

Proposed Mixed-Use Development

DA201835109

Block 21 Section 30 Dickson

Information for Minister Mick Gentleman MLA

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Brief to Minister

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To: Minister for Planning and Land Management

Tracking No.: 19/20041
Rec'd Minister's Office .../.../...

From: Executive Group Manager, Planning Delivery

Subject: Minister Call-in (DA201835109) – Block 21 Section 30 Dickson ('Coles')

Critical Date: 3 July 2019

Critical Reason: The application has been provided to you following your direction of 31 May 2019 to the planning and land authority to refer Development Application 201835109 to you for your consideration.

- DG 2.7.6/1.9 [redacted] [redacted] 6/19
- DDG, Sustainability and the Built Env [redacted] [redacted] 6/19

Purpose

1. To comply with your direction of 31 May 2019 to the planning and land authority to refer Development Application 201835109 to you for your consideration.
2. To advise you on the requirements for you to exercise your call-in powers should you wish to determine DA201835109.

Recommendations

That you:

1. **note** that representatives of the planning and land authority (the authority) will be available for a briefing meeting, if required, prior to you making a decision with respect to this matter; (Noted / Please Discuss)
2. **note** the authority has complied with your direction of 31 May 2019, by providing you with the information and documents received by the authority in relation to the development application and all other relevant information; (Noted / Please Discuss)
3. **note** that the authority will take no further action that would lead to a decision by the authority on the development application; and (Noted / Please Discuss)
4. **note** the process for a call-in as outlined in this brief. (Noted / Please Discuss)

In deciding whether to consider the application:

5. **agree** that the level of community consultation carried out by the proponent of the proposal is sufficient to allow you to decide to consider the application (as per s 158A) (see Consultation section of brief and **Attachment A9**);
Agreed / Not Agreed / Please Discuss

6. If you agree, **agree** that the application meets the requirements of s 159 of the Act by having a substantial effect on the achievement or development of the object of the territory plan and approving the application would provide a substantial public benefit.
Agreed / Not Agreed / Please Discuss

If you have decided to exercise your call-in powers to decide the development application, that you consider and:

7. **sign** the letter to the applicant (**Attachment A2**) informing the development proponent of your decision;
Signed / Not Signed / Please Discuss

8. **sign** the Notifiable Instrument (**Attachment A3**);
Signed / Not Signed / Please Discuss

9. **note** the assessment documentation (**Attachments B**) and application documentation (**Attachments C**) for the application;
Noted / Please Discuss

10. **sign** the attached Notice of Decision to approve the development application (**Attachment A4**);
Signed / Not Signed / Please Discuss

11. **sign** the attached Statement of Decision (**Attachment A5**) pursuant to section 161(2) of the *Planning and Development Act 2007*, for tabling in the Legislative Assembly;
and
Signed / Not Signed / Please Discuss

12. **Agree** to the attached Tabling Statement (**Attachment A6**) to support the tabling of the call-in decision documentation in the Legislative Assembly.
Agreed / Not Agreed / Please Discuss

Mick Gentleman MLA  11/7/19

Minister's Office Feedback

Background

1. A previous Development Application (DA201426717) for a mixed-use commercial and residential development was lodged on 12 December 2014 and was refused on 20 May 2015 for Block 21 Section 30 Dickson. The previous DA was then lodged as a reconsideration on 3 March 2016 and was approved, subject to conditions, on 29 June 2016.
2. An appeal was lodged to the ACT Civil and Administrative Tribunal (ACAT) in relation to the reconsideration decision. On 29 March 2018, ACAT substituted the reconsideration decision with a decision to refuse the development application. That decision has now been appealed to the Supreme Court, with proceedings underway.
3. The current development application (DA201835109) for Block 21 Section 30 Dickson was lodged on 16 January 2019. This is a new and separate application to the previous application, but is also for a mixed-use commercial and residential development.
4. The current proposal consists of 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.
5. On 31 May 2019, you directed the authority to refer the development application (DA) to you under s 158 of the Act.

