

**From:** [PlanningAlerts](#)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Comment on application 202139349  
**Date:** 6 November 2021 16:01:24

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## For the attention of the General Manager / Planning Manager / Planning Department

Application 202139349

Address 2 Bennetts Close, Mckellar, ACT

Description PROPOSAL FOR 2 STOREY MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT + Demolition of the existing concrete pad and removal of trees; Construction of 14 commercially adaptable 2-storey residential units and one commercial unit, car parking, landscaping, internal driveway and associated works.

Name of commenter [REDACTED]

Address of commenter [REDACTED]

Email of commenter [REDACTED]

### Comment

I am glad to see the plan to reinvigorate the site

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This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



**From:** [REDACTED]  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Development Application 202139349  
**Date:** 10 November 2021 16:34:21

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**CAUTION:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Directorate,

I am in receipt of notification of the above planning application that deals with land that was once the site of the McKellar Shops.

The land has been unused for 10 years and after several apparent non-starts, there does seem to be some action. It is good that the idea of replacing the shopping centre has been abandoned. It is simply not needed.

However, I am concerned that the current application talks about the "removal of trees". Does this mean all the trees on the site? If so I would be opposed to the application.

While I would admit that some trees would have to be removed, especially those which have grown on the site over the past decade, there are some well established trees on the periphery of the site that were there when the shopping centre was established. These should be preserved. I would certainly be against a 'concrete jungle' development where all greenery was banished for the sake of squeezing in another unit.

I would point out that at the recent COP21 summit in Glasgow, there was general agreement that millions more trees are needed worldwide in order to capture carbon from the atmosphere. While a small development in a corner of Canberra might seem inconsequential on that scale, it would still represent an example of 'business as usual' in the face of growing climate emergency.

I await your reply to my concerns.

- [REDACTED]

[REDACTED] McKellar, ACT 2617

**From:** [smartforms@act.gov.au](mailto:smartforms@act.gov.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** DA202139349 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]  
**Date:** 16 November 2021 13:28:00  
**Attachments:** [J5QXX23X.xml](#)  
[J5QXX23X.pdf](#)

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## Representation for Current Development Application

### Form data summary

<b>Customer name</b>	[REDACTED]
<b>Reference code</b>	J5QXX23X

For issues or questions relating to SmartForms please contact the Payment Services Integration Team on \*5 4607 or email [smartforms.admin@act.gov.au](mailto:smartforms.admin@act.gov.au)

# Representation for Current Development Application - Submission confirmation

our submission has been successful. Please keep a copy of this receipt for your records.

Date and time

Reference code

16 Nov 2021 1:17:43 PM

J5QXX23X

Thank you for your representation regarding development application number: 202139349

The issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once a decision has been made

Section 156(2) of the Planning and Development Act 2007 states that a representation about a development application must be made during the public consultation period for the application. If your representation was made outside the public consultation period it cannot be considered during the assessment of the application

Please Note: A copy of your representation will be forwarded to the development application applicant and can be released to the public only on request, unless you have requested and been granted an exemption.

Access Canberra Environment and Planning  
Directorate

GPO Box 158  
Canberra City ACT 2601

Phone: (02) 6207 1923

## Representor details

Title

Given name \*

Family name \*

Miss

Organisation name

Current street resident

Enter at least one phone number: \*

Home phone number

Work phone number

Mobile number

Email address \*

## Development details

Development application number \*

DA 202139349

Suburb \*

Section \*

Block \*

Unit

MCKELLAR

51

1

## Representation

Provide the details of your representation \*

Comment, I much preferred the previous proposed building for this site, it appeared upmarket and less obstructive, which in my opinion suited McKellar more and we could do with a local shop. This newly proposed plan looks bulky, cheap and nasty, very high density and not suited to the area. At the very least, I would hope lighter colours could be used for the exteriors. Otherwise, I wish to highlight a possible traffic issue. As the existing median strip in Bennetts Close would force cars to do a u turn to access the proposed driveway, unless the median strip is altered. In some parts the application notes no change required for driveway access. Other parts show an opening in the existing median strip to be aligned with the new driveway (I hope this will be the case, as 15 new households with cars will likely increase the traffic a lot) and there are many retired people in the townhouses at the top of this street. Another issue within Bennett Place, is that occasionally cars leave the field carpark and head right down Bennetts Close on the wrong side of the road. Increased traffic from this development, will make a head on collision more likely. I have been here a 18 months and have twice encountered a car coming toward me in this way. So I propose that signage is also added to the exit of the field carpark instructing traffic to go left (perhaps no right hand turn).

