and balcony designs. The Dickson Place Plan may be a useful reference. The use of a green wall for street level walls and to conceal the podium level 1 car park is supported, provided adequate infrastructure is provided to support its long term maintenance, health and viability.		
ESA (Emergency Services)	Further information Required. 13/2/19 Supported 29/4/19	Matters have been referred to the applicant to address. Has been added as an attachment to the NoD
EPA (Environment Protection)	Further information required 5/2/19 Conditional support 28/5/19	Matters have been referred to the applicant to address. Conditions added to NoD
EPSDD DA Leasing (INTERNAL ADVICE)	Yes	Draft DA leasing advice entered in Draft NoD. Additional info required from TCCS as to whether or not 3 rd party licences are required for street assets
Tree Protection Unit	See Conservator	
Strategic Planning (INTERNAL ADVICE) – to inform assessment only	Yes, but requires further info about apartment building design, street tree planting, trolley bays for temp parking, maintain transparency of supermarket window to Antill St	Noted for assessment.
Deed Management (internal – non-mandatory)	Advice	<u>Deed of Agreement</u> Construction must not commence until such time as a Deed of Variation varying the Deed of Agreement is entered in to reflect the revised development permitted through this decision, including arrangements resulting from the Construction period Parking Plan referred in condition A9 <u>Holding Lease</u> No demolition or building work is to commence until the applicant has made an application to Shared Services to extend the Completion of Works covenants of the Holding Lease for Block 21 Section 30 Dickson. <i>Note: Proponent already applied to EPSDD on 05/11/18 in relation to this matter. This extension needs to be ratified prior to demolition of building works commencing.</i>

LRP/MPRG

Does any Entity advice received trigger referral to either the LRP or MPRG:	Yes, Conservator does not support removal of 6 regulated trees
	If yes; An email has been sent to the DA Coordinator to book the DA in for MPRG – Yes Date Sent: 27/3/2019

Additional information requests:

Is further information required at this phase: (s.141 or s.144)	Yes – See Stage 2 assessment	Summarise response to issue raised here Officer to identify themselves and date assessed.
	A further information request was sent to the proponent. Information was received and sent to entities. Please see NoD for conditions and entity comments	

Does any entity advice received mean the application must be refused:	No
Conditions required from entity advice:	Entered in draft NoD: Yes

Final

Has the entity advice received on this application been considered: (s.120(e))	Yes, see summary above.
--------------------------------------------------------------------------------	-------------------------

An <i>alias</i> of the Utility Entity advice has been moved into the approved plans folder	Yes
--------------------------------------------------------------------------------------------	-----

A Stage 3 has been completed with the following issues noted... <ul style="list-style-type: none"> • Conditions as recommended by Entities entered into draft NoD 		
Assessment officer:	George Cilliers	Date 07/06/19

STAGE 4 – ISSUES CONSIDERATION (REPRESENTATIONS)

16 representations were made in respect of the application under section 156 of the *Planning and Development Act 2007*. All representations have been read and considered, and a summary of key concerns / issues can be found below:

Area of concern / issue	Assessing officer response
Building and Site Design	<p>Concern was raised about the presentation of a loading dock, rather than an active pedestrian street level interface with Antill Street or a green buffer between the building and Antill Street.</p> <p>The proposal is for a mixed use development within the Core Zone of the Group Centre. Shared space for service functions, and access thereto, is optimised by being adjacent to a major road, rather than to routes internal to the Centre, where the passage and manoeuvring of large service vehicles would likely reduce the amenity and safety of spaces intended for open and accessible pedestrian access through the centre. The introduction of a ‘green wall’ on this frontage, and the proposed tree planting in Antill Street will soften the visual interface with the existing residential development in Downer.</p> <p>Concern was raised about the length and elevation of the residential component of the building, suggesting less symmetry or breaking the building into separate elements.</p> <p>The northern elevation presents three different design elements along its length, comprised of the end units, and two different unit designs along the balance of the façade. Similarly there is a distinction between the presentation of end units and two different unit types along the southern elevation. Both facades are articulated along their length. Rule 49 of the Multi Unit Housing Development Code is met.</p> <p>Regarding concern about proposed external materials, it is considered that the surfaces and colours are varied, contemporary and requires low maintenance.</p> <p>Concern was raised about the length of the corridors in the residential part of the building. The <i>Dickson Precinct Map and Code</i> identifies a narrow part of Block 21 (Area C), adjacent to Antill Street, in which buildings up to 24 m in height may be built, as opposed to a 12 m limit on the greater part of the block. For a development that is to contain at least 100 apartments, Area C is the logical location for the residential component. Given the shape of Area C, long corridors can be expected to be a design characteristic of each floor layout. Each floor is serviced by four lifts and three stairways.</p> <p>Assessment of the proposed apartments indicates that some improvement is warranted to comply with Criterion 58 of the Multi Unit Housing Development Code. The applicant successfully demonstrated compliance, and subsequently a condition to this effect is included to this decision.</p> <p>Comments were received about visual connection to other spaces, at ground floor level. There are good visual connections from commercial tenancies into the adjacent Road ‘A’, the new plaza area at the south-east corner of the block, and beyond into the existing open space in front of the Dickson library. There are windows and balconies to residential apartments on all elevations of the taller part of the building, and these provide adequate visual connections to nearby streets and public spaces within Dickson.</p> <p>Concern was raised about the travelator and lifts from the basement car parks being linked to the new supermarket foyer rather than to the public open area. The location of the travelator within the carpark levels provides for safe and efficient access for car park users. The enclosed foyer also provides environmental and energy benefits for the</p>