Issues

6. To comply with your direction, the Authority now provides you with the DA documentation, assessment report and draft decision. A list of the documentation can be found in the Index of Documentation.

Call in Procedure

7. Under section 159(2) of the Act, you may decide to consider the development application if, in your opinion:
 - a) the application raises a major policy issue; or
 - b) the application seeks approval for a development that may have a substantial effect on the achievement or development of the object of the Territory Plan as set out in the statement of strategic directions and objectives for each zone to which the application relates; or
 - c) the approval or refusal of the application would provide a substantial public benefit.
8. An assessment under section 159(2) of the Act is provided for your consideration at **Attachment A1** and it is recommended that sections 159(2)(b) and (c) are applicable in this instance.
9. Prior to making a decision under section 159(2) of the Act, you must be satisfied that the level of community consultation carried out by the proponent of the proposal is sufficient to allow you to form an opinion under section 159(2). A summary of the community consultation undertaken for the proposal is provided in the Consultation section below and it is recommended that the extensive consultation undertaken on the proposal to date, including pre-DA consultation and statutory notification, is sufficient.

10. If you are satisfied that you should not consider the development application, under section 159(3) of the Act, you must refer the development application back to the planning and land authority for decision.
11. Under section 160(2)(a) of the Act, if you decide to consider the application, you must, by notice, tell the planning and land authority about your decision. Such a notice is a notifiable instrument that must be notified to the ACT Legislation Register not later than 15 working days after the day it is given. In the event that you decide to consider the application, the proposed instrument to be made under section 160(2)(a) is included at **Attachment A3** for your signature.
12. If you decide to consider the development application under the Act, you must also:
 - (a) tell the applicant in writing about your decision and the grounds on which the decision was made - a proposed letter to the applicant is included at **Attachment A2**); and
 - (b) ensure that you have the comments of the planning and land authority on the application [The planning and land authority's comments are in this Brief, the proposed Notice of Decision (**Attachment A4**) and the assessment report (**Attachments B**) in relation to the development application]; and
 - (c) approve or refuse the development application under section 162 of the Act.
13. If you decide to approve the development application, a draft Notice of Decision with suggested reasons for your decision (see PART 2) is included at **Attachment A4**.
14. For reasons of procedural fairness, before making your decision you should read and consider:
 - (d) The representations that have been made in response to the public notification process (**Attachment C11**);
 - (e) The responses from the relevant Territory entities to the development application (**Attachments C9 and C10**); and
 - (f) The assessment documentation (**Attachments B1 and B2**).The proposed Notice of Decision states that you have read and considered all of these documents before making your decision.

Draft Decision

15. The authority has prepared an assessment report relating to the DA including an assessment against legislative and Territory Plan requirements, undertaken referrals and consideration by the Major Projects Review Group (MPRG) (**Attachments B1 and B2**), and has prepared a draft decision for the DA (**Attachment A4**).
16. Suggested conditions of approval, in the decision, are based on advice from entities and the Authority's assessment of the application.
17. After assessing the DA, the authority advises that the DA sufficiently addresses the requirements of the Act and the Territory Plan.

18. In assessing the DA, the authority consulted referral entities who provided a submission which were incorporated as part of the decision. A copy of the entity advice for the DA can be found at **Attachments C9 and C10**.
19. Sixteen representations were received for DA201835109 and were addressed as part of the decision. A copy of the representations can be found at **Attachment C11**.
20. If you approve the DA, the Authority will also communicate your decision to the proponent via the usual dispatch process.
21. Section 122 of the Act provides that the DA (DA201835109) must be determined within 45 working days (due to receiving representations) after the DA is lodged. The DA was lodged on 16 January 2019 and therefore the statutory due date for the decision was **22 March 2019**. However, section 163 of the Act allows for a decision to be made after this date despite the statutory timeframe passing.
22. After you have decided the development application (whether that be to refuse it or approve it), under section 161 of the Act you must, within three sitting days, present to the Legislative Assembly a statement containing:
 - (a) a description of the development to which the application relates
 - (b) details of the land where the development is proposed to take place
 - (c) the applicant's name
 - (d) details of your decision
 - (e) the grounds for the decision
 - (f) a summary of community consultation.

