

From: Chowdhury, Abu Sayem
Sent: Wednesday, 7 November 2018 3:19 PM
To: EPD, Customer Services
Cc: TCCS_PC DACOORD; Bell, Jeff
Subject: COMM-TCCS-201834203-23/346 KAMBAH-01 [SEC=UNCLASSIFIED]

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201834203

Project Description:

PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT – partial demolition of the existing commercial building, alterations and additions to the existing commercial building, landscaping, and associated works.

BLOCK: 23	SECTION: 346	SUBURB: Kambah
------------------	---------------------	-----------------------

This DA has been assessed in regards to the following:

Traffic	X	Driveways	X
On Street / Public Parking Facility	X	LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	X
Demolition		Estate Development Plan (EDP)	
Further Information		Additions/Alterations	
Lease Variation	X	Capital Works	

X = Areas Assessed.

And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	
That Further Information Is Required	X
That It Is Not Supported	X

Comments

Service Vehicle Access to Block 4 and 37

1. The proposed development will restrict service vehicle access to the rear of block 4 and 37. As per submitted vehicle turning template (Drawing C503) it appears that vehicle up to 8.8m will be able to safely access to / egress from the service area. Please refer to the Drawing C505 turning template for 10.5m truck which is too tight to manoeuvre and it doesn't have any clearance available from the wall while reversing out of the service area. The truck will encroach loading dock as well.
2. As per pre DA advice the proponent must consider service vehicle access requirements (size of the largest vehicle currently utilizing the service area) of the businesses in block 4 and block 37 and provide turning template for the largest service vehicle. The proponent needs to submit a written advice from the shop owners in block 4 and 37 as to identify the maximum size of the service vehicle currently being used by the businesses.

Trees

3. The tree numbers 1 and 3 on Tree Management Plan, Drg No. 3349-G2 A, Dated 18/05/2018 that were assessed as high quality trees that must be retained, protected and incorporated into the redevelopment of the Kambah shopping centre.
4. The majority of the trees on the site were assessed as medium quality. So the applicant must need to justify why the high number of medium quality trees (proposed for removal) cannot be retained and included into a revised design of the proposal.

Traffic / Transport

5. Cyclist and pedestrians are accommodated within the car park redesign with a designated entrance from Marconi Crescent to the proposed centre entrance. Despite this, the proposal does not formalise pedestrian connections between the existing buildings on blocks 4 and 37, and the proposed development. Unresolved this will result in a poor outcome for pedestrians entering from the south.
6. The following discrepancies are present in the documentation, this should be clarified :
 1. Parking
 1. The statement against criteria mentions that offsite works would include rearranging the car parking in the centre to provide a total of 245 parking spaces within the group centre carpark
 2. The traffic report mentions that redevelopment of the existing carpark will provide a total of 252 parking spaces from the existing 255 spaces
 2. Bicycle parking
 1. The statement against criteria mentions that provision is made for 16 bikes within the town square and 6 bikes will be accommodated within a bicycle locker
 2. The site analysis shows that 15 bicycle parking spaces are to be accommodated within the town square
 3. The swept path drawings and the landscape drawings do not correlate with each other with regards to the parking spaces outlined on each of the places.
7. The proposed off-site parking being incorporated into this development will need to ensure that these users will be able to access the centre in a safe and accessible manner, including the adequate provision of footpaths and adequate lighting. A plan must show the details of the overflow parking areas and possible routes for pedestrians.
8. While the performance of the Drakeford Drive/Marconi Street/Boddington Crescent remains at Level of Service C (LOS C), the right turning traffic from both approaches of Drakeford Drive remains at LOS F. The level of service at the Boddington Crescent will also deteriorate to the next level. Noting that the Consultant used the same cycle times for the future scenario, the assessment should include recommendations for suitable cycle phasings for each approach to have at least LOS C or D.
9. On public transport, while the report noted a minimal impact, the assessment should be reviewed in light of the proposed new bus network including consideration for the expresso bus stops (Routes 180, 181) and the ongoing review of park and ride facilities. The 18 park and ride spaces within the centre could be repurposed as additional parking required for this development. This would require further consultation with TCCS Transport Planning and Policy.
10. The proponent must ensure that there are suitable connections and facilities for pedestrians and cyclists to shops, parking and bus stops.

Comments for EPSDD to consider

Transport Canberra and City Services are currently enhancing the Kambah Group Centre, with the aim to creating a public space that promotes health, happiness and wellbeing. Considerations of the proposed development should be cognisant of the character of the Kambah Group Centre (discussed in the [Kambah group centre master plan](#)) and the current placemaking investments being undertaken by TCCS.

Regards

Abu Sayem Chowdhury | Senior Project Coordinator | M Engg | MIEAust

Phone: 02 6205 9091 | Email: abusayem.chowdhury@act.gov.au

Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government

490 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601
www.act.gov.au | www.tccs.act.gov.au |

From: EPD, Customer Services
Sent: Tuesday, 9 October 2018 10:05 AM
To: TCCS_CW DRCDA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-201834203-23/346 KAMBAH-01 [SEC=UNCLASSIFIED]

DEVELOPMENT APPLICATION NO: 201834203
BLOCK: 23 SECTION: 346 DIVISION: KAMBAH

Description: PROPOSAL FOR ALTERATIONS AND ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT – partial demolition of the existing commercial building, alterations and additions to the existing commercial building, landscaping, and associated 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 (**30/10/2018**).

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-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Regards,
Matthew Forman
Customer Services

Phone 02 6207 1923

Access Canberra | ACT Government

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

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.

www.planning.act.gov.au | EPDcustomerservices@act.gov.au

Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit www.act.gov.au/accessCBR



From: EPSD DAEnquiries
Sent: Monday, 10 December 2018 10:21 AM
To: Hope Watson
Subject: RE: DA 201834203 Block 23 S 346 Kambah
Attachments: Not Approved Electricity172624.pdf

Good morning Hope,

This DA is currently under assessment in Stage 2 (Territory Plan assessment). We're unable to confirm when this will progress to Stage 3 (entity advice assessment), however in the meantime to assist you further I have looked on file and can see that at this stage that some of the entity advice is not supported;

Evo Energy – Electricity – Not supported (see attached)

TCCS – not supported

Comments

Service Vehicle Access to Block 4 and 37

1. The proposed development will restrict service vehicle access to the rear of block 4 and 37. As per submitted vehicle turning template (Drawing C503) it appears that vehicle up to 8.8m will be able to safely access to / egress from the service area. Please refer to the Drawing C505 turning template for 10.5m truck which is too tight to manoeuvre and it doesn't have any clearance available from the wall while reversing out of the service area. The truck will encroach loading dock as well.
2. As per pre DA advice the proponent must consider service vehicle access requirements (size of the largest vehicle currently utilizing the service area) of the businesses in block 4 and block 37 and provide turning template for the largest service vehicle. The proponent needs to submit a written advice from the shop owners in block 4 and 37 as to identify the maximum size of the service vehicle currently being used by the businesses.

Trees

3. The tree numbers 1 and 3 on Tree Management Plan, Drg No. 3349-G2 A, Dated 18/05/2018 that were assessed as high quality trees that must be retained, protected and incorporated into the redevelopment of the Kambah shopping centre.
4. The majority of the trees on the site were assessed as medium quality. So the applicant must need to justify why the high number of medium quality trees (proposed for removal) cannot be retained and included into a revised design of the proposal.

Traffic / Transport

5. Cyclist and pedestrians are accommodated within the car park redesign with a designated entrance from Marconi Crescent to the proposed centre entrance. Despite this, the proposal does not formalise pedestrian connections between the existing buildings on blocks 4 and 37, and the proposed development. Unresolved this will result in a poor outcome for pedestrians entering from the south.
6. The following discrepancies are present in the documentation, this should be clarified :
 1. Parking
 1. The statement against criteria mentions that offsite works would include rearranging the car parking in the centre to provide a total of 245 parking spaces within the group centre carpark
 2. The traffic report mentions that redevelopment of the existing carpark will provide a total of 252 parking spaces from the existing 255 spaces
 2. Bicycle parking
 1. The statement against criteria mentions that provision is made for 16 bikes within the town square and 6 bikes will be accommodated within a bicycle locker
 2. The site analysis shows that 15 bicycle parking spaces are to be accommodated within the town square
 3. The swept path drawings and the landscape drawings do not correlate with each other with regards to the parking spaces outlined on each of the places.

7. The proposed off-site parking being incorporated into this development will need to ensure that these users will be able to access the centre in a safe and accessible manner, including the adequate provision of footpaths and adequate lighting. A plan must show the details of the overflow parking areas and possible routes for pedestrians.
8. While the performance of the Drakeford Drive/Marconi Street/Boddington Crescent remains at Level of Service C (LOS C), the right turning traffic from both approaches of Drakeford Drive remains at LOS F. The level of service at the Boddington Crescent will also deteriorate to the next level. Noting that the Consultant used the same cycle times for the future scenario, the assessment should include recommendations for suitable cycle phasings for each approach to have at least LOS C or D.
9. On public transport, while the report noted a minimal impact, the assessment should be reviewed in light of the proposed new bus network including consideration for the expresso bus stops (Routes 180, 181) and the ongoing review of park and ride facilities. The 18 park and ride spaces within the centre could be repurposed as additional parking required for this development. This would require further consultation with TCCS Transport Planning and Policy.
10. The proponent must ensure that there are suitable connections and facilities for pedestrians and cyclists to shops, parking and bus stops.

Feel free to contact the relevant entities to resolve the current matters while we continue the assessment.

Please lodge any amended plans as an S144 or any Entity support as an S141. Please contact us prior to uploading any documentation so we can ensure e-development is ready to receive your information.

I will also save a copy of this email on file noting you may receive similar advice from our Stage 3 officer.

Kind regards,

DA Enquiries

Phone: 6207 1923 | DAEnquiries@act.gov.au

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

From: Hope Watson [REDACTED]
Sent: Tuesday, 4 December 2018 3:18 PM
To: EPSD DAEnquiries <DAEnquiries@act.gov.au>
Cc: Varlow, Trent <Trent.Varlow@act.gov.au>
Subject: DA 201834203 Block 23 S 346 Kambah

Hi DA Enquiries,

Just wondering if you have any idea when we are likely to receive entity advice or maybe receive a request for further information if required for this one? Or if you don't know this can you tell me where in the Stage 2 pile this one is sitting?

Cheers,

Hope.



Hope Watson
Town Planner

5/32 Lonsdale Street, Braddon 2612

[REDACTED]
canberratownplanning.com.au



Please consider the environment before printing this email.

This message and any attachments may be privileged, confidential or proprietary. If you are not the intended recipient of this email or believe that you have received this correspondence in error, please contact the sender through the information provided above and permanently delete this message.

From: [REDACTED]
Sent: Thursday, 17 January 2019 2:41 PM
To: [REDACTED]
Cc: EPD, Customer Services
Subject: DA 201834203 - service and delivery vehicle access to block 4 section 346 Kambah - ref Block 23 section 346 Kambah

Dear [REDACTED]

I refer to your email of 9 January 2018 seeking to know the types and sizes of service and delivery vehicles that require access our rear service zone at Block 4 section 346 Kambah, and the frequency with which they do so. You advised that the ACT Planning Authority had asked for this information to be provided to them in writing from us via yourself in connection with your DA as it concerns Block 23 Section 346 Kambah.

This response is provided by the Secretary of the Owners Corporation, Units Plan 356 Kambah, for and on behalf of all the owners and traders at Block 4 Section 346 Kambah, in the Kambah Village Centre.

As follows:

1) For deliveries - the largest vehicles that deliver to our premises include an 18 metre Volvo semi-trailer, twice a week, and a 12 metre 12 pallet 10 tonne truck, also twice a week

2) Waste removal services - ACT Government guidelines require access for 12 metre front loading and rear loading waste and waste recycling trucks. Waste removal services are provided to different businesses in our block by different providers, with differing frequency, but at a minimum of once a week and more frequently as required.

Hence we require assured access for these vehicles, as a minimum, into the future.

General

We require all ACT Government standards, guidelines, regulations and laws pertaining to the movement and safety of vehicles, and parking, in and around the shopping centre, and the use of roads, and road and access design for these purposes, to be observed at all times, and to be capable of being complied post-development as they are now, and applied in connection with all and every aspect of assessment of your DA application. The owners will not agree to any reduction or diminution of standards here, nor any waiver of standing engineering standards and requirements. We rely on the relevant organs within the ACT Government to assess and determine the DA accordingly. And we will hold them to account for their decisions.

I refer the government authority assessors and decision makers to our submission lodged in response to this DA on 2 November 2018, in particular the paragraphs under 'Access'. I have copied it into this communication, at the end, for ease of reference.

Yours sincerely

[REDACTED]
Secretary, Owners Corporation, Units Plan 356 Kambah
For and on behalf of the owners and traders of Block 4 Section 346 Kambah

Paragraphs from submission lodged with EPD by the owners on 2 November 2018:

'Access

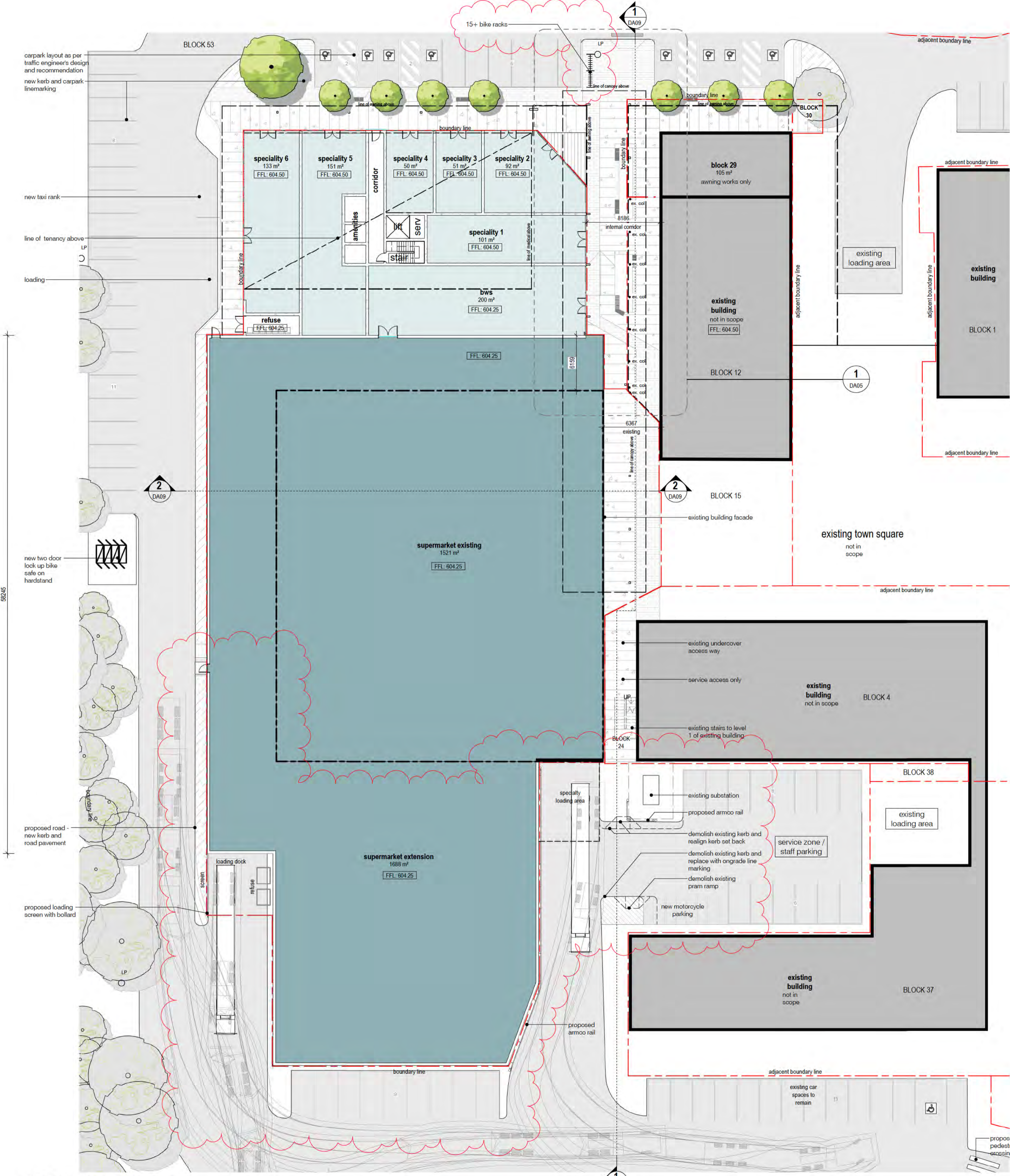
Turn templates are provided (files 55-58) in the application to show how 19, 8.8, 10.5 and 12.5 m trucks would navigate the access past the Woolworths loading dock, the slip road and the road between blocks 4 and 37. The road between block 4 and 37 is the rear access to the business premises located there. We are concerned that the manoeuvres shown may not be practical to execute. If so, the proposal will impact adversely on the business operators and property owners in these blocks. We seek therefore that your assessors fully investigate these traffic

arrangements for their safety, viability and practicality. Any temporary or permanent restriction to the access at the rear of our building must be addressed and removed. In particular, the verge management plan (61) shows access to the area between blocks 4 and 37 fenced off during a construction 'stage'.

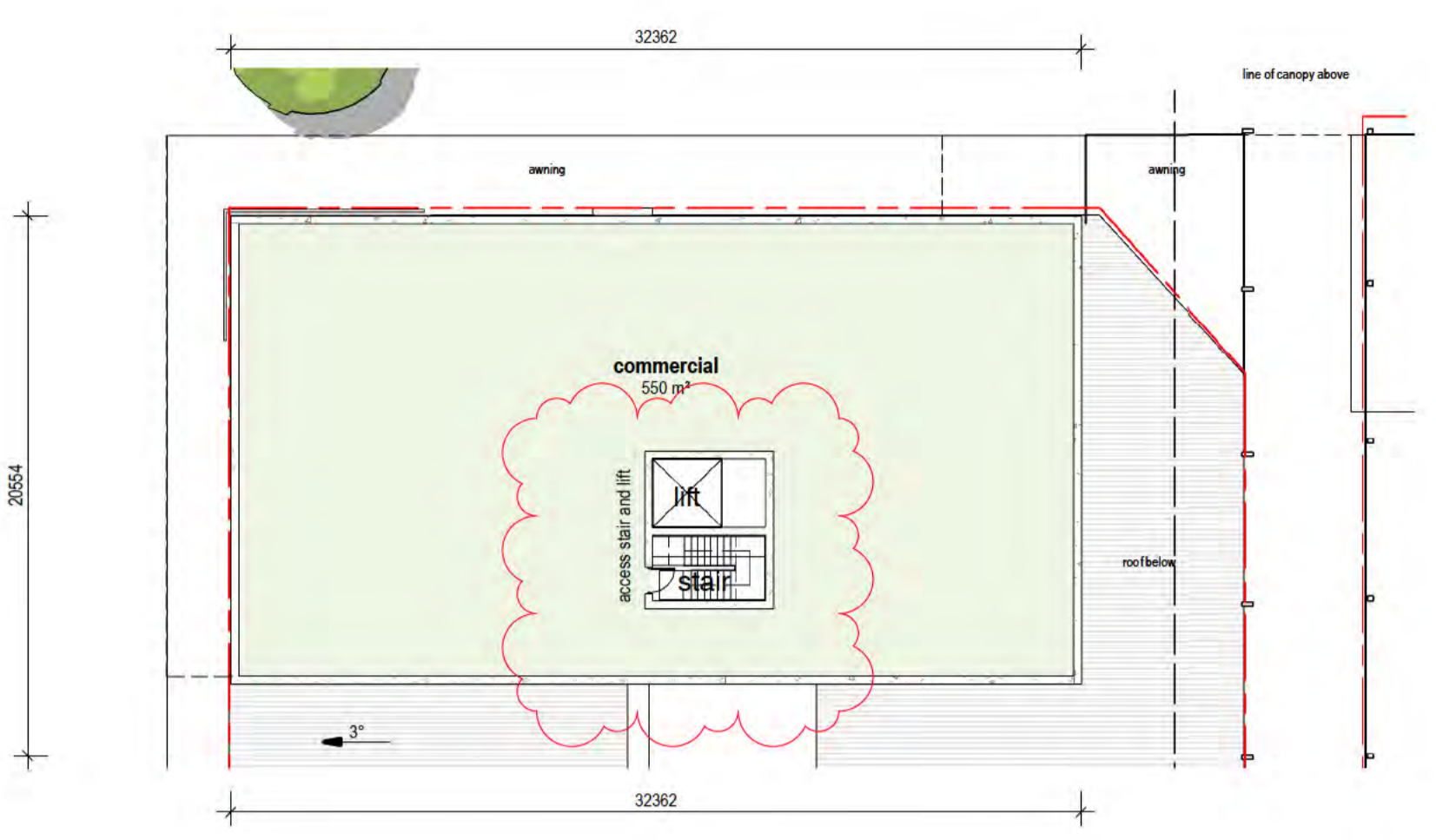
A corollary issue to access by waste collection vehicles is waste storage pending collection.

The waster hoppers and bins of Block 4 traders are stored in and around the rear of Block 37, thanks to the largesse of the leaseholder. This arrangement cannot be taken to be permanent, and in any redevelopment provisions should be made for the storage of waste pending collection, taking account of the current volume and the volume that would be produced by the increased GFA arising from the development. We would expect provisions such as will preclude any possibility of health hazards and/or an eye-sore.'