	<p>development. However it is acknowledged that the travelator should link to a space that is publicly accessible at all hours. This decision requires confirmation of arrangements to ensure unimpeded access to the public parking component with the basement – to the satisfaction of the planning and land authority.</p> <p>Concern was raised about the access ramp to the basement car parks being within Road 'A'. This is a one way entry ramp, with entering traffic paralleling the ground level flow in Road 'A'. In this way, entering traffic flows will not conflict with pedestrian flows along the northern verge of Road 'A', and the opportunity for continuous shopfronts between Badham Street and the new pedestrian plaza.</p>
Public Domain	<p>Concern was raised about the design of the proposed traffic island and pedestrian crossings at the intersection of Road 'A' and Antill Street, the extent of footpath paving in Road 'A' adjacent to McDonald's, and the design of the convergence of traffic on Road 'A' with traffic using the basement exit ramp.</p> <p>The Antill Street intersection has been designed with both vehicle movement efficiency and pedestrian safety in mind. Details of this intersection, as well as the Road 'A'/exit ramp convergence, are required to meet TCCS infrastructure requirements in order for the applicant to obtain a Letter of Design Review from TCCS. TCCS have requested that a Road Safety Audit be undertaken with any design changes necessary to meet TCCS' requirements to be incorporated in the final construction.</p> <p>The proposal does not include any changes to the width of the existing sealed footpath adjacent to McDonald's, with the existing pedestrian capacity on this side of Road A maintained. However, the development proposal provides a new footpath, 4.34m wide, on the northern side of Road 'A' adjacent to the proposed shopfronts. This will enhance the opportunity for pedestrians to use the east-west link from Badham Street to the existing pedestrian areas to the south of the Dickson library, and to access existing businesses south-east of the development site. Access driveways to McDonald's will be revised to accommodate the movements of McDonalds' service vehicles, and details of these driveways will also be subject to the TCCS approval.</p>
Parking and Traffic	<p>Concern was raised about the increased traffic generated by the proposal. While this will occur, recent improvements have been undertaken at various intersections in general proximity to the development, including Cowper Street and Dickson Place, Cowper Street and Antill Street, and Badham Street and Antill Street. Further improvements are proposed at the intersections of Badham Street and Road 'A', and Antill Street and Road 'A'. A Road Safety Audit will be required prior to issue of a Letter of design Review, to ensure that the final design of traffic control measures incorporates adequate safety for all road users.</p> <p>Concerns were raised that the parking provided with the proposed development would not cater for overall demand. Two levels of basement, one level above the ground floor (podium level), and three spaces within Road 'A' provide a total of 658 spaces. The basements will cater for replacement spaces for the existing surface car spaces on the site, plus customer parking generated by the commercial development. The podium level will accommodate residents' parking as well as parking for owners and staff of businesses located in the development. Based on the Parking and Vehicle Access General Code, and the need for replacement parking, there is a demand for 701 spaces. Numerically there is a shortfall of 43 spaces, however residential visitor parking (35 spaces) can be accommodated in the basement as the peak visitor time does not coincide with peak shopping use. The remaining shortfall of eight spaces (1.1% of demand) could be accommodated off-site in reasonably close proximity.</p> <p>Regarding parking during the construction phase, a condition of approval in this decision requires that the applicant produces a Construction Period Parking Plan, which sets out how parking for users of the existing surface car park will be accommodated within the Dickson Group Centre, how parking for business owners and staff of existing Dickson businesses will be accommodated and how parking for construction workers engaged on the development will be accommodated outside the Dickson Group Centre.</p>

