

NAME(S):
ADDRESS:



496. BLOCK: KINGSTON SECTION 45 BLOCK 1 UNIT 14
NAME(S):
ADDRESS: 54/61 GILES STREET
KINGSTON ACT 2604

497. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 1
NAME(S): THE RESIDENT
ADDRESS: 1/71 GILES STREET
KINGSTON ACT 2604

498. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 10
NAME(S): THE RESIDENT
ADDRESS: 10/71 GILES STREET
KINGSTON ACT 2604

499. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 11
NAME(S): THE RESIDENT
ADDRESS: 11/71 GILES STREET
KINGSTON ACT 2604

500. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 12
NAME(S): THE RESIDENT
ADDRESS: 12/71 GILES STREET
KINGSTON ACT 2604

501. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 13
NAME(S): THE RESIDENT
ADDRESS: 13/71 GILES STREET
KINGSTON ACT 2604

502. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 14
NAME(S): THE RESIDENT
ADDRESS: 14/71 GILES STREET
KINGSTON ACT 2604

503. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 15
NAME(S): THE RESIDENT
ADDRESS: 15/71 GILES STREET
KINGSTON ACT 2604

504. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 16
NAME(S): THE RESIDENT
ADDRESS: 16/71 GILES STREET
KINGSTON ACT 2604

505. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 17
NAME(S): THE RESIDENT
ADDRESS: 17/71 GILES STREET
KINGSTON ACT 2604

506. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 18
NAME(S): THE RESIDENT
ADDRESS: 18/71 GILES STREET
KINGSTON ACT 2604

507. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 19

NAME(S): THE RESIDENT
ADDRESS: 19/71 GILES STREET
KINGSTON ACT 2604

508. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/71 GILES STREET
KINGSTON ACT 2604

509. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 20
NAME(S): THE RESIDENT
ADDRESS: 20/71 GILES STREET
KINGSTON ACT 2604

510. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 21
NAME(S): THE RESIDENT
ADDRESS: 21/71 GILES STREET
KINGSTON ACT 2604

511. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 22
NAME(S): THE RESIDENT
ADDRESS: 22/71 GILES STREET
KINGSTON ACT 2604

512. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 23
NAME(S): THE RESIDENT
ADDRESS: 23/71 GILES STREET
KINGSTON ACT 2604

513. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 24
NAME(S): THE RESIDENT
ADDRESS: 24/71 GILES STREET
KINGSTON ACT 2604

514. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 25
NAME(S): THE RESIDENT
ADDRESS: 25/71 GILES STREET
KINGSTON ACT 2604

515. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 26
NAME(S): THE RESIDENT
ADDRESS: 26/71 GILES STREET
KINGSTON ACT 2604

516. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 27
NAME(S): THE RESIDENT
ADDRESS: 27/71 GILES STREET
KINGSTON ACT 2604

517. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 28
NAME(S): THE RESIDENT
ADDRESS: 28/71 GILES STREET
KINGSTON ACT 2604

518. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 29
NAME(S): THE RESIDENT
ADDRESS: 29/71 GILES STREET
KINGSTON ACT 2604

519. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 3

NAME(S): THE RESIDENT
ADDRESS: 3/71 GILES STREET
KINGSTON ACT 2604

520. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 30
NAME(S): THE RESIDENT
ADDRESS: 30/71 GILES STREET
KINGSTON ACT 2604

521. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 31
NAME(S): THE RESIDENT
ADDRESS: 31/71 GILES STREET
KINGSTON ACT 2604

522. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 32
NAME(S): THE RESIDENT
ADDRESS: 32/71 GILES STREET
KINGSTON ACT 2604

523. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 33
NAME(S): THE RESIDENT
ADDRESS: 33/71 GILES STREET
KINGSTON ACT 2604

524. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 34
NAME(S): THE RESIDENT
ADDRESS: 34/71 GILES STREET
KINGSTON ACT 2604

525. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 35
NAME(S): THE RESIDENT
ADDRESS: 35/71 GILES STREET
KINGSTON ACT 2604

526. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 36
NAME(S): THE RESIDENT
ADDRESS: 36/71 GILES STREET
KINGSTON ACT 2604

527. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 37
NAME(S): THE RESIDENT
ADDRESS: 37/71 GILES STREET
KINGSTON ACT 2604

528. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 38
NAME(S): THE RESIDENT
ADDRESS: 38/71 GILES STREET
KINGSTON ACT 2604

529. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 39
NAME(S): THE RESIDENT
ADDRESS: 39/71 GILES STREET
KINGSTON ACT 2604

530. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 4
NAME(S): THE RESIDENT
ADDRESS: 4/71 GILES STREET
KINGSTON ACT 2604

531. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 40

NAME(S): THE RESIDENT
ADDRESS: 40/71 GILES STREET
KINGSTON ACT 2604

532. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 41
NAME(S): THE RESIDENT
ADDRESS: 41/71 GILES STREET
KINGSTON ACT 2604

533. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 42
NAME(S): THE RESIDENT
ADDRESS: 42/71 GILES STREET
KINGSTON ACT 2604

534. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 43
NAME(S): THE RESIDENT
ADDRESS: 43/71 GILES STREET
KINGSTON ACT 2604

535. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 44
NAME(S): THE RESIDENT
ADDRESS: 44/71 GILES STREET
KINGSTON ACT 2604

536. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 45
NAME(S): THE RESIDENT
ADDRESS: 45/71 GILES STREET
KINGSTON ACT 2604

537. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 46
NAME(S): THE RESIDENT
ADDRESS: 46/71 GILES STREET
KINGSTON ACT 2604

538. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 47
NAME(S): THE RESIDENT
ADDRESS: 47/71 GILES STREET
KINGSTON ACT 2604

539. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 48
NAME(S): THE RESIDENT
ADDRESS: 48/71 GILES STREET
KINGSTON ACT 2604

540. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 49
NAME(S): THE RESIDENT
ADDRESS: 49/71 GILES STREET
KINGSTON ACT 2604

541. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 5
NAME(S): THE RESIDENT
ADDRESS: 5/71 GILES STREET
KINGSTON ACT 2604

542. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 50
NAME(S): THE RESIDENT
ADDRESS: 50/71 GILES STREET
KINGSTON ACT 2604

543. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 51

NAME(S): THE RESIDENT
ADDRESS: 51/71 GILES STREET
KINGSTON ACT 2604

544. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 52
NAME(S): THE RESIDENT
ADDRESS: 52/71 GILES STREET
KINGSTON ACT 2604

545. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 53
NAME(S): THE RESIDENT
ADDRESS: 53/71 GILES STREET
KINGSTON ACT 2604

546. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 54
NAME(S): THE RESIDENT
ADDRESS: 54/71 GILES STREET
KINGSTON ACT 2604

547. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 55
NAME(S): THE RESIDENT
ADDRESS: 55/71 GILES STREET
KINGSTON ACT 2604

548. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 56
NAME(S): THE RESIDENT
ADDRESS: 56/71 GILES STREET
KINGSTON ACT 2604

549. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 57
NAME(S): THE RESIDENT
ADDRESS: 57/71 GILES STREET
KINGSTON ACT 2604

550. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 58
NAME(S): THE RESIDENT
ADDRESS: 58/71 GILES STREET
KINGSTON ACT 2604

551. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 59
NAME(S): THE RESIDENT
ADDRESS: 59/71 GILES STREET
KINGSTON ACT 2604

552. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 6
NAME(S): THE RESIDENT
ADDRESS: 6/71 GILES STREET
KINGSTON ACT 2604

553. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 60
NAME(S): THE RESIDENT
ADDRESS: 60/71 GILES STREET
KINGSTON ACT 2604

554. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 61
NAME(S): THE RESIDENT
ADDRESS: 61/71 GILES STREET
KINGSTON ACT 2604

555. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 62

NAME(S): THE RESIDENT
ADDRESS: 62/71 GILES STREET
KINGSTON ACT 2604

556. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 63
NAME(S): THE RESIDENT
ADDRESS: 63/71 GILES STREET
KINGSTON ACT 2604

557. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 64
NAME(S): THE RESIDENT
ADDRESS: 64/71 GILES STREET
KINGSTON ACT 2604

558. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 65
NAME(S): THE RESIDENT
ADDRESS: 65/71 GILES STREET
KINGSTON ACT 2604

559. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 66
NAME(S): THE RESIDENT
ADDRESS: 66/71 GILES STREET
KINGSTON ACT 2604

560. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 67
NAME(S): THE RESIDENT
ADDRESS: 67/71 GILES STREET
KINGSTON ACT 2604

561. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 68
NAME(S): THE RESIDENT
ADDRESS: 68/71 GILES STREET
KINGSTON ACT 2604

562. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 69
NAME(S): THE RESIDENT
ADDRESS: 69/71 GILES STREET
KINGSTON ACT 2604

563. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 7
NAME(S): THE RESIDENT
ADDRESS: 7/71 GILES STREET
KINGSTON ACT 2604

564. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 70
NAME(S): THE RESIDENT
ADDRESS: 70/71 GILES STREET
KINGSTON ACT 2604

565. BLOCK: KINGSTON SECTION 52 BLOCK 1
NAME(S): THE RESIDENT
ADDRESS: 71 GILES STREET
KINGSTON ACT 2604

566. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 71
NAME(S): THE RESIDENT
ADDRESS: 71/71 GILES STREET
KINGSTON ACT 2604

567. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 72

NAME(S): THE RESIDENT
ADDRESS: 72/71 GILES STREET
KINGSTON ACT 2604

568. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 73
NAME(S): THE RESIDENT
ADDRESS: 73/71 GILES STREET
KINGSTON ACT 2604

569. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 74
NAME(S): THE RESIDENT
ADDRESS: 74/71 GILES STREET
KINGSTON ACT 2604

570. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 75
NAME(S): THE RESIDENT
ADDRESS: 75/71 GILES STREET
KINGSTON ACT 2604

571. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 76
NAME(S): THE RESIDENT
ADDRESS: 76/71 GILES STREET
KINGSTON ACT 2604

572. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 77
NAME(S): THE RESIDENT
ADDRESS: 77/71 GILES STREET
KINGSTON ACT 2604

573. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 78
NAME(S): THE RESIDENT
ADDRESS: 78/71 GILES STREET
KINGSTON ACT 2604

574. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 79
NAME(S): THE RESIDENT
ADDRESS: 79/71 GILES STREET
KINGSTON ACT 2604

575. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 8
NAME(S): THE RESIDENT
ADDRESS: 8/71 GILES STREET
KINGSTON ACT 2604

576. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 80
NAME(S): THE RESIDENT
ADDRESS: 80/71 GILES STREET
KINGSTON ACT 2604

577. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 81
NAME(S): THE RESIDENT
ADDRESS: 81/71 GILES STREET
KINGSTON ACT 2604

578. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 9
NAME(S): THE RESIDENT
ADDRESS: 9/71 GILES STREET
KINGSTON ACT 2604

579. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 35

NAME(S):
ADDRESS:

[REDACTED]

580. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 50
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

581. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 7
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

582. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 61
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

583. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 62
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

584. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 63
NAME(S): [REDACTED]
ADDRESS: 63/71 GILES STREET
KINGSTON ACT 2604

585. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 24
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

586. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 48
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

587. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 3
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

588. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 26
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

589. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 55
NAME(S): [REDACTED]
ADDRESS: 55/71 GILES STREET
KINGSTON ACT 2604

590. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 55
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

591. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 46

NAME(S): [REDACTED]
ADDRESS: 46/71 GILES STREET
KINGSTON ACT 2604

592. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 40
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

593. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 20
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

594. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 42
NAME(S): [REDACTED]
ADDRESS: 42/71 GILES STREET
KINGSTON ACT 2604

595. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 54
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

596. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 21
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

597. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 17
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

598. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 2
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

599. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 18
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

600. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 11
NAME(S): [REDACTED]
ADDRESS: 11/71 GILES STREET
KINGSTON ACT 2604

601. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 49
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

602. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 6
NAME(S): [REDACTED]
ADDRESS: 6/71 GILES STREET
KINGSTON ACT 2604

603. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 64

NAME(S): [REDACTED]
ADDRESS: [REDACTED]

604. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 19
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

605. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 1
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

606. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 39
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

607. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 27
NAME(S): [REDACTED]
ADDRESS: 27/71 GILES STREET
KINGSTON ACT 2604

608. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 56
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

609. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 30
NAME(S): [REDACTED]
ADDRESS: 30/71 GILES STREET
KINGSTON ACT 2604

610. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 10
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

611. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 58
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

612. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 61
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

613. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 29
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

614. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 54
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

615. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 48

NAME(S): [REDACTED]
ADDRESS: [REDACTED]

616. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 14
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

617. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 40
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

618. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 5
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

619. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 31
NAME(S): [REDACTED]
ADDRESS: 31/71 GILES STREET
KINGSTON ACT 2604

620. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 31
NAME(S): [REDACTED]
ADDRESS: 31/71 GILES STREET
KINGSTON ACT 2604

621. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 23
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

622. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 13
NAME(S): [REDACTED]
ADDRESS: 13/71 GILES STREET
KINGSTON ACT 2604

623. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 53
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

624. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 8
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

625. BLOCK: KINGSTON SECTION 52 BLOCK 1
NAME(S): PROPRIETORS UTP 3461
ADDRESS: PO BOX 1539
CANBERRA CITY ACT 2601

626. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 38
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

627. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 57

NAME(S): [REDACTED]
ADDRESS: [REDACTED]

628. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 5
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

629. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 44
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

630. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 25
NAME(S): [REDACTED]
ADDRESS: 25/71 GILES STREET
KINGSTON ACT 2604

631. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 4
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

632. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 37
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

633. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 30
NAME(S): [REDACTED]
ADDRESS: 30/71 GILES STREET
KINGSTON ACT 2604

634. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 47
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

635. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 57
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

636. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 51
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

637. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 28
NAME(S): [REDACTED]
ADDRESS: 28/71 GILES STREET
KINGSTON ACT 2604

638. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 45
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

639. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 34

NAME(S): [REDACTED]
ADDRESS: 34/71 GILES STREET
KINGSTON ACT 2604

640. BLOCK: KINGSTON SECTION 52 BLOCK 1 UNIT 66
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

641. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 49
NAME(S): [REDACTED]
ADDRESS: 51 GILES STREET
KINGSTON ACT 2604

642. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 19
NAME(S): [REDACTED]
ADDRESS: "UNIT 19A WENTWORTH COURT"
GILES STREET
KINGSTON ACT 2604

643. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 13
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

644. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 17
NAME(S): [REDACTED]
ADDRESS: 17A
43 GILES STREET
KINGSTON ACT 2604

645. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 48
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

646. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 28
NAME(S): [REDACTED]
ADDRESS: 28/43-51 GILES STREET
KINGSTON
ACT 2604

647. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 40
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

648. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 10
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

649. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 17
NAME(S): [REDACTED]
ADDRESS: 17A
43 GILES STREET
KINGSTON ACT 2604

650. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 37
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

651. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 36
NAME(S): [REDACTED]
ADDRESS: 10/43-51
GILES STREET
KINGSTON ACT 2604

652. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 14
NAME(S): [REDACTED]
ADDRESS: 14/43 51 GILES STREET KINGSTON 2604
ACT

653. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 24
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

654. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 15
NAME(S): [REDACTED]
ADDRESS: "15A WENTWORTH COURT"
43 GILES STREET
KINGSTON ACT 2604

655. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 27
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

656. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 23
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

657. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 20
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

658. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 22
NAME(S): [REDACTED]
ADDRESS: 22/43-51
GILES STREET
KINGSTON ACT 2604

659. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 42
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

660. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 43
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

661. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 21
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

662. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 40
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

663. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 49
NAME(S): [REDACTED]
ADDRESS: 51 GILES STREET
KINGSTON ACT 2604

664. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 38
NAME(S): [REDACTED]
ADDRESS: 15/43 51 GILES STREET KINGSTON 2604
ACT

665. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 9
NAME(S): [REDACTED]
ADDRESS: 9/43
GILES STREET
KINGSTON ACT 2604

666. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 3
NAME(S): [REDACTED]
ADDRESS: UNIT 3 43 GILES STREET
KINGSTON 2604

667. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 18
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

668. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 45
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

669. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 4
NAME(S): [REDACTED]
ADDRESS: 4A/43-51
GILES STREET
KINGSTON ACT 2604

670. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 5
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

671. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 7
NAME(S): [REDACTED]
ADDRESS: 7/41 GILES STREET
KINGSTON 2604
2604

672. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 6
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

673. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 3
NAME(S): [REDACTED]
ADDRESS: UNIT 3 43 GILES STREET
KINGSTON 2604

674. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 35
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

675. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 4
NAME(S): [REDACTED]
ADDRESS: 4A/43-51
GILES STREET
KINGSTON ACT 2604

676. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 29
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

677. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 33
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

678. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 31
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

679. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 41
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

680. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 32
NAME(S): [REDACTED]
ADDRESS: 51 GILES STREET
KINGSTON ACT 2604

681. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 30
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

682. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 46
NAME(S): [REDACTED]
ADDRESS: UNIT 27
43 GILES STREET
KINGSTON ACT 2604

683. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 46

NAME(S): [REDACTED]
ADDRESS: UNIT 27
43 GILES STREET
KINGSTON ACT 2604

684. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 39
NAME(S): [REDACTED]
ADDRESS: UNIT 17 WENTWORTH COURT
43 GILES STREET
KINGSTON ACT 2604

685. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 25
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

686. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 26
NAME(S): [REDACTED]
ADDRESS: 26A WENTWORTH CRT 43-51
GILES STREET
KINGSTON ACT 2604

687. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 47
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

688. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 16
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

689. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 44
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

690. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 0
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

691. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 8
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

692. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 12
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

693. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 27
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

694. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 11
NAME(S):
ADDRESS:

695. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 34
NAME(S):
ADDRESS: UNIT 6
43 GILES STREET
KINGSTON ACT 2604

696. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 1
NAME(S):
ADDRESS:

697. BLOCK: KINGSTON SECTION 26 BLOCK 22 UNIT 2
NAME(S):
ADDRESS:

698. BLOCK: KINGSTON SECTION 49 BLOCK 12
NAME(S): ARTSACT
ADDRESS: ARTSACT
Community Services Directorate
GPO Box 158, Canberra ACT 2601

699. BLOCK: KINGSTON SECTION 51 BLOCK 1
NAME(S): THE RESIDENT
ADDRESS: 7 EASTLAKE PARADE
KINGSTON ACT

700. BLOCK: KINGSTON SECTION 51 BLOCK 2
NAME(S): THE RESIDENT
ADDRESS: 17 EASTLAKE PARADE
KINGSTON ACT 2604

701. BLOCK: KINGSTON SECTION 45 BLOCK 1
NAME(S): THE RESIDENT
ADDRESS: 61 GILES STREET
KINGSTON ACT 2604

APPLICANTS

1. NAME(S): PHILIP PHILIP LEESON ARCHITECTS
ADDRESS: 4/9 MCKAY ST
Turner ACT 2612

S U M M A R Y

No of lessee notifications created = 701
No of developer notifications created = 0

No of interested party notifications created = 0
No of advertisement authorisation letters created = 1
No of outdoor signs created = 1
No of letters to applicants created = 1



ACT
Government

Environment and Planning

NOTICE OF DEVELOPMENT APPLICATION

Development Application 201425930:

COMMERCIAL. Proposed demolition of the existing switchroom down to existing slab level.

Location: Block: 13 Section: 49 Suburb: KINGSTON
11 WENTWORTH AVENUE

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspection between 8.30am and 4.30pm weekdays at the **Customer Services Centre, Dame Pattie Menzies House, Ground Floor (right hand building), 16 Challis Street, DICKSON ACT.**

An electronic version of the application can also be viewed on the Environment and Sustainable Development website - www.actpla.act.gov.au (under 'Comment on a DA')

Written representations **must** be received by the Authority by close of business **18 August 2014.**

Representations can be submitted in the following ways:

Email:

esddcustomerservices@act.gov.au

Post:

Customer Services
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON ACT

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted. The Planning and Land Authority may approve or refuse to approve an exclusion application (see website for further information).

For more information, please phone the Dickson Customer Service Centre on 6207 1923

Robertson, Nathan

From: EPD, Customer Services
Sent: Thursday, 21 August 2014 1:04 PM
To: philip@philipleeson.com.au; Whitney, David
Subject: CLOSE OF PUBLIC NOTIFICATION-201425930-13/49 KINGSTON-01

Dear Sir/Madam,

CLOSE OF PUBLIC CONSULTATION PERIOD
BLOCK 13 SECTION 14 SUBURB KINGSTON
DEVELOPMENT APPLICATION NUMBER 201425930

The public consultation period for DA **201425930** has now closed.

Attached for your information is a copy of all representations received by the Environment and Planning Directorate during the public consultation period.

The assessment of your application will now be finalised taking into consideration the representations that have been received. You will be advised in writing of the decision as soon as the DA has been determined.

If you require any further information please contact (02) 6207 1923.

Kind Regards

Customer Services

Client Services Branch | Environment and Planning Directorate | ACT Government
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601
www.actpla.act.gov.au | EPDcustomerservices@act.gov.au

Robertson, Nathan

From: A and J [alisonandjohn@internode.on.net]
Sent: Thursday, 14 August 2014 5:51 PM
To: EPD, Customer Services
Subject: Development Application: 201425930

KINGSTON

Development Application: 201425930

Address: 11 WENTWORTH AVENUE

Block: 13 **Section:** 49

Proposal: COMMERCIAL. Proposed demolition of the existing switchroom down to existing slab level.

