

From: [Pham, Minh](#)
To: ["planning.act@au.knightfrank.com"](mailto:planning.act@au.knightfrank.com)
Cc: [Cilliers, George](#); [Gell, Chris](#)
Subject: DA-201835109 - Block 21 Section 30 Dickson [SEC=UNCLASSIFIED]
Date: Friday, 21 December 2018 4:08:00 PM

Dear Halimah Jobling

Thank you for submitting your development application (201835109) for the proposed mixed-use development at block 21 section 30 in Dickson. As discussed with George Cilliers earlier today, we are able to issue you the fee advice and can accept payment for this application. However, please note that we still need to undertake a complete documentation check which will be done in the first week of January 2019. Any missing information, documents and other issues identified will need to be resolved before we can publicly notify the application. If you have any questions or concerns, please contact me by reply email or on the number below. Our office will be closed from 25 December 2018 to 1 January 2019.

Regards

Minh Pham | Gateway Team

Phone: 02 6207 8684 | Email: minh.pham@act.gov.au

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

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

From: [Pham, Minh](#)
To: "planning.act@au.knightfrank.com"
Cc: [Cilliers, George](#); [Weller, Craig](#); [EPD, Customer Services](#)
Subject: FW: DA-201835109 - Block 21 Section 30 Dickson [SEC=UNCLASSIFIED]
Date: Wednesday, 2 January 2019 3:23:00 PM

Dear Halimah Jobling

I have completed the initial documentation check for DA-201835109 and am satisfied your application meets the minimum documentation requirements for lodgement. If payment has not already been made, please do so if you wish to proceed with the formal lodgement of this application.

Regards

Minh Pham | Gateway Team

Phone: 02 6207 8684 | Email: minh.pham@act.gov.au

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

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

From: Pham, Minh

Sent: Friday, 21 December 2018 4:08 PM

To: 'planning.act@au.knightfrank.com' <planning.act@au.knightfrank.com>

Cc: Cilliers, George <George.Cilliers@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>

Subject: DA-201835109 - Block 21 Section 30 Dickson [SEC=UNCLASSIFIED]

Dear Halimah Jobling

Thank you for submitting your development application (201835109) for the proposed mixed-use development at block 21 section 30 in Dickson. As discussed with George Cilliers earlier today, we are able to issue you the fee advice and can accept payment for this application. However, please note that we still need to undertake a complete documentation check which will be done in the first week of January 2019. Any missing information, documents and other issues identified will need to be resolved before we can publicly notify the application. If you have any questions or concerns, please contact me by reply email or on the number below. Our office will be closed from 25 December 2018 to 1 January 2019.

Regards

Minh Pham | Gateway Team

Phone: 02 6207 8684 | Email: minh.pham@act.gov.au

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

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

From: [Gell, Chris](#)
To: [Borrett, Samantha](#)
Cc: [Breitkopf, Katherine](#); [Borrett, Keryn](#); [Munday, Karen](#); [Thornhill, Kevin](#); [Evatt, Ebony](#); [Arugay, Fred](#)
Subject: RE: Dickson Coles Submission [SEC=UNCLASSIFIED]
Date: Friday, 21 December 2018 1:21:18 PM
Attachments: [image001.png](#)

Thanks Sam.
Have a good break.

Chris

From: Borrett, Samantha
Sent: Friday, 21 December 2018 1:05 PM
To: Gell, Chris <Chris.Gell@act.gov.au>
Cc: Breitkopf, Katherine <Katherine.Breitkopf@act.gov.au>; Borrett, Keryn <Keryn.Borrett@act.gov.au>; Munday, Karen <Karen.Munday@act.gov.au>; Thornhill, Kevin <Kevin.Thornhill@act.gov.au>; Evatt, Ebony <Ebony.Evatt@act.gov.au>; Arugay, Fred <Fred.Arugay@act.gov.au>
Subject: RE: Dickson Coles Submission [SEC=UNCLASSIFIED]

Good afternoon Chris,

Once we receive the application we will do the customer service completeness check. Once we have done our checks we will then forward to the Gateway team to do their completeness checks.

If the Gateway team pass the application they will then send out the fee advice.

We are back on the 2nd of January of can process the notification then if it paid for over the Christmas break.

Kind Regards,

Samantha | Assistant Manager - Customer Coordination

Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

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

www.act.gov.au/accessCBR

cid:image003.png@01D3AFF2.FEECBAF0



From: Gell, Chris
Sent: Friday, 21 December 2018 12:55 PM

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

Cc: Borrett, Samantha <Samantha.Borrett@act.gov.au>

Subject: Dickson Coles Submission [SEC=UNCLASSIFIED]

Importance: High

Hi Sam & Customer Services

I understand that Knight Frank will be submitting the new application for the Coles supermarket development in Dickson today.

This needs to be on public notification by 11 January 2019 to meet the Supreme Court requirements.

I also understand that Knight Frank are having difficulty obtaining the custodian's signature (Roads ACT) for the application today.

In this case we were hoping that rather than failing the application for this, that the fee advice could be provided and the application lodged.

The custodian's signature providing agreement to the application could then be provided early in the New Year.

Thanks

Chris Gell

Manager Merit Development Assessment

Planning Delivery Division - Environment Planning and Sustainable Development Directorate

P. 02 62072642 e. chris.gell@act.gov.au

From: [Russell, Meaghan](#)
To: [EPD, Customer Services](#)
Cc: [Weller, Craig](#); [Moore, Fiona](#)
Subject: Referral of DA201835109 to ACT Heritage Council [SEC=UNCLASSIFIED]
Date: Tuesday, 22 January 2019 10:20:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
Importance: High

Hello Customer Services,

I understand that DA201835109 – for Block 21 Section 30 Dickson – was referred yesterday to a number of entities; however, the DA was not referred to the ACT Heritage Council.

Please note that elements of the development – as described in the November 2018 draft EDP – are proposed within the heritage registered Dickson Library area (Block 13 Section 30 Dickson), or have potential to affect the heritage significance of the Dickson Library. The Council provided advice on these elements in November 2018, and required that heritage management controls be set out as part of the project DA.

In this context, the DA should be referred to the Council for entity advice – and to ensure that this does not delay the DA process, I suggest this happens as soon as possible.

Regards,
Meaghan

Meaghan Russell | Manager (Approvals and Advice)
Phone: 13 22 81 | Email: meaghan.russell@act.gov.au

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601
www.environment.act.gov.au



[@EnvironPlan](#)



facebook.com/EnvironPlan

cid:image001.png@01D4615B.1E81D390



From: [Brown, Ray](#)
To: ["Aaron Oshyer"](#)
Subject: Summary of Comments from referral entities - DA 201835109 - Block 21 Section 30 Dickson
Date: Thursday, 14 March 2019 5:47:00 PM
Attachments: [Not Approved Electricity174591.pdf](#)
[22012019085326-0001.pdf](#)
[ACTESA Response.pdf](#)
[Conditional Acceptance174602.pdf](#)

UNCLASSIFIED

Hi Aaron

Following is a compilation of matters raised by **some of** the referral entities in respect of the above DA. Please take this as a partial response to your request of 5 March 2019, as the matters raised by a number of other referral entities will be the subject of further discussion between the Authority and those entities. I'll provide you with further advice as soon as possible:

EvoEnergy – Electricity:

-

EvoEnergy issued a 'Failed to Comply' Notice, copy attached. (It is my understanding that the developer will be undergrounding aerial electricity infrastructure on and adjacent to the site. Could you please confirm that this is correct?)

EvoEnergy Gas:

-

EvoEnergy Gas issued a Statement of Conditional Compliance, copy attached.

ICON Water:

-

ICON Water issued a Statement of Conditional Acceptance, copy attached.

Environment Protection Authority (EPA):

-

The EPA does not support the Noise Management Plan submitted with the DA. The EPA also provided other conditions and advice. The full text of the EPA's comments is as follows:

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

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

proposed complex as well as the Noise Zone Standard at the block boundary at all times of the day for all periods of time.

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

Where design or material recommendations or assumptions are used, including the thickness of slabs and other design elements separating commercial activities from other activities as well as glazing thickness and design recommendations or assumptions, these must be represented in an appendix of separate drawings and be submitted with the building plans with the Development Application and form the "approved plans" to be certified by the building certifier during construction.

Conditions:

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

As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity PRIOR TO WORKS COMMENCING.

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

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

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

Advice:

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

standard as per the regulation, the equipment may not be permitted to be used.

All rain water that enters the site and pools in excavations during a rain storm event would be considered as a sediment control pond, and must meet the following condition:

No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

ACT Emergency Services Agency (ESA):

A Development Application Review has been provided. A copy of the ESA's advice is attached.

Transport Canberra and City Services:

This DA has been assessed in regards to the following:

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

X = Areas Assessed.

And TCCS' position is:

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

-
Comments

-
DDR

1. Typical section reflecting on-street parking at the southern part of Road A must be provided.
2. Right-turn movement egressing from the western side of McDonald's driveway must be addressed.
3. It is noted that the island nose has been extended beyond the basement entry wall however all turning templates are still based on the previous Island layout.

-
WASTE

4. The submission must include supporting documentation that is either fully compliant with the 2016 Waste Code or the Development Control Code for Best Practice Waste Management in the Act 2019 (Code can't be mixed 'n' matched).

-
TPAP

5. The proposal still does not adequately address and discuss matters raised through the

previous EDP comments, including the safety of crossing points for pedestrians and cyclists (particularly at the Antill/ Badham Street surrounding connections).

- 6. Transport Planning previously indicated in the EDP submission that integration with the surrounding area for pedestrians, cyclists and public transport users must be clearly depicted on a plan, and where any potential deficiencies in the surrounding connections exist, that this plan identify the potential remedial measures needed. The extent of this plan should include the entire Antill St / Badham St, Antill Street / Road A/B junction and the Badham Street / Woolley Street junction.*
- 7. Cycling provisions along Road A do not appear to have been considered. These must be considered separately to pedestrian movements as high volumes of each mode are expected.*

Leasing Services

Leasing Services provided the following comments:

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

- 1. Awning*
- 2. Signage*

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

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

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

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

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

Regards

Ray Brown



Electricity Networks

FAILS TO COMPLY

Application No: 174591 **Suburb:** Dickson

Block/Section 21 / 30

Appcn Type: Mixed Use/New Construction with Demolition

Attached Plans

%FLOORASSESS-201835109-PLAN-BASEMENT L1-01.pdf
%FLOORASSESS-201835109-PLAN-BASEMENT L2-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-GROUND-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 1-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 2-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 3-5 TYP-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 6-01.pdf
DEMO-201835109-01.pdf
ELEV-201835109-EAST-01.pdf
ELEV-201835109-NORTH-01.pdf
ELEV-201835109-SOUTH-01.pdf
ELEV-201835109-WEST-01.pdf
SECTION-201835109-BB-01.pdf
SITE-201835109-MASTER PLAN-01.pdf

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

Reasons for Failure to Comply

Development is to comply with minimum clearances to overhead conductors and poles. Ref Evoenergy Drawing 3811-004

Proponent is required to submit an "Application for Electricity Network Connection or Alteration form" to network.connectionapplication@evoenergy.com.au (available on Evoenergy website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.

Resubmission of this application must be made to both Icon Water and Evoenergy in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas.