	<p>The Construction Period Parking Plan must be produced prior to works commencing on the site.</p> <p>Parking could be provided on a temporary basis at Block 6 Section 72 Dickson. See advice received from Bruce Fitzgerald (EGM Urban Renewal) dated 15/05/2019. Block 6 is 5233m² in extent and should be able to accommodate approximately 150 – 180 parking spaces if appropriately line marked.</p> <p><i>Development will occur over a 25 month timeframe and the number of Subcontractors on site is shown in the chart below. The number of Subcontractors and associated parking demand will vary across the development timeframe relative to the type of construction activity occurring. The number of contractors will sit between 20 and 30 for the first seven months of construction, will plateau at 100 between months 9 to 12 before rising to a peak of 220 in months 20 and 21.</i> [extract from Traffic Impact Assessment Traffic Report – Northrop 21/30 Dickson – Subcontractor Construction Parking Strategy – 14/11/2018 (page 52)]</p> <p>Additional temporary parking to that on Block 6 Section 72 Dickson could also be sourced from elsewhere, on other sites, within the existing street network, and even adjacent to Dickson District Playing Fields.</p>
Pedestrians and Cyclists	<p>The proposal does not include any changes to the width of the existing sealed footpath adjacent to McDonald's, so existing pedestrian capacity is maintained. The applicant has now indicated that they are willing to construct new paving in the verge adjacent to McDonald's. The development proposal provides a new footpath, 4.34m wide, on the northern side of Road 'A' adjacent to the proposed shopfronts, and this will enhance the opportunity for pedestrians to use the east – west link from Badham Street to the existing pedestrian areas to the south of the Dickson library, and to access existing businesses to the south-east of the development site. Access driveways to McDonald's will be revised to accommodate the movements of McDonald's service vehicles, and details of these driveways will be subject to TCCS approval.</p> <p>Concern was raised with opportunities for cyclists to ride to and from the site – particularly in a western direction. Both Antill Street and Badham Street provide for on-road cycling. Road A will provide cycling opportunities via the shared zone – extending to the east from the midpoint of the east west section of Road A through to the intersection between Road A and Road B. The section of Road A located to the west is serviced by footpaths located to the north (approximately 4.3m wide) and a narrower footpath south of the carriageway – varying in width from 3m to 4m wide. Given the likely traffic and the width of the pavement in the western end of Road A it is considered that provision of a dedicated on-road cycling lane in this part of Road A is not a desirable outcome at this stage. The possibility of extending the shared zone to the west was considered, but was not considered appropriate due to the risk of encouraging pedestrian traffic in the zone adjacent the edge of the access ramp to the basement.</p> <p>Concern was raised that the proposal did not allow 'open and accessible pedestrian access through the centre'. The development, other than for space proposed for three indented car bays on the south side of Road 'A', maintains the existing east – west pedestrian route, which will actually be enhanced by the proposed shared zone within Road 'A'.</p>
Loading Dock	<p>Concern was raised in relation to the location of the proposed loading dock adjacent to Antill St, and the noise / vibration associated with its use. Considering the site constrains and configuration, the location of the loading dock is considered to be the most appropriate location for the necessary component of the proposed development. Impacts associated with the loading dock is most limited in this location, and could be further ameliorated with a design response and compliance with environmental requirements forming part of this decision – particularly implementation of the associated noise management plan.</p>
Amenity of Dickson Pool	<p>Concern was raised that parking changes that result from the proposed development would impact of the amenity and accessibility of the Dickson Pool.</p>