Sent from my iPad



GROUND FLOOR PLAN 1:250



FIRST FLOOR PLAN 1:250

SCHEDULE OF GFA	
Name	Area
SUPERMARKET	
bws	200 m ²
supermarket existing	1521 m ²
supermarket extension	1688 m ²
	3408 m ²
SPECIALITY	
speciality 1	101 m ²
speciality 2	92 m ²
speciality 3	51 m ²
speciality 4	50 m ²
speciality 5	151 m ²
speciality 6	133 m ²
	578 m ²
SERVICES	
amenities	24 m ²
corridor	32 m ²
ground level vt	26 m ²
refuse	16 m ²
	98 m ²
LEVEL 1	
commercial	550 m ²
	550 m ²
TOTAL GFA	4634 m²

carpark schedule	
commercial car space	267 cars
accessible car space	10 cars
total	277 cars
motorbike	8 bikes
staff lock up bicycle storage	8
public bicycle racks	15
trolley bays	7 bays

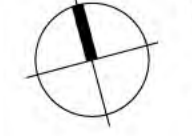
no.	date	ISSUE / revision	by
P 4	12/01/19	PRELIMINARY DA ISSUE	BB
P 5	21/01/19	DA AMENDMENTS	BB
P 6	01/02/19	REVISED DA AMENDMENTS	TW
P 7	28/01/19	PRELIMINARY ISSUE	BB
P 8	22/08/18	CANOPY AMENDMENT	TW
P 9	18/01/19	AMENDMENTS FOR DA/ALLOCATION	BB
P 10	22/08/18	AREA REVISIONS AS REQUESTED	BB
P 11	18/01/19	LOADING DOCK CHANGE	BB
P 12	21/01/19	DA ISSUE	BB
P 13	28/01/19	REVISED DA ISSUE	TW
P 14	18/01/19	DA ISSUE	BB

client: TZANETOS FAMILY GROUP
 project - address: KAMBAH SHOPPING VILLAGE

drawing title: GROUND FLOOR AND FIRST FLOOR

D.A. ISSUE

job no: 2013-119
 drawing no: DA04
 issue: P 14
 scale: as A1
 drawn: BB
 As indicated



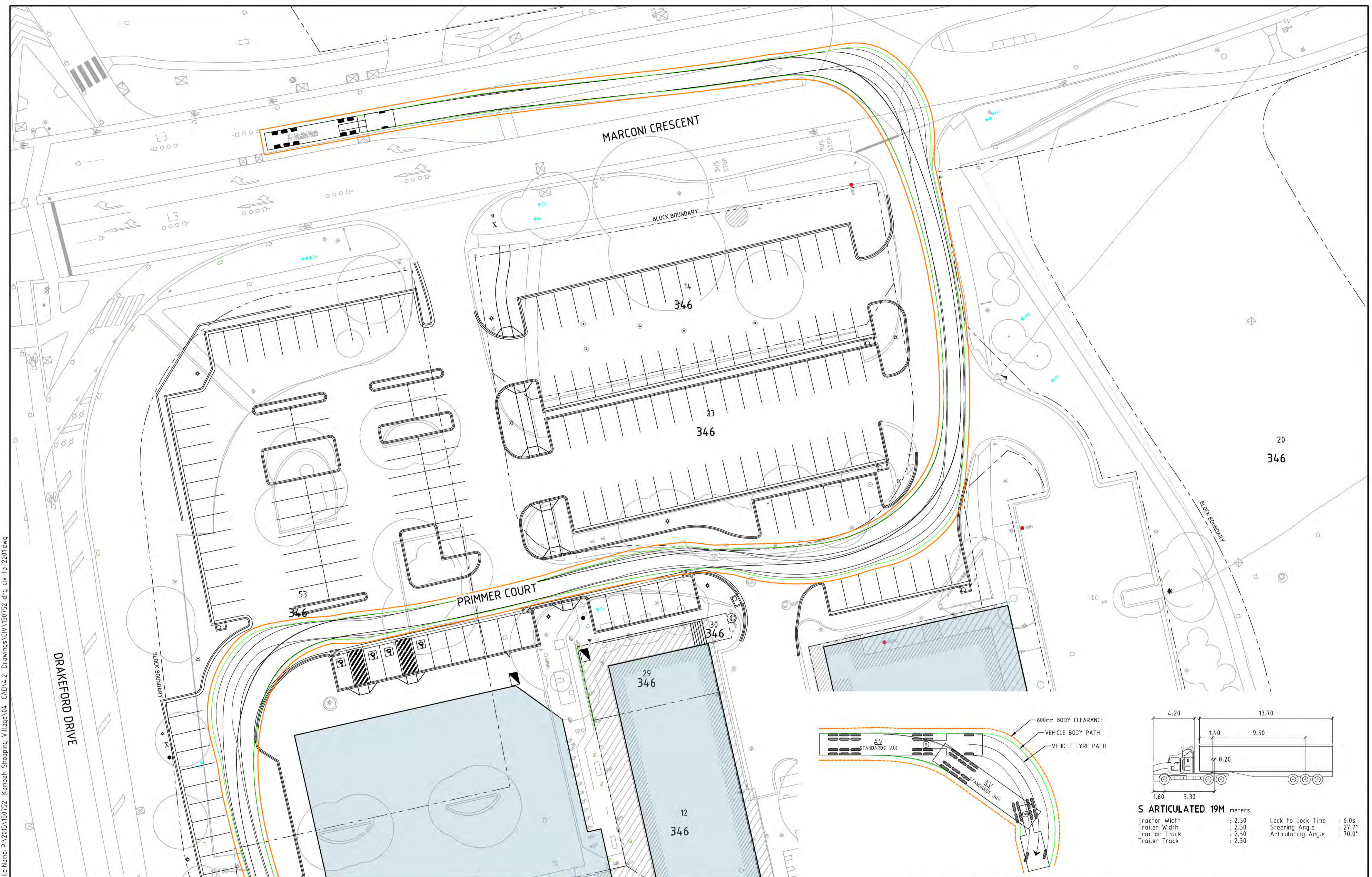
All dimensions in millimetres unless noted otherwise.
 Check scale from drawings. Figure dimensions take precedence.
 This drawing and its contents are subject to copyright laws and provisions.
 Do not reproduce in full or in part without approval. ©Copyright

MELBOURNE
 SYDNEY
 PERTH

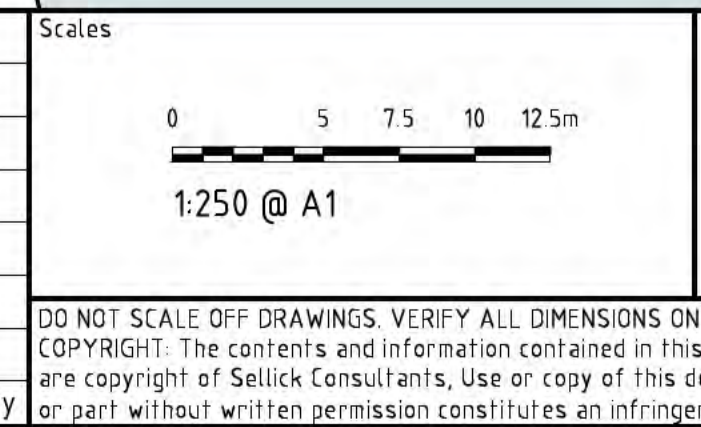


1800 422 533
 i2c.COM.AU

File Name: P:\2015\150752_Kambah-Shopping-Village\04_CAD\4.2_Drawings\CIV\150752-dwg-civ-tp-2201.dwg



Rev	Description	Date	Drawn By
A	FOR DEVELOPMENT APPROVAL	16/04/2019	RT



www.sellickconsultants.com.au

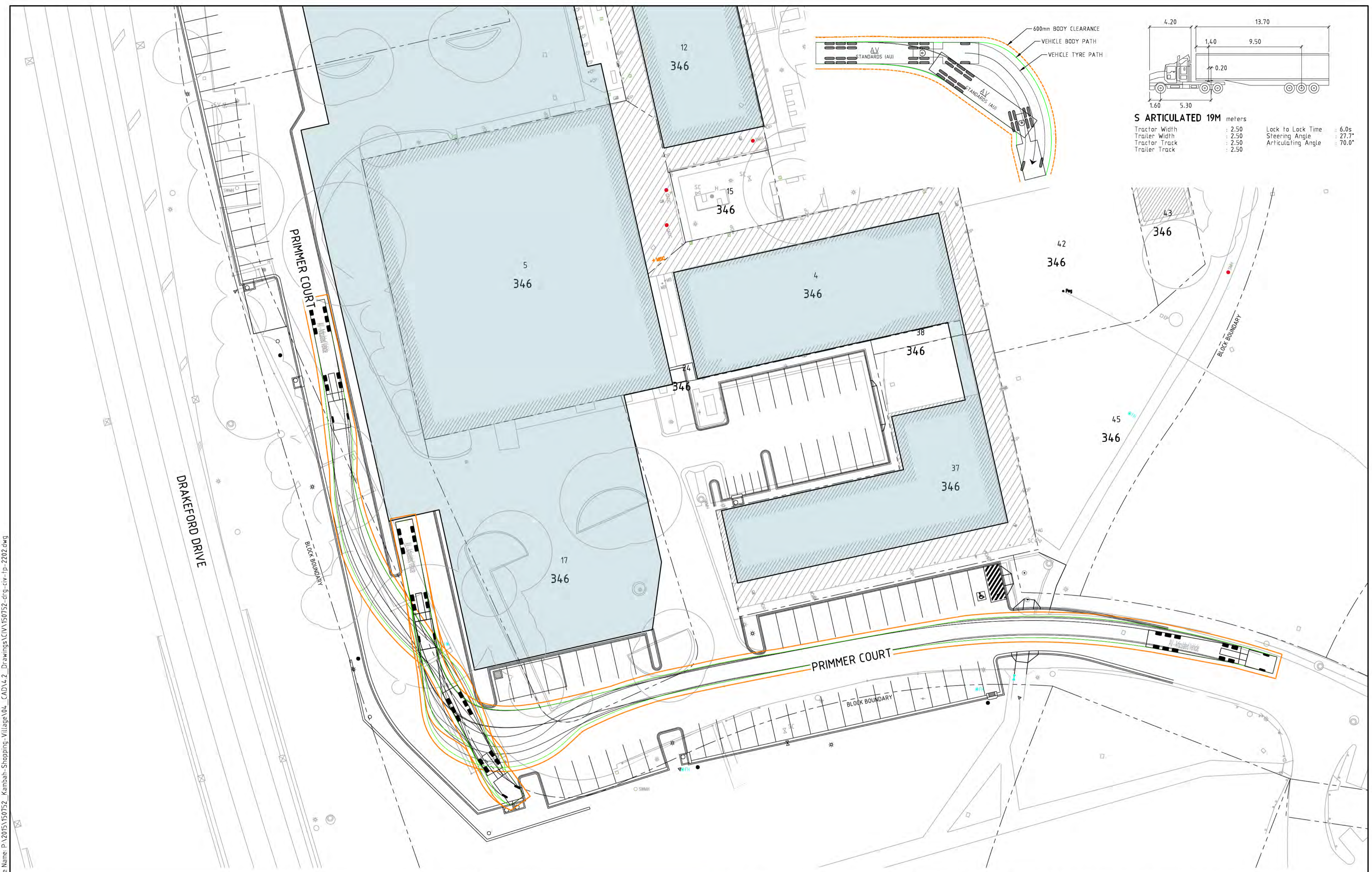
Client Logo

RESTIFA & PARTNERS

NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	RT
Date Plotted	16-Apr-19	Designed By	LT
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	16/04/2019
		Approved Signature	

Project Name and Location						
KAMBAH SHOPPING VILLAGE						
BLOCK 5 SECTION 346						
Drawing Title						
VEHICLE TURNING PATHS						
PLAN SHEET 1						
Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev	
150752	DRG	CIV	TP	2201	A	

File Name: P:\2015\150752_Kambah-Shopping-Village\04_CAD\4.2_Drawings\CIV\150752-drg-civ-tp-2202.dwg



A	FOR DEVELOPMENT APPROVAL	16/04/2019	RT
Rev	Description	Date	Drawn By

Scales

1:250 @ A1

North

DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK.
COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants, Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.

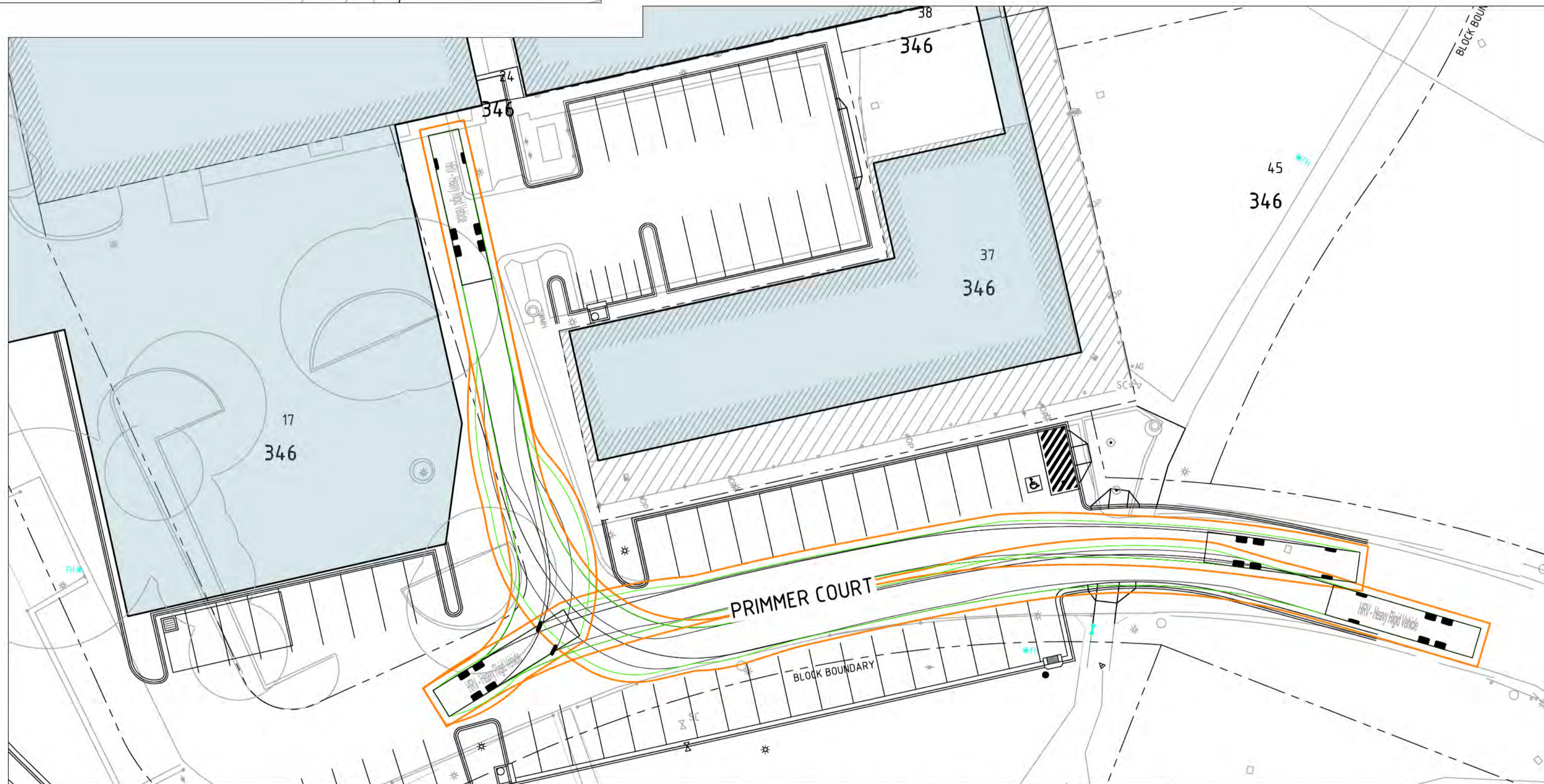
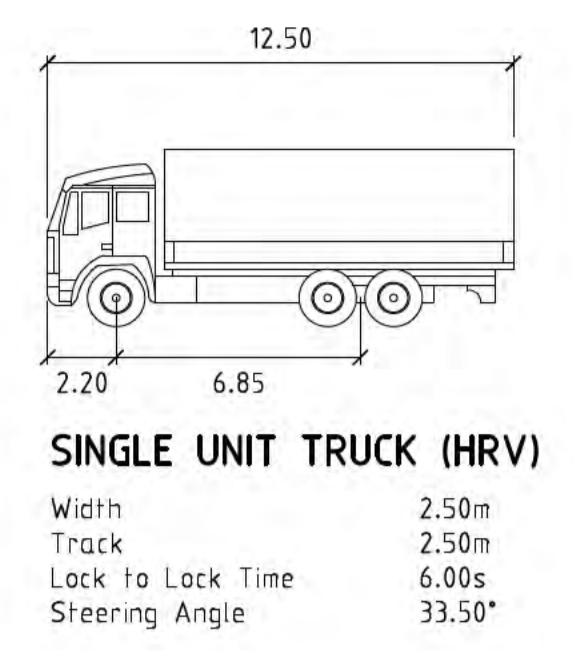
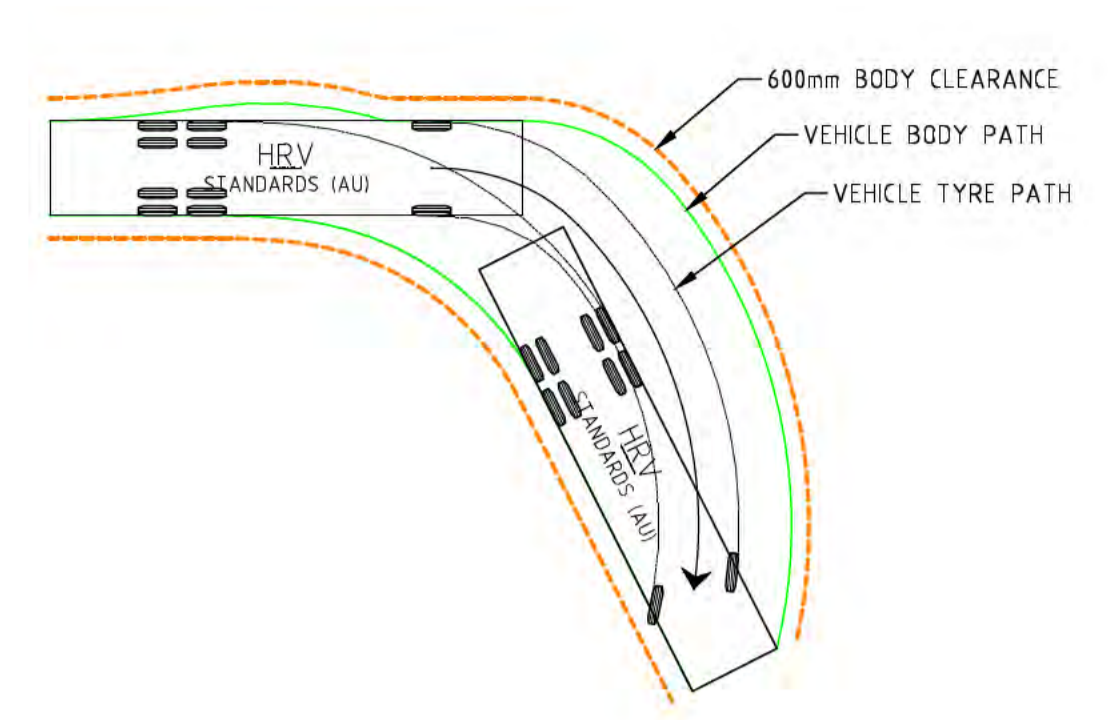
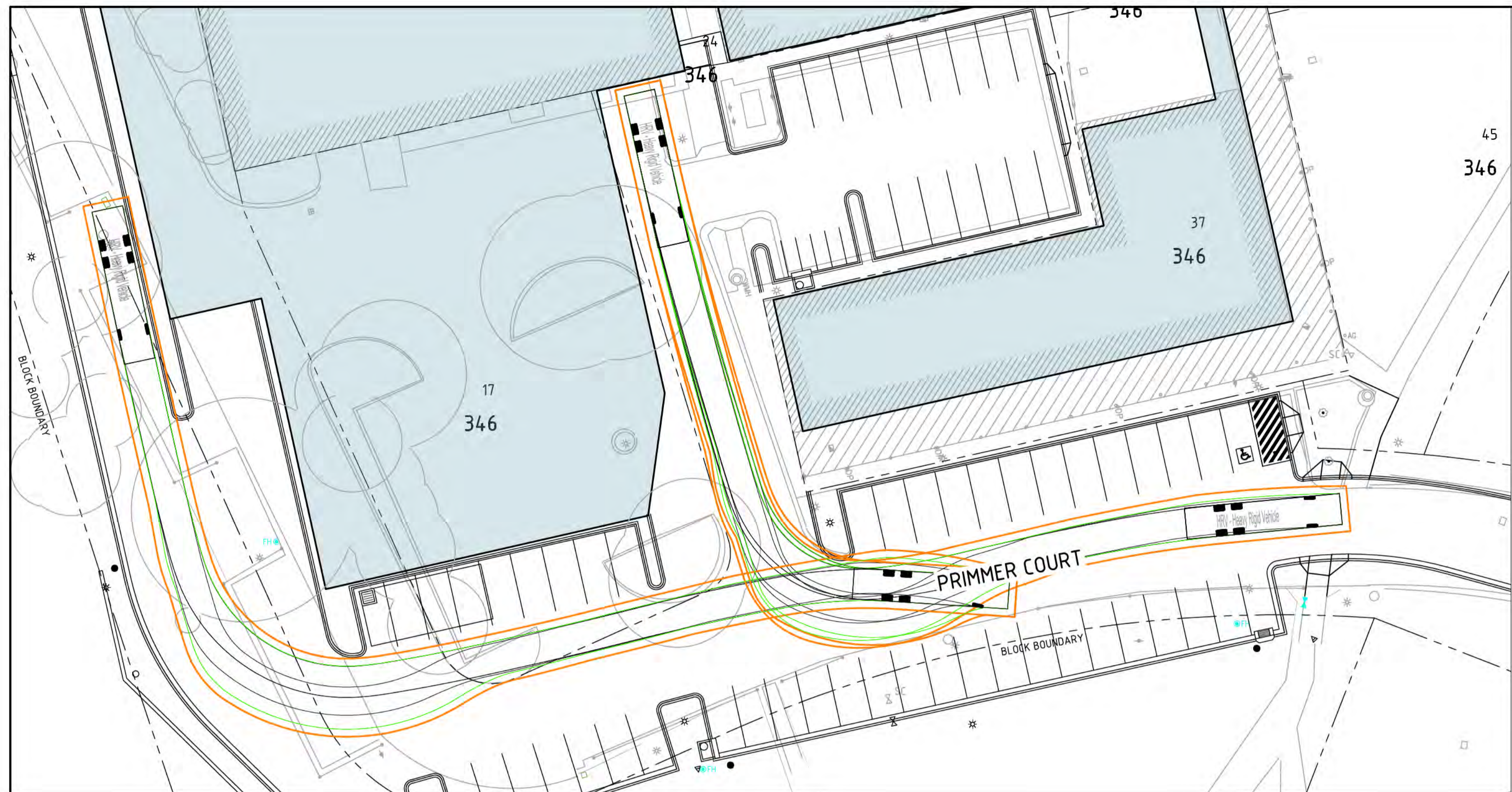
www.sellickconsultants.com.au

Client Logo

RESTIFA & PARTNERS

Status			
NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	RT
Date Plotted	16-Apr-19	Designed By	LT
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	16/04/2019
		Approved Signature	

Project Name and Location						
KAMBH SHOPPING VILLAGE						
BLOCK 5 SECTION 346						
Drawing Title						
VEHICLE TURNING PATHS						
PLAN SHEET 2						
Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev	
150752	DRG	CIV	TP	2202	A	



File Name: P:\2015\150752_Kambah-Shopping-Village\04_CAD\4.2_Drawings\CIV\150752-drg-civ-tp-2203.dwg

A	FOR DEVELOPMENT APPROVAL	16/04/2019	RT
Rev	Description	Date	Drawn By

Scales

North

DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK.
COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants, Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.

