

Ferson, Brodie

From: Wilden, Karen
Sent: Friday, 5 May 2017 2:14 PM
To: Wilson, Chris
Cc: Hicks, Katherine
Subject: FW: Kambah [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]
Attachments: SIGNED Direct Sale Application by the TZANETOS Family Group Block 53 Se....pdf;
SIGNED AND AGREED BRIEF - Direct Sale to S&M Tzanetos for contiguous lan....pdf

Chris

Please see the advice provided below by Katherine. I think it is a very comprehensive summary of where responsibility lies for this long and tortuous process, and it is not with us or with TCCS.

Karen

From: Hicks, Katherine
Sent: Thursday, 4 May 2017 3:37 PM
To: Wilden, Karen
Cc: Luchetti, Christine
Subject: Kambah [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Karen,

This has been a slightly complex project and under no circumstances has anyone in the LDA or EDD tried to hold this matter up as suggested in the email from Mr Tzanetos.

We (Direct Sales) communicate with the primary representative (Canberra Town Planning) on a regular basis, following up on where matters are up to. Mr Tzanetos should be communicating his concerns with his planning and engineering team.

The direct sale extends back to 2009 and along the way there have been issues to resolve however the result is two approved direct sales subject to an approved DA.

- The Tzanetos Family Group (the proponent) is already in possession of two approved Direct Sales for two blocks of land at the Kambah Group Centre (approved 6 May 2013 and approved 24 November 2014).
- The approved direct sales are subject to an approved development application. It was also a requirement that the proponent discuss the Primer Court road realignment with TCCS (previously TAMS) to ensure it meets the necessary requirements.
- In the period November 2014 – to present May 2017 **a Development Application has not been lodged** for assessment by EPSD.
- The proponent’s project team has advised that in the past 3 years they have been very busy addressing engineering challenges in regards to the road alignment and the supermarket floorplate size.
- In July 2016 – **a third request** for land was received by Direct Sales for an additional 490m² The intent being that it would square off the block of land already approved by direct sale in 2013 and 2014.
- To try and facilitate the request of July 2016 – Direct Sales did not request a formal direct sale application, since the request was for a widening of the block that had already been approved for direct sale three years previously. And since a survey of the block has not occurred as yet, it may be possible to assist in amending the previous approval.
- The proponent’s project team forwarded supporting information end of August 2016.
- September 2016 Direct Sales prepared a draft ministerial brief to the Planning Minister (caretaker period occurred at this time). During this time there was consultation with TCCS.
- Direct Sales forwarded an out of session Panel Brief – on 12 December 2016 to the Direct Sales Panel .

- On 19 December 2016 TCCS responded that they are not in a position to support the proposed additional land request for a number of reasons and that TCCS needs further discussion with the proponent to address the matters of concern.
- 19 January 2016 – Direct Sales and the proponents project team met with TCCS – Jeff Bell
- 23 January 2016 – Direct Sales provided information to TCCS (confirmation of the extent of the previously approved direct sales)
- 9 March 2016 – the proponents engineering team finally met with TCCS further to the January meeting – and there are still matters that TCCS want to see resolved (access to the existing businesses not being adversely affected, parking and road width, pedestrian flow, to name a few) prior to providing their support for the third request for land.
- The proponents Planning team advised on 4 May 2017 – that they believe they have addressed TCCS' concerns, and that additional information has now been provided. TCCS will consider and advise if they support the direct sale within the coming weeks.

If TCCS support we will proceed through the process for direct sale of contiguous land.

If the third request for extra land is approved, the proponent will submit a development application for approval.

Attached for detailed information are the two approvals for direct sale of land.

From: Wilden, Karen
Sent: Thursday, 4 May 2017 10:56 AM
To: Wilson, Chris; Hicks, Katherine
Subject: RE: kambah

A convenient misrepresentation. There have been a number of changes to the boundary of the land they want. I think there is also a possible master plan issue.

Katherine, can you please provide me with a history of this site, going back to the original application and including all subsequent changes to the land requested. Please also include what the range of TCCS issues are. Can you get that to me by the end of the day.

Thanks

Karen

From: Wilson, Chris
Sent: Thursday, 4 May 2017 8:15 AM
To: Wilden, Karen
Subject: FW: kambah

Karen, see below from DD and Con Kourpanidis. Could you provide an update that I could send through to DD please?

Chris

From: Dawes, David
Sent: Thursday, 4 May 2017 8:11 AM
To: Wilson, Chris
Subject: Fwd: kambah

Hi Chris

Could you please were this is up to. It has been around for s long time.

Regards DD.

David Dawes| Director-General, Economic Development | Chief Executive Officer, Land Development Agency
Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government
Phone 02 6207 3331 | Fax 02 6205 0386 | david.dawes@act.gov.au
Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601

Begin forwarded message:

From: Con Kourpanidis <[REDACTED]>
Date: 3 May 2017 at 9:22:08 pm AEST
To: David Dawes <david.dawes@act.gov.au>
Subject: Fwd: kambah

Sent from my iPhone

Begin forwarded message:

From: Con Kourpanidis <[REDACTED]>
Date: 3 May 2017 at 5:09:22 pm AEST
To: [REDACTED]
Subject: Fwd: kambah

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] Tzanetos <[REDACTED]>
Date: 3 May 2017 at 12:25:48 pm AEST
To: [REDACTED]
Subject: kambah

Hi Con,

Thanks for willing to look into this matter for us.

Just so you have a bit of background info, it has been a ten year endeavour to get this far. Changes in supermarket policy, election periods etc have culminated in a very slow progress in getting to the point

where we finally got ministerial approval for the direct land sale of a parcel of land at the Kambah Village shops in November 2014 (attached) for extending the existing Woolworths supermarket. However Woolworths designers felt they needed a wider footprint so we applied for extending the boundaries soon after in 2015.

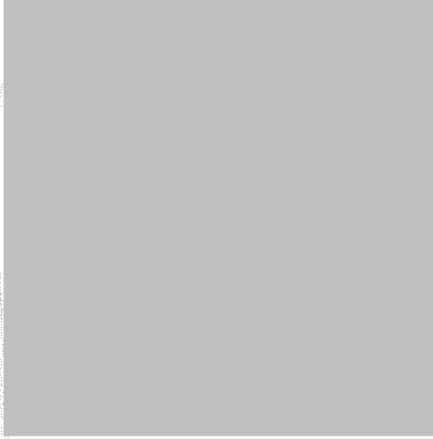
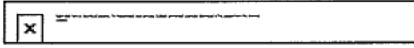
By end of 2016 we had made our case to the LDA; done full DA documentation with civil and parking plans. LDA was on board with it and preparing it to go to minister, who was keen to use it for publicity at the previous election. However what seemed to be ready to be passed on to the minister has for some reason bounced onto TCCS for additional comment on Woolworths delivery truck turning circles. Something that could easily be dealt with in DA. TCCS are not the quickest to deal with, plus we have been getting contradictory advice from them.

Both [REDACTED] and I are worried something in the LDA is holding this back, possibly for the benefit of others and we are now worried that with the carve up the LDA we could end up having to start the process from the beginning again.

Katherine Hicks is the project manager with in the LDA.

See you Monday week.

Regards,





ACT
Government

Chief Minister, Treasury and
Economic Development

TRIM No:BM14/2252

File No:13/2678

Date 27 October 2014

To Minister for Planning

Minister for Economic Development *AB 17-11-14*

- Director-General, Environment and Planning *15/11/14*
- Deputy Director-General, Environment and Planning *13-11-14*
- Director-General, Economic Development *DD 27/11/14*
- Deputy Director-General, Land Development and Corporate

From Chair, Direct Sale Panel

Subject Direct Sale Application by the Tzanetos Family Group of part of Primmer Court and part Block 53 Section 346 Kambah

Critical date and reason

18 November 2014, to ensure the timely completion of the direct sale process.

Purpose

To seek your agreement to support the direct sale of part of Primmer Court and part Block 53 Section 346 Kambah, that is contiguous to Block 5 Section 346 Kambah, to the Tzanetos Family Group.

Background

The Tzanetos Family Group (the Group) is the owner of Block 5 Section 346 Kambah and their building currently houses the existing Woolworths supermarket. In 2013 they were found eligible for a direct sale over Block 17 (to the south of Block 5).