	<p>When operational, parking capacity within the existing carpark on the development site will be retained, and almost all parking likely to be generated by the proposed development will be accommodated on the site. In relation to temporary parking for displaced users of the development site carpark, and construction workers, a Construction Period Parking Plan is required to be produced by the developer in consultation with the Territory and the Dickson community to address temporary parking issues.</p> <p>This decision does not require or deem it necessary for an additional carpark to be constructed adjacent to the Dickson Pool.</p>
Environmental Impacts	<p>Concern was raised that the proposed development will remove trees, will “remove parkland”, and create an environmental “hotspot” in Canberra. The concern is noted. The proposed development is located within the Dickson Group Centre in a <i>CZ1 Core</i> zone. It is noted that opportunity for deep root planting is limited, but the proposed development landscaping and some “green walls” to mitigate the environmental impact.</p>
Support	<p>Support for the proposal was expressed, acknowledging changes that have been made in response to issues raised by the community, and the provision for another supermarket and community services. Support was also expressed for the inclusion of the residential component, including adaptable dwellings, in the proposed development, providing people with limited mobility with good access to health services and supermarkets.</p>
Process	<p>Concern and criticism was raised with development application processes, including the subsequent amendment process, and the “restricted scope of merit track assessment available during reconsideration”. A concern was also raised with a lack of clarity of information around the heritage curtilage of the Dickson Library.</p>
Documentation	

See also applicant’s response to representations – dated 2 April 2019 with supporting attachments / dwgs.

Do any issues raised in representations require a further information request: (s.141 or 144)	No	
Do any issues raised in representations mean the application must be refused:	No	
Response required from assessment of representations :	A response to the representation issues has been included in the draft NoD	
Have representations made on this application been considered in the assessment of this proposal: (s.120(d))	Yes, see assessment above.	
Do any representations trigger a referral to MPRG or LRP?	No	
Was a site inspection undertaken in this stage:	Yes	

Has the draft NoD been updated:	Yes
• When the DA takes effect	No
• When appeal period starts	NA
In response to representations (whether received or not)	
Do third party appeal rights apply?	Yes

Completion

A Stage 4 has been completed with the following issues noted:		
<ul style="list-style-type: none">• Issues raised by representations have been addressed in the draft NoD.• Other discussions about representations/Draft NoD:		
Assessment officer:	George Cilliers	Date 07/06/19

STAGE 5 – RELEVANT CONSIDERATIONS (MPRG/LRP)

Are there any Stage 1-4 reasons for referral to LRP, MPRG, Other?	Yes – see below
-------------------------------------------------------------------	-----------------

MPRG

The DA was presented to MPRG on 3 April 2019 and is summarised as follows:

The proposal was presented to MPRG to discuss issues such as:

- Removal of regulated trees
- Site and public domain planting
- Design changes required for building
- Solar access to apartments
- Construction workers' parking
- Temporary parking for customers and existing business staff

Agencies that attended the MPRG raised their original concerns and it was noted that a further information request had been sent to the applicant highlighting these concerns.

A decision could not be reached at the meeting due to time constraints, and that the MPRG decided that the matters could stand over for further consideration at a future meeting once information was received.

LRP/MPRG outcome	To be reconsidered at next meeting. The NOD has been updated to reflect the MPRG/LRP outcome: N/A	LRP/MPRG Officer Trent Varlow 12-6-19
------------------	-------------------------------------------------------------------------------------------------------------	---------------------------------------------

Is further information required at this phase: (s.141 or s.144)	No –further information request was already being requested pending information being submitted.	Summarise response to issue raised here Officer to identify themselves and date assessed.
-----------------------------------------------------------------	--------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------

Are there minutes saved in Objective	Yes	
Stage 5 assessment officer:	Trent Varlow	12-6-19

STAGE 6 – RECOMMENDED DETERMINATION OF PROPOSAL

Have all previous Stages (1-4) been signed off recommending approval?	Yes	
Was the DA referred to LRP or MPRG	Yes – the advice of the MPRG is noted and considered in making the decision	
Has the leasing manager requested to be referred during the decision stage (see stage 3 assessment)	Yes	
Has leasing advice been incorporated into the decision:	Yes	
Is a site inspection required to make a decision:	No	
Has the notice of decision been finalised:	Recommended reasons for decision:	Yes
	Recommended conditions:	Yes
	Entity advice:	Yes
	Representations:	Yes
	Checked third party appeal rights:	Yes (not if determined by Minister)
The application is recommended to be:	Approved with conditions	

Has a conflict of interest been declared? - <i>If Yes, the proposal must be Peer Reviewed by Stage 6 officer (without potential conflict) and Signed/determined by a Senior manager</i>	No
Does the determining officer have the correct classification to make the decision? <i>Refer to Classification Matrix</i>	N/A