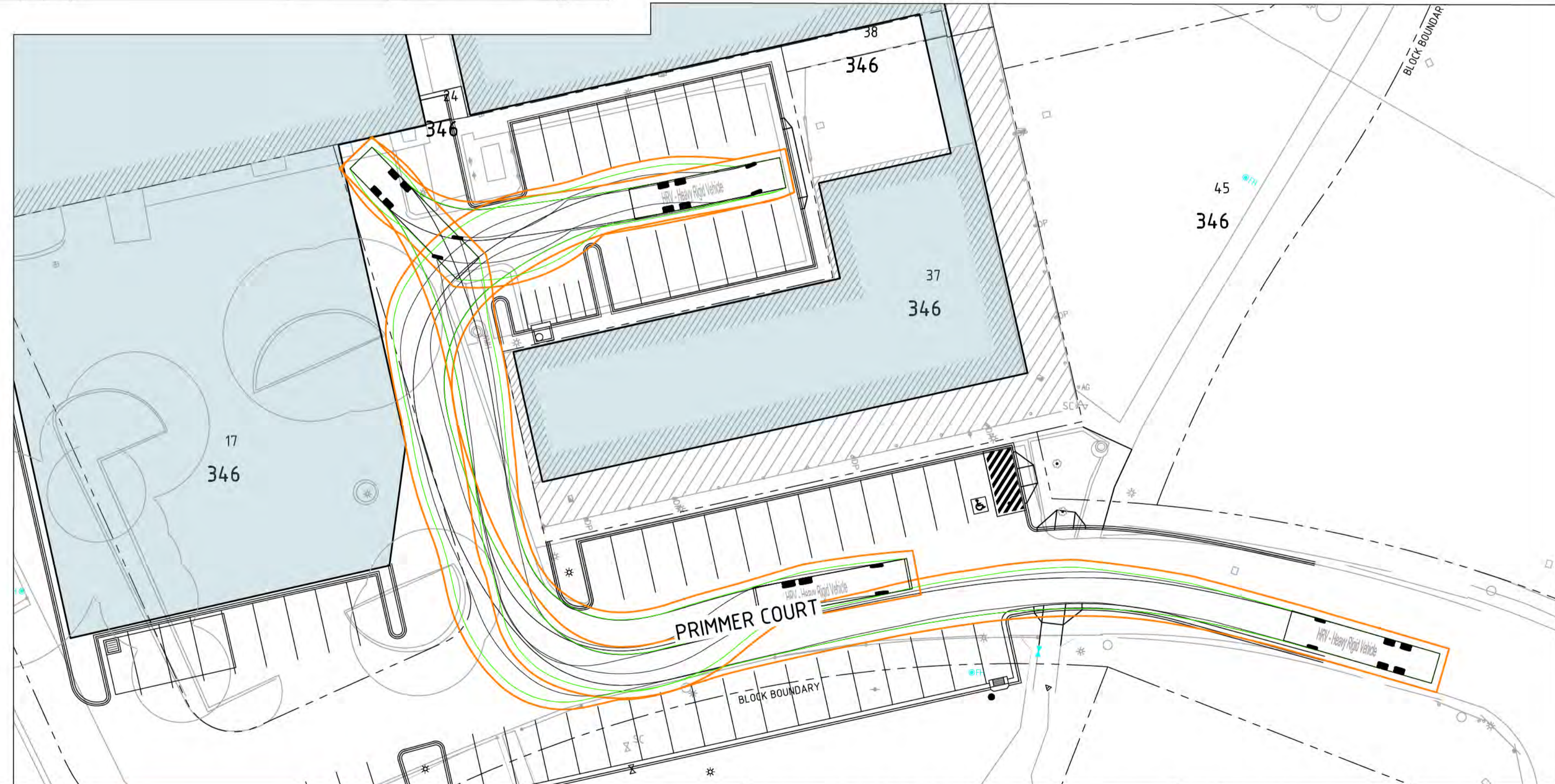
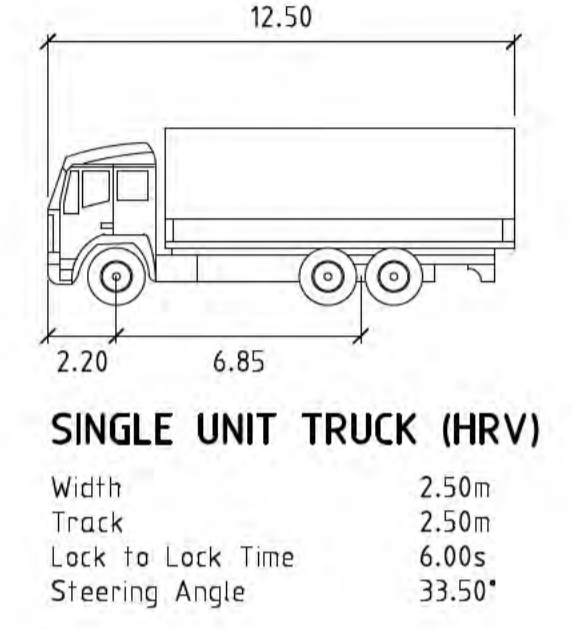
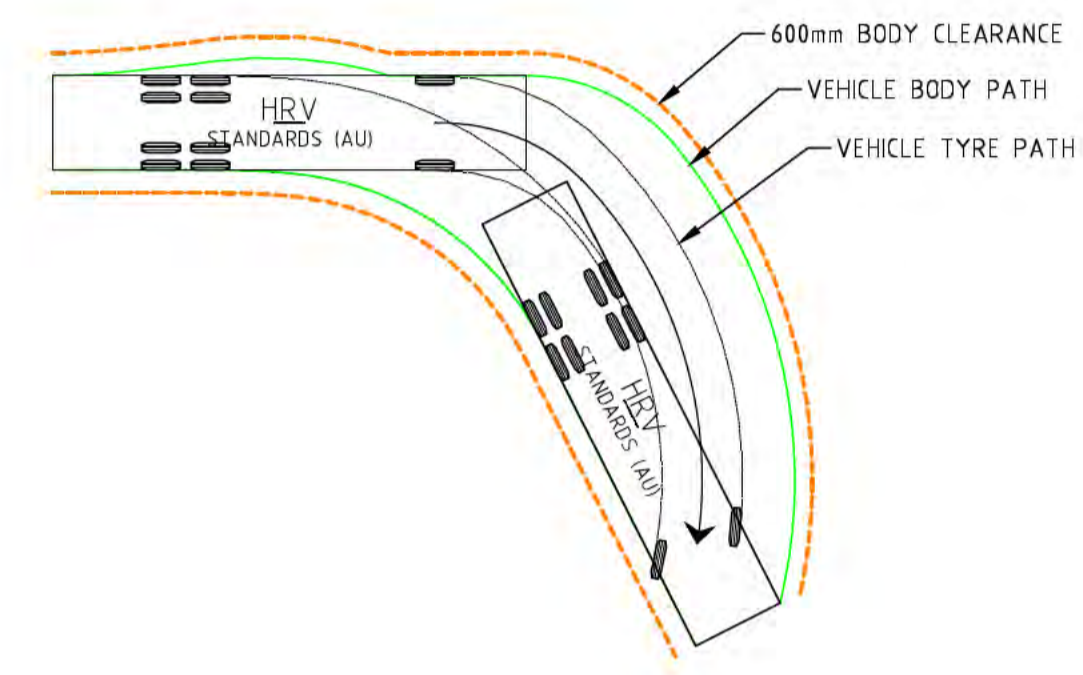
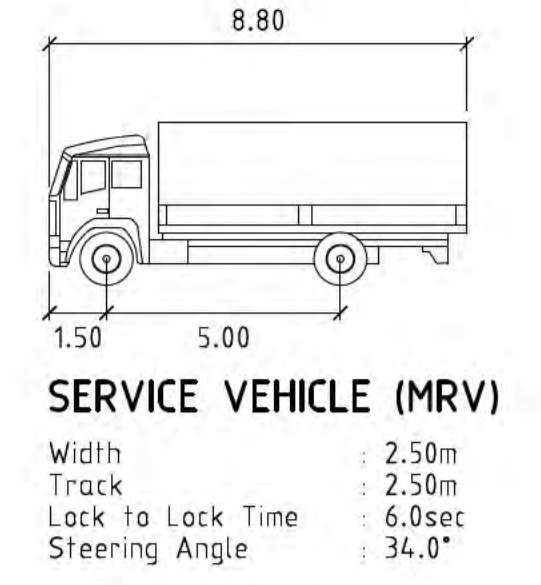
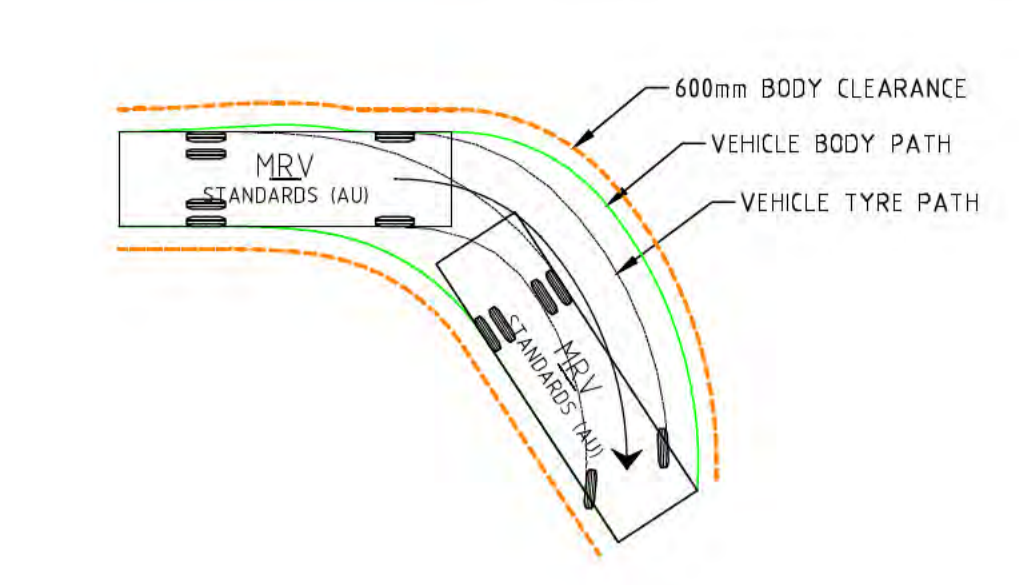
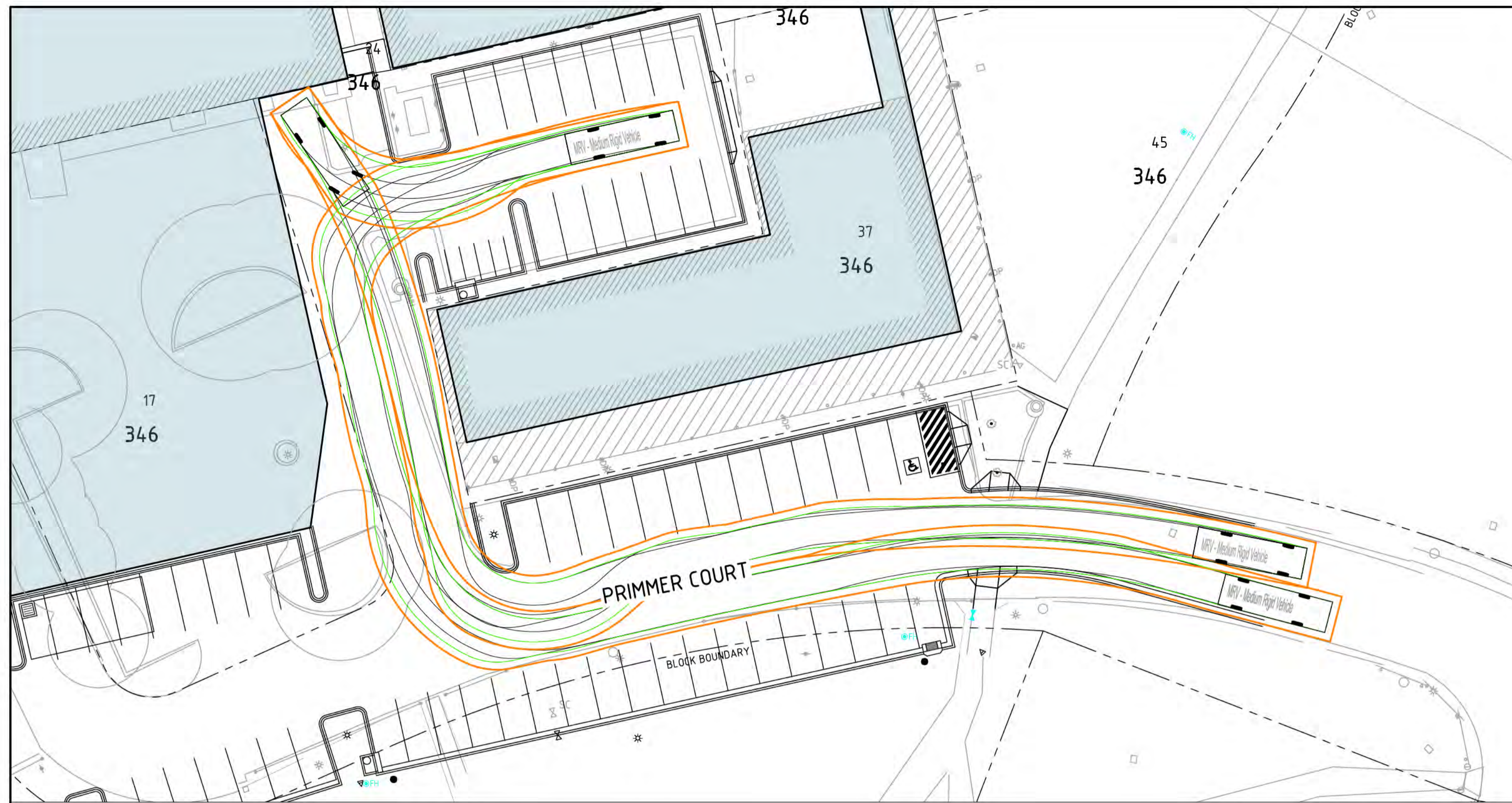
www.sellickconsultants.com.au

Client Logo

RESTIFA & PARTNERS

Status			
NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	RT
Date Plotted	16-Apr-19	Designed By	LT
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	16/04/2019
		Approved Signature	

Project Name and Location					
KAMBAH SHOPPING VILLAGE					
BLOCK 5 SECTION 346					
Drawing Title					
VEHICLE TURNING PATHS					
PLAN SHEET 3					
Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev
150752	DRG	CIV	TP	2203	A



File Name: P:\2015\150752_Kambah-Shopping-Village\04_CAD\4_2_Drawings\CIV\150752_drg-civ-tp-2204.dwg

A	FOR DEVELOPMENT APPROVAL	16/04/2019	RT
Rev	Description	Date	Drawn By

Scales
 0 5 7.5 10 12.5m
 1:250 @ A1

North

DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK.
 COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants, Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.

www.sellickconsultants.com.au

Client Logo
RESTIFA & PARTNERS

Status: **NOT FOR CONSTRUCTION**

Original Size	A1	Drawn By	RT	Drafting Check	DA
Date Plotted	16-Apr-19	Designed By	LT	Design Check	AE
Coordinate System	STROMLO GRID	Approved	BC	Approved Date	16/04/2019
Height Datum	AHD	Approved Signature			

Project Name and Location
KAMBAH SHOPPING VILLAGE
 BLOCK 5 SECTION 346

Drawing Title
VEHICLE TURNING PATHS
PLAN SHEET 4

Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev
150752	DRG	CIV	TP	2204	A



File Name: P:\2015\150752_Kambah-Shopping-Village\04_CAD\4_2_Drawings\CIV\150752-drg-civ-prv-0301.dwg

Rev	Description	Date	Drawn By
A	FOR DEVELOPMENT APPROVAL	16/04/2019	RT

Scales

0 5 7.5 10 12.5m

1:250 @ A1

North

DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK.
COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants, Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.

www.sellickconsultants.com.au

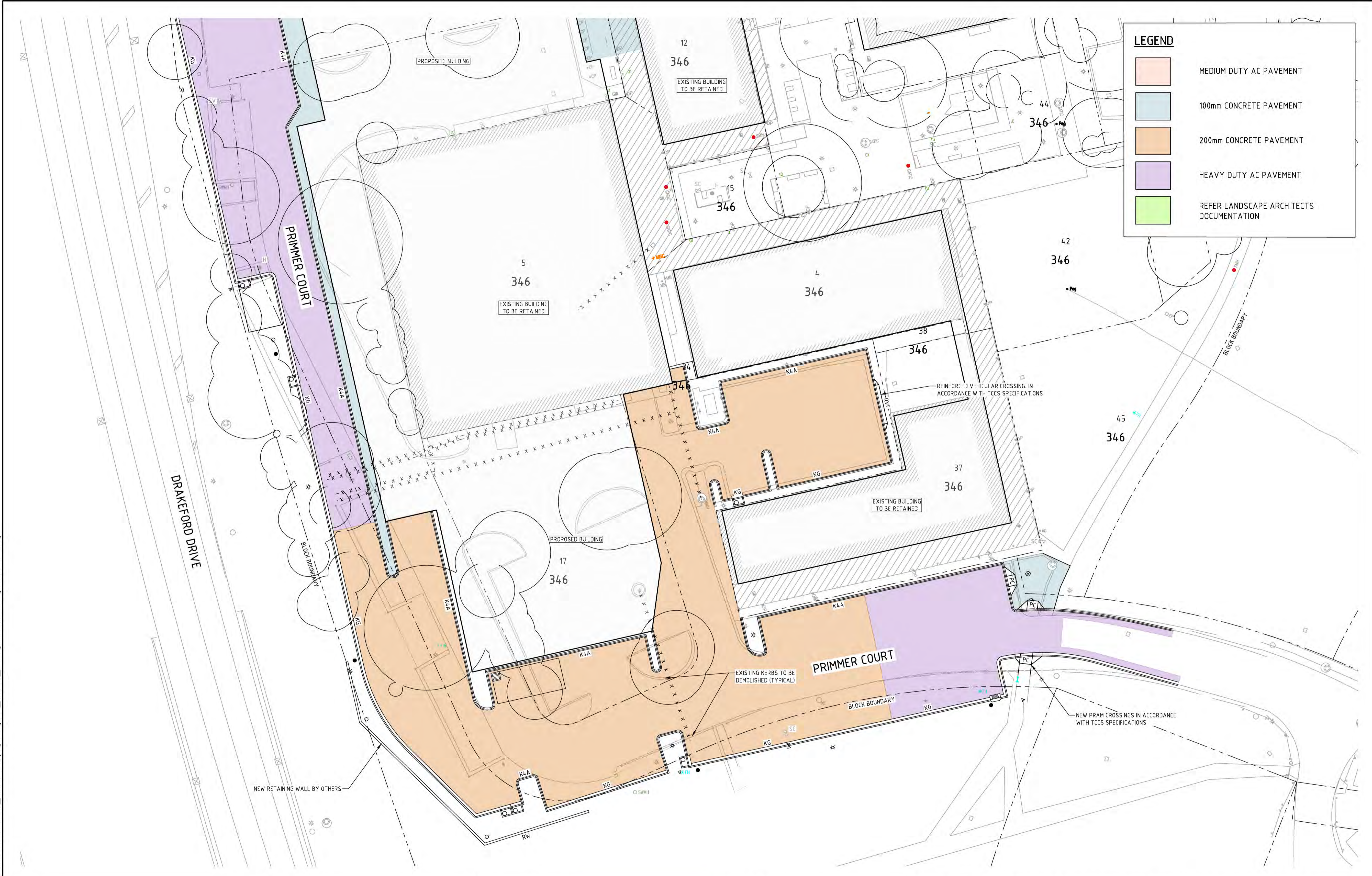
Client Logo

RESTIFA & PARTNERS

Status			
NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	RT
Date Plotted	16-Apr-19	Designed By	LT
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	16/04/2019
		Approved Signature	

Project Name and Location						
KAMBAH SHOPPING VILLAGE						
BLOCK 5 SECTION 346						
Drawing Title						
PAVEMENT						
PLAN SHEET 1						
Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev	
150752	DRG	CIV	PV	0301	A	

File Name: P:\2015\150752_Kambah-Shopping-Village\04_CAD\4.2_Drawings\CIV\150752-drg-civ-prv-0302.dwg



LEGEND	
	MEDIUM DUTY AC PAVEMENT
	100mm CONCRETE PAVEMENT
	200mm CONCRETE PAVEMENT
	HEAVY DUTY AC PAVEMENT
	REFER LANDSCAPE ARCHITECTS DOCUMENTATION

Rev	Description	Date	Drawn By
A	FOR DEVELOPMENT APPROVAL	16/04/2019	RT

Scales

1:250 @ A1

North

DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK.
COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants, Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.

www.sellickconsultants.com.au

Client Logo

RESTIFA & PARTNERS

Status			
NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	RT
Date Plotted	16-Apr-19	Designed By	LT
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	16/04/2019
		Approved Signature	

Project Name and Location						
KAMBAAH SHOPPING VILLAGE						
BLOCK 5 SECTION 346						
Drawing Title						
PAVEMENT						
PLAN SHEET 2						
Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev	
150752	DRG	CIV	PV	0302	A	

Waste and Recycling Management Code for the ACT WASTE & RECYCLING MANAGEMENT PLAN FORM

Project and Applicant Details

This section of the Waste and Recycling Management Plan must be completed by all applicants. It is to provide an overview of the project and applicant details.

SITE DETAILS	
Unit No.: (if applicable)	Block:
Section: 346	Suburb: Kambah
District:	Post Code:
Street No. & Name: Marconi Crescent	
APPLICANT DETAILS	
Applicant/Agent: Sellick Consultants Pty Ltd	
Telephone (Business Hours): (02) 6201 0200	
Mobile:	
Facsimile:	
Email: alex@sellickconsultants.com.au	
PROJECT DETAILS	
Project Type:	
<input type="checkbox"/> Single dwelling & dual occupancy dwellings	<input checked="" type="checkbox"/> Commercial, public & industrial development (complete Section 2.2)
<input type="checkbox"/> Multi-unit residential development (complete Section 2.1)	<input type="checkbox"/> Mixed use development (complete Section 2.1 and 2.2)
Brief Project Description: Commercial development consisting of 7 specialty stores.	
Building and other structures currently on site: Shopping centre and specialty stores onsite currently	
SIGNATURE	
Signature of Applicant:	Date: 18.04.2019

**Waste and Recycling Management Code for the ACT
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.1(a) – Multi Unit Residential Development
(Serviced by Individual MGBs Collected at Kerbside)**

**Waste and Recycling Management Code for the ACT
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.1(b) – Multi Unit Residential Development
(Serviced by Waste Hoppers & Shared Recycling MGB's or Waste and Recycling
Hoppers Collected within the Boundary)**

Waste and Recycling Management Code for the ACT WASTE & RECYCLING MANAGEMENT PLAN FORM

Section 2 – Design and Operation of Waste and Recycling Section 2.2 – Commercial, Public and Industrial Developments

THIS SECTION APPLIES TO THE FOLLOWING

- Development Applications for new commercial, public or industrial development;
- Development Applications for alterations/additions to existing commercial, public or industrial development if there is an effect on the provision of waste and recyclable management; and
- Development Applications for new mixed use developments involving commercial, public or industrial development.

Controls for these developments are included in Section 3.3 of The Code. Submission requirements are stated in Section 3.4. Where appropriate, please provide details on plans to support your application.

WASTE AND RECYCLING GENERATION

Control C1 – Waste and Recycling Generation

- i) **Waste and recyclables generated by each proposed activity within the development, including quantities, bin types and storage requirements**

Description:

Premises Type	Floor Area (m ²)	Generation Rate		Waste (L/w)	Recycling (L/w)	Bin Size (L or m ²)	Number of Bins
		Waste	Recycling				
Delicatessen	101	80	40	570	280	3.0m3 (W) 1.1m3 (R)	2 1
Restaurant/ Cafe	92	660	135	4250	870		
Office	51	20	25	70	90		
Retail (Non Food)	50	50	25	180	90		
Retail (Non Food)	151	50	25	530	260		
Restaurant/ Café	133	660	135	6140	1260		
Retail (Non Food)	200	50	50	700	700		

In completing this table reference is made to Appendix 4 – Waste and Recycling Generation Rates for Commercial, Public and Industrial Developments.

