

From: [Steve Donnelly](#)
To: [EPD, Customer Services](#)
Subject: COMM - Jemena - 201835109 - Block 21 Section 30 Dickson
Date: Tuesday, 22 January 2019 8:53:47 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[22012019085326-0001.pdf](#)

Your application has been assessed by Evoenergy and conditionally complies with our Gas Networks requirements.

Please find attached, your stamped plans together with a statement of compliance.

Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications).

Regards

Steve Donnelly
Network Development Manager
Jemena
Unit 1, 5-7 Johns Place, Hume, ACT 2620
(02) 6192 6270 | 0427 401 803
[REDACTED] | www.jemena.com.au



cid:CD1B5F24-1C8F-4830-BF1C-00CF2420C49A@gateway



From: basubmission_electricity@Evoenergy.com.au
<basubmission_electricity@Evoenergy.com.au>
Sent: Monday, January 21, 2019 3:49 PM
To: Steve Donnelly <[REDACTED]>
Subject: Evoenergy - Notification of Building Application - Application ID : 174591 (Email 5 of 5)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and are expecting the content or attachment from the sender.

Evoenergy

A new Development Application has been raised for Evoenergy and has been sent for your review. **(Application ID : 174591)**

Application is at **Antill Street, Dickson** Block/Section **30 /21**
Application Type **Mixed Use**
Development Type **New Construction with Demolition**
Inclusions
Application Received **21 Jan 2019**

Applicant Contact Details **ACT Planning and Land Authority, Linda Southwell, 02 62050060**, EPDcustomerservices@act.gov.au
Please find attached all submitted documents.

Regards


[Evoenergy](http://Evoenergy.com.au)

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@evoenergy.com.au
GPO Box 366 Canberra ACT 2601
www.evoenergy.com.au

Please consider our environment before printing this email.

***** *PLEASE
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Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N°:	<u>201835109</u>	Drawings in set	<u>10</u>
Block:	<u>21</u>	Section:	<u>30</u>
Suburb:	<u>DICKSON</u>		

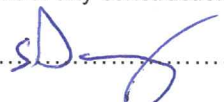
This application has been assessed against legislation protecting Evoenergy's gas infrastructure and access to it.

This application is approved subject to compliance with the following conditions:

- The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from:
<http://www.actewagl.com.au/About-us/The-ActewAGL-network/Natural-gas-network.aspx>
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.
- Other:

Please note:

- WARNING: Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Call 1100.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's gas network
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity

Signed..........Date 22 / 1 / 19

For further information please phone Steve Donnelly – Jemena 6192 6270

ActewAGL Gas Networks CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed in the Statement of Conditional Compliance.

Please note that any of unapproved works may result in action being taken to return the network to its original state.

Signed: *SD*

RESIDENTIAL SPACES
TOTAL 206 SPACES

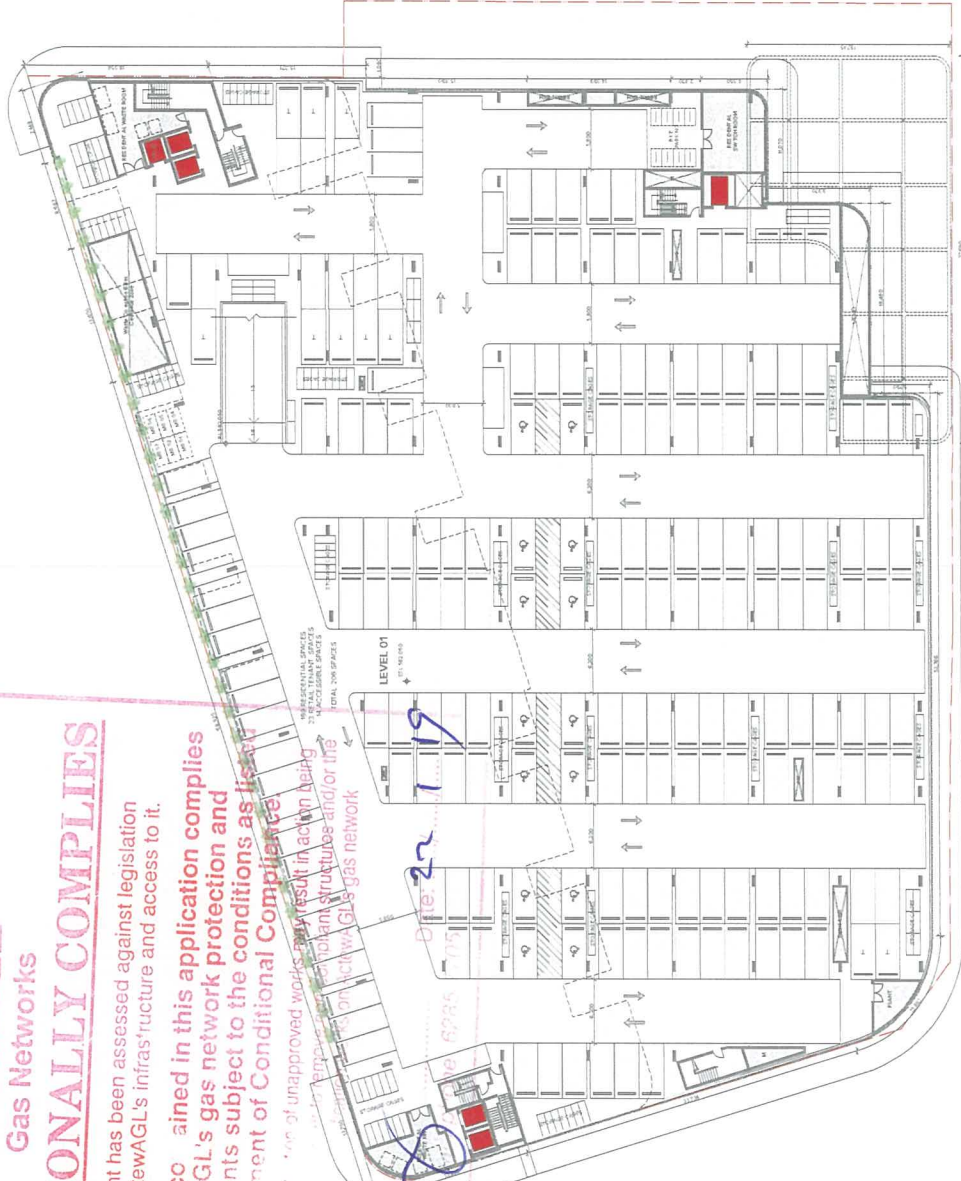
DATE: 27/11/2019

PROJECT NO: 6286

Parking Schedule Level 01	
Residential	169
Accessible	14
Retail/tenant	23
Total	206