In the event that you decide to approve the Application, a proposed Statement of Decision, Tabling Statement (speech) and draft media release are provided at **Attachments A5, A6 and A7**.

Financial Implications

23. There are no financial implications associated with the recommendations of this brief.

Consultation

24. Section 159(1)(b) requires you to be satisfied that the level of community consultation is sufficient to allow you to form an opinion that you should consider the application under section 159(2). In considering the above, section 158A requires consideration of the following:
 - the nature of the development proposal;
 - whether the proponent has undertaken community consultation in accordance with section 138AE (Community consultation for certain development proposals);
 - whether the authority has publicly notified the development application under division 7.3.4 (Public notification of development applications and representations) and, if so, the kind of the notification;
 - if the authority has publicly notified the application under division 7.3.4, any representations the authority has received in response to the notification;
 - the level of community awareness, discussion and debate in relation to the development proposal;

- the information and documents given to the Minister by the planning and land authority under section 158(5) and section 158B(2)(b) (if any); and
 - may consider any other relevant information.
25. The authority recommends that the level of community consultation carried out by the proponent is adequate when considering the nature, location and extent of the proposal. A summary of consultation undertaken is provided below for your consideration.
26. Section 138AE of the Act requires pre-DA community consultation for this development as proposal includes a building for residential use with 3 or more storeys and 15 or more dwellings, the development proposal is for more than 1 building and the buildings have a total gross floor area of more than 7 000m² and has a building with a gross floor area of more than 5000m². The *Pre-DA Community Consultation Guidelines for Prescribed Developments (2017)* aim to encourage partnerships and innovation between industry and the community, and to ensure genuine engagement with the community is undertaken as early as possible. The guidelines state that they are not intended to stipulate a consultation methodology or be overly onerous. While the methods of consultation noted in the guidelines are based on generally recognised practices and procedures, it is acknowledged that other methods may be equally appropriate. The community consultation report outlining the pre-DA consultation undertaken by the applicant is provided at **Attachment A9**.
27. The DA has also been notified for public comment as per the public notification provisions of the Act. The DA was notified for the period 21 January 2019 to 28 February 2019 (an extension to the usual period of 15 working days). Sixteen representations were received and copies of all representations received during notification are provided at **Attachment C11**.

Internal

28. Throughout the application process, various sections within EPSDD were consulted including:
- Deed Management
 - General Leasing
 - Strategic Planning
 - Water Policy
 - Legal Services and Integrity (cleared notifiable instrument and brief)
 - Communications.

Cross Directorate and referral entities

29. In accordance with Section 148 of the *Planning and Development Act 2007*, the planning and land authority referred the DA201835109 to the following entities:
- ACT Heritage Council
 - Emergency Services Agency
 - Environment Protection Authority
 - ACT Policing
 - Office of Regulatory Services
 - Evoenergy
 - Icon Water
 - Transport Canberra and City Services Directorate.
 - City Renewal Authority

- Tree Protection Unit

30. Advice received from the above entities is included at **Attachment C9 and C10**.

External

31. The applications were also publicly notified in accordance with statutory requirements of the Act as detailed above. Sixteen representations were received. Copies of the representations received are provided at **Attachment C11**.

Benefits/Sensitivities

32. Use of call-in powers often attract significant media and community attention.

33. The construction of the proposed mixed-use development is expected to bring significant economic benefits for the local area.

Media Implications

34. There is likely to be significant media interest in this proposal and the use of your call-in power to determine the application.

35. It is recommended that a proactive media approach be considered should you decide to determine the DA, either by briefing a media outlet and/or issuing a media release about the decision.

36. A draft media release is provided at **Attachment A7** to be agreed with your office.

37. Talking points are provided at **Attachment A8**.

Signatory Name: George Cilliers

Phone: 73520

Action Officer: Trent Varlow

Phone: 79997

Planning and Development Act 2007

Development Application

Application Number: **201835109**

Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Type of Application

The type of application you are applying for is a **New Application**

Are you applying for a:

Development Application

Has a pre-application meeting been held in relation to this proposal?