Development Satisfies Appendix 3 if includes Residential component Yes No

Please provide details if Code requirements are not satisfied and proposed alternatives

Waste and Recycling Management Code for the ACT
WASTE & RECYCLING MANAGEMENT PLAN FORM

Section 2 – Design and Operation of Waste and Recycling
Section 2.2 – Commercial, Public and Industrial Developments

STORAGE FACILITIES	
Control C1-C2 – Waste and Recycling Storage Facilities	
i) Location of individual waste and recyclable storage facilities including any communal storage facilities and refrigerated waste storage) for the entire development <i>(Please provide calculations to demonstrate adequacy of space)</i>	
Description: Communal waste enclosure will be located on the eastern side of the specialty stores to the northeast of the existing Woolworths.	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference:
Development Satisfies Appendix 4 of The Code	x Yes <input type="checkbox"/> No
Development Satisfies Appendix 7 of The Code	x Yes <input type="checkbox"/> No
Development Satisfies Control C1 and C2 (Section 3.3) of The Code	x Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

PATH OF TRAVEL	
Control C3 – Path of Travel	
i) Path of travel of waste and recycling to be transferred from point of origin to waste and recycling storage facilities <i>(Please provide details of clearances, gradients and any mitigation of odour and noise impacts)</i>	
Description: Individual tenants will need to transport their waste to the enclosure via the local network.	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference:
Development Satisfies Control C3 (Section 3.3) of The Code	x Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

Waste and Recycling Management Code for the ACT
WASTE & RECYCLING MANAGEMENT PLAN FORM

Section 2 – Design and Operation of Waste and Recycling
Section 2.2 – Commercial, Public and Industrial Developments

COLLECTION POINT	
Control C4 – Collection Point	
i) Location of designated collection point and/or hopper pad/s	
Description: Collection point will be directly outside of the enclosure.	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference:
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	
ii) Path of travel for moving Bins from storage facility to designated collection point <i>(Please provide of travelling distance, clearance and gradients.)</i>	
Description: Not Applicable	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
iii) Path of travel for collection vehicles (if collection occurs on-site) <i>(Please provide details of travelling distance, clearance, turning and manoeuvring paths, ramp access and pavement details to demonstrate compliance with AS 2890.2-2002.)</i>	
Description: Waste and recycling vehicles laneway and leave in a forward direction.	
Details Shown on Drawing	<input checked="" type="checkbox"/> Drawing Reference: TP-2203 & TP-2204
Development Satisfies Appendix 6 of The Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Development Satisfies Control C4 (Section 3.3) of The Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

Waste and Recycling Management Code for the ACT
WASTE & RECYCLING MANAGEMENT PLAN FORM

Section 2 – Design and Operation of Waste and Recycling
Section 2.2 – Commercial, Public and Industrial Developments

GARBAGE CHUTES, SERVICE LIFTS, COMPACTION EQUIPMENT ETC	
Control C3 – Garbage chutes, service lifts, compaction equipment etc	
i) Location an details of any garbage chutes <i>(Please provide calculations to demonstrate adequacy of equipment)</i>	
Description: Not Applicable	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference:
ii) Location an details of any waste and recycling service lifts <i>(Please provide calculations to demonstrate adequacy of equipment)</i>	
Description: Not Applicable	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference:
iii) Location an details of any waste compaction equipment <i>(Please provide calculations to demonstrate adequacy of equipment)</i>	
Description: Not Applicable	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference:
Development Satisfies Appendix 8 of The Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

**Waste and Recycling Management Code for the ACT
WASTE & RECYCLING MANAGEMENT PLAN FORM**

Section 3 – Demolition, Excavation and Construction

Waste and Recycling Management Code for the ACT WASTE & RECYCLING MANAGEMENT PLAN FORM

Section 3 – Demolition, Excavation and Construction

TABLE 3.1 DEMOLITION WASTE

Type of Material Generated	Estimated		REUSE/RECYCLING OF DEMOLITION WASTE						DISPOSAL AT LANDFILL		
			ON-SITE			OFF-SITE					
	Vol (m³)	Wt (T)	Proposed Reuse and Recycling On-site	Estimated		Name of Receiving Recycling Outlet(s) and/or Reuse Sites	Estimated		Name of Landfill Site	Estimated	
		Vol (m³)		Wt (T)	Vol (m³)		Wt (T)	Vol (m³)		Wt (T)	
Excavation Material											
Green Waste											
Bricks											
Concrete											
Timber (please specify)											
Plasterboard/Gyprock											
Metals (please specify)											
Asbestos/Hazardous											
Other (please specify)											
TOTAL											
PERCENTAGE OF TOTAL											

Waste and Recycling Management Code for the ACT WASTE & RECYCLING MANAGEMENT PLAN FORM

Section 3 – Demolition, Excavation and Construction

TABLE 3.2 CONSTRUCTION WASTE

Type of Material Generated	Estimated		REUSE/RECYCLING OF CONSTRUCTION WASTE						DISPOSAL AT LANDFILL		
			ON-SITE			OFF-SITE					
	Vol (m ³)	Wt (T)	Proposed Reuse and Recycling On-site	Estimated		Name of Receiving Recycling Outlet(s) and/or Reuse Sites	Estimated		Name of Landfill Site	Estimated	
		Vol (m ³)		Wt (T)	Vol (m ³)		Wt (T)	Vol (m ³)		Wt (T)	Vol (m ³)
Excavation Material											
Bricks											
Concrete											
Timber (please specify)											
Plasterboard/Gyprock											
Metals (please specify)											
Cardboard											
Plastics											
Mixed Waste											
Other (please specify)											
TOTAL											
PERCENTAGE OF TOTAL											

From: Chowdhury, Abu Sayem
Sent: Thursday, 6 June 2019 5:02 PM
To: EPD, Customer Services
Cc: TCCS_PC DACOORD; Joseph, Gabriel
Subject: COMM-TCCS-201834203-S144B-23/346 KAMBAH-01 [SEC=UNCLASSIFIED]
Attachments: 150752-drg-civ-tp-2204-B.PDF; 150752-drg-civ-tp-2205-A.PDF

Dear App Sec,

Please note that TCCS received attached drawings (2204 & 2205) from Canberra Town Planning and these drawings must be considered as DA documentation

DEVELOPMENT APPLICATION NO: 201834203-S144B

Project Description:

S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA201834203 - proposal for additions and alterations to existing commercial development. Amendment to development application for proposal for additions and alterations to existing commercial development which is still under consideration - the amendment is building form reduced, relocation of Woolworths loading dock, specialty shop waste storage area relocated, skylight added, columns in entrance walkway extended to support canopy structure, changes to carparking within the centre, 34 car parks added, removal of Park and Ride spaces, changes to kerb and pavement in service zone, safety barriers provided, changes to external lighting.

BLOCK: 23	SECTION: 346	SUBURB: Kambah
------------------	---------------------	-----------------------

This DA has been assessed in regards to the following:

Traffic	X	Driveways	X
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Additions/Alterations	
Lease Variation	X	Capital Works	

X = Areas Assessed.

And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	X
That Further Information Is Required	
That It Is Not Supported	

Conditions

1. All off-site works must be designed and constructed in accordance with TCCS Design Standards.

2. The proponent must engage a Landscape Architect or Consulting Arborist approved by TCCS to supervise and documentation of all works within tree protection zones. Notes must be included in all relevant plans for works requiring tree protection measures and superintendence by Landscape Architect or Consulting Arborist for all works in the tree protection zones.
3. All excavation within the tree protection zones of the verge trees must be carried out by hand dig, hydro excavation or other recommended methods to ensure minimal damage to the tree roots.
4. All trees planting must be carried out by a landscape contractor with horticultural expertise. A 12 month consolidation period is required prior to formal handover to TCCS.
5. A Landscape Management and Protection Plan and a dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Place Coordination – TCCS prior to commencement and on completion of the work.
6. In line with public notification procedures the trees to be removed on unleased land must be signposted at least 14 days prior to removal.
7. The applicant must ensure (as per attached drawings 2204 and 2205) that 12.5m Truck can safely get in and out of car park behind block 4 and 37 and (ii) 19.0 m truck can reverse in and forward out of the side road to block 4 and 37.
8. A Road Safety Assessment must be submitted to TCCS during Design Review stage on proposed car park reconfiguration and vehicle (including heavy vehicle and pedestrian) movement within Kambah Group Centre.

Standard Conditions

Following general conditions will apply as appropriate for Works on and Use of Territory Land in addition to the above:

In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Place Coordination and Planning, TCCS by the ways of:

1. A Letter of Design Review prior to the commencement of any work; and
2. A certificate of Operational Acceptance on completion of all works to be handed over to TCCS.

Design Review and Operational Acceptance

A Letter of Design Review is required for all off-site works from the Senior Manager, Place Coordination and Planning, TCCS, prior to the 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, Place Coordination and Planning, TCCS.

A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Place Coordination and Planning, TCCS, prior to the issue of a Certificate of Occupancy.

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

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.

Temporary Traffic Management (TTM)

A TTM plan approval must be obtained from the Manager, Traffic Management & Safety, Roads ACT, TCCS. 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. This plan is to address, as a minimum, measures to be employed during construction 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, and associated traffic control devices.

Landscape Management & Protection Plan (LMPP)

LMPP approval must be obtained from the Senior Manager, Place Coordination and Planning, 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, Place Coordination and Planning, 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.

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, TCCS.

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.

Notice of Commencement of Construction

Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Place Coordination and Planning, 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 LMPP and the programmed implementation of TTM.

Regards

Abu Sayem Chowdhury | Senior Project Coordinator | M Engg | MIEAust

Phone: 02 6205 9091 | Email: abusayem.chowdhury@act.gov.au

Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government

490 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601

www.act.gov.au | www.tccs.act.gov.au |

From: EPD, Customer Services

Sent: Tuesday, 14 May 2019 2:10 PM

To: TCCS_PC DA <TCCS.DA@act.gov.au>

Subject: REFERRAL-TCCS-201834203-S144B-23/346 KAMBAH-01 [SEC=UNCLASSIFIED]

DEVELOPMENT APPLICATION NO: 201834203-S144B

BLOCK: 23 **SECTION:** 346 **DIVISION:** KAMBAH

S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA201834203 - proposal for additions and alterations to existing commercial development. Amendment to development application for proposal for additions and alterations to existing commercial development which is still under consideration - the amendment is building form reduced, relocation of Woolworths loading dock, specialty shop waste storage area relocated, skylight added, columns in entrance walkway extended to

support canopy structure, changes to carparking within the centre, 34 car parks added, removal of Park and Ride spaces, changes to kerb and pavement in service zone, safety barriers provided, changes to external lighting.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(06/05/2019)**.

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-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards,

Matthew Forman

Customer Services

Phone 02 6207 1923

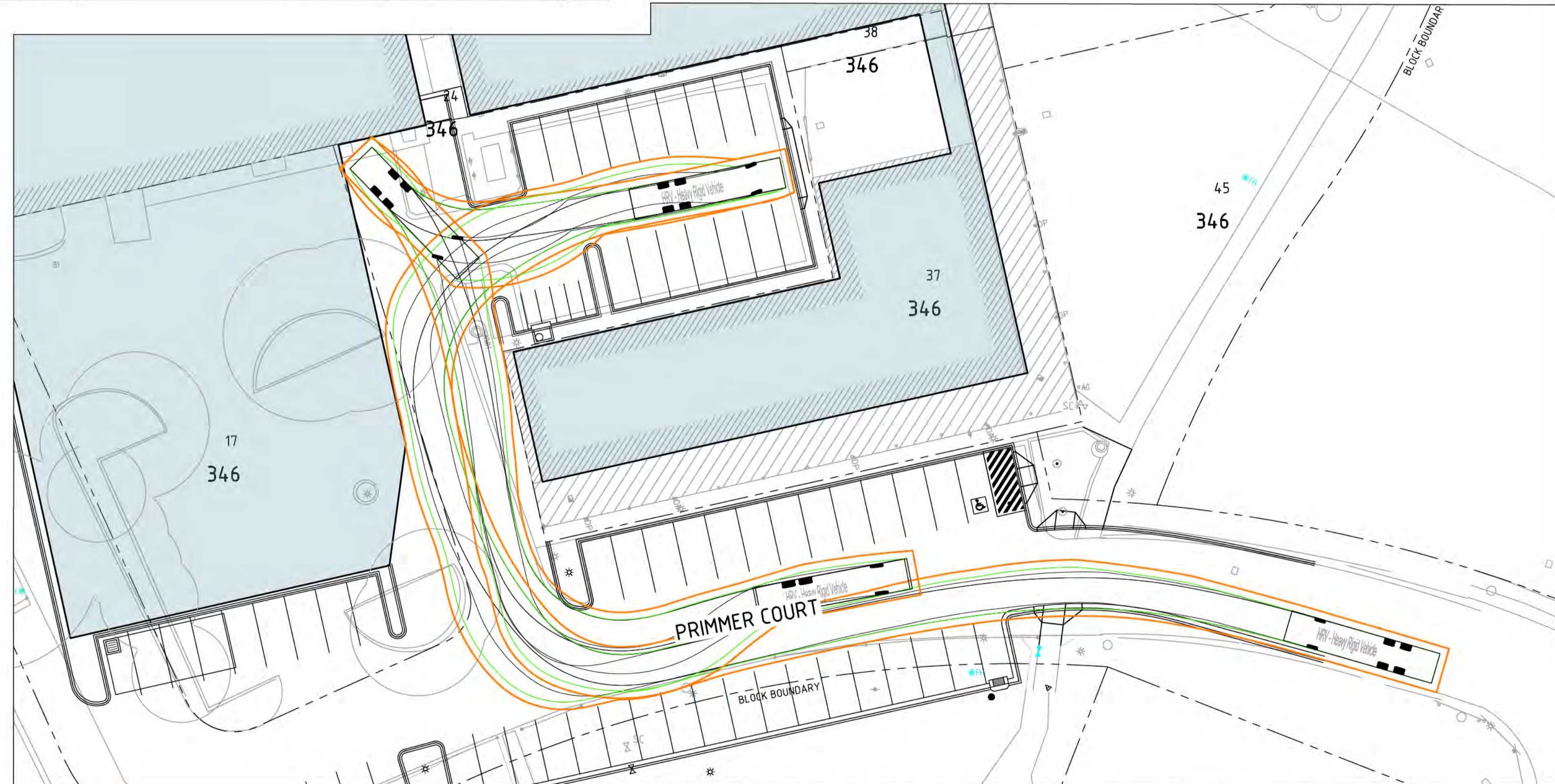
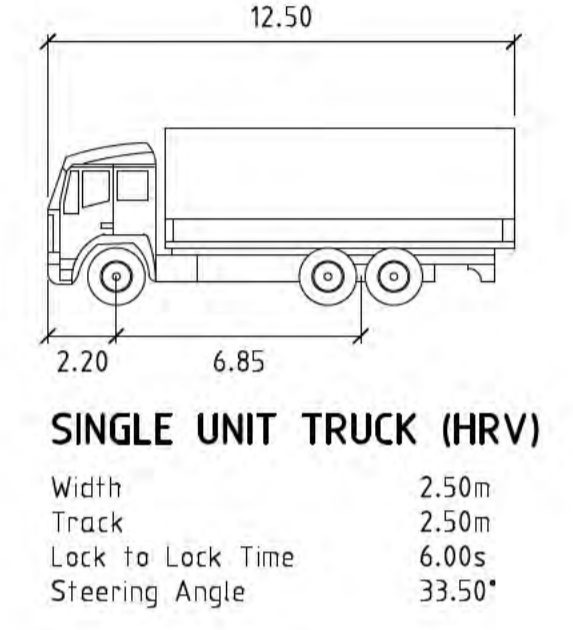
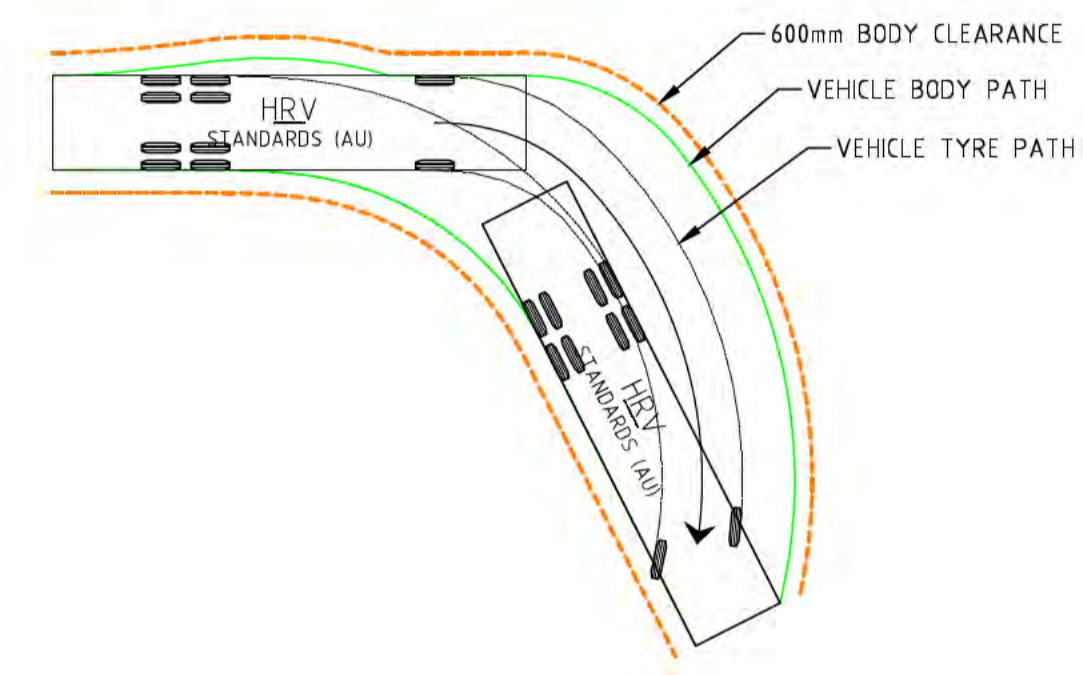
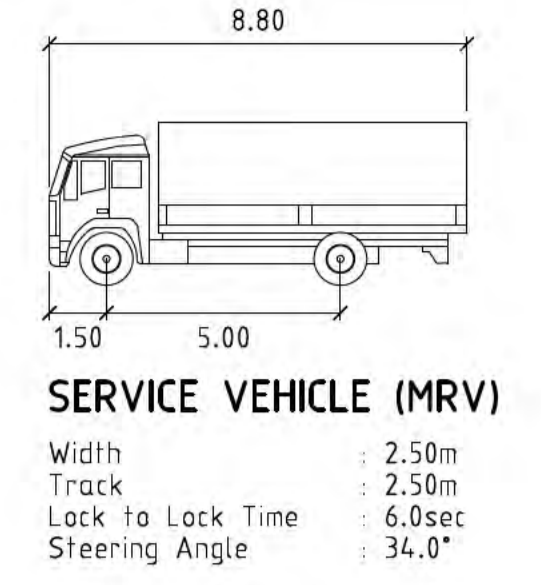
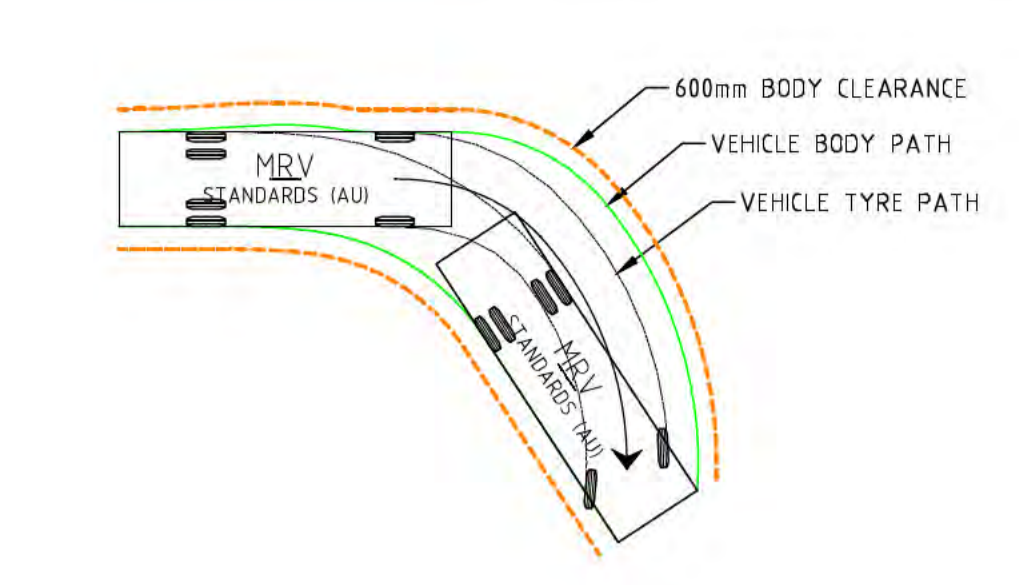
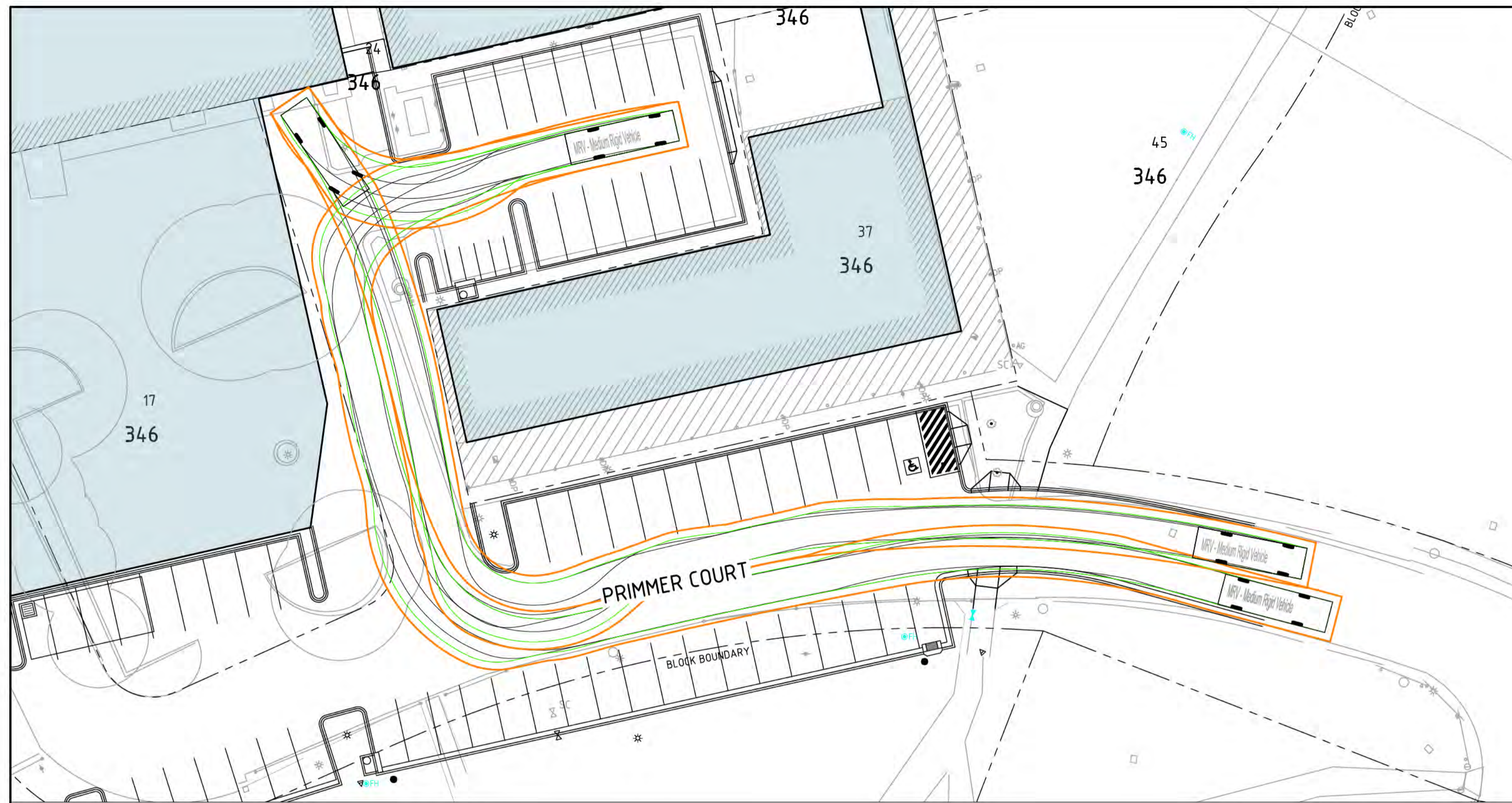
Access Canberra | ACT Government

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

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.

www.planning.act.gov.au | EPDcustomerservices@act.gov.au





File Name: P:\2015\150752_Kambah-Shopping-Village\04_CAD\4.2_Drawings\CIV\150752-drwg-civ-tp-2204.dwg

Rev	Description	Date	Drawn By
B	FOR DEVELOPMENT APPROVAL	17/05/2019	RT
A	FOR DEVELOPMENT APPROVAL	16/04/2019	RT