Parking Schedule Level 01	
Bicycles	16
Motorbikes	6

Storage Schedule Level 01	
Storage Units	140

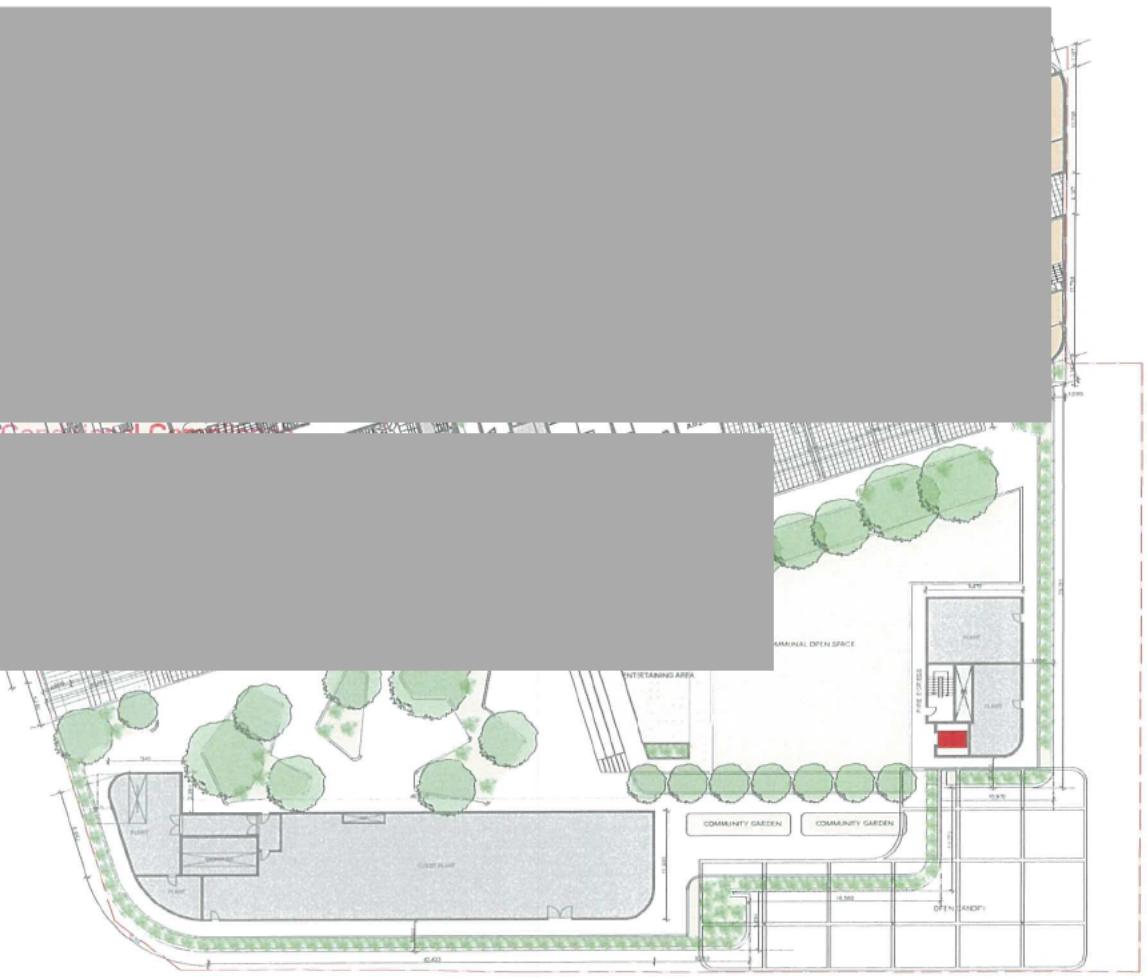


- Notes:
- This drawing shall be read in conjunction with respective contract documents.
 - All items to comply with AS 1552 and AS 1553.
 - Refer to the Statement of Conditional Compliance for further details.
 - Refer to the Statement of Conditional Compliance for further details.
 - Refer to the Statement of Conditional Compliance for further details.
 - Refer to the Statement of Conditional Compliance for further details.

ActewAGL
Gas
CONDITIONAL

This document has been prepared in accordance with the ActewAGL's standard conditions of sale, protecting ActewAGL's interests. The information contained herein is provided in accordance with ActewAGL's gas access requirements, subject to the Statement of Gas Access Requirements.

Signed *SD*



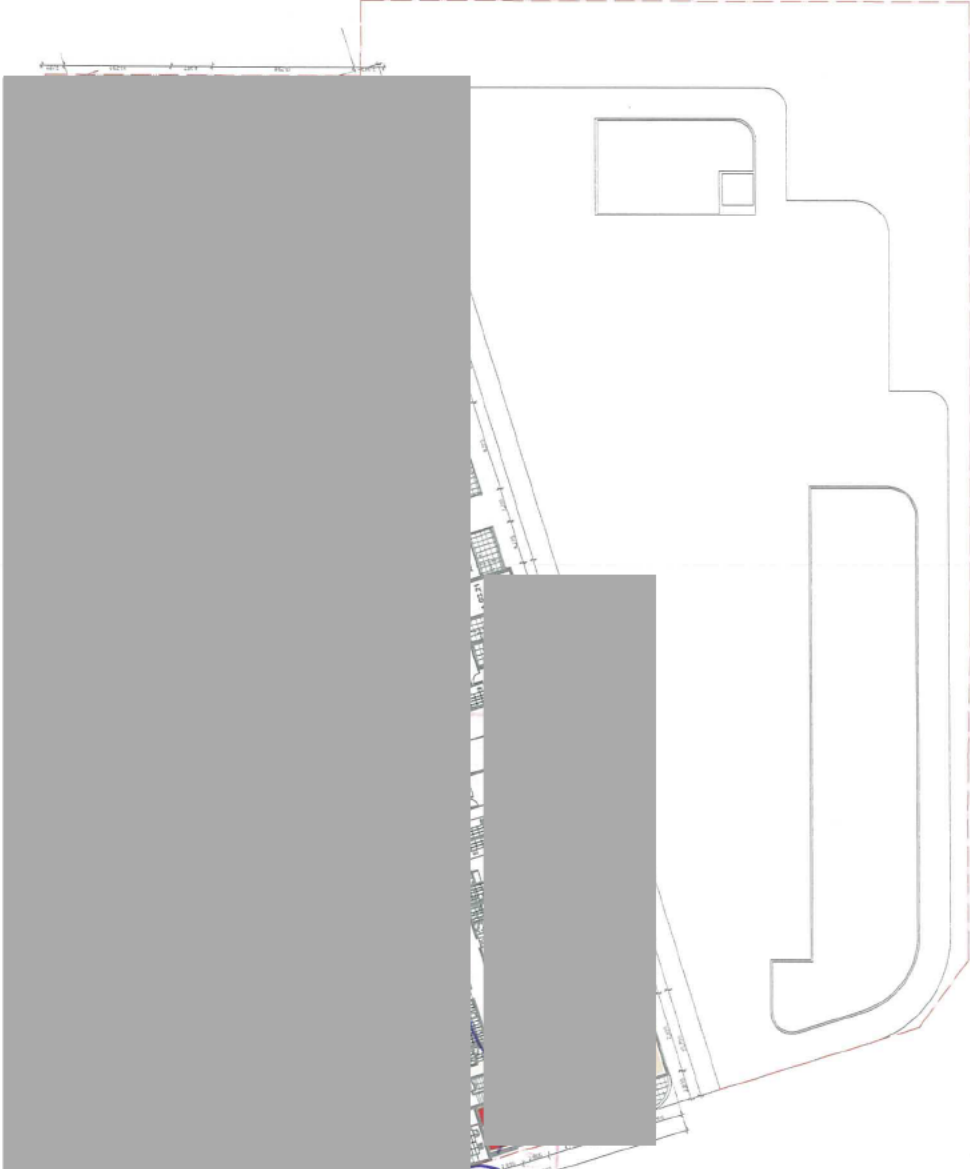
Unit Schedule Level 02	
Studio	3
1 Bed	11
2 Bed	11
3 Bed	3
Total	28

CONDITIONS

This document
protecting ActewAG
The information contained
with ActewAG
access requirements
on the State
Please note
taken to register
property.

Signed: *SO*

Unit Schedule Level 03-05 (per level)	
Studio	1
1 Bed	13
2 Bed	1
3 Bed	3
Total	28



ActewAGL Gas Networks

CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it. The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed in the Statement of Conditional Compliance.

Please note that any excavation works may result in action being taken to protect the gas network infrastructure.