Peer review <i>To be completed ONLY IF the delegate (determining officer) undertook another stage in the assessment.</i>					
Reviewing officer name:	George Cilliers	Classification:	Executive	Date:	11/06/2019

Has the Notice of Decision been scanned and sent to customer services? PLEASE NOTE: THE SUBJECT OF THE SCANNED DOCUMENT TO CS SHOULD INCLUDE THE DA NUMBER	n/a
---------------------------------------------------------------------------------------------------------------------------------------------------------------	-----

Sign Off

Determination:	In my findings, I have considered the advice and recommendations received by the officers who undertook stages 1-5 in this assessment document and determine that the application is to be: Approved subject to conditions consistent with the above assessment	Date:
Determining officer & Delegate:	Name: TO BE CONSIDERED FOR DETERMINATION BY MINISTER UNDER CALL-IN POWERS – see letter from Minister dated 31/05/2019	Date

Post Determination

Can stamped plans be released with decision?

No - S165 Conditions required to be satisfied
 - Leasing conditions to be satisfied
 - 3rd party appeals



Block/s:	21	Agenda Item:	Click here to enter text.
Section:	30	Date:	03/04/2019
Suburb:	Dickson	DA Number:	DA201835109
Zone:	CZ1 – Core Zone	Address:	Antill St and Badham St, Dickson
Representations:	16 – In time	Assessment officer:	Click here to enter text.
Cleared by:	Senior Manager, Merit Assessment		
Proposal :	Demolition and removal of all existing structures and trees on site to facilitate the construction of a two to seven storey mixed use development with 140 residential units, a supermarket and other ground floor retail / commercial tenancies, podium car park, two levels of basement car parking and other associated on site and off site works.		
Additional members required:	Click here to enter text.		
Reason for seeking advice:	Proposal is for a multi unit developments with 3 or more storeys and has 50 or more dwellings		

A copy of the development application for this proposal and assessment documents can be found in the Objective file for DA201835109.

KEY ISSUES FOR DISCUSSION

- Removal of regulated trees
- Site and public domain planting
- Design changes required for building
- Solar access to apartments
- Construction workers' parking
- Temporary parking for customers and existing business staff

ENTITY ADVICE RELEVANT TO DISCUSSION

- Transport Canberra and City Services
- Tree Protection
- City Renewal Authority
- Heritage Council

SUMMARY OF REPRESENTATIONS (list key concerns only)

16 Representations were received during the notification period. Issues raised include:

Building and site design; Public domain issues; Parking and Traffic; Pedestrians and cyclists; Loading dock; Amenity of Dickson pool.

OPTIONS

The planning and land authority is responsible for determining the application and has the following options:

- Approve the application
- Approve the application with conditions
- Remit the application back to the applicant
- Refuse the application

- Continue assessment based on responses from the applicant to a current request for further information about a range of matters, and on the further resolution of matters raised by entities, with a view to approving the application with conditions.

RECOMMENDATION

It is recommended that the MPRG support the proposal with conditions.

MPRG MINUTES

Minutes taken by:	Trent Varlow	Chair:	George Cilliers
Conflicts of Interest:	None declared		
Members present:	<p>George Cilliers – Development Assessment Senior Manager Chris Gell – Development Assessment Manager Jonathan Teasdale – DA Leasing Manager Bob Taylor – Manager Deeds Dominic Riches – delegate for James P Bennet (Manager of Impact Track) Gabriel Joseph – TCCS representative Terrance Raath – Trees representative Rumana Jamaly – Development Assessment Manager Andy Sharp – CRA representative Kate Harrison – heritage representative Helena Seagrott – Strategic Planning representative</p>		
MPRG Advice:	<p>The proposal was presented to MPRG to discuss issues such as:</p> <ul style="list-style-type: none"> Removal of regulated trees Site and public domain planting Design changes required for building Solar access to apartments Construction workers' parking Temporary parking for customers and existing business staff <p>Agencies that attended the MPRG raised their original concerns and it was noted that a further information request had been sent to the applicant highlighting these concerns.</p> <p>A decision could not be reached at the meeting due to time constraints, and that the MPRG decided that the matter could stand over for further consideration at a future meeting once information was received.</p>		
Matters to be noted or actioned from MPRG discussion:	All matters noted from meeting to be actioned at a future meeting.		
Date minutes cleared:	12/06/2019		
Cleared by:	Senior Manager, Merit Assessment		
Is the decision to undergo quality assurance?	No as further MPRG may be required		