Scales
 0 5 7.5 10 12.5m
 1:250 @ A1

North



Client Logo

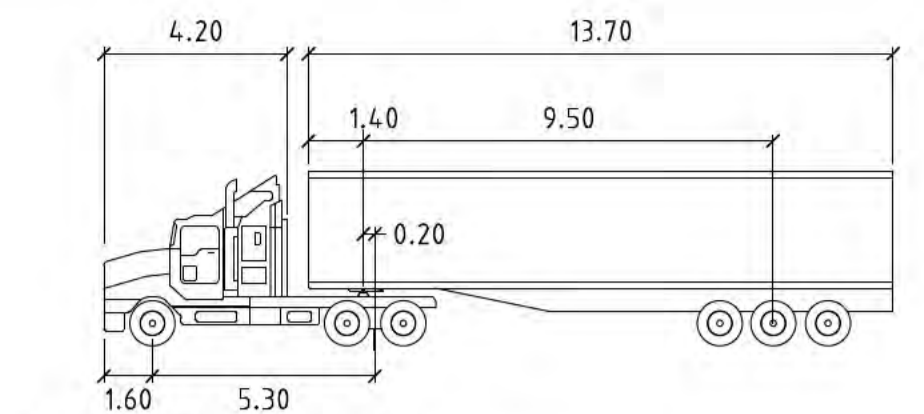
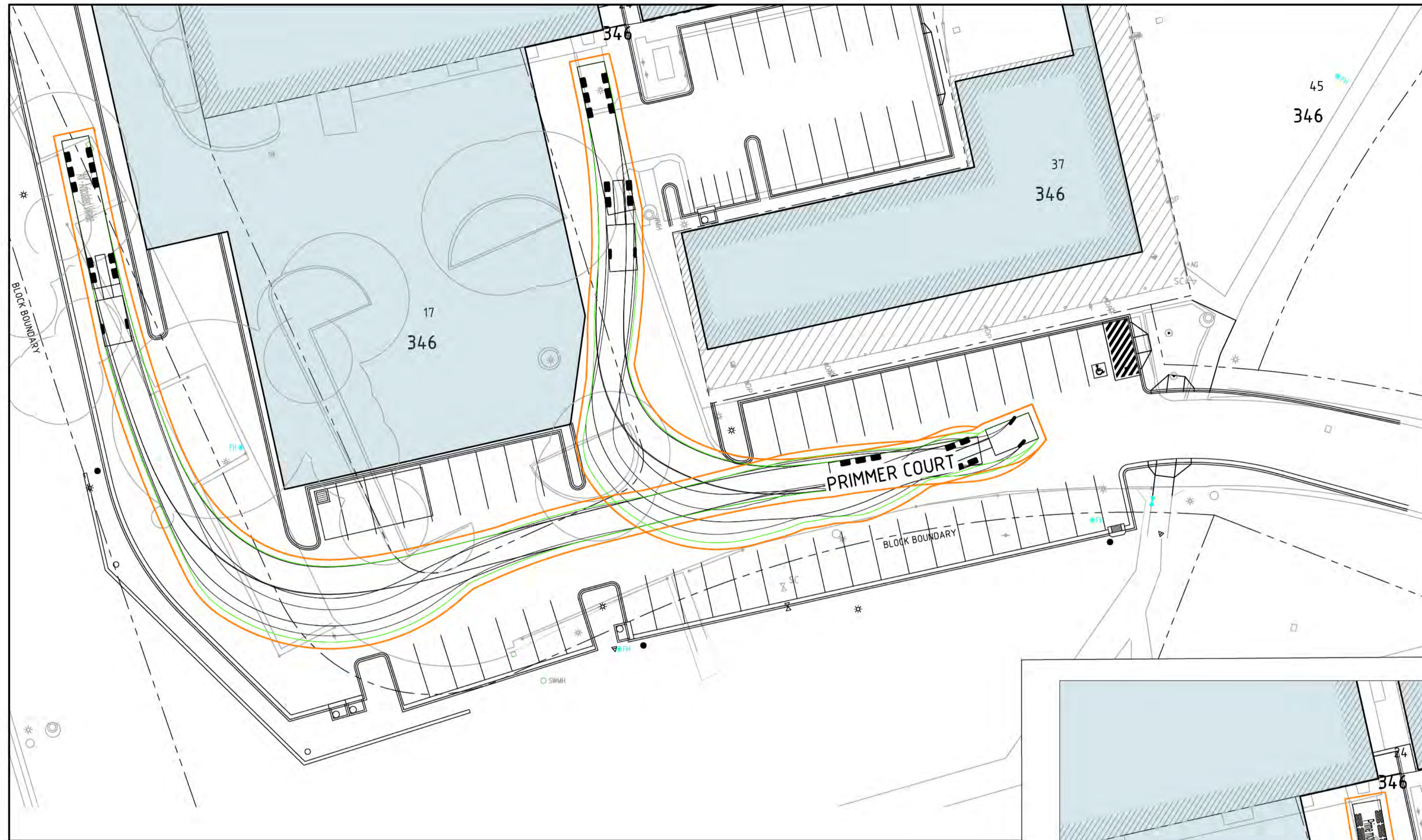
RESTIFA & PARTNERS

www.sellickconsultants.com.au

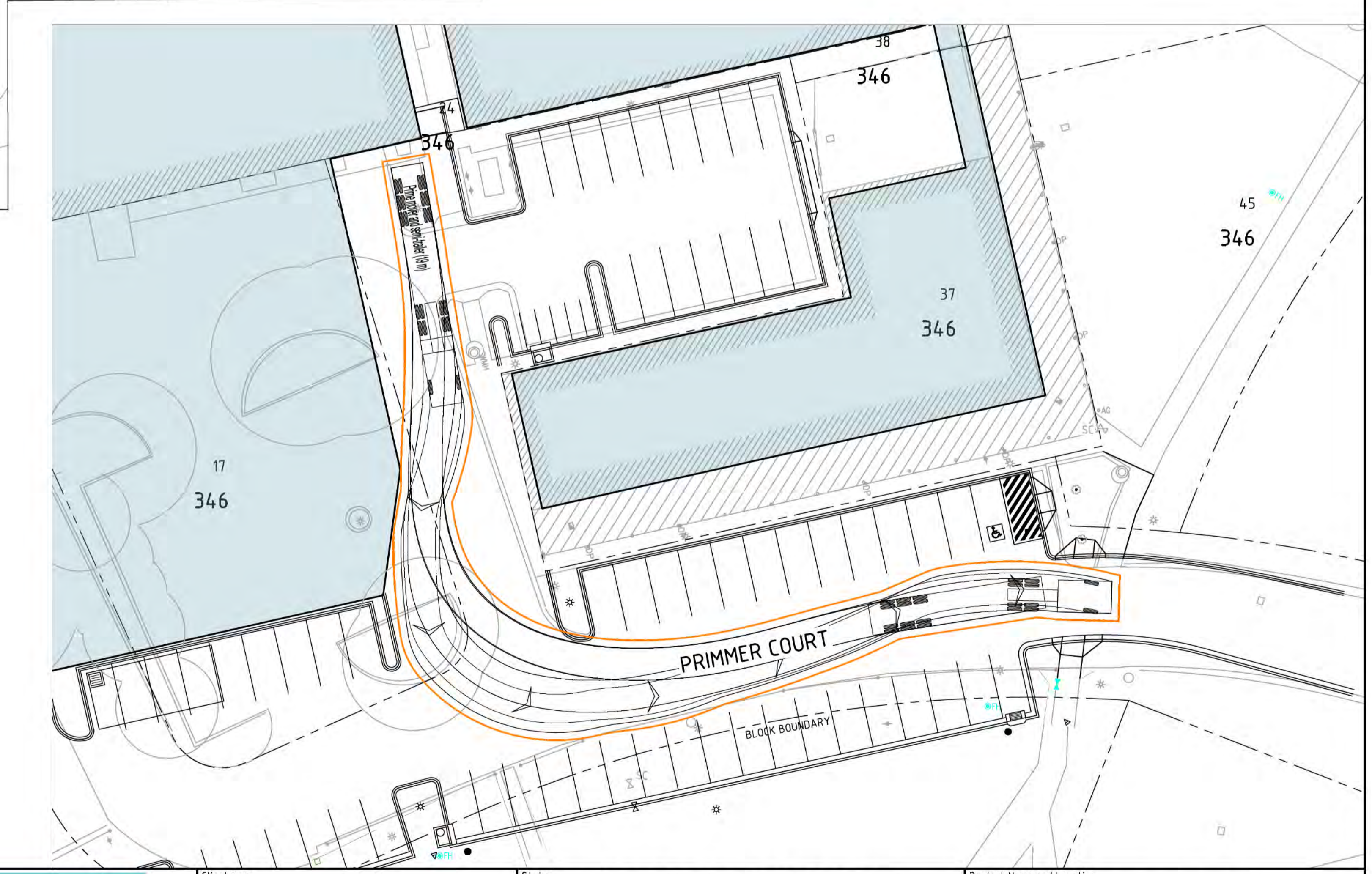
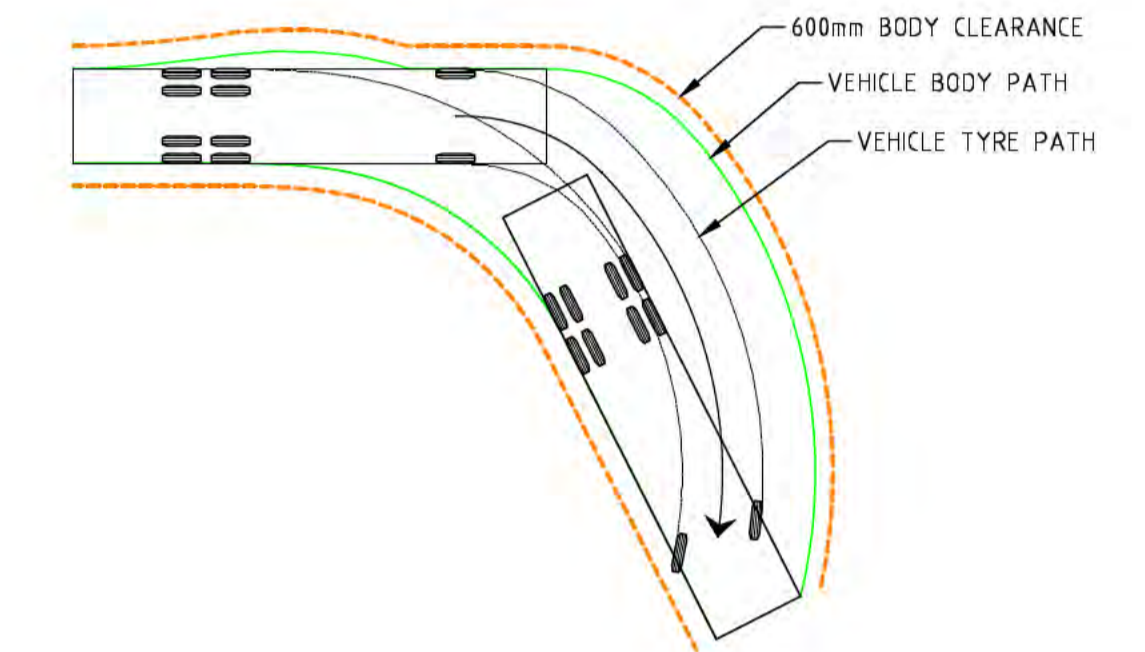
Status			
NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	RT
Date Plotted	17-May-19	Designed By	LT
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	16/04/2019
		Approved Signature	

Project Name and Location			
KAMBAH SHOPPING VILLAGE			
BLOCK 5 SECTION 346			
Drawing Title			
VEHICLE TURNING PATHS			
PLAN SHEET 4			
Project Number	Type	Discipline	Sub-Discipline
150752	DRG	CIV	TP
Drg No.	Rev		
2204	B		

Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev
150752	DRG	CIV	TP	2204	B



S ARTICULATED 19M meters
 Tractor Width : 2.50
 Trailer Width : 2.50
 Tractor Track : 2.50
 Trailer Track : 2.50
 Lock to Lock Time : 6.0s
 Steering Angle : 27.7°
 Articulating Angle : 70.0°



File Name: P:\2015\150752_Kambah-Shopping-Village\04_CAD\4.2_Drawings\CIV\150752-drg-civ-tp-2205.dwg

Rev	Description	Date	Drawn By
A	FOR DEVELOPMENT APPROVAL	17/05/2019	RT

Scales

1:250 @ A1

North

www.sellickconsultants.com.au

Client Logo

RESTIFA & PARTNERS

NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	RT
Date Plotted	17-May-19	Designed By	LT
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	16/04/2019
		Approved Signature	

Project Name and Location					
KAMBAH SHOPPING VILLAGE					
BLOCK 5 SECTION 346					
Drawing Title					
VEHICLE TURNING PATHS					
PLAN SHEET 5					
Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev
150752	DRG	CIV	TP	2205	A


ACT
 Government

 Environment, Planning and
 Sustainable Development

DA ASSESSMENT – Merit Track

Block/s:	23	DA number:	201834203
Section:	346	Date lodged:	5-Oct-18
Suburb:	Kambah	Due date:	16-Nov-18
Zone/s:	CZ1 Core	Unit Number (if applicable)	
Proposal:	Extension to the supermarket and shopping centre. Redesign of carpark. Signage. Associated servicing and engineering works		
Proposed Use:	Supermarket (3,475m ²), Speciality shops (853m ²), Non-retail commercial (555m ²)		

STAGE 1 – PRE-ASSESSMENT APPRAISAL

Did the proposal have a pre application meeting: <i>if yes, read the notes & summarise below</i>	Yes
Was the proposal subject to a Design Review Panel meeting?	No
Was Pre DA Community Consultation Undertaken?	No
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:

- [Click here to enter text.](#)

OUTCOME

Choose an item.

Assessment officer:	Lydia Stone	19-Oct-18
---------------------	-------------	-----------

STAGE 2 – ASSESSMENT

Proposed Use	Is the proposed use allowable in the applicable zone/s? Yes/ No/ No, but is permitted under the Crown Lease
--------------	--

<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:</p> <p>LRP: Yes</p> <p>An email has been sent to the DA Coordinator to book the DA in for MPRG/ LRP with the seeking advice form attached – Yes/No Date Sent:</p>
---	--

Territory Plan assessment		
Codes of the Territory Plan considered include:		<ul style="list-style-type: none"> • Kambah Precinct map and Code • Parking & Vehicular Access General Code • Crime Prevention Through Environmental Design General Code • Waterways Water Sensitive Urban Design General Code • Access & Mobility General Code • Signs General Code • Lease Variation General Code • Commercial Zones Development Code
Does the application meet all relevant mandatory rules:		Needs discussion about two issues.
<p>The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion. <i>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.</i></p>		
Code	Rule / Criteria	Assessment/Discussion
Kambah Precinct Map and Code		Saved as a PDF in assessment folder.
Commercial Zones Development Code		Saved as a PDF in assessment folder.
Access and Mobility Code		Addressed in the statement against the criteria adequately
Crime Prevention Through		Addressed in the statement against the criteria adequately.

Environment and Design Code		

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
Is an environmental significance opinion in force & relevant: (s.120(c))	No known ESO applies
What is the probable impact of the proposed development (including nature, extent and significance of probable environmental impacts): (s.120(g))	No impacts identified to require amendment or refusal of the proposed development
Is a public land management plan in force over the land, (s.120(f))	No

Additional Information –

Is further information required at this phase: (s.141 or s.144)	Yes – An email was sent on 10 December 2019. Please see the following for reference. On 23 January 2019 a formal further information was sent.	Summarise response to issue raised here Officer to identify themselves and date assessed.
	<p>Good morning Hope,</p> <p>This DA is currently under assessment in Stage 2 (Territory Plan assessment). We're unable to confirm when this will progress to Stage 3 (entity advice assessment), however in the meantime to assist you further I have looked on file and can see that at this stage that some of the entity advice is not supported;</p> <p>Evo Energy – Electricity – Not supported (see attached)</p> <p><u>TCCS – not supported</u></p> <p><u>Comments</u></p> <p>Service Vehicle Access to Block 4 and 37</p> <ol style="list-style-type: none"> The proposed development will restrict service vehicle access to the rear of block 4 and 37. As per submitted vehicle turning template (Drawing C503) it appears that vehicle up to 8.8m will be able to safely access to / egress from the service area. Please refer to the Drawing C505 turning template for 10.5m truck which is too tight to manoeuvre and it doesn't have any clearance available from the wall while reversing out of the service area. The truck will encroach loading dock as well. As per pre DA advice the proponent must consider service vehicle access requirements (size of the largest vehicle currently utilizing the service area) of the businesses in block 4 and block 37 and provide turning template for the largest service vehicle. The proponent needs to submit a written advice from the shop owners in block 4 and 37 as 	

to identify the maximum size of the service vehicle currently being used by the businesses.

Trees

3. The tree numbers 1 and 3 on Tree Management Plan, Drg No. 3349-G2 A, Dated 18/05/2018 that were assessed as high quality trees that must be retained, protected and incorporated into the redevelopment of the Kambah shopping centre.
4. The majority of the trees on the site were assessed as medium quality. So the applicant must need to justify why the high number of medium quality trees (proposed for removal) cannot be retained and included into a revised design of the proposal.

Traffic / Transport

5. Cyclist and pedestrians are accommodated within the car park redesign with a designated entrance from Marconi Crescent to the proposed centre entrance. Despite this, the proposal does not formalise pedestrian connections between the existing buildings on blocks 4 and 37, and the proposed development. Unresolved this will result in a poor outcome for pedestrians entering from the south.
6. The following discrepancies are present in the documentation, this should be clarified :
 1. Parking
 1. The statement against criteria mentions that offsite works would include rearranging the car parking in the centre to provide a total of 245 parking spaces within the group centre carpark
 2. The traffic report mentions that redevelopment of the existing carpark will provide a total of 252 parking spaces from the existing 255 spaces
 2. Bicycle parking
 1. The statement against criteria mentions that provision is made for 16 bikes within the town square and 6 bikes will be accommodated within a bicycle locker
 2. The site analysis shows that 15 bicycle parking spaces are to be accommodated within the town square
 3. The swept path drawings and the landscape drawings do not correlate with each other with regards to the parking spaces outlined on each of the places.
7. The proposed off-site parking being incorporated into this development will need to ensure that these users will be able to access the centre in a safe and accessible manner, including the adequate provision of footpaths and adequate lighting. A plan must show the details of the overflow parking areas and possible routes for pedestrians.
8. While the performance of the Drakeford Drive/Marconi Street/Boddington Crescent remains at Level of Service C (LOS C), the right turning traffic from both approaches of Drakeford Drive remains at LOS F. The level of service at the Boddington Crescent will also deteriorate to the next

	<p>level. Noting that the Consultant used the same cycle times for the future scenario, the assessment should include recommendations for suitable cycle phasings for each approach to have at least LOS C or D.</p> <p>9. On public transport, while the report noted a minimal impact, the assessment should be reviewed in light of the <u>proposed new bus network</u> including consideration for the <u>expresso bus stops (Routes 180, 181)</u> and the ongoing review of park and ride facilities. The 18 park and ride spaces within the centre could be repurposed as additional parking required for this development. This would require further consultation with TCCS Transport Planning and Policy.</p> <p>10. The proponent must ensure that there are suitable connections and facilities for pedestrians and cyclists to shops, parking and bus stops.</p> <p>Feel free to contact the relevant entities to resolve the current matters while we continue the assessment.</p> <p>Please lodge any amended plans as an S144 or any Entity support as an S141. Please contact us prior to uploading any documentation so we can ensure e-development is ready to receive your information.</p> <p>I will also save a copy of this email on file noting you may receive similar advice from our Stage 3 officer.</p> <p>Kind regards,</p> <p>DA Enquiries Phone: 6207 1923 DAEnquiries@act.gov.au Planning Delivery Division Environment, Planning and Sustainable Development Directorate ACT Government</p>	

Stage 5 officer to complete Has further information been requested	Yes- on 23 January 2019
Stage 5 officer to complete Has further information been received	Yes

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

- A 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.

An email been sent to the DA Coordinator to advance DA to the next stage – Yes/No

If yes: DATE -

Assessment officer:	Name : Sheikh Lana	Date
---------------------	--------------------	------

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

The application was **not** subject to any entity referrals.

OR

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 comment received.	
Evo Energy - Electricity	Not supported	
Evo Energy - Gas	Conditional approval	
ICON Water	Conditional approval	
TCCS	Not supported. Further information requested	
Heritage	N/A	
NCA (National Capital)	N/A	
CRA (City Renewal)	N/A	
ESA (Emergency Services)	Supported	
EPA (Environment Protection)	Supported with conditions and advice	
EPSDD DA Leasing	Yes	Conditions suggested to be incorporated in the Notice of Decision.
Tree Protection Unit	No advice received.	
ACT Health	N/A	
Education	N/A	
Other:	Strategic Planning	Comments on material, finishes.

S144:

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	Not supported. Further information requested.	Will be presented to LRP. Recommendation will be under planning and Development act 2007, can we override the comment.
Evo Energy - Electricity	Not supported	
Evo Energy - Gas	Conditional approval	
ICON Water	Conditional approval	
TCCS	Supported with conditions	
Heritage	N/A	
NCA (National Capital)	N/A	
CRA (City Renewal)	N/A	
ESA (Emergency Services)	Supported	

EPA (Environment Protection)	Supported with conditions and advice	
EPSDD DA Leasing	Yes	Conditions suggested to be incorporated in the Notice of Decision. Leasing and licensing
Tree Protection Unit	No separate comment	
ACT Health	N/A	
Education	N/A	
Other:	Strategic Planning	Comments on material, finishes.

LRP

Does any Entity advice received trigger referral to either the LRP or MPRG:	Yes
	if yes, which Entity. The Conservator of Flora and Fauna.

Date email request sent: DATE

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

Stage 3 has been completed with no issues identified.

A Stage 3 has been completed with the following issues noted...

- Conditions as recommended by Entities entered into draft NoD
- LRP advice going against Entity advice considered (discuss)

Assessment officer:	Name : Sheikh Lana	Date : 06/09/2019
---------------------	--------------------	----------------------

STAGE 4 – ISSUES CONSIDERATION (REPRESENTATIONS)

No representations were made in respect of the application under section 156 of the *Planning and Development Act 2007*.

OR

5 representations were made in respect of the application under section 156 of the *Planning and Development Act 2007*. One late representation was made. 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
<ul style="list-style-type: none"> • Service areas for existing shops on block-37. • Waste management area for new specialty shops • Loading facilities for supermarket • Adjustment to public area parking • Overall car parking for the centre • Construction impact • Consistency with Kambah Master Plan. 	<p>The applicant submitted revised set of plans under S144. The proposal was referred to TCCS for revised comment. The loading areas have been revised. Shifted to the western side of the supermarket. Supported by TCCS. The waste area for specialty shop is on the eastern side of the supermarket.</p> <p>Plans submitted under S144 shows different location.</p> <p>The applicant submitted Traffic report.</p> <p>The proposal is consistent with the Kambah Master Plan.</p>
<ul style="list-style-type: none"> • Parking for the club is included in the calculation in traffic report. Club will lodge a DA as this is in the Master Plan. So Club needs to be contacted. 	<p>That is separate matter.</p>
<ul style="list-style-type: none"> • Welcome new development but the following concern: • Timeframe to start and complete • Other business disruption during construction and how it will be managed. • In construction period, whether there will be closure, what length of time • Carpark at northern end should be stage 1 not stage 3. • Supermarket scale , will be four time larger, is this in 	<p>There will be timeframe in the decision. No stages proposed in the application form. The master plan shows stages.</p> <p>There will be a condition regarding requirement of a traffic Management plan during construction.</p> <p>Other shops can be accessed via the central court yard and from the rear side of the block. appropriate and necessary measures during construction is taken as per the requirement of other approvals for construction.</p>

<p>keeping with the village feel of accessibility, safety for customer at peak time</p> <ul style="list-style-type: none"> • Loading dock access for us of car park behind our premises for delivery and waste disposal vehicle. • Question of need for more specialty shops • Development must focus on extension of existing super market instead of specialty shops • Minimize disruption of trade 	<p>Specialty shops are not separately defined in the Territory Plan. They are considered a shop selling specific items only.</p> <p>The Shop serves a wide range of people living in the suburb of Kambah and surrounding. There can be necessity of</p>
<ul style="list-style-type: none"> • Significant disruption to business • Largely ignores the master plan • Loss of the parking area to the south of the existing supermarket • Will have ongoing issues with access to the parking because the space taken by delivery trucks for all and garbage trucks. 	<p>Consistent with master plan.</p> <p>Parking is shared with Club and time restriction can be an option as per the traffic report.</p> <p>Garbage Truck or delivery truck will have specific time of operation.</p>

Area of concern / issue	Assessing officer response
<ul style="list-style-type: none"> • Parking • Access, turning of waste trucks, delivery trucks. • Demolition and construction disruption • Services to the community including vulnerable people 	<p>The applicant submitted revised drawing pursuant to S144 of the Act. The drawings show amended waste collection area and turning for the truck. The arrangement is supported by TCCS.</p>

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 :	The issues have been considered in the assessment. The overall design and parking arrangement are considered acceptable for the proposal in the context.	
Have representations made on this application been considered in the assessment of this proposal: (s.120(d))	Yes.	
Do any representations trigger a referral to MPRG or LRP?	No	
Was a site inspection undertaken in this stage:	Yes, photos and reason has been saved in objective file.	

Has the draft NoD been updated: <ul style="list-style-type: none"> • When the DA takes effect • When appeal period starts In response to representations (whether received or not)	Yes
Do third party appeal rights apply?	Yes

Hi Sheikh, yes discontinuation of the Park and Ride facility at Kambah Village and reallocation for other general parking purposes associated with the centre is consistent with the recommendations from the 2018 Park and Ride investigation undertaken by TCCS.

