

Planning and Development Act 2007

Development Application

Application Number: **201835109**

Type of Application

The type of application you are applying for is Further Information - S141

Lease/Site Details

Site Number: 1

| | | | |
|----------------|---------|--------------|-------------|
| Suburb | Section | Block Number | Unit Number |
| DICKSON | 30 | 21 | |
| Street Address | | | |
| DICKSON | | | |

Applicant Details

| | | | |
|---|-----------------|-----------------------|-----------|
| ACN or ABN | | | |
| 95159090294 | | | |
| Company Name | | Position held / Title | |
| Blak Plan Pty Ltd/Trading as Knight Frank Town Planning | | Town Planner | |
| Salutation | First Name | Surname | |
| None | Halimah | Jobling | |
| Postal Address 1 | | Postal Address 2 | |
| Level 4 | | 64 Allara Street | |
| Postal Address 3 | | | |
| | | | |
| Suburb | State/Territory | Postcode | Country |
| City | ACT | 2601 | Australia |
| Phone Number | Fax Number | Mobile Number | |
| 62217886 | | | |
| Email | | | |
| Planning.ACT@au.knightfrank.com | | | |

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

Company

Australian Company Number (ACN)

72004428326

Company Name

Coles Group Property Developments Limited

Position held / Title

Legal Counsel, Property Legal

Salutation

None

First Name

Suzi

Surname

Stanicic

Postal Address 1

Level 3

Postal Address 2

Module 6

Postal Address 3

800 Toorak Road

Suburb

Hawthorn East

State/Territory

VIC

Postcode

3123

Country

Phone Number

0299191428

Fax Number

Mobile Number

Email

rebecca.thomas@coles.com.au

Describe the Additional Information Being Provided

In relation to the further information request dated 25 March 2019. The request was to provide further information, as per the email sent by Mr Ray Brown on 21 March 2019, to address the issues raised by various referral entities. In response, we have collated the following additional information and submit this in accordance with Section 141 of the Planning and Development Act 2007:

- A table addressing our response to the matters raised by the further information request;
- Evo Energy (Actew) Notice of conditional approval and endorsed plans;
- Icon Water in principle approval;
- Revised noise management plan and report letter;
- Amended civil drawings reflecting the ESA truck accessibility along the shared zone (Road A), typical section for on-street parking at the southern end of Road A and waste vehicle movement (TCCS comments), amended waste management plan and additional verge works;
- Letter of Agreement between McDonalds and CGPD;
- Amended architectural drawings providing clarification on requirements of the Dickson Precinct Code, Multi Unit Housing Development Code and CPTED General Code;
- Encroachment plan for the awning and signage;
- Response to the public representations received during the public notification period.

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents as requested by the Environment, Planning and Sustainable Development Directorate in accordance with Section 141 of the Planning and Development Act 2007;

I/we understand that the documentation provided via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development

application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;

I/we declare that all the information given on this form and its attachments is true and complete;

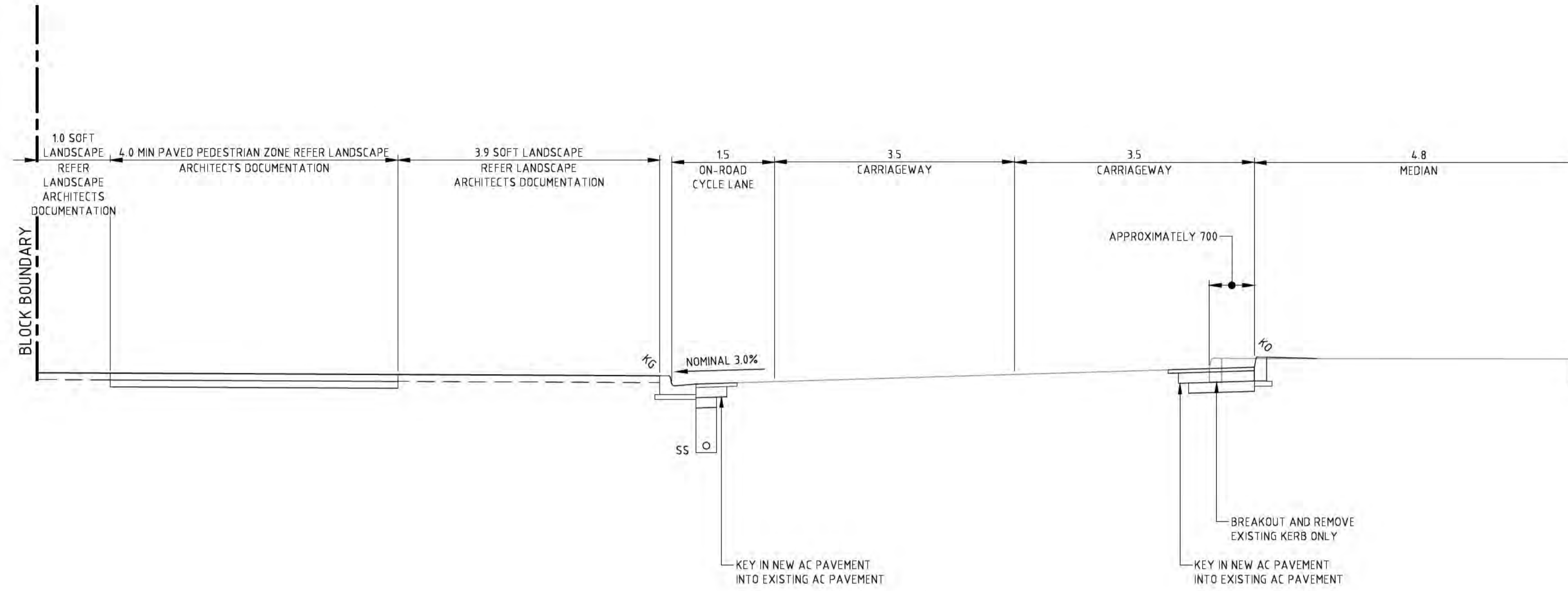
I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations:

Accept

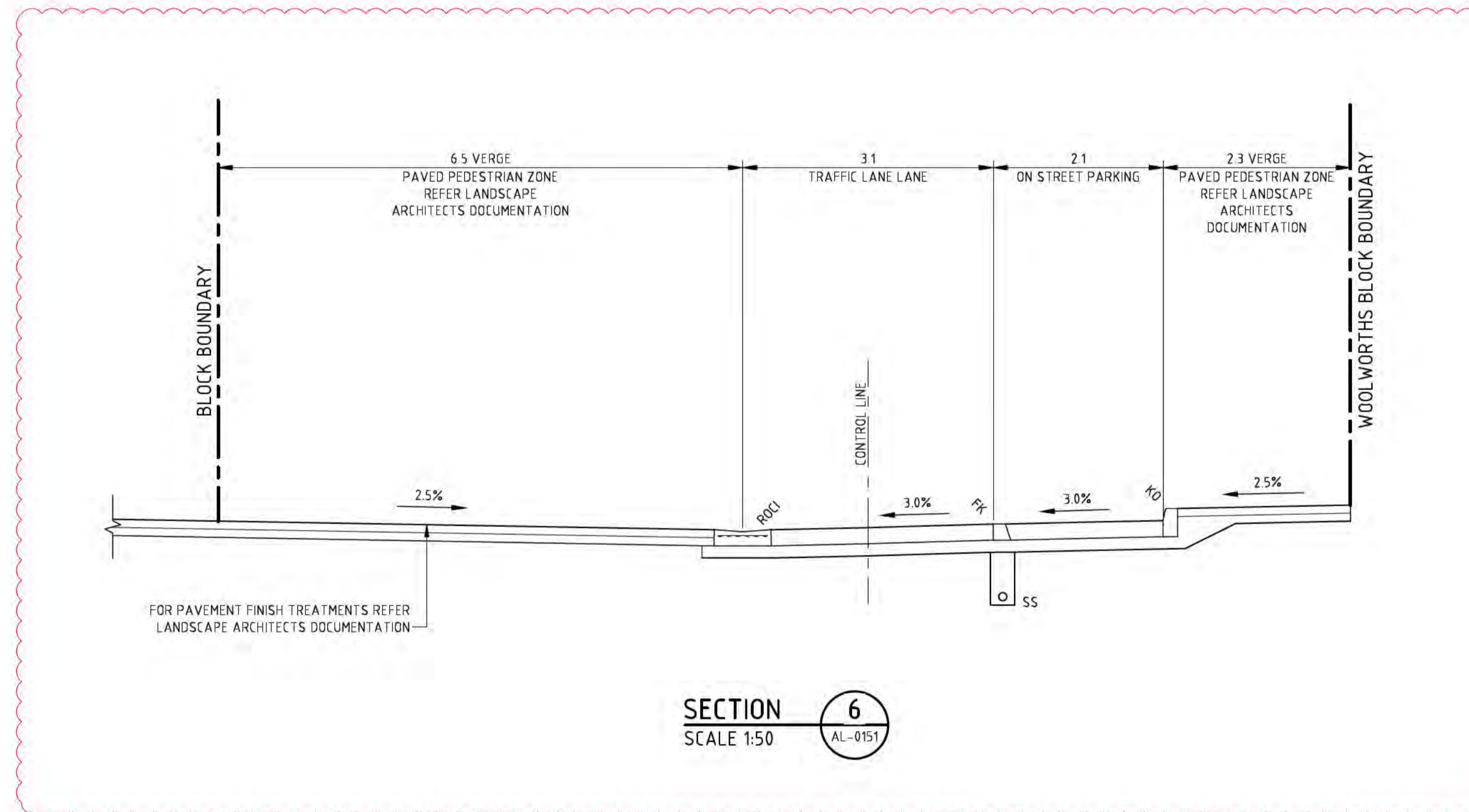
Acceptance Date

5/04/2019



**ANTILL STREET
WESTBOUND CARRIAGEWAY**

SECTION 5
SCALE 1:50



SECTION 6
SCALE 1:50

File Name: P:\2018\181174_B21-S30-Dickson\04_CAD\4_2_Drawings\CIV\181174-drg-civ-al-0162.dwg

| Rev | Description | Date | Drawn By |
|-----|---------------------------------|------------|----------|
| E | REVISED DEVELOPMENT APPLICATION | 27.03.2019 | DA |
| D | REVISED DEVELOPMENT APPLICATION | 20.12.2018 | DA |
| C | DEVELOPMENT APPLICATION | 14.12.2018 | DA |
| B | EDP UPDATE | 14.11.2018 | DA |
| A | EDP UPDATE | 12.11.2018 | DA |

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

| Status | | | |
|-----------------------------|--------------|--------------------|-----------|
| NOT FOR CONSTRUCTION | | | |
| Original Size | A1 | Drawn By | DA |
| Date Plotted | 27-Mar-19 | Designed By | AE |
| Coordinate System | STROMLO GRID | Approved | BC |
| Height Datum | AHD | Approved Date | 9.11.2018 |
| | | Approved Signature | |

| Project Name and Location | | | | | | | | | | | |
|----------------------------------|--------|------|-----|------------|-----|----------------|----|---------|------|-----|---|
| DICKSON MIXED USE PROJECT | | | | | | | | | | | |
| BLOCK 21 SECTION 30 DICKSON ACT | | | | | | | | | | | |
| Drawing Title | | | | | | | | | | | |
| TYPICAL CROSS SECTIONS | | | | | | | | | | | |
| SHEET 2 | | | | | | | | | | | |
| Project Number | 181174 | Type | DRG | Discipline | CIV | Sub-Discipline | AL | Drg No. | 0162 | Rev | E |

File Name: P:\2018\181174_B21-S30-Dickson\04_CAD\4_2_Drawings\CIV\181174-drg-civ-al-0151.dwg



| Rev | Description | Date | Drawn By |
|-----|---|------------|----------|
| H | REVISED DEVELOPMENT APPLICATION | 27.03.2019 | DA |
| G | REVISED DEVELOPMENT APPLICATION | 20.12.2018 | DA |
| F | DRIVEWAY PAVEMENTS REVISED ON ANTILL STREET | 17.12.2018 | DA |
| E | NEW TREES REVISED ON ANTILL STREET | 17.12.2018 | DA |
| D | DEVELOPMENT APPLICATION | 14.12.2018 | DA |
| C | EDP UPDATE | 14.11.2018 | DA |
| B | EDP UPDATE | 12.11.2018 | DA |

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.

sellick consultants

www.sellickconsultants.com.au

Client Logo

ces GROUP PROPERTY DEVELOPMENTS

Status: **NOT FOR CONSTRUCTION**

| | | | | | |
|-------------------|--------------|--------------------|----|----------------|-----------|
| Original Size | A1 | Drawn By | DA | Drafting Check | DCA |
| Date Plotted | 27-Mar-19 | Designed By | AE | Design Check | BC |
| Coordinate System | STROMLO GRID | Approved | BC | Approved Date | 9.11.2018 |
| Height Datum | AHD | Approved Signature | | | |

Project Name and Location

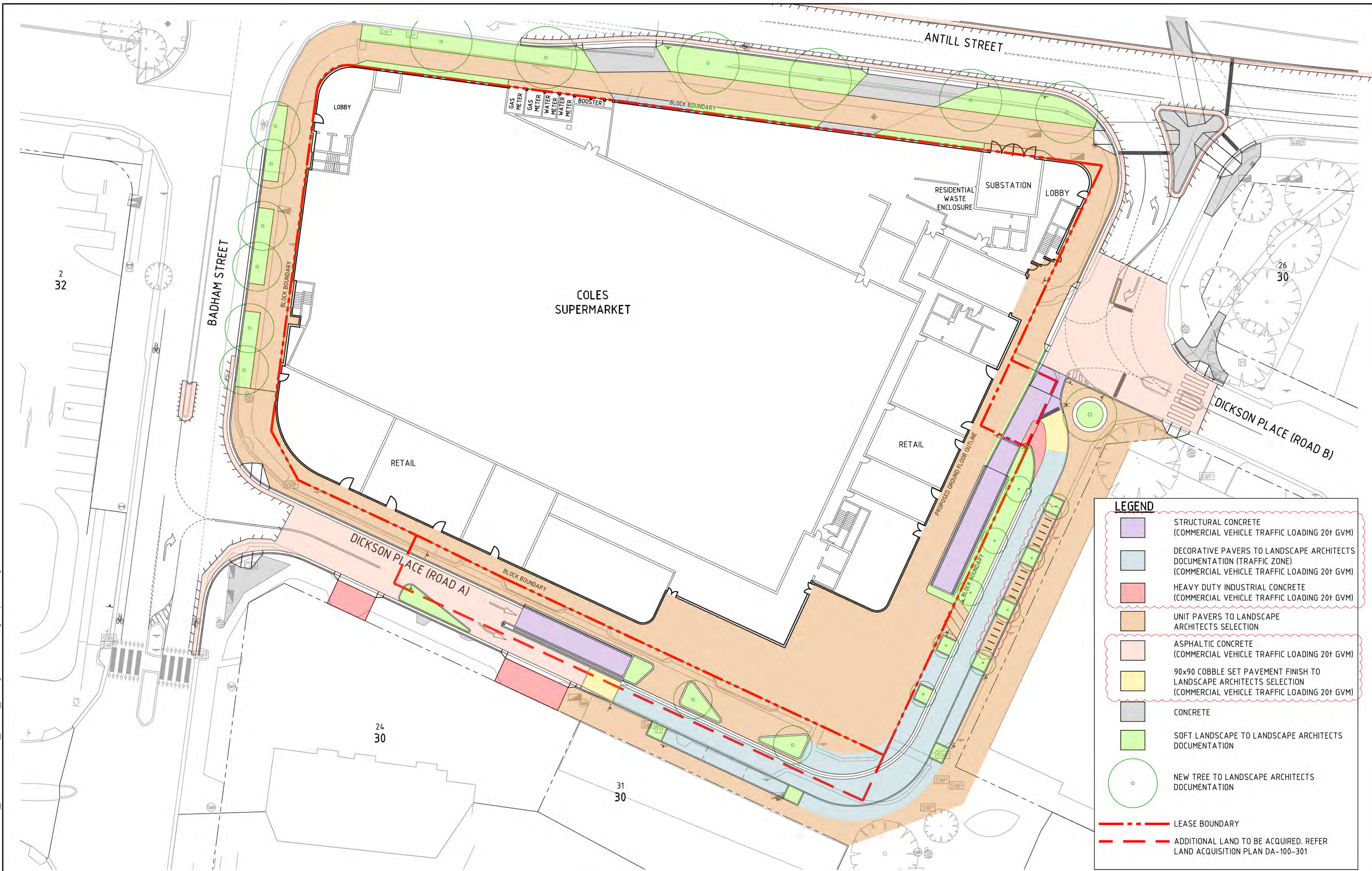
DICKSON MIXED USE PROJECT
BLOCK 21 SECTION 30 DICKSON ACT

Drawing Title

OFF SITE WORKS PLAN AND INTERSECTION DESIGN

| Project Number | Type | Discipline | Sub-Discipline | Drg No. | Rev |
|----------------|------|------------|----------------|---------|-----|
| 181174 | DRG | CIV | AL | 0151 | H |

File Name: P:\2018\181174_B21-S30-Dickson\04_CAD\4_2_Drawings\CIV\181174-drg-civ-pv-0301.dwg



| LEGEND | |
|--------|--|
| | STRUCTURAL CONCRETE (COMMERCIAL VEHICLE TRAFFIC LOADING 20+ GVM) |
| | DECORATIVE PAVERS TO LANDSCAPE ARCHITECTS DOCUMENTATION (TRAFFIC ZONE) (COMMERCIAL VEHICLE TRAFFIC LOADING 20+ GVM) |
| | HEAVY DUTY INDUSTRIAL CONCRETE (COMMERCIAL VEHICLE TRAFFIC LOADING 20+ GVM) |
| | UNIT PAVERS TO LANDSCAPE ARCHITECTS SELECTION |
| | ASPHALTIC CONCRETE (COMMERCIAL VEHICLE TRAFFIC LOADING 20+ GVM) |
| | 90x90 COBBLE SET PAVEMENT FINISH TO LANDSCAPE ARCHITECTS SELECTION (COMMERCIAL VEHICLE TRAFFIC LOADING 20+ GVM) |
| | CONCRETE |
| | SOFT LANDSCAPE TO LANDSCAPE ARCHITECTS DOCUMENTATION |
| | NEW TREE TO LANDSCAPE ARCHITECTS DOCUMENTATION |
| | LEASE BOUNDARY |
| | ADDITIONAL LAND TO BE ACQUIRED, REFER LAND ACQUISITION PLAN DA-100-301 |

| Rev | Description | Date | Drawn By |
|-----|---|------------|----------|
| H | REVISED DEVELOPMENT APPLICATION | 27.03.2019 | DA |
| G | REVISED DEVELOPMENT APPLICATION | 20.12.2018 | DA |
| F | DRIVEWAY PAVEMENTS REVISED ON ANTILL STREET | 17.12.2018 | DA |
| E | NEW TREES REVISED ON ANTILL STREET | 17.12.2018 | DA |
| D | DEVELOPMENT APPLICATION | 14.12.2018 | DA |
| C | EDP UPDATE | 14.11.2018 | DA |
| B | EDP UPDATE | 12.11.2018 | DA |

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.

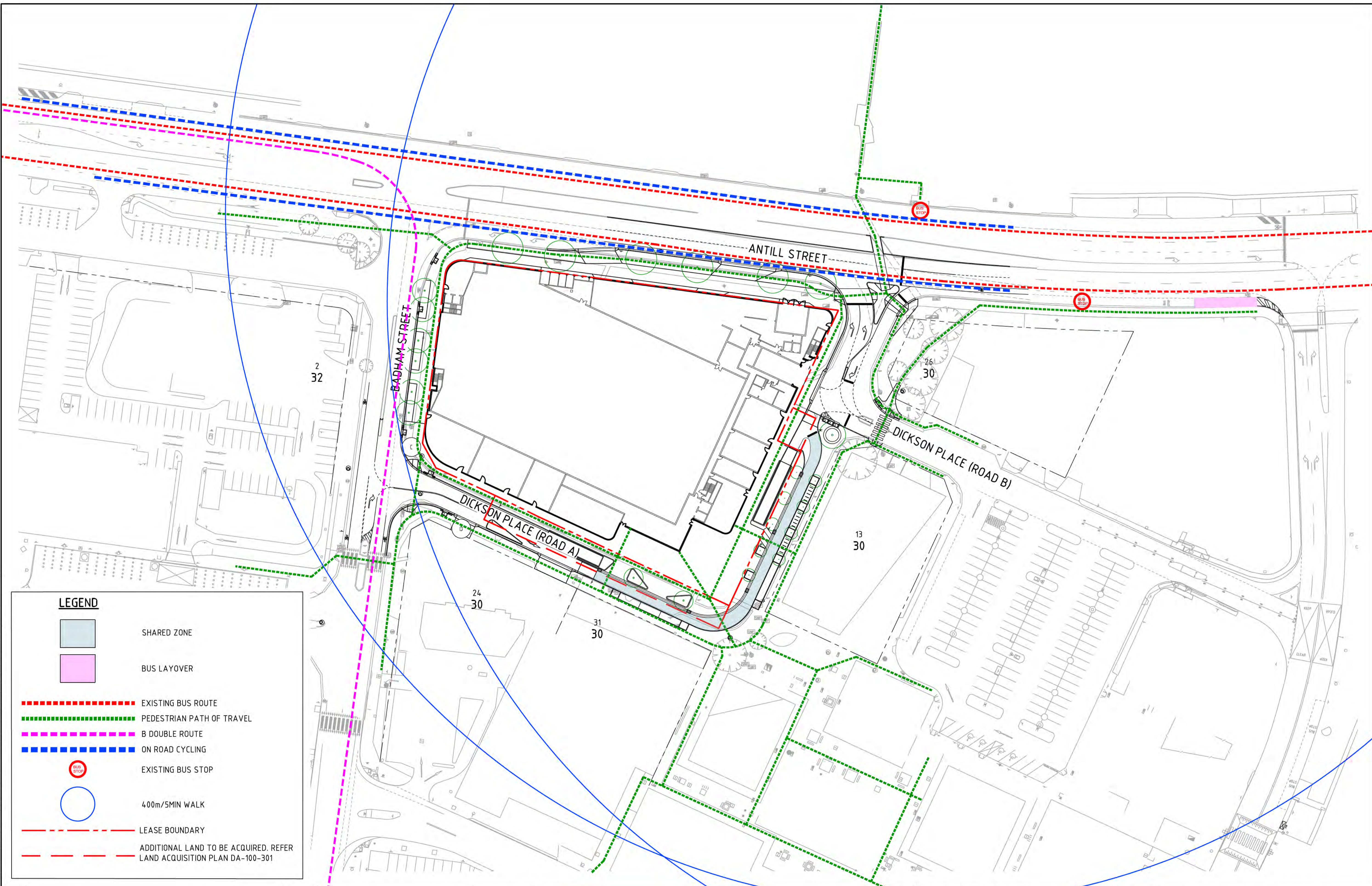
www.sellickconsultants.com.au

Client Logo

| NOT FOR CONSTRUCTION | | | |
|----------------------|--------------|--------------------|-----------|
| Original Size | A1 | Drawn By | DA |
| Date Plotted | 27-Mar-19 | Designed By | AE |
| Coordinate System | STROMLO GRID | Approved | BC |
| Height Datum | AHD | Approved Date | 9.11.2018 |
| | | Approved Signature | |

| Project Name and Location | | | | | | |
|---------------------------------|------|------------|----------------|---------|-----|--|
| DICKSON MIXED USE PROJECT | | | | | | |
| BLOCK 21 SECTION 30 DICKSON ACT | | | | | | |
| Drawing Title | | | | | | |
| PAVEMENT PLAN | | | | | | |
| Project Number | Type | Discipline | Sub-Discipline | Drg No. | Rev | |
| 181174 | DRG | CIV | PV | 0301 | H | |

File Name: P:\2018\181174_B21-S30-Dickson04_CAD\4_2_Drawings\CIV\181174-drg-civ-al-0111.dwg



LEGEND

- SHARED ZONE
- BUS LAYOVER
- EXISTING BUS ROUTE
- PEDESTRIAN PATH OF TRAVEL
- B DOUBLE ROUTE
- ON ROAD CYCLING
- BUS STOP EXISTING BUS STOP
- 400m/5MIN WALK
- LEASE BOUNDARY
- ADDITIONAL LAND TO BE ACQUIRED. REFER LAND ACQUISITION PLAN DA-100-301

| | | | |
|-----|------------------------------------|------------|----------|
| F | REVISED DEVELOPMENT APPLICATION | 20.12.2018 | DA |
| E | NEW TREES REVISED ON ANTILL STREET | 17.12.2018 | DA |
| D | DEVELOPMENT APPLICATION | 14.12.2018 | DA |
| C | EDP UPDATE | 14.11.2018 | DA |
| B | EDP UPDATE | 12.11.2018 | DA |
| A | ESTATE DEVELOPMENT PLANS | 9.11.2018 | DA |
| Rev | Description | Date | Drawn By |

Scales

0 10 15 20 25m

1:500 @ 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.

sellick consultants
Est. 1965

www.sellickconsultants.com.au

Client Logo

ces GROUP PROPERTY DEVELOPMENTS

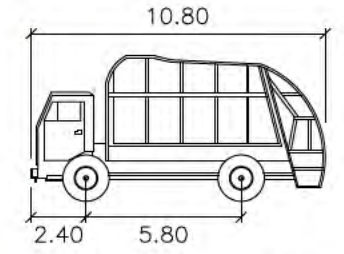
| | | | |
|-----------------------------|--------------|--------------------|-----------|
| NOT FOR CONSTRUCTION | | | |
| Original Size | A1 | Drawn By | DA |
| | | Drafting Check | DCA |
| Date Plotted | 20-Dec-18 | Designed By | AE |
| | | Design Check | BC |
| Coordinate System | STROMLO GRID | Approved | BC |
| | | Approved Date | 9.11.2018 |
| Height Datum | AHD | Approved Signature | |

| | | | | | |
|---------------------------|------|--------------------------------------|----------------|---------|-----|
| Project Name and Location | | DICKSON MIXED USE PROJECT | | | |
| | | BLOCK 21 SECTION 30 DICKSON ACT | | | |
| Drawing Title | | PUBLIC TRANSPORT NETWORK PLAN | | | |
| Project Number | Type | Discipline | Sub-Discipline | Drg No. | Rev |
| 181174 | DRG | CIV | AL | 0111 | F |