Comments:

Signed

David Newton

Date

05 Feb 2019

Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

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

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

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

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

Please note:

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

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

For further information please phone Steve Donnelly – Jemena 6192 6270

ActewAGL Gas Networks

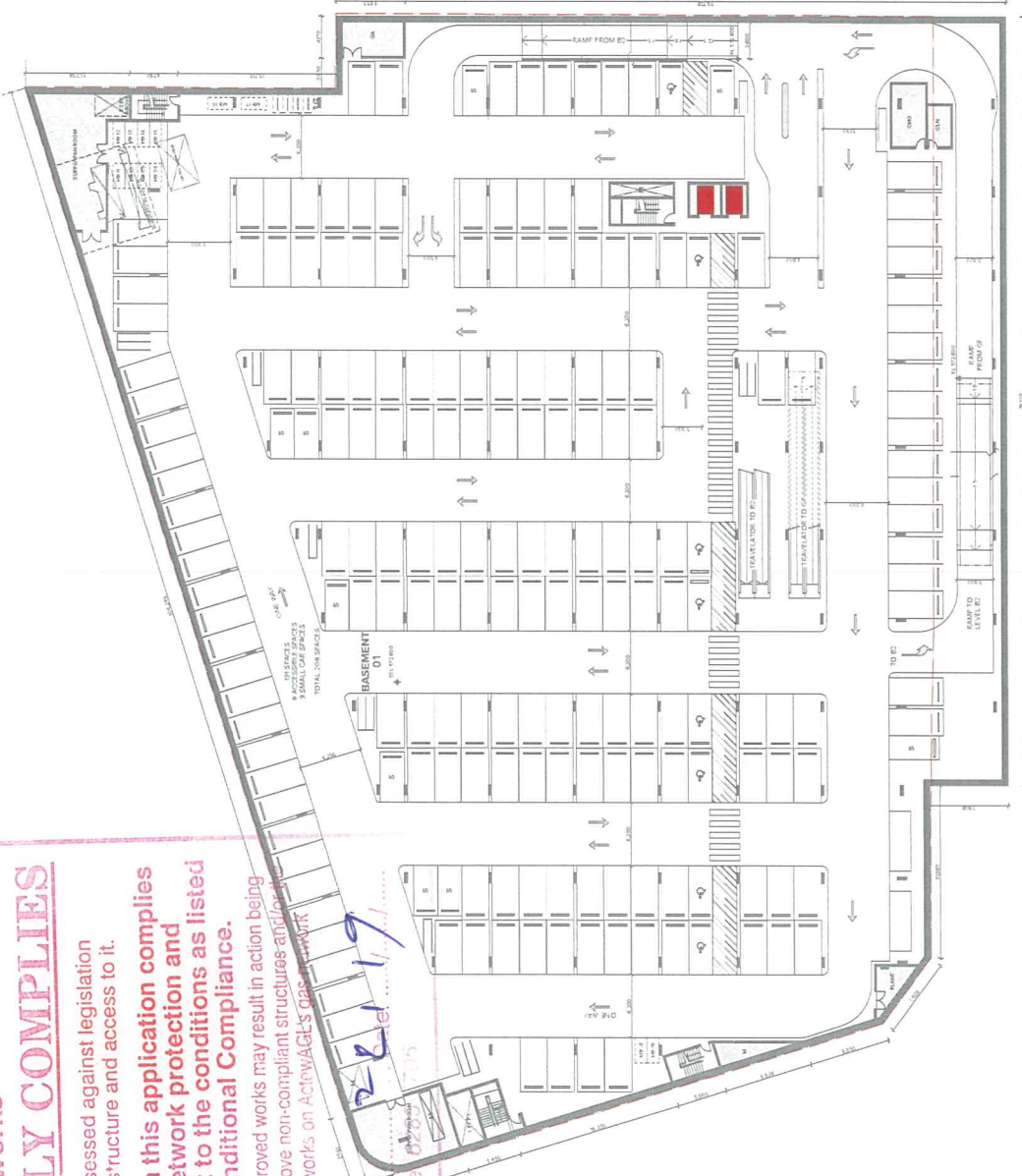
CONDITIONALLY COMPLIES

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

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

Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or property owner to fund rectification works on ActewAGL's gas network.

Signed: *[Signature]*
 Date: 28 Oct 19
 On Gas phone: 0280 000 000



Property Boundary

Car Parking Schedule B1	
Recall	101
Motorable	9
Small Car	9
Total	208

Parking Schedule B1	
Bicycle	8
Motorbike	12

ActewAGL Gas Networks

CONDITIONALLY COMPLIES

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

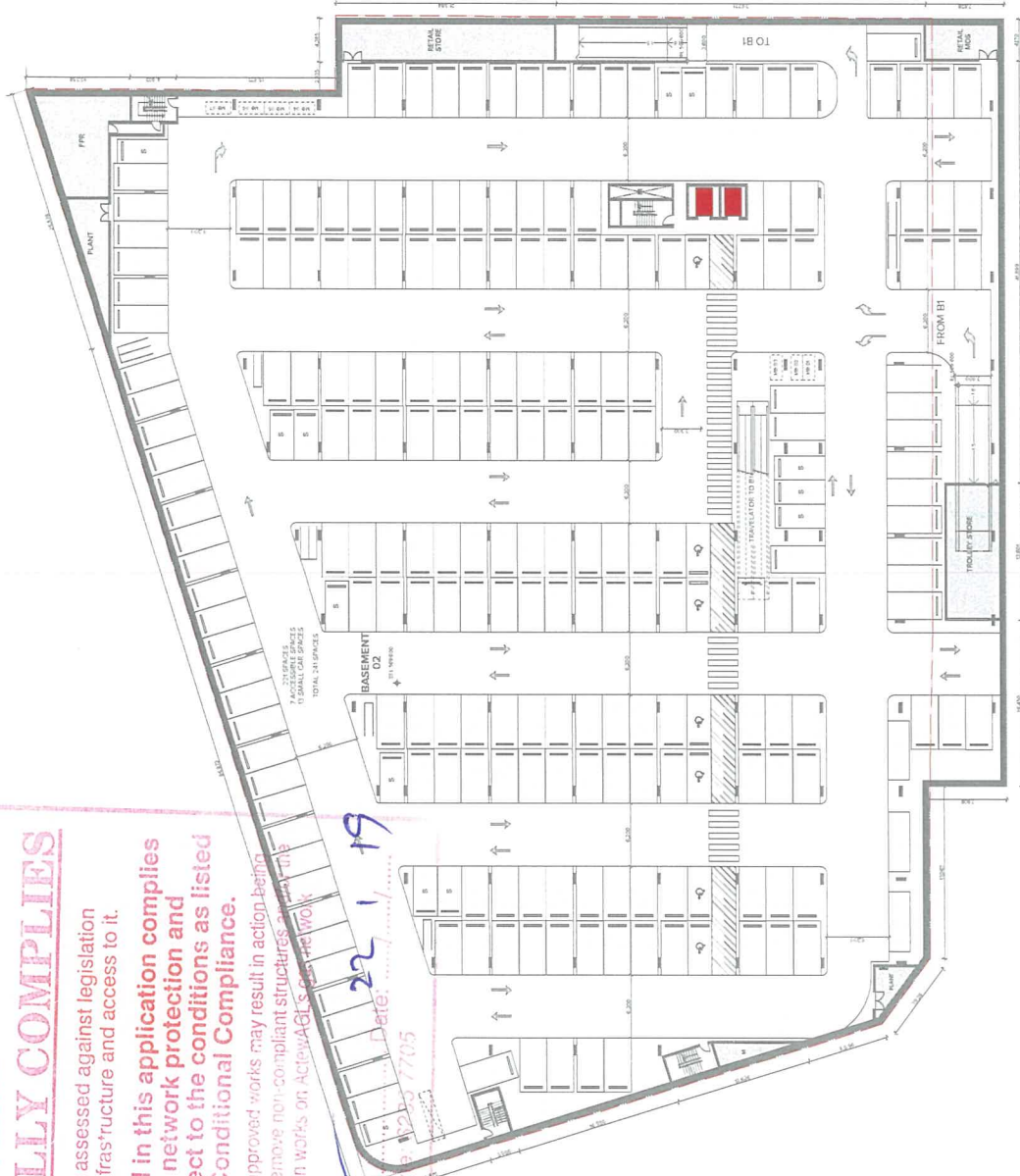
The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

Please note that the execution of unapproved works may result in action being taken to require the applicant to remove non-compliant structures from this property and to fund any remediation works on ActewAGL's gas network.

Signed: *SD* Date: 22/1/19
 Checked by: 1237705

Property Boundary	
Car Parking Schedule B2	
Retail Vehicle	221
Small Car	13
Total	241

Parking Schedule B2	
Motorbike	7



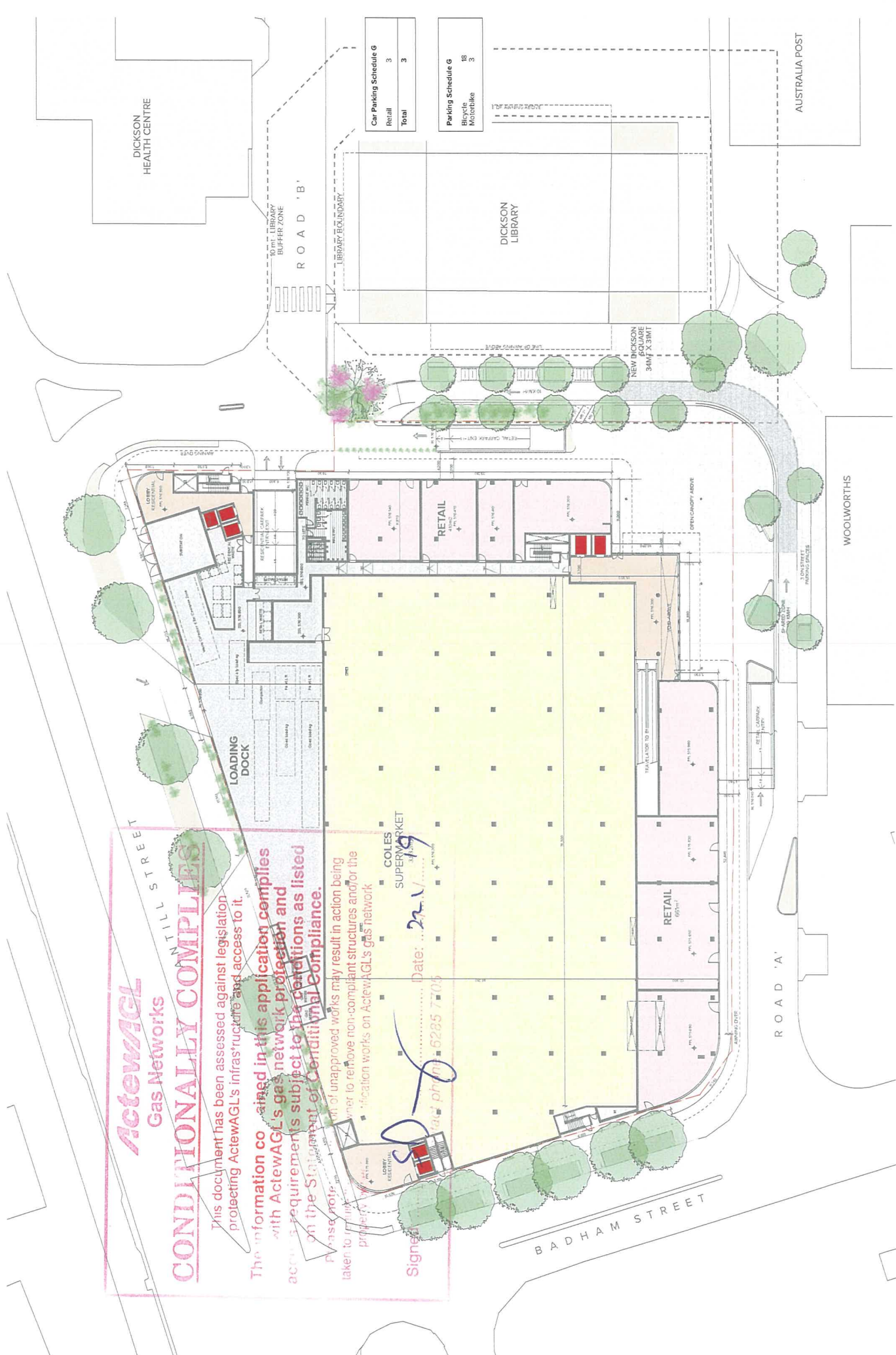
ActewAGL Gas Networks

CONDITIONALLY COMPLIES

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

Phase note: In the event of unapproved works may result in action being taken to require the owner to remove non-compliant structures and/or the property from the Statement of Conditional Compliance.