I recommend that the applicant be advised they will be responsible for preparing a TCD for TCCS approval to facilitate the change. It is important that TCCS know when the change will occur so that appropriate communications for the public can be put in place.

Apologies as I'm not sure why you never received this advice.

Wahild, Alek suggested that you should be copied also as this came up today at MPG.

Thanks and happy to discuss
Tim

Tim Wyatt | Director, Transport Coordination
Place Coordination and Planning Branch
Phone: 02 6205 4200 | Email: tim.wyatt@act.gov.au
Transport Canberra and City Services | ACT Government
496 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.transport.act.gov.au

From: Lana, Sheikh <Sheikh.Lana@act.gov.au>
Sent: Tuesday, 17 September 2019 11:29 AM
To: Wyatt, Tim <Tim.Wyatt@act.gov.au>
Cc: Riches, Dominic <Dominic.Riches@act.gov.au>
Subject: DA 201834203, Kambah Village. [SEC=UNCLASSIFIED]
Importance: High

Hi Tim

I am referring to DA 201834203 for Blocks-5,12,14,17,23,29 and 53, Section-345, Kambah (Kambah Village). The proposal is for extension of existing Super market, reconfiguration and revised layout of parking areas and addition and

alteration of the existing commercial building, lease variation and consolidation and other associated work including new road layout within Premier Court.

The Traffic Report submitted by the applicant mentions that as existing there are 18 spaces allocated for "Park and Ride" facilities which will be converted to standard car parking spaces following consultation with TCCS. It appears from the report that the total number of parking spaces i.e 277 nos. will include those 18 spaces.

The DA was referred to TCCS and in the description, removal of "Park and Ride" facility item was included. TCCS did not have any comment on this particular item. This will be helpful to know that you are aware of this matter or if you have any comment on this matter, please advise.

A number of representations have been received and concern about number of parking spaces is raised.

We are in the process of finalising the assessment and your comment will be highly appreciated to complete it and make a decision on this DA soon.

Please contact me if you want to discuss further.

Regards

Sheikh Lana

Phone 02 62076387 | Fax 02 62071925

Planning Delivery Division | ACTPLA | Environment and Sustainable Development | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.actpla.act.gov.au

Completion

Stage 4 has been completed with no issues identified.

A Stage 4 has been completed with the following issues noted:

- Issues raised by representations have been addressed in the draft NoD.
- Other discussions about representations/Draft NoD:

Assessment officer:	Name	Date
---------------------	------	------

STAGE 5 – RELEVANT CONSIDERATIONS (MPRG/LRP)

Are there any Stage 1-4 reasons for referral to LRP, MPRG, Other?	Yes – see below
	If yes, what date is the proposal booked into LRP: 18/09/2019

LRP

The DA was presented to LRP on 18/09/2019 and is summarised as follows: **Refer to LRP brief**

LRP outcome	Supported as recommended Supported contrary to entity advice The Conservator did not support removal of Trees. The NOD has been updated to reflect the LRP outcome:	LRP Officer DATE: 18/09/2019
-------------	--	--

	Yes	
--	-----	--

Is further information required at this phase: (s.141 or s.144)	Yes - Enter details here of what is required (wording to be sufficient to be copied into edevelopment & an additional info request) Itemise each issue per box No	Summarise response to issue raised here Officer to identify themselves and date assessed.
	List of additional items	
	List of additional items	
	List of additional items	
	List of additional items	

Has the further information request been reviewed by the manager? Yes/ No

Note: must be reviewed prior to being requested

Has an email been sent to the DA Coordinator to request further information? Yes/ No

Are there minutes saved in Objective	Yes – No - Discuss	
Stage 5 assessment officer:	Name	Date

An email been sent to the DA Coordinator to advance DA to the next stage – Yes/No

If yes: DATE -

STAGE 6 – RECOMMENDED DETERMINATION OF PROPOSAL

Have all previous Stages (1-4) been signed off recommending approval?	Yes / No – Discuss	
Was the DA referred to LRP or MPRG	Yes – the advice of the LRP/MPRG is noted and considered in making the decision No	
Has the leasing manager requested to be referred during the decision stage (see stage 3 assessment)	Yes/ No If yes, an email was sent to the DA Coordinator for DA Leasing referral: Yes/ No Date:	
Has leasing advice been incorporated into the decision:	Yes / No / NA	
Is a site inspection required to make a decision:	Yes/ No If yes; photos and details have been put in the objective folder: Yes/ No	
Has the notice of decision been finalised:	Recommended reasons for decision:	Yes / No
	Recommended conditions:	Yes / No
	Entity advice:	Yes / No
	Representations:	Yes / No
	Checked third party appeal rights:	Yes / No
The application is recommended to be:	Approved / approved with conditions / refused	

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>	Yes / No
Does the determining officer have the correct classification to make the decision? <i>Refer to Classification Matrix</i>	Yes / No

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

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	Yes / No
---	----------

An email been sent to the DA Coordinator indicate completion of DA – Yes/No If yes: DATE –

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 Approved subject to conditions consistent with the above assessment Refused consistent with the above assessment OTHER/COMMENTS:	Date:
Determining officer & Delegate:	Name:	Date

Post Determination

Can stamped plans be released with decision?	Yes	– Stage 6 officer to stamp
	No	- S165 Conditions required to be satisfied - Leasing conditions to be satisfied - 3 rd party appeals - Other (expand)



ACT
Government

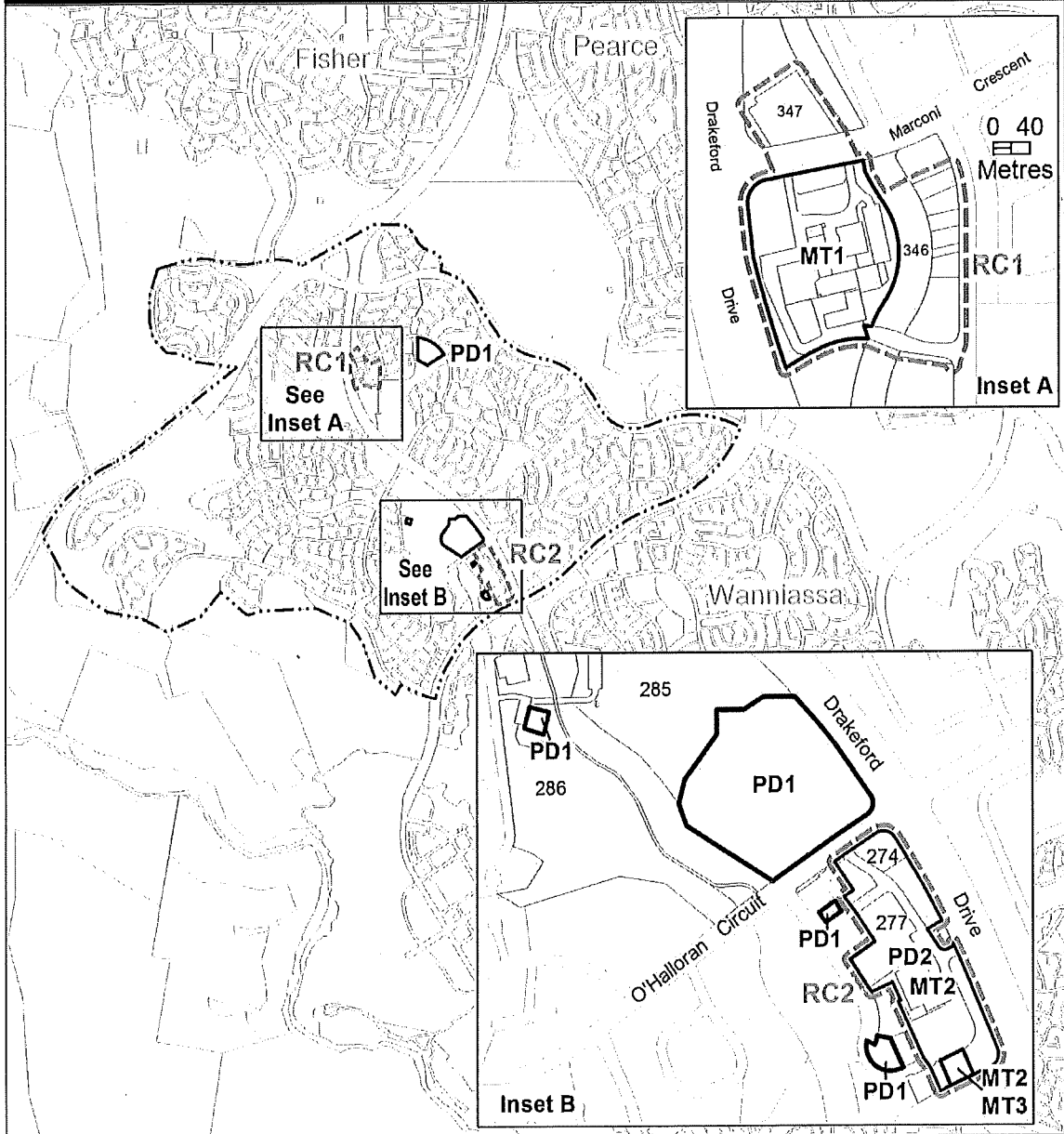
Environment and
Sustainable Development

Kambah Precinct Map and Code

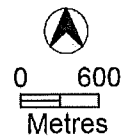
includes
Kambah Group Centre

This page is intentionally blank.

Kambah Precinct Map



- PD_n** Additional prohibited development applies see Table 1
- MT_n** Additional merit track development applies see Table 2
- RC_n** Additional rules and criteria apply see Kambah Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Kambah Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>retirement village</i> <i>supportive housing</i>
PD2	CZ2	<i>drink establishment</i> <i>indoor entertainment facility</i> <i>tourist facility</i> <i>tourist resort</i>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	CZ1	<i>industrial trades</i> <i>municipal depot</i> <i>store</i>
MT2	CZ2	<i>service station</i> <i>store</i> <i>scientific research establishment</i> <i>warehouse</i>
MT3	CZ2	<i>funeral parlour</i>

Kambah Precinct Code

Contents

Introduction.....	4
Additional rules and criteria.....	6
RC1 – Kambah Group Centre.....	6
Element 1: Use.....	6
1.1 Ground floor uses.....	6
1.2 Residential use.....	7
1.3 SHOP – floor area limit.....	7
1.4 Industrial trades, municipal depot, store.....	7
1.5 Development on nominated car parking areas.....	7
1.6 Vehicular circulation and access.....	7
Element 2: Buildings.....	10
2.1 Heights.....	10
2.2 Building design.....	10
2.3 Plot ratio.....	11
2.4 Setbacks.....	11
2.5 Main pedestrian areas.....	12
2.6 Active frontages.....	12
2.7 Awnings.....	13
Element 3: Services.....	13
3.1 Screening.....	13
RC2 – Drakeford Drive Corridor Site.....	15
Element 4: Use.....	15
4.1 Shop.....	15
Element 5: Buildings.....	15
5.1 Number of storeys.....	15
5.2 Setback.....	15
5.3 Materials and finishes.....	15

Figures

Figure 1 Parking and permitted uses.....	9
Figure 2 Heights and vehicular circulation.....	11
Figure 3 Main pedestrian areas and active frontages.....	14

Introduction

Name

The name of this code is **Kambah Precinct Code**.

Application

The code applies to the Division of Kambah.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words "This is a mandatory requirement. There is no applicable criterion." Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words "There is no applicable rule" is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

ACTPLA	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
EPA	ACT Environment Protection Authority

ESA	ACT Emergency Services Agency
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

Additional rules and criteria

This part applies to blocks and parcels identified in the Kambah Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Kambah Group Centre

This part applies to blocks and parcels identified in area RC1 shown on the Kambah Precinct Map. RC1 includes the Kambah Group Centre.

Desired character

- distinctive pitched roofs, awnings with posts where within the block boundaries or cantilevered awnings where over unleased land
- overhangs and awnings provide space for pedestrian activity and shelter from environmental elements
- buildings of a scale and character which complement their surroundings
- existing large trees retained with development protecting the form and habit of existing trees
- pedestrian environment and permeability maintained or improved throughout the centre
- a range of building heights that encourage a variety of uses and allow for good solar access onto public spaces, particularly the central courtyard
- development and active uses focussed on to the central courtyard and open spaces, promoting community and outdoor activity

Element 1: Use

Rules	Criteria
1.1 Ground floor uses	
<p>R1</p> <p>This rule applies to land in CZ1 with frontage to main pedestrian areas and routes shown in figure 3.</p> <p>Only the following uses are permitted at the ground floor level:</p> <p>a) <i>business agency</i></p> <p>b) <i>club</i></p> <p>c) <i>COMMUNITY USE</i></p> <p>d) <i>drink establishment</i></p> <p>e) <i>financial establishment</i></p> <p>f) <i>hotel</i></p> <p>g) <i>indoor entertainment facility</i></p> <p>h) <i>indoor recreation facility</i></p> <p>i) <i>public agency</i></p> <p>j) <i>restaurant</i></p> <p>k) <i>SHOP</i></p>	<p>C1</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p> <div style="border: 1px solid red; padding: 5px; margin: 10px 0;"> <p style="color: red; text-align: center;">Consistent with the provision.</p> </div>

Rules	Criteria
1.2 Residential use	
<p>R2</p> <p>The following uses are not permitted on ground floor level, except in area 'A' in figure 1:</p> <p>a) <i>RESIDENTIAL USE</i></p> <p>b) <i>serviced apartment</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block; color: red;">Complies with Rule.</p>
1.3 SHOP – floor area limit	
<p>R3</p> <p>This rule applies to blocks in CZ2.</p> <p>The maximum gross floor area for <i>SHOP</i> on any lease is 100m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block; color: red;">Not applicable</p>
1.4 Industrial trades, municipal depot, store	
<p>R4</p> <p>One or more of the following uses are permitted only in the shaded area shown in figure 1 and only in association with a structured <i>car park</i>:</p> <p>a) <i>industrial trades</i></p> <p>b) <i>municipal depot</i></p> <p>c) <i>store</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block; color: red;">These uses are not proposed.</p>
1.5 Development on nominated car parking areas	
<p>R5</p> <p>This rule applies to the shaded areas shown in figure 1.</p> <p>Development complies with all of the following:</p> <p>a) the existing number of car parking spaces are retained on site and made available for public use at all times</p> <p>b) provides car parking that is generated by the development on site in accordance with the <i>Parking and Vehicular Access General Code</i> in addition to the spaces required by a)</p>	<p>C5</p> <p>Development achieves all of the following:</p> <p>a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development</p> <p>b) makes a substantial contribution to the long term publicly accessible parking supply at the group centre</p> <p style="border: 1px solid red; padding: 2px; display: inline-block; color: red;">Traffic report has been submitted. The required spaces are 333. Provided 255. Reliance on surrounding facilities and time limit arrangements.</p>
1.6 Vehicular circulation and access	
<p>R6</p> <p>Development of all or a portion of the hatched area identified in figure 2 maintains Primmer Court vehicular access around the western side of the centre.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block; color: red;">Complies.</p>

Rules	Criteria
<p>R7</p> <p>The design of the proposed road in figure 1 complies with all of the following:</p> <ul style="list-style-type: none"> a) In a location consistent with figure 1 b) Complies with R5/C5 where relevant c) Provides on street parking d) Road design and on street car parking is to the satisfaction of TAMSD <p>Note: The Kambah group centre master plan must be considered in the assessment of the location of the proposed road and on street parking.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>Complies. TCCS supports the revised plans submitted under s144. Checked the Master plan. Strategic Planning advice : consistent with the master plan.</p> </div>
<p>R8</p> <p>Direct vehicular access is not permitted from the proposed road shown in figure 1 to adjoining blocks.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div style="border: 1px solid red; padding: 2px; margin-top: 5px;"> <p>Complies.</p> </div>

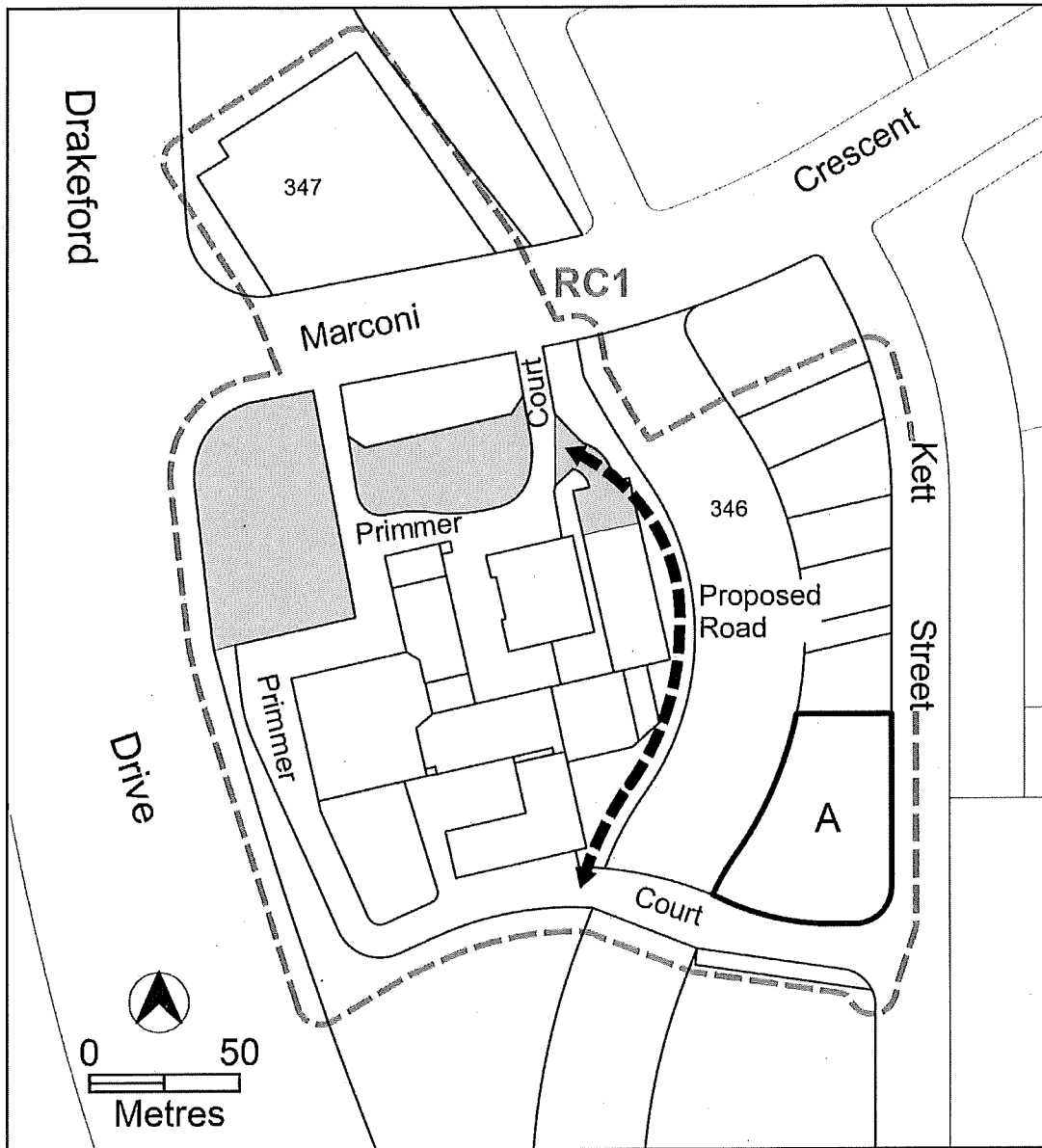


Figure 1 Parking and permitted uses

Element 2: Buildings

Rules	Criteria
2.1 Heights	
<p>R9</p> <p>This rule applies to areas identified in figure 2.</p> <p>The maximum height of building is as follows:</p> <ul style="list-style-type: none"> a) in area 'A' – 16m b) in area 'B' – 12m c) in area 'C' – 9m <p>Building height measurement excludes all of the following:</p> <ul style="list-style-type: none"> a) roofs with a pitch not more than 36° b) roof top plant c) lift overruns d) antennas e) photovoltaic panels f) air conditioning units g) chimneys, flues and vents <p>The minimum setback of excluded items b) to g) from the building facade of the floor immediately below is 3m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p style="border: 1px solid red; padding: 5px; display: inline-block; color: red;">Complies.</p> <p style="border: 1px solid red; padding: 5px; display: inline-block; color: red;">The higher roof element is already existing.</p>
2.2 Building design	
<p>R10</p> <p>This rule applies to development in CZ1.</p> <p>The minimum floor to ceiling height at ground floor level is 3.6m.</p>	<p>C10</p> <p>The ground floor level of buildings is adaptable for commercial uses.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block; color: red;">Consistent.</p>
<p>There is no applicable rule.</p> <p style="border: 1px solid red; padding: 5px; display: inline-block; color: red;">Consistent with the criterion. No Residential Development proposed.</p>	<p>C11</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) entrances to common areas for residential use provide strong visual connection to the street or main pedestrian route and ensure a high level of surveillance b) ensures the retention of a reasonable level of solar access to the central courtyard and other public spaces between the hours of 9am to 3pm on 21 June c) west-facing facades incorporate sun shading into building designs d) consistent with the relevant <i>desired character</i>

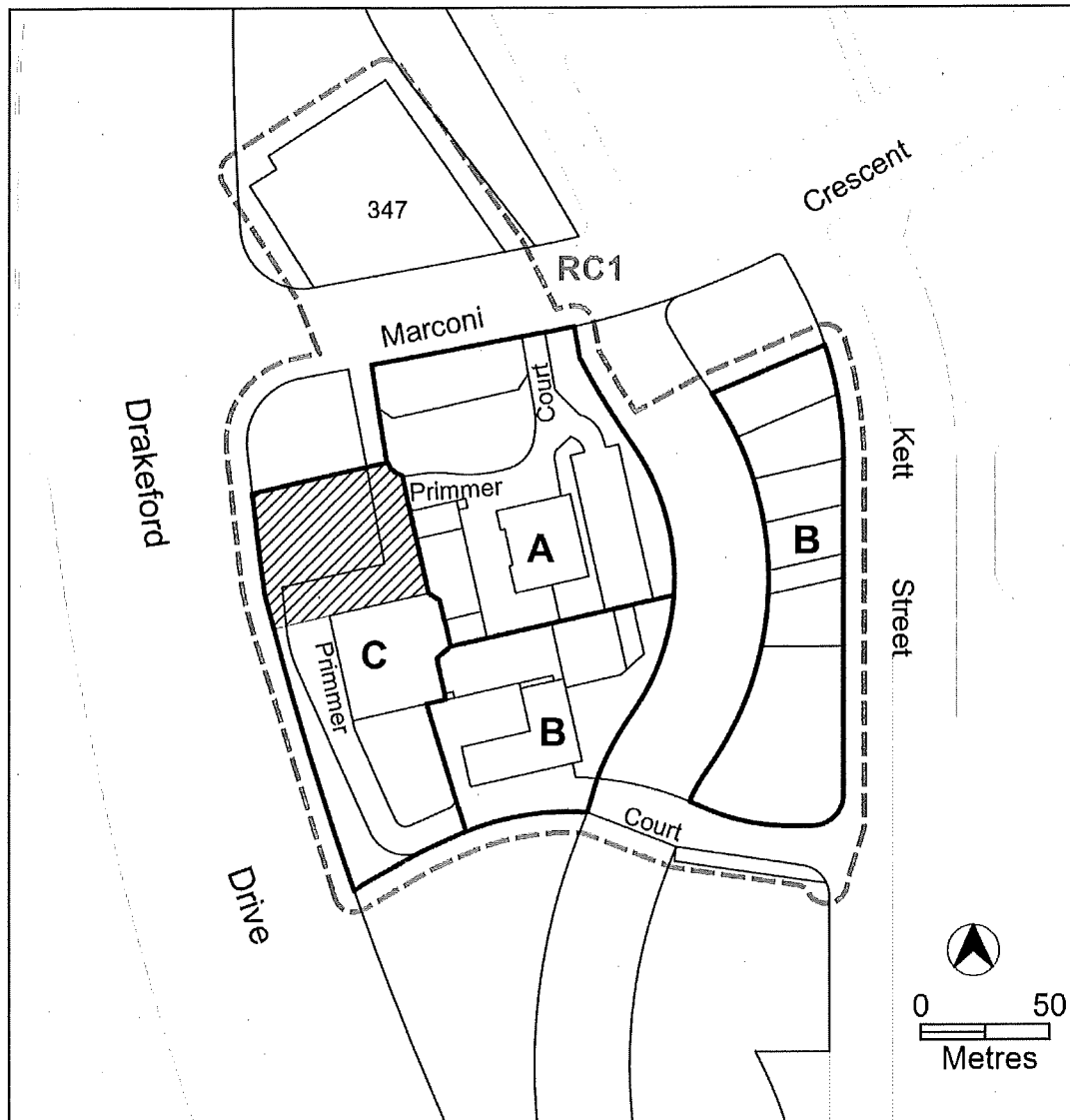


Figure 2 Heights and vehicular circulation

Rules	Criteria
2.3 Plot ratio	
There is no applicable rule.	C12 Consistent Plot ratio achieves consistency with the relevant <i>desired character</i> .
2.4 Setbacks	
There is no applicable rule.	C13 Consistent Building setbacks and alignment are consistent with the relevant <i>desired character</i> .