Period for representations closes: 18/08/2014

To whom it may concern

As residents close to the proposed redevelopment site, we are opposed to the proposed demolition of the existing switch room down to existing slab level.

Our reasons are as follows:

1. This proposal is in preparation for the redevelopment of the site to allow for the construction of a parking structure. The local residents have not been adequately consulted on this element of the master plan for Kingston Section 49. In fact this is the first we knew that such a proposal was planned. We suggest that community consultation be instigated before any element of the redevelopment is allowed to proceed.

2. This proposal is integral to the construction of a parking structure that will have a strong visual impact in the context of the heritage buildings close by. It is an area with a high level of heritage sensitivity. As the Statement of Heritage document noted:

“...the principal issues with regard to the proposed development of Kingston Section 49 for a mixed-use residential, commercial and manufacturing precinct with an arts emphasis are considered to be:

* ensuring that the new built form does not detract from the Power House as the dominant built element in the area, particularly the distinctive gabled tiled roof form;

* maintaining an appreciation of the architectural and planning relationship between the Power House and the Fitters' Workshop; and

* conserving elements and areas critical to an appreciation of the operation and planning of the former government services/industrial precinct.”

The parking structure's significant mass will unbalance the existing buildings and degrade the visual amenity and historic sight lines of the site - detracting from the Power House as the dominant built element in the area. The careful selection of materials and colours will not change this outcome.

3. In addition, the heritage document contends that "demolition of the Switch Room will not be supported unless it is recommended for public health and safety reasons, and unless it can be demonstrated that there is no prudent or feasible alternative". No reasoning along these lines is provided in the documentation.

Instead there is a weak argument that the Switch Room has been extensively modified over the years, it makes a limited contribution to an understanding of the activities on the site and that demolition would not materially affect the cultural heritage values of the area. We are not convinced by this line of argument and consider that the proposal does not comply with the requirements of the Heritage Strategy.

Yours sincerely

John Madden and Alison Sewell

Robertson, Nathan

From: EPD, Customer Services
Sent: Friday, 15 August 2014 11:29 AM
To: A and J
Subject: RE: Development Application: 201425930

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION
DEVELOPMENT APPLICATION NO:201425930
BLOCK: 13 SECTION: 49 DIVISION: KINGSTON

Thank you for your representation made **14/08/2014** regarding development application number : **201425930**.

The issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once a decision has been made.

Please Note - A copy of your representation will be forwarded to the development application applicant and placed on the public register.

If you require any further information please contact Customer Services on (02) 6207 1923.

Regards
Customer Services

Phone 02 6207 1923
Client Services Branch | Environment and Planning Directorate | ACT Government
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601
www.actpla.act.gov.au | ESDDcustomerservices@act.gov.au

From: A and J [<mailto:alisonandjohn@internode.on.net>]
Sent: Thursday, 14 August 2014 5:51 PM
To: EPD, Customer Services
Subject: Development Application: 201425930

KINGSTON

Development Application: 201425930

Address: 11 WENTWORTH AVENUE

Block: 13 **Section:** 49

Proposal: COMMERCIAL. Proposed demolition of the existing switchroom down to existing slab level.

Period for representations closes: 18/08/2014

To whom it may concern

As residents close to the proposed redevelopment site, we are opposed to the proposed demolition of the existing switch room down to existing slab level.

Our reasons are as follows:

1. This proposal is in preparation for the redevelopment of the site to allow for the construction of a parking structure. The local residents have not been adequately consulted on this element of the master plan for Kingston Section 49. In fact this is the first we knew that such a proposal was planned. We suggest that community consultation be instigated before any element of the redevelopment is allowed to proceed.

2. This proposal is integral to the construction of a parking structure that will have a strong visual impact in the context of the heritage buildings close by. It is an area with a high level of heritage sensitivity. As the Statement of Heritage document noted:

“...the principal issues with regard to the proposed development of Kingston Section 49 for a mixed-use residential, commercial and manufacturing precinct with an arts emphasis are considered to be:

* ensuring that the new built form does not detract from the Power House as the dominant built element in the area, particularly the distinctive gabled tiled roof form;

* maintaining an appreciation of the architectural and planning relationship between the Power House and the Fitters' Workshop; and

* conserving elements and areas critical to an appreciation of the operation and planning of the former government services/industrial precinct.”

The parking structure's significant mass will unbalance the existing buildings and degrade the visual amenity and historic sight lines of the site - detracting from the Power House as the dominant built element in the area. The careful selection of materials and colours will not change this outcome.

3. In addition, the heritage document contends that "demolition of the Switch Room will not be supported unless it is recommended for public health and safety reasons, and unless it can be demonstrated that there is no prudent or feasible alternative". No reasoning along these lines is provided in the documentation. Instead there is a weak argument that the Switch Room has been extensively modified over the years, it makes a limited contribution to an understanding of the activities on the site and that demolition would not materially affect the cultural heritage values of the area. We are not convinced by this line of argument and consider that the proposal does not comply with the requirements of the Heritage Strategy.

Yours sincerely

John Madden and Alison Sewell

Form

Territory Plan Code Requirements Merit Track

ASSESSMENT REPORT

CZ5 mixed Use

ASSESSMENT OFFICER: Ada Park

APPLICATION NUMBER: 201425930

BLOCK: 13 SECTION: 49

DIVISION: KINGSTON

Territory Plan Code Requirements

This document provides analysis of a development proposal in relation to the relevant codes contained in the Territory Plan. The proposal meets all rules of the code(s) that are relevant to the development with the exception of those either identified in the statement against relevant criteria submitted for the proposal or, listed in the tables below. The statement against relevant criteria demonstrates the proposal meets all relevant criteria that are, either:

- the applicable criterion to a relevant rule that is not met; or,
- the criterion is relevant and there is no applicable rule,

with the exception of those listed in the tables below.

1. Assessment of Compliance with the commercial zones development code

The commercial zones development code is a Code relevant to this proposal. The comments for the criterion or rule identified in the tables below are provided where it is considered warranted to clarify why a particular criterion or rule is either met or not met.

Part A**Sub-Element: Heritage****Rule: R32**

This rule applies to land containing places or objects registered or provisionally registered under section 41 of the *Heritage Act 2004*. The authority shall refer a development application to the Heritage Council.

Note: The authority will consider any advice from the Heritage Council before determining the application.

This is a mandatory requirement. There is no applicable criterion

The ACT Heritage Council supported the proposal with the following conditions and they have been imposed in the Notice of Decision – refer to conditions below.

Prior to commencement of the proposed demolition works of the 1948 Switch Room, the applicant shall provide the following three (3) information to the ACT Heritage Council (Council) and obtain written approval..

- (a) An archival recording of the 1948 Switch Room to be provided to the Council. (Details of the content of the archival recording should be discussed with the Council);
- (b) An interpretation plan for the Kingston Powerhouse Heritage Precinct that includes interpretation of the 1948 Switch Room; and
- (c) A letter to the Council confirming that demolition of the 1948 sub station will not begin until the Council have endorsed the design of the proposed new car park building on the site;

Sub-Element: 9.1 Statement of endorsement	
R34 The <i>development application</i> for demolition is accompanied by a statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the <i>Planning and Development Act 2007</i> confirming all of the following: a) all network infrastructure on or immediately adjacent the site has been identified on the plan b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) all required network disconnections have been identified and the disconnection works comply with utility requirements d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.	This is a mandatory requirement. There is no applicable criterion.
A condition of approval is required to address the requirements from the entities. Refer to the Notice of Decision	
For Further information, refer to Form – Code Outcomes Merit Track	

Sub-Element: 9.2 Hazardous materials survey [insert]	
R35 This rule applies to one of the following: a) the demolition of <i>multi-unit housing</i> (including <i>garages</i> and <i>carports</i>) for which a certificate of occupancy was issued prior to 1985 b) demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005. Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the Environment Protection Authority. A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one of the following: a) is a licensed disposal facility in the ACT b) another site outside the ACT. If hazardous materials, including asbestos, are to be transported for disposal interstate, approval from the Environment Protection Authority prior	This is a mandatory requirement. There is no applicable criterion.

to
removal of material from the site.
An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.
Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to therelevant agency in accordance with the requirements of the
Planning and Development Act 2007.

EPA**Conditions:**

Prior to the site being used for any other purpose it must be assessed, remediated and independently audited in accordance with the requirements of the above Environmental Protection Agreement and the findings of the audit endorsed by the EPA.

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

Advice:

The site is subject to an Environmental Protection Agreement between the LDA and the EPA in relation to the assessment, remediation and audit of potential contamination associated with past activities at the site.

A condition of approval is required to address the requirements from the entities. Refer to the Notice of Decision

Part G – Endorsement by government agencies (entities)**21.1 Management of construction waste**

R63

This rule applies to development that is likely to generate more than 20m³ of waste comprising one or more of the following:

- a) demolition waste
- b) construction waste
- c) excavation material.

The management of construction waste is to be endorsed by TAMS.

Notes:

1. TAMS will endorse waste facilities and management associated with the development if they comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT.
2. TAMSD may endorse departures.

This is a mandatory requirement. There is no applicable criterion.

A condition of approval is required to address the requirements from the entities. Refer to the Notice of Decision

...

NB: if a rule or criterion refers to a General Code (eg Parking and Vehicular Access, Signs or Access and Mobility) the relevant considerations may be assessed here or refer to assessment in Section [No.] below.

21.2 Post occupancy waste management

R64

Post occupancy waste management facilities are to be endorsed by TAMS.

Note:

TAMS will endorse post occupancy waste management facilities where they are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMS may endorse departures.

This is a mandatory requirement. There is no applicable criterion.

NOT APPLICABLE

22.1 Utilities

R66

This rule applies to any proposed encroachment into a registered easement.

The proposed encroachment is approved in writing by the relevant service provider.

This is a mandatory requirement. There is no applicable criterion.

NOT APPLICABLE

Sub-Element: [Insert]	
------------------------------	--

R67	This is a mandatory requirement. There is no applicable criterion.
-----	--

A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.	This is a mandatory requirement. There is no applicable criterion.
--	--

Notes:	This is a mandatory requirement. There is no applicable criterion.
---------------	--

1. If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMSD (Asset Acceptance) is not required to be obtained	This is a mandatory requirement. There is no applicable criterion.
---	--

2. Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions	This is a mandatory requirement. There is no applicable criterion.
--	--

If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	This is a mandatory requirement. There is no applicable criterion.
--	--

A condition of approval is required to address the requirements from the entities. Refer to the Notice of Decision
--

2. Assessment of Compliance with the Kingston **Precinct Map and Code]**

The in **Kingston Precinct Map and Code** is a Code relevant to this proposal. The proposal demolition works of the Switch Room is not inconsistent with the Code with conditions imposed regarding the ACT Heritage Council's requirements.