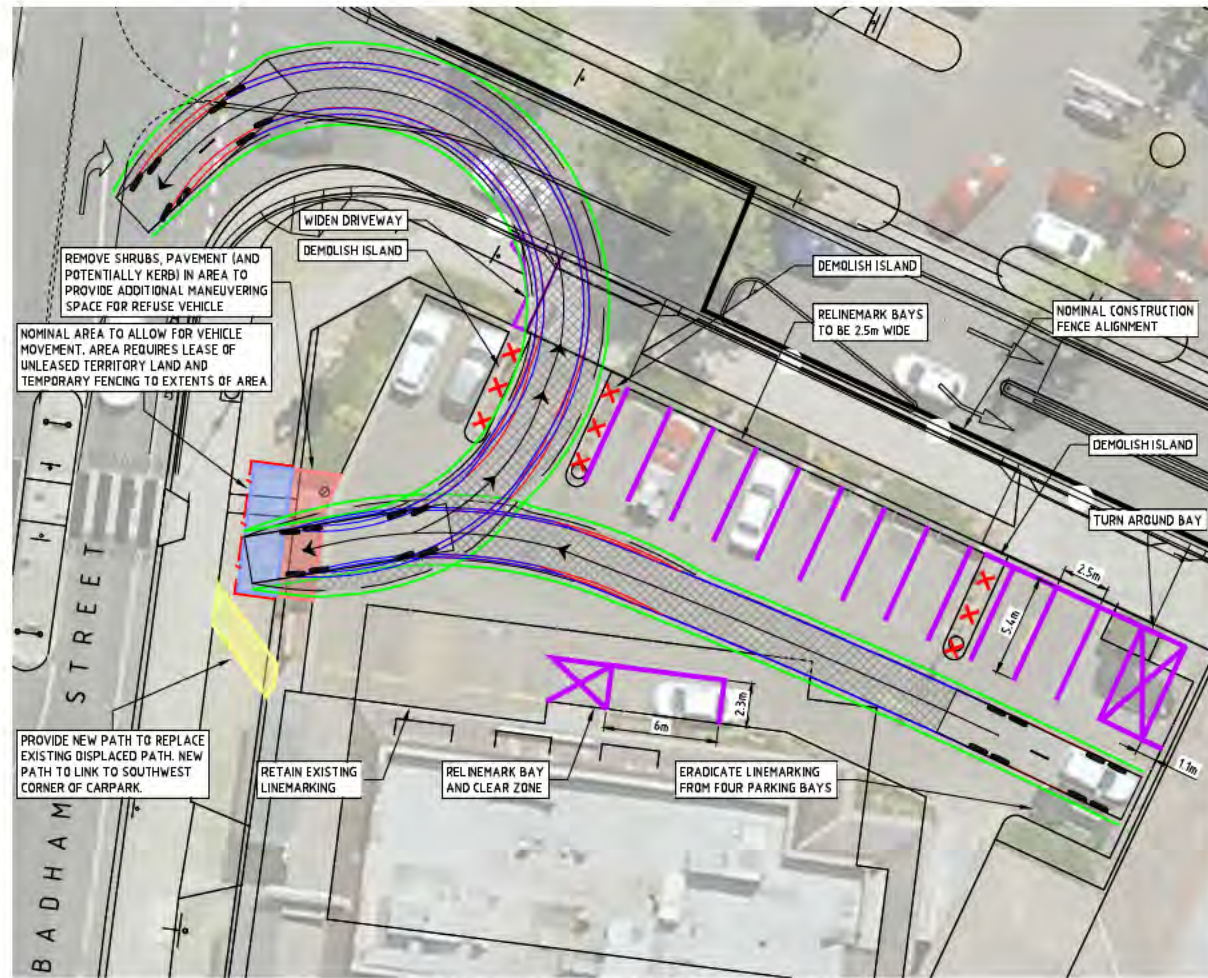
LEGEND

- DENOTES FRONT WHEEL PATH
- DENOTES REAR WHEEL PATH
- DENOTES VEHICLE BODY OVER HANG
- DENOTES 600mm VEHICLE BODY OFFSET
- PROPOSED LINEMARKING / DRIVEWAY
- X ERADICATE EXISTING

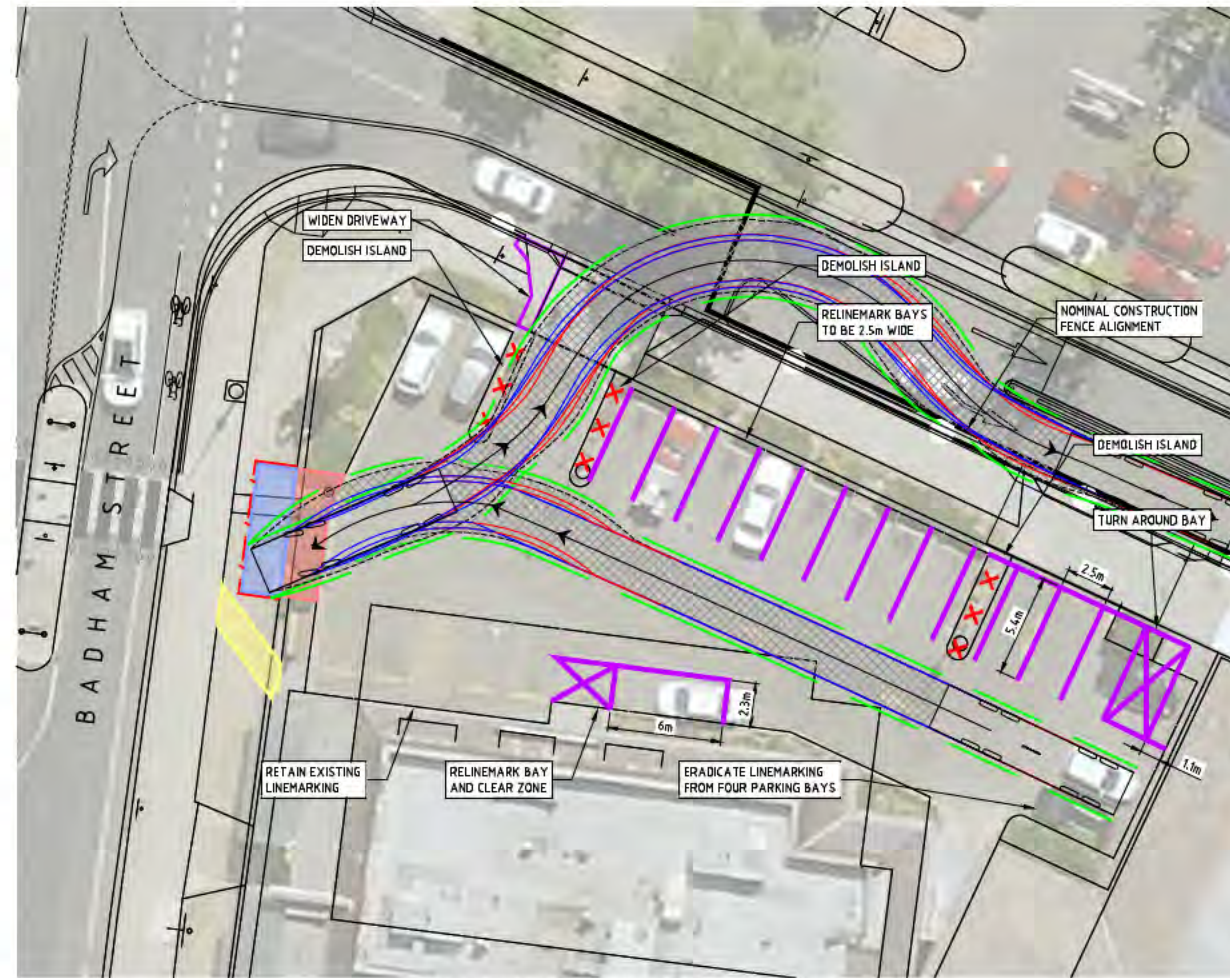
TOTAL PARKING BAYS:
 - EXISTING = 19
 - PROPOSED = 17



Veolia 10.8m Front Lift
 meters
 Width : 2.50
 Track : 2.50
 Lock to Lock Time : 6.0
 Steering Angle : 14.5



FRONT OUT FROM PROPOSED NEW ENCLOSURE
 - TO THE WEST



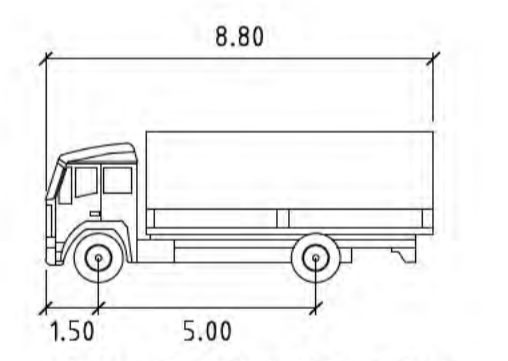
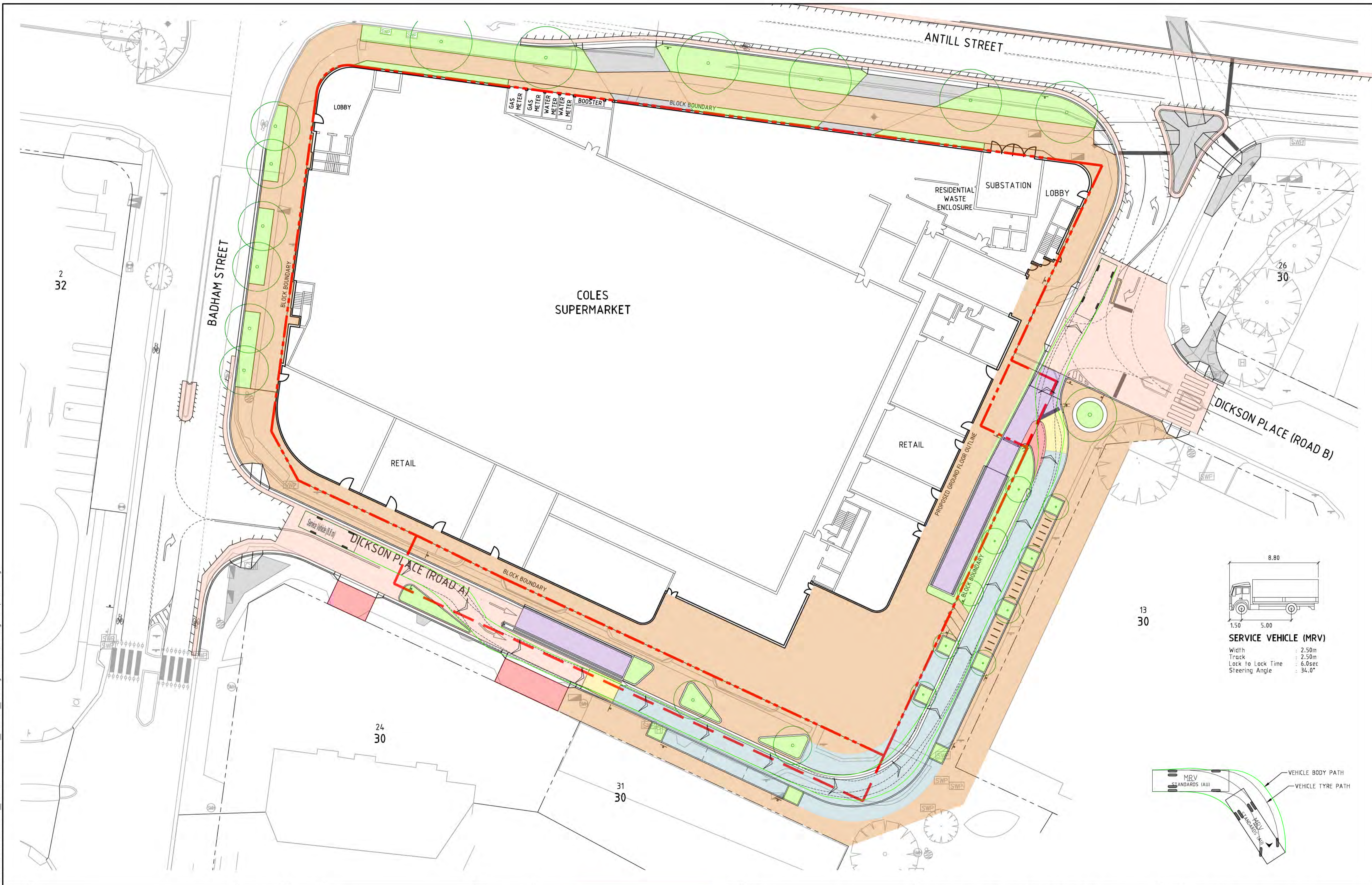
FRONT OUT FROM PROPOSED NEW ENCLOSURE
 - TO THE EAST

DRAWN: J.LCLANCY
 DESIGNED: J.LCLANCY
 JOB MANAGER: D.FIELD
 VERIFIER:

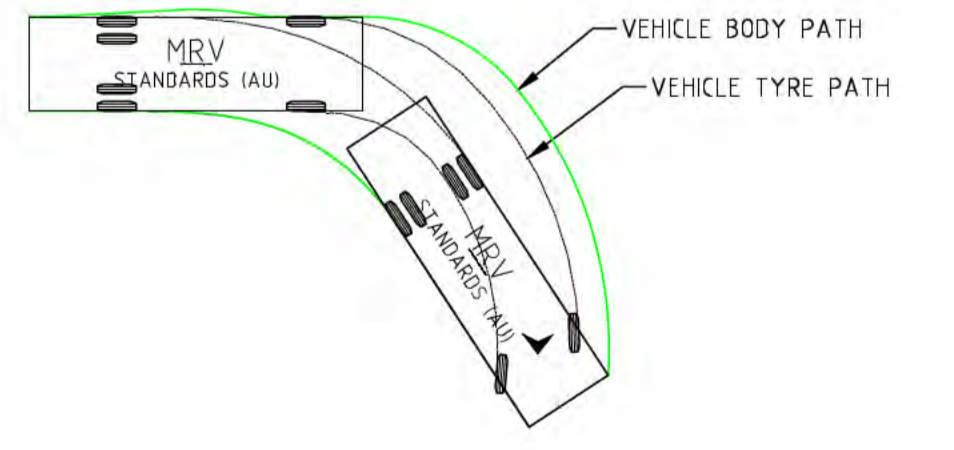
NOT FOR CONSTRUCTION

| REVISION | DESCRIPTION | ISSUED | VER'D | APP'D | DATE | CLIENT | ARCHITECT | PROJECT | DRAWING TITLE | JOB NUMBER |
|--|-----------------------|--------|-------|-------|----------|---|---------------|--|---|--|
| 7 | FOR INFORMATION (v7) | JC | | | 06.12.18 | COLES GROUP PROPERTY DEVELOPMENT | TURNER | DICKSON MIXED USE SECTION 30 DICKSON | CONSTRUCTION/TEMPORARY VEHICLE TURNING TEMPLATES MCDONALDS WASTE COLLECTION VEOLIA FRONT LIFT - OPTION 1 | CR181746 |
| 8 | FOR INFORMATION (v8) | JC | | | 10.12.18 | | | | | |
| 9 | DA | RC | | DF | 14.12.18 | | | | | |
| 10 | FOR INFORMATION (v9) | WB | | | 19.02.19 | | | | | |
| 11 | FOR INFORMATION (v10) | JC | | | 15.03.19 | | | | | |
| 12 | FOR INFORMATION (v11) | WB | | DF | 4.04.19 | | | | | |
| DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED | | | | | | THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD. | | ALL SETOUT TO ARCHITECT'S DRAWINGS. DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY. | | PLAN SCALE 1:200 @ A1 |
| | | | | | | | | | | DRAWING NUMBER: C030 REVISION: 12 DRAWING SHEET SIZE = A1 |

File Name: P:\2018\181174_B21-S30-Dickson\04_CAD\4_2_Drawings\CIV\181174-drg-civ-tp-1202.dwg



SERVICE VEHICLE (MRV)
 Width : 2.50m
 Track : 2.50m
 Lock to Lock Time : 6.0sec
 Steering Angle : 34.0°



| | | | |
|-----|-------------------------|------------|----------|
| | | | |
| | | | |
| | | | |
| A | DEVELOPMENT APPLICATION | 27.03.2019 | DA |
| 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.

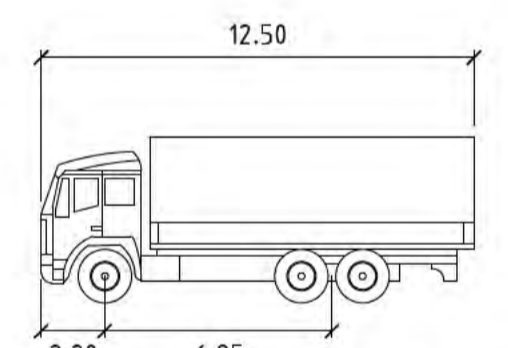
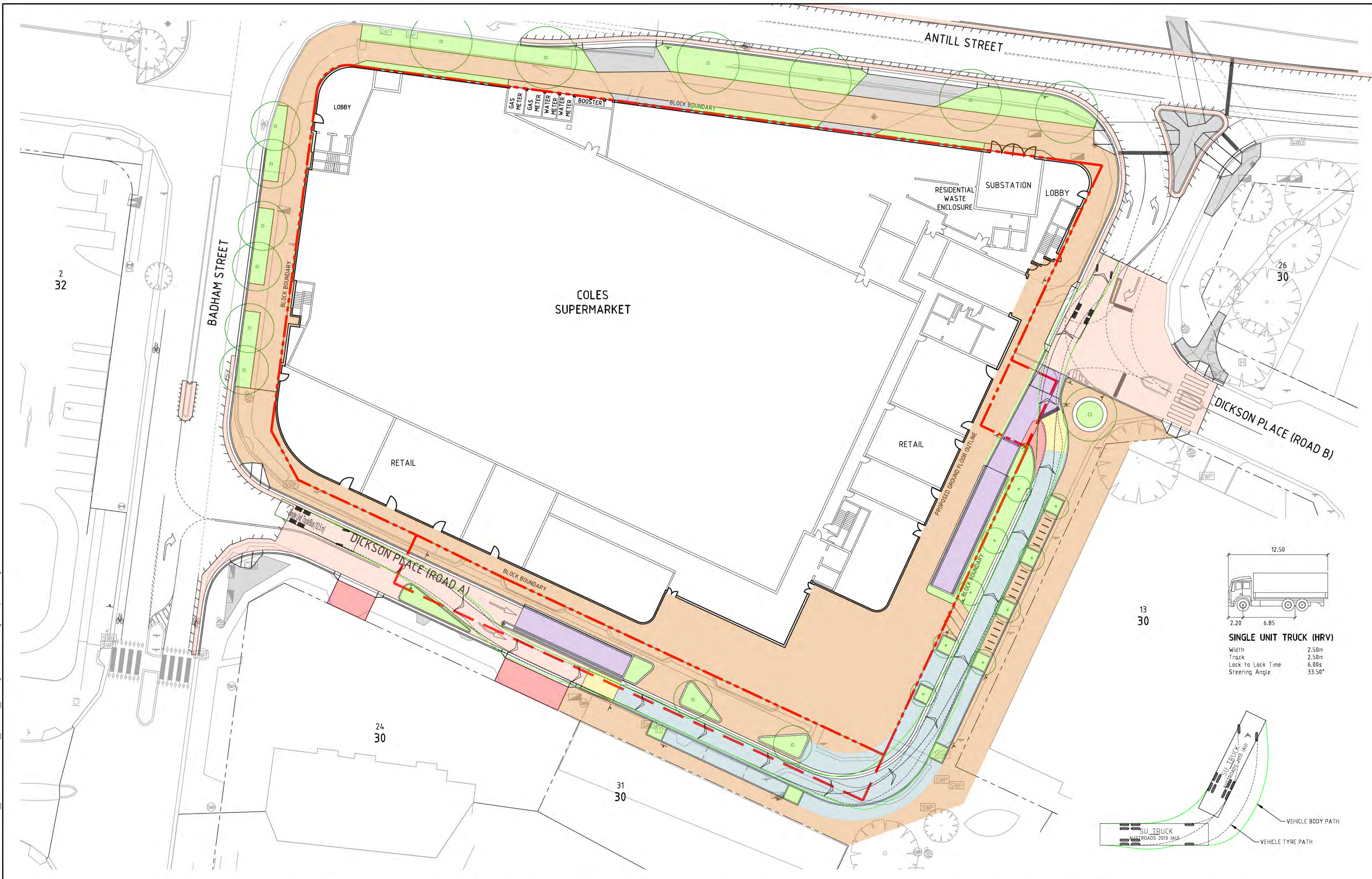
www.sellickconsultants.com.au

Client Logo

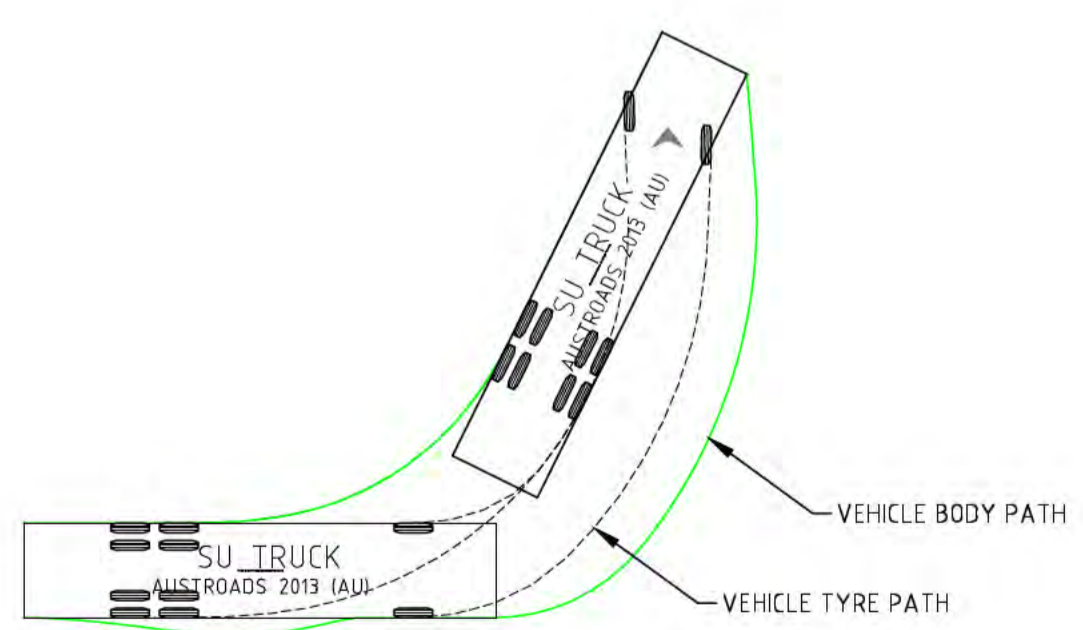
| | | | |
|-----------------------------|--------------|--------------------|-----------|
| Status | | | |
| NOT FOR CONSTRUCTION | | | |
| Original Size | A1 | Drawn By | DA |
| Date Plotted | 27-Mar-19 | Designed By | AE |
| Coordinate System | STROMLO GRID | Approved | BC |
| Height Datum | AHD | Approved Date | 9.11.2018 |
| | | Approved Signature | |

| | | | | | | |
|--|------|------------|----------------|---------|-----|--|
| Project Name and Location | | | | | | |
| DICKSON MIXED USE PROJECT | | | | | | |
| BLOCK 21 SECTION 30 DICKSON ACT | | | | | | |
| Drawing Title | | | | | | |
| VEHICLE TURNING PATH PLAN SHEET 2 | | | | | | |
| ESA ACCESS - 8.8m PUMPER | | | | | | |
| Project Number | Type | Discipline | Sub-Discipline | Drg No. | Rev | |
| 181174 | DRG | CIV | TP | 1202 | A | |

File Name: P:\2018\181174_B21-S30-Dickson04_CAD\4_2_Drawings\CIV\181174-drg-civ-tp-1201.dwg



SINGLE UNIT TRUCK (HRV)
 Width 2.50m
 Track 2.50m
 Lock to Lock Time 6.00s
 Steering Angle 33.50°



| | | | |
|-----|-------------------------|------------|----------|
| A | DEVELOPMENT APPLICATION | 27.03.2019 | DA |
| Rev | Description | Date | Drawn By |

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

North

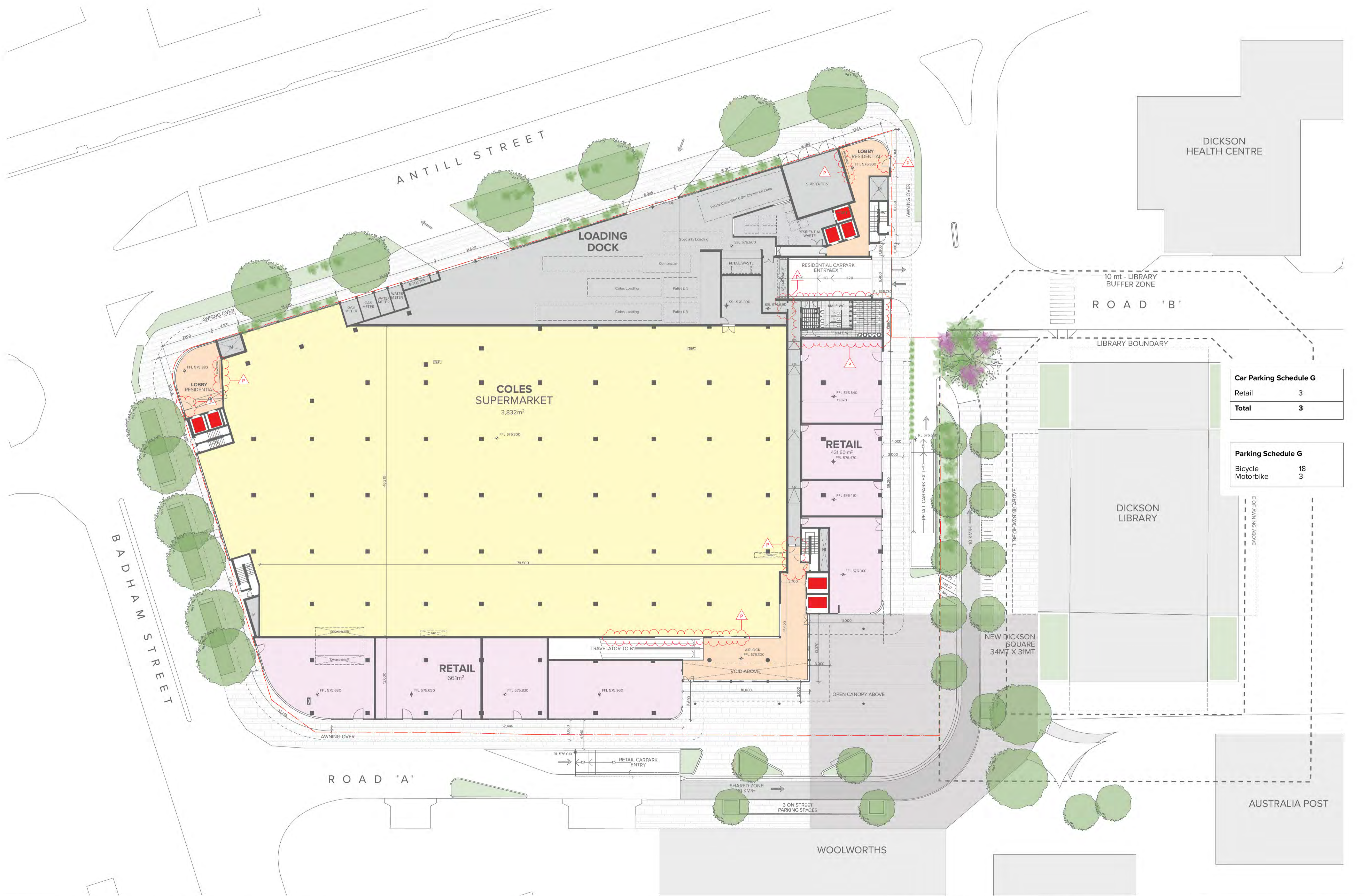
DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK.
 COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants, Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.