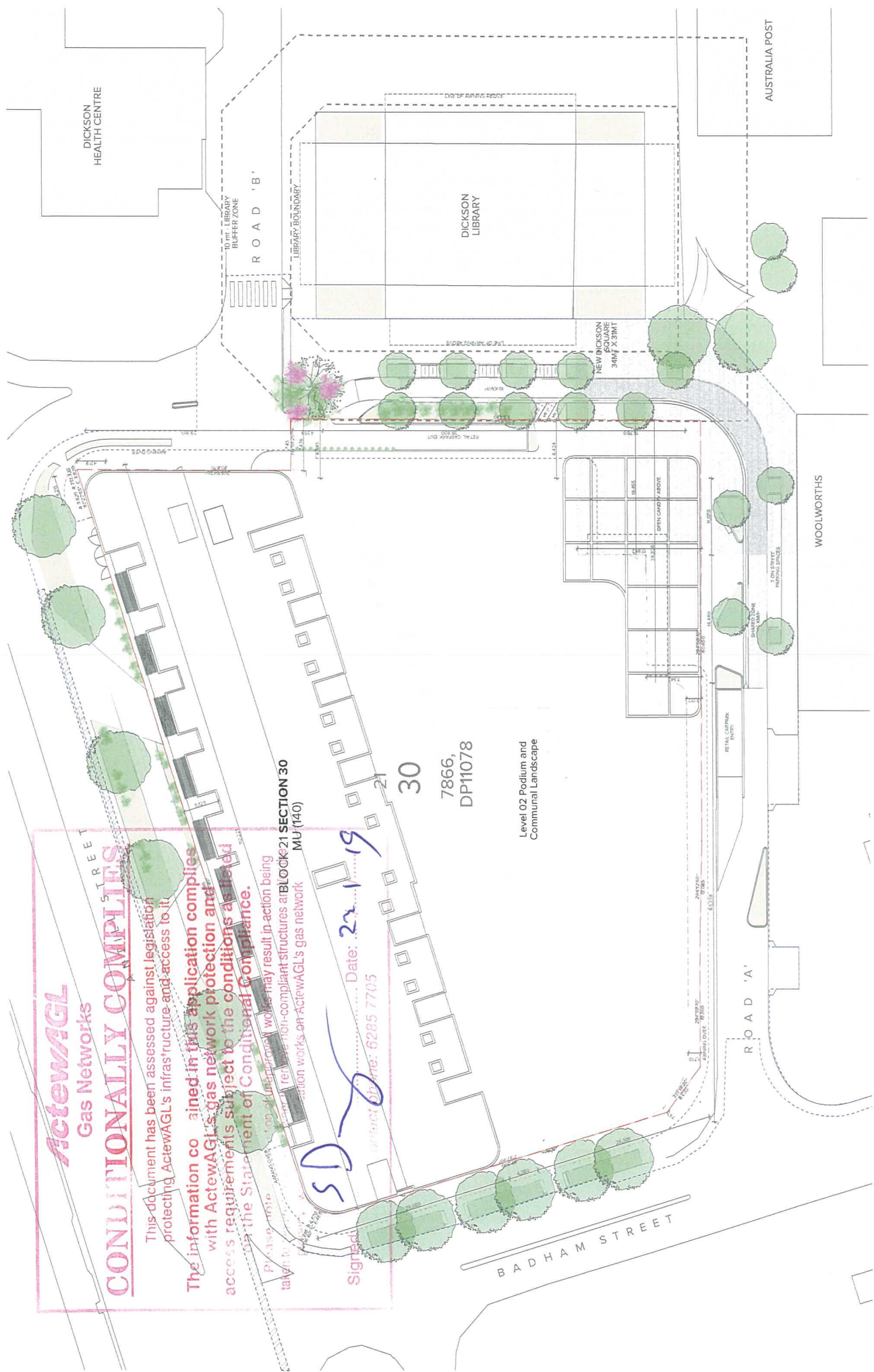
Excavation works on ActewAGL's gas network

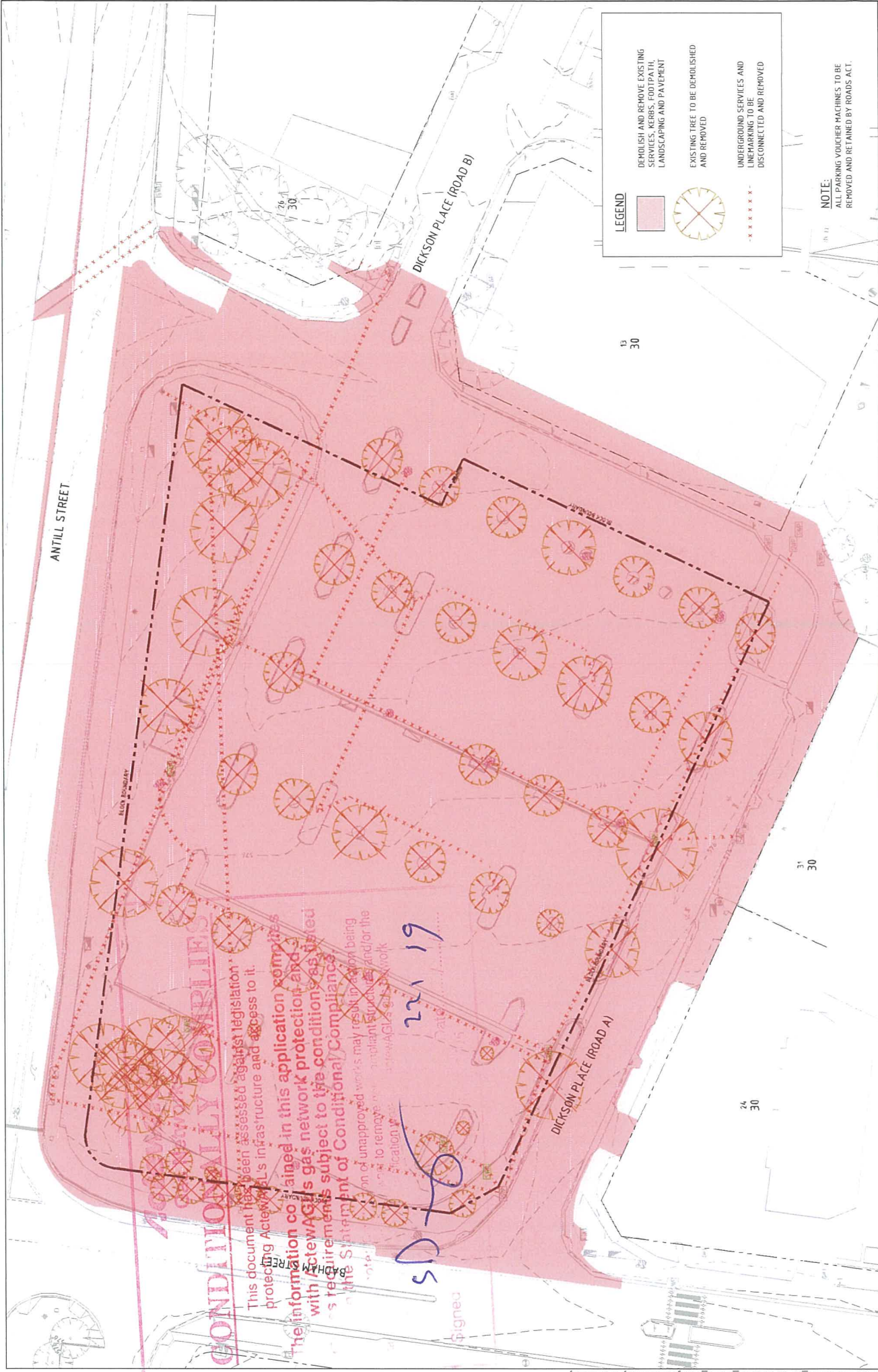
Signed: *[Signature]* Date: 22/1/19
Contract Ref: 6285 7705

BLOCK 21 SECTION 30
MU(140)

30
7866,
DP11078

Level 02 Podium and
Communal Landscape





LEGEND

- DEMOLISH AND REMOVE EXISTING SERVICES, KERBS, FOOTPATH, LANDSCAPING AND PAVEMENT
- X
 EXISTING TREE TO BE DEMOLISHED AND REMOVED
- UNDERGROUND SERVICES AND LINEPARKING TO BE DISCONNECTED AND REMOVED

NOTE:
ALL PARKING VOUCHER MACHINES TO BE REMOVED AND RETAINED BY ROADS ACT.