Signature: *[Handwritten Signature]*
Date: 22/11/2019
Phone: 6285 7705



ActewAGL Gas Networks CONDITIONALLY COMPLIES

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

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

Please note that any of unapproved works that result in action being taken by ActewAGL to protect its infrastructure and/or its gas network.

Signed: **SD**

Date: **27/11/19**

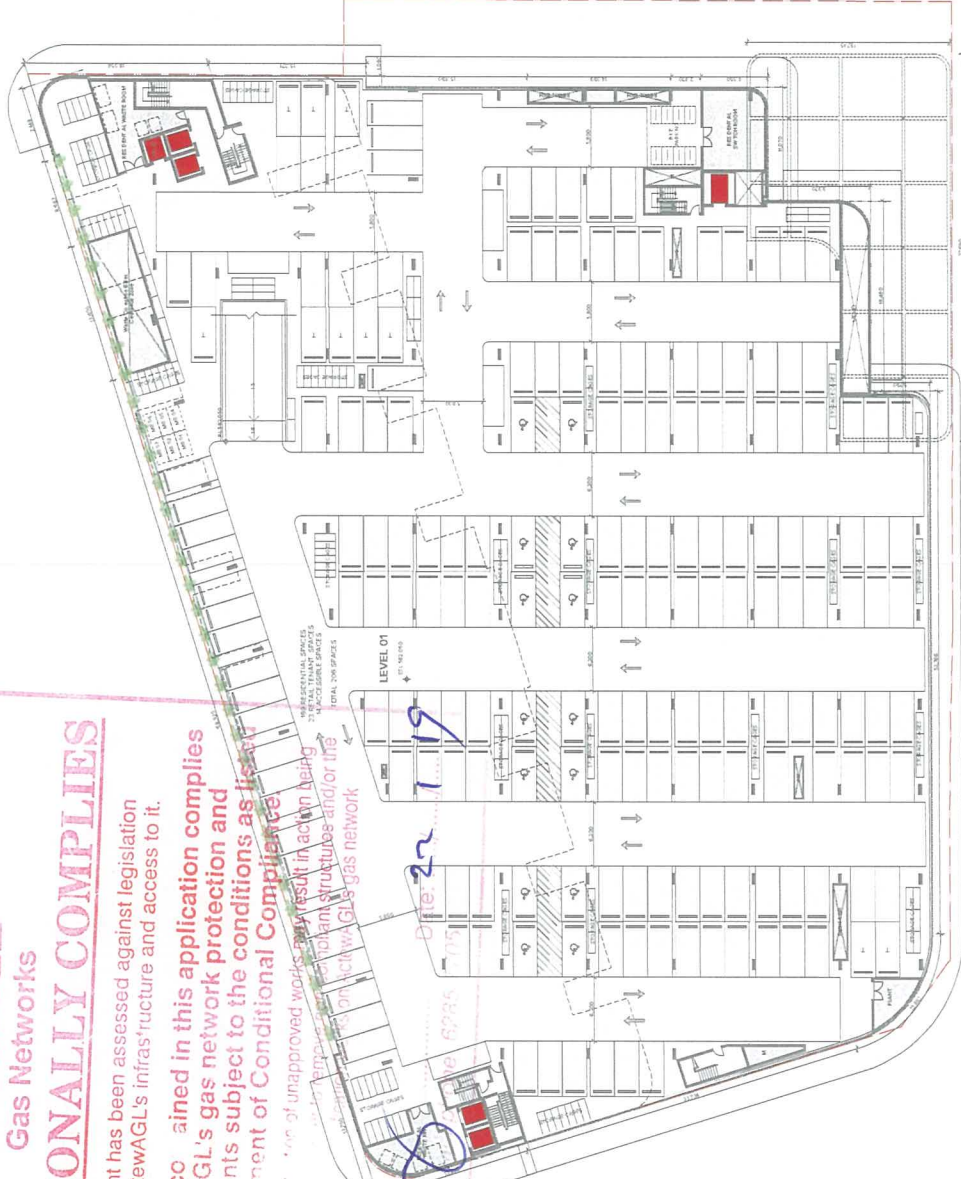
File: **6286**

RESIDENTIAL SPACES
ACCESSIBLE SPACES
TOTAL 206 SPACES

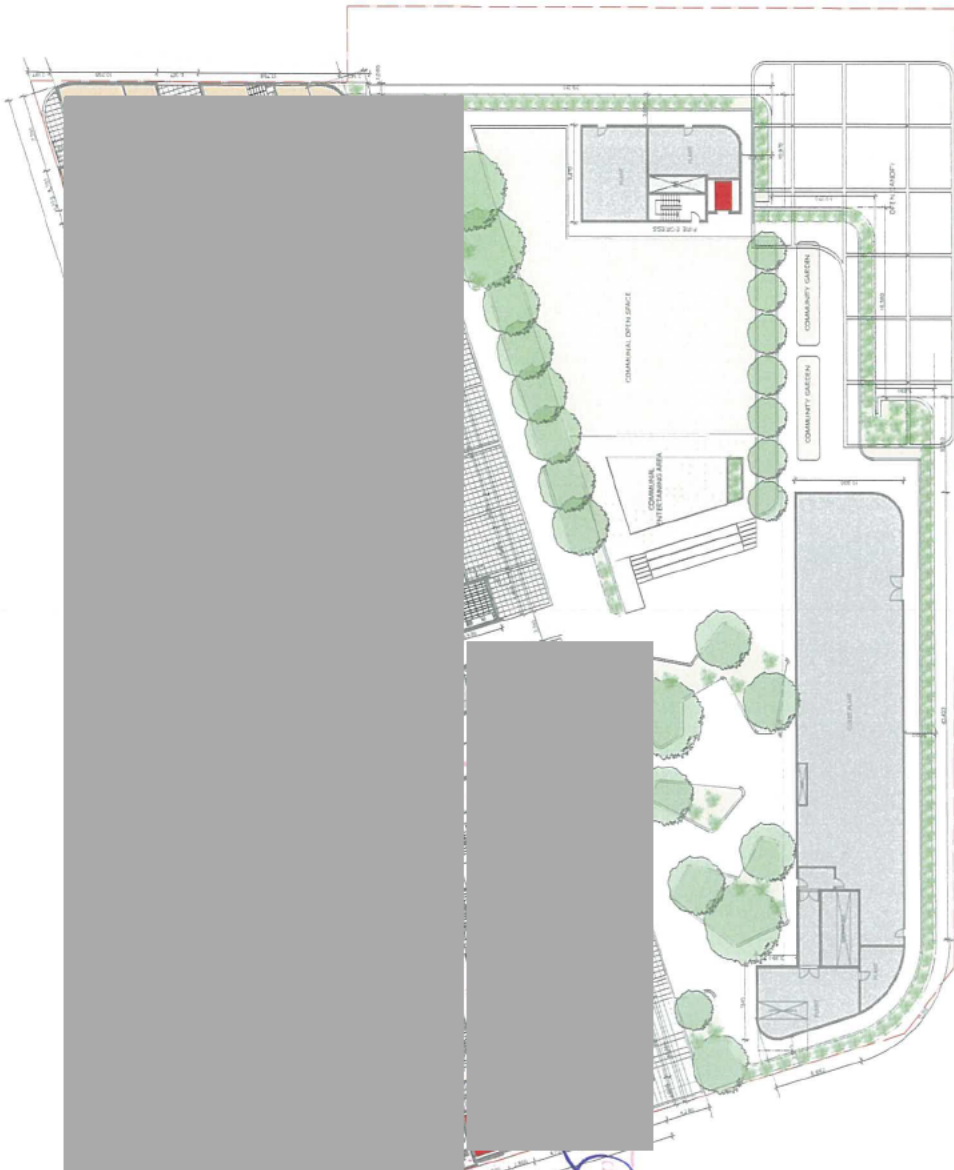
Parking Schedule Level 01	
Residential	169
Accessible	14
Retail/tenant	23
Total	206

Parking Schedule Level 01	
Bicycles	16
Motorbikes	6

Storage Schedule Level 01	
Storage Units	140



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



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

ActewAGL
CONDITION
 This document has been prepared in accordance with the requirements of the ActewAGL Act, protecting ActewAGL's interests.
 The information contained herein is for informational purposes only and does not constitute an offer or a contract. It is subject to change without notice.
 Signed *SD*

ActewAGL
Gas Networks

CONDITIONALLY COMPLIANT

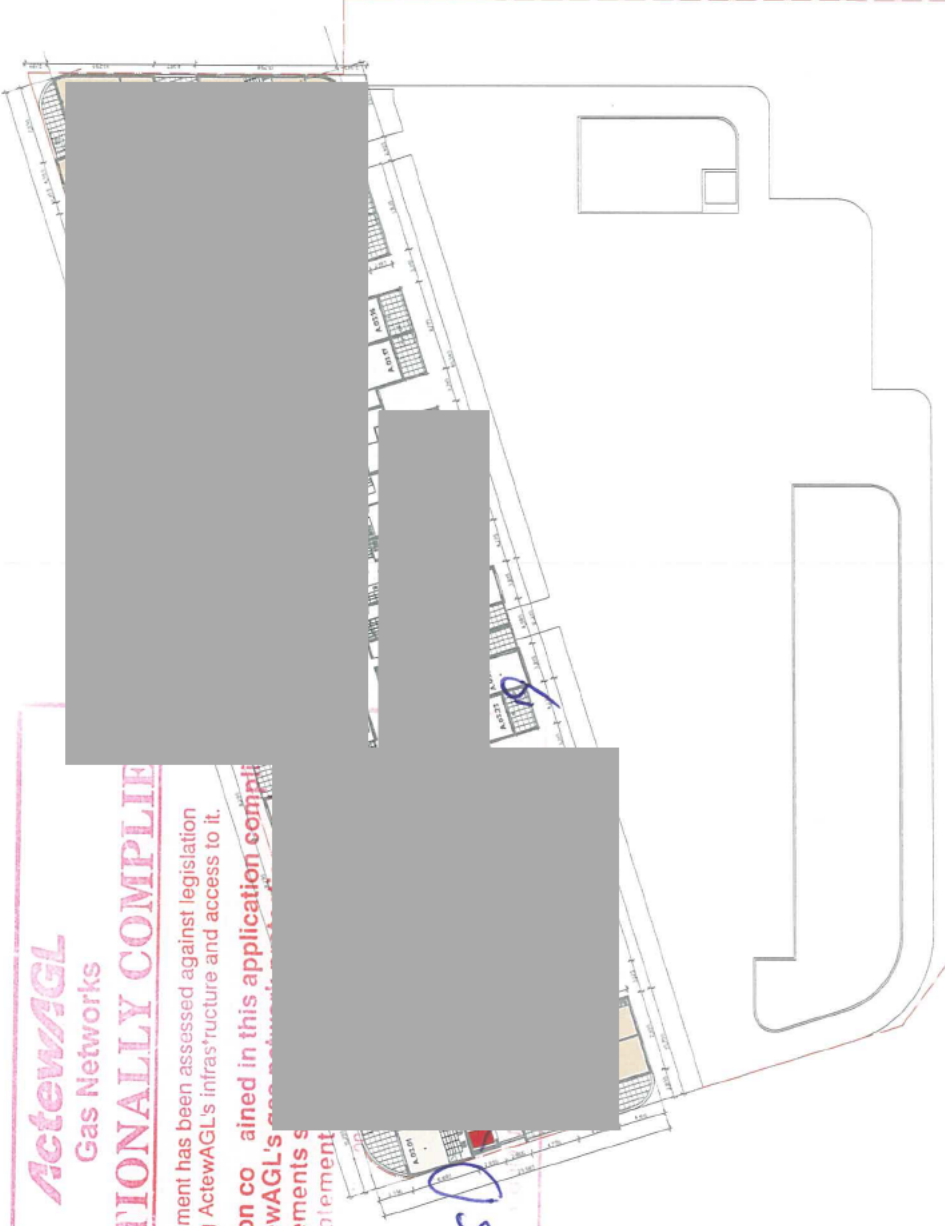
This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

The information contained in this application complies with ActewAGL's access requirements on the Statement of Requirements.