On 24 April 2014 CBRE, on behalf of the lessee of Block 5, lodged a direct sale application for approximately 1,017m² of contiguous land to the north of Block 5, being part of Primmer Court and part Block 53 Section 346 Kambah. At their request, the lease offer for Block 17 has been put on hold while they go through this direct sale application. A map of the land being sought is at Attachment A.

The Group's vision is for an expansion and redevelopment to permit the establishment of a full line supermarket (with dedicated loading zone) and a modernization of that part of the shopping complex.

Issues

Kambah Group Centre Masterplan (2012)

A master plan was established for the Kambah Group Centre in 2012. The Group's vision for the redevelopment of their sites is consistent with that master plan. However, the master plan does envisage the block to the north (the block that is subject to this direct sale application) to be sold as a separate block.

The development of this site will integrate with the southern site redevelopment (Block 5 and Block 17) and the realignment of Primmer Court and effectively complete the implementation of

Stage A of the endorsed Kambah Group Centre Master Plan (July 2012) in one coordinated proposal. Further, the coordination of staging for both the north and the south developments will ensure minimal disruption to the centre.

The master plan encourages existing shops and services to expand and diversify facilitating greater business resilience and growth opportunities. The direct sale will assist in meeting this objective. The activation of the front entrance to the centre is also supported by the master plan.

The Environment and Planning Directorate (EPD) has been consulted throughout this direct sale process and agree that direct selling the subject block to the Group is the best way to achieve the master plan outcomes.

The value of the block

At the request of the Direct Sale Panel, a valuation report was sought to determine the estimated return to the Territory if the block were sold on the open market. The valuation had regard to the planning constraints set by the Master Plan and the Kambah Group Centre Precinct Code - which includes replacement car parking in a basement and a limit of two storeys for any future development on the block.

The valuation found it is not feasible to sell the parcel of land as a stand-alone block, with a [REDACTED] The report is at [Attachment B](#).

The second scenario, where the block is sold by direct sale to the Tzanetos Family Group, provides a [REDACTED] approximate, subject to valuation again after a Development Application (DA) is approved) – see [Attachment C](#). This is primarily due to economies of scale. The proponent has the unique benefit of being able to integrate the north, central and southern sites and achieve efficiency in design and construction, thereby improving the feasibility of the project and being able to deliver a development that meets all the planning requirements for the site. The details around how the proponent will be able to meet the Kambah Group Centre Precinct Code and the Master Plan requirements is in the CBRE Planning report at [Attachment D](#).

Total redevelopment size

The direct sale will expand the supermarket site to the north and south of the existing lease of Block 5.

The exact size of the redevelopment site will be determined once a survey has been undertaken and the realignment of the road confirmed, but it is estimated to be approximately 3,800 – 4,000m².

Eligibility Criteria

The relevant eligibility requirements for the direct sale of contiguous land are set out in section 122 of the Planning and Development Regulation 2008. An assessment against the criteria is provided at [Attachment E](#).

At the request of the direct sale panel, legal advice was sought from the GSO to ensure the sale was consistent with the direct sale of contiguous land as set out in section 122 of the *Planning and Development Regulation 2008*. GSO has confirmed that the sale of the proposed block is consistent with this process ([Attachment F](#)).

Consultation

Land Requests Advisory Committee (LRAC)

This proposal was circulated by LRAC on 20 December 2013 for comment. Comments received indicate that there are no objections to the direct sale subject to the approval of a Development Application (DA). The proponent will be encouraged to discuss their proposal with the Strategic Planning and Policy Section of EPD. EPD recognise that the proposal to expand Block 5 to the north and south is consistent with the objectives of the master plan for the centre.

Direct Sale Panel and indicative value of the block

The proposal was presented to the Direct Sale Panel (the Panel) on 4 June 2014 where the Panel asked for the valuation process to be undertaken (discussed above).

The proposal was re-presented to the Panel on 2 October 2014. The Panel is in agreement that the proponent is eligible for the direct sale of the northern block (Block 53 Section 346 and part Primmer Court).

Financial

The Tzanetos Family Group has the financial capacity to purchase and develop the land. The estimated return to the Territory is [redacted] for the sale of the land. A second valuation will be sought after the DA is approved for the redevelopment of the northern and southern block.

Risks/Sensitivities

There are no known risks or sensitivities to the ACT Government in relation to this proposal.

Media

Media interest is not anticipated.

Recommendation

That you:


- agree the Tzanetos Family Group is eligible for the direct sale of part of Primmer Court and part Block 53 Section 346 Kambah as it has met the eligibility criteria in accordance with section 122 of the *Planning and Development Regulation 2008*; and

AGREED/NOT AGREED /PLEASE DISCUSS

- agree the sale will be conditional on obtaining development approval for the consolidated development – noting that the consolidation will be required to include the land to the south of Block 5 (Block 17 Section 346 Kambah).

AGREED/NOT AGREED/ PLEASE DISCUSS

Louise Gilding
Action Officer: Katherine Hicks (x54868)


Mick Gentleman MLA 21/11/14



ACT
Government

Economic Development

| | | |
|---|---|---|
| Date due with Minister's Office 24 April 2013 | Date due With D-G 16 April 2013 | Tracking Numbers BM13/561 |
| Any other critical date and reason | | |

Subject: Direct Sale to S & M Tzanetos Block 17 Section 346 Kambah (contiguous to Block 5 Section 346 Kambah) – supermarket expansion

Contact Officer: Katherine Hicks
Extension: 75923

Cleared by Director, SLS : Greg Ellis

Date: 12/4/13

Cleared by Acting Deputy Director General, LDS&F: Chris Reynolds

Date: 12.4.13

Cleared by Acting Director-General: Dan Stewart

Date: 15.04.13



ACT
Government

Economic Development

BRIEF

Ref: BM13/561

**SUBJECT: Direct Sale to S & M Tzanetos for Block 17 Section 346 Kambah
(contiguous to Block 5 Section 346 Kambah) – supermarket expansion**

To: Minister for the Environment and Sustainable Development

- Minister for Economic Development *AB 29.4.2013*
- Director-General, Environment and Sustainable Development Directorate *17/4/13*
- Acting Director-General, Economic Development Directorate

Cc: Acting Deputy Director-General, Land Development, Strategy & Finance Division

From: Chair, Direct Sale Panel

Date: 12 April 2013

Purpose

To seek your agreement to the direct sale of Block 17 Section 346 Kambah contiguous to the applicant's existing lease Block 5 Section 346 Kambah. The direct sale of land will facilitate the expansion of the existing supermarket which is consistent with the Kambah Group Centre Master Plan.

Background

On 5 August 2009, the proponent lodged a formal request for the direct sale of land contiguous to Block 5 Section 346 Kambah, located at the Kambah Group Centre, to facilitate the expansion of the existing supermarket (Woolworths). The applicant suggested three options for consideration and these are provided at Attachment A and briefly described here:

- Option A – expansion of the supermarket to the north of Block 5 Section 346 and would increase the existing GFA by 847sqm.
- Option B – expansion of the supermarket to the south of Block 5 Section 346 and would increase the GFA of the existing supermarket by 1097sqm.
- Option C – expansion of the supermarket to the north and south of the existing supermarket site and would increase the GFA by 1944sqm.

It should be noted that Woolworths is only a tenant (lease expires 2014) and that the premises are independently owned by S & M Tzanetos. The future occupant of an expanded supermarket will be contingent on lease negotiations. The applicant has expressed the urgency

in obtaining a decision to the direct sale so that the necessary lease negotiations are able to commence thereby securing the provision of a much needed expanded supermarket at the Kambah Group Centre.

The land is zoned Commercial Core (CZ1). It is unleased Territory land, currently used for car parking within the centre (Attachment B).

Issues

Supermarket Competition Policy

A Panel meeting was held 24 February 2010, 7 April 2010 and 22 April 2010, to assess the applicant's eligibility but a decision was deferred pending the Government's review of the ACT Supermarket Competition Policy and decision on the implementation strategy.

The Review on the ACT Supermarket Competition Policy (Martin Review) was released on 22 September 2009 and the implementation strategy, including Competition Factors was released in January 2010. The Supermarket Competition Coordination Committee (SCCC) was established to assess and make recommendations on eligibility applications for the direct sale of land for supermarkets against the competition factors.

The SCCC provided its assessment on 6 February 2013 (Attachment C). It has no objection from a supermarket competition perspective to a direct sale as per Option B shown at Attachment A.