www.sellickconsultants.com.au

Client Logo

| | | | |
|-----------------------------|--------------|--------------------|-----------|
| NOT FOR CONSTRUCTION | | | |
| Original Size | A1 | Drawn By | DA |
| Date Plotted | 27-Mar-19 | Designed By | AE |
| Coordinate System | STROMLO GRID | Approved | BC |
| Height Datum | AHD | Approved Date | 9.11.2018 |
| | | Approved Signature | |

| | | | | | |
|--|------|------------|----------------|---------|-----|
| Project Name and Location | | | | | |
| DICKSON MIXED USE PROJECT | | | | | |
| BLOCK 21 SECTION 30 DICKSON ACT | | | | | |
| Drawing Title | | | | | |
| VEHICLE TURNING PATH PLAN SHEET 1 | | | | | |
| ESA ACCESS - 12.5m HRV | | | | | |
| Project Number | Type | Discipline | Sub-Discipline | Drg No. | Rev |
| 181174 | DRG | CIV | TP | 1201 | A |



Car Parking Schedule G

| | |
|--------------|----------|
| Retail | 3 |
| Total | 3 |

Parking Schedule G

| | |
|-----------|----|
| Bicycle | 18 |
| Motorbike | 3 |

NOTES
 THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION UNLESS NOTED OTHERWISE. THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. IN THE EVENT OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK, DRAWINGS ARE NOT TO BE SIGNED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
 Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

- Notes:**
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to be as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1 2009
 6. Mechanical ventilation systems to comply with AS1668.2 2012

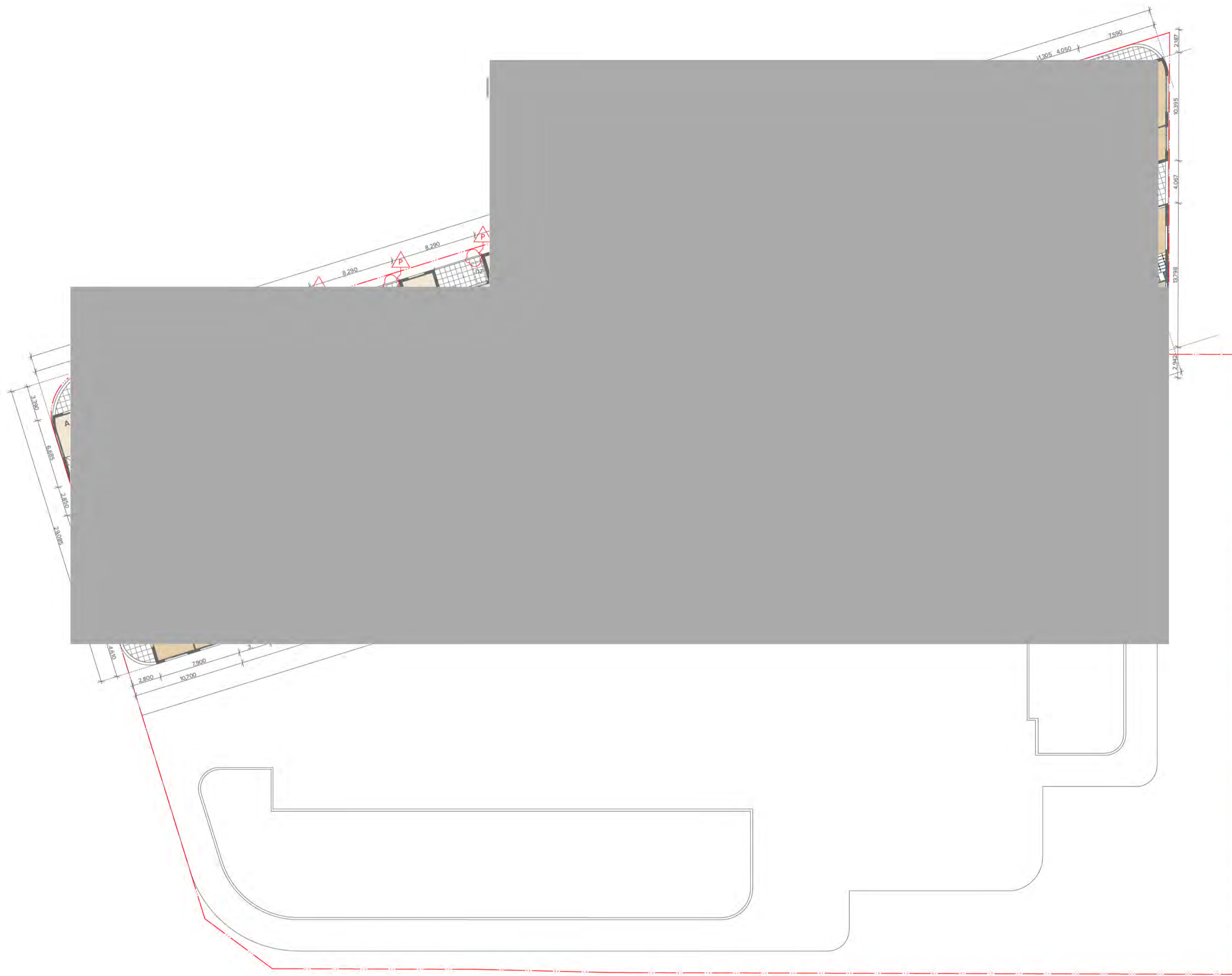
Property Boundary as per current Block boundary

Rev 01 Date 14.12.18 Approved by SC Issue Name Development Application For Information

Project Title
Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602
 Drawing Title
GA Plans
Ground Level

Scale
 1:250 @A1, 50% @A3
 Status
 Project No. 18047
 Drawn by ML/KP
 Rev P
 Drawing No. DA-110-009

TURNER
 Level 7 ONE Oxford Street
 Darlinghurst NSW 2010
 AUSTRALIA
 T +61 2 8688 0000
 F +61 2 8688 0088
 turner@td.com.au



| Unit Schedule Level 03-05 (per level) | |
|--|-----------|
| Studio | 1 |
| 1 Bed | 13 |
| 2 Bed | 11 |
| 3 Bed | 3 |
| Total | 28 |

NOTES
 THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION UNLESS NOTED OTHERWISE. THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. IN THE EVENT OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK, DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

- Notes:**
1. This drawing is to be read in conjunction with respective consultant drawings
 2. Entrances to all buildings, units along the accessible path of travel to as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1 2009
 6. Mechanical ventilation systems to comply with AS1668.2 2012

— Property Boundary as per current Block boundary

| Rev | Date | Approved by | Issue Name |
|-----|----------|-------------|-------------------------|
| 01 | 14.12.18 | HP | Development Application |
| P | 05.04.19 | SC | For Information |

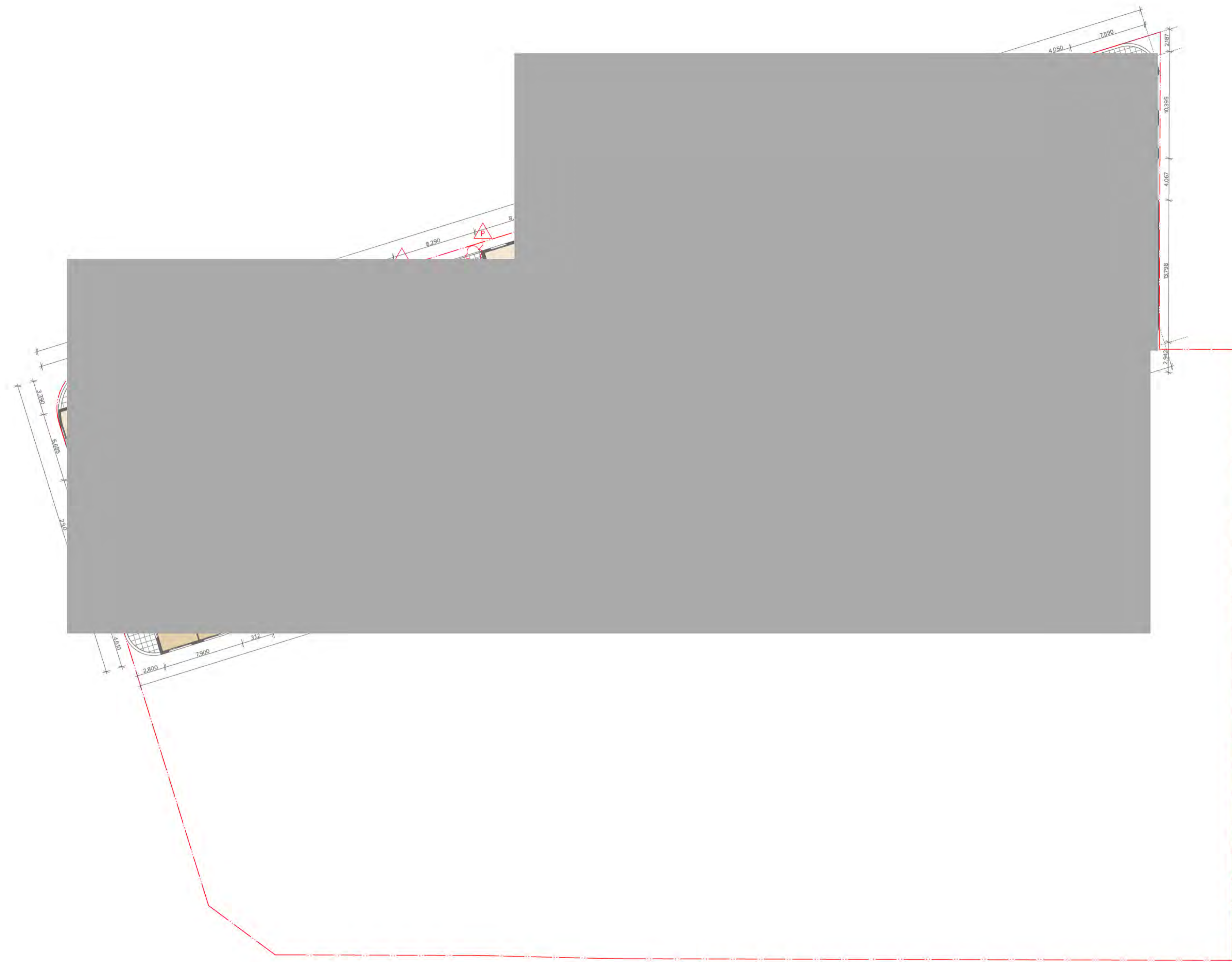
Project Title
Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Plans
 Level 03-05 Typical

Scale: 1:250 @A1, 50% @A3
 Status:
 Project No. 18047
 Drawn by: MLU/KP
 Checked by: P
 Date: 14/11/2019

DLG3 Quay & Enfield Company (EO 2007-2008, Registration Number 20078)
 Registered Architect: Nicholas Turner (MR, APR 2014) (SA 81)

TURNER
 Level 7 ONE Oxford Street
 Darlinghurst NSW 2010
 AUSTRALIA
 T +61 2 8568 0000
 F +61 2 8568 0088
 www.turner.com.au



| Unit Schedule Level 06 | |
|------------------------|-----------|
| Studio | 1 |
| 1 Bed | 13 |
| 2 Bed | 11 |
| 3 Bed | 3 |
| Total | 28 |

NOTES
 THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION UNLESS NOTED OTHERWISE. THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. IN THE EVENT OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK, DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

- Notes:**
1. This drawing is to be read in conjunction with respective consultant drawings
 2. Entrances to all buildings, units along the accessible path of travel to as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1 2009
 6. Mechanical ventilation systems to comply with AS1668.2 2012
- Property Boundary as per current Block boundary

| Rev | Date | Approved by | Issue Name |
|-----|----------|-------------|-------------------------|
| 01 | 14.12.18 | HP | Development Application |
| P | 05.04.19 | SC | For Information |

Project Title
Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602

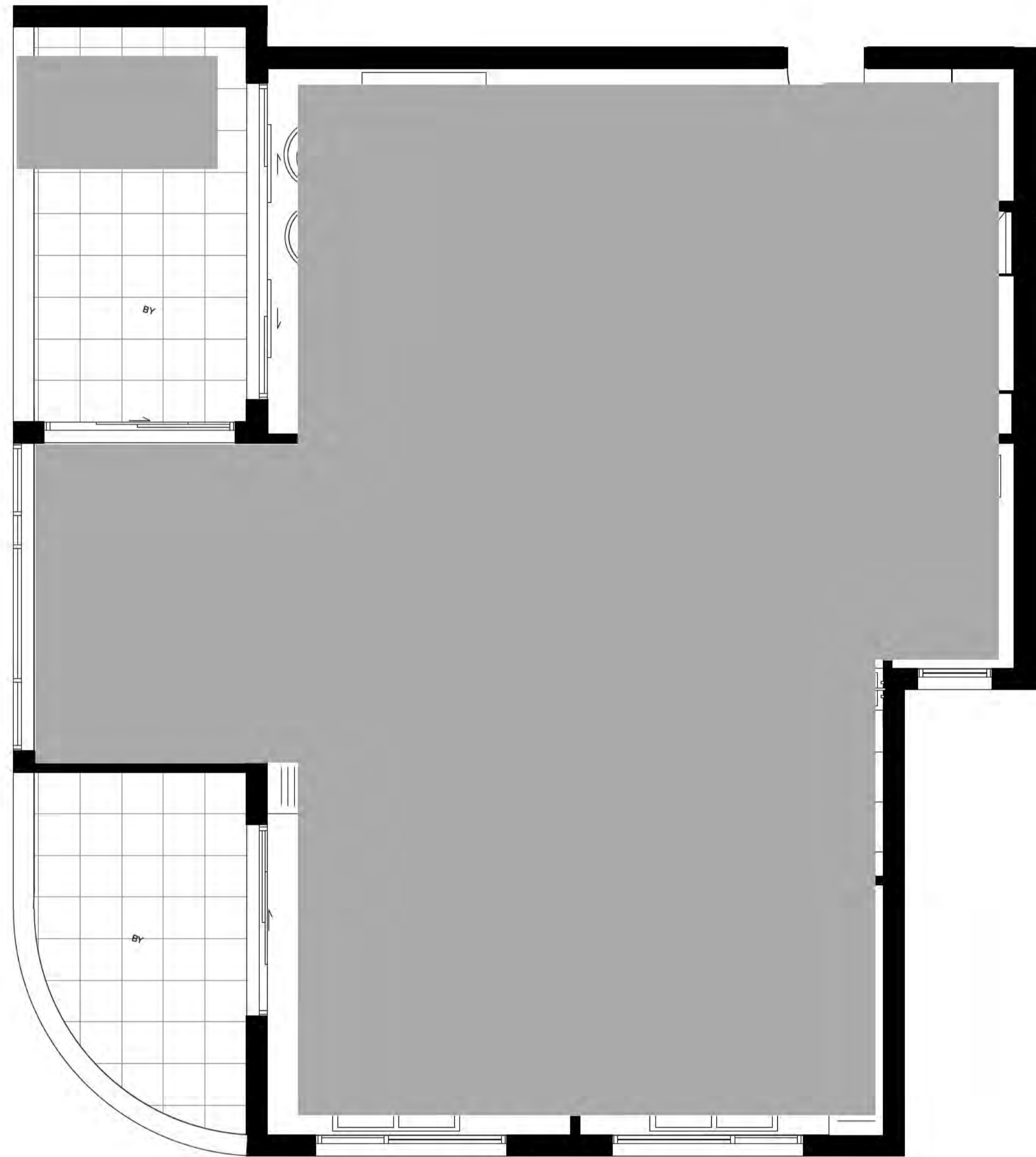
Drawing Title
GA Plans
Level 06

Scale
 1:250 @A1, 50% @A3

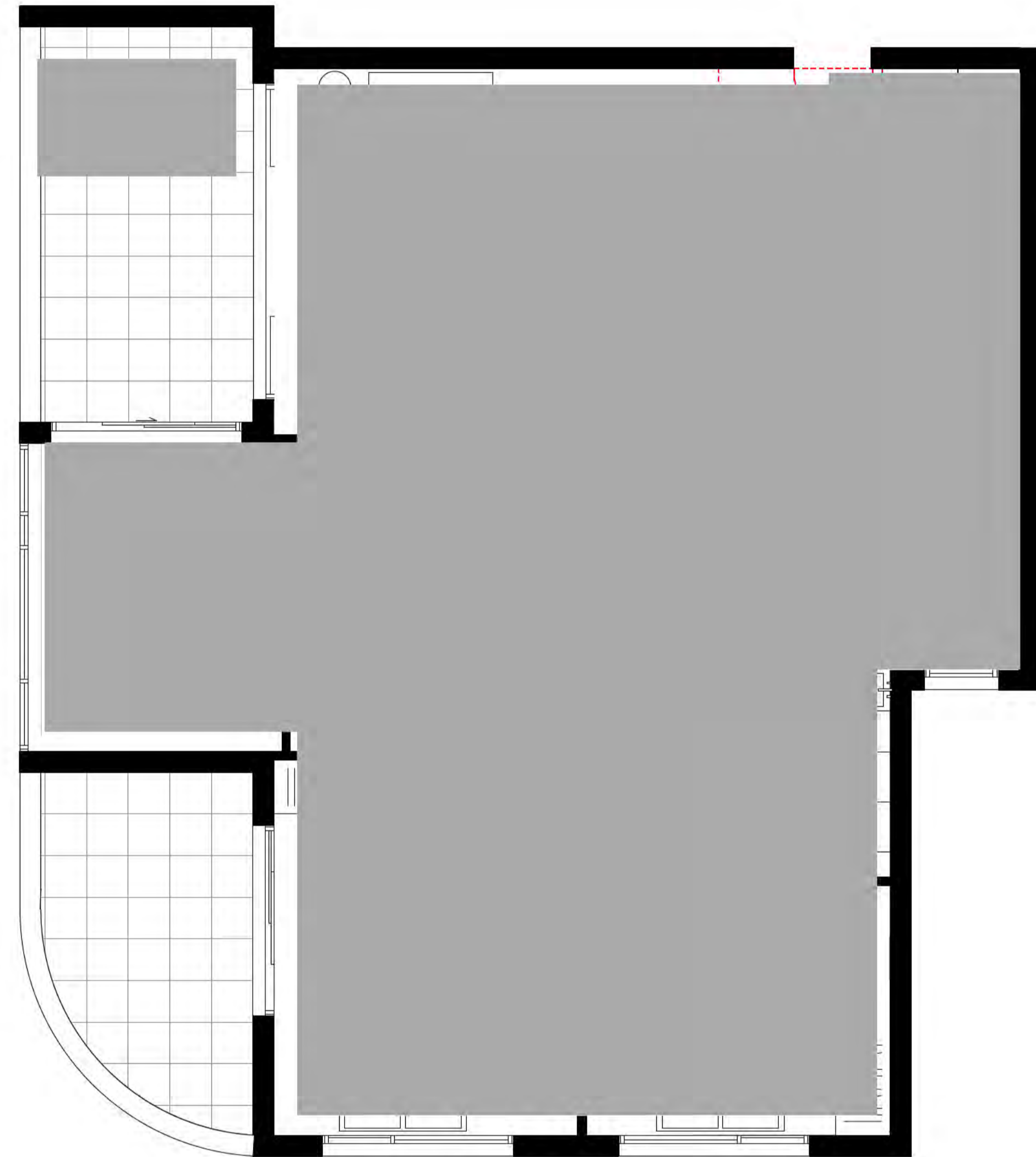
Project No. 18047
Drawn by MLU/KP
Rev P
Draw No. DA-110-013

DLCC Quay & Enfield Company (EO 2007-2008, Registration Number 20478)
 Memorandum of Association Turner (NSW) 4891 501/04 (04 81)

TURNER
 Level 7 ONE Oxford Street
 Darlinghurst NSW 2010
 AUSTRALIA
 T +61 2 8568 0000
 F +61 2 8568 0088
 www.turner.com.au



Typical 3 Bed Type 3 - Pre Adaptable
Minimum Outdoor Area - 21.6m²



Typical 3 Bed Type 3 - Post Adaptable
Minimum Outdoor Area - 21.6m²
Total 5 Units

| Legend | |
|----------|--------------|
| B1 ,2, 3 | Bedroom |
| L | Living |
| D | Dining |
| K | Kitchen |
| BY | Balcony |
| TR | Terrace |
| BA | Bathroom |
| EN | Ensuite |
| LY | Laundry |
| ST | Study |
| WIR | Walk in robe |

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION UNLESS NOTED OTHERWISE. THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. IN THE EVENT OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK, DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
2113

| Rev | Date | Approved by | Issue Name | Application |
|-----|----------|-------------|-------------------------|-------------|
| 01 | 14.12.18 | MP | Development Application | |

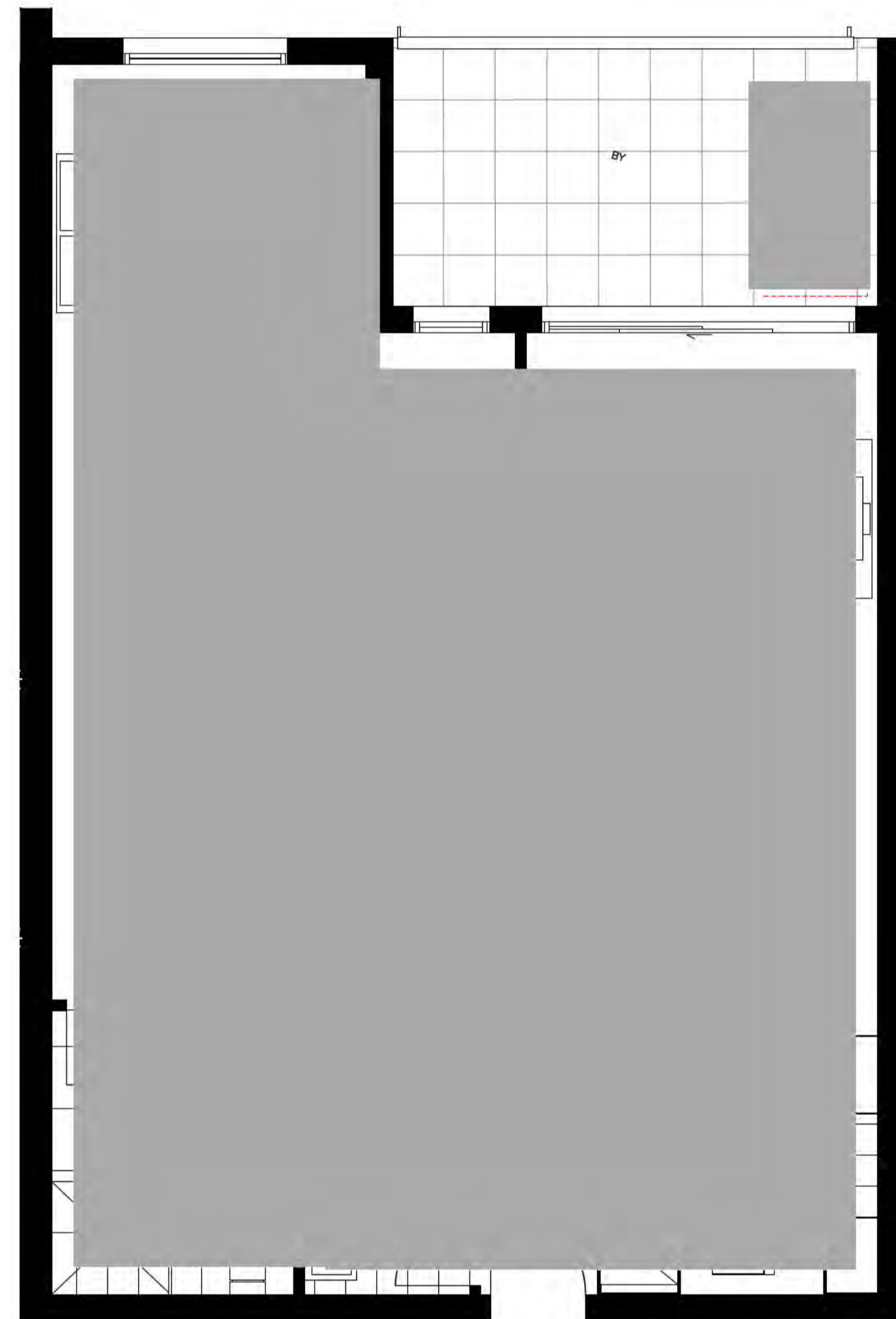
Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

| Scale | Project No. | Drawn by | North |
|-------------------|-------------|----------|-------|
| 1:50 @A1, 50% @A3 | 18047 | ML/KP | |
| Status | Draw No. | Rev | |
| | DA-840-006 | 01 | |

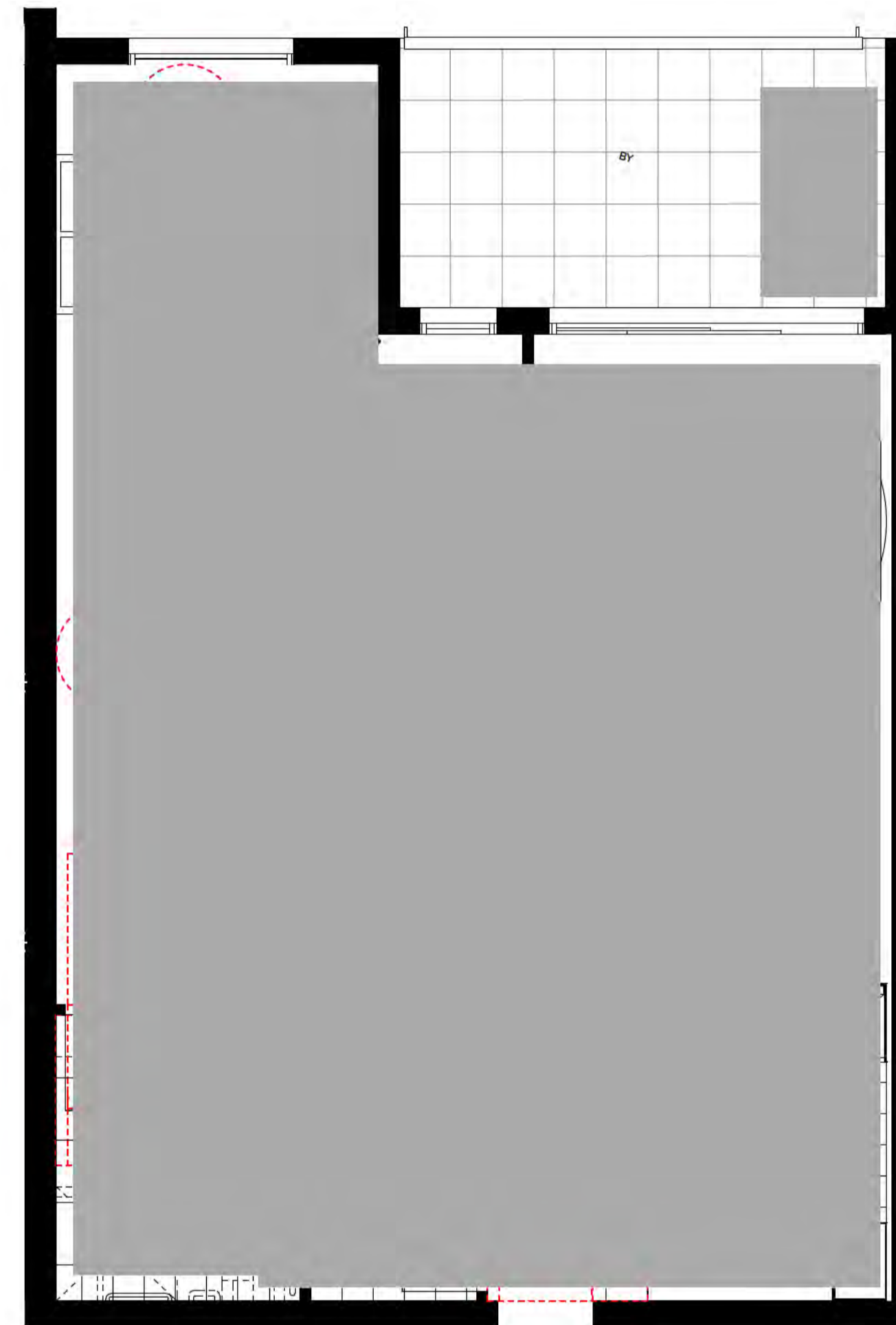
Drawing Title
Unit Layouts
Unit Type Plans Sheet 6