<p>Project Name and Location DICKSON MIXED USE PROJECT BLOCK 27 SECTION 30 DICKSON ACT</p>		<p>Drafting Check DCA</p>	
		<p>Demolition Plan BC</p>	
<p>Project Number 181174</p>		<p>Discipline CIV</p>	
<p>Drawn By AHD</p>		<p>Approved Signature BC</p>	
<p>Original Size A1</p>		<p>Design AE</p>	
<p>Project Ref 14-Dec-18</p>		<p>Design Date BC</p>	
<p>Coordinate System STDMPLD GRID</p>		<p>Approved Date 9/11/2018</p>	
<p>Height N/A</p>		<p>Revision 0901</p>	
<p>Revision 0901</p>		<p>Drawn By AHD</p>	
<p>Date 9/11/2018</p>		<p>Description DEMOLITION PLAN</p>	

NOT FOR CONSTRUCTION

Original Size A1	Drawn By AHD
Project Ref 14-Dec-18	Design AE
Coordinate System STDMPLD GRID	Approved BC
Height N/A	Approved Signature BC

Client Logo

sellick consultants

www.sellickconsultants.com.au

North

Scales

0 5 15 30 15.0m

1:250 @ A1

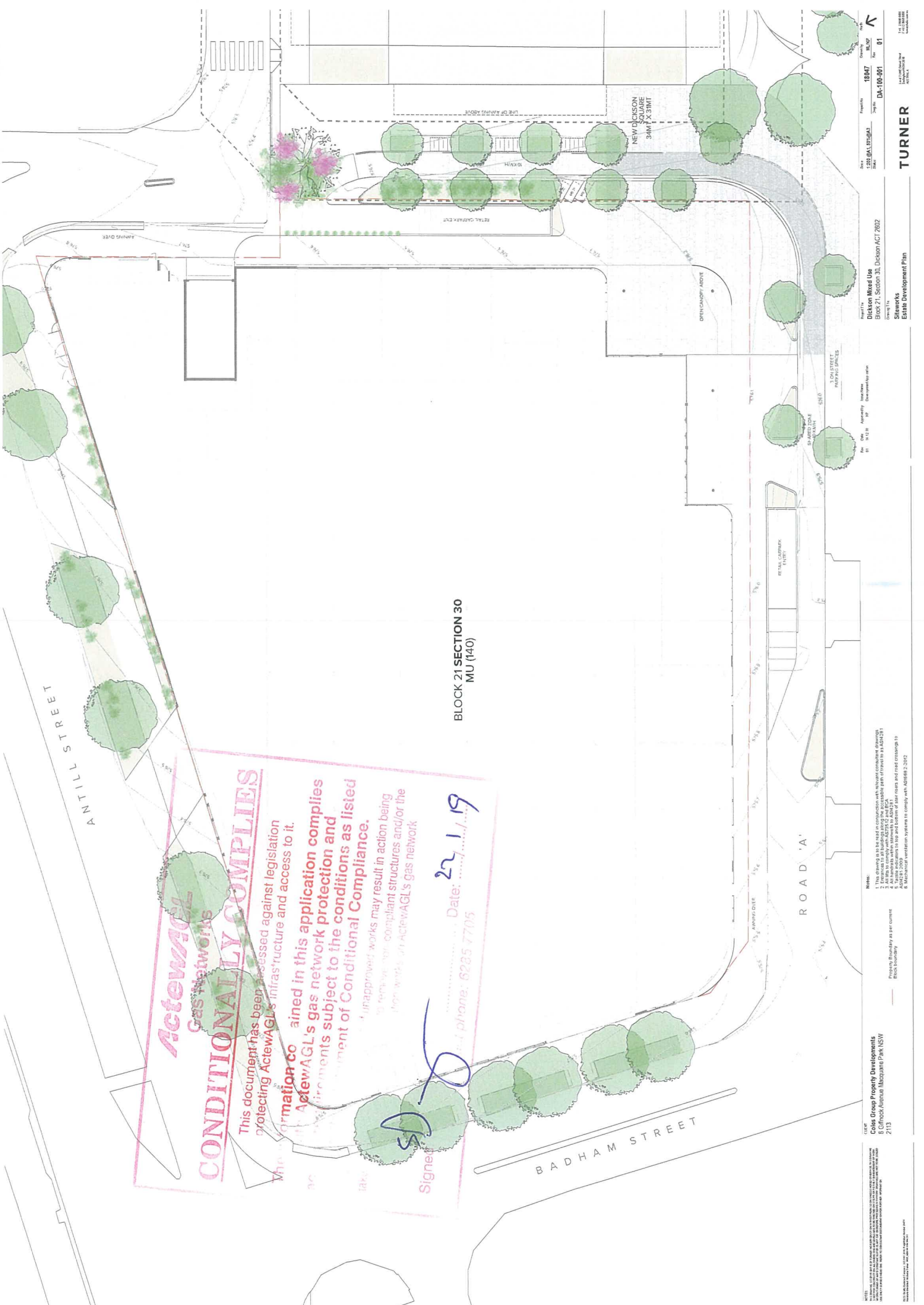
Date	Drawn By	Description
9/11/2018	DA	ESTATE DEVELOPMENT PLANS
12/11/2018	DA	EIP UPDATE
16/12/2018	DA	DEVELOPMENT APPLICATION

CONDITIONALLY COBBLE'S

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it. The information contained in this application complies with ActewAGL's gas network protection and safety requirements subject to the conditions as stated in the Statement of Conditional Compliance. Completion of unapproved works may result in a flow being cut to remove gas to protect infrastructure and/or the safety of the public. ActewAGL's network is a critical infrastructure asset.

22/19

SD



BLOCK 21 SECTION 30
MU (140)

ActewAGL
Gas Networks
CONDITIONALLY COMPLIES

This document has been processed against legislation protecting ActewAGL's infrastructure and access to it.

Information contained in this application complies with ActewAGL's gas network protection and safety requirements subject to the conditions as listed in the Statement of Conditional Compliance.

Unapproved works may result in action being taken to remove non-compliant structures and/or the high voltage gas network.

Signature: *[Signature]* Date: 27/1/19
Contact phone: 6285 7705

Project No: 10947
 Drawing No: DA-100-001
 Date: 27/01/2019
 Scale: AS1:1000
 Project Name: Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602
 Drawing Title: Siteworks
 Estate Development Plan
 Prepared by: [Name]
 Checked by: [Name]
 Drawn by: [Name]

Notes:
 1. This plan is to be used in conjunction with the relevant planning instrument.
 2. The client is to be advised of the relevant planning instrument.
 3. All works to be carried out in accordance with the relevant planning instrument.
 4. All works to be carried out in accordance with the relevant planning instrument.
 5. All works to be carried out in accordance with the relevant planning instrument.
 6. Mechanical ventilation systems to comply with AS/NZS 1530.2:2002

Property Boundary as per current Block Boundary
 213
 Cooks Group Property Developments
 8 Colloffs Avenue, Macquarie Park NSW
 1513
 Turned & Co. Pty Ltd
 1513
 1513

From: [cityrenewal](#)
To: [EPD, Customer Services](#)
Cc: [Ryan, KellyL](#); [Sharp, Andy](#); [Jones, Bronwen](#); [Plunkett-Cole, Nicola](#)
Subject: COMM-CITY RENEWAL-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]
Date: Tuesday, 12 February 2019 12:04:23 PM
Attachments: [00. COMMS CRA DA201835109 DICKSON Block 21 Section 30.pdf](#)
[image002.png](#)
[image003.png](#)

Good afternoon

The CRA does not support this DA. Please see comments attached.

Kind regards

Sophie

Sophie Davis
Project Officer, City Activation – Design and Place Strategy

T: 02 6205 3684 **E:** sophiee.davis@act.gov.au

City Renewal Authority ACT Government

Canberra Nara Centre, 1 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
ABN 40 746 096 162

cityrenewalCBR.com.au
Follow us [@cityrenewalCBR](#)



From: EPD, Customer Services
Sent: Monday, 21 January 2019 11:24 AM
To: cityrenewal <cityrenewal@act.gov.au>
Subject: REFERRAL-CITY RENEWAL-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

DEVELOPMENT APPLICATION NO: 201835109
BLOCK: 21 **SECTION:** 30 **DIVISION:** DICKSON

Description - **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.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(12/02/2019)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services
EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Maria

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

cid:image004.png@01D3DE12.73C7D510





Customer Services
Environment, Planning and Sustainable Development Directorate
16 Challis Street
DICKSON ACT 2602

DEVELOPMENT APPLICATION NO: 201835109

DATE: 30-Jan-19

DESCRIPTION OF THE PROPOSAL:

Dickson 'Coles' 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.