No

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="DICKSON"/>	<input type="text" value="30"/>	<input type="text" value="21"/>	<input type="text"/>

Street Address

Applicant Details

What type of applicant are you:

Business

ACN or ABN

95159090294

Company Name

Blak Plan Pty Ltd/Trading as Knight Frank Town Planning

Position held / Title

Town Planner

Salutation

None

First Name

Halimah

Surname

Jobling

Postal Address 1

PO Box 248

Postal Address 2

Postal Address 3

Suburb

Civic Square

State/Territory

ACT

Postcode

2608

Country

Australia

Phone Number

62217891

Fax Number

Mobile Number

Email

planning.act@au.knightfrank.com

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

 Registered 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

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

CZ1 Core zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

Commercial Zones Development Code

Please specify all relevant precinct code/s applied to your proposal

Dickson Precinct Code

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

This application seeks approval for the demolition and removal of all existing structures and trees onsite to facilitate the construction of a two to seven storey mixed use development with 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.

Proposed Use of the Land

Describe the use of the development. **Example:** Office, restaurant, and business agency limited to 300m² gross floor area. (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

Seven storey mixed use development with 140 residential units, a supermarket and other ground floor retail/commercial tenancies.

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Merit

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

Please indicate which type of development applies to this development application.

Mixed Use (combined non-residential and residential developments)

Mixed Use

Please select a Mixed Use sub type:

New building

Number of non-residential Units

Number of residential dwellings

Total number of Units

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

B - Gross Floor Area to be demolished (m²)

0.00

C - Gross Floor Area to be added (m²)

19851.00

D - Total Gross Floor Area of development (A-B+C)(m²)

19851

E - COST OF WORKS (\$)

47809063.00

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application
(e.g. metal carport, pergola, deck, verandah) (m²)

G - Parking areas – undercover

20775437.00

H - COST OF WORKS (F & G) (\$)

20775437.00

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

J - Cost of all public works and/or off site works (\$)

1145500.00

K - TOTAL COST OF WORKS (E+H+I+J)

69730000

Cost of works **MUST be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.*

Demolition, Trees

Demolition

Is the *Demolition* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Trees

Is the Trees item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Heritage

Heritage

Is the *Heritage* item relevant to your proposal?

No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the *Hazardous Materials* item relevant to your proposal?

No

Contamination

Is the *Contamination* item relevant to your proposal?

No

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?

No

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Waste Management, Noise

Waste Management for waste facilities and management

Is the [Waste Management \(for waste facilities\)](#) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Waste Management for liquid trade waste

Is the [Waste Management \(for liquid trade waste\)](#) item relevant to your proposal?

No

Noise

Is the Noise Management item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Servicing & Site Management, Utilities

Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Utilities

Is the *Utilities* item relevant to your proposal?

Yes

Please tick the relevant entities

Water

Electricity

Sewerage

Gas

Stormwater

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

National Capital Plan

Is the *National Capital Plan* item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the *Crime Prevention* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

Yes

Have you provided a Traffic and Parking Assessment Report/Statement prepared by a suitably qualified consultant?

Yes

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Landscape

Is the [Landscape](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Lighting

Is the [Lighting](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the [Signs](#) item relevant to your proposal?

No

Neighbourhood Plans

Is the [Neighbourhood Plans](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

Yes

Please indicate the works to be undertaken

- Construction of new driveway
- Construction of additional entrance
- Other

Please specify

- Construction of reinforced concrete driveway to Loading Dock.
- Widen Antill Street approximately 700mm into existing median.
- Modify concrete driveways from Road A to McDonalds (Block 24 Section 30 Dickson).

Survey Requirements - S.139(2)(l) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a [survey certificate](#) with this application?

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

*If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)*

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement 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;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision.