TURNER
Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8568 0000
F +61 2 8568 0068
www.turner.com.au

DLCS Qual & Enrolled Company (EO 2007-2008, Registration Number 25479)
Nominated Architect No. 10467, 10468, 10469, 10470, 10471, 10472, 10473, 10474, 10475, 10476, 10477, 10478, 10479, 10480, 10481, 10482, 10483, 10484, 10485, 10486, 10487, 10488, 10489, 10490, 10491, 10492, 10493, 10494, 10495, 10496, 10497, 10498, 10499, 10500, 10501, 10502, 10503, 10504, 10505, 10506, 10507, 10508, 10509, 10510, 10511, 10512, 10513, 10514, 10515, 10516, 10517, 10518, 10519, 10520, 10521, 10522, 10523, 10524, 10525, 10526, 10527, 10528, 10529, 10530, 10531, 10532, 10533, 10534, 10535, 10536, 10537, 10538, 10539, 10540, 10541, 10542, 10543, 10544, 10545, 10546, 10547, 10548, 10549, 10550, 10551, 10552, 10553, 10554, 10555, 10556, 10557, 10558, 10559, 10560, 10561, 10562, 10563, 10564, 10565, 10566, 10567, 10568, 10569, 10570, 10571, 10572, 10573, 10574, 10575, 10576, 10577, 10578, 10579, 10580, 10581, 10582, 10583, 10584, 10585, 10586, 10587, 10588, 10589, 10590, 10591, 10592, 10593, 10594, 10595, 10596, 10597, 10598, 10599, 10600, 10601, 10602, 10603, 10604, 10605, 10606, 10607, 10608, 10609, 10610, 10611, 10612, 10613, 10614, 10615, 10616, 10617, 10618, 10619, 10620, 10621, 10622, 10623, 10624, 10625, 10626, 10627, 10628, 10629, 10630, 10631, 10632, 10633, 10634, 10635, 10636, 10637, 10638, 10639, 10640, 10641, 10642, 10643, 10644, 10645, 10646, 10647, 10648, 10649, 10650, 10651, 10652, 10653, 10654, 10655, 10656, 10657, 10658, 10659, 10660, 10661, 10662, 10663, 10664, 10665, 10666, 10667, 10668, 10669, 10670, 10671, 10672, 10673, 10674, 10675, 10676, 10677, 10678, 10679, 10680, 10681, 10682, 10683, 10684, 10685, 10686, 10687, 10688, 10689, 10690, 10691, 10692, 10693, 10694, 10695, 10696, 10697, 10698, 10699, 10700, 10701, 10702, 10703, 10704, 10705, 10706, 10707, 10708, 10709, 10710, 10711, 10712, 10713, 10714, 10715, 10716, 10717, 10718, 10719, 10720, 10721, 10722, 10723, 10724, 10725, 10726, 10727, 10728, 10729, 10730, 10731, 10732, 10733, 10734, 10735, 10736, 10737, 10738, 10739, 10740, 10741, 10742, 10743, 10744, 10745, 10746, 10747, 10748, 10749, 10750, 10751, 10752, 10753, 10754, 10755, 10756, 10757, 10758, 10759, 10760, 10761, 10762, 10763, 10764, 10765, 10766, 10767, 10768, 10769, 10770, 10771, 10772, 10773, 10774, 10775, 10776, 10777, 10778, 10779, 10780, 10781, 10782, 10783, 10784, 10785, 10786, 10787, 10788, 10789, 10790, 10791, 10792, 10793, 10794, 10795, 10796, 10797, 10798, 10799, 10800, 10801, 10802, 10803, 10804, 10805, 10806, 10807, 10808, 10809, 10810, 10811, 10812, 10813, 10814, 10815, 10816, 10817, 10818, 10819, 10820, 10821, 10822, 10823, 10824, 10825, 10826, 10827, 10828, 10829, 10830, 10831, 10832, 10833, 10834, 10835, 10836, 10837, 10838, 10839, 10840, 10841, 10842, 10843, 10844, 10845, 10846, 10847, 10848, 10849, 10850, 10851, 10852, 10853, 10854, 10855, 10856, 10857, 10858, 10859, 10860, 10861, 10862, 10863, 10864, 10865, 10866, 10867, 10868, 10869, 10870, 10871, 10872, 10873, 10874, 10875, 10876, 10877, 10878, 10879, 10880, 10881, 10882, 10883, 10884, 10885, 10886, 10887, 10888, 10889, 10890, 10891, 10892, 10893, 10894, 10895, 10896, 10897, 10898, 10899, 10900, 10901, 10902, 10903, 10904, 10905, 10906, 10907, 10908, 10909, 10910, 10911, 10912, 10913, 10914, 10915, 10916, 10917, 10918, 10919, 10920, 10921, 10922, 10923, 10924, 10925, 10926, 10927, 10928, 10929, 10930, 10931, 10932, 10933, 10934, 10935, 10936, 10937, 10938, 10939, 10940, 10941, 10942, 10943, 10944, 10945, 10946, 10947, 10948, 10949, 10950, 10951, 10952, 10953, 10954, 10955, 10956, 10957, 10958, 10959, 10960, 10961, 10962, 10963, 10964, 10965, 10966, 10967, 10968, 10969, 10970, 10971, 10972, 10973, 10974, 10975, 10976, 10977, 10978, 10979, 10980, 10981, 10982, 10983, 10984, 10985, 10986, 10987, 10988, 10989, 10990, 10991, 10992, 10993, 10994, 10995, 10996, 10997, 10998, 10999, 11000, 11001, 11002, 11003, 11004, 11005, 11006, 11007, 11008, 11009, 11010, 11011, 11012, 11013, 11014, 11015, 11016, 11017, 11018, 11019, 11020, 11021, 11022, 11023, 11024, 11025, 11026, 11027, 11028, 11029, 11030, 11031, 11032, 11033, 11034, 11035, 11036, 11037, 11038, 11039, 11040, 11041, 11042, 11043, 11044, 11045, 11046, 11047, 11048, 11049, 11050, 11051, 11052, 11053, 11054, 11055, 11056, 11057, 11058, 11059, 11060, 11061, 11062, 11063, 11064, 11065, 11066, 11067, 11068, 11069, 11070, 11071, 11072, 11073, 11074, 11075, 11076, 11077, 11078, 11079, 11080, 11081, 11082, 11083, 11084, 11085, 11086, 11087, 11088, 11089, 11090, 11091, 11092, 11093, 11094, 11095, 11096, 11097, 11098, 11099, 11100, 11101, 11102, 11103, 11104, 11105, 11106, 11107, 11108, 11109, 11110, 11111, 11112, 11113, 11114, 11115, 11116, 11117, 11118, 11119, 11120, 11121, 11122, 11123, 11124, 11125, 11126, 11127, 11128, 11129, 11130, 11131, 11132, 11133, 11134, 11135, 11136, 11137, 11138, 11139, 11140, 11141, 11142, 11143, 11144, 11145, 11146, 11147, 11148, 11149, 11150, 11151, 11152, 11153, 11154, 11155, 11156, 11157, 11158, 11159, 11160, 11161, 11162, 11163, 11164, 11165, 11166, 11167, 11168, 11169, 11170, 11171, 11172, 11173, 11174, 11175, 11176, 11177, 11178, 11179, 11180, 11181, 11182, 11183, 11184, 11185, 11186, 11187, 11188, 11189, 11190, 11191, 11192, 11193, 11194, 11195, 11196, 11197, 11198, 11199, 11200, 11201, 11202, 11203, 11204, 11205, 11206, 11207, 11208, 11209, 11210, 11211, 11212, 11213, 11214, 11215, 11216, 11217, 11218, 11219, 11220, 11221, 11222, 11223, 11224, 11225, 11226, 11227, 11228, 11229, 11230, 11231, 11232, 11233, 11234, 11235, 11236, 11237, 11238, 11239, 11240, 11241, 11242, 11243, 11244, 11245, 11246, 11247, 11248, 11249, 11250, 11251, 11252, 11253, 11254, 11255, 11256, 11257, 11258, 11259, 11260, 11261, 11262, 11263, 11264, 11265, 11266, 11267, 11268, 11269, 11270, 11271, 11272, 11273, 11274, 11275, 11276, 11277, 11278, 11279, 11280, 11281, 11282, 11283, 11284, 11285, 11286, 11287, 11288, 11289, 11290, 11291, 11292, 11293, 11294, 11295, 11296, 11297, 11298, 11299, 11300, 11301, 11302, 11303, 11304, 11305, 11306, 11307, 11308, 11309, 11310, 11311, 11312, 11313, 11314, 11315, 11316, 11317, 11318, 11319, 11320, 11321, 11322, 11323, 11324, 11325, 11326, 11327, 11328, 11329, 11330, 11331, 11332, 11333, 11334, 11335, 11336, 11337, 11338, 11339, 11340, 11341, 11342, 11343, 11344, 11345, 11346, 11347, 11348, 11349, 11350, 11351, 11352, 11353, 11354, 11355, 11356, 11357, 11358, 11359, 11360, 11361, 11362, 11363, 11364, 11365, 11366, 11367, 11368, 11369, 11370, 11371, 11372, 11373, 11374, 11375, 11376, 11377, 11378, 11379, 11380, 11381, 11382, 11383, 11384, 11385, 11386, 11387, 11388, 11389, 11390, 11391, 11392, 11393, 11394, 11395, 11396, 11397, 11398, 11399, 11400, 11401, 11402, 11403, 11404, 11405, 11406, 11407, 11408, 11409, 11410, 11411, 11412, 11413, 11414, 11415, 11416, 11417, 11418, 11419, 11420, 11421, 11422, 11423, 11424, 11425, 11426, 11427, 11428, 11429, 11430, 11431, 11432, 11433, 11434, 11435, 11436, 11437, 11438, 11439, 11440, 11441, 11442, 11443, 11444, 11445, 11446, 11447, 11448, 11449, 11450, 11451, 11452, 11453, 11454, 11455, 11456, 11457, 11458, 11459, 11460, 11461, 11462, 11463, 11464, 11465, 11466, 11467, 11468, 11469, 11470, 11471, 11472, 11473, 11474, 11475, 11476, 11477, 11478, 11479, 11480, 11481, 11482, 11483, 11484, 11485, 11486, 11487, 11488, 11489, 11490, 11491, 11492, 11493, 11494, 11495, 11496, 11497, 11498, 11499, 11500, 11501, 11502, 11503, 11504, 11505, 11506, 11507, 11508, 11509, 11510, 11511, 11512, 11513, 11514, 11515, 11516, 11517, 11518, 11519, 11520, 11521, 11522, 11523, 11524, 11525, 11526, 11527, 11528, 11529, 11530, 11531, 11532, 11533, 11534, 11535, 11536, 11537, 11538, 11539, 11540, 11541, 11542, 11543, 11544, 11545, 11546, 11547, 11548, 11549, 11550, 11551, 11552, 11553, 11554, 11555, 11556, 11557, 11558, 11559, 11560, 11561, 11562, 11563, 11564, 11565, 11566, 11567, 11568, 11569, 11570, 11571, 11572, 11573, 11574, 11575, 11576, 11577, 11578, 11579, 11580, 11581, 11582, 11583, 11584, 11585, 11586, 11587, 11588, 11589, 11590, 11591, 11592, 11593, 11594, 11595, 11596, 11597, 11598, 11599, 11600, 11601, 11602, 11603, 11604, 11605, 11606, 11607, 11608, 11609, 11610, 11611, 11612, 11613, 11614, 11615, 11616, 11617, 11618, 11619, 11620, 11621, 11622, 11623, 11624, 11625, 11626, 11627, 11628, 11629, 11630, 11631, 11632, 11633, 11634, 11635, 11636, 11637, 11638, 11639, 11640, 11641, 11642, 11643, 11644, 11645, 11646, 11647, 11648, 11649, 11650, 11651, 11652, 11653, 11654, 11655, 11656, 11657, 11658, 11659, 11660, 11661, 11662, 11663, 11664, 11665, 11666, 11667, 11668, 11669, 11670, 11671, 11672, 11673, 11674, 11675, 11676, 11677, 11678, 11679, 11680, 11681, 11682, 11683, 11684, 11685, 11686, 11687, 11688, 11689, 11690, 11691, 11692, 11693, 11694, 11695, 11696, 11697, 11698, 11699, 11700, 11701, 11702, 11703, 11704, 11705, 11706, 11707, 11708, 11709, 11710, 11711, 11712, 11713, 11714, 11715, 11716, 11717, 11718, 11719, 11720, 11721, 11722, 11723, 11724, 11725, 11726, 11727, 11728, 11729, 11730, 11731, 11732, 11733, 11734, 11735, 11736, 11737, 11738, 11739, 11740, 11741, 11742, 11743, 11744, 11745, 11746, 11747, 11748, 11749, 11750, 11751, 11752, 11753, 11754, 11755, 11756, 11757, 11758, 11759, 11760, 11761, 11762, 11763, 11764, 11765, 11766, 11767, 11768, 11769, 11770, 11771, 11772, 11773, 11774, 11775, 11776, 11777, 11778, 11779, 11780, 11781, 11782, 11783, 11784, 11785, 11786, 11787, 11788, 11789, 11790, 11791, 11792, 11793, 11794, 11795, 11796, 11797, 11798, 11799, 11800, 11801, 11802, 11803, 11804, 11805, 11806, 11807, 11808, 11809, 11810, 11811, 11812, 11813, 11814, 11815, 11816, 11817, 11818, 11819, 11820, 11821, 11822, 11823, 11824, 11825, 11826, 11827, 11828, 11829, 11830, 11831, 11832, 11833, 11834, 11835, 11836, 11837, 11838, 11839, 11840, 11841, 11842, 11843, 11844, 11845, 11846, 11847, 11848, 11849, 11850, 11851, 11852, 11853, 11854, 11855, 11856, 11857, 11858, 11859, 11860, 11861, 11862, 11863, 11864, 11865, 11866, 11867, 11868, 11869, 11870, 11871, 11872, 11873, 11874, 11875, 11876, 11877, 11878, 11879, 11880, 11881, 11882, 11883, 11884, 11885, 11886, 11887, 11888, 11889, 11890, 11891, 11892, 11893, 11894, 11895, 11896, 11897, 11898, 11899, 11900, 11901, 11902, 11903, 11904, 11905, 11906, 11907, 11908, 11909, 11910, 11911, 11912, 11913, 11914, 11915, 11916, 11917, 11918, 11919, 11920, 11921, 11922, 11923, 11924, 11925, 11926, 11927, 11928, 11929, 11930, 11931, 11932, 11933, 11934, 11935, 11936, 11937, 11938, 11939, 11940, 11941, 11942, 11943, 11944, 11945, 11946, 11947, 11948, 11949, 11950, 11951, 11952, 11953, 11954, 11955, 11956, 11957, 11958, 11959, 11960, 11961, 11962, 11963, 11964, 11965, 11966, 11967, 11968, 11969, 11970, 11971, 11972, 11973, 11974, 11975, 11976, 11977, 11978, 11979, 11980, 11981, 11982, 11983, 11984, 11985, 11986, 11987, 11988, 11989, 11990, 11991, 11992, 11993, 11994, 11995, 11996, 11997, 11998, 11999, 12000, 12001, 12002, 12003, 12004, 12005, 12006



Typical 2 Bed Type 2 - Pre Adaptable
Minimum Outdoor Area - 12.1m²



Typical 2 Bed Type 2 - Post Adaptable
Minimum Outdoor Area - 12.1m²
Total 9 units

| Legend | |
|----------|--------------|
| B1, 2, 3 | Bedroom |
| L | Living |
| D | Dining |
| K | Kitchen |
| BY | Balcony |
| TR | Terrace |
| BA | Bathroom |
| EN | Ensuite |
| LY | Laundry |
| ST | Study |
| WIR | Walk in robe |

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. IN THE EVENT OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK, DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
2113

| Rev | Date | Approved by | Issue Name |
|-----|----------|-------------|-------------------------|
| 01 | 14.12.18 | MP | Development Application |

Project Title
Dickson Mixed Use
Block 21, Section 30, Dickson ACT 2602

| Scale | Project No. | Drawn by | North |
|-------------------|-------------|----------|-------|
| 1:50 @A1, 50% @A3 | 18047 | ML/KP | |
| Status | Draw No. | Rev | |
| | DA-840-007 | 01 | |

Unit Layouts
Unit Type Plans Sheet 7

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8568 0000
F +61 2 8568 0088
www.turner.com.au



NOTES
 THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. BEFORE TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

- Notes:
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1-2009
 6. Mechanical ventilation systems to comply with AS1668.2-2012

| Rev | Date | Approved by | Issue Name |
|-----|----------|-------------|-------------------------|
| 01 | 14.12.18 | KP | Development Application |
| P | 05.04.19 | SC | For Information |

Project Title
Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Elevations
West Elevation

Scale
1:200 @A1, 50% @A3

Project No.
18047

Drawn by
ML/KP

Status
DA-250-301

Rev
P



NOTES
 THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. BEFORE TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

- Notes:
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1-2009
 6. Mechanical ventilation systems to comply with AS1668.2-2012

| Rev | Date | Approved by | Issue Name |
|-----|----------|-------------|-------------------------|
| 01 | 14.12.18 | KP | Development Application |
| P | 05.04.19 | SC | For Information |

Project Title
Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Elevations
 South Elevation

Scale
1:200 @A1, 50% @A3

Project No. **18047** Drawn by **ML/KP** North

Status
 Dwg No. **DA-250-201** Rev **P**



NOTES
 THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. BEFORE TURNING UP ANY OCCURRENCES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

- Notes:**
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1-2009
 6. Mechanical ventilation systems to comply with AS1668.2-2012

| Rev | Date | Approved by | Issue Name |
|-----|----------|-------------|-------------------------|
| 01 | 14.12.18 | KP | Development Application |
| P | 05.04.19 | SC | For Information |

Project Title
Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Elevations
East Elevation

Scale
 1:200 @A1, 50% @A3

Project No. 18047
Drawn by ML/KP
North

Dwg No. DA-250-101
Rev P



NOTES
 THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. BEFORE TURNING UP ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

Notes:
 1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1-2009
 6. Mechanical ventilation systems to comply with AS1668.2-2012

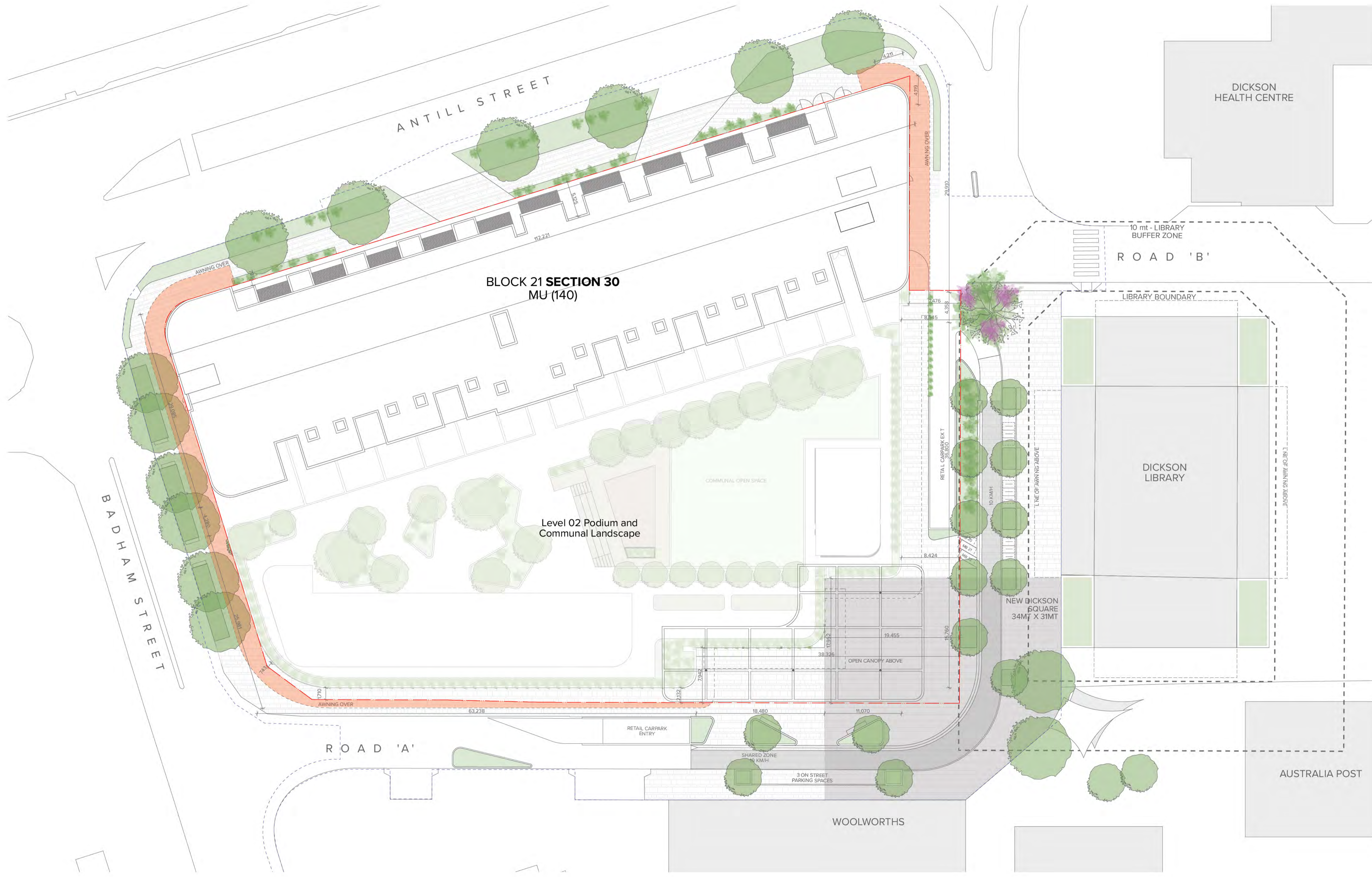
| Rev | Date | Approved by | Issue Name |
|-----|----------|-------------|-------------------------|
| 01 | 14.12.18 | KP | Development Application |
| P | 05.04.19 | SC | For Information |

Project Title
Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Elevations
North Elevation

Scale
 1:200 @A1, 50% @A3

Project No. 18047
Drawn by ML/KP
Status **Dwg No.** DA-250-001 **Rev** P



NOTES
 THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. BEFORE TURNING UP ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

- Area of encroachment
- Property Boundary as per current Block boundary
- Extent of works

- Notes:**
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to be as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1 2009
 6. Mechanical ventilation systems to comply with AS1668.2 2012
 7. Refer to Civil documentation for further off-site works extent

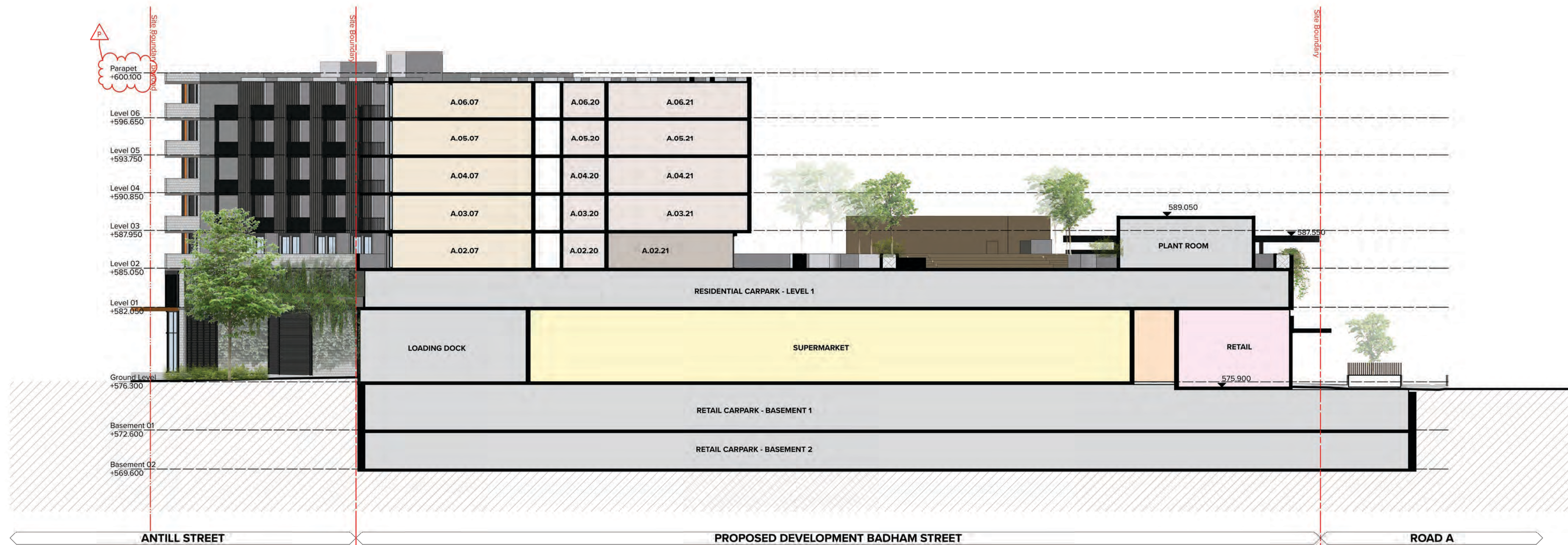
| Rev | Date | Approved by | Issue Name |
|-----|----------|-------------|-----------------|
| N | 27.03.19 | IP | For Information |