You may upload any additional supporting documentation or photos

[Click here for more information on applying for exemption from the public register.](#)

**From:** [smartforms@act.gov.au](mailto:smartforms@act.gov.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** DA202139349 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]  
**Date:** 23 November 2021 13:53:35  
**Attachments:** [P7FPWTN7.xml](#)  
[P7FPWTN7.pdf](#)

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## Representation for Current Development Application

### Form data summary

<b>Customer name</b>	[REDACTED]
<b>Reference code</b>	P7FPWTN7

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# Representation for Current Development Application - Submission confirmation

our submission has been successful. Please keep a copy of this receipt for your records.

Date and time

23 Nov 2021 1:49:59 PM

Reference code

P7FPWTN7

Thank you for your representation regarding development application number: 202139349

The issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once a decision has been made

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Access Canberra Environment and Planning  
Directorate

GPO Box 158  
Canberra City ACT 2601

Phone: (02) 6207 1923

## Representor details

Title

Mrs

Given name \*

[REDACTED]

Family name \*

[REDACTED]

Organisation name

[REDACTED]

Enter at least one phone number: \*

Home phone number

[REDACTED]

Work phone number

[REDACTED]

Mobile number

[REDACTED]

Email address \*

[REDACTED]

## Development details

Development application number \*

DA 202139349

Suburb \*

MCKELLAR

Section \*

51

Block \*

1

Unit

[REDACTED]

## Representation

Provide the details of your representation \*

As a local resident, I do not support Development Application 202139349. I believe the proposed development aims to accommodate a large number of residential properties in a relatively small area and provide insufficient commercial space to meet the need of the community. McKellar does not have a thriving commercial hub as many other suburbs do. The location of the proposed development is close to William Palmer Park which is frequented by many locals and a more social commercial development, that could include cafes, restaurants, bakery, local shops etc., would significantly contribute to the community of McKellar. The proposed "adaptable commercial space" would not facilitate a community hub, rather small commercial/office spaces. From the plans, it appears to have the commercial spaces facing onto Dumas Street, however there is no street parking available and visitors to the commercial spaces would likely need to park in the existing car park behind the proposed development and walk around to the front. This would be another factor potentially limiting the success of building and uniting the space.

The plan for the proposed units does not provide for yard space for each unit. I am strongly opposed to residential properties that do not provide sufficient outdoor space for residents. I believe this can affect their personal health and wellbeing and feel that yard space has been compromised to accommodate a large number of residential units as possible. I also don't see how the proposed development would provide space to hang washing outside which suggests that residents would need to dry all washing in a clothes dryer which is not an environmentally-friendly option.

Thirdly, I am concerned about the proposed 3-level structures and the potential impact on existing neighbouring property, such as the privacy of existing residents and children and staff in the childcare centre opposite the site of the proposed development.

Whilst McKellar very much needs this location to be developed, I believe the Development Application 202139349 will not meet the needs of the community.

You may upload any additional supporting documentation or photos.

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**From:** [smartforms@act.gov.au](mailto:smartforms@act.gov.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** DA202139349 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]  
**Date:** 23 November 2021 22:01:25  
**Attachments:** [QXR2F7JD.xml](#)  
[QXR2F7JD.pdf](#)

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## Representation for Current Development Application

### Form data summary

<b>Customer name</b>	[REDACTED]
<b>Reference code</b>	QXR2F7JD

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# Representation for Current Development Application - Submission confirmation

our submission has been successful. Please keep a copy of this receipt for your records.

Date and time

23 Nov 2021 9:59:02 PM

Reference code

QXR2F7JD

Thank you for your representation regarding development application number: 202139349

The issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once a decision has been made

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Access Canberra Environment and Planning  
Directorate

GPO Box 158  
Canberra City ACT 2601

Phone: (02) 6207 1923

## Representor details

Title

Mr

Given name \*

[REDACTED]

Family name \*

[REDACTED]

Organisation name

n/a

Enter at least one phone number: \*

Home phone number

[REDACTED]

Work phone number

[REDACTED]

Mobile number

[REDACTED]

Email address \*

[REDACTED]

## Development details

Development application number \*

DA 202139349

Suburb \*

MCKELLAR

Section \*

51

Block \*

1

Unit

[REDACTED]

## Representation

Provide the details of your representation \*

The development application for the proposed McKellar shops should not be approved as it is not consistent with the applicable zoning code.