I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required and authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

I/we(lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and

Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I/we declare that information relating to utility standards, access provisions and asset clearance zones has been sought from the relevant utility providers and this development application has been prepared in accordance with their requirements;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

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

If lodging on behalf of a company, organisation or Government agency: -

I/we declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency;

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

21 Dec 2018

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required

documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You **MUST** include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPSDD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

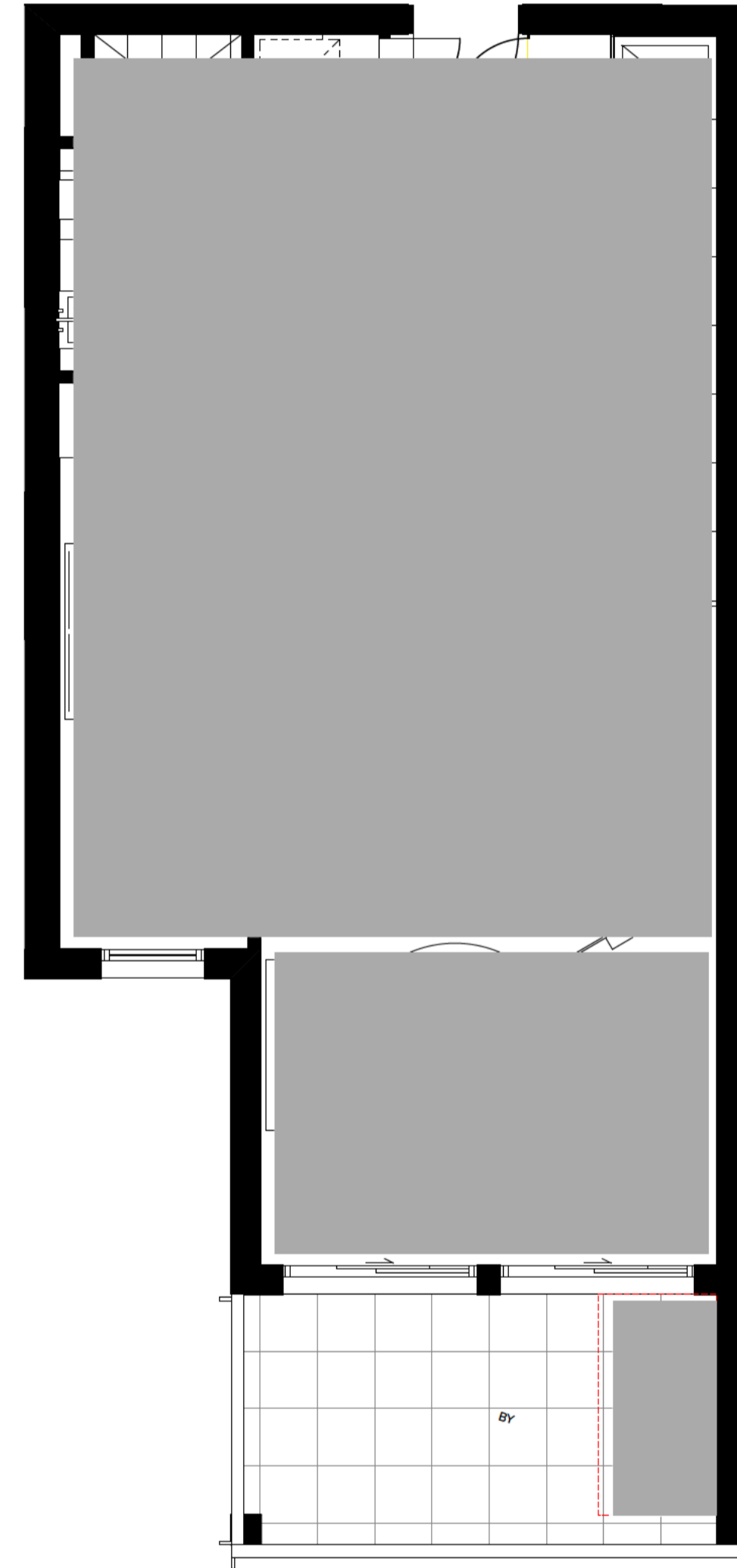
The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