Project Title
Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602

Drawing Title
Siteworks Encroachment Plan

Scale: 1:250 @A1, 50% @A3
 Status: Project No. 18047
 Drawn by: TURNER
 Rev: N
 Drawing No. DA-100-401

TURNER
 Level 7 ONE O'Connell Street
 Darlinghurst NSW 2010
 AUSTRALIA
 T +61 2 8568 0000
 F +61 2 8568 0066
 turner@td.com.au



NOTES
 THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. BEFORE TURNING UP ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

- Notes:
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1-2009
 6. Mechanical ventilation systems to comply with AS1668.2-2012

| Rev | Date | Approved by | Issue Name |
|-----|----------|-------------|-------------------------|
| 01 | 14.12.18 | KP | Development Application |
| P | 05.04.19 | SC | For Information |

Project Title
Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Sections
Section BB

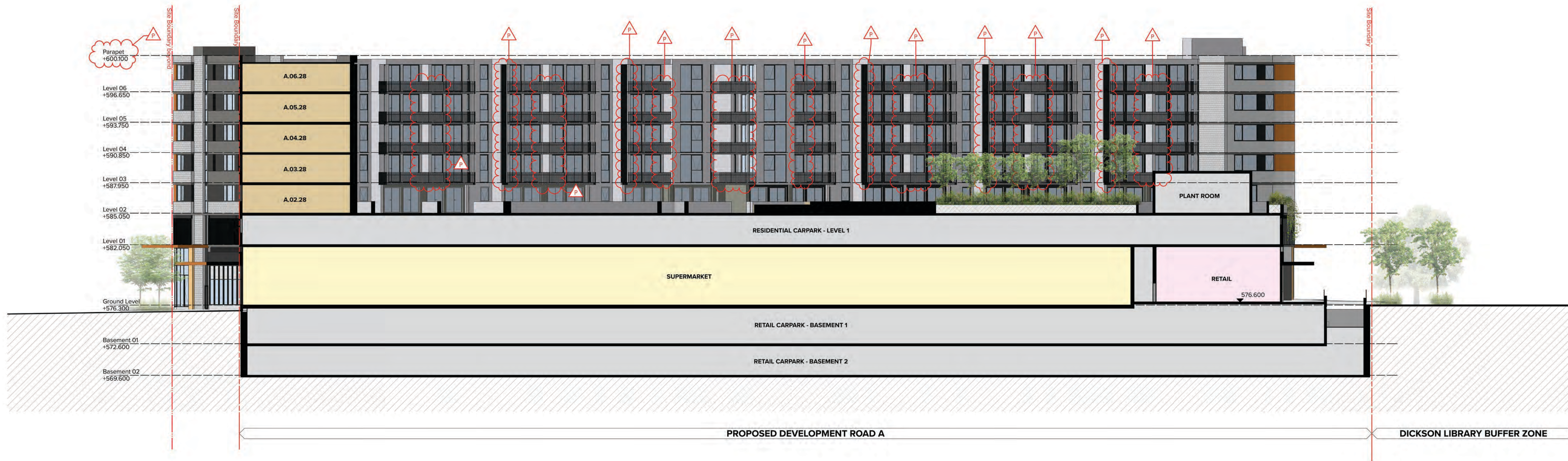
Scale
1:200 @A1, 50% @A3

Project No.
18047

Drawn by
ML/KP

Dwg No.
DA-350-002

Rev
P



NOTES
 THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. BEFORE TURNING UP ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Coles Group Property Developments
 6 Giffnock Avenue Macquarie Park NSW
 2113

- Notes:**
1. This drawing is to be read in conjunction with relevant consultant drawings
 2. Entrances to all buildings along the accessible path of travel to be as AS1428.1
 3. All lifts to comply with AS735.12 and BCA
 4. All handrails within stairwells to AS1428.1
 5. Tactile indicators to top and bottom of stair risers and road crossings to AS1428.1-2009
 6. Mechanical ventilation systems to comply with AS1668.2-2012

| Rev | Date | Approved by | Issue Name |
|-----|----------|-------------|-------------------------|
| 01 | 14.12.18 | KP | Development Application |
| P | 05.04.19 | SC | For Information |

Project Title
Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602

Drawing Title
GA Sections
Section AA

Scale
 1:200 @A1, 50% @A3

Project No. 18047
Drawn by ML/KP
Status P
Dwg No. DA-350-001

Planning and Development Act 2007

Development Application

Application Number: **201835109**

Type of Application

The type of application you are applying for is Further Information - S141

Lease/Site Details

Site Number: 1

| | | | |
|----------------|---------|--------------|-------------|
| Suburb | Section | Block Number | Unit Number |
| DICKSON | 30 | 21 | |
| Street Address | | | |
| DICKSON | | | |

Applicant Details

| | | | |
|---|-----------------|-----------------------|-----------|
| ACN or ABN | | | |
| 95159090294 | | | |
| Company Name | | Position held / Title | |
| Blak Plan Pty Ltd/Trading as Knight Frank Town Planning | | Town Planner | |
| Salutation | First Name | Surname | |
| None | Halimah | Jobling | |
| Postal Address 1 | | Postal Address 2 | |
| Level 4 | | 64 Allara Street | |
| Postal Address 3 | | | |
| | | | |
| Suburb | State/Territory | Postcode | Country |
| City | ACT | 2601 | Australia |
| Phone Number | Fax Number | Mobile Number | |
| 62217886 | | | |
| Email | | | |
| Planning.ACT@au.knightfrank.com | | | |

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

Company

Australian Company Number (ACN)

72004428326

Company Name

Coles Group Property Developments Limited

Position held / Title

Legal Counsel, Property Legal

Salutation

None

First Name

Suzi

Surname

Stanicic

Postal Address 1

Level 3

Postal Address 2

Module 6

Postal Address 3

800 Toorak Road

Suburb

Hawthorn East

State/Territory

VIC

Postcode

3123

Country

Phone Number

0299191428

Fax Number

Mobile Number

Email

rebecca.thomas@coles.com.au

Describe the Additional Information Being Provided

Further information in response to City Renewal Authority comments. Refer to cover letter for further details.

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents as requested by the Environment, Planning and Sustainable Development Directorate in accordance with Section 141 of the Planning and Development Act 2007;

I/we understand that the documentation provided via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;

I/we declare that all the information given on this form and its attachments is true and complete;

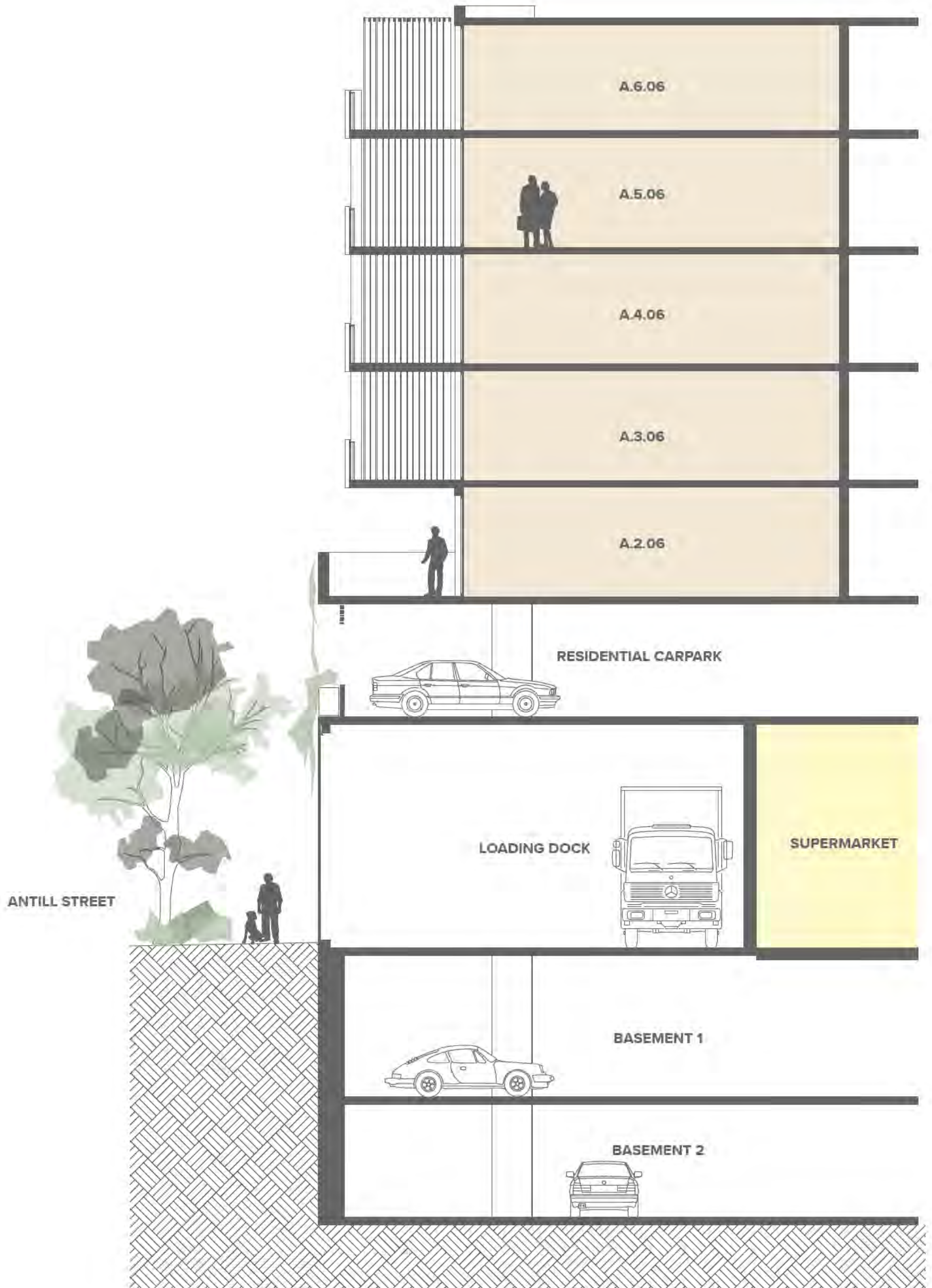
I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations:

Accept

Acceptance Date

30/05/2019

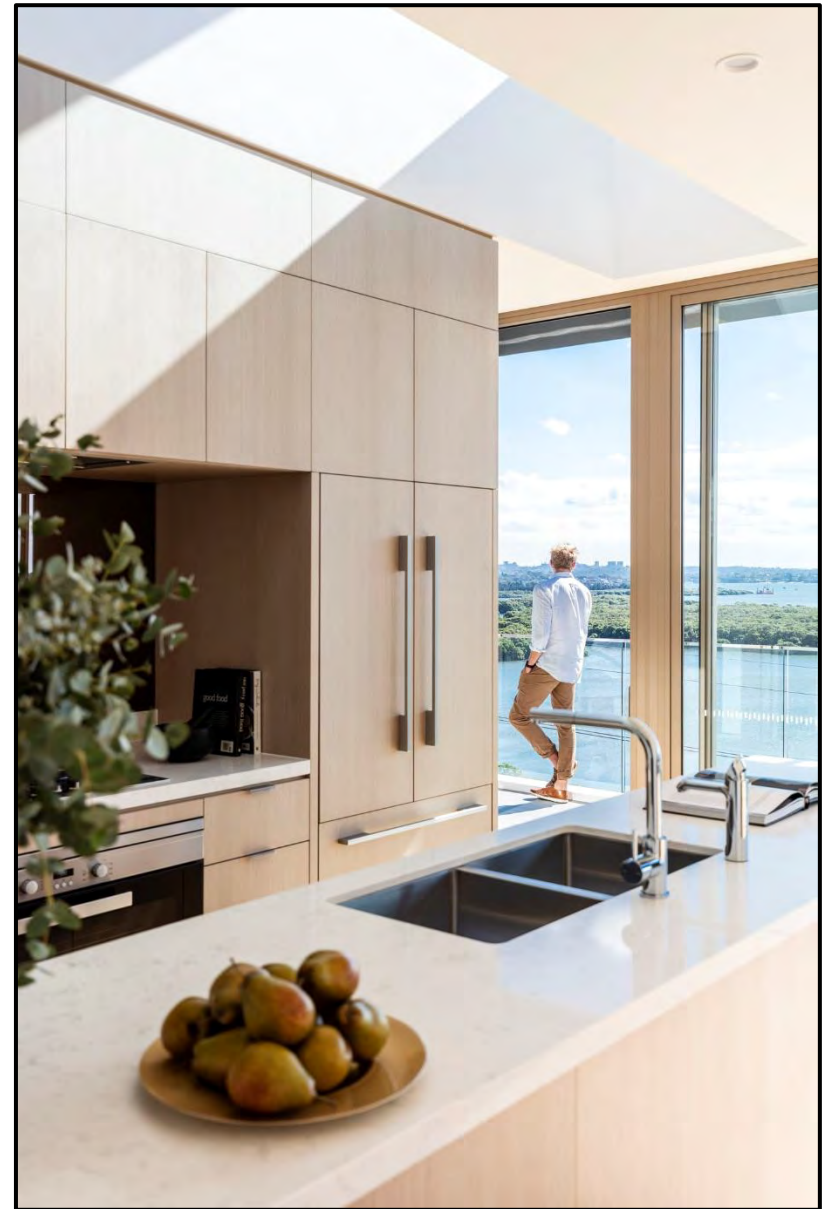




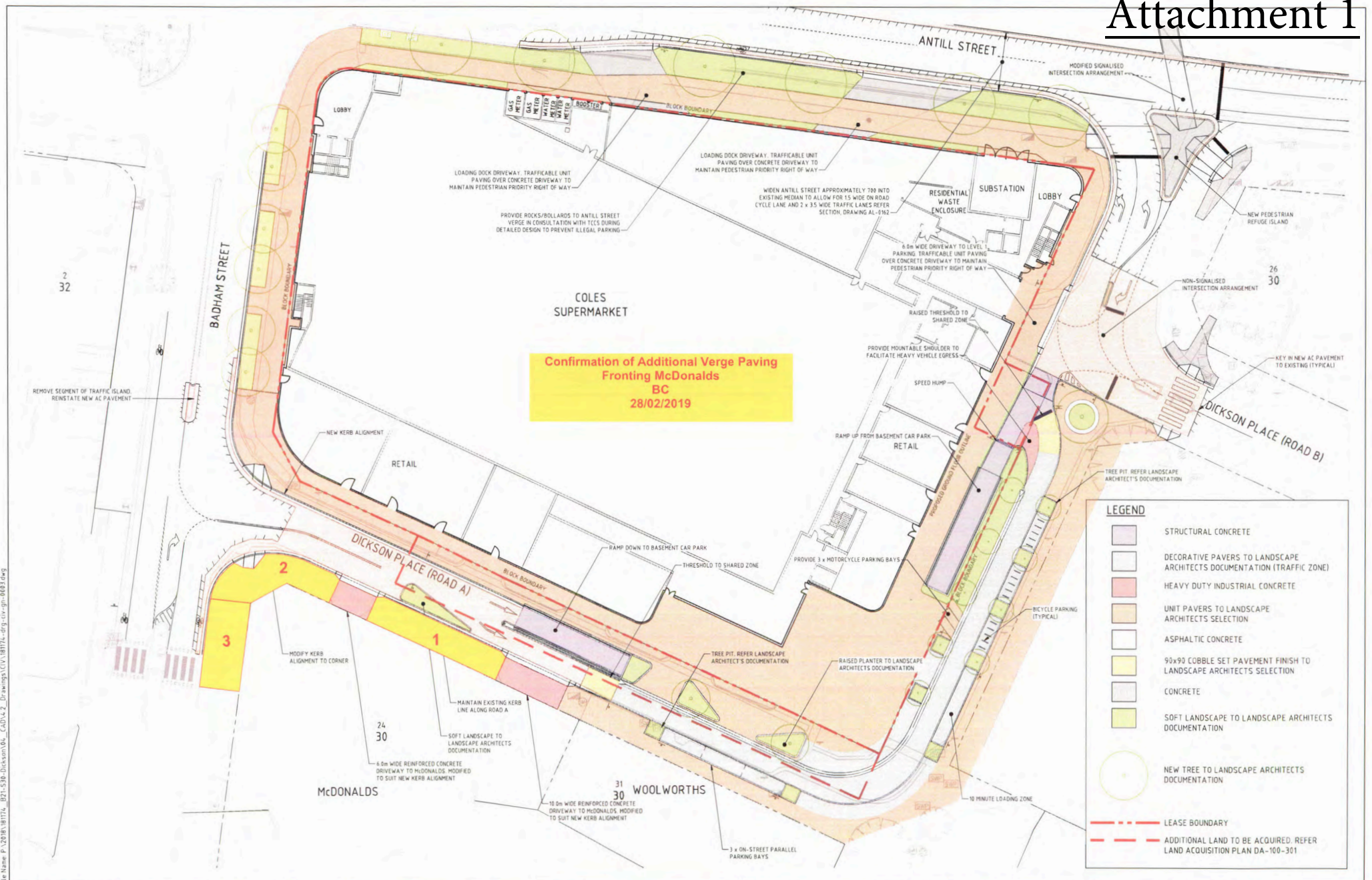
Turner Paragon Project - skylights



Turner Union Interiors Project - Skylights



Turner WBTC Stage 2 Interior Project - Skylights



File Name: P:\2018\181174_B21-530-Dickson\04_CAD\4_2_Drawings\CIV\181174-drg-civ-gn-0003.dwg

| | | | |
|-----|------------------------------------|------------|----------|
| G | DEVELOPMENT APPLICATION | 20/12/2018 | DA |
| F | REVISED DEVELOPMENT APPLICATION | 20.12.2018 | DA |
| E | NEW TREES REVISED ON ANTILL STREET | 17.12.2018 | DA |
| D | DEVELOPMENT APPLICATION | 14.12.2018 | DA |
| C | EDP UPDATE | 14.11.2018 | DA |
| B | EDP UPDATE | 12.11.2018 | DA |
| A | ESTATE DEVELOPMENT PLANS | 9.11.2018 | DA |
| 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

| | | | |
|-----------------------------|--------------|--------------------|-----------|
| NOT FOR CONSTRUCTION | | | |
| Original Size | A1 | Drawn By | DA |
| Date Plotted | 20-Dec-18 | Designed By | AE |
| Coordinate System | STROMLO GRID | Approved Date | 9.11.2018 |
| Height Datum | AHD | Approved Signature | |

| | | | | | |
|---------------------------|------|---------------------------------|----------------|---------|-----|
| Project Name and Location | | DICKSON MIXED USE PROJECT | | | |
| | | BLOCK 21 SECTION 30 DICKSON ACT | | | |
| Drawing Title | | DEVELOPMENT PLAN | | | |
| Project Number | Type | Discipline | Sub-Discipline | Dwg No. | Rev |
| 181174 | DRG | CIV | GN | 0003 | G |

STATEMENT AGAINST CRITERIA

Dickson Village

**Block 21 Section 30
DICKSON ACT 2602**



December 2018

CONTENTS

| | | |
|----------|--|-----------|
| 1 | Precinct Codes | 1 |
| 1.1 | Dickson Precinct Map and Code | 1 |
| 2 | Development Codes | 12 |
| 2.1 | Commercial Zones Development Code | 12 |
| 2.2 | Multi Unit Housing Development Code | 30 |
| 3 | General Codes | 54 |
| 3.1 | Parking and Vehicular Access General Code | 54 |
| 3.2 | Bicycle Parking General Code | 54 |
| 3.3 | Access and Mobility General Code | 54 |
| 3.4 | Crime Prevention Through Environmental Design General Code | 54 |
| 3.5 | Signs General Code | 54 |
| 3.6 | WaterWays: Water Sensitive Urban Design General Code | 54 |

1 PRECINCT CODES

1.1 Dickson Precinct Map and Code

The Dickson Precinct Map identifies the site as being within the boundaries of the RC1 (Dickson Group Centre). The relevant rules & criteria are addressed below.

RC1 – Dickson Group Centre

Element 1: Use

| Rules | Criteria | Response |
|--|---|--|
| 1.1 Ground Floor Use | | |
| <p>R1</p> <p>This rule applies to sites with frontage to main pedestrian areas and routes in CZ1. Only the following uses are permitted at the ground floor level:</p> <ul style="list-style-type: none"> a) Business agency b) Club c) Community Use d) Drink establishment e) Financial establishment f) Hotel g) Indoor entertainment facility h) Indoor recreation facility i) Public agency j) Restaurant k) Shop. | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>The site is located within the CZ1 zone. The Badham Street frontage has been identified as adjoining a main pedestrian area and as a secondary active frontage. The ground floor plane with frontage to Badham Street will be occupied by retail (shop) and a residential foyer.</p> |
| <p>R2</p> <p>This rule applies to blocks along frontages to Woolley Street in CZ2 and CZ3. The following uses are permitted in buildings at the ground floor level:</p> <ul style="list-style-type: none"> a) Club b) Drink establishment c) Hotel d) Indoor entertainment facility e) Indoor recreation facility f) Restaurant g) Shop. | <p>C2</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p> | <p>Not applicable.</p> <p>The site is not located in the CZ2 or CZ3 zones along Woolley Street.</p> |

| 1.2 Office – Floor Area Limit | | |
|---|--|---|
| <p>R3</p> <p>This rule applies in CZ1, CZ2 and CZ3. The max GFA for office is:</p> <p>a) Section 30: 4,000m² per lease</p> <p>b) Sections 31, 32 and 34: all of the following:</p> <p>i) 4,000m² per lease</p> <p>ii) 1,500m² at ground floor level.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>Located in the CZ1 zone and in Section 30, the maximum GFA for office on this site is 4000m². No office area is proposed on the site.</p> |
| 1.3 Residential Use – Ground Floor | | |
| <p>R4</p> <p>This rule applies in CZ2 and CZ3. Residential use is not permitted at the ground floor level except at area A shown in figure 1. Residential use at the ground floor level complies with AS4299 Adaptable Housing and the Access and Mobility General Code.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>The site is not located in the CZ2 or CZ3 zones.</p> |
| 1.4 Industrial Trades, Municipal Depot, Store | | |
| <p>R5</p> <p>This rule applies in CZ1. One or more of the following uses are permitted only in the shaded areas shown in figure 1 and only in association with a structured car park:</p> <p>a) Industrial trades</p> <p>b) Municipal depot</p> <p>c) Store</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>None of the identified uses are proposed on the site.</p> |
| 1.5 Development on Nominated Car Parking Areas | | |
| <p>R6</p> <p>This rule applies to the shaded area shown in figure 1. Development complies with all of the following:</p> <p>a) The existing number of car parking spaces is retained on the 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 Parking and Vehicular Access General Code in addition to the spaces required by item a).</p> | <p>C6</p> <p>Development achieves all of the following:</p> <p>a) Any additional parking provision requirements (under the Parking and Vehicular Access General Code) for the development</p> <p>b) Makes a substantial contribution to the long term publicly accessible parking supply for the group centre.</p> | <p>Complies with rule.</p> <p>As per Rule 6 and the Deed of Agreement, the proposed provides replacement car parking of 237 car spaces in addition to the car parking required for the supermarket and retail development on site that will be provided in the basement car park. 449 car parking spaces are provided in the basement, 206 spaces provide on level 1 and 3 spaces on grade. A total of 655 spaces (183 residential and 472 commercial) are proposed.</p> <p>The proposed complies with the Rule 6, the Deed of Agreement and the Parking and Vehicular Access General Code.</p> |