Planning Study and Master Plan

The Panel considered the application on 7 April 2010. It was considered that the direct sale of the land could possibly be supported if the proposal was considered in the context of a land release consistent with the objectives of a planning study and master plan for the Kambah Group Centre.

The ACT Government endorsed the master plan in July 2012. The Kambah Precinct Map and Code which includes the Kambah Group Centre was subject to a Territory Plan Technical Amendment 2012-06 which was approved 14 December 2012.

The approved master plan currently proposes the release of land for the expansion of the existing supermarket to the south of Block 5 Section 346 (release of Block 17 Section 346). Of the three options proposed by the applicant, Option B is consistent with the approved master plan.

EDD has previously advised that the size of the land released under the master plan would not be sufficient to attract a competitive tender from another supermarket operator.

Block configuration

The configuration of Block 17 Section 346 (Option B) shown on Attachment A is indicative only. The final configuration of Block 17 Section 346 will be subject to a detail survey and approval from TAMS, ensuring there is no adverse impact on vehicular access along Primmer Court.

Eligibility

The proponent lodged a formal request for the direct sale of contiguous land other than public land in accordance with section 122 of the *Planning and Development Regulation 2008*. A detailed assessment of the proposal against the eligibility criteria is at Attachment D.

Consultation

The application has been before the Panel three times previously and the Panel noted that following the completion of the planning study and master plan, that the subject direct sale application be brought back to the Panel for further consideration and assessment against the eligibility criteria.

The application was brought before the Panel again on 4 April 2013 and it was agreed that the applicant is eligible for the direct sale of land in accordance with section 122 of the *Planning and Development Regulation 2008*.

Financial

The applicant's financial information was assessed by CMTD (Finance and Budget Division). CMTD has advised on 15 March 2013 that based on the information provided, it is Treasury's opinion that the applicant would have sufficient financial capacity to purchase the land as proposed in the application, thereby allowing further consideration of the direct sale applications on its merits.

The direct sale of contiguous land is at market value. Valuations will be obtained after agreement to the direct sale.

RECOMMENDATION

That you agree to support the Direct Sale Panel recommendation that:

- i. S & M Tzanetos is eligible for a direct sale of land as they have met the eligibility criteria for the direct sale in accordance with section 122 of the *Planning and Development Regulation 2008* (Attachment D).

AGREED/NOT AGREED/PLEASE DISCUSS

- ii. The direct sale will be subject to an approved development application and consolidation of the Crown Lease.

AGREED/NOT AGREED/PLEASE DISCUSS

Greg Ellis



Simon Corbell MIA

6.5.13

Ferson, Brodie

From: Hicks, Katherine
Sent: Thursday, 4 May 2017 5:23 PM
To: Bell, Jeff
Cc: Luchetti, Christine; Wilden, Karen; Joseph, Gabriel
Subject: FW: Kambah Village - TCCS comments on direct sale application [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]
Attachments: Kambah Village - record of Lessee consultation.pdf

Hi Jeff

Further to our conversation this morning, I have been copied into an email sent to you this afternoon by Mr Tzanetos's planning consultants.

Once you have had a chance to read through, could you please advise if what has now been provided to you would satisfy TCCS in supporting the additional direct sale of land request as per the out of session Direct Sale Panel circulation of 12 December 2016?

I am not here on Fridays and Mondays, so please copy Christine Luchetti and Karen Wilden in any correspondence in relation to this matter.

Regards

Katherine Hicks

Project Manager | Office of The Coordinator General | Project Facilitation and Direct Sales

Phone: 02 6205 4868

Chief Minister, Treasury and Economic Development | ACT Government

Level 6 TransAct House, 470 Northbourne Avenue, Dickson ACT 2602

GPO Box 158 Canberra ACT 2601 | www.economicdevelopment.act.gov.au

From: [REDACTED] CanberraTownPlanning.com.au]

Sent: Thursday, 4 May 2017 3:46 PM

To: Bell, Jeff

Cc: Hicks, Katherine; [REDACTED]

Subject: RE: Kambah Village - TCCS comments on direct sale application

Dear Jeff,

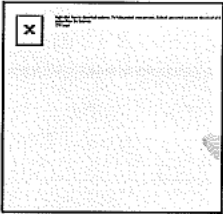
I refer to the meeting held with TCCS on 9 March 2017 to discuss issues relating to the access, servicing and trees for the proposed direct sale of part Block 17 Section 346 Kambah that is to facilitate the expansion of the supermarket located on Block 5 Section 346 Kambah.

In response to the pedestrian movement and truck access matters raised, TCCS requested the direct sale proponent obtain the written support of adjoining Lessees for the proposed access arrangements for the site.

The proponent, Mr Tzanetos, has now consulted with the Lessees of Body Corporate for Blocks 37 and 4 Section 346 Kambah. Two alternative engineering design options for truck access to the site were presented to the Lessees for consideration, please find attached letter detailing the outcomes of this meeting. The design of vehicle access is to be developed for entity consideration as part of the future DA assessment process for the site, which will include further community consultation.

I trust that this information satisfactorily responds to TCCS' request in order to support the direct sale, however should you have any concerns please advise.

Regards,



[Redacted]

Town Planner

2/20 Challis Street, Dickson 2602

[Redacted]

canberratownplanning.com.au



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Hello 

Attending our meeting in Kambah last Wednesday (19 April 2017) were:



Absent owners were



8 owners, comprising units plan 356, total of 9 units in Block 4 section 346 Kambah.

I have summarised the outcomes of our meeting as follows and will circulate this summary to all block 4 owners, and will also inform them that I have given you their email contacts and that they might expect direct communications from you as this matter develops and progresses.

In summary:

1. *(this was in regards to Supermarket entry point for customers)* We seek that the entry/exit points of the renewed Woolworths be positioned closer to Block 4 than to the proposed new retail development in front of Block 5, (ie, more southerly than northerly) but in any event, no worse a position from the point of view of Block 4 than centred to the central courtyard that is between blocks 4, 5 and 12.
2. You agreed that it is necessary to check that there will be enough space for trucks, including garbage trucks, to enter and exit the space between the rear of blocks 4 and 37, noting that an enclosed space at the end of it is currently used for garbage hoppers.
3. Of the 2 turning Circle/loading dock plans you presented, we indicated a preference for the one that brings the Woolworths trucks in along Kett Street and into the eastern end of Primmer Circuit, for its greater flexibility in that it allows for both options then to be available to the truck driver. However either option would be fine and doesn't cause any major issues. (This appears to be annotated Rev D, date 20/03/2017).

We thank you for meeting with us last Wednesday, and look forward to further consultation and updates of the progress of your development proposal as early as practicable. At this point an indicative timeline for the consultation, proposal development, lodgement and approval process would be helpful, if possible.

Thank you





ACT
Government

Environment, Planning and
Sustainable Development

S and M Tzanetos

Canberra Town Planning
2/20 CHALLIS ST
DICKSON ACT 2602

By email:

Dear Mr Tzanetos

RE: Direct Sale of additional contiguous land in addition to that already approved at Block 17 Section 346 and part of Primmer Court and part Block 53 Section 346 Kambah

I refer to the direct sale application for the additional parcel of land in addition to that already approved the Kambah Group Centre (DS2009 -034 and DS2013 -178).

I am pleased to advise that your application for the additional parcel of land as depicted at Attachment A, was approved by the Minister for Planning and Land Management on 1 November 2017, subject to an approved Development Application (DA) and consolidation of the Crown Lease:

- with the holdings currently owned by the Tzanetos Family Group (Block 5 Section 346 Kambah);
- consolidation with Block 17 Section 346 Kambah as approved on 6 May 2013;
- consolidation with part Block 53 Section 346 and part of Primmer Court as approved 24 November 2014

You should note that:

- any required works that impact on the re-alignment of roads around the group centre (Primmer Court) and subsequent traffic movement including car parking will be at the proponents cost and must be to the satisfaction of Transport Canberra and City Services (TCCS) and in keeping with the Kambah group centre master plan; and
- since Block 17 Section 346 and part Primmer Court, part Block 53 Section 346 and the additional block of land (Primmer Court western edge of development) Kambah, are contiguous to the existing lease (Block 5 Section 346 Kambah), any services that may be required in addition to what is *in situ* will be at the proponents cost.