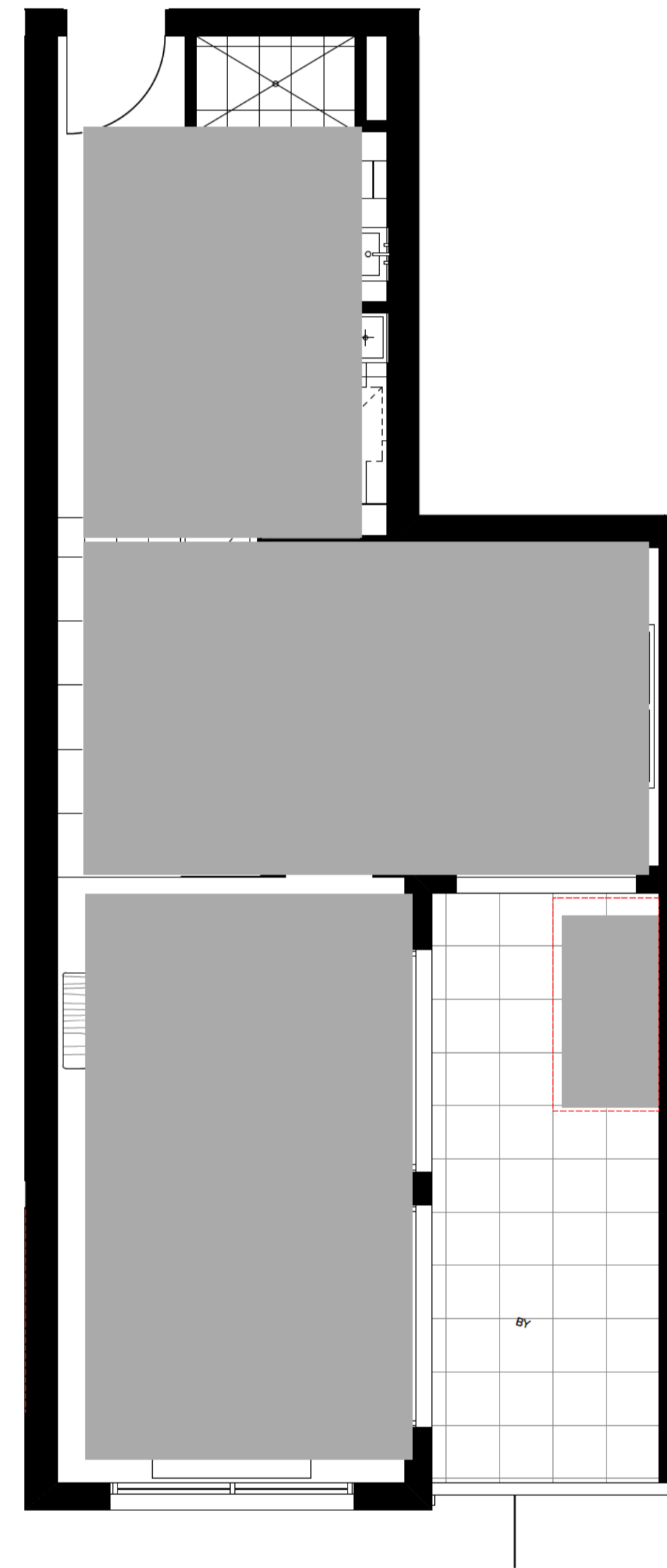
The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111

Contact Details: Environment, Planning and Sustainable Development Directorate Customer Service Centre GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923

Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au



Typical 1 Bed Type 1
Minimum Outdoor Area - 9m²



Typical 1 Bed Type 2
Minimum Outdoor Area - 11,8m²

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
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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