Element 2: Buildings

| Rules | Criteria | Response |
|--|---|---|
| 2.1 Building Heights | | |
| <p>R7</p> <p>This rule applies in CZ1, CZ2 and CZ3. The max height of buildings is:</p> <p>a) Section 30: the lesser of 12m or RL587 except in area C shown in figure 1: 24m</p> <p>b) Sections 31, 32 and 34: the lesser of 21m or 6 storeys</p> <p>Building height measurement excludes all of the following:</p> <p>a) Roof top plant</p> <p>b) Lift overruns</p> <p>c) Antennas</p> <p>d) Photovoltaic panels</p> <p>e) Air conditioning units</p> <p>f) Chimneys, flues and vents</p> <p>The minimum setback of these excluded items from the building façade of the floor immediately below is 3m.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>Rule 7(a) is applicable to the subject site to which the northern part of the site falls within the 24m height limit shown in figure 1 area C of this Code. The 24m tower proposed falls entirely within area C.</p> <p>The proposed rooftop plant, lift overruns, photovoltaic panels and air conditioning units achieves a setback of 3m from the building façade from the floor below minimising their visibility.</p> |
| 2.2 Building Design | | |
| <p>R8</p> <p>This rule applies in CZ1, CZ2 and CZ3. The minimum floor to ceiling height at ground floor level is 3.6m.</p> | <p>C8</p> <p>The ground floor level of buildings is adaptable for commercial uses.</p> | <p>Complies with rule.</p> <p>Located in a CZ1 zone, the development will deliver an internal floor to ceiling height at ground floor level that exceeds 3.6m.</p> |
| <p>There is no applicable rule.</p> | <p>C9</p> <p>Building design achieves all of the following:</p> <p>a) Corner buildings contain focal points providing architectural interest and variety to the building design</p> <p>b) Entrances to common areas for residential use provide strong visual connection to the street and ensure a high level of surveillance</p> <p>c) Driveways and pedestrian entrances to the site are visible from the block boundary</p> <p>d) West-facing facades incorporate sun shading into building designs</p> | <p>Complies with criteria.</p> <p>a) Corner elements exhibit enhances architectural treatment. Curved brick provide textured surfaces and articulated building form reduces the bulk of the residential tower.</p> <p>b) Entrances to common areas for residential use are prominent with raised ceilings and awnings. The glazed façade builds a strong visual connection to the street and level of surveillance, in compliment to sharing a view the bright interior architecture of the foyers with passers-by.</p> |

| | | |
|------------------------------|---|---|
| | e) Consistency with the desired character. | <p>c) Driveways and pedestrian entrances to the site are visible from the block boundary.</p> <p>d) The western elevation incorporates high level, 3m wide awnings, solar screening to ground floor uses and pedestrians along this stretch of Badham Street.</p> <p>e) The creation of the new Dickson Square at the south east of the development creates a stronger consistency with the desired character. An assessment against the statement of desired character has been provided in the planning report.</p> |
| There is no applicable rule. | <p>C10</p> <p>This criterion applies to development that exposes a blank façade of an adjoining building. Exposed façade is to achieve a visually interesting architectural treatment.</p> <p>Note: Treatments may include the use of colour, articulation, materials and shadows.</p> | <p>Not applicable.</p> <p>There are no adjoining buildings; the site occupies a single lease with four road frontages.</p> |
| 2.3 Plot Ratio | | |
| There is no applicable rule. | <p>C11</p> <p>Plot ratio achieves consistency with the desired character.</p> | <p>Complies with criteria.</p> <p>The proposed has a plot ratio of 252% - (GFA of 19,851m² on a site of 7,867m²).</p> <p>Centrally located on a group centre site, the proposed plot ratio achieves the desired character for an urban village. The proposed plot ratio is consistent with the development parameters set by the Deed and draft Crown lease which facilitates up to 32,000m² GFA (407% plot ratio).</p> <p>An assessment of the proposal against the statement of desired character is provided in the accompanying planning report, noting that the statement of desired character does not provide any specific guidance enabling the assessment of an appropriate plot ratio.</p> |

| 2.4 Setback | | |
|--|---|--|
| <p>R12</p> <p>This rule applies in CZ3 to development adjoining the western boundary of block 25. Development complies with all of the following:</p> <ul style="list-style-type: none"> a) Setback to front boundary is a minimum of 2.5m, except for basement and/or awnings b) Setback area is finished: <ul style="list-style-type: none"> i) At the level of the pedestrian pathway ii) In hard paved surface c) Setback area is publicly accessible at all times. <p>Note: Identified buildings setbacks do not include basement car parking.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>The site does not adjoin Block 25.</p> |
| 2.5 Main Pedestrian Areas and Routes | | |
| <p>R13</p> <p>This rule applies in CZ1, to the proposed trans-section connection in figure 2 and area B shown in figure 1. Pedestrian areas and connections are to remain unenclosed and publicly accessible at all times.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>The site is not subject to proposed trans-section connections.</p> |
| <p>R14</p> <p>This rule applies to pedestrian areas, including new trans-section routes shown in figure 2. Development is to provide pedestrian areas and pedestrian trans-section routes that comply with all of the following:</p> <ul style="list-style-type: none"> a) Minimum unobstructed width is 4m b) For new trans-section routes-signage at each end identifying the connection provided <p>Note: A condition of approval may be imposed regarding the tenure pedestrian routes.</p> | <p>C14</p> <p>The width and scale of new pedestrian trans-section routes reflect their function, and provides sufficient width for pedestrian movement.</p> | <p>Complies with rule.</p> <p>No new trans-section routes cross the subject site. The rule refers to 'pedestrian areas', as opposed to 'main pedestrian areas' which are defined in the Precinct Code. This element is titled 'main pedestrian areas...' and consequently we have applied this provision to the Badham Street frontage only. The Badham Street verge provides a minimum unobstructed width of 4m.</p> <p>No part of the proposed development encroaches the holding lease boundary with the exception of awnings. The awnings will be subject to license arrangements, will not reduce or encumber the existing verge width, and will provide enhanced amenity including weather protection for pedestrians. Upgrades to the verge include hard and soft landscaping, deep planting zones for trees and will be designed to integrate with and compliment the development as well as the character of Dickson.</p> |

| | | |
|---|---|--|
| <p>R15</p> <p>At the location of pedestrian areas shown in figure 2, redevelopment and/ or subdivision will:</p> <p>a) Provide the proposed pedestrian routes and pedestrian trans-section routes</p> <p>b) Retain the existing pedestrian routes.</p> | <p>C15</p> <p>Redevelopment and/or subdivision are consistent with the pattern of existing and proposed pedestrian routes and pedestrian trans-section routes at the locations shown in figure 2.</p> | <p>Complies with rule.</p> <p>The rule refers to 'pedestrian areas', as opposed to 'main pedestrian areas' which are defined in the Precinct Code. This element is titled 'main pedestrian areas...' and consequently we have applied this provision to the Badham Street frontage only.</p> <p>The existing pedestrian route will be retained and upgraded with new hard and soft landscaping including trees.</p> |
| <p>R16</p> <p>This rule applies to blocks that are traversed by proposed trans-section routes in figure 2. Where building subdivision and or development include building where the number of storeys is 3 or more, the trans-section connection is provided.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>The site is not identified for a proposed trans-section route.</p> |
| <p>R17</p> <p>This rule applies in CZ1 in section 30. Buildings do not overshadow the hatched pedestrian area identified in figure 2 beyond the shadow cast by a notional 9m high wall measured from the datum ground level at the boundary adjoining the public realm.</p> | <p>C17</p> <p>Buildings do not unreasonably shadow pedestrian areas.</p> | <p>Complies with criteria.</p> <p>Buildings do not unreasonably shadow pedestrian areas. The shadow cast over the hatched pedestrian area is not beyond the notional 9m high wall between 12noon and 3pm in June.</p> <p>The extent of shadowing on these areas is illustrated on the shadow diagrams provided as part of the DA package, as is the extent of shadow cast by a nominal 9m high wall.</p> <p>The building has been set back from the southern boundary to reduce the extent of overshadowing of the hatched pedestrian area. Buildings do not unreasonably shadow pedestrian areas.</p> |
| <p>R18</p> <p>This rule applies to area B identified in figure 1. Redevelopment and/or subdivision provides all of the following:</p> <p>a) Pedestrian access is provided from Woolley Street with a minimum unobstructed width of 5m.</p> <p>b) Development over the pedestrian access is limited to awnings and/or balconies.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>The site is not located within area B.</p> |

| 2.6 Active Frontages | | |
|---|--|--|
| <p>R19</p> <p>For buildings located along primary active frontage areas identified in figure 2, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) Buildings incorporate clear display windows and/or shop fronts at the ground floor level b) Building incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) Tenancies at ground floor level that occupy more than a total of 20m of the street frontage present as more than one tenancy d) Any small areas of walls without windows contain display windows, showcases and/or public art, with a maximum of 30% blank frontage per tenancy. | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>Development has primary active frontage along the southern boundary to Road A.</p> <ul style="list-style-type: none"> a) Ground floor retail facades fronting the primary active frontage are glazed, incorporating clear display windows for transparency, surveillance and activity. b) Direct pedestrian access to the building and to individual tenancies is proposed at grade with verge level access from New Dickson Square to the proposed entry via an at grade pedestrian priority shared zone. c) No individual tenancy at ground floor level will have a frontage in excess of 20m. The proposed street facing tenancies are fine grain with narrow frontages. d) All ground floor commercial tenancies will be finished with extensive glazing. |
| <p>R20</p> <p>For buildings located along secondary active frontage areas identified in figure 2, frontages and building design comply 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 with the verge level for access and egress for persons with disabilities. | <p>C20</p> <p>Development at ground floor 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>Complies with criteria.</p> <p>The development has a secondary active frontage area located along Badham Street and along the section of Road A that is adjacent to the Dickson Library. The interface with the Dickson Library complies with Rule R20.</p> <p>The proposed Badham Street frontage is adaptable for shops, provides for direct access at street level and glazing will provide opportunities for views into and out of the building.</p> <ul style="list-style-type: none"> a) Both secondary frontages incorporate clear display windows and shop fronts at the ground floor level. In compliment to the glazed residential foyers, the proposed transparency provides an active interface at the street frontage. b) Proposal provides opportunities for adaptable access & egress to achieve direct pedestrian access at grade with verge level to specialty retail tenancies along Badham Street. |

| | | |
|--|--|--|
| <p>There is no applicable rule.</p> | <p>C21 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 2.</p> | <p>Complies with criteria. No extensive lengths of blank facades, open structured car parks, loading docks, substations or other service infrastructure are located adjacent the primary active frontage. Service infrastructure has been minimised on secondary active frontages and do not dominate the frontage, by method of architectural and landscape design, material treatments and the minimised scale of service infrastructure.</p> |
| <p>2.7 Awnings</p> | | |
| <p>R22 This rule applies in CZ1, CZ2 and CZ3 to buildings fronting primary active frontage area shown in figure 2. Awnings comply with all of the following:</p> <ul style="list-style-type: none"> a) Cantilevered awnings for the full extent of the building frontage b) Awnings are to be a minimum height of 3m above finished pavement or ground level of the verge c) Awnings are to be integrated into the building design at the first floor level d) Awnings are to be a minimum of 3m in cantilever depth, except <ul style="list-style-type: none"> i) Where opposing primary active frontages are 6m apart or less, awning depth may be reduced to ensure awnings are separated by 0.5m ii) Awning depth may be reduced to retain existing tree planting and the like. | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule. Cantilevered awning is provided for the full extent of the primary active frontage and achieve:</p> <ul style="list-style-type: none"> a) an awning clearance height of at least 3m above the ground level of the verge; b) are integrated into the first-floor level, designed to compliment the screening material and scale of podium level building height, and c) the are cantilevered to a depth of 3m along the primary active frontage area. |
| <p>2.8 Driveway Access to Antill Street – CZ1</p> | | |
| <p>R23 This rule applies to Section 30. Applications for driveway access and egress to Antill Street includes all of the following:</p> <ul style="list-style-type: none"> a) Design that achieves all of the following: <ul style="list-style-type: none"> i) Access is only restricted to left in and/or left out only ii) No break in the Antill Street median iii) Access is restricted to service, delivery and/or emergency vehicles only | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule. The driveway access and egress at Antill Street complies with all of the requirements of Rule R23.</p> <ul style="list-style-type: none"> a) Accessed via Antill Street the design of the loading dock achieves: <ul style="list-style-type: none"> i) Access is restricted to left in and left out movement ii) The proposed driveway does not break the Antill Street median |

| | | |
|--|---|--|
| <p>b) Traffic report supporting the vehicle access arrangement.</p> | | <p>iii) Service, delivery and/or emergency vehicles only access allowed. b) A traffic report has been prepared by Northrop Engineers and submitted as part of this DA package.</p> |
| <p>2.9 Cape Street Road Extension – Section 34</p> | | |
| <p>R24 This rule applies to blocks that are traversed by proposed road shown on figure 1. Where subdivision and or development include building where the number of storeys is 3 or more, the proposed road is provided.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable. The subject site is not traversed by the proposed road shown.</p> |
| <p>2.10 Development on Nominated Car Parking Site – Section 34</p> | | |
| <p>R25 This rule applies to the area covered by the public land overlay Pe. Development of a pedestrian plaza complies with all of the following:</p> <ul style="list-style-type: none"> a) Located on the corner of Badham Street and Dickson Place b) Minimum size of 1,300m² where the boundaries have the following alignment: <ul style="list-style-type: none"> i) Southern side: southern edge of the proposed trans-section route shown in figure 2 between Woolley Street and Badham Street ii) South-eastern side: north-western boundary of Block 4 Section 30 c) Publicly accessible at all times d) Vehicles access is not permitted, except emergency vehicles e) A deep root planting zone is provided at the corner of Badham Street and Dickson Place. f) One or more of the following is permitted: <ul style="list-style-type: none"> i) Landscaping ii) Public art iii) Unenclosed shade structures iv) Street furniture v) Awnings vi) Signage vii) Basement parking. | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable. The subject site is not located within Section 34.</p> |

| 2.11 Dickson Library Buffer Area | | |
|---|--|---|
| R26 No new building, except basement, is permitted within the 'library buffer area' shown in figure 3. The 'library buffer area' is defined as the area measured from any point on each boundary of Block 13 Section 30 Dickson for a minimum distance of 10 metres. | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. No new building except basement is contained within the 'library buffer area'. There is a minimum 10m separation between building elements proposed and the Dickson Library. |

Element 3: Environment

| Rules | Criteria | Response |
|--|--|---|
| 3.1 Landscaping | | |
| R27 Landscaping associated with capital works and pedestrian routes achieves all of the following: a) Quality space for pedestrians b) Provision for on-site infiltration of stormwater run-off c) Water Sensitive Urban Design (WSUD) principles are applied to all landscape treatments d) Drought tolerant plant species are used to contribute to a high quality landscape character. | This is a mandatory requirement. There is no applicable criterion. | Not applicable. The rule applies to landscaping associated with capital works and pedestrian routes. Pedestrian areas are proposed within the development providing quality, landscaped space for pedestrians. Refer to Landscape Plans and Design Report prepared by Turf Studio. |

Element 4: Entity (Government Agency) Endorsement

| Rules | Criteria | Response |
|---|--|--|
| R28 The following matters are to be endorsed by the nominated agency: a) Territory and Municipal Services Directorate i) Landscaping ii) Footpaths iii) Cycle paths iv) Pedestrian connections, including trans-section routes and setback area to block 25 section 34 v) Driveway access to Antill Street vi) Roads vii) Pedestrian plaza, including deep root planting zone, in consultation with Conservator of Flora | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. Refer Landscape Plans and Design Report prepared by Turf Studio and Civil Plans prepared by Sellick Engineers to Territory and Municipal Services Directorate for endorsement. Refer parking studies prepared by Northrope Consulting Engineers to the ACT Government agency with responsibility for transport planning for endorsement. |

| | | |
|--|--|--|
| <p>and Fauna</p> <p>Note: TAMS will endorse a plan if it complies with the relevant TAMS standard. TAMS may endorse departures.</p> <p>b) ACT Government with responsibility for transport planning:</p> <p>i) Parking studies.</p> | | |
|--|--|--|

2 DEVELOPMENT CODES

2.1 Commercial Zones Development Code

The site is located in a CZ1 Core Zone. Our assessment against the Commercial Zones Development Code is set out below.

Part A – General Controls

Element 1: Lease and Development Conditions

| Rules | Criteria | Response |
|---|---|--|
| 1.1 Approved Lease and Development Conditions | | |
| <p>R1 This rule applies to blocks affected by approved lease and development conditions 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 The development meets the intent of any current, relevant lease and development conditions.</p> | <p>Not Applicable. The site does not have approved lease and development conditions.</p> |

Element 2: Use

| Rules | Criteria | Response |
|---|--|--|
| 2.1 Existing Community and Recreation Sites | | |
| R2 A development proposal does not reduce the range of community or recreation facilities available. | 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. | Complies with rule. This application does not reduce the range of community or recreation facilities available. |

Element 3: Buildings

| Rules | Criteria | Response |
|--|--|---|
| 3.1 Building Design and Materials | | |
| There is no applicable rule. | C3 Buildings achieve all of the following: a) A contribution to the amenity and character of adjacent public spaces b) Interesting, functional and attractive facades that contribute positively to the streetscape, 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. | Complies with criteria. Concept has improved pedestrian access around the building and the amenity and character of the adjacent public space. a) The proposal contributes significant high amenity to the adjacent public space including Dickson Square. The built form provides shelter, improved pedestrian experience and building quality to improve on Dickson's aging commercial centre. b) The proposed building façade has been designed to respect the gateway location of the subject site. The interesting, functional and attractive facades contribute positively to the streetscape. The pedestrian and cycling experience will be improved by the greater diversity of quality building and landscape materials, the incorporation of awnings and tree planting around the perimeter for weather protection. c) The surfaces and built form will minimise reflected sunlight. Brick, timber and metal screening are low reflective surfaces, while 3m cantilevered awnings reduce glare from glazed ground floor retail facades. d) The proposed building form is articulated with no expansive blank walls. The two northern |

| | | |
|--|---|--|
| | | <p>corners feature curved brick tower like elements, sandwiched between, the upper level residential is defined by contrasting concrete and powdercoated finishes. Vertical elements are interspersed by stacked horizontal balconies. Below, the loading zone entry and exit are nested between greenwalls and covered while not in use by screening elements. To the south of the building the form drop to two storeys topped with a podium level garden, reducing the bulk of the residential tower.</p> <p>e) The proposal contributes to the permeability of Dickson Group Centre by providing pedestrian access and shared zones in place of the current vehicular network and carpark.</p> <p>f) Floor plans encourage walking within the building by having ease of access to stairwells to upper level residential on the perimeter of the building. Walking from retail tenancy to tenancy is encouraged by the provision of wide, outdoor weather protected and landscaped walkways.</p> <p>g) All stairwells in the development are well lit, private access only and secured. The traveller to the basement will be well lit with 24 hours a day access, and opens to a glazed foyer overlooking the Village Square.</p> |
| <p>There is no applicable rule.</p> | <p>C4 Buildings are of permanent construction.</p> | <p>Complies with criteria. The proposed buildings are of permanent construction.</p> |
| <p>3.2 Plant and Structures</p> | | |
| <p>There is no applicable rule.</p> | <p>C5 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.</p> | <p>Complies with criteria. Plant installation and service structures have been integrated with the building design. Roof top plant has been set back 3m from the building façade immediately below, as per Rule R7 of the Dickson Precinct Code and will not be prominently visible from ground level. Areas on the ground floor level have been identified for site servicing.</p> |

| 3.3 Parking Structures | | |
|--|--|--|
| There is no applicable rule. | <p>C6</p> <p>Parking structures achieve all of the following:</p> <ul style="list-style-type: none"> a) Integrate with the built form of adjacent existing development b) Avoid blank walls and provide interesting and attractive facades when facing public areas. | <p>Complies with criteria.</p> <p>Parking is to be contained within two basement levels and one podium level. No standalone parking structures are proposed. The podium level parking is to be screened, articulated by curved building edges, multiple surface materials and planters to provide an interesting and attractive street facing facade.</p> |
| 3.4 Materials and Finishes | | |
| There is no applicable rule. | <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> <ul style="list-style-type: none"> a) Transparency is maximised b) Reflectivity is minimised c) Shadow profiles or visible joint detailing are included d) Visually interesting building elements are applied through the use of elements such as colour, articulation, materials selection, shadows or deep framing profiles. | <p>Complies with criteria.</p> <p>The material palette provides visual expression and interest incorporating fine grain textures of brick and timber finishes along with high transparency, low reflectivity glazing at the ground level commercial tenancies. Upper level setbacks, curving corners, material differentiation, vertical elements and inset balconies provide an expression of character and interest.</p> <p>Refer to Materials Schedule prepared by Turner Studio.</p> |
| 3.5 Storage | | |
| <p>R8</p> <p>Outdoor storage areas comply with all of the following:</p> <ul style="list-style-type: none"> a) Are located behind the building line b) Are screened from view from any road or other public area c) 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> | <p>Not Applicable.</p> <p>No outdoor storage areas are proposed.</p> |
| 3.6 Wind | | |
| There is no applicable rule. | <p>C9</p> <p>This criterion applies to buildings with a height of building greater than 19m but less than 28m. 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 height of building of 19m. Compliance with this criterion will be demonstrated by a wind assessment report prepared by a suitably qualified person.</p> | <p>Complies with criteria.</p> <p>The wind patterns associated with the proposed building will not unreasonably reduce the safety and comfort of people in the public realm.</p> <p>Refer to Pedestrian Wind Environment Statement prepared by Windtech.</p> |

| | | |
|---|---|--|
| <p>R10</p> <p>This rule applies to buildings with height of building greater than 28m. As a consequence of 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 demonstrated by wind assessment report prepared by suitably qualified person.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>The building is not greater than 28m in height.</p> |
| <p>3.7 Ventilation</p> | | |
| <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 AS1668.1 The use of ventilation and air-conditioning in buildings.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>The proposed ground floor tenancies may potentially be used for food retail or may be converted to restaurant use as permitted by the draft Crown lease.</p> <p>As noted on Architecture Plans prepared by Turner Architects "Mechanical ventilation systems to comply with AS1668.1 -2012".</p> |
| <p>3.8 Shopping Arcades and Malls – CZ3</p> | | |
| <p>R12</p> <p>This rule applies to CZ3. Internal shopping arcades or malls are not permitted.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>The site is not located within the CZ3 zone.</p> |
| <p>3.9 Supportive Housing and Residential Care Accommodation</p> | | |
| <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>Not applicable.</p> <p>Neither supportive housing nor residential care accommodation is proposed.</p> |

Element 4: Site

| Rules | Criteria | Response |
|------------------------|---|---|
| 4.1 Landscaping | <p>C14 Landscaping associated with the development achieves all of the following:</p> <ul 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 streetscape 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. | <p>Complies with criteria.</p> <ul style="list-style-type: none"> a) The site is located in a highly urbanised environment and the proposal is for comprehensive development, to or close to the site boundaries and off site works. Landscaping integrates hard paving with a mixture of trees, shrubs, climbers and groundcover, to deliver a changing landscape palette with greenery throughout the year. b) The scale of landscape is appropriate to the road reserve width and building bulk. c) The landscape materials style will complement the streetscape. d) The site does not adjoin a park, reserve or public transport corridors. e) Plantings have been selected and positioned to minimise potential damage to the proposed building or adjoining buildings. f) Plantings along Badham Street, Road A and Antill Street will provide summer shade to the pedestrian footpaths and ground floor activities. Deciduous planting has been used where appropriate to provide for winter sunlight. g) Planting has been used to address overlooking where required. h) Landscaping is sufficiently clear to enable utility maintenance. i) Landscaping has been selected to avoid damaging above and underground utilities. j) All above ground utilities have been integrated into the building design. k) Landscaping has been designed within the public spaces so as not to obscure views along movement networks in accordance with CPTED principles. l) The landscaping has been designed to enhance natural surveillance and ensure open sightlines are maintained per CPTED principles. |

| | | |
|------------------------------|---|---|
| There is no applicable rule. | C15 Tree planting in and around car parks provides shade and softens the visual impact of parking areas. | Not applicable. No at grade car parking is proposed. |
|------------------------------|---|---|

4.2 Lighting

| | | |
|---|--|---|
| R16 External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with AS1158.3.1 Pedestrian lighting. | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. A lighting plan has been provided by S4B as part of the development application. External lighting has been designed to comply with the relevant Australian Standards. |
|---|--|---|

| | | |
|--|----------------------------------|--|
| R17 All external lighting provided is in accordance with AS4282 - Control of the obtrusive effects of outdoor lighting. | C17 Light spill is minimised. | Complies with rule. New street lighting is proposed around the entire periphery of the site, to TCCS and other relevant standards. Light spill will be minimised. |
|--|----------------------------------|--|

4.3 Easements

| | | |
|---|--|--|
| R18 Buildings do not encroach over easements or rights of way. | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. The building does not encroach over easements or rights of way. |
|---|--|--|

Element 5: Access

| Rules | Criteria | Response |
|-------|----------|----------|
|-------|----------|----------|

5.1 Access

| | | |
|------------------------------|---|--|
| There is no applicable rule. | C19 Pedestrian and cyclist entrances, and driveways to the site achieves all of the following: 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. | Complies with criteria. Pedestrian and cyclist entrances and driveways to the site are clearly visible from the front boundary. The main entry is accentuated by the New Village Square feature structure and landscaping. The perimeter of the block provides a minimum 4m unobstructed pathway to accommodate pedestrians and cyclists. Improved pedestrian and cycling conditions will connect the retail and residential development to existing networks and created a new linkage to Dickson Square and surrounding existing retail via the pedestrian priority shared zone. |
|------------------------------|---|--|

| | | |
|--|---|--|
| <p>R20 Loading docks or vehicular entries to buildings are not located on frontages to the street.</p> | <p>C20 Loading docks and vehicular entries do not dominate the street frontage or conflict with parking and pedestrian movements in front of the building.</p> | <p>Complies with criteria. Four road frontages bind the site. The loading dock is proposed fronting Antill Street where efficiencies have been made to minimise the visual impact and reduce parking and pedestrian conflict. The dock is limited to one-way entry and exit, no on street reversing required. The entry and exit are to be screened by roller doors when not in use and is couched by climbing vegetation to soften the visual impact.</p> <p>Due to site constraints basement access and egress ramps are located on Road A fronting the development. The single way entry and exit ramps have been located to the south and to the east of the proposed development, back from Dickson Square pedestrian zone and the Dickson Library buffer zone.</p> |
| 5.2 Traffic Generation | | |
| <p>There is no applicable rule.</p> | <p>C21 The existing road network can accommodate the amount of traffic that is likely to be generated by the development.</p> | <p>Complies with criteria. The development application is supported by a Traffic Impact Assessment prepared by Northrop Consulting Engineers. The report confirms that the local network can accommodate the amount of traffic likely to be generated by the development.</p> |
| 5.3 Service Access and Delivery | | |
| <p>R22 Goods loading and unloading facilities comply with all of the following: a) Are located within the site b) Allow for service vehicles to enter and leave the site in a forward direction. Note: Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements.</p> | <p>C22 Facilities for the loading and unloading of goods achieve all of the following: 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.</p> | <p>Complies with rule. All goods loading and unloading facilities are located within the site and allow for vehicles to enter and leave the site in a forward direction.</p> |

Element 6: Noise

| Rules | Criteria | Response |
|---|---|---|
| 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) Club b) Drink establishment c) Emergency services facility d) Hotel e) Indoor recreation facility f) Industry (except light industry) g) Indoor entertainment facility h) Outdoor recreation facility i) Restaurant <p>Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the EPA.</p> <p>The NMP 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 NMP.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>Please refer to the Noise Management Plan (NMP) prepared by Renzo Tonin & Associates.</p> <p>The NMP concludes that the proposal to construct a seven-storey mixed-use development comprising of a Coles supermarket and other ground floor retail tenancies is predicted to comply with the requirements of the ACT Environment Protection Regulation 2005, subject to the implementation of the recommendation in the report.</p> |

Element 7: Environment

| Rules | Criteria | Response |
|---|---|--|
| 7.1 Water Sensitive Urban Design | | |
| <p>R24</p> <p>This rule applies to sites 5,000m² or larger. 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% b) Total phosphorous by at least 45% c) Total nitrogen by at least 40% <p>Compared with an urban catchment with no water quality management controls.</p> <p>Note: Compliance with this rule is demonstrated by a WSUD outcomes plan endorsed by a suitably qualified person.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>This application is supported by a WSUD prepared by THCS. The WSUD report has taken all proposed works into consideration. THCS have concluded that the proposed development achieves compliance with the stormwater pollutant requirements.</p> |

| | | |
|--|--|---|
| <p>R25</p> <p>This rule applies to sites 2,000m² or larger. Stormwater management complies with one of the following:</p> <p>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</p> <p>b) The 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre-development levels.</p> <p>Note: Compliance with this rule is demonstrated by a WSUD outcomes plan endorsed by a suitably qualified person.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>This application is supported by a WSUD prepared by THCS. The WSUD report has taken all proposed works into consideration. THCS have concluded that the proposed development achieves complies with the WSUD requirements.</p> |
| <p>R26</p> <p>This rule applies to sites 2,000m² or larger. Provision is made for one or more of the following:</p> <p>a) The storage of stormwater equivalent to at least 1.4k per 100m² of 1 to 3 days</p> <p>b) Runoff peak flow for the 3 month ARI storm 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 WSUD outcomes plan endorsed by a suitably qualified person.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>This application is supported by a WSUD prepared by THCS. The WSUD report has taken all proposed works into consideration. THCS have concluded that the proposed development achieves complies with the WSUD requirements.</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>Complies with rule.</p> <p>This application is supported by a WSUD prepared by THCS. The WSUD report has taken all proposed works into consideration. THCS have concluded that the proposed development achieves a net reduction in excess of the minimum 40% requirement.</p> |
| <p>There is no applicable rule.</p> | <p>C28</p> <p>Underground piping of natural stormwater overland flow paths is minimised.</p> | <p>Not applicable.</p> <p>No underground piping of natural flow paths is proposed.</p> |

| 7.2 Earthworks | | |
|--|--|---|
| There is no applicable rule. | C29 The extent of earthworks is minimised. | Complies with criteria. The site is relatively flat in nature and the extent of earthworks required for the proposed development will be confined to the extent necessary for the required basement car parking. |
| 7.3 Tree Protection | | |
| <p>R30</p> <p>This rule applies to a development that has one or more of the following characteristics:</p> <ul 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 DA to the Conservator of Flora and Fauna.</p> <p>Notes: The authority will consider any advice from the Conservator of Flora and Fauna before determining the application. Protected tree and declared site are defined under the <i>Tree Protection Act 2005</i>.</p> | This is a mandatory requirement. There is no applicable criterion. | <p>Complies with rule.</p> <p>The application shall be referred to the Conservator.</p> <p>The application proposes the removal of all trees located on the site. The removal of trees is necessary to deliver the development as required by the Holding lease, Deed of Agreement and Dickson Precinct Code.</p> <p>Refer to Tree assessment, Tree removal plan and Demolition plan for details.</p> |
| <p>R31</p> <p>Trees on development sites may be removed only with the prior agreement in writing of the Territory.</p> | C31 Retained trees are protected and maintained during construction to the satisfaction of the Territory. | <p>Complies with rule.</p> <p>Trees will only be removed following approval of the development application.</p> |
| 7.4 Heritage | | |
| <p>R32</p> <p>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 DA to the Heritage Council.</p> <p>Note: The authority will consider any advice from the Heritage Council before determining the application.</p> | This is a mandatory requirement. There is no applicable criterion. | <p>Not applicable.</p> <p>The site is not listed on the heritage register.</p> |

Element 8: Subdivision

| Rules | Criteria | Response |
|---|--|---|
| 8.1 Subdivision | | |
| R33 Subdivision is only permitted where all of the following are met: a) The subdivision is part of a DA 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. | Not applicable. Subdivision is not proposed. A separate development application proposing stratum subdivision to split the commercial and residential components will be submitted for consideration in due course. |

Element 9: Demolition

| Rules | Criteria | Response |
|--|--|---|
| 9.1 Statement of Endorsement | | |
| R34 The DA 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: a) All network infrastructure on or immediately adjacent the site has been identified on the plan b) 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 c) All required network disconnections have been identified and the disconnection works comply with utility requirements d) All works associated with the demolition comply with and are in accordance with utility asset access and protection requirements. | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. This application is supported by a demolition plan. All existing network infrastructure and proposals has been identified on the submitted master plans. |

| 9.2 Hazardous Materials Survey | | |
|---|---|---|
| <p>R35</p> <p>This rule applies to one of the following:</p> <p>a) The demolition of multi-unit housing (including <i>garages</i> and <i>carports</i>) for which a certificate of occupancy was issued prior to 1985</p> <p>b) Demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005.</p> <p>Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the EPA.</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>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 EPA prior to removal of material from the site. 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 HMS 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> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>The development application does not seek approval to demolish multi-unit housing or commercial or industrial premises.</p> |

Element 10: Neighbourhood Plans

| Rules | Criteria | Response |
|--|--|---|
| <p>10.1 Consideration</p> <p>There is no applicable rule.</p> | <p>C36</p> <p>Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.</p> | <p>Complies with criteria.</p> <p>The Dickson Neighbourhood Plan was published in 2003 and has been superseded by the preparation of more recent planning policies for Dickson. Notwithstanding, the development responds to the key strategies for the commercial and retail hub (Precinct 4) by creating a greater variety of spaces appropriate for different uses, enhancing pedestrian access links, providing</p> |

| | | |
|--|--|---|
| | | residential uses to create a feeling of human presence and providing clear, unobstructed access for pedestrians, cyclists and vehicles. |
|--|--|---|

Part B – Additional Controls for Town Centres – Not Applicable. The site is not located in a Town Centre.