In order to continue progressing with the submission of a DA, a boundary survey needs to be completed. The exact size and configuration of the blocks of land will be subject to a boundary survey, the current indicative size for each land parcel being:

- Part of Primmer Court and part Block 53 Section 346 Kambah will be approximately 1017m²
- Block 17 Section 346 is currently delineated as 1165m²
- The additional parcel of land (part of Primmer Court – western edge of development) being approximately 490m²

Please confirm the final proposed site configuration and Primmer Court re-alignment layout (including car parking reconfiguration) in consultation with TCCS and the Environment, Planning and Sustainable Development Directorate at your earliest convenience.

Should you have any further questions in relation to this matter please contact Katherine Hicks, Senior Project Officer on 6205- 4868.

Yours sincerely



Bruce Fitzgerald
Executive Director, Urban Renewal

17 November 2017

Johnston, HeatherG

From: Hicks, Katherine
Sent: Friday, 16 June 2017 3:34 PM
To: Luchetti, Christine
Subject: RE: Kambah Group Centre [SEC=UNCLASSIFIED, DLM=Sensitive]

Hi [REDACTED]

If there is going to be a departure from the proposal by which the sale was determined as viable, we need to be informed of this.

While we agree that the development will be required to meet the parking requirements as stipulated in the Territory Plan and Kambah Precinct Code, the issue we face is that the direct sale of the northern block was made possible by the shortcomings of the master plan (i.e. 2 storey limit with the requirement for basement car parking). It was proven that the master plan requirement was not achievable, but that by direct selling the block to the Tzanetos Group and achieving an integrated development , the parking requirements for the northern block could be dealt with by relocating them to the southern block either as basement or under-croft parking, thereby keeping the parking "on site" – thereby meeting 1.5 Rule 5 of the Precinct Code.

Now if the proposal is not going to provide parking "onsite" but rather reconfiguring the existing centre car parking, then it could lead to questions around the direct sale of the land, since it could be construed that the land is perhaps separately saleable after all and that whoever could have purchased it could also have sought to provide parking in an alternative method other than onsite parking.

Please send me a copy of the Pre-App drawings – I don't see them here, AND also advise how the proposal has evolved since the Pre- App meeting.

From: [REDACTED]@CanberraTownPlanning.com.au
Sent: Friday, 16 June 2017 12:27 PM
To: Hicks, Katherine
Cc: [REDACTED] Luchetti, Christine; [REDACTED] Tzanetos
Subject: RE: Kambah Group Centre [SEC=UNCLASSIFIED, DLM=Sensitive]
Importance: High

Hi Katherine,

We have since the application worked with our civil engineers on a multitude of parking options for the proposal and are currently exploring a reconfiguration of the existing centre carpark to improve its efficiency and use. It also balances the number of spaces required over the centre including the new development noting parking that is proposed to be displaced.

Ordinarily this would be tested in the DA which you know we have been trying to progress for nearly 12 months.

Ultimately the inclusion of carparking under the building is a very technical and costly exercise and may not perform as well as surface parking in more convenient locations within the centre itself – this had prompted to consider alternative options to gauge whether a more appropriate option could be presented - we are still working on this and will present this at the DA for assessment.

We are required to meet the provisions of the Territory Plan for the DA (including parking provision) and need to have the proposal submitted to have it progressed and give both the Authority and public comfort re the outcome. That would be the appropriate forum in which to assess this matter in my view,

I believe the LDA have a copy of the DA pre-app drawings that was presented as the Agency attended the meeting – let me know if you need anything else...

Regards



This message may be confidential. If you are not the intended recipient please contact the sender and permanently delete the message.

From: Hicks, Katherine [<mailto:Katherine.Hicks@act.gov.au>]
Sent: Friday, 16 June 2017 11:44 AM
To: @CanberraTownPlanning.com.au>
Cc: @CanberraTownPlanning.com.au>; Luchetti, Christine
<Christine.Luchetti@act.gov.au>
Subject: Kambah Group Centre [SEC=UNCLASSIFIED, DLM=Sensitive]
Importance: High

Hi

We are in receipt of a complaint from the owner of Block 37 Section 346 Kambah Group Centre about the truck deliveries etc.
Anyway as a result of this, we are required to prepare a response from the Planning Minister.

Just to confirm a point that has come up about replacement parking - the direct sale was supported on a number of points and one of them being the ability of the integrated development to provide an economically viable parking solution that could not be done if the land (northern block) was separately sold to another developer.

Section D point 27 – details the car parking solution if the northern block was sold by direct sale to Tzanetos Group. “ The proposed car parking is to comprise an understorey car park with up to 24 spaces...”
Section G point 46 - “ The applicant is capable of delivering an integrated development, including basement carparking.....”

Please confirm that this design is still going ahead as per the application dated 23 April 2014.
Are you able to send a drawing to show what is proposed?

Thanks

Katherine Hicks
Project Manager | Office of The Coordinator General | Project Facilitation and Direct Sales
Phone: 02 6205 4868
Chief Minister, Treasury and Economic Development | ACT Government
Level 6 TransAct House, 470 Northbourne Avenue, Dickson ACT 2602

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Johnston, HeatherG

From: Bell, Jeff
Sent: Tuesday, 9 May 2017 4:59 PM
To: [REDACTED]
Cc: Hicks, Katherine; [REDACTED] Joseph, Gabriel; Uddin, Kamal
Subject: RE: Kambah Village - TCCS comments on direct sale application [SEC=UNCLASSIFIED]

Hi [REDACTED]
At our last meeting, we requested that you consult with the affected property owners and current tenants regarding the proposed restrictions to service vehicle access for Block 37, Section 346 and Block 4, Section 346 and to determine the size of the largest vehicle that is likely to require access to these blocks. We also asked for additional information regarding the provision of pedestrian access along the Primmer Court frontage.

The information that you provided last week indicates that you met with several business owners; however, there is no clarification as to whether those in attendance were authorised to speak on behalf of the building owner or the other affected business owners.

The minutes of the meeting with the business owners provided the following statement:

" 2. You agreed that it is necessary to check that there will be enough space for trucks, including garbage trucks, to enter and exit the space between the rear of blocks 4 and 37, noting that an enclosed space at the end of it is currently used for garbage hoppers. "

This seems to indicate that the business owners were not shown the current proposal for service vehicle access to these blocks (i.e. Sellick Drawing C503 Rev B). Also, there isn't any confirmation of the maximum size of vehicles required to access the site.

The current proposal will not allow access for any vehicle larger than a 12.5m rigid vehicle. This may be problematic for existing and/or future tenants of these properties. TCCS requires evidence that the property owners are aware of this issue and that they agree to this constraint.

Based on the information provided to date, TCCS does not support the current design proposal.

Please let me know if you require any clarification on TCCS' requirements.

Regards

Jeff Bell MIEAust CPEng | Operations Manager Development Review & Coordination
Phone: 02 6207 5604 | Email: jeff.bell@act.gov.au
Strategy, Innovation and Customer Experience | Transport Canberra and City Services Directorate | ACT Government
496 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra

From: [REDACTED] [CanberraTownPlanning.com.au](mailto:[REDACTED]@CanberraTownPlanning.com.au)
Sent: Thursday, 4 May 2017 3:46 PM
To: Bell, Jeff
Cc: Hicks, Katherine; [REDACTED]
Subject: RE: Kambah Village - TCCS comments on direct sale application

Dear Jeff,

I refer to the meeting held with TCCS on 9 March 2017 to discuss issues relating to the access, servicing and trees for the proposed direct sale of part Block 17 Section 346 Kambah that is to facilitate the expansion of the supermarket located on Block 5 Section 346 Kambah.

In response to the pedestrian movement and truck access matters raised, TCCS requested the direct sale proponent obtain the written support of adjoining Lessees for the proposed access arrangements for the site.

The proponent, Mr Tzanetos, has now consulted with the Lessees of Body Corporate for Blocks 37 and 4 Section 346 Kambah. Two alternative engineering design options for truck access to the

site were presented to the Lessees for consideration, please find attached letter detailing the outcomes of this meeting. The design of vehicle access is to be developed for entity consideration as part of the future DA assessment process for the site, which will include further community consultation.

I trust that this information satisfactorily responds to TCCS' request in order to support the direct sale, however should you have any concerns please advise.