BLOCK: 21	SECTION: 30	DIVISION: DICKSON
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This proposal was reviewed by the City Renewal Authority	<input checked="" type="checkbox"/>
The proponent has provided a place proposition and place plan	No

The City Renewal Authority 's position is:	
That the proposal is supported	<input type="checkbox"/>
That the proposal is not supported	<input checked="" type="checkbox"/>
That advice is provided	<input type="checkbox"/>
No comment	<input type="checkbox"/>
That further information is required	<input type="checkbox"/>

How we assess development in the City Renewal Authority (CRA) Precinct

As a referral Authority the CRA is required to provide consent to the Environment, Planning and Sustainable Development Directorate (EPSDD) for all development that falls within the renewal precinct. For consistency, the review of development proposals within the CRA precinct is assessed under the following nine key Design Quality Principles;

- Principle 1: Context and Neighbourhood Character
- Principle 2: Built Form and Scale
- Principle 3: Density
- Principle 4: Sustainability
- Principle 5: Landscape
- Principle 6: Amenity
- Principle 7: Safety
- Principle 8: Housing Diversity and Social Interaction
- Principle 9: Aesthetics

Comments pertaining to the development are made under the nine key principles and are provided to the proponent to encourage high quality design outcomes.



Design Quality Principles

Design Quality Principles are best considered by design professionals for all development, by design review panels and approving authorities at the earliest phase of the development proposal.

Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Namely, the relationships and interactions of natural and built forms with consideration of the social, economic, health and environmental conditions they create.

Well-designed buildings respond to and enhance the qualities and identity of the area, including adjacent sites, streetscapes and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Place planning is considered an appropriate form of demonstrating neighbourhood character and place intent. Proposals with clearly defined place propositions and place plans are required to be submitted in support of Principal 1.

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

Principle 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings, inclusive of considerations of building alignments, proportions, building type, articulation and the manipulation of building elements.

The built form defines the public domain, contributes to the character of streetscapes and parks including their views and vistas, and provides internal amenity and outlook.

CRA Comments – 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

Good design achieves a high level of amenity for uses through density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, services, community facilities and the environment.

CRA Comments – 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

Good sustainable design combines positive environmental, social and economic outcomes. Good, sustainable design includes use of natural cross ventilation and passive solar design to reduce reliance on technology and lower operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation which contribute to the overall sustainability of a development.

CRA Comments – 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.

Principle 5: Landscape

Good landscape design recognises that built and natural systems operate as an integrated system. Landscape design strongly influences the amenity and contextual fit of a development sited within the streetscape and surrounding neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment of long term management.

CRA Comments – 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

Good design positively influences internal and external amenity for users, the public and neighbours. Achieving good amenity contributes to positive living environments and user well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

CRA Comments – 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

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

CRA Comments – Principle 7: Safety

No comment.

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of dwelling sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed development responds to social context by providing facilities to suit the existing and future social and development mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst users.

CRA Comments – Principle 8: Housing Diversity and Social Interaction

No comment.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

CRA Comments – 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.

From: [EPAPanningLiaison](#)
To: [EPD, Customer Services](#)
Subject: RE: REFERRAL-EPA-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]
Date: Tuesday, 5 February 2019 8:34:53 AM
Attachments: [image001.png](#)

Environment Planning & Sustainable Development Directorate,

DA 201835109

BLOCK: 21	SECTION: 30	DIVISION: DICKSON
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And EPA provide the following:

No comments	
Recommend Conditions of Approval	X
Advice for the applicant	X
Recommend Lease Conditions	
Recommend Not Supported	
Further Information/amendments Required	

Further amendments & information required:

The Noise Management Plan submitted with the Development Application is not supported.

The Noise Management Plan demonstrates that noise from the loading dock will not comply with the Noise Zone Standards as per the Environment Protection Regulation, 2005. In section 4.1 Noise from use of the loading dock, in respect of the residential units on level 2 and above the subject site, the noise standard stated would appear to be incorrect. Under section 24 (2) and (3) of the Environment Protection Regulation, the noise zone standard is reduced by 5dB(A) where the compliance point for noise and an affected person are either within the same units plan or have a common wall. There is no discussion in the plan should delivery trucks arrive later than programmed and be required to operate after 10pm and there is no exemption under the regulations for those activities to exceed the Noise Zone Standards at any time of the day for any period of time. Noise from activities associated with the unloading and loading of delivery trucks within the internal commercial loading dock must be demonstrated based on a worst case scenario to comply with the Australian Standard AS2107:2000 for residential spaces within the proposed complex as well as the Noise Zone Standard at the block boundary at all times of the day for all periods of time.

Further, the Noise Management Plan has failed to adequately assess noise from activities listed under rule 23 of the Commercial Zones Development Code. In the absence of acceptable evidence demonstrating any use listed under rule 23 will not be permitted by the lease, it must be assumed that all activities listed under rule 23 of the CZDC are permitted. The Noise Management Plan must be revised to include an assessment utilising a worst case scenario based on the uses and it must be demonstrated what measures will be required for compliance with both the Noise Zone Standard at the block boundary and the Australian Standard AS2107:2000 for residential units within the complex.

Where design or material recommendations or assumptions are used, including the thickness of slabs and other design elements separating commercial activities from other activities as well as glazing thickness and design recommendations or assumptions, these must be represented in an

appendix of separate drawings and be submitted with the building plans with the Development Application and form the “approved plans” to be certified by the building certifier during construction.

Conditions:

All works must be carried out in accordance with *Environment Protection Guidelines for Construction & Land Development in the ACT, March 2011*, available at www.environment.act.gov.au or by calling 132281.

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 WORKS COMMENCING.

An erosion and sediment control plan must be submitted to and be endorsed by the EPA prior to works commencing.

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.

No soil is to be disposed from site without EPA approval.

Advice:

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.

For further information please contact the Environment Protection Authority Planning Liaison on 02 6207 5642.

Regards,

Robin Brown | Environment Protection Authority Planning Liaison
Phone 02 6207 5642

From: EPD, Customer Services

Sent: Monday, 21 January 2019 11:25 AM

To: EPAPanningLiaison <EPAPanningLiaison@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

Subject: REFERRAL-EPA-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

- Noise,
- Erosion and Sediment Control (site>0.3 of a hectare)

DEVELOPMENT APPLICATION NO: 201835109

BLOCK: 21 **SECTION:** 30 **DIVISION:** DICKSON

Description - **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.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**12/02/2019**).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services
EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Maria

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

cid:image004.png@01D3DE12.73C7D510



From: [Peters, Mel](#) on behalf of [EmergencyManagement](#)
To: [EPD_Customer_Services](#)
Cc: [ACTF&R_Risk_&Planning](#)
Subject: ACTESA Response to Development Application 201835109 - DICKSON - Block 21 Section 30 [SEC=UNCLASSIFIED]
Date: Wednesday, 13 February 2019 3:59:24 PM
Attachments: [ACTESA_Response.pdf](#)
[image001.png](#)

Good afternoon,

Apologies for the delay in response for the above DA, but please find attached **ACTESA Response to Development Application 201835109 - DICKSON - Block 21 Section 30.**

Kind regards

Mel Peters

P: (02) 620 52770 – M: 0466 398 598

Email: Mel.Peters@act.gov.au

Address: 9 Amberley Avenue, Fairbairn

[cid:image007.png@01D4C2F2.C0ECB700](#)





ACT Emergency Services Agency

Development Application Review

Risk and Planning Section | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

EPD Customer Services
 Environment, Planning and Sustainable Development Directorate
 16 Challis Street
 DICKSON ACT 2602

DEVELOPMENT APPLICATION NO: 201835109
ESA REFERENCE: 2019204

DATE RECEIVED: 23 January 2019
DATE DUE: 12 February 2019

DESCRIPTION OF THE PROPOSAL:

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.