Please note that the information is provided as a guide only and is not intended to constitute a contract or any other legal document. The information is provided on the basis of the information provided to us by the property owner.

Signed: *SO*

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



ActewAGL Gas Networks

CONDITIONALLY COMPLIES

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

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

Please note that the completion of unapproved works may result in a condition being taken to require the removal of the gas network protection.

Signed: *SD* [Signature]

Unit Schedule Level 06	
Studs	1
1 Bed	3
2 Bed	11
3 Bed	3
Total	28



ActewAGL Gas Networks

CONDITIONALLY COMPLIES

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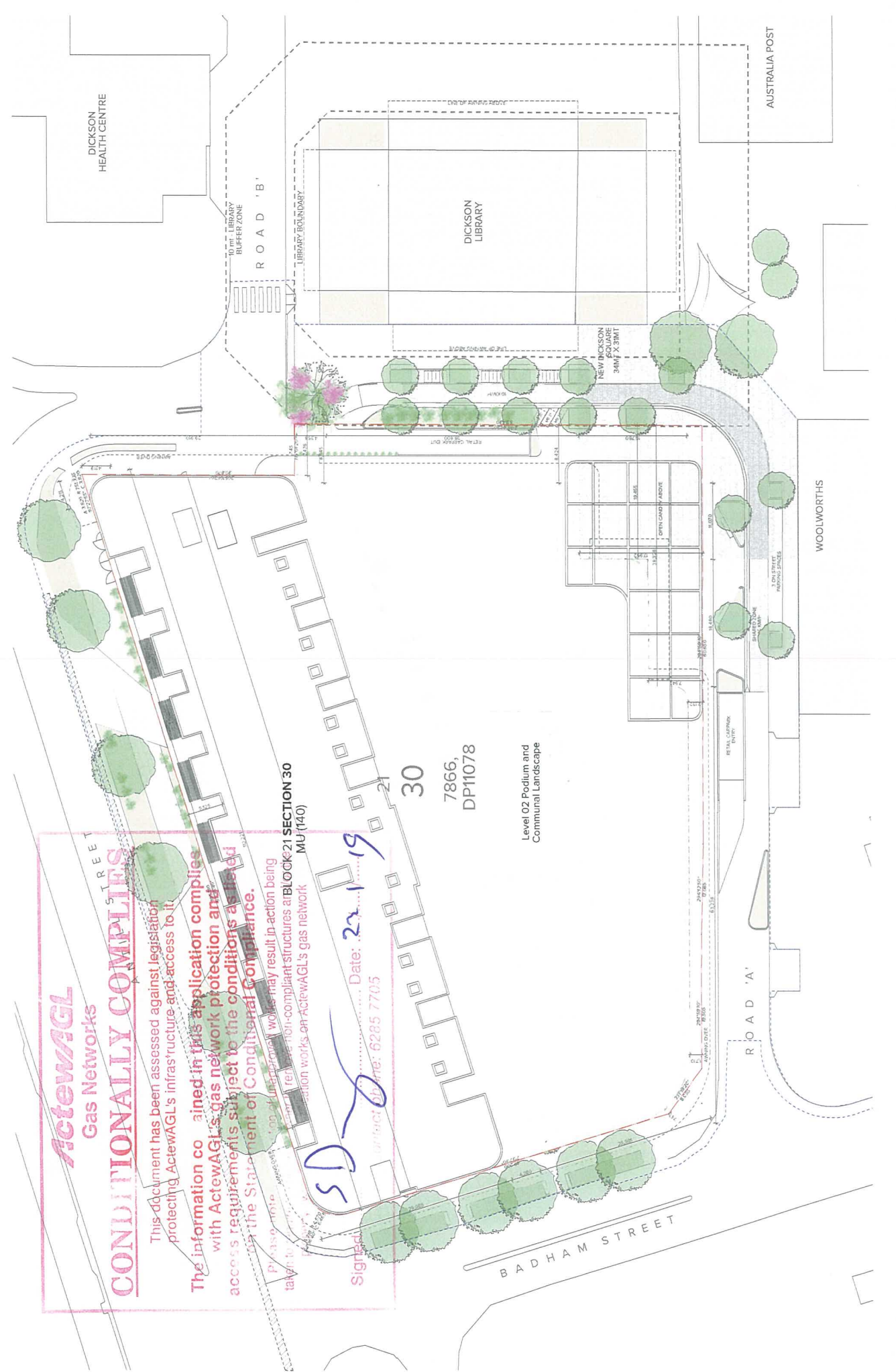
Please note that any excavation works may result in action being taken to protect the gas network.

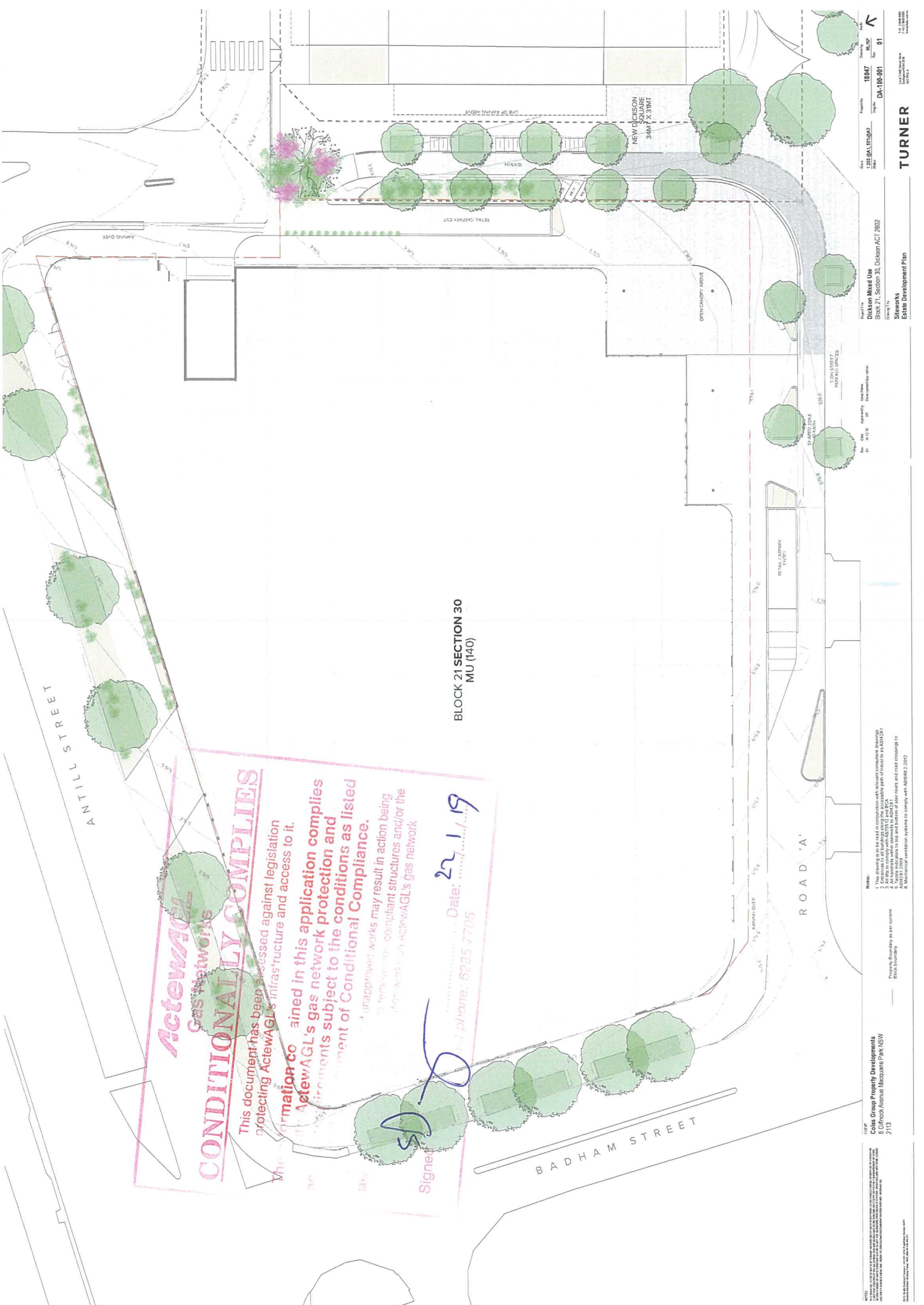
Excavation works on ActewAGL's gas network at Block 21 Section 30 MU(140)

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

30
7866,
DP11078

Level 02 Podium and Communal Landscape





BLOCK 21 SECTION 30
MU (140)

ActewAGL
Gas Networks
CONDITIONALLY COMPLIES

This document has been processed against legislation protecting ActewAGL's infrastructure and access to it. Information contained in this application complies with ActewAGL's gas network protection and safety requirements subject to the conditions as listed in the Statement of Conditional Compliance. Unapproved works may result in action being taken to remove non-compliant structures and/or the high voltage gas network. ActewAGL's gas network

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

Project No: 1047
 Client: DA-100-01
 Date: 2019
 Scale: 1:1000
 Drawing No: 01

Project Title: Dickson Mixed Use
 Block 21, Section 30, Dickson ACT 2602
 Drawing No: S10001-01
 Siteworks: Estate Development Plan

Notes:
 1. This plan is to be used in conjunction with the site plan and other documents.
 2. The client is to be notified of any changes to the site plan or other documents.
 3. The client is to be notified of any changes to the site plan or other documents.
 4. The client is to be notified of any changes to the site plan or other documents.
 5. The client is to be notified of any changes to the site plan or other documents.
 6. The client is to be notified of any changes to the site plan or other documents.

Property Boundary as per current Block Boundary
 213
 1:1000
 14/01/2019
 TURNER



ACT Emergency Services Agency
Development Application Review

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

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

DEVELOPMENT APPLICATION NO: 201835109
ESA REFERENCE: 2019204

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

DESCRIPTION OF THE PROPOSAL:

MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT - Proposed demolition of existing structures, removal of regulated trees, construction of a mixed-use development up to seven storeys, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking; ancillary rooftop structures; landscaping and associated on-site and off-site works.