Part C – Additional Controls for Group Centres

Element 13: Use

| Rules | Criteria | Response |
|---|--|---|
| 13.1 Shops – Floor Area Limit – CZ2 | | |
| R41 This rule applies to CZ2. The max GFA for shops (including supermarkets) is: a) On land that is contiguous with CZ1 zone: 300m ² b) In all other cases: 100m ² . | This is a mandatory requirement. There is no applicable criterion. | Not applicable. The site is not located in the CZ2 zone. |
| 13.2 Shops – Floor Area Limit – CZ3 | | |
| R42 This rule applies to CZ3. The maximum GFA for a shop used or intended to be used as a supermarket is 300m ² . | This is a mandatory requirement. There is no applicable criterion. | Not applicable. The site is not located in the CZ3 zone. |
| 13.3 Offices – Floor Area Limit | | |
| R43 The max GFA for offices on any lease is 2,000m ² . | This is a mandatory requirement. There is no applicable criterion. | Not applicable. Office use is not proposed. |
| 13.4 Residential Use – Ground Floor – CZ1 | | |
| R44 This rule applies to CZ1. Residential use at the ground floor is not permitted. | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. Residential use is not proposed at the ground floor level. |

Element 14: Buildings

| Rules | Criteria | Response |
|--|--|--|
| 14.1 Number of Storeys | | |
| R45 The maximum number of storeys is 2. | C45 Building comply with all of the following: a) Are compatible with the desired character b) Are appropriate to the scale and function of the use c) Minimise detrimental impacts, including overshadowing and excessive scale. | Not applicable. Rule R7 of the Dickson Precinct Code addresses building heights and takes precedence. |
| 14.2 Plot Ratio | | |
| R46 The maximum plot ratio is 100%. | C46 Buildings comply with all of the following: a) Are compatible with the desired character b) Are appropriate to the scale and function of the use c) Minimise detrimental impacts, including overshadowing and excessive scale. | Not applicable. Criteria C11 of the Dickson Precinct Code addresses plot ratio and takes precedence. |

Part D – Additional Controls for Local Centres – Not Applicable. The site is not located in a Local Centre.

Part DA – Additional Controls for CZ5 – Not Applicable. The site is not located in a CZ5 zone.

Part E – Additional Controls for CZ6 – Not Applicable. The site is not located in a CZ6 zone.

Part F – Residential Uses
Element 19: Residential Development

| Rules | Criteria | Response |
|--|---|---|
| 19.1 Single Dwelling Housing | | |
| R59 Single dwelling housing complies with the Residential Zones – Single Dwelling Housing Development Code. | C59 This is a mandatory requirement. There is no applicable criterion. | Not applicable. Single dwelling housing is not proposed. |
| 19.2 Multi-Unit Housing | | |
| R60 Multi-unit housing complies with the Residential Zones – Multi-unit Housing Development Code. | C60 This is a mandatory requirement. There is no applicable criterion. | Complies with rule. The proposal has been assessed against the relevant rules and criteria of the Multi Unit Housing Development Code. |

| 19.3 Residential Care Accommodation (Where Permitted) | | |
|---|---|--|
| R61 Residential care accommodation complies with the relevant parts of the Residential Zones Development Code. | C61 This is a mandatory requirement. There is no applicable criterion. | Not applicable. Residential care accommodation is not proposed. |

Part G – Endorsement by Government Agencies (Entities)

Element 20: Loading and Unloading Facilities

| Rules | Criteria | Response |
|---|--|---|
| 20.1 Goods | | |
| R62 Goods loading and unloading facilities are endorsed by TAMS. | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. Goods loading and unloading associated with the supermarket operation and both residential and commercial waste collection will be concentrated in the north eastern part of the block, in the loading area with access from Antill Street. A loading bay will also be located with access from the shared road (Road A). Access provisions are detailed on the Road Details Plans, Waste Collection Plan and On Street Parking Plan. Details are to be circulated to TCCS (formerly TAMS) for endorsement. |

Element 21: Waste Management

| Rules | Criteria | Response |
|--|--|--|
| 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: a) Demolition waste b) Construction waste c) Excavation material. The management of construction waste is to be endorsed by TAMS. Note: TAMS will endorse waste facilities and management associated | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. A construction waste management plan has been submitted as part of the application and will be circulated to TCCS (formerly TAMS) as part of entity consultation. |

| | | |
|--|---|--|
| with the development if they comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMSD may endorse departures. | | |
| 21.2 Post Occupancy Waste Management | | |
| <p>R64</p> <p>Post occupancy waste management facilities are to be endorsed by TAMS.</p> <p>Note: 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. TAMSD may endorse departures.</p> | This is a mandatory requirement. There is no applicable criterion. | <p>Complies with rule.</p> <p>A waste management plan has been submitted as part of the application and will be circulated to TCCS (formerly TAMS) as part of entity consultation.</p> |
| <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> | <p>Complies with criteria.</p> <p>The application will be referred to the relevant agency.</p> |

Element 22: Utilities

| Rules | Criteria | Response |
|---|--|--|
| 22.1 Utilities | | |
| <p>R66</p> <p>This rule applies to any proposed encroachment into a registered easement. The proposed encroachment is approved in writing by the relevant service provider.</p> | This is a mandatory requirement. There is no applicable criterion. | <p>Not applicable.</p> <p>No encroachments are proposed into a registered easement.</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>Note: If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "statement of compliance" for stormwater from TAMSD (Asset Acceptance) is not required to be obtained. Where there is a conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions. 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> | This is a mandatory requirement. There is no applicable criterion. | <p>Complies with rule.</p> <p>Master plans for water, sewer, electricity, stormwater and gas have been submitted for entity circulation and endorsement.</p> |

| | | |
|---|--|--|
| R68 All new permanent or long term electricity supply lines are underground. | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. All electricity supply will be underground. |
| R69 Subject to ACTEWAGL approval, all under cover areas drain to the sewer. | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. |

Element 23: Environmental Management

| Rules | Criteria | Response |
|--|--|--|
| 23.1 Erosion and Sediment Control | | |
| R70 This rule applies to sites greater than 3,000m ² . Development complies with a sediment and erosion control concept plan endorsed by the EPA. 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. Note: A condition of development approval may be imposed to ensure compliance with this rule. | This is a mandatory requirement. There is no applicable criterion. | Complies with rule. The application is supported by a site establishment and construction access plan which provides preliminary details of sediment control measures. Details are to be circulated to the EPA for endorsement. |
| 23.2 Contamination | | |
| R71 This rule applies where an assessment by the proponent in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy identifies contamination within or adjacent to the development area, but does not apply if the EPA has provided written advice that there are no contaminated sites within or adjacent to the development area. Development complies with an environmental site assessment report endorsed by EPA. Supporting document: Environmental site assessment report endorsed by EPA. Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report. | This is a mandatory requirement. There is no applicable criterion. | Not applicable. An assessment in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy 2000 is only triggered when a change to the lease purpose or land use where past use of land may have caused contamination. This proposal does not propose any changes to the lease purpose. Furthermore, a Phase 1 and 2 Environmental Site Assessment, Dickson Commercial Centre, Block 21 Section 30 Dickson ACT, dated 12 February 2013, prepared by Environmental Strategies for the then LDA, found that the past use of the land did not cause any contamination. |

2.2 Multi Unit Housing Development Code

Our assessment against the relevant rules & criteria of the Multi Unit Housing Development Code is set out below. As Block 21 Section 30 Dickson is located in a CZ1 zone, we have excluded the rules and criteria that relate to the residential zones.

Part A – General Controls

Element 1: Restrictions on Use

Element 2: Lease and Development Conditions

| Rules | Criteria | Response |
|---|---|--|
| 2.1 Development Proposals Affected by Approved Lease and Development Conditions | | |
| <p>R1</p> <p>This rule applies to blocks affected by approved lease and development conditions 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 lease and development conditions 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 approved lease and development conditions.</p> | <p>Not Applicable.</p> <p>This rule applies to blocks affected by approved lease and development conditions. Block 21 Section 30 Dickson is not listed on the lease and development conditions register search.</p> <p>The power to make and apply lease and development conditions was a transitional power that expired 5 years after the day the <i>Planning and Development Act 2007</i> commenced. This transitional provision expired on 1 April 2011.</p> <p>The site is not affected by approved lease and development conditions.</p> |

Element 3: Building and Site Controls

| Rules | Criteria | Response |
|--|---|---|
| 3.22 Front Boundary Setbacks | | |
| <p>R29</p> <p>Front boundary setbacks comply with Table A5. Minimum boundary setbacks for corner blocks apply only to the street frontage nominated as a secondary street frontage. If street frontages on corner blocks are of equal length, the minimum setbacks apply only to one secondary street frontage. Chamfers may be included in the secondary street frontage.</p> | <p>C29</p> <p>Front boundary setbacks achieve all of the following:</p> <ul style="list-style-type: none"> a) Consistency with the desired character b) Reasonable amenity for residents c) Sufficient space for street trees to grow to maturity. | <p>Complies with criteria.</p> <p>The site has four front boundaries. The front boundary setbacks are consistent with the desired character, will provide reasonable amenity for residents and sufficient space for street trees to grow to maturity.</p> |
| 3.23 Side and Rear Boundary Setbacks | | |
| <p>R30</p> <p>Side and rear boundary setbacks comply with the following:</p> <ul style="list-style-type: none"> a) In RZ1 and RZ2: Table A6 b) In RZ3, RZ4, RZ5 and commercial zones: Table A7 c) In all other zones: the relevant zone development code | <p>C30</p> <p>Buildings and other structures are sited to achieve all of the following:</p> <ul style="list-style-type: none"> a) Consistency with the desired character b) Reasonable separation between adjoining developments c) Reasonable privacy for dwellings on adjoining residential blocks d) Reasonable privacy for principal private open space on adjoining residential blocks e) Reasonable solar access to dwellings on adjoining residential blocks and their associated principal private open space. | <p>Not applicable.</p> <p>The site does not have any side or rear boundaries.</p> |
| 3.24 Allowable Encroachments – Setbacks | | |
| <p>R31</p> <p>Encroachments into one or more of the following:</p> <ul style="list-style-type: none"> i) Minimum side setback ii) Minimum rear setback <p>Are permitted for one or more of the following building elements:</p> <ul style="list-style-type: none"> a) An eave or roof overhang with a horizontal width of not more than 600mm b) Fascias, gutters, downpipes, rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, light fittings, electricity and gas meters, aerials, antennae, pergolas, sun blinds c) Unroofed terraces, landings, steps or ramps, none of which are more than 1m above finished ground level. | <p>C31</p> <p>Buildings and other structures achieve all of the following:</p> <ul style="list-style-type: none"> a) Consistency with the desired character b) Reasonable levels of privacy on adjoining residential blocks for dwellings and their associated private open space c) Reasonable solar access to dwellings on adjoining residential blocks and their associated private open space. | <p>Not applicable.</p> <p>The site does not have any side or rear boundaries.</p> |

| | | |
|--|--|---|
| <p>R32 Encroachments into the front setback are permitted for one or more of the following building elements:</p> <ul style="list-style-type: none"> a) An eave or roof overhang with a horizontal width of not more than 600mm b) Fascias, gutters, downpipes, light fittings, sun blinds c) Landings, steps or ramps, none of which are more than 1m above finished ground level. | <p>C32 Buildings and other structures achieve all of the following:</p> <ul style="list-style-type: none"> a) Consistency with the desired character b) Reasonable levels of privacy on adjoining residential blocks for dwellings and their associated private open space c) Reasonable solar access to dwellings on adjoining residential blocks and their associated private open space. | <p>Complies with criteria. The site has four front boundaries. The buildings and structures proposed are consistent with the desired character. The development site does not adjoin residential blocks.</p> |
|--|--|---|

3.25 Allowable Encroachments – Building Envelopes

| | | |
|--|--|--|
| <p>R33 Encroachments outside the building envelope specified in this element are permitted for one or more of the following:</p> <ul style="list-style-type: none"> a) Flues b) Chimneys c) Antennae d) Aerials e) Cooling appliances f) Heating appliances. | <p>C33 Buildings and other structures achieve all of the following:</p> <ul style="list-style-type: none"> a) Consistency with the desired character b) Reasonable levels of privacy on adjoining residential blocks for dwellings and their associated private open space c) Reasonable solar access to dwellings on adjoining residential blocks and their associated private open space. | <p>Not applicable. The building envelope specified in this element does not apply to this development.</p> |
|--|--|--|

Element 4: Site Design

| Rules | Criteria | Response |
|---|---|--|
| 4.1 Site Design | | |
| <p>R37 For developments (other than apartments) of 40 dwellings or more, the design of the common areas, pedestrian and vehicle access areas comply with all of the following provisions of the Estate Development Code:</p> <ul style="list-style-type: none"> a) Public realm standards for on-street parking b) Pedestrian paths c) Verge landscaping d) Water sensitive urban design. | <p>C37 Publicly accessible and communal areas within large developments that are intended to be unit titled or community titled achieve all of the following:</p> <ul style="list-style-type: none"> a) Reasonable safety and lighting b) Reasonable functionality and space to support active living c) Reasonable accessibility and inclusion for all residents d) Reasonable residential amenity e) Landscaping beside internal driveways f) Provision for pedestrians and cyclists g) Sufficient off-street parking h) Reasonable connectivity for pedestrians and cyclists to key local destinations and community uses. | <p>Not applicable. The development has residential apartments.</p> |

| 4.3 Site Open Space – RZ3, RZ4, RZ5 and Commercial Zones | | |
|--|---|--|
| <p>R39</p> <p>This rule applies to RZ3, RZ4, RZ5 and commercial zones. Not less than 20% of the total site area is allocated to the following:</p> <p>a) For developments with fewer than 20 dwellings, none of which are apartments, one or more of the following:</p> <p>i) Communal open space that complies with all of the following:</p> <p>a) A minimum dimension of 2.5m</p> <p>b) Is directly accessible from common entries and pathways</p> <p>ii) Private open space that complies with all of the following:</p> <p>a) A minimum dimension of 2.5m</p> <p>b) Is associated with dwellings at the lower floor level</p> <p>b) In all other cases, communal open space that complies with all of the following:</p> <p>i) A minimum dimension of 2.5m</p> <p>ii) Is directly accessible from common entries and pathways.</p> <p>Not less than 10% of the total site area is planting area.</p> | <p>C39</p> <p>Open space on the site achieves all of the following:</p> <p>a) Sufficient useable space for a range of recreational activities for residents to support active living</p> <p>b) Sufficient space for planting, particularly trees with deep root systems</p> <p>c) A contribution to on-site infiltration of stormwater run-off</p> <p>d) Reasonable accessibility that is designed to be inclusive for all residents</p> <p>e) Reasonable connectivity for pedestrians and cyclists to key local destinations and community uses.</p> <p>One or more of the following matters may be considered when determining compliance with this criterion:</p> <p>i) Whether the total area of upper floor level private open space contributes to the function of other open space on the site</p> <p>ii) Whether any adjoining or adjacent public open space is readily available for the use of residents.</p> | <p>Complies with rule</p> <p>The communal open space provided on the Level 2 podium is a minimum dimension of 2.5m and is directly accessible from common entries and pathways.</p> <p>The communal open space includes:</p> <ul style="list-style-type: none"> • A mixture of trees, shrubs and ground cover provided in raised planting beds. • A timber deck / vine clad pergola / alfresco entertainment area • A synthetic lawn communal open space • 1m wide raised kitchen garden beds. |
| 4.4 Landscape Design | | |
| <p>There is no applicable rule.</p> | <p>C40</p> <p>Landscape and site design achieves all of the following:</p> <p>a) Planting of trees of semi-mature stock</p> <p>b) Planting of trees with a minimum mature height of 4m</p> <p>c) A contribution to energy efficiency by providing substantial shade in summer, especially to west-facing windows and open car-parking areas and admitting winter sunlight to outdoor and indoor living areas, especially to the north</p> <p>d) Reasonable residential amenity</p> <p>e) Reasonable visibility along paths and driveways</p> <p>f) Visual interest in pavement materials and finishes</p> <p>g) Species with appropriate growth habits and mature height in relation to site conditions.</p> | <p>Complies with criteria.</p> <p>The landscape design will provide:</p> <p>a) Planting of semi-mature stock trees.</p> <p>b) Planting of trees with a minimum mature height of 4m.</p> <p>c) Shade in summer and admit winter sunlight to outdoor and indoor living areas.</p> <p>d) Reasonable residential amenity.</p> <p>e) Reasonable visibility along paths and driveways.</p> <p>f) Visual interest in pavement materials and finishes.</p> <p>g) Species with suitable growth habits.</p> |

| 4.5 Fences | | |
|---|---|--|
| <p>R41</p> <p>Fences are permitted forward of the building line in the front zone or on the front boundary only where they comply with any of the following:</p> <ul style="list-style-type: none"> a) It is a gate to a maximum height of 1.8m and 1m width in an established hedge b) Exempt under the <i>Planning and Development Act 2007</i> c) Permitted under the <i>Common Boundaries Act 1981</i>. | <p>C41</p> <p>Fences may be permitted where the proposal meets the requirements contained in the Residential Boundary Fences General Code.</p> | <p>Not applicable. Fences are not proposed.</p> |
| 4.6A Courtyard Walls – Other than RZ1 and RZ2 | | |
| <p>R42A</p> <p>Courtyard walls are permitted forward of the building line where they comply with all of the following:</p> <ul style="list-style-type: none"> a) Maximum height of 1.8m above datum ground level b) A minimum setback to the front boundary complying with the following: <ul style="list-style-type: none"> i) Where the wall encloses the principal private open space at ground floor level that is located to the west, north-west, north, north-east or east of the dwelling: 0.7m ii) In all other cases: Half the front boundary setback nominated elsewhere in this code c) Trees and/or shrubs between the wall and the front boundary, in accordance with an approved landscape plan d) A variety of materials or indentations not less than 15m apart where the indents are not less than 1m in depth and 4m in length e) Constructed of brick, block or stonework, any of which may be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel f) Do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with Australian Standard AS2890.1- Off-Street Parking. | <p>C42A</p> <p>Courtyard walls achieve all of the following:</p> <ul style="list-style-type: none"> a) Consistent with the desired character b) The dominance of the building's facade in the streetscape taking all of the following aspects of the proposed courtyard wall into account: <ul style="list-style-type: none"> i) Height ii) Relationship to verge footpath iii) Total proportion relative to the building iv) Width v) Colour and design features vi) Transparency vii) Articulation viii) Protection of existing desirable landscape features ix) Tree and shrub planting forward of the wall c) Do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with Australian Standard AS2890.1- Off-Street Parking. | <p>Not applicable. Courtyard walls are not proposed.</p> |

| 4.7 External Facilities | | |
|--|--|--|
| There is no applicable rule. | <p>C43</p> <p>The following external facilities or equipment are screened or adequately separated from public areas:</p> <ul style="list-style-type: none"> a) External storage areas b) Water tanks c) Waste storage enclosures d) Mechanical services (including air conditioners and hot water storage units) e) Clothes drying areas. | <p>Not applicable.</p> <p>All storage areas, plant and services will be integrated into the built form.</p> |
| There is no applicable rule. | <p>C44</p> <p>Mailboxes are located for convenient access by residents and deliverers with passive surveillance from the street or from active uses. To demonstrate compliance with this criterion a site plan is submitted with the application showing the location and design of mail boxes.</p> | <p>Complies with criteria.</p> <p>Mailboxes are located in the secure residential lobbies.</p> |
| 4.8 Electrical and Telecommunication Facilities | | |
| <p>R45</p> <p>Electrical and telecommunication reticulation within existing residential areas or streets with residential access complies with all of the following:</p> <ul style="list-style-type: none"> a) Do not result in continuous rows of supply poles erected on residential streets b) For developments involving up to 2 blocks or 2 dwellings, are underground or along the rear spine or side of blocks c) For developments involving more than 2 blocks or 2 dwellings, are underground d) There is no overhead cabling to dwellings within the site. | <p>C45</p> <p>Electrical and telecommunication reticulation within existing residential areas or streets with residential access limits the amount of visual clutter in the streetscape, particularly from supply poles and overhead cabling.</p> | <p>Complies with rule.</p> <p>All reticulated services will be underground.</p> |
| There is no applicable rule. | <p>C46</p> <p>Ground level electrical and telecommunication facilities (such as electrical substations, switching stations, telecommunications nodes) within existing residential areas or streets with residential access are screened from public view whilst allowing for reasonable access for service providers.</p> | <p>Complies with criteria.</p> <p>All ground level facilities (substation) will be integrated into the building and screened from public view.</p> |