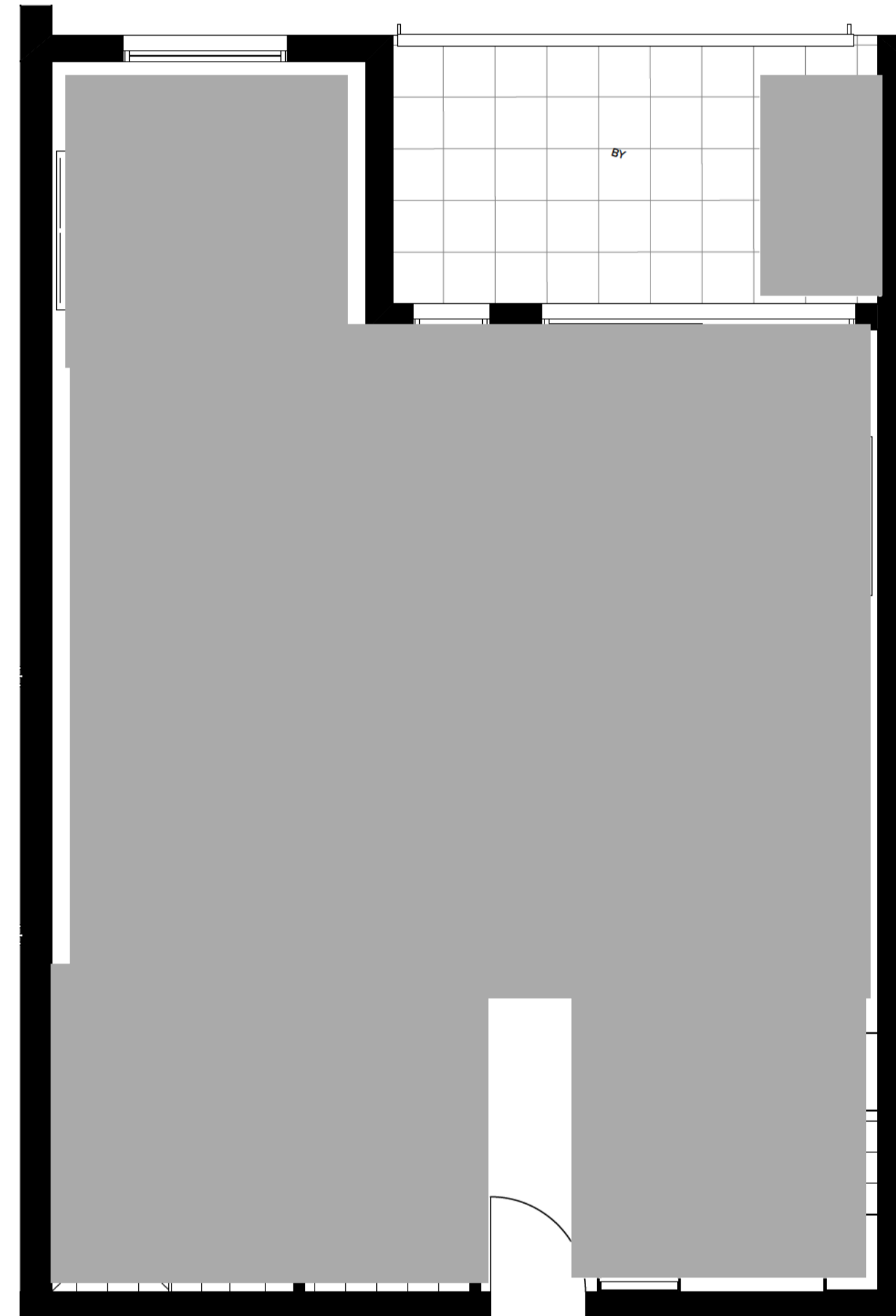
Scale	Project No.	Drawn by	North
1:50 @A1, 50% @A3	18047	ML/KP	
Status	Draw No.	Rev	
	DA-840-002	01	