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

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

RECOMMENDATION:

That you NOTE the ESA Review of this Development Application.



ACT Emergency Services Agency
Development Application Review

Advice provided

No Advice Provided

Further information required

Comments:

Executive Branch Manager, Risk and Planning

Date 15/2/17



ACT FIRE & RESCUE DEVELOPMENT APPLICATION REVIEW

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

DEVELOPMENT APPLICATION NO: 201835109

DATE: 13 February 2019

BLOCK: 21	SECTION: 30	DIVISION: Dickson
-----------	-------------	-------------------

DESCRIPTION OF THE PROPOSAL: MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT - Proposed demolition of existing structures, removal of regulated trees, construction of a mixed-use development up to seven storeys, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking; ancillary rooftop structures; landscaping and associated on-site and off-site works.

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

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

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

ACTF&R requires further information

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

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

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

Fire Station Response Area:

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

Water Supplies:

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

Rear lanes and unit complexes

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

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

Fire Brigade Access:

Pumper:

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

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

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

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

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

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

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

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

ACTF&R Access requirements for building greater than 3 storeys

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

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

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

Hazardous Materials:

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

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

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

Street Furniture, Landscaping and Tree Planting:

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

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

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

ACTF&R Fire Safety Section:

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

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

Further Information:

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



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



STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 174602 **Suburb:** Dickson

Block/Section 21 / 30

Applcn Type: Mixed Use/New Construction with Demolition Inclusions : Basement,
Car Park/driveway, Landscape

Attached Plans

%FLOORASSESS-201835109-PLAN-BASEMENT L1-01.pdf
%FLOORASSESS-201835109-PLAN-BASEMENT L2-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-GROUND-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 1-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 2-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 3-5 TYP-01.pdf
%FLOORASSESS-201835109-PLAN-FLOOR-LEVEL 6-01.pdf
%LEASE-201835109-01A.pdf
%LEASE-201835109-01B.pdf
%LEASE-201835109-01C.pdf
%PLAN-201835109-PLAN-UNIT TYPE SHEET 1-01.pdf
%PLAN-201835109-PLAN-UNIT TYPE SHEET 2-01.pdf
%PLAN-201835109-PLAN-UNIT TYPE SHEET 3-01.pdf
%PLAN-201835109-PLAN-UNIT TYPE SHEET 4-01.pdf
%PLAN-201835109-PLAN-UNIT TYPE SHEET 5-01.pdf
%PLAN-201835109-PLAN-UNIT TYPE SHEET 6-01.pdf
%PLAN-201835109-PLAN-UNIT TYPE SHEET 7-01.pdf
APP-201835109-02.pdf
AREA-201835109-BASEMENT 1-01.pdf
AREA-201835109-BASEMENT 2-01.pdf
AREA-201835109-GROUND-01.pdf
AREA-201835109-LEVEL 1-PODIUM-01.pdf
AREA-201835109-LEVEL 2-01.pdf
AREA-201835109-LEVEL 3-6-01.pdf
AUTHORISATION-201835109-02.pdf
BLOCKDETAIL-201835109-01.pdf
CROSSECT-201835109-01.pdf
CROSSECT-201835109-02.pdf
DEMO-201835109-01.pdf
DEVINTENTION-201835109-01.pdf
ELEV-201835109-EAST-01.pdf
ELEV-201835109-NORTH-01.pdf
ELEV-201835109-SOUTH-01.pdf
ELEV-201835109-WEST-01.pdf
ENTITYADVICE-201835109-DEEDMGT-01.pdf

ENTITYADVICE-201835109-DEEDMGT-02.pdf
ESTATEDEVPLAN-201835109-01.pdf
FILLPLAN-201835109-01.pdf
FLOORREG-201835109-BASEMENT L1-01.pdf
FLOORREG-201835109-BASEMENT L2-01.pdf
FLOORREG-201835109-LEVEL 1-01.pdf
FLOORREG-201835109-LEVEL 2-01.pdf
FLOORREG-201835109-LEVEL 3-5-01.pdf
FLOORREG-201835109-LEVEL 6-01.pdf
HYDRAULICS-201835109-01.pdf
HYDRAULICS-201835109-STORM-01.pdf
HYDRAULICS-201835109-STORM-02.pdf
LOCALITY-201835109-01.pdf
LSCAPE-201835109-GROUND-01.pdf
LSCAPE-201835109-PAVING-GND-01.pdf
LSCAPE-201835109-PLANT-GND-01.pdf
LSCAPE-201835109-PLANT-PODI-01.pdf
LSCAPE-201835109-PODIUM-01.pdf
OFFSITWORKS-201835109-01.pdf
ONSTREET-201835109-01.pdf
PERSP-201835109-ANTILL ST-EAST-3D-01.pdf
PERSP-201835109-ANTILL ST-ROAD A-3D-01.pdf
PERSP-201835109-ANTILL ST-WEST-3D-01.pdf
PERSP-201835109-NEW DICKSON SQ 3D-01.pdf
PLAN-201835109-GRADING-01.pdf
PLAN-201835109-LAND ACQUISITION-01.pdf
PLAN-201835109-PAVEMENT-01.pdf
PLAN-201835109-PUBLIC TRANSPORT NET-01.pdf
PLAN-201835109-SIGNAGE-01.pdf
PLAN-201835109-SITE ESTABLISHMENT-01.pdf
PREDACOMMCONSULT-201835109-01.pdf
ROADDETAILS-201835109-01.pdf
ROADHIERARCHY-201835109-01.pdf
SECTION-201835109-AA-01.pdf
SECTION-201835109-BB-01.pdf
SEWER-201835109-PLAN-SEWER MASTER-01.pdf
SITE-201835109-MASTER PLAN-01.pdf
SLOPEANALYSIS-201835109-01.pdf
SLOPEANALYSIS-201835109-02.pdf
SUPP-201835109-REPORT-DEV SCHEDULE-01.pdf
SUPP-201835109-REPORT-PLANNING-01.pdf
SURVEYCERT-201835109-01.PDF
SWMASTER-201835109-01.pdf
TREECLR-201835109-01.pdf

Conditions of Acceptance

All Icon Water Valves, Hydrants, Meters and Maintenance Holes/Pits must have 24/7 access, by Icon Water and Emergency Services. Clear access must be maintained from road to asset. No stockpiles, Temporary structures or equipment is to be located within the pipe protection envelope.

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Location of the water meter is to be clear of driveways and footpaths with a 1m radius unhindered access maintained. If required, relocation of the water service is to be undertaken by Icon Water at the lessee's cost. Relocations further than 1.5m laterally require a Hydraulic plan to be approved by Icon prior to applying for the relocation. Evidence of this being performed and constructed is to be forwarded to Icon Water before the certificate of occupation is issued.

Protection of water and sewer networks to be in accordance with the attached checklist

Servicing of water and sewerage must be in accordance with Icon Water requirements. Design of External Services plans and Off Site Works must be approved by Icon Water Hydraulic Assets Acceptance section. Icon Water assets shall be protected for the duration of the construction works at all times from machinery, vibration and groundwater ingress or infiltration. All costs associated with repairing damage to Icon assets resulting from the construction works must be paid by the developer.

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to Icon Water.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.
- ❖ Icon Water recommends setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of Icon Water may result in connection to Icon Water's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

WARNING

Failure to comply with these conditions is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed

Ian McDonell

Date

04 Feb 2019

For further information please phone Icon Water 6248 3111.

From: [Aaron Oshyer](#)
To: [REDACTED]
Subject: DA201835109 (Coles Dickson Village) response to representation
Date: Wednesday, 3 April 2019 3:52:31 PM
Attachments: [image90a17d.PNG](#)
[image95d091.JPG](#)
[imaged1b695.JPG](#)
[image564389.JPG](#)
[image039f8e.JPG](#)
[Combined Table of Responses April 2019.pdf](#)
[Additional verge works - Attachment 1.pdf](#)
[Visibility Diagram - Attachment 2.pdf](#)

Hi Ray,

As discussed please find attached our response to the matters raised in representations received for DA 201835109 on Block 21 Section 30 Dickson.

Also provided are two attachments that are referred to in the responses.

This documentation will also be provided via eDevelopment in the response to the further information request.

Happy to discuss our responses further if required.

Kind Regards,

Aaron Oshyer
Manager ACT
Knight Frank Town Planning



Aaron Oshyer
Manager ACT

Knight Frank Canberra
Level 4
64 Allara Street
Canberra ACT 2601
Australia

T: +61 2 6221 7887

M: +61 [REDACTED]

Aaron.Oshyer@au.knightfrank.com
KnightFrank.com.au

Save a tree - we only print emails we need to.





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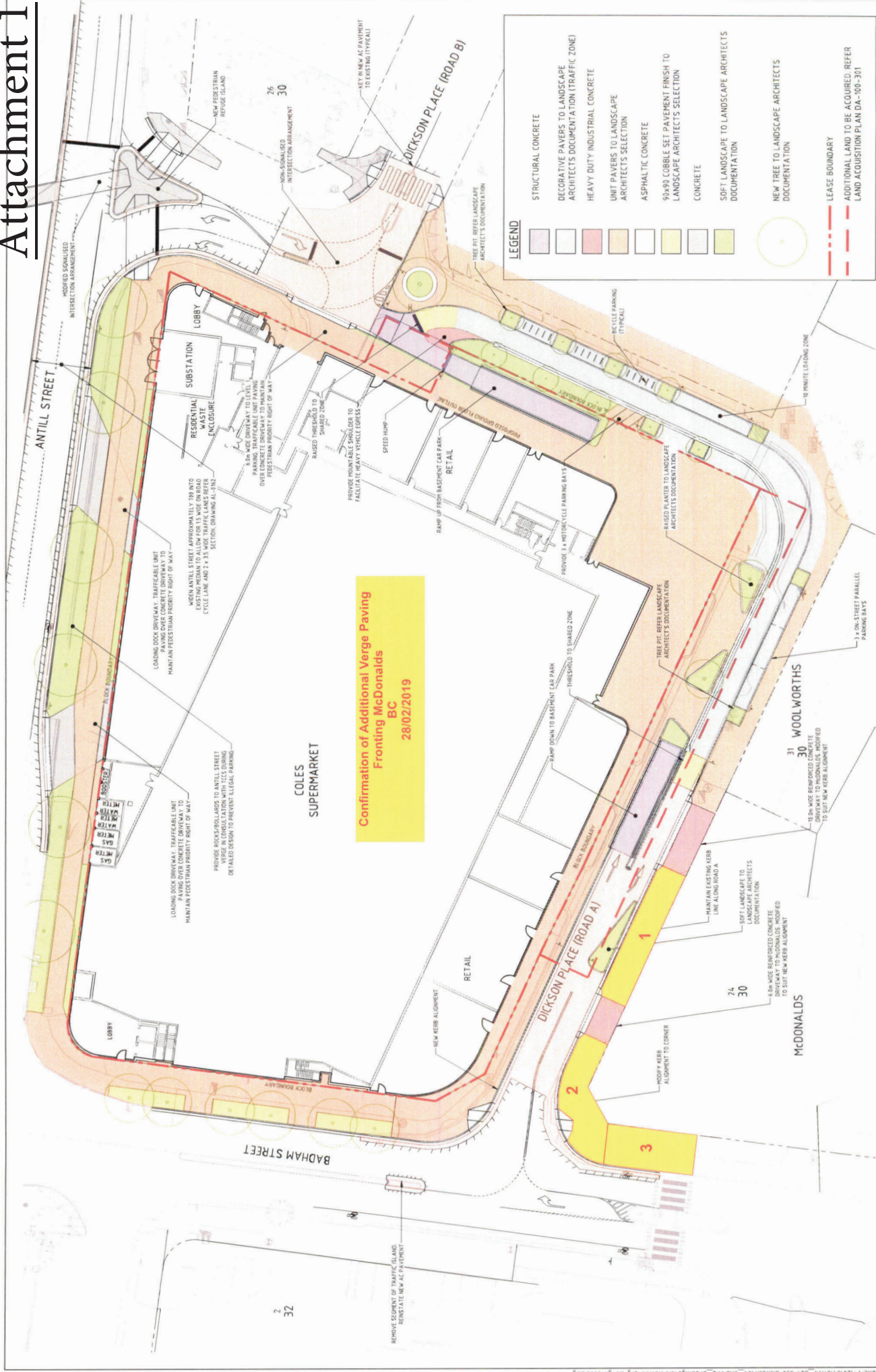
<http://www.knightfrank.com.au>

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Any views expressed in the email are those of the individual sender, except where the sender specifically states them to be the views of Knight Frank.