Rules	Criteria
<p>R14</p> <p>This rule applies in CZ1:</p> <p>Buildings do not overshadow the central courtyard beyond the shadow cast by a notional 10m high wall measured from the <i>datum ground level</i> at the boundary adjoining the public realm.</p>	<p>C14</p> <p>Buildings adjoining the northern boundary of the central courtyard minimise overshadowing of the central courtyard area.</p> <p>The proposed development is not adjoining the northern boundary.</p>
<p>2.5 Main pedestrian areas</p>	
<p>R15</p> <p>This rule applies in CZ1 to the main pedestrian area shown in figure 3.</p> <p>Main pedestrian areas achieve all of the following:</p> <p>a) publicly accessibility at all times</p> <p>b) <u>minimum unobstructed width of 5m</u></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>a) complies.</p> <p>b) Not achieved as per the drawing. Need to discuss. existing columns are obstructing. A condition needs to be imposed to show consistency.</p>
<p>2.6 Active frontages</p>	
<p>R16</p> <p>For buildings located along primary active frontage areas identified in figure 3, frontages and building design comply with all of the following:</p> <p>a) buildings incorporate clear display windows and shop fronts at the ground level</p> <p>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities</p> <p>c) tenancies at ground floor level that occupy more than a total of 10m of the frontage articulate the facade to present as more than one tenancy</p> <p>d) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy</p> <p>e) development with a frontage to the central courtyard provide one or more public entrances to the courtyard</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>a) Complies</p> <p>b) Complies</p> <p>c) Complies</p> <p>d) No blank wall proposed. All windows.</p> <p>e) Complies.</p>

Rules	Criteria
<p>R17</p> <p>For buildings located along secondary active frontage areas identified in figure 3, frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade for access and egress for persons with disabilities 	<p>C17</p> <p>Development at ground level achieves all of the following:</p> <ul style="list-style-type: none"> a) is adaptable for shops b) where building access is provided, direct pedestrian access at street level c) provide opportunities for views into and out of the building <p style="border: 1px solid red; color: red; padding: 2px;">No building proposed along secondary frontage.</p>
<p>There is no applicable rule.</p> <p style="border: 1px solid red; color: red; padding: 2px;">The surface car park with accessible parking spaces along secondary active frontage. Landscaping proposed along the frontage.</p>	<p>C18</p> <p>Extensive lengths of blank facades, open structured car parks, loading docks, substations and other service infrastructure are not located along primary active frontage areas, and do not dominate secondary active frontage areas identified in figure 3.</p>
2.7 Awnings	
<p>R19</p> <p>This rule applies to buildings fronting primary active frontage areas shown in figure 3.</p> <p>Awnings comply with all of the following:</p> <ul style="list-style-type: none"> a) a minimum height of 2.7m above the finished pavement or ground level b) a minimum of 3m depth c) integrated into the building design at the first floor level d) contained wholly within block boundaries e) have posts at 3m intervals along the outside edge of the awning f) extend the full facade of the building 	<p>C19</p> <p>Awnings provide continuous all weather pedestrian shelter and activity in a form compatible with existing awnings, and are contained wholly within the block boundaries.</p> <p style="border: 1px solid red; color: red; padding: 2px;">conditions on license for encroachment will be added in the Notice of Decision.</p>

Element 3: Services

Rules	Criteria
3.1 Screening	
<p>There is no applicable rule.</p>	<p>C20 Complies.</p> <p>Waste collection areas are screened from public view.</p>

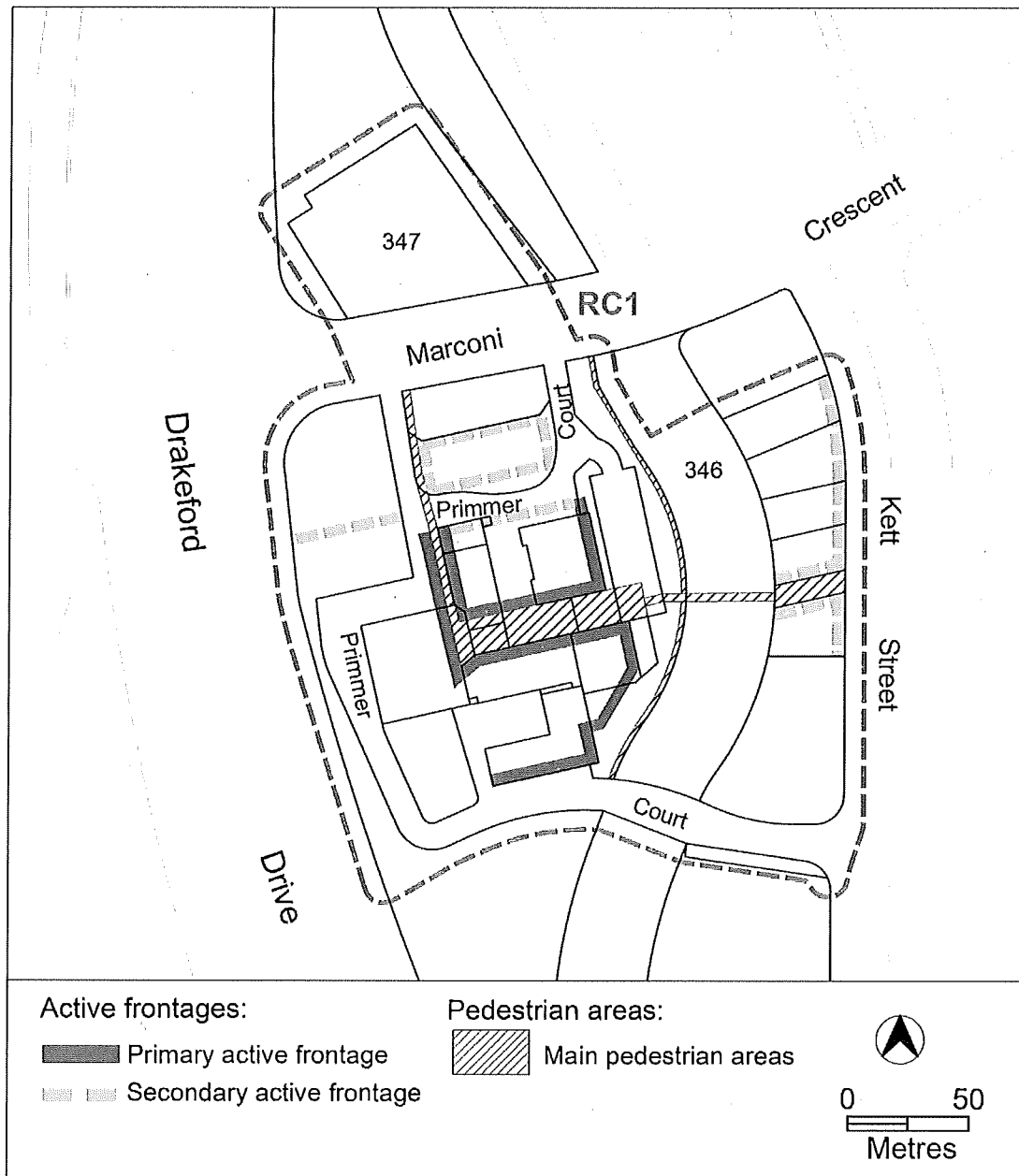


Figure 3 Main pedestrian areas and active frontages

RC2 – Drakeford Drive Corridor Site

This part applies to blocks and parcels identified in area RC2 shown on the Kambah Precinct Map.

RC2 includes the Drakeford Drive corridor site.

Element 4: Use

Rules	Criteria
4.1 Shop	
There is no applicable rule.	C21 The scale of <i>SHOP</i> achieves all of the following: <ol style="list-style-type: none"> ancillary to other permitted uses services the local workforce only

Element 5: Buildings

Rules	Criteria
5.1 Number of storeys	
R22 The maximum number of storeys is 2. <div style="border: 1px solid red; padding: 5px; display: inline-block; color: red;">Complies.</div>	C22 Buildings achieve a bulk and scale that achieves all of the following: <ol style="list-style-type: none"> consistency with the <i>desired character</i> reasonable solar access to dwellings on adjoining <i>residential blocks</i> and their associated <i>private open space</i>
5.2 Setback	
R23 The minimum front setback to Drakeford Drive is 5m. <div style="border: 1px solid red; padding: 5px; display: inline-block; color: red;">Complies.</div>	C23 Buildings achieve all of the following: <ol style="list-style-type: none"> a consistent building line a landscaped setting
5.3 Materials and finishes	
R24 Building colours are off-white to light buff/grey. <div style="border: 1px solid red; padding: 5px; display: inline-block; color: red;">Strategic Planning area within EPSDD has comment on Material and finish. A notation on the perspective drawing says mural opportunity.</div>	C24 Buildings achieve all of the following: <ol style="list-style-type: none"> clearly defined elements of the building are predominantly earthy toned minor elements in the building facade may be accented accent colours are subsidiary to the main off-white to light buff/grey materials



ACT
Government

Environment and
Sustainable Development

Commercial Zones Development Code

Contents

Introduction	1
Relevant precinct codes, development codes and general codes	3
Part A – General controls	5
Element 1: Lease and development conditions	5
1.1 Approved lease and development conditions	5
Element 2: Use	6
2.1 Existing community and recreation sites	6
Element 3: Buildings	6
3.1 Building design and materials	6
3.2 Plant and structures	6
3.3 Parking structures	7
3.4 Materials and finishes	7
3.5 Storage	7
3.6 Wind	8
3.7 Ventilation	8
3.8 Shopping arcades and malls – CZ3	8
3.9 Supportive housing and residential care accommodation	9
Element 4: Site	9
4.1 Landscaping	9
4.2 Lighting	10
4.3 Easements	10
Element 5: Access	10
5.1 Access	10
5.2 Traffic generation	11
5.3 Service access and delivery	11
Element 6: Noise	12
6.1 Potentially noisy uses	12
Element 7: Environment	13
7.1 Water sensitive urban design	13
7.2 Earthworks	14
7.3 Tree protection	14
7.4 Heritage	15
Element 8: Subdivision	15
8.1 Subdivision	15
Element 9: Demolition	16
9.1 Statement of endorsement	16
9.2 Hazardous materials survey	16
Element 10: Neighbourhood plans	17
10.1 Consideration	17
Part B – Additional controls for town centres	18
Element 11: Use	18
11.1 Shops – floor area limit – CZ2 and CZ3	18

Element 12:	Buildings.....	19
12.1	Materials and finishes	19
12.2	Number of storeys – CZ3	19
Part C – Additional controls for group centres.....		20
Element 13:	Use	20
13.1	Shops – floor area limit - CZ2	20
13.2	Shops – floor area limit – CZ3.....	21
13.3	Offices – floor area limit	21
13.4	Residential use – ground floor – CZ1	21
Element 14:	Buildings.....	21
14.1	Number of storeys	21
14.2	Plot ratio	22
Part D – Additional controls for local centres.....		23
Element 15:	Use	23
15.2	Industrial trades.....	23
15.3	Redevelopment	23
15.4	Active frontages	23
15.5	Residential use.....	24
15.6	Shops – floor area	24
Element 16:	Buildings.....	24
16.1	Number of storeys.....	25
16.2	Building design	25
16.3	Plot ratios	25
Part DA – Additional controls for CZ5		26
16A.1	Shops – floor area.....	26
Part E – Additional controls for CZ6		27
Element 17:	Use – CZ6	27
17.1	Shops	27
Element 18:	Buildings – CZ6.....	27
18.1	Number of storeys	27
18.2	Setbacks.....	27
Part F – Residential uses.....		28
Element 19:	Residential development.....	28
19.1	Single dwelling housing.....	28
19.2	Multi unit housing	28
19.3	Residential care accommodation (where permitted)	28
Part G – Endorsement by government agencies (entities).....		29
Element 20:	Loading and unloading facilities	29
20.1	Goods.....	29
Element 21:	Waste management.....	29
21.1	Management of construction waste	29
21.2	Post occupancy waste management	29
Element 22:	Utilities.....	30
22.1	Utilities.....	30

Element 23:	Environmental management	31
23.1	Erosion and sediment control.....	31
23.2	Contamination	31

Introduction

Name

The name of this code is **Commercial Zones Development Code**.

Application

This code applies to all development in the following zones:

- CZ1 major centres core zone
- CZ2 major centres business zone
- CZ3 major centres services zone
- CZ4 local centres zone
- CZ5 mixed use zone
- CZ6 leisure and accommodation zone.

National Capital Plan

Where a development is subject to special requirements under the National Capital Plan, or any relevant development control plan prepared under the National Capital Plan, the development must not be inconsistent with the special requirements or development control plan. Where any provision of this code is inconsistent with special requirements under the National Capital Plan, or any relevant development control plan prepared under the National Capital Plan, that provision has no effect.

Purpose

This code provides additional planning, design and environmental controls to support the objectives of the relevant zone.

It will be used by the *Authority* to assess development applications. It also offers guidance to applicants in designing development proposals and preparing development applications.

Structure

This code has a number of parts, each part a number of elements and each element one or more rules.

Each rule has an associated criterion (unless the rule is mandatory). Rules provide quantitative, or definitive, controls. In contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words "This is a mandatory requirement. There is no applicable criterion." Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words "There is no applicable rule" is found where a criterion only is applicable.

Assessment tracks

Assessment track for a particular developments are specified in the relevant zone development table.

Proposals in the **code track** must comply with all rules relevant to the development.

Proposals in the **merit track** and **impact track** must comply with a rule or its associated criterion, unless the rule is mandatory (ie. it has no related criterion). Where a rule is fully met, no reference to the related criterion needs to be made. Where there is a departure from a rule, or where a criterion

only applies, the onus is on the applicant to demonstrate that the relevant criterion is satisfied, through supporting drawings and/or written documentation. In addition, the applicant for proposals in the impact track must justify any non-compliance by reference to the Statement of Strategic Directions.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development and there is inconsistency between provisions, the order of precedence is: precinct code, development code, and general code.

Precinct codes

Precinct codes may contain additional provisions that apply to specified *blocks*. Precinct codes are found in part 10.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

ACTPLA	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
EPA	ACT Environment Protection Authority
ESA	Emergency Services Authority
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

Relevant precinct codes, development codes and general codes

Suburb precinct codes will be relevant to development in Civic (City, Braddon and Turner), town centres and group centres. Precinct codes may also be relevant to local centres and out-of-centre commercial areas (eg. west Deakin). **Precinct codes** are located in section 10 of the Territory Plan

Development codes that may be relevant are marked Y in table 1.

Table 1 – Development codes applicable to development in commercial zones.

development/ use	this code	Residential Zones Development Code	Multi Unit Housing Development Code
ancillary use	Y		
aquatic recreation facility	Y		
boarding house	Y		
car park	Y		
caravan park/camping ground	Y		
civic administration	Y		
club	Y		
COMMERCIAL ACCOMMODATION USE	Y		
communications facility	Y		
COMMUNITY USE	Y		
consolidation	Y		
craft workshop	Y		
demolition	Y		
drink establishment	Y		
drive-in cinema	Y		
emergency services facility	Y		
freight transport facility	Y		
funeral parlour	Y		
group or organised camp	Y		
guest house	Y		
home business	Y		
hotel	Y		
indoor entertainment facility	Y		
indoor recreation facility	Y		
industrial trades	Y		
light industry	Y		
minor use	Y		
motel	Y		
municipal depot	Y		
NON RETAIL COMMERCIAL	Y		
outdoor recreation facility	Y		
overnight camping area	Y		
parkland	Y		
pedestrian plaza	Y		
place of assembly	Y		
plant and equipment hire establishment	Y		
produce market	Y		
public agency	Y		
public transport facility	Y		

development/ use	this code	Residential Zones Development Code	Multi Unit Housing Development Code
relocatable unit	Y		
recyclable materials collection	Y		
RESIDENTIAL USE	Y	Y	Y
restaurant	Y		
scientific research establishment	Y		
serviced apartment	Y		
service station	Y		
SHOP	Y		
store	Y		
subdivision	Y		
temporary use	Y		
tourist facility	Y		
tourist resort	Y		
transport depot	Y		
vehicle sales	Y		
veterinary hospital	Y		
warehouse	Y		
zoological facility	Y		

In addition to **development codes** and **precinct codes**, the following **general codes** may be relevant

- Access and Mobility General Code
- Bicycle Parking General Code
- Communications Facilities and Associated Infrastructure General Code
- Crime Prevention through Environmental Design General Code
- Home Business General Code
- Lease Variation General Code
- Parking and Vehicular Access General Code
- Planning for Bushfire Risk Management General Code
- Residential Boundary Fences General Code
- Signs General Code
- Water Ways: Water Sensitive Urban Design General Code

General codes are located in part 11 of the Territory Plan.

Development must comply with the relevant codes (including other general codes that may not be listed above), subject to the code hierarchy outlined in the introduction to this code.

Part A – General controls

This part applies to all development in commercial zones.

Element 1: Lease and development conditions

Rules	Criteria
1.1 Approved lease and development conditions	
<p>R1</p> <p>This rule applies to <i>blocks</i> affected by approved <i>lease and development conditions</i> that provide for one or more of the following matters:</p> <ul style="list-style-type: none"> a) plot ratio b) building envelope c) building height d) front street setback e) side setback f) rear setback g) building design h) materials and finish i) interface j) vehicle access k) parking l) solar access m) private open space n) landscaping o) water sensitive urban design. <p>Approved <i>lease and development conditions</i> for the matters listed above shall take precedence over the provisions of this code, but only to the extent of any inconsistency.</p>	<p>C1</p> <p>The development meets the intent of any current, relevant <i>lease and development conditions</i>.</p> <div style="border: 1px solid red; padding: 5px; margin-top: 20px;"> <p style="color: red;">Lease variation proposed and conditions will be imposed in the Notice of Decision.</p> </div>

Element 2: Use

Intent:

- a) To ensure that community and recreation facilities remain available to the community

Rules	Criteria
2.1 Existing community and recreation sites	
R2 A development proposal does not reduce the range of community or recreation facilities available. Complies	C2 A proposal that reduces the range of community or recreation facilities available demonstrates through a social impact assessment that there is enough land or sufficient other facilities in the locality to meet anticipated demand.

Element 3: Buildings

Rules	Criteria
3.1 Building design and materials	
There is no applicable rule. strategic planning has comment on material and colour. <ul style="list-style-type: none"> • TCCS (Contact Officer: Tom Gordon) is currently undertaking works to upgrade the public domain in the Kambah Group Centre. Please ensure works are consistent and coordinated with the staging and works currently underway. 	C3 Buildings achieve all of the following: <ol style="list-style-type: none"> a) a contribution to the amenity and character of adjacent public spaces b) interesting, functional and attractive facades that contribute positively to the <i>streetscape</i>, pedestrian and cycling experience c) minimal reflected sunlight d) articulated building forms e) a contribution to permeability by providing pedestrian access through or around buildings and connections to external path networks f) floor plans that encourage walking within the building, including the use of stairwells g) physically open or visually permeable stairwells to facilitate natural surveillance.
There is no applicable rule.	C4 Complies. Buildings are of permanent construction.
3.2 Plant and structures	
There is no applicable rule.	C5 Complies. Plant installations and service structures are integrated with the building design, so they are set back from the building facade and screened from public areas.

Rules	Criteria
3.3 Parking structures	
<p>There is no applicable rule.</p>	<p>C6 Complies.</p> <p>Parking structures achieve all of the following:</p> <ol style="list-style-type: none"> integrate with the built form of adjacent existing development . avoid blank walls and provide interesting and attractive facades when facing public areas.
3.4 Materials and finishes	
<p>Strategic Planning Comment:</p> <p>There is no applicable rule.</p> <p>•Further consideration should be given to provide more robust selection of materials of the non-active frontages, specifically the painted concrete panels referred to as Tag P01, P02, P03 and P04 on the elevation drawings. Planning Policy considers this finish to be suboptimal and likely to weather quickly. Consideration should be given to provide a robust and lasting finish to the concrete panels that will also discourage graffiti, such as textured finishes.</p>	<p>C7</p> <p>Building materials and finishes provide for visual expression and interest. Where extensive glass or solid wall facades are incorporated in buildings:</p> <ol style="list-style-type: none"> transparency is maximized reflectivity is minimized shadow profiles or visible joint detailing are included visually interesting building elements are applied through the use of elements such as colour, articulation, materials selection, shadows or deep framing profiles.
3.5 Storage	
<p>R8 Complies.</p> <p>Outdoor storage areas comply with all of the following:</p> <ol style="list-style-type: none"> are located behind the building line are screened from view from any road or other public area do not encroach on car-parking areas, driveways, or landscape areas. 	<p>C8</p> <p>Where the proposed use requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site for these areas, and they do not encroach on car parking, driveways or landscaped areas.</p>

Rules	Criteria
3.6 Wind	
<p>There is no applicable rule.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block;">N/A</p>	<p>C9</p> <p>This criterion applies to buildings with a <i>height of building</i> greater than 19m but less than 28m.</p> <p>The wind patterns associated with the proposed building will not unreasonably reduce the safety and comfort of people in the public realm or other open spaces associated with the development, compared with a similar building on the site with a <i>height of building</i> of 19m.</p> <p>Compliance with this criterion will be demonstrated by a wind assessment report prepared by a suitably qualified person.</p>
<p>R10</p> <p>This rule applies to buildings with a <i>height of building</i> greater than 28m.</p> <p>As a consequence of the proposed development wind speeds do not exceed the following:</p> <p>a) adjacent main pedestrian areas and routes (as defined in the relevant precinct code) - 10m/s</p> <p>b) all other adjacent streets and public places - 16 m/s.</p> <p>Compliance with this rule is demonstrated by a wind assessment report prepared by a suitably qualified person.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block;">N/A</p>
3.7 Ventilation	
<p>R11</p> <p>This rule applies to buildings used or proposed to be used for one or more of the following:</p> <p>a) food retail</p> <p>b) restaurant.</p> <p>All exhaust and ventilation systems are installed and operated to comply with Australian Standard <i>AS1668.1 The Use of Ventilation and Air-conditioning in Buildings</i>.</p>	<p style="border: 1px solid red; padding: 2px; display: inline-block;">the proposal is for extension of existing supermarket and specialty shops. They are not identified as restaurant or food retail.</p> <p>This is a mandatory requirement. There is no applicable criterion.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block;">Specialty Shop/Specialist Shop is not defined in the definition under the Territory Plan.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block;">Ventilation systems for food retail premises will be installed and operated to comply with AS1668.1 The Use of Ventilation and Air-conditioning in Buildings as required (subject to future tenancy uses)</p>
3.8 Shopping arcades and malls – CZ3	
<p>R12</p> <p>This rule applies to CZ3. N/A Zoned: CZ1</p> <p>Internal shopping arcades or malls are not permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
3.9 Supportive housing and residential care accommodation	
<p>R13</p> <p>All dwellings for the purposes of supportive housing and/or residential care accommodation are designed to comply with the relevant parts of the Residential Zones – Multi Unit Housing Development Code and the relevant Australian Standard for Adaptable Housing.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block;">N/A</p>

Element 4: Site

Rules	Criteria
4.1 Landscaping	
<p>There is no applicable rule.</p> <p style="border: 1px solid red; padding: 2px; display: inline-block;">Consistent with the provision.</p>	<p>C14</p> <p>Landscaping associated with the development achieves all of the following:</p> <ol style="list-style-type: none"> a) response to site attributes, including streetscapes and landscapes of documented heritage significance b) appropriate scale relative to the road reserve width and building bulk c) vegetation types and landscaping styles which complement the <i>streetscape</i> d) integration with parks, reserves and public transport corridors e) minimal adverse effect on the structure of the proposed buildings or adjoining buildings f) contribution to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor living areas g) minimal overlooking between buildings h) satisfies utility maintenance requirements i) minimises the risk of damage to aboveground and underground utilities j) screens aboveground utilities k) provides adequate sight lines for pedestrians, cyclists and vehicles, especially near street corners and intersections l) does not obscure or obstruct building entries, paths and driveways to reduce the actual or perceived personal safety and security.