Element 5: Building Design

| Rules | Criteria | Response |
|---|---|---|
| 5.1 Surveillance | | |
| <p>R47</p> <p>This rule applies to building facades facing a public street or public open space. Building facades have all of the following:</p> <ul style="list-style-type: none"> a) At least one window to a habitable room that is not screened by a courtyard wall b) At least one door with roofed element such as a verandah or balcony. | <p>C47</p> <p>Buildings achieve passive surveillance of all of the following:</p> <ul style="list-style-type: none"> a) Adjoining streets b) Adjoining public open space. | <p>Complies with rule.</p> <p>No courtyard walls are proposed and the residential units, which are located above ground floor level, have balconies.</p> |
| 5.2 Building Entries | | |
| <p>R48</p> <p>Common entries to dwellings have all of the following features:</p> <ul style="list-style-type: none"> a) An external sheltered area outside the entrance b) A direct line of sight between the front door and the public footpath or road c) Separate access to any non-residential uses, which are clearly distinguishable and secured after hours. | <p>C48</p> <p>Common entries to dwellings achieve all of the following:</p> <ul style="list-style-type: none"> a) A transitional area from the street b) Secure, all-weather access c) Surveillance of public areas (including between buildings and open space areas, paths, dwelling entries, car parking areas and driveways) d) Safety, security and convenience for residents and visitors e) The separation of residential entries and commercial entries. | <p>Complies with rule.</p> <p>Common entries to dwellings are provide with an external sheltered area, a direct line of site to the road, and are separate from access to any non-residential uses.</p> |
| 5.3 Building Design | | |
| <p>R49</p> <p>This rule applies to buildings containing more than 2 dwellings. Maximum length of unarticulated walls in buildings is 15m. Wall articulation is provided by at least one of the following:</p> <ul style="list-style-type: none"> a) Changes in wall planes of a minimum 1m in depth and 4m in length b) Inclusion of balconies, bay windows, verandas, fin walls, etc c) Horizontally stepping facades by at least 1m. | <p>C49</p> <p>Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between dwellings when viewed from adjoining public spaces and adjoining residential blocks.</p> | <p>Complies with criteria</p> <p>The building design, articulation, detailing and finish will provide an appropriate scale, add visual interest and enable visual differentiation between dwellings when viewed from adjoining public spaces.</p> <p>The site does not have any adjoining residential blocks.</p> |

| | | |
|---|--|---|
| <p>R50</p> <p>This rule applies to buildings containing more than 2 dwellings. Maximum length of an unarticulated roof is 15m.</p> | <p>C50</p> <p>Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between dwellings when viewed from adjoining public spaces and adjoining residential blocks.</p> | <p>Complies with criteria</p> <p>The building design, articulation, detailing and finish will provide an appropriate scale, add visual interest and enable visual differentiation between dwellings when viewed from adjoining public spaces.</p> <p>The site does not have any adjoining residential blocks.</p> |
| <p>R51</p> <p>Garages and carports within 15m of the front boundary are constructed with the same material as the corresponding elements of the dwelling.</p> | <p>C51</p> <p>The exterior colours and finishes of garages and carports achieve all of the following:</p> <ul style="list-style-type: none"> a) Compatibility with the dwelling design when viewed from public spaces b) Integration with the overall design c) A contribution to the articulation of the building. | <p>Not applicable.</p> <p>Garages and carports are not proposed.</p> |
| 5.5 Basements and Undercroft Parking | | |
| <p>R53</p> <p>This rule applies to all of the following:</p> <ul style="list-style-type: none"> i) Basements ii) Undercroft parking <p>Exposed external walls comply with all of the following:</p> <ul style="list-style-type: none"> a) Except for ventilation openings, are finished in the same manner as the building b) Where ventilation openings are provided, they are treated as part of the façade with grilles and screens. | <p>C53</p> <p>Basements and undercroft parking structures achieve all of the following:</p> <ul style="list-style-type: none"> a) Visual interest through architectural elements, features or modulation b) Visual softening by landscaping c) Avoidance of prominent ventilation openings. | <p>Complies with rule.</p> <p>The development will deliver two basement levels which will be located entirely below ground level. No exposed external walls are proposed.</p> |
| 5.6 Adaptable Housing – Multi Unit Housing Comprising 10 or More Dwellings | | |
| <p>R54</p> <p>This rule applies to multi-unit housing comprising more than 10 dwellings. The minimum number of dwellings designed to meet AS4299 – Adaptable Housing (Class C) is shown in table A8.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>The development proposes 140 dwellings, therefore the minimum number of dwellings designed to meet Australian Standard AS4299 – Adaptable Housing (Class C) is 14 dwellings which are provided. The adaptable apartment plans provided show the modifications required to adapt a 2 bed and 3 bed unit types.</p> |

| 5.7 Minimum Dwelling Sizes | | |
|---|--|---|
| <p>R55</p> <p>Minimum dwelling floor areas are as follows:</p> <p>a) Studio dwellings: 40m²</p> <p>b) One-bedroom dwellings: 50m²</p> <p>c) Two bedroom dwellings: 70m²</p> <p>d) Dwellings with 3 or more bedrooms: 95m².</p> <p>The minimum dwelling floor area excludes balconies and car parking facilities. Storage within dwellings is included in the area calculations.</p> | <p>C55</p> <p>Dwelling sizes and layouts provide functional living spaces, flexibility in furniture layout, and adequate storage and service areas. The provision of shared facilities (eg. open space, laundry, lounge and storage) may be considered when determining compliance with the criterion.</p> | <p>Complies with rule.</p> <p>The minimum dwelling floor areas are met.</p> |
| 5.8 Housing Diversity | | |
| <p>R56</p> <p>For developments containing 40 or more dwellings, a combination of dwelling types, including studio or 1-bedroom dwellings, 2- bedroom dwellings, and dwellings with 3 or more bedrooms are provided.</p> | <p>C56</p> <p>Housing developments comprising multiple dwellings are required to achieve all of the following:</p> <p>a) A range of housing types</p> <p>b) Increased diversity of dwelling types within a neighbourhood.</p> | <p>Complies with rule.</p> <p>A combination of dwelling types are proposed and include studio, 1 bedroom, 2 bedroom and 3 bedroom dwellings.</p> |
| Element 6: Amenity | | |
| Rules | Criteria | Response |
| 6.2 Solar Access – Apartments | | |
| <p>R58</p> <p>This rule applies to apartments. The floor or internal wall of a daytime living area of not fewer than 70% of apartments on a site is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June).</p> <p>Note: Where a development comprises a mixture of apartments and other multi unit housing, this rule will apply to the apartments.</p> | <p>C58</p> <p>Daytime living areas have reasonable access to sunlight.</p> | <p>Complies with criteria</p> <p>The Dickson Precinct Code confines the location of a minimum 100 residential and commercial accommodation units component of the development to an extended residential floor plate running east-west along the Antill Street frontage.</p> <p>This orientation combined with the need for single orientated oriented units accessed via a central corridor increases the number of south facing units. This therefore reduces the number of residential units that may reasonably achieve a minimum 3 hours of solar access to one or more daytime living areas on the winter solstice on 21 June. The provision of skylights for Level 6 south facing dwellings will increase access to sunlight. Daytime living areas have reasonable access to sunlight.</p> |

| 6.3 Privacy | | |
|--|---|--|
| <p>R59</p> <p>This rule applies to dwellings on the same block. A person with an eye height of 1.5m standing at any point on the extremity of an unscreened element of one dwelling shall not have a direct line of sight into the primary window of any other dwelling. The direct line of sight is a minimum distance of 12m.</p> | <p>C59</p> <p>Evidence is provided demonstrating that reasonable privacy between dwellings on the same block is achieved through design solution. Note: this does not include installing high sill windows, obscured glass, and/or angled louvres</p> | <p>Complies with rule.</p> <p>All proposed dwellings are contained within a single building. All dwellings are adjacent to one another, meaning there is no direct line of sight between dwellings located on the same block.</p> |
| <p>R60</p> <p>This rule applies to principal private open space on the same block and on adjacent blocks. A person with an eye height of 1.5m standing at any point on the extremity of an unscreened element of one dwelling shall not have a direct line of sight to more than 50% of the minimum principal private open space of any other dwelling. The direct line of sight is a minimum distance of 12m.</p> | <p>C60</p> <p>Evidence is provided demonstrating that reasonable privacy of principal private open space of each dwelling is achieved through design solution. Note: this does not include installing high sill windows, obscured glass, and/or angled louvres</p> | <p>Complies with rule.</p> <p>The line of sight requirements are met.</p> |
| 6.4 Principal Private Open Space | | |
| <p>R61</p> <p>Each dwelling has at least one area of principal private open space that complies with all of the following:</p> <ul style="list-style-type: none"> a) Located on the site b) Has minimum area and dimensions specified in table A9 c) Is screened from adjoining public streets and public open space d) Is directly accessible from, and adjacent to, a habitable room other than a bedroom e) Is not located to the south, south-east or south-west of the dwelling, unless it achieves one or more of the following: <ul style="list-style-type: none"> i) Not less than 3 hours of direct sunlight onto 50% of the minimum required area between the hours of 9am and 3pm on the winter solstice (21 June) ii) Located at an upper floor level and overlooks a public street or public open space. | <p>C61</p> <p>Principal private open space for each dwelling achieves all of the following:</p> <ul style="list-style-type: none"> a) An area proportionate to the size of the dwelling b) An extension of the function of the dwelling for relaxation, dining, entertainment, recreation c) Directly accessible from the dwelling d) Service functions such as clothes drying and mechanical services e) Reasonable privacy f) Reasonable solar access. | <p>Complies with criteria.</p> <p>The principal private open space for each dwelling achieves all of the following:</p> <ul style="list-style-type: none"> a) Has an area proportionate to the size of the dwelling. b) will enable an extension of the function of the dwelling for relaxation, dining, entertainment, recreation. c) Is directly accessible from the dwelling. d) Provides for service functions such as clothes drying and mechanical services. e) Achieves reasonable privacy. f) Has reasonable solar access. |

| 6.5 Separation Between External Walls | | |
|---|--|---|
| <p>R62</p> <p>The minimum separation between an unscreened element and an external wall on the same block or an adjoining block is 3m.</p> | <p>C62</p> <p>The outlook from an unscreened element is not unreasonably impeded by external walls on the same or adjoining blocks.</p> | <p>Not applicable.</p> <p>The proposed development comprises a single building on a block with no adjoining blocks.</p> |
| <p>R63</p> <p>The separation between external walls at the lower floor level on the same block or an adjoining block is not less than 1m.</p> | <p>C63</p> <p>The separation between blank walls on the same or adjoining blocks at ground level achieves both of the following:</p> <p>a) Reasonable access for maintenance</p> <p>b) Reasonable management of rodents.</p> | <p>Not applicable.</p> <p>The proposed development comprises a single building on a block with no adjoining blocks.</p> |
| 6.6 Balustrades | | |
| <p>R64</p> <p>This rule applies to balconies with both of the following characteristics:</p> <p>i) Located on the third upper floor level or lower (ie the first four storeys)</p> <p>ii) Facing public streets or public open space.</p> <p>Balustrades are constructed of one or more of the following:</p> <p>a) Obscure glass panels</p> <p>b) Solid panels</p> <p>With a total of all openings or clear glass panels not more than 25% of the surface area of the balustrade. For this rule obscure glass prevents printed text of 10mm high characters from being read through the glass when positioned 1m from the glass.</p> | <p>C64</p> <p>Balustrades achieve reasonable privacy for residents and screen household items from adjoining public streets and public open space.</p> | <p>Complies with Criteria</p> <p>Balustrades will achieve reasonable privacy for the residents and will screen household items from adjoining public streets and public open space.</p> |
| 6.7 Storage | | |
| <p>R65</p> <p>This rule applies to dwellings without an associated garage. An enclosed storage area complying with all of the following is provided for each dwelling:</p> <p>a) At least 2m in height and 0.6m internal dimension</p> <p>b) An area of not less than:</p> <p>i) In RZ1 and RZ2: 4m²</p> <p>ii) In all other zones: 1.5m²</p> <p>c) One of the following:</p> <p>i) Accessible externally from the dwelling</p> | <p>C65</p> <p>All dwellings are provided with adequate and secure storage areas for all of the following:</p> <p>a) Equipment such as gardening, sporting, leisure and fitness</p> <p>b) Accommodate bicycles as per Bicycle Parking Code.</p> | <p>Complies with rule.</p> <p>All dwellings will be provided with an enclosed storage area in the level 1 podium car park that is:</p> <p>a) At least 2m in height and 0.6m internal dimension</p> <p>b) An area of not less than 1.5m²:</p> <p>c) Is accessible externally from the dwelling.</p> |

| | | |
|--|--|---|
| ii) Adjacent to a dedicated car space. | | |
| 6.8 Natural Ventilation | | |
| There is no applicable rule. | <p>C66</p> <p>For buildings containing 3 or more dwellings, dwelling layouts are to ensure natural ventilation is provided to habitable rooms by cross or stack effect ventilation by maximising separation between opening windows.</p> | <p>Complies with criteria.</p> <p>Dwelling layouts will deliver natural ventilation to habitable rooms by maximising separation between opening windows.</p> |
| 6.9 Noise Attenuation – External Sources | | |
| <p>R67</p> <p>Where a block has one or more of the following characteristics:</p> <ul style="list-style-type: none"> i) Identified in a precinct code as being potentially affected by noise from external sources ii) Adjacent to a road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day iii) Located in a commercial zone iv) Adjacent to a commercial or industrial zone <p>Dwellings shall be constructed to comply with the relevant sections of all of the following:</p> <ul style="list-style-type: none"> a) AS/NZS 2107:2000 - Acoustics – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level) b) AS/NZS 3671 - Acoustics – Road Traffic Noise Intrusion Building Siting and Design. <p>For other than road traffic noise, compliance with this rule is demonstrated by a noise management plan prepared by a member of the Australian Acoustical Society with experience in the assessment of noise, and endorsed by the EPA. For other than road traffic noise, the noise level immediately adjacent to the dwelling is assumed to be the relevant noise zone standard specified in the ACT Environment Protection Regulation 2005.</p> <p>For road traffic noise, compliance with this rule is demonstrated by an acoustic assessment and noise management plan, prepared by a member of the Australian Acoustical Society with experience in the assessment of road traffic noise, and endorsed by the ACT Government entity responsible for Transport</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>Please refer to the Noise Management Plan (NMP) prepared by Renzo Tonin & Associates.</p> <p>The NMP concludes that the proposal to construct a seven-storey mixed-use development comprising of a Coles supermarket and other ground floor retail tenancies is predicted to comply with the requirements of the ACT Environment Protection Regulation 2005, subject to the implementation of the recommendation in the report.</p> |

| | | |
|---|--|--|
| <p>Planning.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p> | | |
|---|--|--|

Element 7: Parking and Vehicular Access

| Rules | Criteria | Response |
|--|--|--|
| 7.2 Driveway Verge Crossing | | |
| <p>R69</p> <p>This rule applies to previously undeveloped blocks. No more than one driveway verge crossing is provided to each block.</p> | <p>C69</p> <p>More than one driveway verge crossing to each block may be allowed in one of the following circumstances:</p> <ol style="list-style-type: none"> a) Where forward entry to roads carrying more than 3,000 vehicles per day is desirable b) Where all of the following are achieved: <ol style="list-style-type: none"> i) Compatibility with the streetscape ii) Priority for pedestrians and cyclists iii) Retention of existing street trees iv) Protection of existing landscape features v) Public safety c) Where the block is a corner block. | <p>Not applicable.</p> <p>The block has been developed as a surface car park.</p> |
| <p>R70</p> <p>This rule applies to previously developed blocks or the consolidation of previously developed blocks. No additional driveway verge crossings are permitted.</p> | <p>C70</p> <p>Additional driveway verge crossings may be allowed in one of the following circumstances:</p> <ol style="list-style-type: none"> a) Where forward entry to roads carrying more than 3000 vehicles per day is desirable b) Where all of the following are achieved: <ol style="list-style-type: none"> i) Compatibility with the streetscape ii) Priority for pedestrians and cyclists iii) Retention of existing street trees iv) Protection of existing landscape features v) Public safety c) Where the block is a corner block. | <p>Complies with criteria.</p> <p>Driveway verge crossings are proposed to Road A and Antill Street. The proposed development is a corner block and forward entry on to Antill St is desirable as it carries more than 3,000 vehicles per day.</p> |
| <p>R71</p> <p>This rule applies to previously developed blocks or the consolidation of previously developed blocks. Redundant driveway verge crossings are removed, and the verge and kerb restored.</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>Complies with rule.</p> <p>Any redundant driveway verge crossings will be removed.</p> |

| | | |
|---|--|---|
| <p>R72</p> <p>Driveway verge crossings comply with all of the following:</p> <ul style="list-style-type: none"> a) 1.2m horizontally clear of stormwater sumps and other services b) 1.5m horizontally clear of transformers, bus stops, public light poles c) 6m horizontally clear of the tangent point of the radius of the curve on a corner block (excluding locations with roundabouts and signalised intersections, which require separate formal approval and support from Asset Acceptance) d) Uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from the kerb e) At a right angle to the kerb line with a maximum 10% deviation f) A maximum of 5.5m wide, and a minimum of 5m wide at the kerb, a minimum 3m wide at the front boundary, and a maximum width no greater than the width at the kerb g) Except for blocks 250m² or less, 3m wide at the front street boundary h) Outside of the drip line of mature street trees i) A minimum of 3m clear of small and new street trees j) Compliant with AS2890.1 – Off Street Parking, having particular regard for sightlines and cross fall of the site k) Where there is a public footpath across the driveway verge crossing, the footpath is continuous (i.e. the footpath is to have precedence) l) If the existing footpath is replaced, it is to be constructed at the same level in the same material and colour as the original. <p>Note: A condition of development approval may be imposed to ensure compliance with this rule.</p> | <p>C72</p> <p>Driveway verge crossings are endorsed by the Territory and Municipal Services Directorate.</p> | <p>Complies with criteria</p> <p>Driveway verge crossings are proposed to Antill Street. The verge crossings have been previously endorsed by TCCS.</p> |
| 7.3 Internal Driveways | | |
| <p>R73</p> <p>This rule applies to internal driveways that are used by residents of more than one dwelling. Internal driveways comply with all of the following:</p> | <p>C73</p> <p>Internal driveways achieve all of the following:</p> <ul style="list-style-type: none"> a) Sufficient space for planting along property boundaries b) Sufficient space for planting between internal driveways and | <p>Not applicable.</p> <p>No internal driveways are proposed.</p> |

| | | |
|---|--|--|
| <ul style="list-style-type: none"> a) Are set back from external block boundaries by not less than 1m b) Are set back from the external walls of buildings on the site by not less than 1m c) The setbacks referred to in items a) and b) are planted to a width of not less than 1m d) Windows to habitable rooms and exterior doors within 1.5 of an internal driveway have at least one of the following: <ul style="list-style-type: none"> i) An intervening fence or wall not less than 1.5m high ii) For windows, a sill height not less than 1.5m above the driveway e) The relevant requirements in AS2890.1 - Off Street Parking for sightlines and gradients f) Provide internal radius of at least 4m at changes in direction and intersections g) Have a surface treatment that is distinct from car parking spaces. | <ul style="list-style-type: none"> buildings c) Reasonable residential amenity, particularly in relation to the intrusion of light and noise into habitable rooms d) Clear differentiation between the driveway and parking spaces. | |
| <p>R74 This rule applies to internal driveways with both of the following characteristics:</p> <ul style="list-style-type: none"> a) Serve 4 or more car parking spaces b) Connect to a major road <p>Turning spaces are provided on the block to allow vehicles to leave in a forward direction.</p> | <p>C74 Internal driveways achieve reasonable levels of public safety.</p> | <p>Not applicable. No internal driveways are proposed.</p> |
| <p>R75 This rule applies to internal driveways with both of the following characteristics:</p> <ul style="list-style-type: none"> a) Serve more than 10 car parking spaces b) Connect to a public road. <p>The internal driveway is not less than 5m wide for not less than the first 7m of its length measured from the relevant block boundary.</p> | <p>C75 Internal driveways avoid unreasonable levels of queuing and congestion at vehicular entrances.</p> | <p>Not applicable. No internal driveways are proposed.</p> |
| <p>There is no applicable rule.</p> | <p>C76 Internal driveways are designed to be safely used by both pedestrians and vehicles, including emergency vehicles. Measures to reduce vehicle speed on internal driveways will be considered when determining compliance with this criterion,</p> | <p>Not applicable. No internal driveways are proposed.</p> |

| | | |
|---|--|---|
| | <p>including one or more of the following:</p> <ul style="list-style-type: none"> a) Changes in pavement materials b) The lack of kerb and gutters c) Difference in height to adjacent streets d) Avoiding long lengths of driveway e) Suitable planting f) Signage. | |
| 7.4 Residents Car Parking | | |
| <p>R77</p> <p>Car-parking spaces on the site for residents comply with all of the following:</p> <ul style="list-style-type: none"> a) Located behind the front zone (except for apartment car parking) b) Can be in tandem where they belong to the same dwelling c) Do not encroach any property boundaries d) One car space per dwelling is roofed and located behind the front zone e) Are separated by not less than 1.5m from windows or doors to habitable rooms of dwellings that are not associated with the parking space. | <p>C77</p> <p>Car parking for residents achieves all of the following:</p> <ul style="list-style-type: none"> a) Reasonable residential amenity b) Consistency with the desired character c) Public safety d) Reasonable opportunities for surveillance e) The reasonable requirements of residents for car parking f) Reasonable privacy. | <p>Complies with rule.</p> <p>All resident car parking is provided on the Level 1 podium.</p> |
| <p>R78</p> <p>This rule applies to resident car parking spaces with both of the following characteristics:</p> <ul style="list-style-type: none"> a) Not allocated to a particular dwelling b) Shared between 2 or more dwellings. <p>Parking spaces are located within 50m walking distance of any dwelling that is sharing the space.</p> | <p>C78</p> <p>Car parking spaces are located close to, and with convenient access to dwellings.</p> | <p>Not applicable.</p> <p>All resident car parking spaces will be allocated to a particular dwelling.</p> |
| <p>R79</p> <p>The maximum total width of garage door openings and external width of carports facing a street complies with the following:</p> <ul style="list-style-type: none"> a) For up to 3 dwellings, the lesser of the following: <ul style="list-style-type: none"> i) 6m ii) 50% of the total length of the building façade facing that street b) For more than 3 dwellings, 50% of the total length of | <p>C79</p> <p>Garages and car parking structures are consistent with the desired character.</p> | <p>Not applicable.</p> <p>No garages or carports are proposed.</p> |

| | | |
|---|---|---|
| the building façade facing that street. | | |
| R80 The maximum total width of an entry and/or exit to basement car parking facing the street is 8m. | C80 Entries to basements do not dominate the streetscape. | Not applicable. Resident car parking is not located in the basement. |
| R81 This rule applies to all of the following: i) Developments containing 10 dwellings or more ii) Development with a combined entry and exit to apartment car parking less than 6m wide. Approaches to basements containing car parking comply with one of the following: a) Include sufficient areas for vehicles to wait to allow for an entering or leaving vehicle to pass b) At least one waiting area and traffic signals. | C81 Approaches to basements achieve all of the following: a) Public safety b) Convenience for all users. | Not applicable. Resident car parking is not located in the basement. |
| 7.5 Visitor Parking | | |
| R82 Visitor car-parking spaces on the site comply with all of the following: a) Located behind the front zone (except for apartment car parking) b) Do not encroach any property boundaries c) Are separated by not less than 1.5m from windows and doors to habitable rooms of dwellings d) Are not more than 50m walking distance from any common building entry e) Clearly identified and visible from driveways. | C82 Visitor parking achieves all of the following: a) Accessible for all visitors b) Safe and direct visitor entry to common building entries. | Complies with criteria. Resident visitor car parking is located within the public car park located in the basement. Visitors will be able to travel to Ground level via the travelator or lifts and then traverse to the residential entry foyers. |
| R83 Visitor car parking complies with one of the following: a) Is located outside of any security barriers b) An intercom and remote barrier release system allows access to visitor parking located behind security barriers. | C83 Visitor parking is accessible to all visitors. | Complies with rule. Resident visitor car parking is located within the public car park located in the basement and is therefore located outside of any security barriers. |

| 7.7 Delivery and Removalist Vans | | |
|---|--|--|
| <p>R85</p> <p>For developments with 40 or more dwellings, at least one short stay parking space and associated access is provided for delivery trucks such as furniture delivery and removalist vans.</p> | <p>C85</p> <p>Reasonable provision is made for short stay parking for delivery trucks.</p> | <p>Complies with rule.</p> <p>When moving with a vehicle less than 2200mm in height, the level 1 podium residential car park can be used for deliveries. For delivery vehicles that are higher than 2200mm booking arrangements can be made to utilise the ground level loading dock by arrangement.</p> |

Element 8: Environment

| Rules | Criteria | Response |
|--|--|---|
| 8.1 Water Sensitive Urban Design | | |
| <p>R86</p> <p>This rule applies to all multi-unit residential development except for minor extensions. The development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, without any reliance on landscaping measures. Compliance with this rule is demonstrated by a report by a suitably qualified person using the ACTPLA on-line assessment tool or another tool referred to in the Water Ways: Water Sensitive Urban Design General Code.</p> <p>For this element: minor extension means an extension where the increase in the combined roof plan area, driveway, car manoeuvring areas and car parking areas is less than 25% of the total of the areas of these components at the date of lodgement of the development application.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>This application is supported by a WSUD prepared by THCS. The WSUD report has taken all proposed works into consideration. THCS have concluded that the proposed development achieves a net reduction in excess of the minimum 40% requirement.</p> |
| <p>R87</p> <p>This rule applies to all multi-unit housing except minor extensions. On sites larger than 2,000m² stormwater management measures comply with all of the following:</p> <ol style="list-style-type: none"> a) Provision for the retention of stormwater on the block is equivalent to at least 1.4kl per 100m² of impervious area b) The retained stormwater complies with one or more of the following: <ol style="list-style-type: none"> i) It is stored for later reuse ii) It is released to the stormwater system over a | <p>C87</p> <p>On sites larger than 2,000m² all of the following stormwater management measures are achieved:</p> <ol style="list-style-type: none"> a) The equivalent of 1-in-3 month stormwater peak pre-development stormwater run-off is retained on the block b) The retained stormwater complies with one or more of the following: <ol style="list-style-type: none"> i) It is stored for later reuse ii) It is released to the stormwater system over a reasonable period. <p>Compliance with this criterion is demonstrated by a report by a</p> | <p>Complies with rule.</p> <p>This application is supported by a WSUD prepared by THCS. The WSUD report has taken all proposed works into consideration. THCS have concluded that the proposed development achieves complies with the WSUD requirements.</p> |

| | | |
|---|--|---|
| <p>period of not less than 1 day. Rainwater tanks connected to at least the toilet and all external taps may be counted towards this requirement.</p> | <p>suitably qualified person.</p> | |
| <p>R88 This rule applies to all multi-unit housing except minor extensions. For blocks 5,000m² or larger, the average annual stormwater pollutant export is reduced for all of the following: a) Suspended solids by at least 60% b) Total phosphorous by at least 45% c) Total nitrogen by at least 40% Compared with an urban catchment with no water quality management controls. Compliance with this rule is demonstrated by a report by a suitably qualified person, using the MUSIC model or another nationally recognised model.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule. This application is supported by a WSUD prepared by THCS. The WSUD report has taken all proposed works into consideration. THCS have concluded that the proposed development achieves complies with the stormwater pollutant requirements.</p> |
| <p>R89 On previously developed blocks larger than 2,000m² 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 1-in-100 year storm event Compliance with this rule is demonstrated by a report by a suitably qualified person.</p> | <p>C89 On previously developed blocks larger than 2,000m² the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed pre- development levels. Compliance with this criterion is demonstrated by a report by a suitably qualified person.</p> | <p>Complies with rule. This application is supported by a WSUD prepared by THCS. The WSUD report has taken all proposed works into consideration. THCS have concluded that the proposed development achieves complies with the WSUD requirements.</p> |
| <p>8.2 Heritage</p> | | |
| <p>R90 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.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable. Block 21 Section 30 Dickson does not contain places or objects registered or provisionally registered on the ACT Heritage Register.</p> |

| 8.3 Tree Protection | | |
|--|--|---|
| <p>R91</p> <p>This rule applies to a development that has one or more of the following characteristics:</p> <p>a) Requires groundwork within the tree protection zone of a protected tree</p> <p>b) Is likely to cause damage to or removal of any protected trees.</p> <p>The authority shall refer the development application to the Conservator of Flora and Fauna.</p> <p>Note: The authority will consider any advice from the Conservator or Flora and Fauna before determining the application in accordance with the <i>Planning and Development Act 2007</i>. Protected tree and declared site are defined under the <i>Tree Protection Act 2005</i>.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Complies with rule.</p> <p>The application shall be referred to the Conservator.</p> <p>The application proposes the removal of all trees located on the site. The removal of trees is necessary to deliver the development as required by the Holding lease, Deed of Agreement and Dickson Precinct Code.</p> <p>Refer to Tree assessment, Tree removal plan and Demolition plan for details.</p> |
| 8.4 Bushfire | | |
| <p>R92</p> <p>Where identified in a precinct code or lease and development conditions as being within a bushfire prone area, buildings are to be constructed in accordance with the relevant Building Code of Australia bushfire provisions.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>The site is not identified in a precinct code or lease and development conditions as being within a bushfire prone area.</p> |
| 8.5 Erosion and Sediment Control | | |
| <p>R93</p> <p>For sites less than 3,000m², the development complies with the Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT.</p> <p>Notes: If no evidence of compliance with the above guideline is provided, the application may be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>. See part D for sites over 3,000m².</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> | <p>Not applicable.</p> <p>The site is more than 3,000m² in area.</p> |
| Element 9: Services | | |
| Rules | Criteria | Response |
| 9.1 Post Occupancy Waste Management | | |
| <p>There is no applicable rule.</p> | <p>C94</p> <p>Post occupancy waste management achieves all of the following:</p> <p>a) Consistency with the desired character</p> <p>b) Reasonable levels of residential amenity for dwellings and</p> | <p>Complies with rule.</p> <p>A waste management plan has been submitted as part of the application and will be circulated to TCCS as part of entity consultation.</p> |