Email is not secure and there is a risk messages may be corrupted in transmission.

Attachment 1



Project Name and Location		Status		Client Logo		North		Scale		Rev	
DICKSON MIXED USE PROJECT BLOCK 21 SECTION 30 DICKSON ACT		Original Size	A1	Drawn By	DA	sallick consultants	North	0 5 15 30 45m 1:250 @ A1	26/12/2018	DA	Description
Drawing Title DEVELOPMENT PLAN		Date Printed	20-Dec-18	Designed By	AE				20/12/2018	DA	
Project Number 181174		Design Check	BC	Approved By	BC	www.sallickconsultants.com.au	DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK. For copyright © Sallick Consultants, this is a copy of this document in whole or in part without written permission constitutes an infringement of copyright.	12/11/2018	11/12/2018	DA	F REVISED DEVELOPMENT APPLICATION
Type DRG		Approved Date	9/12/2018	Approved Signature					14/11/2018	DA	14/11/2018
Discipline CIV		Height Datum	AHD	Height					9/11/2018	DA	C EDP UPDATE
Revision									5/11/2018	DA	B EDP UPDATE
									9/11/2018	DA	A ESTATE DEVELOPMENT PLANS

NOT FOR CONSTRUCTION



Scale: 1:250 @ A1

Date	Description	By
26/12/2018	DA	
20/12/2018	DA	
11/12/2018	DA	
14/11/2018	DA	
12/11/2018	DA	
9/11/2018	DA	

DOOR CLOSED
OUTSIDE 'VILLAGE'
TRADING HOURS
(SUPERMARKET)

OPENING CONTROLLED
BY SHUTTER. CLOSED
OUTSIDE COLES TRADING
HOURS.

CLEAR
GLASS.

EMERGENCY
DOORS
ONLY

CLEAR
GLASS

2.6 OPENING
24/7 ACCESS

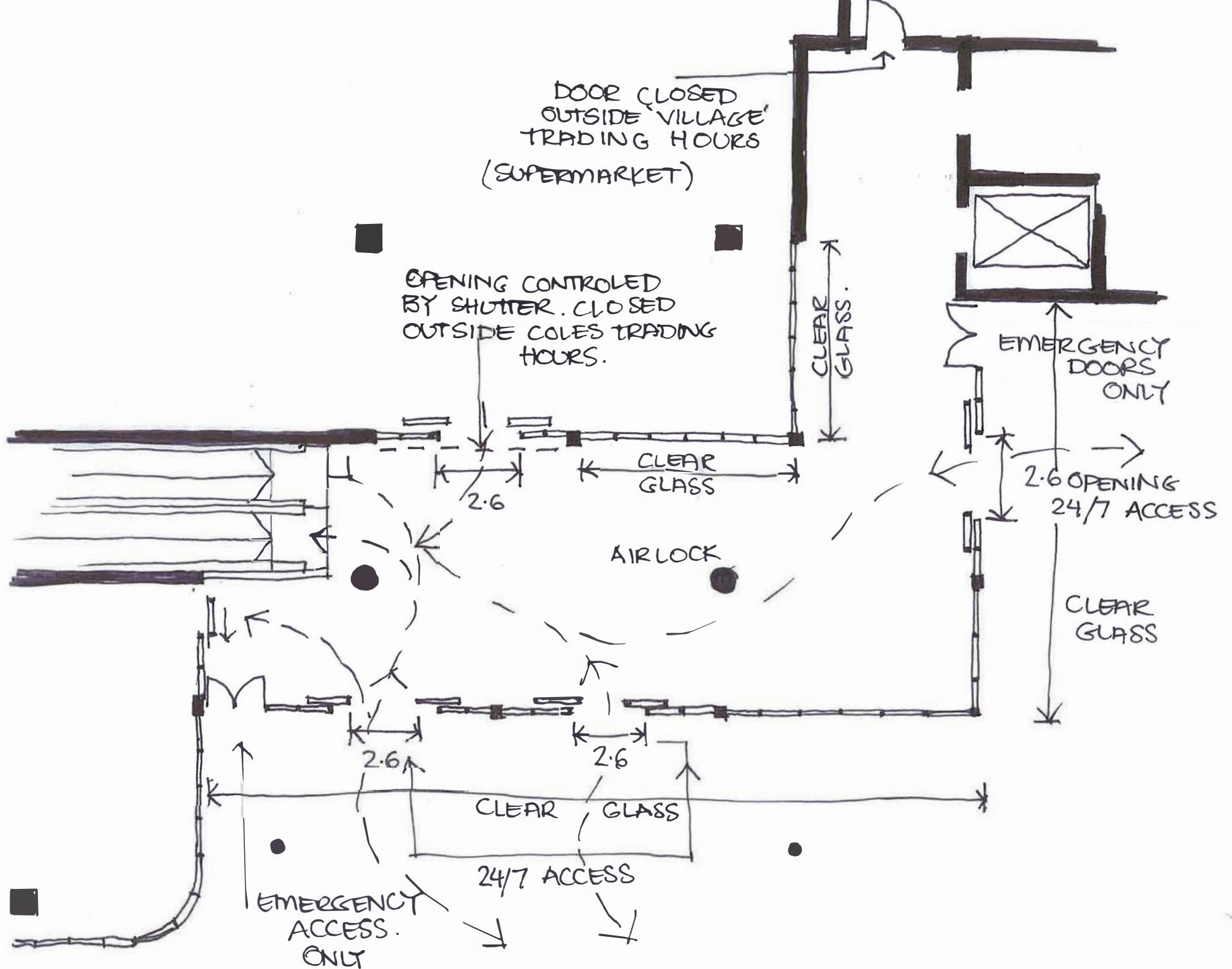
AIR LOCK

CLEAR
GLASS

CLEAR GLASS

24/7 ACCESS

EMERGENCY
ACCESS.
ONLY



From: [Brown, Ray](#)
To: [Heritage](#); [Cityrenewal](#); [EPD Strategic Planning Referrals](#)
Cc: [Gell, Chris](#); [Jamaly, Rumana](#)
Subject: LSCAPE-201835109-PAVING-GND-01 (A18100352)
Date: Wednesday, 3 April 2019 1:53:00 PM
Attachments: [LSCAPE-201835109-PAVING-GND-01.obr](#)

UNCLASSIFIED

Dear Colleagues,

As discussed at the MPRG meeting of 3 April 2019, could you please provide comments on the proposed paving shown on the attached plan. Your responses should be made to Chris Gell and Rumana Jamaly of the Planning Authority's Merit Assessment Team.

Regards

Ray Brown

Ray Brown has sent you a link to "LSCAPE-201835109-PAVING-GND-01" (A18100352) from Objective.

Open in Navigator
Double click on the attachment

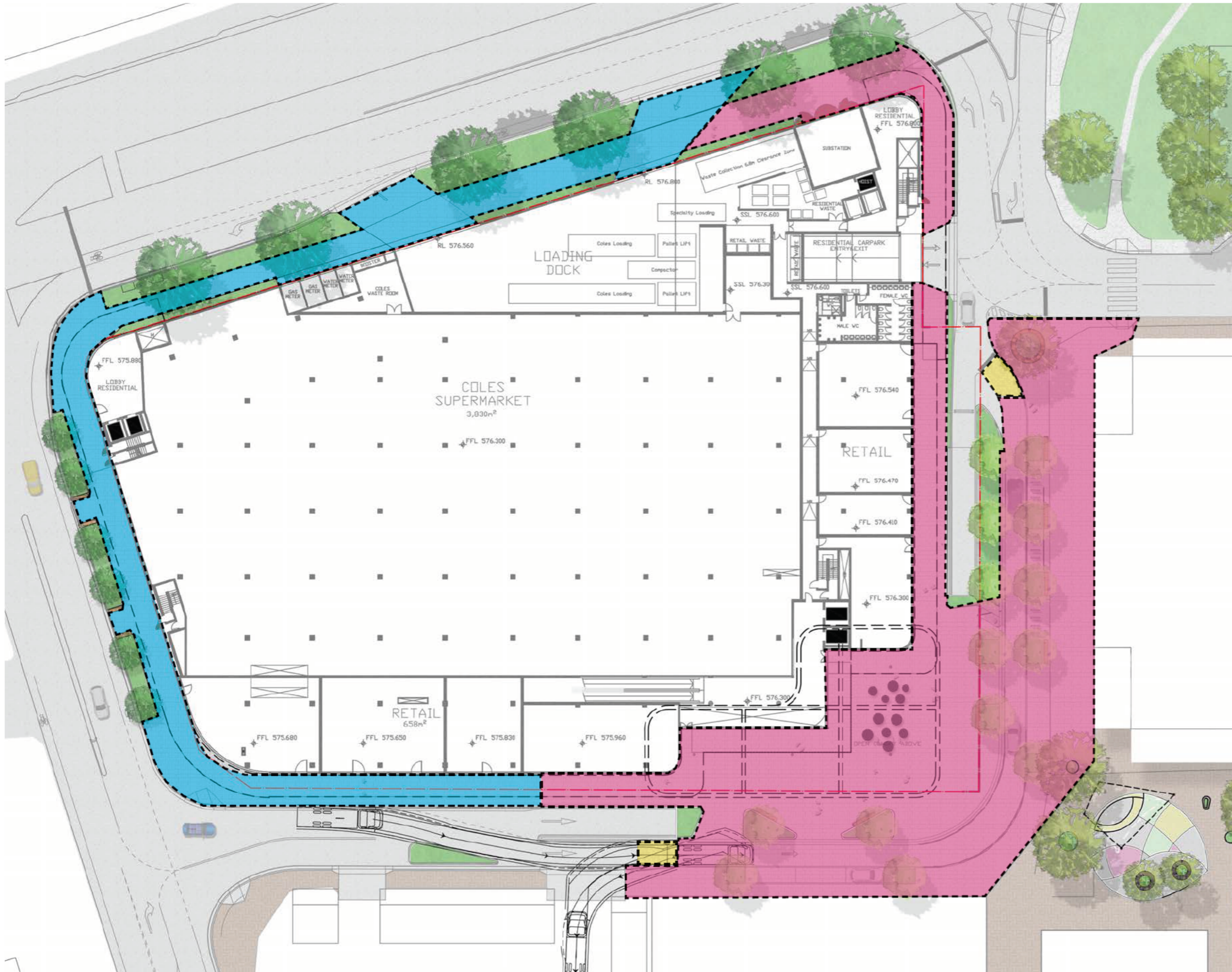
Open in ECM for Browser
<https://objective.act.gov.au:8443/#!/documents/A18100352/details>

Open in Your Browser

Latest: <https://objective.act.gov.au/id:A18100352/document/versions/latest>
Published: <https://objective.act.gov.au/id:A18100352/document/versions/published>

DESIGN RESPONSE

GROUND LEVEL PAVING PLAN



Paving Type 1:
Austral Black granite pavers
Exfoliated finish



Paving Type 2:
Charcoal coloured concrete
In situ broomed finish



Paving Type 3:
Cobble thresholds sets
Granite



PROJECT, ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	LANDSCAPE REPORT	7/09/18	SJ
B	LANDSCAPE REPORT	14/11/18	SJ
C	LANDSCAPE REPORT	14/12/18	SJ
D	LANDSCAPE REPORT	20/12/18	SJ

From: [Jamaly, Rumana](#)
To: [Brown, Ray](#)
Subject: FW: LSCAPE-201835109-PAVING-GND-01 (A18100352) [SEC=UNCLASSIFIED]
Date: Wednesday, 3 April 2019 4:36:55 PM
Attachments: [LSCAPE-201835109-PAVING-GND-01.obr](#)
[image001.png](#)
[image004.png](#)

Ray

Received the following comment from CRA.