Regards,



[Redacted Name]

Town Planner

2/20 Challis Street, Dickson 2602

[Redacted Phone Number]

canberratownplanning.com.au



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Johnston, HeatherG

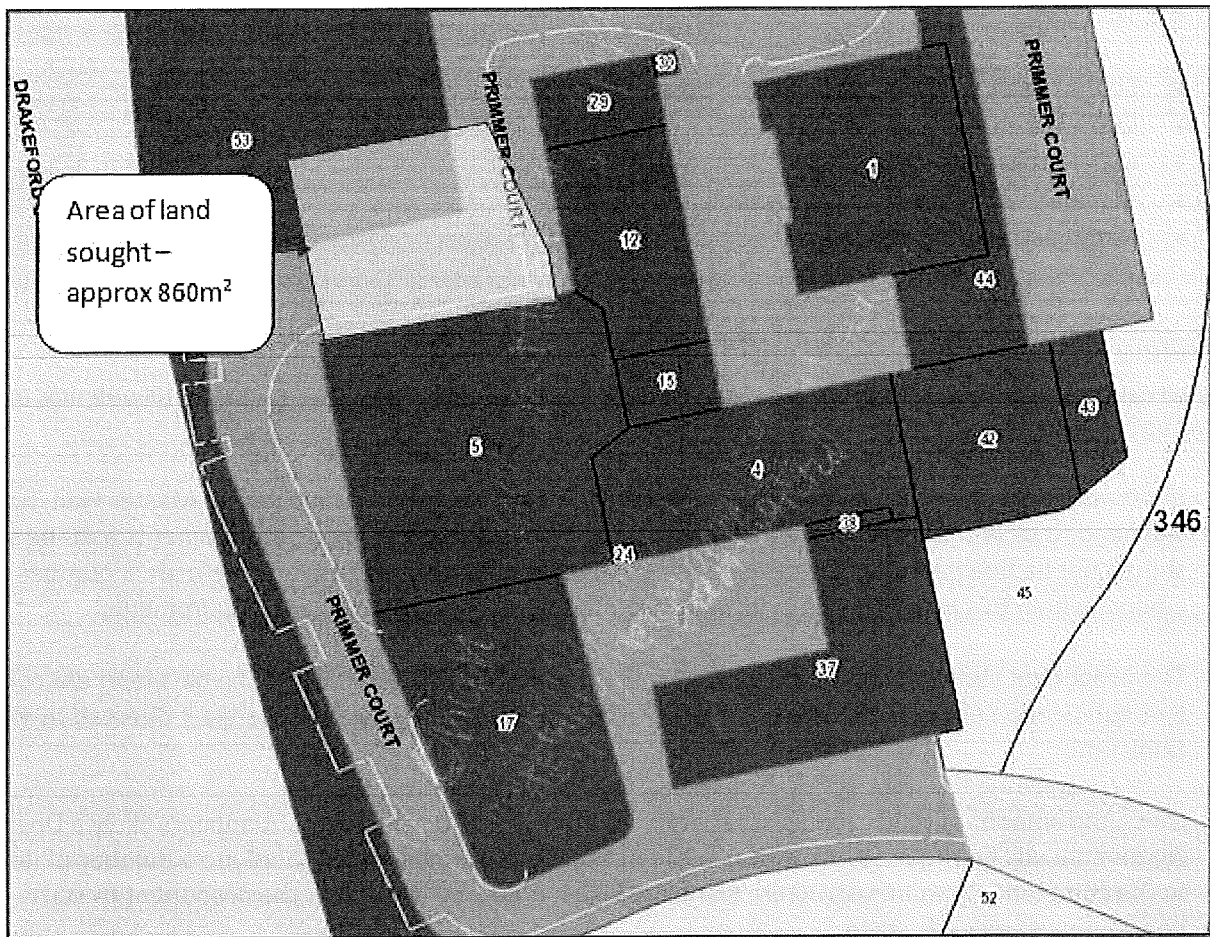
From: ESD, LRAC
Sent: Tuesday, 18 February 2014 12:46 PM
To: Lander, Dulce
Cc: McKeown, Brianna; Coffey, Gerard; Cashen, Clinton; Oshyer, Aaron; Jamaly, Rumana; Moroney, Anne; Harding, Barbara (ACTPLA); Quirk, Mike; Riches, Ben; Gell, Chris; Kaucz, Alix; Hai, Helen; Gianakis, Steven; Cox, James; Brett, Jenny; Noack, Bronwyn; Chapman, Maggie; Saad, Monica; Gibson, Roger; Messer, Sue; Dekieffe, Rene; Taylor, Bob; Brooker, Ron; Isaks, Paul; Walters, Daniel; Brown, Robin; McKeown, Helen; Boersma, Timo; Uddin, Kamal; Shaw, Tania; Finch, Stuart; Wright, Spencer; Croser, Sam; Luchetti, Christine; Sparke, Chris; Jeffrey, David; Mundy, Graham; Carson, Lucia; Finlay, Jennifer; McNamara, Damien; Pooley, Kathleen; Jones, David; Edwards, Sarah (School Planning); DET School Planning; Johns, Peter; EmergencyManagement; Colbert, Stephen; McGregor, Rob
Subject: LRAC Response - Kambah Section 346 Block 53 - direct sale to Tzanetos Family Group (S & M Tzanetos) - 18 February 2014
Attachments: Attachment to Infrastructure Planning comments - KAMBAH Section 346 Block 53 - LRAC CIRCULATION.pdf; ATTACHMENT A - Kambah Section 346 part Block 53.docx

Dulce Lander

Direct Sales

Economic Development Directorate

Thank you for your submission to the Land Requests Advisory Committee regarding the direct sale request from the Tzanetos Family Group for the parcel of land north of their existing lease (as described on the plan below.)



Parcel sought highlighted in yellow

The submission was circulated to relevant agencies for their comment and input. Comments from Environment and Sustainable Development Directorate (ESDD) are provided below. Responses from other agencies are contained in **Attachment A** to this email and include:

- TAMS – Action buses

- EDD - Land Release
- EDD – Sport & Recreation
- JEMENA (Natural Gas)
- TAMS - Asset Acceptance
- TRANSACT
- ACTEWAGL - Electrical
- ACTEWAGL - Hydraulics
- JACS - Emergency Services Agency
- TAMS - Property Group

The circulation was also sent to the following agencies, who did not respond:

- TELSTRA
- TAMS - Licensing & Compliance
- EDD – Land Development Agency – Urban Releases
- CSD – ArtsACT,
- CSD – Project Management
- ETD Planning and Reporting (Schools)
- National Capital Authority

Overview

This overview is provided for convenience only. It is expected EDD will also read the comments and advice of the various agencies in full.

ESDD advise the proposed sale is largely consistent with the Kambah Group Centre Master Plan, however it will need to be demonstrated that the development can satisfy the parking requirements and the sale should not be finalised until the development application has been approved. There are a number of agency advices within this response which include information on parking issues and requirements.

The proponent should be made aware that DV317, which proposes to change the development controls at Kambah Group Centre, is to be approved soon (noting it may be subject to change if directed by the Minister.)

Given the amount of public works associated with the overall development, it appears likely a Deed of Agreement will be required. As well as some of the more obvious works, there are a number of items listed in the comments from Infrastructure Planning, which it may be helpful for the proponent to start considering at an early stage.

Similarly, it would be useful for the proponent to be aware at an early stage of the Strategic Planning comments on the potential safety and access issues related to the western frontage and their comments on the loading bay location.

ActewAGL Water have advised water mains to the north and west of the expanded site will require relocation. The water main to the south may also require relocation, depending on the realignment of Primmer Court. They also advise water mains in the precinct may require upgrade. (See full comments in

Attachment A.) The ActewAGL Electrical response does not provide specific advice on whether they own affected infrastructure within the site, but gives guidance on their general requirements. Infrastructure Planning records do not indicate any significant stormwater issues. TransACT and Jemena (natural gas) have not raised any issues. As Telstra did not respond, EDD may wish to pursue them separately.

Preliminary advice from Conservator Liaison is that numerous trees, including a number of high quality trees, will be impacted by the proposed extension of the shopping centre (in relation to both North and South parcels). Some do not fulfil any criteria to support removal.

The Office of the Surveyor General provides advice in relation to the closure, realignment and naming of Primmer Court.

Whether the sale would more appropriately be handled under Grant Objective “(e)” (ie. *to facilitate the achievement of a major policy objective*), rather than under contiguous land criteria, should be considered.