BLOCK: 21	SECTION: 30	DIVISION: Dickson
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The ACT Emergency Service Agency has assessed the proposal and provided the following advice:

	Reviewed	Advice Provided	Further Information Required	Attachment Provided
ESA Risk and Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT Fire & Rescue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ACT Rural Fire Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT State Emergency Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACT Ambulance Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECOMMENDATION:

That you NOTE the ESA Review of this Development Application.



ACT Emergency Services Agency Development Application Review

Advice provided

No Advice Provided

Further information required

Comments:

Executive Branch Manager, Risk and Planning

Date 10/2/11



ACT FIRE & RESCUE DEVELOPMENT APPLICATION REVIEW

ACTF&R Community Safety | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

DEVELOPMENT APPLICATION NO: 201835109

DATE: 13 February 2019

BLOCK: 21	SECTION: 30	DIVISION: Dickson
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DESCRIPTION OF THE PROPOSAL: 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.

ACT Fire & Rescue (ACTF&R) has assessed the proposal in regards to the following:

Criteria	Assessed	Not Applicable
Fire Station Response Area	Inside Built Up Area	
Water Supply	X	
Fire Brigade Access	X	
Bushfire Protection Requirements		X
Hazardous Materials	X	
Street Furniture, Landscaping and Tree Planting	X	
Building Fire Safety Systems	X	

ACT Fire & Rescue's position is:	
That the proposal is supported	
That the proposal is supported with conditions	
That the proposal is not supported	
That further information is required for assessment	X

ACTF&R requires further information

ACTF&R is in general support of the proposed DA, however width of the one way road that passes through the "shared zone" road appears significantly less than the required 5.0 m trafficable width

required to support the passage of a ACTF&R pumper. Confirmation of the width and distance of this road is required before ACTF&R can provide final support for the DA as proposed.

The following advice is provided for the remaining elements of the development proposal.

Fire Station Response Area:

The location of the proposed development indicates that ACTF&R will be able to provide operational response to the area and its surrounds.

Water Supplies:

Buildings greater than 3 stories are considered to be higher risk residential areas and classified fire risk type F4 for water supply. The proponents are to seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

Rear lanes and unit complexes

Due to the potential of fires occurring within rear lanes and unit complexes, and the inability to access hydrants from the street front, ACTF&R policy requires hydrant provision for rear lanes and unit complexes be consistent with the fire risk classification of the development.

The location of feed hydrants in rear lanes and unit complexes must comply with Australian Standard 2419.1-2005 section 3.2.2.2.

Fire Brigade Access:

Pumper:

All roads and driveways for the development site are to be suitably constructed to allow the access and egress of fire fighting vehicles, crews and equipment.

ACTF&R pumpers require a minimum turning circle of 18 metres and weigh 14 tonne. The dimensions of an ACTF&R urban pumper is 2.5m wide, 8.1m long and 3.2m high.

Paths of travel that traverse over or are in close proximity to basement surfaces or water retention pits require pavement loading suitable for ACTF&R emergency vehicle access/egress.

ACTF&R Access Requirements for Rear Lanes and Unit Complexes:

It is recommended that driveway access and rear lanes be constructed to provide vehicular access for emergency services in all developments where direct access to is not available from the street front. This is particularly important where garaging and rubbish services etc. are intended to be provided within a complex or at the rear of properties.

Minimum access standards for unit complexes and rear lanes intended to be trafficable for emergency vehicles are to be in line with the rear lane requirements of Estate Development Code, Table 2A: *Street network requirements – all estates except in industrial zones*, where:

- Minimum carriageway width of 5.5m (5.0m where the lane is <60m in length), with verge of 1.5m;
- Pavement loading for driveways suitable to carry a 14 tonne appliance;
- Minimum horizontal radius to accommodate a 12.5m single unit truck;

- The carriageway width measurement is not to include any designated car parking spaces, cycling lanes, indented car parking bays or medians;
- Maximum longitudinal gradient of 12.5%; and
- On street parking is prohibited.

ACTF&R Access requirements for building greater than 3 storeys

Where buildings are greater than 3 stories high, the “Bronto Skylift” aerial appliance may be required to access the upper levels in an emergency. The Bronto Skylift has the following dimensions:

- Length: 11.2m
- Minimum height clearance: 3.9m
- Width: 2.9m (with mirrors)
- Weight: 30t, with point loads up to 11 Bars @ 21t on each outrigger (no ground plate) and 3 bars @21 tonnes (with ground plate)
- Minimum turning radius: 21m
- Working footprint: 12 x 6.5m

Appropriate access and a working footprint is required to at least one corner of all buildings to give the Bronto Skylift access to two sides of a building. When set up, the Bronto Skylift requires a working footprint of 12m x 6.5m with a maximum gradient of 6 degrees and should not be further than 15m from the building wall. Potential point loads up to 21 tonnes (within surface area of 0.7 m²) may be applied by the ground pads, and must be taken into account for pavement loadings and particular care taken when in close proximity to basement or podium surfaces.

Hazardous Materials:

Demolition and asbestos management must be undertaken in accordance with the Building Act 2004, Dangerous Substances Act 2004, Work Health and Safety Act 2011 and Work Health and Safety (How to Safely remove asbestos Code of Practice) approval 2014.

Removal of asbestos or asbestos containing materials is to be conducted by appropriately licensed asbestos removalist.

Information about demolition and asbestos management is available from the Access Canberra website or phoning 13 22 81. ACTF&R request notification on commencement and completion of all significant asbestos removal. Notification can be made to the ACTF&R Communication centre on 62004111.

Street Furniture, Landscaping and Tree Planting:

ACTF&R has the following requirements in relation to the location of street furniture, landscaping, existing trees and tree planting. The following should be observed:

- In ground and above ground hydrants, other water supplies and all services shut offs must not be impeded by street furniture, landscaping, trees or be covered by materials;
- Hydrants should be clearly identified, easily accessible and not have vehicles parking over them; and
- Street furniture, landscaping and trees must not impede the progress of emergency service vehicles attending the facility. The minimum height clearance for ACTF&R vehicles

is 4.5 metres. Site maintenance should include pruning of any overhanging branches over driveways and pathways.


ACTF&R Fire Safety Section:

Compliance to the National Construction Code and inbuilt fire safety systems are **outside** the scope of this document and will be assessed separately by ACTF&R Fire Safety Section at the building approval stage.

For further information regarding fire safety reviews, please contact ACTF&R Fire Safety Section on 62078370.

Further Information:

Further information regarding development applications or bushfire principles can be obtained by emailing actf&risk&planning@act.gov.au



Mark Brown AFSM
Chief Officer,
ACT Fire & Rescue
13 February 2019

From: [Russell, Meaghan](#)
To: [EPD, Customer Services](#)
Subject: COMM-ACT Heritage Council-201835109-Block 21 Section 30 Dickson-01 [SEC=UNCLASSIFIED]
Date: Monday, 11 February 2019 2:45:47 PM
Attachments: [20190211 - ACT Heritage Council advice - DA201835109 - B21_S30 Dickson.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Hello Customer Services,

Please find attached ACT Heritage Council advice on DA 201835109, relating to proposed development of Block 21 Section 30 Dickson.

Regards,
Meaghan

Meaghan Russell | Manager (Approvals and Advice)

Phone: 13 22 81 | Email: meaghan.russell@act.gov.au

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au



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ACT Heritage Council

HERITAGE ADVICE

Under Section 60 of the *Heritage Act 2004*

ACTPLA Reference: DA201835109
Heritage Reference: Dickson-S30-B21
Contact Officer: MR
Received by Council: 22 January 2019
Due date: 13 February 2019

TO: ACT planning and land authority
Environment, Planning and Sustainable Development Directorate
[EPDCustomer Services@act.gov.au](mailto:EPDCustomerServices@act.gov.au)

Block:	Section:	Division / District:	Heritage Place:
21	30	Dickson	Nil
13	30	Dickson	Dickson Library

Status of Place: Registered Heritage Place
Description of Works: Mixed Use Commercial and Residential Development
Council Advice provided by: Chair / Heritage Council

Pursuant to Sections 148 and 149 of the *Planning and Development Act 2007* and Section 60 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

The proposed development is **unlikely to diminish the heritage significance** of the Dickson Library, subject to the below conditions.