Regards

Rumana

Rumana Jamaly

Manager - Merit Assessment and Deed Management

Planning Delivery Division

Environment, Planning and Sustainable Development Directorate (EPSDD)

Ph: (02) 6207 1830

E-mail: rumana.jamaly@act.gov.au

From: Cityrenewal

Sent: Wednesday, 3 April 2019 4:04 PM

To: Gell, Chris <Chris.Gell@act.gov.au>; Jamaly, Rumana <Rumana.Jamaly@act.gov.au>

Cc: Sharp, Andy <Andy.Sharp@act.gov.au>; Ryan, KellyL <KellyL.Ryan@act.gov.au>

Subject: FW: LSCAPE-201835109-PAVING-GND-01 (A18100352) [SEC=UNCLASSIFIED]

Hi Chris and Rumana

The City Renewal Authority has the following comments on proposed paving for the Dickson Coles development:

- The City Renewal Authority supports the use of high quality and durable paving material (i.e. granite/stone sets). Extensive application of concrete (e.g. paving type 2) is not supported.
- Paving integration with existing brick is an important consideration. Paving should complement the existing red brick paving in colour only – the proposed dark grey and black tones are not supported.
- The applicant could consider ‘weaving in’ some of the old red brick into the new paving to reference the ‘old’ Dickson.

Thanks

Sophie

Sophie Davis

Project Manager, City Activation - Design and Place Strategy

T: 02 6205 3684 E: Sophiee.Davis@act.gov.au

City Renewal Authority | ACT Government

Canberra Nara Centre, 1 Constitution Avenue, Canberra City

GPO Box 158 Canberra City ACT 2601

ABN 40 746 096 162

cityrenewalCBR.com.au

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-----Original Message-----

From: Brown, Ray

Sent: Wednesday, 3 April 2019 1:54 PM

To: Heritage <Heritage@act.gov.au>; Cityrenewal <cityrenewal@act.gov.au>; EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>

Cc: Gell, Chris <Chris.Gell@act.gov.au>; Jamaly, Rumana <Rumana.Jamaly@act.gov.au>

Subject: LSCAPE-201835109-PAVING-GND-01 (A18100352)

UNCLASSIFIED

Dear Colleagues,

As discussed at the MPRG meeting of 3 April 2019, could you please provide comments on the proposed paving shown on the attached plan. Your responses should be made to Chris Gell and Rumana Jamaly of the Planning Authority's Merit Assessment Team.

Regards

Ray Brown

Ray Brown has sent you a link to "LSCAPE-201835109-PAVING-GND-01" (A18100352) from Objective.

Open in Navigator
Double click on the attachment

Open in ECM for Browser
<https://objective.act.gov.au:8443/#/documents/A18100352/details>

Open in Your Browser
Latest: <https://objective.act.gov.au/id:A18100352/document/versions/latest>
Published: <https://objective.act.gov.au/id:A18100352/document/versions/published>

From: [Seagrott, Helena](#)
To: [Brown, Ray](#)
Subject: 201835109-21/30 Dickson-01 [SEC=UNCLASSIFIED]
Date: Thursday, 4 April 2019 9:15:17 AM

Hi Ray

Thank you for a very informative meeting on 201835109-21/30 Dickson-01 yesterday. As discussed, Strategic Planning recommends that the proposed development uses paving which is the same/as similar as possible to the existing brick paving used in the Dickson group centre and particularly Dickson Square in front of the library. This paving should be used for the entire perimeter of the development. Using the same paving will link the proposed development to the centre. In addition the dark coloured paving currently proposed would contribute to heat island effect.

Many thanks Ray.

Cheers
Helena

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

From: [Azzopardi, Adam](#)
To: [Gell, Chris](#); [Jamaly, Rumana](#)
Cc: [Cityrenewal](#); [Heritage](#); [Brown, Ray](#); [Seagrott, Helena](#)
Subject: FW: 201835109-21/30 Dickson-01 [SEC=UNCLASSIFIED]
Date: Monday, 8 April 2019 10:26:22 AM

Hi Chris and Rumana

Further to Helena's advice below please see additional comments:

The use of sharp angled junctions between different paving types should be avoided where possible. Sharp angled junctions often lead to lifting of paving over time due to the tapering intersections.

We reinforce the use of similar paving types to that of the existing centre to 'marry' the proposed surfaces with the existing paving used throughout the centre.

Regards

Adam

From: Seagrott, Helena
Sent: Monday, 8 April 2019 10:09 AM
To: Azzopardi, Adam <Adam.Azzopardi@act.gov.au>
Subject: FW: 201835109-21/30 Dickson-01 [SEC=UNCLASSIFIED]

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

From: Seagrott, Helena
Sent: Thursday, 4 April 2019 9:15 AM
To: Brown, Ray <Ray.Brown@act.gov.au>
Subject: 201835109-21/30 Dickson-01 [SEC=UNCLASSIFIED]

Hi Ray

Thank you for a very informative meeting on 201835109-21/30 Dickson-01 yesterday. As discussed, Strategic Planning recommends that the proposed development uses paving which is the same/as similar as possible to the existing brick paving used in the Dickson group centre and particularly Dickson Square in front of the library. This paving should be used for the entire perimeter of the development. Using the same paving will link the proposed development to the centre. In addition the dark coloured paving currently proposed would contribute to heat island effect.

Many thanks Ray.

Cheers

Helena

Helena Seagrott | Senior Urban Planner/Designer | Design

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

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

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

From: [Fitzgerald, Bruce](#)
To: [Cilliers, George](#)
Subject: RE: DA201835109 Block 21 Section 30 Dickson [SEC=UNCLASSIFIED]
Date: Wednesday, 15 May 2019 4:10:39 PM

UNCLASSIFIED

Hi George,

Identification of suitable sites for Temporary car parking will depend upon the timing of construction. If construction commences quickly after a decision is made on the development application, Block 6 Section 72 Dickson will be available to accommodate the car parking requirement. There may also be an opportunity for the developer to reach an agreement with the Leaseholder (Salvation Army) of Block 22 Section 72 to utilise this area for car parking if demand exceeds capacity on Block 6. Block 25, which was previously identified for this car parking, is no longer available due to the expected development of Common Ground.

As you would be aware, Section 72 is currently subject to ongoing consultation with the community and as such, a decision on the future use of the site, is still be decided. As such, future development on the site (Block 6) may change the parking plan if the Dickson Coles development is delayed.

Please let me know if you require any further information.

Thanks
Bruce

From: Cilliers, George
Sent: Wednesday, 15 May 2019 2:20 PM
To: Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>
Subject: DA201835109 Block 21 Section 30 Dickson [SEC=UNCLASSIFIED]

Good afternoon Bruce,

DA201835109, proposes the construction of a mixed-use development, including 140 residential units; a supermarket and other retail/commercial tenancies on the ground floor; podium level car park; two levels of basement car parking at Block 21 Section 30 Dickson – a.k.a. the Dickson Coles development proposal.

We have now largely completed the assessment of the development application with only a few issues remaining to consider. One issue is the availability of temporary parking in general proximity to the development site - primarily for the use of construction workers / sub-contractors during the construction period. Noting that if the development application is approved, the proponent will have two years to commence the development.

In its traffic impact assessment, the proponent identified various sites in Section 72 Dickson as potential sites for temporary contractor car parking. The parking demand for subcontractors is

forecasted to occur over a 25 month construction timeframe with a peak of 220 contractors expected for months 20 and 21. (Refer to pages 51 – 53 of the attached Traffic Impact Assessment.)

To further inform an imminent decision on this development application, I'd appreciate it if you could indicate the potential availability of any sites within Section 72 Dickson for the purpose for temporary parking for construction workers, for the timeframes as outlined above.

Happy to discuss

Kind regards

George

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: [Cilliers, George](#)
To: [Varlow, Trent](#)
Subject: Re: MPRG [SEC=UNCLASSIFIED]
Date: Wednesday, 12 June 2019 4:06:52 PM

Thanks
MPRG minutes cleared.
Please save a copy of this email to objective.
Kind regards
George

Get [Outlook for iOS](#)

From: Varlow, Trent <trent.varlow@act.gov.au>
Sent: Wednesday, June 12, 2019 4:04 pm
To: Cilliers, George
Subject: RE: MPRG [SEC=UNCLASSIFIED]

[Word docs attached](#)

From: Cilliers, George
Sent: Wednesday, 12 June 2019 4:03 PM
To: Varlow, Trent <Trent.Varlow@act.gov.au>
Subject: Re: MPRG [SEC=UNCLASSIFIED]

Thanks- can you send me the text of the MPRG recommendation- sorry I cannot access objective where I am

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From: Varlow, Trent <trent.varlow@act.gov.au>
Sent: Wednesday, June 12, 2019 3:39 pm
To: Cilliers, George
Subject: MPRG [SEC=UNCLASSIFIED]

Hi George,

I have finalised the MPRG brief and the stage 5 assessment. I have attached for your consideration, I will include this in the assessment documentation for the package.

Trent

From: [Taylor, Bob](#)
To: [Varlow, Trent](#); [Cargill, James](#)
Cc: [Cilliers, George](#)
Subject: RE: Deed of agreement - Dickson Block 21 Section 21 (Coles) [SEC=UNCLASSIFIED]
Date: Thursday, 20 June 2019 9:33:55 AM
Attachments: [EXECUTED DEED OF VARIATION - SERIES 1 - Dickson Section 30 Block 21 - 29....pdf](#)
[01 - EXECUTED DEED OF AGREEMENT - Dickson Section 30 Block 21 - 4 Aprilpdf](#)

Trent

Please find attached as requested. In addition to the attached, and due to outcomes of proceedings and mediation, the Deed will be varied further to remove obligation no longer required.

Cheers
Bob

From: Varlow, Trent
Sent: Thursday, 20 June 2019 7:38 AM
To: Cargill, James <James.Cargill@act.gov.au>; Taylor, Bob <Bob.Taylor@act.gov.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>
Subject: RE: Deed of agreement - Dickson Block 21 Section 21 (Coles) [SEC=UNCLASSIFIED]

Hi James/Bob,

Any chance you could help me with the below, we are finalising this DA and it is the final document I need.