The zoning for the McKellar Shops area is CZ4 which is for "Local Centres". The site is adjacent to an aged living area which has a large elderly population, and is surrounded by RZ2 zoning which is premised upon 'local centres' conforming to the requirements of r 4.1 of the Territory Plan 2008 (ACT).

In order to satisfy CZ4 zoning requirements, the proposed development must:

- a) Provide for convenience retailing and other accessible, convenient shopping and community and business services to meet the daily needs of local residents, particularly those with mobility issues;
- b) Provide opportunities for business investment and local employment;
- c) Ensure the mix of uses is appropriate to this level of the commercial hierarchy and enable centres to adapt to changing social and economic circumstances;
- d) Maintain and enhance local residential and environmental amenity through appropriate and sustainable urban design;
- e) Promote the establishment of a cultural and community identity that is representative of, and appropriate to, the place;
- f) Promote active living and active travel;
- g) Provide a high quality public realm by facilitating active uses on ground floor level that connects with the wider open space, pedestrian and cycle networks to promote active travel and active living;
- h) Encourage an attractive, safe, well-lit and connected pedestrian environment with convenient access to public transport.

The plans presently submitted purport to be for a "mixed use" area, however the proposed design is to provide "14 commercially adaptable 2 storey residential units" and a single small "commercial" unit which is not large enough to support any retail or convenient shopping or community business services.

In the circumstances, it is apparent that the intention of the development is to bring to market 14 residential units. The design is not likely to bring convenient retail or shopping to the area (inconsistent with r 4.1(a) and (b)), which would be desirable owing to the site's close proximity to aged care residential living (inconsistent with r 4.1(c) and (d)).

On the ground level, the majority of public space will be occupied by road access to the residential units and parking. There is no promotion of the public realm and there is no promotion of "wider open space" (inconsistent with r 4.1(g)).

Approval of the development is not consistent with the requirements of CZ4 zoning, and is not consistent with the purpose of the wider Town Plan which is designed around local shopping, retail and business centres, servicing the local population who live in relative density under RZ2 zoning around the centre, with suburban RZ1 further out. The elderly residents of the McKellar aged living area reinforces this need for convenient access to shopping and business services.

The development application fails to achieve any of the requirements of CZ4 zoning and should be rejected.

You may upload any additional supporting documentation or photos.

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**From:** [smartforms@act.gov.au](mailto:smartforms@act.gov.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** DA202139349 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]  
**Date:** 24 November 2021 20:41:23  
**Attachments:** [MS4XBWCY.xml](#)  
[MS4XBWCY.pdf](#)

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## Representation for Current Development Application

### Form data summary

<b>Customer name</b>	[REDACTED]
<b>Reference code</b>	MS4XBWCY

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# Representation for Current Development Application - Submission confirmation

our submission has been successful. Please keep a copy of this receipt for your records.

Date and time

Reference code

24 Nov 2021 8:37:30 PM

MS4XBWCY

Thank you for your representation regarding development application number: 202139349

The issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once a decision has been made

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Access Canberra Environment and Planning  
Directorate

GPO Box 158  
Canberra City ACT 2601

Phone: (02) 6207 1923

## Representor details

Title	Given name *	Family name *
<input type="text" value="Mrs"/>	<input type="text" value="[REDACTED]"/>	<input type="text" value="[REDACTED]"/>
Organisation name		
<input type="text"/>		
Enter at least one phone number: *		
Home phone number	Work phone number	Mobile number
<input type="text"/>	<input type="text"/>	<input type="text" value="[REDACTED]"/>
Email address *		
<input type="text" value="[REDACTED]"/>		

## Development details

Development application number *			
DA	<input type="text" value="202139349"/>		
Suburb *	Section *	Block *	Unit
<input type="text" value="MCKELLAR"/>	<input type="text" value="51"/>	<input type="text" value="1"/>	<input type="text"/>

## Representation