Drawing Title
Unit Layouts
Unit Type Plans Sheet 2

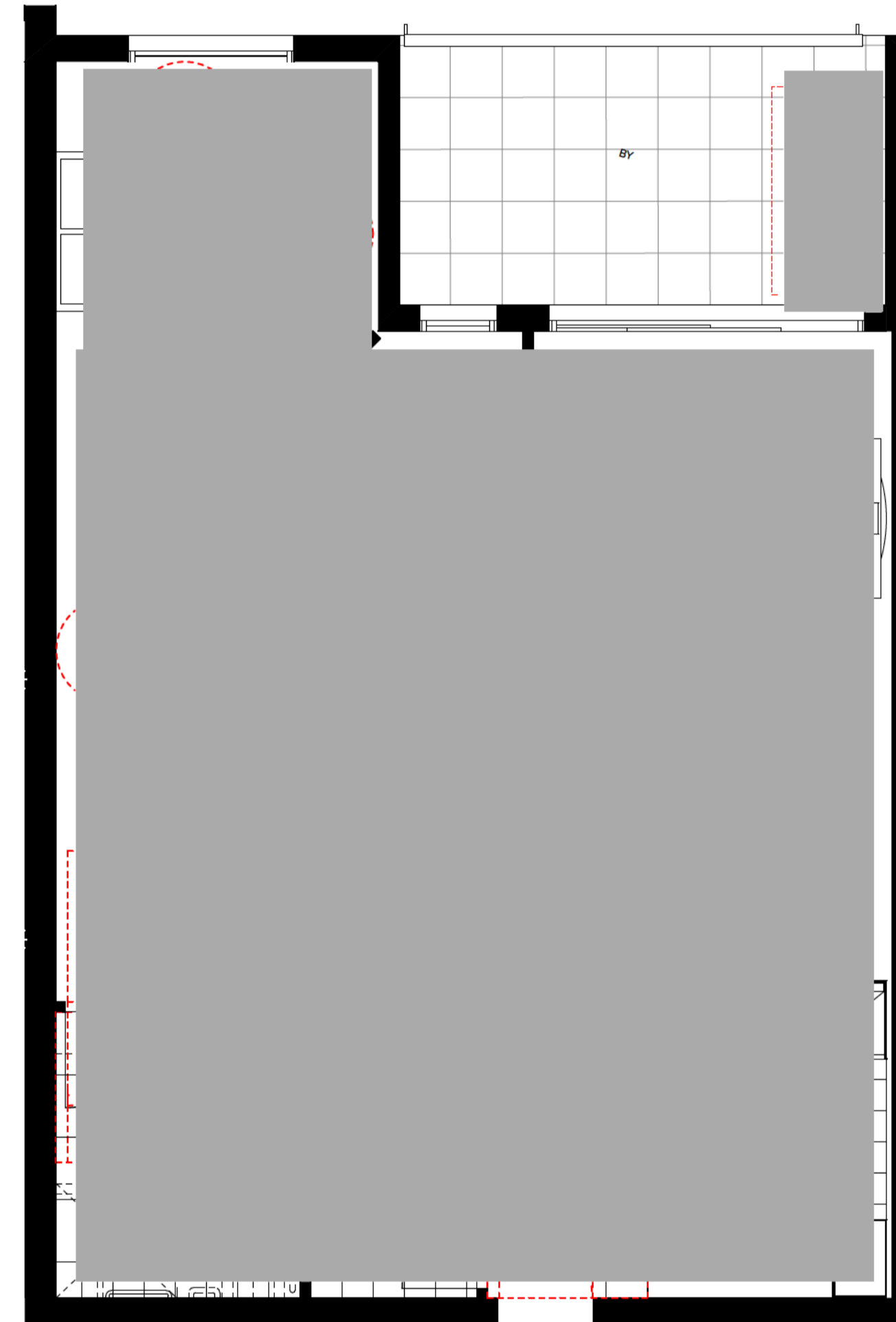
TURNER

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F +61 2 8568 0066
turner@tdo.com.au

DJCS Quay & Endeavour Company ISO 9001:2008, Registration Number 28478
Nominated Architect Nicholas Turner 1887 409 9104 (9AM - 5PM)



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

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Coles Group Property Developments
6 Giffnock Avenue Macquarie Park NSW
2113

Rev	Date	Approved by	Issue Name
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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	

Drawing Title
Unit Layouts
Unit Type Plans Sheet 7

TURNER

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DLCC Qual & Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 1987, 40913034 04 811