EDD confirmation that the blue-coloured area on the “Proposed Site Plan” is not part of the land being sought as part of the sale is noted.

ESDD would strongly encourage the proponent to discuss their conceptual plans for the development with Strategic Planning before the pre-application stage, noting the relationship with the Master Plan and the various issues raised.

Barbara Harding
LRAC Chair
Strategic Planning and Policy
City Planning Branch
Environment and Sustainable Development Directorate

Environment and Sustainable Development Directorate (ESDD) Comments

Strategic Planning and Policy

Strategic Planning

- The Kambah Group Centre Master Plan was endorsed by Cabinet in mid 2012 and publically released in July 2012.
- The Kambah Group Centre Master Plan provides guidance on land release and the development sequence in the centre. This included the recommendation for the release of block 17 (to expand the existing supermarket) and part 53 Section 346 for additional retail development as the first stage of development in the centre.
- The direct sale application is generally consistent with the Outcomes and Actions (Action 2.4) that *recommends the release of part Block 53 Section 346 (surface car park north of Woolworths) and part of the adjoining road to allow for a new retail site with active frontages to the eastern and northern facades.*(see Figure 8 below)
- The master plan also recommended requirements for car parking (see Figure 4 below). If part Block 53 is sold, the northern surface car park and Primmer Court alignment will need to be resolved. The loss of the existing disabled car park spaces will need to be included in the resolution of car parking. Off-site works (car parking and associated landscaping, etc.) will need to be considered as part of the sale.

- Additional on-road car parking is indicated on the western side of the development. However, there is no entry close to the car parks. This could potentially create a dangerous area with little to no surveillance. While this is more a matter for a future DA, this should be raised with the proponent.
- While this application is only for the northern block, I note that the loading areas are indicated to the south and south east of the supermarket expansion. This is inconsistent with the master plan and reduces the ability of pedestrians to access the southern end of the centre (the truck turning circles on the Site Plan indicate a reduced width to the verge).

Figure 8 - Change over time - Stage A

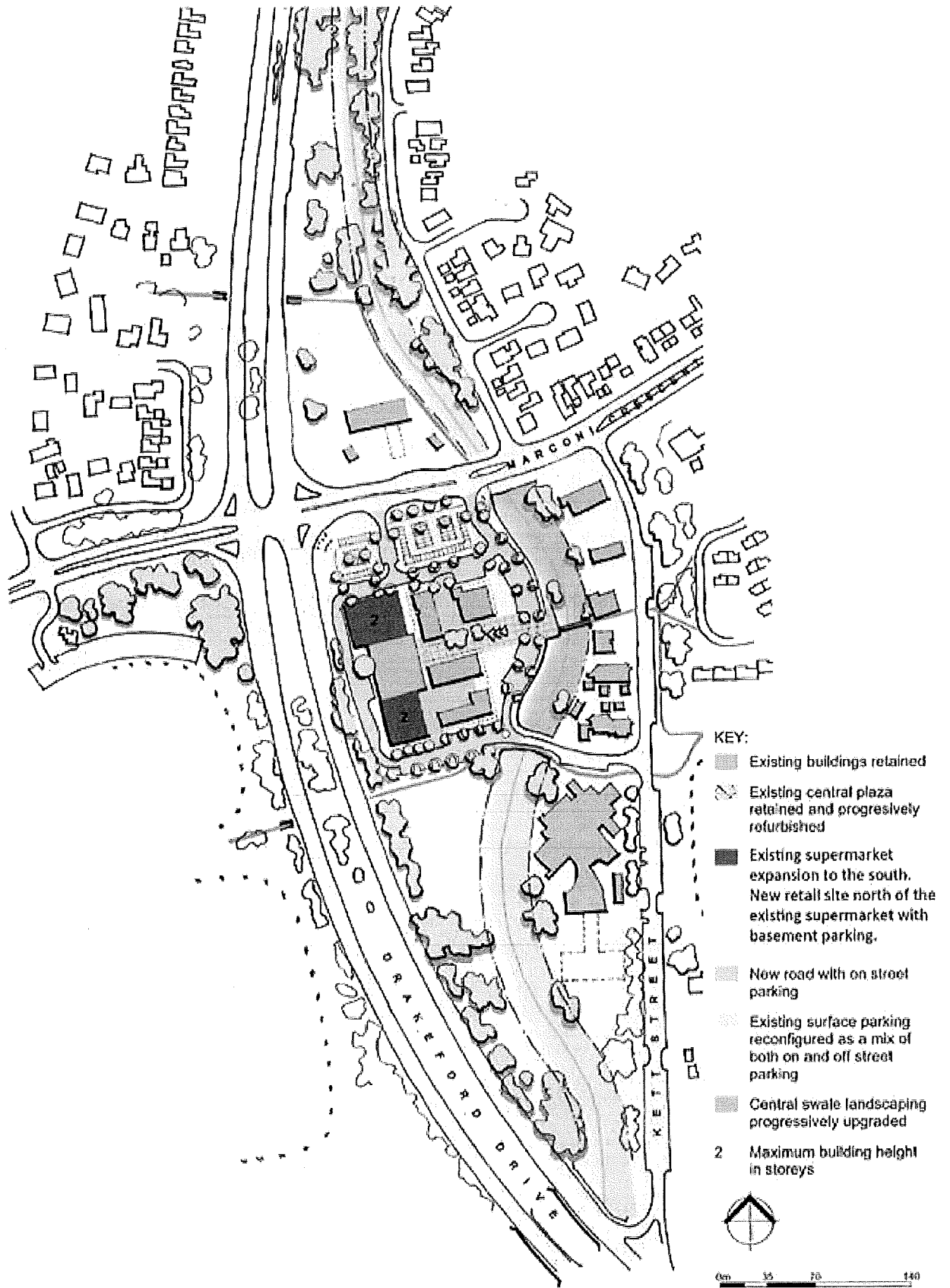
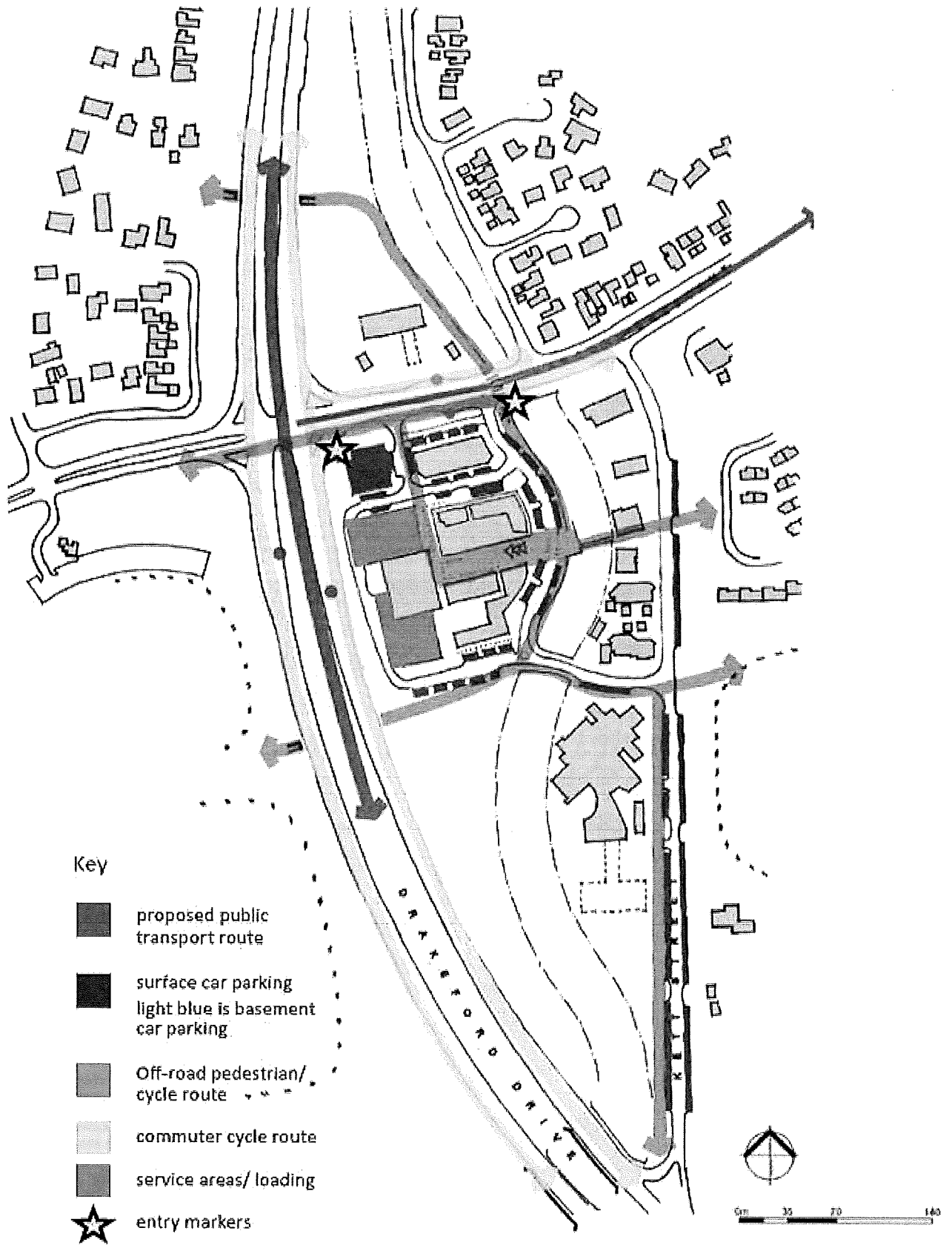