Rules	Criteria
<p>There is no applicable rule.</p> <p>consistent with criterion.</p>	<p>C15</p> <p>Tree planting in and around car parks provides shade and softens the visual impact of parking areas.</p>
4.2 Lighting	
<p>R16</p> <p>External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with Australian Standard <i>AS1158.3.1 Pedestrian Lighting</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>Consistent with rule. refer to external lighting plan.</p>
<p>R17</p> <p>All external lighting provided is in accordance with Australian Standard <i>AS4282 - Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>C17</p> <p>Light spill is minimised.</p> <p>Consistent with criterion.</p>
4.3 Easements	
<p>R18</p> <p>Buildings do not encroach over easements or rights of way.</p> <p>Complies.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 5: Access

Intent:

- a) To ensure safe and efficient access for vehicles and pedestrians
- b) To ensure adequate parking facilities are provided

Rules	Criteria
5.1 Access	
<p>There is no applicable rule.</p> <p>An access report has been submitted by the applicant endorsed by a qualified assessor.</p>	<p>C19</p> <p>Pedestrian and cyclist entrances, and driveways to the site achieves all of the following:</p> <ol style="list-style-type: none"> a) are clearly visible from the front boundary b) pedestrian and cycle access is provided through the site to increase permeability c) pedestrian and cycle access paths to commercial buildings feed into and provide connections to existing path networks d) priority is provided for pedestrian and cyclist access.

Rules	Criteria
<p>R20</p> <p>Loading docks or vehicular entries to buildings are not located on frontages to the street.</p>	<p>C20</p> <p>Loading docks and vehicular entries do not dominate the street frontage or conflict with parking and pedestrian movements in front of the building. Complies.</p>
5.2 Traffic generation	
<p>There is no applicable rule.</p>	<p>C21</p> <p>The existing road network can accommodate the amount of traffic that is likely to be generated by the development. Complies. TCCS supports the proposal with conditions.</p>
5.3 Service access and delivery	
<p>R22</p> <p>Goods loading and unloading facilities comply with all of the following:</p> <ul style="list-style-type: none"> a) are located within the site b) allow for service vehicles to enter and leave the site in a forward direction. <p>Note: Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements.</p> <div style="border: 1px solid red; padding: 2px; width: fit-content;">Consistent with the provision.</div>	<p>C22</p> <p>Facilities for the loading and unloading of goods achieve all of the following:</p> <ul style="list-style-type: none"> a) safe and efficient manoeuvring of service vehicles b) does not unreasonably compromise the safety of pedestrians or cyclists c) does not unreasonably compromise traffic movement or the operation of any adjoining road, cycleway or pedestrian pathway d) does not unreasonably affect on-street or off-street car parking e) adequate provision for the manoeuvring of vehicles.

Element 6: Noise

Intent:

- a) To promote a high level of amenity.

Rules	Criteria
6.1 Potentially noisy uses	
<p>R23</p> <p>This rule applies to any of the following:</p> <ul style="list-style-type: none"> a) <i>club</i> b) <i>drink establishment</i> c) <i>emergency services facility</i> d) <i>hotel</i> e) <i>indoor recreation facility</i> f) <i>industry (except light industry)</i> g) <i>indoor entertainment facility</i> h) <i>outdoor recreation facility</i> i) <i>restaurant.</i> <p>Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA).</p> <p>The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the <i>Environment Protection Regulation 2005</i>, based on the estimated noise levels when the facility is in use.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div style="border: 1px solid red; padding: 5px; margin-top: 20px;"> <p>The uses proposed is an extension of the existing supermarket, specialty shops and medical. No restaurant proposed. If this uses are proposed, a Noise Management Plan will be required.</p> </div>

Element 7: Environment

Intent:

- a) To identify and mitigate potential onsite and offsite environmental impacts of development and incorporate alternative design options where necessary.

Rules	Criteria
7.1 Water sensitive urban design	
<p>R24</p> <p>This rule applies to sites 5000m² or larger.</p> <p>The average annual stormwater pollutant export is reduced for all of the following:</p> <ul style="list-style-type: none"> a) suspended solids by at least 60 per cent b) total phosphorous by at least 45 per cent c) total nitrogen by at least 40 per cent <p>compared with an urban catchment with no water quality management controls.</p> <p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div style="border: 1px solid red; padding: 2px; width: fit-content; margin: 10px auto;"> <p style="color: red; font-size: small;">Relevant documents provided. Complies.</p> </div>
<p>R25</p> <p>This rule applies to sites 2000m² or larger.</p> <p>Stormwater management complies with one of the following:</p> <ul style="list-style-type: none"> a) the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in the 1-in-100 year storm event b) the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels. <p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R26</p> <p>This rule applies to sites 2,000m² or larger.</p> <p>Provision is made for one or more of the following:</p> <ul style="list-style-type: none"> a) the storage of stormwater equivalent to at least 1.4kl per 100m² of impervious area, and its release over a period of 1 to 3 days b) runoff peak flow for the 3 month ARI storm 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>to be no more than pre-development levels and release of captured flow over a period of 1 to 3 days.</p> <p>Note: Compliance with this rule is demonstrated by a water sensitive urban design outcomes plan endorsed by a suitably qualified person.</p>	
<p>R27</p> <p>Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption.</p> <p>This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C28 TCCS supports the DA with conditions.</p> <p>Underground piping of natural stormwater overland flow paths is minimised.</p>
7.2 Earthworks	
<p>There is no applicable rule.</p>	<p>C29 consistent</p> <p>The extent of earthworks is minimised.</p>
7.3 Tree protection	
<p>R30</p> <p>This rule applies to a development that has one or more of the following characteristics:</p> <ol style="list-style-type: none"> a) requires groundwork within the tree protection zone of a protected tree b) is likely to cause damage to or removal of any protected trees c) is a declared site. <p>The authority shall refer the development application to the Conservator or Flora and Fauna.</p> <p>Note 1: The authority will consider any advice from the Conservator or Flora and Fauna before determining the application.</p> <p>Note 2: <i>Protected tree</i> and <i>declared site</i> are defined under the <i>Tree Protection Act 2005</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>The Conservator does not support the removal of regulated trees. The report submitted by the applicant indicates, the trees are suitable for removing.</p> </div> <div style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p>The proposal will be presented to LRP. The master plan indicates that the commercial development will be extended towards the south. Retention of trees will restrict this extension. The southern block has been subject to an approved DA of direct sale.</p> </div>

Rules	Criteria
R31 Trees on development sites may be removed only with the prior agreement in writing of the Territory. As above.	C31 Retained trees are protected and maintained during construction to the satisfaction of the Territory.
7.4 Heritage	
R32 This rule applies to land containing places or objects registered or provisionally registered under section 41 of the <i>Heritage Act 2004</i> . The authority shall refer a development application to the Heritage Council. Note: The authority will consider any advice from the Heritage Council before determining the application.	This is a mandatory requirement. There is no applicable criterion N/A

Element 8: Subdivision

Rules	Criteria
8.1 Subdivision	
R33 Subdivision is only permitted where all of the following are met: a) the subdivision is part of a development application for another assessable development b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code.	This is a mandatory requirement. There is no applicable criterion. N/A

Element 9: Demolition

Rules	Criteria
9.1 Statement of endorsement	
<p>R34</p> <p>The <i>development application</i> for demolition is accompanied by a statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the <i>Planning and Development Act 2007</i> confirming all of the following:</p> <ol style="list-style-type: none"> all network infrastructure on or immediately adjacent the site has been identified on the plan all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified all required network disconnections have been identified and the disconnection works comply with utility requirements all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements. 	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div data-bbox="842 640 1270 808" style="border: 1px solid red; padding: 5px;"> <p>Not supported by Evoenergy, The Conservator, The proposal will be presented to LRP to override Comments from the Conservator:</p> <p>Retention of trees will restrict the opportunity for further extension of the existing supermarket.</p> <p>Evoenergy: Condiiton will be imposed in the NoD.</p> </div>
9.2 Hazardous materials survey	
<p>R35</p> <p>This rule applies to one of the following:</p> <ol style="list-style-type: none"> the demolition of <i>multi-unit housing</i> (including <i>garages</i> and <i>carports</i>) for which a certificate of occupancy was issued prior to 1985 demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005. <p>Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the Environment Protection Authority.</p> <p>A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one of the following:</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div data-bbox="836 1487 890 1514" style="border: 1px solid red; padding: 2px;">N/A</div>

Rules	Criteria
<p>a) is a licensed disposal facility in the ACT</p> <p>b) another site outside the ACT.</p> <p>If hazardous materials, including asbestos, are to be transported for disposal interstate, approval from the Environment Protection Authority prior to removal of material from the site.</p> <p>An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.</p> <p>Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	

Element 10: Neighbourhood plans

Rules	Criteria
10.1 Consideration	
<p>There is no applicable rule.</p>	<p>C36 N/A</p> <p>Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.</p>

Part B – Additional controls for town centres

This part applies to all development in town centres. Town centres are defined in the relevant precinct code.

Town centre	Relevant suburb precinct code
Belconnen	Belconnen, Bruce
Gungahlin	Gungahlin
Tuggeranong	Greenway
Woden	Phillip

Element 11: Use

Intent:

- a) In CZ3 to provide for a range of conveniently located and relatively low rent service trades and commercial uses close to residential areas
- b) In CZ3 to accommodate retail-related uses requiring large floor areas
- c) To ensure that commercial development in CZ3 not undermine the function of CZ1 and CZ2.

11.1 Shops – floor area limit – CZ2 and CZ3	
<p>R37 This rule applies CZ2. The maximum <i>gross floor area</i> for a <i>shop</i> is 200m².</p>	<p>C37 Shops are limited to a scale appropriate to providing convenience shopping and personal services for the local workforce and residents.</p>
<p>R37A This rule applies CZ3. The maximum <i>gross floor area</i> for a supermarket or a <i>shop</i> selling food is 200m².</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C38 Buildings fronting main streets incorporate uses that generate activity or provide for service trades at the ground floor level.</p>

Element 12: Buildings

Intent:

- a) To encourage a built form and scale of development that reinforces the town centre's role as the main commercial focus for its district
- b) To ensure that buildings are compatible with the built form, siting and scale of development in adjacent areas or the desired character of the area established within the Plan
- c) To promote an attractive pedestrian and cycling environment
- d) To ensure that the massing, scale, colours and materials used for buildings results in harmonious and a high quality urban design outcomes
- e) To promote development that creates a diverse, lively and attractive character and provides an attractive, safe and interlinked pedestrian environment to support active living
- f) To ensure that the design of buildings reinforces the town centre's role as the main commercial focus for its district and recognises the mixed services nature of CZ3.
- g) To promote development that maximises permeability by providing pedestrian and cyclist access through or around buildings and connections to external path and on-road networks.

Rules	Criteria
12.1 Materials and finishes	
There is no applicable rule.	C39 Building colours and materials are consistent with existing development within the particular town centre.
12.2 Number of storeys – CZ3	
R40 This rule applies to CZ3. The maximum number of <i>storeys</i> is 2.	C40 Buildings achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i> .

Part C – Additional controls for group centres

This part applies to the following group centres, as shown in the relevant precinct code.

Group centre	Relevant precinct code
Amaroo	Amaroo
Calwell	Calwell
Casey	Casey
Charnwood	Charnwood
Chisholm	Chisholm
Conder	Conder
Curtin	Curtin
Dickson	Dickson
Erindale	Wanniassa
Hawker	Hawker
Jamison	Macquarie
Kaleen	Kaleen
Kingston	Kingston
Kambah	Kambah
Kippax	Holt
Manuka	Griffith, Forrest
Mawson	Mawson
Wanniassa	Wanniassa
Weston	Weston

Element 13: Use

Intent:

- To provide for and consolidate the major retail and service facilities of the centre within a convenient, safe and attractive pedestrian area
- To encourage shop fronts and similar active frontages at street level and create a lively, vibrant character based around main pedestrian systems
- To reinforce employment location strategies by limiting the size of offices in group centres
- To ensure that commercial development in CZ3 does not undermine the function of CZ1 and CZ2
- To ensure that community and recreation facilities remain available to the community
- To ensure there is sufficient off-road parking to serve commercial centres
- To provide opportunities for higher density residential development, while protecting existing commercial uses and the amenity of residents living in commercial zones.

Rules	Criteria
13.1 Shops – floor area limit - CZ2	
R41 This rule applies to CZ2. N/A The maximum <i>gross floor area</i> for <i>shops</i> (including supermarkets) is:	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
a) on land that is contiguous with CZ1 zone - 300m ² b) in all other cases - 100m ² .	
13.2 Shops – floor area limit – CZ3	
R42 N/A This rule applies to CZ3. The maximum <i>gross floor area</i> for a <i>shop</i> used or intended to be used as a supermarket is 300m ² .	This is a mandatory requirement. There is no applicable criterion.
13.3 Offices – floor area limit	
R43 N/A The maximum <i>gross floor area</i> for offices on any lease is 2000m ² .	This is a mandatory requirement. There is no applicable criterion.
13.4 Residential use – ground floor – CZ1	
R44 N/A This rule applies to CZ1. Residential use at the ground floor is not permitted.	This is a mandatory requirement. There is no applicable criterion.

Element 14: Buildings

Intent:

- a) To encourage a built form and scale of development that reflects the role of group centres as the main commercial focus for surrounding suburbs
- b) To ensure that buildings are compatible with the built form, siting and scale of development in adjacent areas or the desired future character of the area established within the Plan.
- c) To promote development that creates a diverse, lively and attractive character and provides a safe and connected pedestrian and cycling environment to support active living
- d) To promote development that maximises permeability by providing pedestrian access through or around buildings and connections to external path and on-road networks.

Rules	Criteria
14.1 Number of storeys	
R45 The maximum number of <i>storeys</i> is 2. Complies	C45 Building comply with all of the following: <ol style="list-style-type: none"> a) are compatible with the <i>desired character</i> b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.

Rules	Criteria
14.2 Plot ratio	
<p>R46</p> <p>The maximum <i>plot ratio</i> is 100%.</p>	<p>C46 Consistent with the provisions. Consistent with the master plan.</p> <p>Buildings comply with all of the following:</p> <ul style="list-style-type: none"> a) are compatible with the <i>desired character</i> b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.

Part D – Additional controls for local centres

This part applies to local centres. Local centres are defined by the CZ4 zone.

Element 15: Use

Intent:

- a) To encourage shop fronts and similar active frontages at street level and create a lively, vibrant character based around main pedestrian systems
- b) To ensure that convenience retailing and other services are readily available to the local community and compatible with nearby residential areas
- c) To provide opportunities for higher density residential development, while protecting existing commercial uses and the amenity of residents living in commercial zones
- d) To ensure impacts on other commercially viable local centres are considered.

Rules	Criteria
15.2 Industrial trades	
There is no applicable rule.	C48 Industrial trades are restricted to the repair, maintenance (not including body building, panel beating and spray painting), sale and hire of electrical, mechanical or similar goods.
15.3 Redevelopment	
There is no applicable rule.	C49 Residential development that results in a reduction in the total GFA provided for commercial/retail purposes by more than 50% may be approved only where one of the following is demonstrated to the satisfaction of the <i>authority</i> : <ol style="list-style-type: none"> a) the whole centre is currently not commercially viable b) the centre will remain commercially viable after the proposed development. c) Compliance with this rule is demonstrated by a retail/commercial needs assessment prepared by a suitably qualified person.
15.4 Active frontages	
R50 Only the following uses are provided in buildings at ground floor level on frontages to main pedestrian areas and routes:	C50 Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space, in a form that is consistent with the needs of the particular

Rules	Criteria
a) <i>business agencies</i> b) <i>community activity centres</i> c) <i>financial establishments</i> d) <i>indoor entertainment facilities</i> e) <i>indoor recreation facilities</i> f) <i>public agencies</i> g) <i>restaurants</i> h) <i>shops.</i>	centre.
15.5 Residential use	
R51 a) <i>RESIDENTIAL USE</i> is not located at ground floor level along streets where active frontages are required. b) Redevelopment proposals retain at least the existing level of <i>gross floor area</i> provided for non-residential uses.	C51 Convenience retailing and other accessible, convenient shopping and community and business services are available to meet the needs of the local population.
15.6 Shops – floor area	
R51A The maximum <i>gross floor area</i> for a <i>shop</i> is 1000m ² .	C51A An existing <i>shop</i> that exceeds a <i>gross floor area</i> of 1000m ² may be redeveloped up to its existing <i>gross floor area</i> where the shop complies with one of the following: a) was lawfully constructed on or before 10 April 2015 b) was subject to development approval issued on or before 10 April 2015 c) was the subject of a development application lodged on or before 10 April 2015 that was subsequently approved.

Element 16: Buildings

Intent:

- a) To encourage a built form and scale of development that reflects the centre's role as a commercial and community focus for the local area
- b) To ensure that buildings are compatible with the built form, siting and scale of development in adjacent areas or the desired future character of the area established within the Plan
- c) To promote an attractive pedestrian environment
- d) To ensure that development is compatible with, and does not adversely impact on, the environment

- e) To ensure building design reinforces the local centre's role and contributes to a diverse, lively and attractive character
- f) To ensure that the massing, scale, colours and materials used for buildings results in harmonious and high quality urban design outcomes
- g) To provide for buildings that promote a safe and accessible environment.

Rules	Criteria
16.1 Number of storeys	
R52 The maximum number of <i>storeys</i> is 2.	C52 Buildings achieve all of the following: <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.
16.2 Building design	
There is no applicable rule.	C53 Development contributes to the amenity and character of the adjacent public spaces by achieving all of the following: <ul style="list-style-type: none"> a) interesting, functional, active and attractive facades that contribute positively to the <i>streetscape</i> and the pedestrian and cycling experience b) minimal visual impact of reflected sunlight c) articulated building forms to complement the <i>desired character</i> d) permeability by providing pedestrian access through or around buildings and connections to external path and on-road networks Integration of plant installations and service structures with the building design, so they are set back from the building facade and screened from public areas.
16.3 Plot ratios	
There is no applicable rule.	C54 Buildings comply with all of the following: <ul style="list-style-type: none"> a) are compatible with the <i>desired character</i> b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.

Part DA – Additional controls for CZ5

This part applies to CZ5 mixed use

Rules	Criteria
16A.1 Shops – floor area	
R54A The maximum <i>gross floor area</i> for a <i>shop</i> is 1500m ² .	This is a mandatory requirement. There is no applicable criterion.

Part E – Additional controls for CZ6

This part applies to CZ6 leisure and accommodation zone.

Element 17: Use – CZ6

Rules	Criteria
17.1 Shops	
<p>R55</p> <p>Shops are permitted only where related to the sale of entertainment, accommodation and leisure goods such as specialty items or arts, crafts and souvenirs.</p>	<p>C55</p> <p>Shops are appropriate to the primary function of the zone for tourist, recreation and leisure purposes.</p>
<p>R56</p> <p>The maximum gross floor area for each <i>shop</i> is 250m².</p> <p>This rule does not apply to <i>shops</i> selling predominantly one or more of the following:</p> <ul style="list-style-type: none"> a) arts b) crafts c) souvenirs. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 18: Buildings – CZ6

Rules	Criteria
18.1 Number of storeys	
<p>R57</p> <p>The maximum number of <i>storeys</i> is 2.</p>	<p>C57</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.
18.2 Setbacks	
<p>R58</p> <p>Minimum boundary <i>setback</i> is 6m.</p> <p>Note: This applies to front, side and rear boundaries.</p>	<p>C58</p> <p>Buildings comply with all of the following:</p> <ul style="list-style-type: none"> a) are compatible with the <i>desired character</i> b) are appropriate to the scale and function of the use c) minimise detrimental impacts including overshadowing and excessive scale.

Part F – Residential uses

This part applies to residential development in commercial zones.

Element 19: Residential development

Intent:

- a) To provide opportunities for higher density residential development, while protecting existing commercial uses and the amenity of residents living in commercial zones.

Rules	Criteria
19.1 Single dwelling housing	
R59 <i>Single dwelling housing</i> complies with the Residential Zones - Single Dwelling Housing Development Code.	This is a mandatory requirement. There is no applicable criterion.
19.2 Multi unit housing	
R60 <i>Multi unit housing</i> or residential components of commercial mixed use complies with the Residential Zones – Multi Unit Housing Development Code.	This is a mandatory requirement. There is no applicable criterion.
19.3 Residential care accommodation (where permitted)	
R61 <i>Residential care accommodation</i> complies with the relevant parts of the Residential Zones Development Code.	This is a mandatory requirement. There is no applicable criterion.

Part G – Endorsement by government agencies (entities)

This part applies to all development in commercial zones.

Intent:

- a) To ensure, to the satisfaction of the relevant authority, provision of all necessary onsite services required for the construction and operation stages of the proposed use.

Element 20: Loading and unloading facilities

Rules	Criteria
20.1 Goods	
R62 TCCS endorsed the DA. Supported with conditions. Goods loading and unloading facilities are endorsed by TAMS.	This is a mandatory requirement. There is no applicable criterion.

Element 21: Waste management

Rules	Criteria
21.1 Management of construction waste	
R63 This rule applies to development that is likely to generate more than 20m ³ of waste comprising one or more of the following: <ol style="list-style-type: none"> a) demolition waste b) construction waste c) excavation material. The management of construction waste is to be endorsed by TAMS. <p>Notes:</p> <ol style="list-style-type: none"> 1. TAMS will endorse waste facilities and management associated with the development if they comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT. 2. TAMSD may endorse departures. 	This is a mandatory requirement. There is no applicable criterion. N/A
21.2 Post occupancy waste management	
R64 Post occupancy waste management facilities are to be endorsed by TAMS. <p>Note:</p> TAMS will endorse post occupancy waste management facilities where they are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMS may endorse departures.	This is a mandatory requirement. There is no applicable criterion. TCCS supports the DA with conditions.

Rules	Criteria
<p>R65</p> <p>A statement of compliance from the relevant agency is provided, which confirms that the discharge (or potential discharge by accident or spillage) of non-domestic liquid waste to the sewerage or stormwater networks complies with utility standards and requirements.</p>	<p>C65</p> <p>If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>

Element 22: Utilities

Rules	Criteria
22.1 Utilities	
<p>R66</p> <p>This rule applies to any proposed encroachment into a registered easement.</p> <p>The proposed encroachment is approved in writing by the relevant service provider.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R67</p> <p>A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained 2. Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions <p>If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R68</p> <p>Evoenergy comments will be conditions.</p> <p>All new permanent or long-term electricity supply lines are underground.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R69</p> <p>Icon Water supports the DA with conditions.</p> <p>Subject to ACTEWAGL approval, all under cover areas drain to the sewer.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 23: Environmental management

Rules	Criteria
23.1 Erosion and sediment control	
<p>R70</p> <p>This rule applies to sites greater than 3000m². Development complies with a sediment and erosion control concept plan endorsed by the Environment Protection Authority.</p> <p>Supporting document: A sediment and erosion control concept plan is prepared in accordance with the ACT EPA Environmental Protection Guidelines for Construction and Land Development in the ACT 2011.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with this rule.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <p>EPA supports the DA with conditions and advice.</p>
23.2 Contamination	
<p>R71</p> <p>This rule applies where an assessment by the proponent in accordance with the <i>ACT Government Strategic Plan – Contaminated Sites Management 1995</i> and the <i>ACT Environment Protection Policy</i> identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area.</p> <p>Development complies with an environmental site assessment report endorsed by Environment Protection Authority.</p> <p>Supporting document: Environmental site assessment report endorsed by Environment Protection Authority</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p> <p>EPA supports the DA with conditions and advice.</p>