Trent

From: Varlow, Trent
Sent: Monday, 17 June 2019 2:13 PM
To: Cargill, James <James.Cargill@act.gov.au>
Cc: Taylor, Bob <Bob.Taylor@act.gov.au>
Subject: Deed of agreement - Dickson Block 21 Section 21 (Coles) [SEC=UNCLASSIFIED]

Hi James,

Can you send me a link or a copy of the deed of agreement for Dickson Block 21 Section 21 (Coles)?

Thanks,

Trent



PLANNING AND LAND AUTHORITY

AND

COLES GROUP PROPERTY DEVELOPMENTS LIMITED

A.C.N. 004 428 326

DICKSON SECTION 30 BLOCK 21

DEED OF VARIATION

(SERIES 1)

SEE DEED OF AGREEMENT DATED

Fourth day of April 2014

PLANNING AND LAND AUTHORITY

AND

COLES GROUP PROPERTY DEVELOPMENTS LIMITED

A.C.N. 004 428 326

DICKSON SECTION 30 BLOCK 21

DEED OF VARIATION

(SERIES 1)

**SEE DEED OF AGREEMENT DATED
Fourth day of April 2014**

DICKSON SECTION 30 BLOCK 21

THIS DEED OF VARIATION made the *twenty ninth* day of *April* 2016

BETWEEN

The **PLANNING AND LAND AUTHORITY** the body politic established by section 7 of the Australian Capital Territory (Self Government) Act 1988 (hereafter called "the Territory") of the one part

AND

COLES GROUP PROPERTY DEVELOPMENTS LIMITED, A.C.N. 004 428 326, having its registered address at 800 Toorak Road, Hawthorn East, VIC 3123 (hereafter called the "Developer") of the other part

WHEREAS the parties hereto are parties to a Deed of Agreement (the Head Deed) dated 4 April 2014 in respect of the project described as Dickson Section 30 Block 21.

AND WHEREAS the Developer in pursuance of the provisions in subclauses 3.1, 3.2, 3.3 and 3.4 of the Head Deed has made an application to the Territory for variation of Annexure "A4" to the Head Deed;

AND WHEREAS the Territory is prepared to consent to the application subject to the details prescribed in the Schedule herein:

NOW THIS DEED WITNESSETH and the parties hereto **AGREE THAT** in respect of the particular section of the Head Deed referred to in column 1 of the Schedule the attached signed sheets or pages listed in column 3 are **HEREBY SUBSTITUTED** for the sheets or pages listed in column 2 which upon execution of this Deed shall be deemed to be obsolete.

SCHEDULE

COLUMN 1 (Particular Section of Head Deed affected)	COLUMN 2 (Superseded Sheets or Pages)	COLUMN 3 (New substituted Sheets or Pages)
Annexure A2	Sheets 9 and 10 of 31	Sheets 9 and 10 of 31

IN WITNESS WHEREOF the parties hereto have executed this Deed of Variation the day and year first hereinbefore written

SIGNED by [Redacted])
a person duly authorised by the Planning and) [Redacted]
Land Authority in the presence of:)

[Redacted]
.....
Signature
[Redacted]
.....
Name in full

SIGNED by **Coles Group Property**)
Developments Ltd, A.C.N. 004 428 326)
)
)
)
by its Class A attorney under power of attorney)
dated 18 November 2015 in the presence of:

[Redacted] [Redacted]
Signature of Witness Signature of Attorney
[Redacted] **General Manager Finance**
Name in full **Operations Supply Chain**
& Property
Class A Attorney Name in full

car park and shall be in accordance with specific planning requirements in this Annexure (including the Crime Prevention through Environmental Design General Code), the Canberra Central Design Manual (to the extent the planning authority deems appropriate) and other relevant preliminary design work as listed in the Background Documents.

All work is to be designed to Territory Standards, and the requirements of Relevant Agencies, and handed over to the Territory.

Landscaping works are to include all of the relevant works listed in Section A2.2 in this Annexure.

The Developer will demonstrate consideration of the following relevant planning documents and policies:

- The Dickson Centre Masterplan
http://www.actpla.act.gov.au/topics/significant_projects/planning_studies/dickson_centre_planning_project
- The nine Strategies and five Outcomes of the ACT Planning Strategy
http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/plans/planning_strategy
- AP2 - Climate change strategy and action plan for the Australian Capital Territory
http://www.environment.act.gov.au/climate_change/ap2

A2.1.8 Parking

Car parking and parking for motorcycles and/or scooters is to be provided on the Site in accordance with the rates set out in the *Parking and Vehicular Access General Code* under the Territory Plan.

In addition to the above, the Developer must also provide replacement parking for the existing car park on the Site. To satisfy this requirement, **237** publicly available parking spaces must be developed either on site unless an off-site location is identified and agreed by the Territory. These spaces must be made available to the public 24 hours per day and seven days per week and may be privately owned and operated. These publicly available spaces are to be primarily 2 hour, short stay, pay parking spaces with 56 spaces to be all day/multi-stay pay parking spaces. A written plan for parking control and management in a form to be agreed with ESDD (Transport Planning) is to be submitted with the Development Plan submission.

A2.1.8.1 Temporary Parking for Cars

The Developer must construct and maintain an approved drained and sealed temporary car park with a minimum of 74 car parking spaces on Block 13 Section 72 Dickson (Temporary Car Park). The minimum pavement requirement for the temporary car park is a two-coat seal preparation. The Developer must also construct any associated works which may include hydrants for fire protection to a standard acceptable to the Relevant Authorities in accordance with plans and specifications prepared by the Developer and previously submitted to and approved in writing by the Authority.

The Developer shall charge car parking fees not exceeding the amount that the Territory would charge if providing car parking on unleased Territory land consistent with any determination made under section 96 of the *Road Transport (General) Act 1999 (ACT) (Determination of fees, charges and other amounts)*. The determination currently in effect is the *Road Transport (General) (Pay Parking Fees) Determination 2015 (No 2) [DI2015-250]*, which sets out parking fees for short stay parking in Dickson. The determination will be amended to cover the introduction of fees for all day/multi-stay parking spaces. All day/multi-stay parking fees will be the same as those applying in Kingston and Manuka Group Centre public car parks.

The Developer shall liaise with the Manager, Parking Operations, in the Justice and Community Safety Directorate, on the type of pay parking ticket machines to be installed in the temporary car park.

The Developer cannot commence any of the Works that relate to the Leased Land, and must continue to provide all existing car parking on the Leased Land on terms no less favourable to motorists than those offered by the Territory immediately prior to execution of this Deed, until the Developer has constructed the Temporary Car Park and the Temporary Car Park is opened for public use.

The Developer may open and operate the Temporary Car Park prior to handing it over to the Territory.

The Developer must continue to operate and maintain the Temporary Car Park at all times until a Certificate of Practical Completion has been issued from the Estate Manager in respect of the Site and the new car park is fully operational.

When the Developer has obtained a Certificate of Practical Completion in respect of the Temporary Car Park, then:

- (a) the Developer may hand over the Temporary Car Park to the accepting Agency, which will manage the car park on behalf of the Territory; and
- (b) all of the Developer's obligations in respect of the Temporary Car Park are discharged.

A2.1.9 Road and Street Network Design

The Development Plan must include a design of the ultimate Road "A" in accordance with the principles contained in this Deed. This design will establish levels for the development site frontage and access points to the site, which must be integrated into the development proposal. The scope of the road design is to be agreed with the Territory prior to any submission of a Development Plan for consideration by the Territory.

A traffic impact assessment will be required to support the Development Plan. The traffic impact assessment will address impacts of the final development for Block 21 as well as the proposed development on all roads. The extent of the assessment must be agreed with the Territory prior to any submission of a Development Plan for consideration by the Territory. This assessment may be used by the Territory to determine off-site intersection and road improvement works to be undertaken by the developer necessary to support the proposed development as well



ACT
Government

Environment, Planning and
Sustainable Development

To: ACT Heritage Council, ACTPLA General Leasing, City Renewal Authority (EPSDD), Conservator of Flora and Fauna, Emergency Services Agency, Environment Protection Authority, Evoenergy, Icon Water, Strategic Planning (EPSDD), Transport Canberra and City Services and Tree Protection Unit (TCCS).

Dear Referral Entity

Block 21 Section 30, Dickson

Development Application No. 201835109

I refer to the above Development Application (DA) that was lodged with the planning and land authority (the Authority) on 16 January 2019, seeking approval for;

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

You are advised that the Minister for Planning and Land Management has, in accordance with section 158 of the *Planning and Development Act 2007* (the Act), directed the Authority to refer this application to him for consideration. In accordance with subsection 158(2) of the Act, the attached copy of the Minister's direction is provided for your information.

Yours sincerely

George Cilliers
A/g Executive Group Manager
Planning Delivery
10 July 2019

From: [Varlow, Trent](#)
To: basubmission_electricity@Evoenergy.com.au; developmentapplications@iconwater.com.au; [Russell, Meaghan](#); [Cityrenewal](#); [EPAPlanningLiaison](#); [EmergencyManagement](#); devapp@actewagl.com.au; Steve.Donnelly@jemena.com.au; [HeritageReferrals](#); [ACTPLA Leasing](#); [EPD Strategic Planning Referrals](#); [TCCS_PC DACOORD](#); TreeProtection-AC@act.gov.au
Cc: [Cilliers, George](#); [Bennett, JamesP](#)
Subject: Letter to entities regarding Minister"s direction - DA 201835109 [SEC=UNCLASSIFIED]
Date: Wednesday, 10 July 2019 4:00:00 PM
Attachments: [Letter to entities regarding Minister"s direction - Signed.pdf](#)

Good afternoon,

For your information, please find attached signed letter regarding the development application DA201835109, Block 21 Section 30 Dickson.

Please let me know if you would like to discuss.

Regards

Kind Regards

Trent Varlow

Estates Assessment Officer

Development Assessment & Deed Management | Planning Delivery Division

Phone: 02 6207 9997

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



ACT
Government

Environment, Planning and
Sustainable Development

To: ACT Heritage Council, ACTPLA General Leasing, City Renewal Authority (EPSDD), Conservator of Flora and Fauna, Emergency Services Agency, Environment Protection Authority, Evoenergy, Icon Water, Strategic Planning (EPSDD), Transport Canberra and City Services and Tree Protection Unit (TCCS).

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Yours sincerely

George Cilliers
A/g Executive Group Manager
Planning Delivery
10 July 2019

Mick Gentleman MLA



Member for Brindabella

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

Mr Ben Ponton
Chief Planning Executive
ACT Planning and Land Authority
16 Challis Street
DICKSON ACT 2602

Dear Mr Ponton *Ben*

I refer to Development Application No 201835109, lodged with the planning and land authority on 16 January 2019.

The development application seeks approval for, among other things, a two to seven storey mixed-use development comprising of approximately 140 residential units, a supermarket and other ground floor retail/commercial tenancies, podium car park, two levels of basement car parking and other associated onsite and offsite works, on and adjacent to Block 21 Section 30 Dickson.

In accordance with Section 158 of the *Planning and Development Act 2007*, I direct the planning and land authority to refer to me the abovementioned development application.

When complying with this direction, the Authority must provide:

- the information and documents received by the Authority in relation to the application; and
- any other relevant information and documents held by the Authority.

As a consequence of this direction, the Authority must take no further action that would lead to a decision by the Authority on the application.

Yours sincerely

MD
Mick Gentleman MLA
Minister for Planning and Land Management

21/5/19

AUSTRALIAN CAPITAL TERRITORY LEGISLATIVE ASSEMBLY

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

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



@GENTLEMANMick



MickGentleman