<p>S119 (1)(b) Any land management agreement for the land (for proposed development relating to land comprised in a rural lease)</p>	<p>The proposal is not for a proposed development relating to land comprised in a rural lease.</p>
<p>S119 (1)(c) the advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site)</p> <p>NB: In accordance with Section 119(3)(a), the application must not be approved unless the approval is consistent with the advice of the Conservator of Flora and Fauna in relation to a proposal that will affect a registered tree or declared site.</p>	<p>The proposal is not for a proposed development that will affect a registered tree or declared site.</p>
<p>S119 (2) Consistency with advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p>NB: Under Section 119 (2) of the Act, development approval must not be given for a development proposal in the merit track if approval would be inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 unless the person deciding the application is satisfied that –</p> <p>(a) the following have been considered:</p> <ul style="list-style-type: none"> (i) any applicable guidelines; (ii) any realistic alternative to the proposed development, or relevant aspects of it; and <p>(b) the decision is consistent with the objects of the Territory Plan</p>	<p>The decision is not inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p>

Planning and Development Act 2007 - Section 120

In deciding a Merit Track development application, a decision maker must consider the following six items numbered S120 (a) to S120 (f).

S120 (a) Zone Objectives	<p>The development is proposed to take place in the CZ5 mixed Use zone.</p> <p>The application meets all objectives of the zone.</p>
S120 (b) Suitability of the Land	<p>The proposed development seeks approval to use the land or a building or structure of the land for the purpose(s) of demolition of an existing heritage listed building.</p> <p>The proposed use is listed as an assessable development in the CZ5, and is therefore determined to be a permissible use for the land.</p> <p>The proposed development is in accordance with the provisions of the Crown Lease.</p> <p>The land is suitable for the development proposed.</p>
S120 (c) Representations	<p>Representations received are addressed in the Notice of Decision.</p> <p>Major issues raised include: [Summarise major issues]</p> <ul style="list-style-type: none"> • One (1) representation received. <p>Refer to the NOD for response</p>

<p>S120 (d) advice given by an entity in accordance with section 149 of the Act</p> <p>NB: Under Section 150 of the Act, if entity advice is not received within 15 working days, the entity is taken to have given advice in support of the application</p>	<p>Entity advice received is addressed in the Notice of Decision.</p> <p>Comments provided by the referral entities include:</p> <ul style="list-style-type: none"> • ActewAGL Electricity Networks: • ActewAGL Water and Sewerage Division: • ActewAGL Gas Networks: • ACT Heritage Council: • TaMSD: • Tree Protection: • EPA: • NCA: • ACT Arts:
<p>S120 (e) the plan of management for the land (if the proposed development relates to land that is Public Land)</p>	<p>The proposal is not for a proposed development relating to land that is public land. Unleased land but not public land. (from Actmpi)</p>
<p>Proposal for development on land reserved under S315 for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.</p> <p>NB: If NO ESO has been submitted, request this as further information, or REFUSE the application. It CANNOT be a condition of the approval as the opinion may reject the findings of the applicant and the development will be IMPACT track.</p>	<p>The proposal does not occur on land that is reserved under S315 of the Act for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.</p>
<p>S120 (f) the probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts.</p>	<p>Based on the matters to be considered by the relevant Code there are no probable environmental impacts of significance associated with the proposed development</p>

<p>Site Inspection (Although not a legislative requirement as such, a site inspection may assist with the assessment of the proposal against the provisions of S120)</p>	<p>No site inspection was required as sufficient evidence could be derived from other assessment methods.</p>
--	---



Checklist

DA Assessment and Decision Peer Review

ASSESSMENT OFFICER: Ada Park
REVIEWING OFFICER: Rumana Jamaly
APPLICATION NUMBER: 201425930
BLOCK: 13 SECTION: 49
DIVISION: Kingston

1 Purpose

The purpose of this checklist is to assist an Environmental and Sustainable Development Directorate (ESDD) Officer to undertake the correct process for undertaking a peer review for a DA assessment and Notice of Decision. The peer review is not a re-assessment of the development application.

2 Checklist

Item	Completed (Yes / No / Not Applicable)	Comment
Conflict of Interest declared	No	
Legislated requirements Assessment	Yes	
Territory Plan Assessment (justification provided were necessary against relevant Rules and Criterion)	Yes	

Item	Completed (Yes / No / Not Applicable)	Comment
Internal Referral to MPRG, EPC, DAP	N/A	
Entity advice recorded and addressed in NoD	Yes	
Written Representations recorded and addressed in NoD	Yes	
Leasing input provided for NoD	N/A	
Key assessment issues have been addressed in the NoD	Yes	
Correct classification to make the decision	Yes	
Is there any suggestion of an improper influence on the assessment or decision making for the DA	No	

Rumana Jamaly
Reviewing Officer

3 October 2014

3 Record of Peer Review

When completed, the Case Officer shall scan and save this checklist in the Objective assessment folder for the Development Application.



ACT
Government

Environment and
Sustainable Development

Checklist

DA Assessment and Decision Peer Review

ASSESSMENT OFFICER: Ada Park

REVIEWING OFFICER: Rumana Jamaly

APPLICATION NUMBER: 201425930

BLOCK: 13

SECTION: 49

DIVISION: Kingston

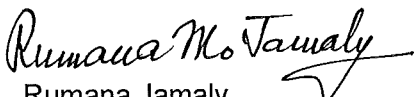
1 Purpose

The purpose of this checklist is to assist an Environmental and Sustainable Development Directorate (ESDD) Officer to undertake the correct process for undertaking a peer review for a DA assessment and Notice of Decision. The peer review is not a re-assessment of the development application.

2 Checklist

Item	Completed (Yes / No / Not Applicable)	Comment
Conflict of Interest declared	No	
Legislated requirements Assessment	Yes	
Territory Plan Assessment (justification provided were necessary against relevant Rules and Criterion)	Yes	

Item	Completed (Yes / No / Not Applicable)	Comment
Internal Referral to MPRG, EPC, DAP	N/A	
Entity advice recorded and addressed in NoD	Yes	
Written Representations recorded and addressed in NoD	Yes	
Leasing input provided for NoD	N/A	
Key assessment issues have been addressed in the NoD	Yes	
Correct classification to make the decision	Yes	
Is there any suggestion of an improper influence on the assessment or decision making for the DA	No	


Rumana Jamaly
Reviewing Officer

3 October 2014

3 Record of Peer Review

When completed, the Case Officer shall scan and save this checklist in the Objective assessment folder for the Development Application.

Robertson, Nathan

From: Holt, Nicholas
Sent: Tuesday, 30 September 2014 11:39 AM
To: Park, Ada
Subject: FW: DA 201425930.
Attachments: DA201425930 Demolition of Switchroom; RE: Development Application: 201425930; FW: DA 201425930.

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ada,

Emails resent

regards

Nicholas

From: Holt, Nicholas
Sent: Tuesday, 23 September 2014 8:41 AM
To: Park, Ada
Subject: RE: DA 201425930.

Hi Ada,

If you mean the advice from ACT Heritage I have provided the attached advice a long time ago.

If you mean the one from John Madden and Alison Sewell, I provided comments to Brendan Baxter from Philip Leeson Architects who are the applicants. I assume he sent them through to you. If not I have attached my comments as well.

Any other assistance please let me know as we are keen to understand what the outcome will be so we can continue planning the precinct.

regards

Nicholas

From: Park, Ada
Sent: Tuesday, 23 September 2014 8:26 AM
To: Holt, Nicholas
Subject: FW: DA 201425930.
Importance: High

Hi Nicholas,

I am currently working on this DA, I am hoping to determine by the end of this week. There was one representation received and I need to respond to the concerns raised; are you the applicant, did you receive a copy? If you wish to provide me with a written response to the representation, that would assist me greatly.

Regards,

Ada Park

Senior Assessment Officer | Merit Assessment - South

Phone 02 62071854 (available Weds after 1.30pm)

Planning Delivery Division | Environment and Planning Development | **ACT Government**

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

From: Lana, Sheikh

Sent: Monday, 22 September 2014 4:37 PM

To: Park, Ada

Subject: DA 201425930.

Hi Ada

Nicholas Holt from LDA was enquiring about DA-201425930. block-13, section-49 Kingston.

Contact: 79646

Regards

Sheikh Lana

Phone 02 62076387 | Fax 02 62071925

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

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

Robertson, Nathan

From: Holt, Nicholas
Sent: Tuesday, 23 September 2014 9:04 AM
To: Park, Ada
Subject: FW: DA 201425930.
Attachments: RE: Kingston 1948 Switchroom.

Sorry Ada,

Further to my email below, we received subsequent written advice from ACT Heritage that we can provide the three additional items of information post DA (see attachments in my earlier email and I have reattached it here). We agreed to provide the information to the satisfaction of ACT Heritage prior to any demolition occurring. I trust this written agreement from the Heritage unit will be taken into consideration.

regards

Nicholas

From: Holt, Nicholas
Sent: Tuesday, 23 September 2014 8:59 AM
To: Park, Ada
Subject: RE: DA 201425930.

Hi Ada,

I just want to confirm what you mean by *"no works shall commence until the proposal has ACT Heritage approval"*. What "proposal" relating to the demolition requires further approval from Heritage? I just need to be clear around what you mean by "the proposal". I hope it doesn't mean that a condition will be placed on the DA that relies on the approval of a subsequent DA – that would leave a too high a level of uncertainty and risk.

We have worked extensively with ACT Heritage regarding this process and the advice to us is that they are not objecting to the demolition as long as we provide the additional information in their written advice. In that advice they haven't asked for any further approval except for approval of the archival recording. We are happy to comply with their request for information contained in the advice and we have provided this in writing to them (see my previous email).

regards

Nicholas

From: Park, Ada
Sent: Tuesday, 23 September 2014 8:47 AM
To: Holt, Nicholas
Subject: RE: DA 201425930.

Hi Nicholas,

I have been instructed by my Manager, Rumana Jamaly to approve the application with conditions that no works shall commence until the proposal has ACT Heritage approval.

Notwithstanding this, I will check the DA folder if Brendan provided the response.

If you have any questions, please contact me.

Regards,

Ada

From: Holt, Nicholas
Sent: Tuesday, 23 September 2014 8:41 AM
To: Park, Ada
Subject: RE: DA 201425930.

Hi Ada,

If you mean the advice from ACT Heritage I have provided the attached advice a long time ago.

If you mean the one from John Madden and Alison Sewell, I provided comments to Brendan Baxter from Philip Leeson Architects who are the applicants. I assume he sent them through to you. If not I have attached my comments as well.