Figure 4 - Connectivity



Please feel free to contact me with any questions.

Ben Riches | Senior Project Officer

Phone 02 6207 1836 | Fax 02 6207 2244

City Planning | Environment and Sustainable Development | ACT Government

Planning Policy and Research

Although the sales of these parcels of land appear to be generally consistent with the Kambah Group Centre Master Plan, they should not be finalised until a development application for the overall development has been approved as it needs to be determined the proponent can achieve associated road realignments and carparking requirements.

Whether the sale would more appropriately be handled under Grant Objective “(e)” (ie. *to facilitate the achievement of a major policy objective*), rather than under contiguous land criteria, should be considered. That approach would largely reference the Kambah Group Centre Master Plan. If EDD progresses the sale against the contiguous land criteria, it will need to articulate/document a case that because of the size, location or configuration of the proposed lease, it is not reasonable or viable to grant it as a separate, independent lease (criteria (1) (b)).

Given the substantial amount of public works associated with the overall development, the need for a Deed of Agreement appears very likely.

Barbara Harding

Land Requests

Social Infrastructure Planning Unit

- Support the direct sale as being generally consistent with the Kambah Master Plan.
- It is essential that the traffic and parking, including disabled parking, implications are fully assessed at the DA stage.

Mike Quirk

Team leader

Urban Research and Policy Unit

Transport and Infrastructure

Infrastructure Planning and Projects

General – See Attachment

- There are four disabled parking spaces on the northern boundary of the existing Woolworths block. These should be replaced.
- There is a taxi stand on the western side of an existing building. This will be affected by this proposal. Consultation should occur with the Taxi Services.
- There is a bike rack on the northern side. This should be replaced.
- There are waste skips in a cage on the eastern side of the southern extension. Truck access to these skips should be preserved.
- Pedestrian and cycle links to the centre should be provided.
- There are no facilities in the car park for storing shopping trolleys. These should be provided.
- Lighting around the site is poor. Improved lighting should be provided. This is particularly important if people need to park further away from the shops.

Services

- Records indicate that stormwater mains in the vicinity should not be affected by the proposed expansion of the centre. We will rely on advice provided by the relevant service authorities in relation to other items.

James Cox & Jenny Brett

Transport Planning and Projects

There are no objections to the direct sale in principle from a transport planning perspective.

Vehicle, pedestrian and cycling access issues can be dealt with when DAs are lodged, as can parking provision.

Paul Isaks | Transport Specialist

Phone: +61 2 6207 1720

Transport & Infrastructure Section | Environment & Sustainable Development | ACT Government

Lease Administration

Deed Management

We are advised no SIR or other reports are available at this stage, however if the public works associated with the sale exceed a value appropriate to prescribed conditions (ie. around 300,000 - \$400,000), a deed of agreement delivery mechanism will be needed.

Ron Brooker

General Leasing

I can confirm, according to (TARQUIN) that there is no registered lease or any record of an unregistered lease or licence being granted over Block 53 Section 346 Kambah.

Monica Saad | Manager - General Leasing | Lease Administration

Phone 02 6207 2112

Planning Delivery Division | Environment and Sustainable Development | ACT Government

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

Estates and Impact Assessment

- Based on the information provided the proposal does not appear to require an estate development plan development application. It may be dealt with through a subdivision application. If an EDP is required it should be prepared to meet the requirements of the Estate Development Code. All documentation should be prepared in accordance with the Estate Development Code.
- I note from the cover letter the additional parking requirements for the expanded centre are already being considered by the proponent.
- I also note the proponent is aware of the Kambah master plan and is working towards meeting the requirements of this plan.
- There appear to be mature trees located where the extension is proposed. I anticipate the Conservator will provide comments on these.

Clinton Cashen | Estates and Impact Assessment

Phone 02 6205 4498

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

Territory Plan Section

1. The applicant should be aware that DV317 Kambah Group Centre, which proposes to change the development controls at Kambah group centre, is to be approved soon. As DV317 is yet to be approved, it still may be subject to change if directed by the Minister.
2. Parking: as proposed in DV317, the proposal including contiguous lands to the north and south of the existing Woolworths must demonstrate how it can meet Parking and Vehicular Access General Code and at the same time make up the loss of existing parking.

3. The proposed site plan should include realignment of Primmer Court to the north of the identified direct land sale site, including rearrangement of the existing car park to the north of the site.

Helen Hai | Planning Officer Territory Plan Section

Phone 02 6205 3989

Planning Delivery Branch | Environment and Sustainable Development | ACT Government

Office of the Surveyor General

- Any formal road closure takes up to 3 months to finalise.
- Splitting 'Primmer Court' is not allowed with the National Addressing & Nomenclature Standards.
- Options would be realign Primmer Court around new development, or rename one part of Primmer Court with a new name.
- Renaming part of Primmer Court would affect addressing of current lessees.

Rene de Kieft | ACTMAP Data and Address Manager

Phone 02 6207 1607 | Email rene.dekiefte@act.gov.au

Office of the Surveyor General | Environment and Sustainable Development | ACT Government

Environment Protection Authority

The Environment Protection Authority (EPA) has not issued any environment protection orders under sections 91C (1), 91D (1) or 125 (4) of the Environment Protection Act 1997 (the Act) over the site and as a result the site is not recorded on the Register of contaminated sites under section 21(A) of the Act.

There is no evidence of contamination from our records on sheep dips, landfills, municipal tips and fuel storage facilities in the area of the direct sale.

The information detailed above only relates to records held by the EPA and may not represent the actual condition of the site. Should future studies, such as geotechnical investigations or hazardous materials surveys, reveal potential sources of contamination at the site an environmental assessment may be required to determine the suitability of the site for the proposed or permitted landuses.

General disclaimer: Environment Protection Authority has not carried out field work at this site.

Robin Brown | Environment Protection Authority Planning Liaison

Phone 02 6207 5642

Environment Protection and Water Regulation | Environment and Sustainable Development | ACT Government

Conservator Liaison

The site contains numerous trees that will be impacted by the proposed extension of the shopping centre.

The area to the north of the current supermarket contains three High Quality *Eucalyptus sideroxylon* that are located within the road reservation of Primmer Court. There are also two remnant Eucalypts, being of high and medium quality, located alongside Primmer Court to the west of the supermarket that may be impacted by any proposed redevelopment of the site. Alteration of the root zone area would have significant impact, and could only be supported if fill for the south extension was no closer than 4 m from tree trunk, along with substantial mitigation and protection within an approved Tree Management Plan to ensure the future health and stability of the trees.

Block 17, south of the Supermarket, contains eight high to medium quality *Eucalyptus sideroxylon*, of which three could be supported for removal (structural & decline), the five others do not fulfil any criteria to support removal.

Helen McKeown | Conservator Liaison

Phone 02 6207 2247 |

Nature Conservation Policy | Environment and Sustainable Development | ACT Government

Queries to LRAC Secretariat -- p 6207 6325 (Mick Bennett) | e esdlrac@act.gov.au

KAMBAH Section 346 part Block 53 – Direct sale – Tzanetos Family Group

Land Requests Advisory Committee response of February 2014
OTHER AGENCY COMMENTS

TAMS - ACTION (buses)

ACTION seeks conformation that the current bus stops within the Kambah Village location will not be impacted due to the direct sale redevelopment and expansion.