Background:

On 22 January 2019, the ACT planning and land authority referred a development application to the ACT Heritage Council (the Council) for entity advice; for the proposed mixed use commercial and residential development of Block 21 Section 30 Dickson (DA201835109).

Review of the ACT Heritage Register identifies that Block 21 Section 30 Dickson does not contain any registered or recorded heritage places or objects.

However, the 'Dickson Library' – a heritage place registered on the ACT Heritage Register – is located adjacent to the proposed development, within Block 13 Section 30, Dickson (Block 13). Features intrinsic to the heritage significance of the Dickson Library are:

- Site plan where the building is a sculptural form in an urban setting, incorporating a small piazza and courtyard walls, and including the original scale, form and fabric;
- The library, specifically the angular geometry; deep horizontal fascias (but not the present green 'colorbond' replacement material); in situ board patterned off-form concrete walls, plastic covered steel glazing frames, face brickwork, courtyard stormwater treatment, what remains of the original clear timber finish internally, open planning, and varied ceiling heights; and

- The setting of the place that enables its scale and form to be appreciated including the open form of the urban setting from all four sides.

The provisions of the *Heritage Act 2004* apply to the registered heritage place (Block 13) and afford protection to the features of heritage significance described above.

Review of the referred DA identifies that the proposed development includes the following activities within the registered heritage place:

- Installation of a new 150 millimetre water main along the western boundary of Block 13, below the footpath adjacent to the library building (as illustrated on Water Master Plan Drawing No. 521 Rev F);
- Installation of two new permanent traffic ‘Loading Zone’ signs along the western boundary of Block 13 (as illustrated on Roads Detail Plan Drawing No. 121 Rev G);
- Installation of two temporary traffic signs along the northern Block 13 boundary for the construction phase (as illustrated on Site Establishment, Construction Access and TTM Plan, Drawing No. 701 Rev E);
- Planting of five new Japanese zelkova (*Zelkova serrata*) trees to the west of the Block 13 boundary (as illustrated on the Ground Level Landscape Plan L-DA-14); and
- Planting of one Holly Oak (*Quercus ilex*) tree to the west of the Block 13 boundary (as illustrated on the Ground Level Landscape Plan L-DA-14).

In relation to the potential heritage effects of development, the DA sets out that:

- Sellick Consultants advise that the new water main will not impact the Dickson Library, given its distance from the building and the relative shallowness of its installation; and
- New plantings adjacent to the Block 13 boundary have been selected with the aim of preserving and accentuating the heritage listed Dickson Library. For example, the proposed Japanese zelkova trees will be crown lifted to a minimum height of 3.5 metres, to maintain clear sightlines to the Dickson Library.

Advice and Conditions:

The 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.

In this context, the following heritage conditions are identified as DA considerations:

1. The Sellick Consultants assessment of the potential heritage effects of the new water main within Block 13 is to be submitted to and endorsed by the 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;

2. A work method statement for the new water main within Block 13 is to be submitted to and endorsed by the 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; and
3. A qualified arborist is to further assess the potential for Japanese zelkova and Holly Oak plantings 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 Council prior to the commencement of works.

Subject to compliance with the above conditions, the Council considers that the proposed development is unlikely to diminish the heritage significance of the Dickson Library.



David Flannery FRAIA MPIA
**Chair (as delegate for),
ACT Heritage Council**

11 February 2019

From: [Diraviam, Thilagam](#)
To: [EPD, Customer Services](#)
Subject: COMMENT -LEASING-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]
Date: Tuesday, 12 February 2019 11:28:38 AM
Attachments: [image001.png](#)

Dear Customer Service

Thank you for referring DA: 201835109 to Leasing Services for comment on the proposed mixed use commercial and residential development over Block 21 Section 30 Dickson.

I have identified the following aerial encroachments being listed below, over Unleased Territory Land adjacent to Block 21 Section 30 Dickson.

1. Awning
2. Signage

These aerial encroachments will require a **2 party licence**.

The new open doors should be wholly contained within the Block boundaries.

I will leave the decision to TCCS as to whether they require 3 party licence for the raised planter beds, seating, street furniture, bollards and new bicycle parking on the unleased Territory Land.

- There could also be more encroachments, I will leave the identification of all encroachments to the DA Officer.

We trust that a direct sale process has been undertaken for the additional land acquired for the development of Dickson Village.

At the time the Notice of Decision is being prepared, please contact Leasing Services to obtain the most up to date Licence Conditions as well as the application forms.

Regards

[Leasing Services](#)

From: EPD, Customer Services
Sent: Monday, 21 January 2019 11:27 AM
To: ACTPLA Leasing <Leasing@act.gov.au>
Subject: REFERRAL-LEASING-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

DEVELOPMENT APPLICATION NO: 201835109
BLOCK: 21 **SECTION:** 30 **DIVISION:** DICKSON

Description - **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.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(12/02/2019)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services
EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Maria

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

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From: [Seagrott, Helena](#)
To: [EPD, Customer Services](#)
Cc: [EPD Strategic Planning Referrals](#)
Subject: COMM-STRATEGIC PLANNING-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]
Date: Thursday, 14 February 2019 9:12:21 AM
Attachments: [image002.jpg](#)
[image003.png](#)
[20190212 - REFERRAL-STRATEGIC PLANNING-201835109-21_30 DICKSON-01.obr](#)

Hi Customer Services

Thank you for referring this development application to the Strategic Planning for comment. Please see attached our comments. If you have any questions please contact me on the number below.

Regards
Helena

Helena Seagrott | Senior Urban Planner/Designer | Design
Monday to Thursday | Phone: 02 6205 4965 | Email: helena.seagrott@act.gov.au
Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: EPSD DACoordinator
Sent: Wednesday, 13 February 2019 3:31 PM
To: Seagrott, Helena <Helena.Seagrott@act.gov.au>
Subject: RE: REFERRAL-STRATEGIC PLANNING-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

Hi Helena,

The extension is approved.

Thanks,

Trent Varlow
Development Assessment Coordinator

From: EPD, Customer Services
Sent: Tuesday, 12 February 2019 4:25 PM
To: EPSD DACoordinator <DAcoordinator@act.gov.au>
Subject: FW: REFERRAL-STRATEGIC PLANNING-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

Please reply direct to strategic planning

Kind Regards

Katherine

Supervisor | Development Services

Phone 6207 1923

Access Canberra | ACT Government

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

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Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.

From: Seagrott, Helena

Sent: Tuesday, 12 February 2019 4:20 PM

To: EPD, Customer Services <EPDCustomerServices@act.gov.au>

Subject: FW: REFERRAL-STRATEGIC PLANNING-201835109-21/30 DICKSON-01
[SEC=UNCLASSIFIED]

Hi

Am I able to seek an extension of time to make comment on this DA until COB tomorrow (Wednesday 13 Feb)?