Any other assistance please let me know as we are keen to understand what the outcome will be so we can continue planning the precinct.

regards

Nicholas

From: Park, Ada
Sent: Tuesday, 23 September 2014 8:26 AM
To: Holt, Nicholas
Subject: FW: DA 201425930.
Importance: High

Hi Nicholas,

I am currently working on this DA, I am hoping to determine by the end of this week. There was one representation received and I need to respond to the concerns raised; are you the applicant, did you receive a copy? If you wish to provide me with a written response to the representation, that would assist me greatly.

Regards,

Ada Park

Senior Assessment Officer | Merit Assessment - South

Phone 02 62071854 (available Weds after 1.30pm)

Planning Delivery Division | Environment and Planning Development | **ACT Government**

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

From: Lana, Sheikh
Sent: Monday, 22 September 2014 4:37 PM
To: Park, Ada
Subject: DA 201425930.

Hi Ada

Nicholas Holt from LDA was enquiring about DA-201425930. block-13, section-49 Kingston.

Contact: 79646

Regards

Sheikh Lana

Phone 02 62076387 | Fax 02 62071925

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

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

Robertson, Nathan

From: Holt, Nicholas
Sent: Wednesday, 6 August 2014 12:23 PM
To: Lana, Sheikh
Cc: Jamaly, Rumana; Oshyer, Aaron
Subject: DA201425930 Demolition of Switchroom
Attachments: 20140731 - advice.pdf; RE: Kingston 1948 Switchroom.

Hi Sheikh,

I am the Project Director for Kingston Foreshore and am responsible for the above DA. I have been having ongoing conversations with Pamela Hubert from the Heritage unit in regards to our DA Application. Pamela sent me a copy of advice that the Heritage Council provided to EPD in response to the DA (copy attached). I have a question in regards to the Statutory process and how it may respond to the Heritage Council request that additional information be submitted to the satisfaction of the council prior to the approval of the application. I have discussed the additional items with Pamela and it has been agreed that the Heritage council would be happy if this information is provided post DA (see attached email).

The LDA has pursued this path of submitting a DA to gain some certainty in respect to planning controls that will apply to the subsequent development of the design for the precinct. The LDA has expressed its concerns to Pamela that we do not want to delay the start of detailed planning for potentially many months whilst the items are addressed. Understanding the what's permissible in regards to the Switchroom is key to unlocking the design of the precinct. If the DA is not approved we need to change the previously approved Master Plan for the Precinct. I am also concerned what might happen if the Heritage Council fail to approve any of these documents. Will we end up in some sort of limbo where LDA will be unable to obtain any certainty to enable us to proceed.

I would appreciate your view on whether EPD would be able to agree to the request to delay a determination. I should mention that the LDA is not opposed to undertaking the work requested - we understand the need to do these works - we just don't want to delay the determination until after these works are done. I don't believe they would alter the outcome of the determination.

I also acknowledge that this is just one component of the DA determination process and that the application is still out on public notification, so a response from you in this regard will not be seen by LDA to pre-judge the outcome of this broader process.

I would appreciate your advice in this regard as we will need to accelerate these activities if they need to be do prior to a determination.

Regards,

Nicholas Holt - Project Director

Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government

Level 7, TransACT House, 470 Northbourne Avenue Dickson ACT 2602

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Robertson, Nathan

From: Hubert, Pamela
Sent: Wednesday, 6 August 2014 9:24 AM
To: Holt, Nicholas
Cc: Gurnhill, Anna
Subject: RE: Kingston 1948 Switchroom.

Hi Nicholas,

That is great news that an interpretation plan for the precinct has been prepared. I will look forward to reviewing it in due course.

I think it will be fine to have a letter from the LDA to the Council confirming that the three requirements will be met prior to the actual demolition of the 1948 substation rather than waiting for the actual documents before the DA is approved.

Regards

Pamela Hubert | Acting Assistant Manager

Phone 02 6205 3195

ACT Heritage | Environment and Planning | **ACT Government**

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

From: Holt, Nicholas
Sent: Wednesday, 6 August 2014 8:56 AM
To: Hubert, Pamela
Subject: RE: Kingston 1948 Switchroom.

Hi Pamela,

Thanks for that, I haven't read the Lovell Chen strategy yet as Anton was managing this prior to his departure a couple of weeks ago. I have been asking around here to find out more and subsequent to my email I found out from Cindy Cantamessa that an Interpretation plan has apparently been prepared for the Heritage Precinct and that Mary Hutchison was involved in its preparation. I haven't seen it and am trying to get my hands on it. It sounds like this document needs to be updated to include additional commentary on the Switchroom.

In regards to the importance of the timing of the DA, to progress the planning of the precinct we need certainty around the ability to demolish the switchroom. We could spend a whole lot of tax payer money (potentially \$100K's) progressing design for the precinct and the structured carpark only to have that work thrown out if the DA for the demolition was refused – hence why we put a DA in now rather than waiting until we had completed the design of the structured carpark which was the other option. With DA in place we know with certainty what can and can't be done and the design team can get on with the task of designing the precinct.

The documents asked for by the Heritage council can be provided post DA and I would be happy to provide a letter to say that we will provide them prior to submitting a DA for the structured carpark. I am keen to ensure the Heritage values of the precinct are enhance during the design of the arts precinct. This Heritage is seen as an asset. The council should also take some comfort that the DA for the structured carpark will go to the council anyway because of the proximity to the powerhouse. They will have the opportunity at that stage to comment on view corridors etc. I am keen to keep a lines of communication open with the council during the design development so that by the time a DA is submitted there should be no surprises for the council and hopefully the design meets the requirements of the council.

regards

Nicholas

From: Hubert, Pamela
Sent: Wednesday, 6 August 2014 8:38 AM
To: Holt, Nicholas
Subject: RE: Kingston 1948 Switchroom.

Nicholas,

My apologies for not responding earlier.

The interpretation strategy (or interpretation plan) is one of the recommendations of the Heritage Strategy that was prepared for the LDA by Lovell Chen (refer part 6.9). It would certainly be worthwhile to involve Arts ACT in the preparation of an interpretation plan as they may have some interesting ideas to contribute. Lovell Chen might also be interested in working on this.

Given that there is no immediate need to demolish the 1948 substation, is it critical for the LDA to have the DA approved in the statutory time frame? I am sure the Heritage Council would prefer to wait for these documents so that they can provide final advice with no objections.

Please give me a call if you would like to discuss this further.

Regards

Pamela Hubert | Acting Assistant Manager

Phone 02 6205 3195

ACT Heritage | Environment and Planning | **ACT Government**

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

From: Holt, Nicholas
Sent: Friday, 1 August 2014 9:25 AM
To: Hubert, Pamela
Subject: RE: Kingston 1948 Switchroom.

Hi Pamela,

Thanks for the advice. I note that the Council has asked that the DA not be approved until the 3 additional items have been completed. I wonder whether we are able to achieve the statutory timeframe to produce all these documents. Number 3 is no problem- I will make the change in regard to the amended dot points. Number 1 we can start asap but I am not sure how long this will take to complete – we propose to use Phillip Leeson to do this. In regard to the 2nd point I am not exactly sure what this is and how long it will take to produce. Just for my information, is there any framework for what an interpretive plan needs to contain? Are these a common type of plan? I have not done one before and I want to understand what one is. I can guess but I wouldn't know if this is what the Heritage council wants. I am conscious that the development of Section 49 will be a collaborative project with ArtsACT who are responsible for the Arts Precinct which will incorporate all the Heritage buildings. I will need to engage with them as part of their work to ensure an Interpretive plan is consistent with the planning for the arts precinct and vice versa.

I am also trying to understand what the expectation is in regards to the timing of his plan being developed. Any assistance in this regard would be appreciated as I will start coordinating the development of this plan in the broader project planning.

regards

Nicholas

From: Hubert, Pamela
Sent: Friday, 1 August 2014 8:07 AM

To: Holt, Nicholas
Subject: RE: Kingston 1948 Switchroom.

Hi Nicholas,

Thanks for sending the draft letter.

I have attached the advice that has been sent to the planning and land authority in response to the DA. In addition to the archival recording and the concern about the design of the structured carpark, the Heritage Council is also seeking an interpretive plan for the precinct.

Could you also amend the dot points in the letter to read:

- The LDA completes a archival recording of the building to the satisfaction of the ACT Heritage Council; and
- The Heritage Council has no objection to the design of the Structured carpark planned to be developed on the site.

Can you please let me know if this is a problem?

Regards

Pamela Hubert | Acting Assistant Manager

Phone 02 6205 3195

ACT Heritage | Environment and Planning | **ACT Government**

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

From: Holt, Nicholas
Sent: Wednesday, 30 July 2014 3:22 PM
To: Hubert, Pamela
Subject: Kingston 1948 Switchroom.

Hi Pamela,

Following on our phone discussion yesterday I have drafted the attached letter. Prior to me sending the letter can you confirm this wording meets the councils requirements? If ok I will formally issue the letter today. Thanks

Regards,

Nicholas Holt - Project Director

Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government

Level 7, TransACT House, 470 Northbourne Avenue Dickson ACT 2602

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ACT Heritage Council

HERITAGE ADVICE

Under Part 10 of the *Heritage Act 2004*

ACT Planning Ref: DA201425930
Heritage Ref: Kingston 13-49
Contact Officer: Pamela Hubert
Received: 24 July 2014
Due date: 14 August 2014

TO: ACT Planning and Land Authority
Environment and Planning Directorate
EPDCustomerServices@act.gov.au

Block:	Section:	Division / District:	Heritage Place:
13	49	Kingston	Kingston Powerhouse Historic Precinct

Status of Place: Registered Heritage Place
Description of Works: Other - demolition of 1948 switch room
Council Advice provided by: Secretary / ACT Heritage Manager

Pursuant to s.148(1) of the *Planning and Development Act 2007* and part 10 of the *Heritage Act 2004*, the ACT Heritage Council (the Council) advises that:

- the proposed development **will have a detrimental impact** upon the heritage values of the place, unless the conditions of the attached heritage impact assessment are complied with.
- the proposed development **will have a detrimental impact** upon the heritage values of the place but the Council is satisfied that there are no prudent and feasible measures to conserve the heritage significance of the place or object within the objectives of the Master Plan for the Kingston Section 49 cultural precinct. The Council also requests additional information as set out in the notes below.
- the proposed development **will have a significant adverse impact** under section 124A of the *Planning and Development Act 2007*.

NOTES:

To mitigate the detrimental heritage impacts of the proposed demolition, the Council requests that the applicant provides:

1. An archival recording of the 1948 switch room. Details of the content of the archival recording should be discussed with ACT Heritage. The archival recording is to be approved by ACT Heritage prior to approval of this development application;
2. An interpretation plan for the Kingston Powerhouse Heritage Precinct that includes interpretation of the 1948 switch room; and
3. A letter to the Council confirming that demolition of the 1948 sub station will not begin until the Council have endorsed the design of the proposed new car park building on the site.