Stephen Colbert

TAMS - Asset Acceptance

- TAMS understands that blue-coloured area around the proposed area is not part of the land being requested in Direct Sale application.
- Any proposals for awning in the blue coloured areas require a license agreement.

*Kamal Uddin | Asset Acceptance, Operational Support
Phone 02 620 57761 | Territory and Municipal Services Directorate | ACT Government*

TAMS – Property Group

Thank you for providing this proposal. We note that this proposal provides a good opportunity to implement the master plan for this group centre in a coordinated manner. The key concern that I would have about the development to the north is the impact on the parking in that area. The section proposed has all the disabled/accessible parking for the centre. I note that the details on the already approved section to the south includes underground parking and some along Primmer, however the proposal as provided does not provide any details about whether it is intended that this would compensate for the additional carparks that would be lost with this additional development or not.

*TANIA SHAW | SENIOR MANAGER |
PH: +61 2 6205 9937 | FAX: 02 6213 0735 | MOB: 0417 207 990 | E:
tania.shaw@act.gov.au
PROPERTY ASSET MANAGEMENT | ACT PROPERTY GROUP | TERRITORY AND MUNICIPAL
SERVICES DIRECTORATE | ACT GOVERNMENT*

EDD - Land Release

No objections from a land release perspective.

*Damien McNamara | Senior Manager
Land Release | Economic Development | ACT Government
Phone 620 76045 | Fax 02 6207 6621
Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 |
GPO Box 158 Canberra ACT 2601 | www.economicdevelopment.act.gov.au*

EDD - Sport and Recreation

No comment from Sport and Recreation Services.

David Jeffrey

Manager | Strategic Projects, Policy and Planning

Sport and Recreation Services | Economic Development Directorate | ACT Government

Ground Floor, 220 Northbourne Avenue, Braddon, ACT, 2612

Phone: 02 6207 5815 | Mobile: 0417 499 634

JACS – Emergency Services Agency

ACTF&R has no other special considerations or objections at this time to the above proposed development.

Rob McGregor

Station Officer

ACT Fire and Rescue

Operational Planning & Investigation Section

Development Planning

Email - ACTF&RRisk&Planning@act.gov.au

9 Amberley Avenue Fairbairn, ACT, 2609

PO Box 158, Canberra City, 2600

Ph: (02) 62078472

Fax: (02) 62078217

TRANSACT (telecommunications)

Transact has reviewed the documents and confirm that we have no concerns relating to the approval of the documents.



TransACT Communications



JEMENA (ActewAGL Natural Gas)

On behalf of ActewAGL Distribution Gas, Jemena have reviewed the KAMBAH Section 346 part Block 53 - Direct Sale application from Tzanetos Group for contiguous land and have no comments to make.



Jemena Gas Networks NSW Limited



ACTEWAGL - Electrical

ActewAGL Electrical Network Division has no objection on any of the proposed options with following constraints.

- Development is to comply with minimum clearance to O/H assets and minimum separation to underground assets.
- Proponent is required to contact ActewAGL Prior to the commencement of any development activity to negotiate the connection of new/upgrade and /or relocation of existing electricity assets.
- Proponent is required to provide the space for substation if the existing supply is not adequate enough.
- Proponent may be required to install special earthing (if the substation is found to be within 100 meters of any special location e.g child care, public pool, lake etc) to less than 1 ohm.



ActewAGL



ACTEWAGL - Hydraulics

ACTEW Water has no objection to the proposed direct sale of part Block 53 Section 346 Kambah.

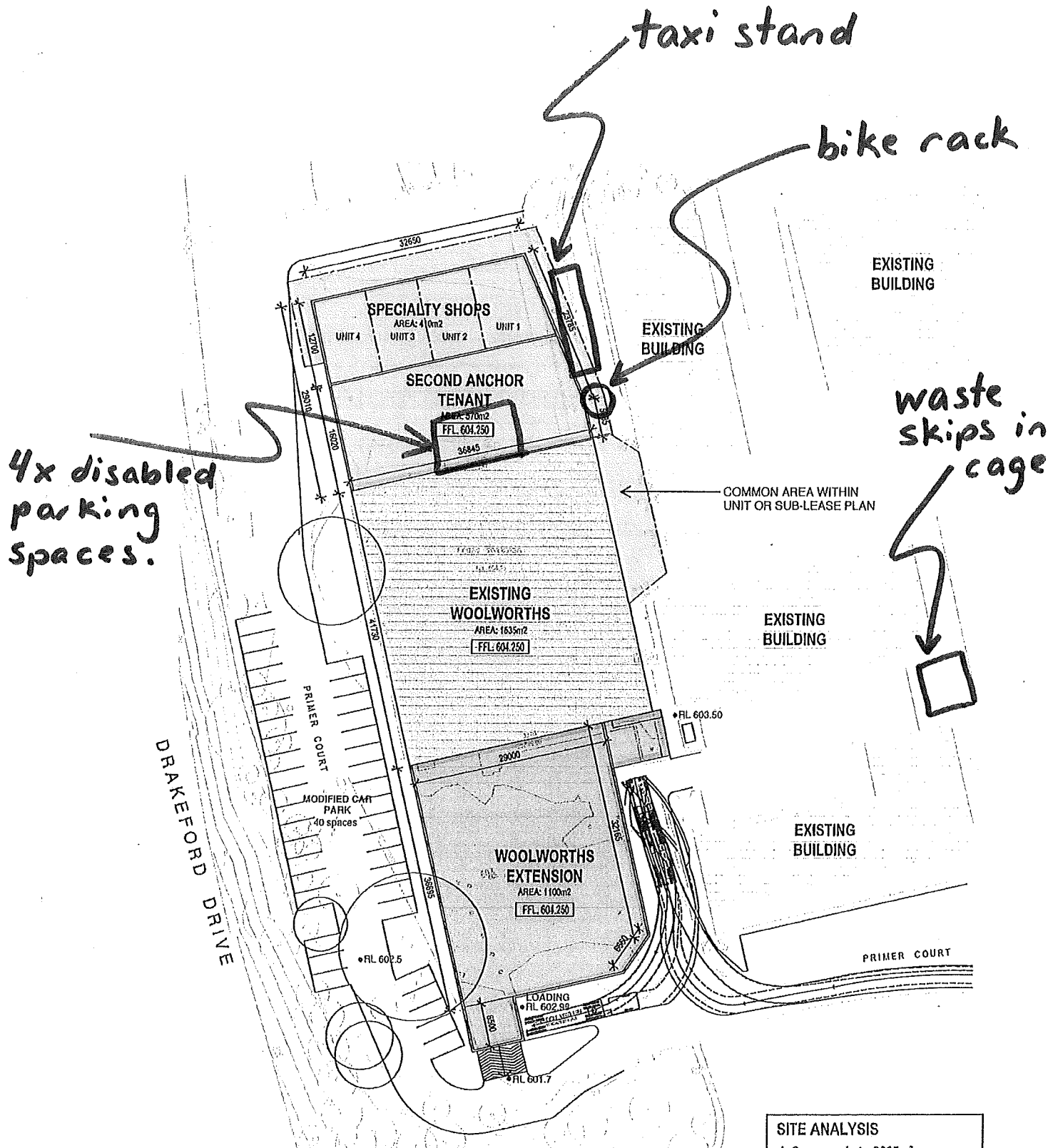
The proponent is to be advised of the following requirements with respect to water and sewer servicing and mains.

- Water mains to the north and west of the expanded site will require relocation. The water main to the south may also require relocation, depending on the realignment of Primmer Court. Mains to be preferably located in road reserves but not under pavements.
- Water mains in the precinct may require upgrade to meet any increased fire risk category as determined by the ACTFB.
- ACTEW Water is to be consulted with respect to any additional sewer services which may be required for the expanded development.



ActewAGL





| SITE ANALYSIS | |
|--|--|
| 1. Supermarket - 2635m ² | |
| - Supermarket Existing: 1535m ² | |
| - Supermarket Extension: 1100m ² | |
| 2. Second Anchor - 680m ² 570m ² | |
| 3. Specialty Retail - 405m ² | |
| TOTAL RETAIL AREA: 3720m² | |