Cheers

Helena

Helena Seagrott | Senior Urban Planner/Designer | Design

Monday to Thursday | Phone: 02 6205 4965 | Email: helena.seagrott@act.gov.au

Planning, Land and Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: EPD, Customer Services

Sent: Monday, 21 January 2019 11:30 AM

To: EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>

Subject: REFERRAL-STRATEGIC PLANNING-201835109-21/30 DICKSON-01 [SEC=UNCLASSIFIED]

DEVELOPMENT APPLICATION NO: 201835109

BLOCK: 21 **SECTION:** 30 **DIVISION:** DICKSON

Description - **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.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(12/02/2019)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services
EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Maria

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

cid:image004.png@01D3DE12.73C7D510



STRATEGIC PLANNING REFERRAL COMMENTS - FOR INTERNAL USE ONLY

DEVELOPMENT APPLICATION NO: 201835109-21/30 DICKSON-01

DATE: 13 FEB 2019

DESCRIPTION OF THE PROPOSAL:

PROPOSAL FOR MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT

BLOCK: 21	SECTION: 30	DIVISION: Dickson
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This proposal was reviewed by Strategic Planning whose position is:	
That the proposal is supported	X
That the proposal is not supported	
That advice is provided	X
No comment	
That further information is required	X

To Customer Services

Please find below comments from the Strategic Planning Division for your consideration:

<u>SITE ANALYSIS</u> <ul style="list-style-type: none"><i>Proposed development responds positively to the surrounding context and streetscape.</i>
Response: Meets objectives.
<u>MIXED USE</u> <ul style="list-style-type: none"><i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.</i><i>Residential levels of the building are integrated with the development, and safety and amenity is maximised for residents.</i>
Response: Meets objectives though recommendations are made <ul style="list-style-type: none">Planning, Land and Building Policy recommends that consideration be given to including conditions on the potential approval that requires that the proposed windows that face onto Antill Street from the future supermarket (Coles), remain transparent i.e. stickers, curtains or signage should not be permitted on these windows. Shelves and refrigeration should also not be permitted to be placed in front of these windows.
<u>ORIENTATION, SOLAR AND DAYLIGHT ACCESS</u>

STRATEGIC PLANNING REFERRAL COMMENTS - FOR INTERNAL USE ONLY

- *Overshadowing of neighbouring properties is minimised during mid-winter. Building types and layouts respond to the streetscape and site while optimising solar access within the development.*
- *Optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.*
- *Incorporate shading to habitable rooms and balconies and mitigate impacts of glare onto the public domain and neighbouring dwellings.*

Response: Meets objectives.

BUILDING SEPARATION AND VISUAL PRIVACY

- *Building separation enhances amenity of habitable rooms.*
- *Site and building design elements increase privacy without compromising access to light and air, and balance outlook and views from habitable rooms and private open space.*
- *Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.*

Response: Meets objectives.

FACADES AND AWNINGS

- *Building facades provide visual interest along the street while respecting the character of the local area and streetscape.*
- *Building functions are expressed by the façade.*
- *Awnings are well located, are complementary, and integrate with the building design.*

Response: Meets objectives.

APARTMENT MIX

- *Distribute a range of apartment types and sizes to suitable locations across the building.*

Response: Meets objectives.

APARTMENT SIZE AND LAYOUT

- *Maximise the environmental performance of the apartment.*
- *Layouts are functional with a high standard of amenity.*
- *Layouts accommodate a variety of household activities and needs.*

Response: Meets objectives.

STRATEGIC PLANNING REFERRAL COMMENTS - FOR INTERNAL USE ONLY

CEILING HEIGHTS

- *Ceiling height achieves sufficient natural ventilation and daylight access (ideally the floor to ceiling height for an apartment should be a minimum 2.7m).*
- *Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.*

Response: Further information is required.

- Planning, Land and Buildings Policy recommends that the proponent confirms the floor to ceiling heights for proposed apartments. Ideally the floor to ceiling height should be a minimum of 2.7m to maintain optimum living and solar standards.

INTERNAL NETWORKS

- *Large sites provide internal links and through connections to streets and destinations
Internal networks are designed to offer respite and opportunities to stay within the space.*

Response: Meets objectives.

GROUND FLOOR

- *Maximise street frontage activity.*

Response: Meets objectives.

CIRCULATION SPACES, INTERNAL NETWORKS AND ACOUSTIC PRIVACY

- *Communal circulation spaces and internal networks enhance amenity and properly service the number of occupants.*
- *Acoustic privacy is maintained between uses and apartments.*

Response: Rethink for improvement.

- The provision of a long corridor on each residential level providing access to the residential apartments is considered an undesirable outcome by Planning, Land and Building Policy. A reconsideration of design of the corridors is recommended to include better articulation. A possible design solutions may include the introduction of foyer areas with windows and spaces for seating.

PUBLIC DOMAIN INTERFACE

- *Transition between private and public domain is achieved without compromising safety and security, particularly at the lower levels of the building.*
- *Amenity of the public domain is retained and enhanced (considering overshadowing, bulk and scale of the proposal and any off-site works).*

Response: Meets objectives.

PEDESTRIAN ACCESS AND ENTRIES, CIRCULATION AND COMMON SPACES

- *Entries and pathways are accessible and easy to identify.
Building entries and pedestrian access connect to and address the public domain.*
- *Large sites provide pedestrian links for access to streets and connection to destinations.*
- *Common circulation and communal spaces promote safety and provide for social interaction between residents.*

Response: Further information is required.

- *Planning, Land and Building Policy recommends that the proponent confirms that the southern verge to Road A (along Block 24 Section 30 – McDonalds Frontage) is not impacted by the changes to Road A. The width of this existing verge is to be maintained (at a minimum) as it is an important part of the east west pedestrian connection that runs through Dickson from Northbourne Avenue to Cowper Street and is identified in the Dickson Group Centre Master Plan 2011.*

COMMUNAL AND PUBLIC OPEN SPACES, INCLUDING SAFETY

- *Provide an adequate area of communal open space to enhance residential amenity and to promote opportunities for landscaping and socialisation of residents and visitors.
Design public open space that is responsive to the existing pattern and uses of the neighbourhood.*
- *Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting for both day and night time usage.
Design communal and public open space to maximise safety.*
- *Integrate public safety measures and vehicle bollards around main thoroughfares, entries and exits into the overall facade design.*

Response: Meets objectives.

VEHICLE ACCESS

- *Design and locate vehicle access points to maximise safety, minimise conflicts between pedestrians, cyclists and vehicles and create high quality streetscapes.*

Response: Meets objectives.

BICYCLE AND CAR PARKING

- *Car parking provision reflects of the walkability of the area, access to cycling network and public transport.*
- *Minimise visual and environmental impacts of at grade car parking.
Ensure car parking does not compromise street character, landscape quality or pedestrian and cyclist amenity.*
- *Provide secure, undercover bicycle parking for residents and easily accessible parking bicycle for visitors.*

Response: Further information is required.

STRATEGIC PLANNING REFERRAL COMMENTS - FOR INTERNAL USE ONLY

- Provide details of where trolley bays will be located alongside temporary parking used during construction.
- Planning, Land and Building Policy notes that there will be a small shortfall for car parking spaces. Given that peak residential visitor times may not coincide with peak commercial activity times for the centre, this shortfall is considered acceptable.
- The allocation of residential and retail tenancy spaces on the podium level as separate to the basement allocation for publicly accessible parking is supported by Planning, Land and Building Policy.
- The proposed car parking rates are similar to the PVAGC requirements – this is supported.
- The inclusion of the three on-street short-term car parking bays is supported.

LANDSCAPE DESIGN

- *Landscaping should contribute to and enhance the microclimate and natural local setting.*
- *Landscaping enhances the amenity and value of the development and wider community.*

Response: Further information is required.

- The landscape report states that the London Plane trees currently on the western side of Badham Street will be matched on the proposed development site's Badham Street frontage. Planning, Land and Building Policy notes in the landscape plans however that Pin Oaks are specified for this frontage. The proponent is to confirm that London Planes will be planted on this Badham Street frontage.
- Planning, Land and Building Policy recommends that the proponent provides further information explaining why the London Plane trees that are currently used throughout centre are not proposed as part of this development along Road A. Ensuring existing street tree planting is matched by the development is considered a desirable outcome.

LARGE TREES AND DEEP SOIL

- *Use of trees to assist in moderating bulk and scale of built form and to provide a human scale in larger developments.*
- *Provide onsite deep soil zones to allow for and support soil micro fauna and healthy and plant and tree growth.*

Response: Meets objectives.

EXISTING TREES

- *Healthy existing trees (including street trees) are retained where possible; or adequate measures are taken to mitigate reduction of tree canopy and root system.*

Response: Meets objectives.

PLANTING ON STRUCTURES

- *Improve quality and amenity of hard surface environments and communal and public spaces through planting on structures.*

STRATEGIC PLANNING REFERRAL COMMENTS - FOR INTERNAL USE ONLY

- *Optimise plant growth with appropriate plant selection and maintenance plan.*

Response: Meets objectives.