Because the planning and land authority has advised that the above requirements cannot be included as conditions of a development approval, the Council requests that the above additional information be submitted to the satisfaction of the Council prior to approval of this application.



Anna Gurnhill
A/g Secretary (as delegate for),
ACT Heritage Council

31 July 2014

Robertson, Nathan

From: Jamaly, Rumana
Sent: Tuesday, 12 August 2014 12:46 PM
To: Park, Ada
Subject: FW: DA201425930 Demolition of Switchroom
Attachments: 20140731 - advice.pdf; RE: Kingston 1948 Switchroom.

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ada,

This is the e-mail I was referring to regarding the DA for demolition of a switch room in the Cultural Precinct in Kingston. Please save this in the DA folder. Once you have had an opportunity to assess the DA, we can discuss with Aaron if the DA needs to be referred to MPRG or we can deal with this as an out of session MPRG item.

Regards,
Rumana.

From: Holt, Nicholas
Sent: Wednesday, 6 August 2014 12:23 PM
To: Lana, Sheikh
Cc: Jamaly, Rumana; Oshyer, Aaron
Subject: DA201425930 Demolition of Switchroom

Hi Sheikh,

I am the Project Director for Kingston Foreshore and am responsible for the above DA. I have been having ongoing conversations with Pamela Hubert from the Heritage unit in regards to our DA Application. Pamela sent me a copy of advice that the Heritage Council provided to EPD in response to the DA (copy attached). I have a question in regards to the Statutory process and how it may respond to the Heritage Council request that additional information be submitted to the satisfaction of the council prior to the approval of the application. I have discussed the additional items with Pamela and it has been agreed that the Heritage council would be happy if this information is provided post DA (see attached email).

The LDA has pursued this path of submitting a DA to gain some certainty in respect to planning controls that will apply to the subsequent development of the design for the precinct. The LDA has expressed its concerns to Pamela that we do not want to delay the start of detailed planning for potentially many months whilst the items are addressed. Understanding the what's permissible in regards to the Switchroom is key to unlocking the design of the precinct. If the DA is not approved we need to change the previously approved Master Plan for the Precinct. I am also concerned what might happen if the Heritage Council fail to approve any of these documents. Will we end up in some sort of limbo where LDA will be unable to obtain any certainty to enable us to proceed.

I would appreciate your view on whether EPD would be able to agree to the request to delay a determination. I should mention that the LDA is not opposed to undertaking the work requested - we understand the need to do these works - we just don't want to delay the determination until after these works are done. I don't believe they would alter the outcome of the determination.

I also acknowledge that this is just one component of the DA determination process and that the application is still out on public notification, so a response from you in this regard will not be seen by LDA to pre-judge the outcome of this broader process.

I would appreciate your advice in this regard as we will need to accelerate these activities if they need to be do prior to a determination.

Regards,

Nicholas Holt - Project Director

Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government

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Robertson, Nathan

From: Holt, Nicholas
Sent: Tuesday, 26 August 2014 2:36 PM
To: Brendan Baxter
Subject: RE: Development Application: 201425930
Attachments: 6_Kingston Section 49 MP(Appendix 5 Community and Stakeholder Consultation).pdf

Hi Brendan,

Thanks. I have made some comments below for you to consider. Happy for you to finesse. Also do you know when we can expect an agency comments?

regards

Nicholas

From: Brendan Baxter [mailto:brendan@philipleeson.com.au]
Sent: Tuesday, 26 August 2014 1:00 PM
To: Holt, Nicholas
Subject: Fwd: Development Application: 201425930

Nicholas

I have spoken with new assessment officer, Ada Park. There are no agency comments yet but there was one resident objection to the public notification - see below.

We now have the opportunity to respond to the points raised in the objection.

For the first point, can you please provide some words about the public consultation for the parking structure and masterplan? Residents will have further opportunity to comment on car park DA in the future.

The 2nd two points relate to heritage, so we can simply say we are responding to the conditions of approval from Heritage Council.

please call me if you would like to discuss

Regards,

Brendan Baxter

PHILIPLEESONARCHITECTS

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w www.philipleeson.com.au

Begin forwarded message:

From: A and J <alisonandjohn@internode.on.net>
Subject: Development Application: 201425930
Date: 14 August 2014 5:51:04 pm AEST

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

KINGSTON

Development Application: 201425930

Address: 11 WENTWORTH AVENUE

Block: 13 **Section:** 49

Proposal: COMMERCIAL. Proposed demolition of the existing switchroom down to existing slab level.

Period for representations closes: 18/08/2014

To whom it may concern

As residents close to the proposed redevelopment site, we are opposed to the proposed demolition of the existing switch room down to existing slab level.

Our reasons are as follows:

1. This proposal is in preparation for the redevelopment of the site to allow for the construction of a parking structure. The local residents have not been adequately consulted on this element of the master plan for Kingston Section 49. In fact this is the first we knew that such a proposal was planned. We suggest that community consultation be instigated before any element of the redevelopment is allowed to proceed.

The development of the Kingston Section 49 Master Plan involved a significant community consultation process. The objective of the engagement strategy was to facilitate broad community involvement in the master planning of an area that includes facilities for the metropolitan community as well as the local community. For this reason it was considered important to obtain the views of as wide a cross-section of the community as possible. Communication included media, a webpage showing regular project updates, advertising in the ACT Government's Community Noticeboard, distribution of flyers about consultation events in each phase, engagement with residents and businesses in the Kingston Foreshore, residents in the adjacent area of Kingston, visitors to the Old Bus Depot Markets and businesses in the Kingston Centre.

Details of the Consultation process can be found in appendix 5 of the Section 49 Master Plan which is attached and also available on the Kingston Foreshore website www.lda.act.gov.au/kingston/

In regards to the design and construction of the structured carpark there will be further opportunities to be involved in community consultation processes as part of the development of the design and the subsequent statutory Development Application process.

2. This proposal is integral to the construction of a parking structure that will have a strong visual impact in the context of the heritage buildings close by. It is an area with a high level of heritage sensitivity. As the Statement of Heritage document noted:

“...the principal issues with regard to the proposed development of Kingston Section 49 for a mixed-use residential, commercial and manufacturing precinct with an arts emphasis are considered to be:

* ensuring that the new built form does not detract from the Power House as the dominant built element in the area, particularly the distinctive gabled tiled roof form;

* maintaining an appreciation of the architectural and planning relationship between the Power House and the Fitters' Workshop; and

* conserving elements and areas critical to an appreciation of the operation and planning of the former government services/industrial precinct.”

The parking structure's significant mass will unbalance the existing buildings and degrade the visual amenity and historic sight lines of the site - detracting from the Power House as the dominant built element in the area. The careful selection of materials and colours will not change this outcome.

We note these comments and can advise that regardless of whether the switchroom is demolished or not there are strict controls in regards to height and sightlines to the powerhouse. The future design of not only the structured carpark but also other buildings in the precinct will need to adhere to these controls.

3. In addition, the heritage document contends that "demolition of the Switch Room will not be supported unless it is recommended for public health and safety reasons, and unless it can be demonstrated that there is no prudent or feasible alternative". No reasoning along these lines is provided in the documentation. Instead there is a weak argument that the Switch Room has been extensively modified over the years, it makes a limited contribution to an understanding of the activities on the site and that demolition would not materially affect the cultural heritage values of the area. We are not convinced by this line of argument and consider that the proposal does not comply with the requirements of the Heritage Strategy.

We note your comments and advise that it is up to the ACT Heritage Council to make the assessment as to whether the demolition will materially affect the heritage values of the precinct. Any demolition will be subject to the conditions of a DA which will include any conditions imposed by the ACT Heritage Council.

Yours sincerely

John Madden and Alison Sewell

KINGSTON SECTION 49

APPENDIX 5

COMMUNITY & STAKEHOLDER
CONSULTATION



Table of Contents

1.0	INTRODUCTION	1
1.1	Background.....	1
1.2	Engagement Strategy	1
	1.2.1 Participants.....	3
	1.2.2 Characteristics of Participants.....	4
	1.2.3 Stakeholder Discussions	4
	1.2.4 Submissions	4
2.0	PHASE 1 CONSULTATIONS	5
2.1	Likes and Dislikes	5
	2.1.1 Heritage	5
	2.1.2 Character	5
	2.1.3 Land Use and Activity	6
	2.1.4 Views, Landscape and Public Space	6
	2.1.5 Connectivity and Access	7
	2.1.6 Traffic and Parking.....	7
2.2	Future Directions	7
2.3	Fitters Workshop	10
2.4	Outcomes from Stage 1	10
2.5	Stakeholder Discusisons.....	11
3.0	PHASE 2	12
3.1	Planning the Precinct	12
3.2	Concept Plan	14
	3.2.1 Comments about the Concept Plan	16
	3.2.2 Fitters Workshop	18
3.3	Draft Master Plan.....	18
	3.3.1 Comments on the Draft Master Plan.....	21
	3.3.2 Operation of Old Bus Depot Markets	24
	3.3.3 Use of the Fitters Workshop	25
4.0	FOCUS GROUPS	26
4.1	Familiarity with Kingston Section 49	26
4.2	Heritage	27
4.3	Activation	27
4.4	Connectivity and Views	28
4.5	Open Space	28
4.6	Parking and Traffic	29
4.7	Awareness of Debate on future of Fitters Workshop	29
4.8	Overall Perceptions	29
4.9	Amendments to the Master Plan Following Consultation.....	29
5.0	SUBMISIONS.....	31
5.1	Resident Submissions.....	31
5.2	National Trust	31
6.0	CONCLUSION.....	32

Figures

Figure 1: Engagement Strategy 2
Figure 2: What the community would consider in planning Section 49 13
Figure 3: Concept Plan 15
Figure 4: What the community liked and disliked about the concept plan **Error! Bookmark not defined.**

Tables

Table 1: Consultation Events and Selection Approach 3
Table 2: Characteristics of participants 4

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1.0 Introduction

1.1 Background

The Land Development Agency (LDA) has developed a master plan to guide the development of Section 49 Kingston, which is the area bounded by Wentworth Avenue, Eastlake Parade and the rear of development facing Giles Street. The area is often referred to as the Kingston cultural precinct and includes the Power House, Fitters Workshop and the Former Transport Depot.

Consultation with the community has been an integral part of the development of a master plan for the area. The consultations were undertaken in two stages. The first stage was concerned with formulating principles to guide master planning and the second stage was concerned with developing a master plan.

The consultations have been undertaken in the context that the ACT Government has already made several commitments in relation to the area, including:

- The Power House, Fitters Workshop and the Former Transport Depot are listed on the ACT Heritage Register and are to be retained
- The Old Bus Depot Markets are to remain in the Former Transport Depot
- The Glassworks will remain in the Power House
- The Brodberger van is to be relocated to the Power House
- Megalo is to occupy the Fitters Workshop
- The area adjacent to Wentworth Avenue and including the heritage buildings is to be developed as an arts hub, and
- A parking structure is to be constructed in the area.

The initial consultations were undertaken when Megalo was to occupy the Fitters Workshop. Since then, Megalo has been relocated to temporary accommodation in the administration building of the Former Transport Depot and the Government has announced that a purpose-designed facility will be constructed for Megalo. The future use of the Fitters Workshop has not been determined.

These various decisions since suggest that the 1997 master plan on which development to date has been based is no longer an appropriate foundation on which to develop Section 49 Kingston.

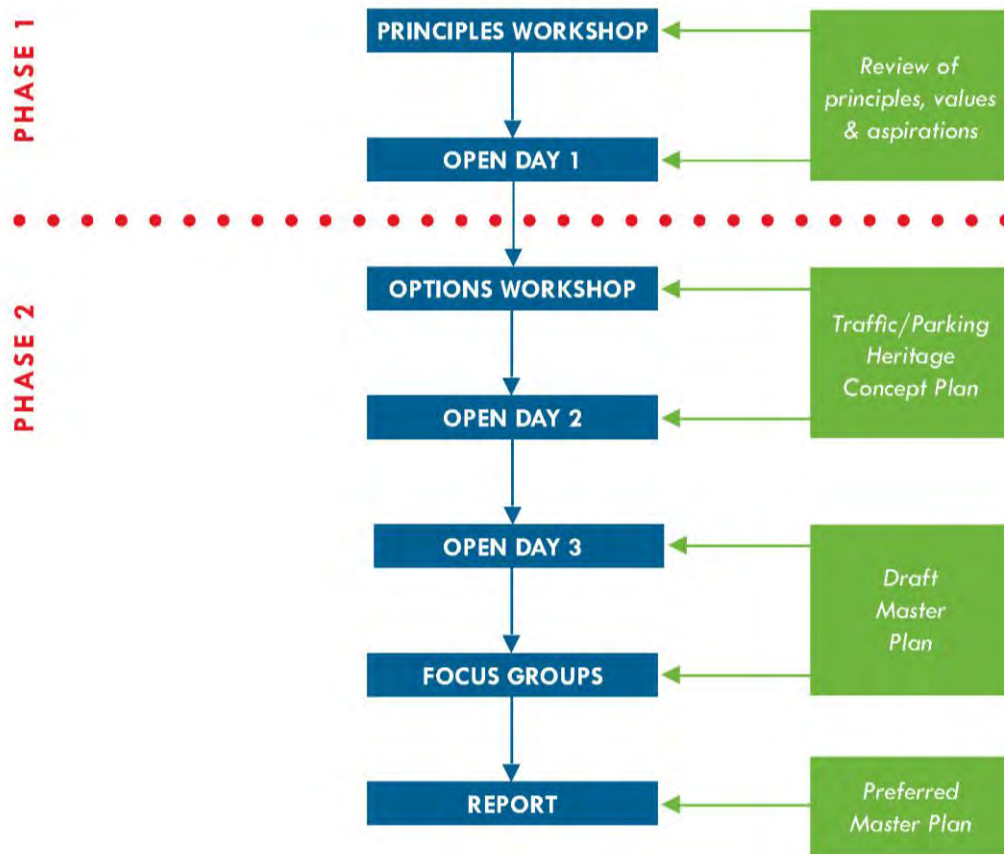
The views expressed throughout this report are those of the people participating in the consultations and rather than those of the consultants.

1.2 Engagement Strategy

An integrated engagement strategy underpinned the community and consultation activities for the master planning (Figure 1). The engagement strategy was fully coordinated with the master planning activities to ensure that the effectiveness of the community input was maximised.

The overall objective of the engagement strategy was to facilitate broad community involvement in the master planning of what is a much loved area that includes facilities for the metropolitan community as well as the local community. For this reason it was considered important to obtain the views of as wide a cross-section of the community as possible.

Figure 1: Engagement Strategy



The communications activities included:

- Media briefing at the commencement of the consultations
- Establishment of a webpage and uploading of information about the project, including the consultation program and advice about opportunities to provide feedback
- Posting of the results of the consultations on the webpage
- Advertising of consultation events on the Government's Community Noticeboard
- Distribution of flyers about consultation events in each phase to:
 - residents and businesses in the Kingston Foreshore
 - residents in the adjacent area of Kingston
 - visitors to the Old Bus Depot Markets, and
 - businesses in the Kingston Centre were also advised of the first phase consultations and informed about the webpage.

The consultations were undertaken in two stages.

The purpose of the first stage was to explore the community's attitudes towards the area and their aspirations for its future development. Consultation events included a community workshop (6 September 2011), an open day (15 September 2011) which was held at the Old Bus Depot Markets and discussions with stakeholders. The outcome of this stage was the development of the planning and design principles that have guided the development of the master plan.

The purpose of the second stage was to involve the community in the development of a concept plan and master plan for Section 49. In this stage, the community consultation events included a community workshop (11 October 2011) and two open days (16 October 2011 and 30 October 2011). In addition discussions were held with stakeholders. The outcome of this stage was the development of a draft master plan. The draft master plan was subsequently tested with three randomly selected groups of people who did not live in Kingston. Their comments were taken into account in the development of a preferred master plan.

The material presented to each workshop and the workshop feedback was presented at the open days. In both stages, participants at the open days were asked to comment on the conclusions reached at the workshop and also to provide their views on the material presented.

1.2.1 Participants

Several hundred people participated in the consultation activities, including many who were involved in both stages.

One of the objectives of the communication strategy was to maximise the number of participants in the consultation events. While every effort was made to ensure that as many people as possible had the opportunity to be involved, inevitably some people would have had a greater opportunity to be involved than others.

The market research company engaged to recruit participants for the focus groups commented on the interest those contacted had expressed in being involved.

Table 1: Consultation Events and Selection Approach

Event	Selection Criteria	Estimated attendance
Workshops	Individuals/businesses who lived in the general area Individuals/organisations listed on an arts-related mailing list Individuals/organisations who attended Workshop 1 Individuals/organisations responding to the advertising on the Community Noticeboard	Workshop 1 = 65 Workshop 2 = 35
Open Days	Individuals/businesses who lived in the general area Individuals/organisations listed on an arts-related mailing list Individuals/organisations who attended the preceding workshop Individuals/organisations responding to the advertising on the Community Noticeboard Visitors to the Old Bus Depot Markets	Open day 1 = 120* Open day 2 = 250* Open day 3 = 350*
Focus Groups	Individuals who did not live in Kingston	29

Numbers providing formal feedback was lower

1.2.2 Characteristics of Participants

Although a high proportion of older people were involved in the different consultation events, a diverse group of people from varying aged groups and residential locations participated. In summary participants were generally older than the overall population, more likely to live locally and more likely to be female (Table 2).

Table 2: Characteristics of participants

Characteristic	Drop-in 1	Drop-in 2	Drop-in 3	Focus Groups
Place of residence				
Kingston Foreshore	14	28	19	0
Other Inner South Canberra	5	7	26	9 (inc North Canberra)
Other ACT	11	22	7	19
Elsewhere	3	1	18	1 (not stated)
Total	33	58	70	29
Age				
30yrs and under	4	11	4	2
31-50 years	12	20	23	13
51-70 years	20	25	27	14
71+ years	2	9	7	0
Total	38	65	61	29
Gender				
Male	18	36	28	16
Female	21	44	35	13
Total	39	70	63	29

1.2.3 Stakeholder Discussions

Stakeholder discussions were held with representatives of the Glassworks, the Old Bus Depot Markets and the Brindabnella Antique Centre. Discussions were also held with the National Trust and Colin Stewart (as the architect of the original design). In addition, the LDA and the consultants presented the master planning directions to a meeting of the Inner South Canberra Community Council (27 September 2011).

1.2.4 Submissions

Three submissions were also received: two from local residents and one from the National Trust.

2.0 Phase 1 Consultations

As noted above the purpose of the first stage of the consultations was to explore what the community's attitudes towards the area and their aspirations for its future development. These consultations were undertaken before the draft master plan had been developed.

Participants were asked to respond to the following questions:

- What they liked about the area?
- What they did not like?
- What would you like the area to become in 15-20 years time?
- What has to be done to achieve this?

A summary of the principles contained in the various planning documents, heritage citations for buildings in the area and the Power House precinct and the conservation management plans was presented at both the workshop and open day.

The following presents the combined results. Additional information including the detailed responses are at Appendix 1.

2.1 Likes and Dislikes

Everyone who provided written feedback at the drop-in session agreed with the list of 'likes' expressed at the principles workshop and nearly nine out of 10 participants agreed with the list of dislikes.

As would be expected there is some divergence about what members of the community like and dislike. The following briefly summarises the views.

2.1.1 Heritage

The history and heritage of the area was almost universally valued by participants.

The community values the area as a historic precinct and especially the buildings. They consider that area provides a unique link to a now defunct industry and Canberra's past. The area is regarded as 'original' Canberra and therefore the heritage is important, especially as 'old' history is relatively limited in the city. They like the feel and interest that the history adds to the area. The heritage attracts people to the area and adds value for those who live there.

While some people liked the mix of heritage with modern life, others considered that that the new buildings at the Foreshore were not sympathetic with the heritage.

The original character should be preserved as there is not a lot of 'old' history in Canberra and whatever we have should be preserved and celebrated.

The community hope that the heritage values, buildings and character will be retained, protected and reinforced. Ideally the buildings could be used for a variety of uses and retrofitted internally with the external facades retained.

2.1.2 Character

The community likes the existing character of the area. They perceive that it is derived from the relatively limited external upgrading of buildings and retention of the industrial heritage together with its slightly 'grungy' appearance contribute to the character,

The community also likes the social character of the area and it is seen as a meeting place attracting different people from a wide area, including interstate and overseas. The community believes that it already has a community and arts 'feel'. The community atmosphere and openness, combined with its old, industrial appearance make it an important part of the Kingston Foreshore.

On the other hand some people do not like the hard edged feel of the place and the lack of landscaping. Others thought the new development in the area was too close to the heritage buildings and that that the character of the area was changing.

I like the community feel, families visiting the markets, eating casually or communally. The outdoor feel a large spacious area to wander with entertainment.

The area has not been remodelled too heavily so it does not feel contrived.

In general the community would like the existing feel and character of the place to be retained.

2.1.3 Land Use and Activity

The community appreciates the Glassworks and the markets, including the opportunity the later has provided for small scale commercial activity to develop. These uses are identified as having created an interesting, stimulating focal point for tourists and locals. Conversely, many people believe that there is a lack of the everyday services for visitors and families seek on a day out. The area needs public toilets/amenities as well as food outlets and entertainment venues.

The community recognise that the Foreshore is only popular at weekends and is poorly used during the week and at nights. It is considered to be dead at night and underutilised during most of the week with little to attract people most of the time.

It was suggested that the Transport Depot required upgrading and that a multi-use space should be developed as there was a lack of space for music performances.

The decision to develop an arts hub in the area is strongly supported and the existing uses are seen as a platform for this.

In summary, while the community likes that the area attracts visitors from around Canberra and elsewhere they strongly dislike the lack of activity at night and on weekdays.

2.1.4 Views, Landscape and Public Space

The community likes the views into and from the precinct, especially to and from the lake. However they also consider that recent residential development blocks lake views and access to the lake and therefore the opportunities for views and vistas to the lake should be maximised.

Many people like the openness of the area and the open space. In contrast it was suggested that there were inadequate public spaces and a need for more family-friendly spaces, including outdoor seating. Landscaping was also considered to be inadequate, including the landscaping around the buildings.

Canberra is losing its community spaces, especially the green ones.

2.1.5 Connectivity and Access

The community likes the proximity of the area to the lake and national institutions. Some consider it is a pedestrian friendly area with a high level of public access, providing easy travel for pedestrians and cyclists around the area, including to Telopea Park and Kingston centre. On the other hand the place is regarded as 'too remote' for weekday use.

Although many people appreciate the pedestrian and cyclist access around the area it was generally considered that it could still be improved. In particular it was suggested that because of the gaps in the footpath network it is difficult to cycle through the Kingston foreshore.

Some people thought that the area was too car-based and that public transport access was poor, especially at weekends.

2.1.6 Traffic and Parking

Some people commented positively on the availability of parking and believed it was essential to retain sufficient parking.

More people however considered that parking was difficult when the market was operating. The gravel car park is regarded as being of poor quality, and unattractive. The surface parking dominates the area and is regarded as a barrier to pedestrian movement to the foreshore.

While the markets and other activity in the area are widely supported, it was suggested that this has increased traffic volumes and noise along Telopea Park and that traffic management could be improved on market days.

Telopea Park is already very busy and noisy on Sundays because of the markets, let alone increased attractions and consequently heavier traffic.

2.2 Future Directions

Both forums were asked what they would like the area to become in 15-20 years. The community identified what they would like incorporated into the future development of the area.

Heritage

The community value the heritage of the area and would like it to be retained thus enhancing a strong connection to the past. They also would like the area to become a place for learning about the history of Canberra and where the industrial heritage is respected and emphasis given to interpretation of the history and significance of the place.

Activity

The community has expressed a strong desire for the area to become much more activated over the week rather than just on Sundays and occasionally Saturdays. They would like it to be a thriving, busy place day and night underpinned by arts-related activities. A more active night-life is supported, provided that is not built around 'noisy' night clubs.

The area is seen as a future hub of activity: a major destination where a wide cross-section of the population will meet. Population growth within the surrounding area is seen to provide an opportunity to activate the area.

While the Old Bus Depot Markets are and will remain a focal point, over time the community would like to see more events and services to expand the use of the Foreshore.

Character

Building on the aspiration of activating the area, the community hopes that it retains its sense of place and community. They expect it to be safe and enjoyable for all: an inviting and unique destination.

Various places come to mind when the future character of the area is imagined including Granville Island in Vancouver, Beijing Area 751, Brisbane's Riverside, Darling Harbour in Sydney, Salamanca Place in Hobart and the Docklands in Melbourne.

Nevertheless they want the area to have its own distinct identity with the industrial building styles apparent and the visual story of the area's heritage promoted. In reinforcing the character of the place it was suggested that the existing character should be seen as an opportunity rather than a constraint and that the existing buildings should set the tone of future development.

The existing buildings and character should be seen as an opportunity and not a constraint to new development.

Connectivity and Accessibility

The community anticipates that in 15-20 years connections to the Kingston Centre will be improved, that public spaces in Section 49 will be linked via good pedestrian connections to the lakefront and Telopea Park.

They would also hope that access is maximised for people with disabilities and an ageing population, that the place is pedestrian friendly with priority given to walkers and cyclists and to public transport.

There would be better connections from the markets to the lake and harbour.

Public Spaces

The community anticipates that the area will be open and community-oriented. It is envisaged that this can be achieved with open spaces used for passive recreation such as sitting, observing, playing and picnicking. These would enhance the community feel of the area, be family-friendly and attract many different groups to the area.

Many people would also like increased landscaping so that there are shady outdoor areas that attract people to outside events.

Public spaces would also invite the practice of art and encourage a greater relationship between internal and external spaces than exists at present.

Views

In relation to views it was suggested that buildings should be kept low so as to preserve the character of the location and views of the lake.

Future Development

Participants thought that the physical development of the area would affect its attractiveness. In this regard it was proposed that the area should be open, include a water feature, wider footpaths, improved transport access and connections, and enhanced entries (gateways) to the place.

Some people considered that future development should be differentiated from but sensitive to the heritage architecture of the place perhaps reflecting the historical links (colours, structure and materials). They considered that the height of new buildings should

be limited to ensure a relationship with the existing visual landscape and that there should be adequate separation between new and existing development.

It was also proposed that there should be a mix of spaces of different sizes with adaptable multi-use community areas. Some participants proposed that the ACTEW sub-station should be relocated or at least screened.

Land Use

The community considers that some of the most appropriate way to activate the precinct is to provide diverse and complementary activities across the site with a mix of community and small-scale commercial space. They would like there to be a balance between retail/commercial/services and residential. The range of activities should appeal to many different groups.

There is very strong support for the development of an arts hub, not it was also recognised that the area needed to include other activities. Possible non-arts related activities suggested as appropriate include a food and wine hub, micro-brewery, boutique hotel, weekday farmers market, adaptable multi-use community space, men's shed and small-scale retailing, jewellery manufacturing, arts stores. However the community considered that the area should only have limited retailing so that it did not compete with Kingston Centre.

Some participants considered that residential development should be either prevented or limited in Section 49 whereas others thought that the area should be more densely populated to support more activity. Similarly some people did not support the development of commercial uses.

Arts Facilities

The community at both forums strongly supported the development of an arts hub and hope it will become a focal point for the area. Many people considered that visual and performing arts should be established and suggested a wide range of potential activities. These included artists' studios, a professional theatre company, broadcasting studio, open air cinema, festivals, sculpture garden and exhibition and performance spaces.

The community suggested that public performance spaces would increase activity and attract tourists. Indoor areas for studios would encourage artists to live/work in the area. On the other hand, the view was expressed that Section 49 should be more than an arts hub.

Create a place that invites the practice of art.

Parking and Traffic

The community thought that a different approach to parking provision is required, that increased activity would generate more parking demand and that dedicated parking would be required centrally within the precinct. Different approaches and locations were proposed for a parking structure including two small structures or a single structure adjacent to the Power House and Wentworth Avenue.

On the other hand, some participants considered that parking demand should be limited by providing alternative transport.

While some people thought that a parking structure, if well designed could be incorporated into the area other participants did not agree and believed it would change the character of the area.

2.3 Fitters Workshop

At the commencement of the workshop and in discussions with individuals who attended the open day, it was indicated that the master planning for Kingston Section 49 was required to take government decisions into account, including the decision to locate Megalo in the Fitters' Workshop. Although the community was aware that the Government has made a decision about the future use of Megalo, at both forums numerous comments were made about the future of the Fitters' Workshop.

Many people believed that the 'accident of history' that had produced the 'great' acoustics of the Fitters' Workshop should not be ignored and that it should continue to be available for musical performances. It was suggested that it should be a multi-purpose venue that was available for theatre, conferences and art exhibitions rather than used for a single purpose. The view was expressed that reconstruction of the interior of the Fitters' Workshop would destroy its acoustics and its heritage character.

Participants asked for the decision to be reconsidered and it was suggested that purpose-built space within the area should be developed for Megalo.

2.4 Outcomes from Stage 1

The results of the first stage of the community consultation together with the principles embodied in the various planning and heritage studies form the basis for planning and design principles. These principles which are stated below will underpin master planning for the site.

Retain the heritage of the place - respect and reinforce the significant heritage of the area including the built form, the spaces between and the social history of the area.

Respect the height of the heritage buildings – ensure that new development does not dominate or screen the Power House

Activate the precinct– an inviting destination night and day that appeals to a wide cross-section of the community and encourages the development of Section 49 as a major destination within the city for residents, workers and visitors.-

Provide a diversity of activities - a mix of community and small-scale commercial spaces

Encourage land uses/activities that will increase the diversity of the overall foreshore and attract people to the area during weekdays and also in the evening, while recognising the need to maintain the existing residential amenity.

Develop an arts hub – as the basis for a vibrant and creative precinct

Limit residential development in the precinct – in order to encourage an active area and minimise potential conflict between uses.

Include adequate open space – to encourage people to visit and provide a place to recreate for all age groups

Improve connectivity - between Section 49 and other areas within the Kingston Foreshore, especially the lake and harbour and the surrounding area including Kingston Centre.

Retain available views - retain views of the heritage buildings and spaces from within Section 49 and views to and from the lake and harbour. Create a sense of arrival from Wentworth Avenue.

Provide sufficient parking - Ensure adequate parking and maximise opportunities for shared use while encouraging the community to access the area by non-car based transport.

Discourage traffic through area – minimise the need for external traffic to pass through the Foreshore

Create an attractive public domain - create external public spaces that are well integrated with internal spaces, especially those accessible to the public. Clearly delineate public spaces.

2.5 Stakeholder Discussions

The stakeholder consultations focused on the operational requirements of the existing businesses in Section 49, including hours of operation, parking and access requirements and use of different areas, including storage areas. The results of these consultations were taken into account in the development of the concept plan.

The National Trust was concerned to ensure that the heritage values of the precinct were protected, retained and enhanced.

3.0 Phase 2

The purpose of the second stage was to involve the community in the development of a concept plan and master plan for Section 49.

Following the first phase of the consultations the urban design consultants (Cox Architects) developed concept plans for the area based on the planning and urban design principles developed in the first phase.

Workshop participants were asked what they would take into account in planning Section 49 Kingston. The concept plan and the opportunities and constraints on which it was based were then presented to the workshop and participants were asked to critique them.

The results of the workshop and the concept plan were presented at the first open day for this phase. Participants were asked what they liked and did not like about the master plan directions. Based on the feedback the concept plan was modified and refined to become the draft master plan. The modified master plan was presented to a second open day and also to the three focus groups.

Following completion of these consultations the master plan was further refined to become the preferred master plan.

The following presents the results from the workshop and open days and the following section summarises the focus group discussions. The results of the consultations, including the detailed responses are at Appendix 2. .

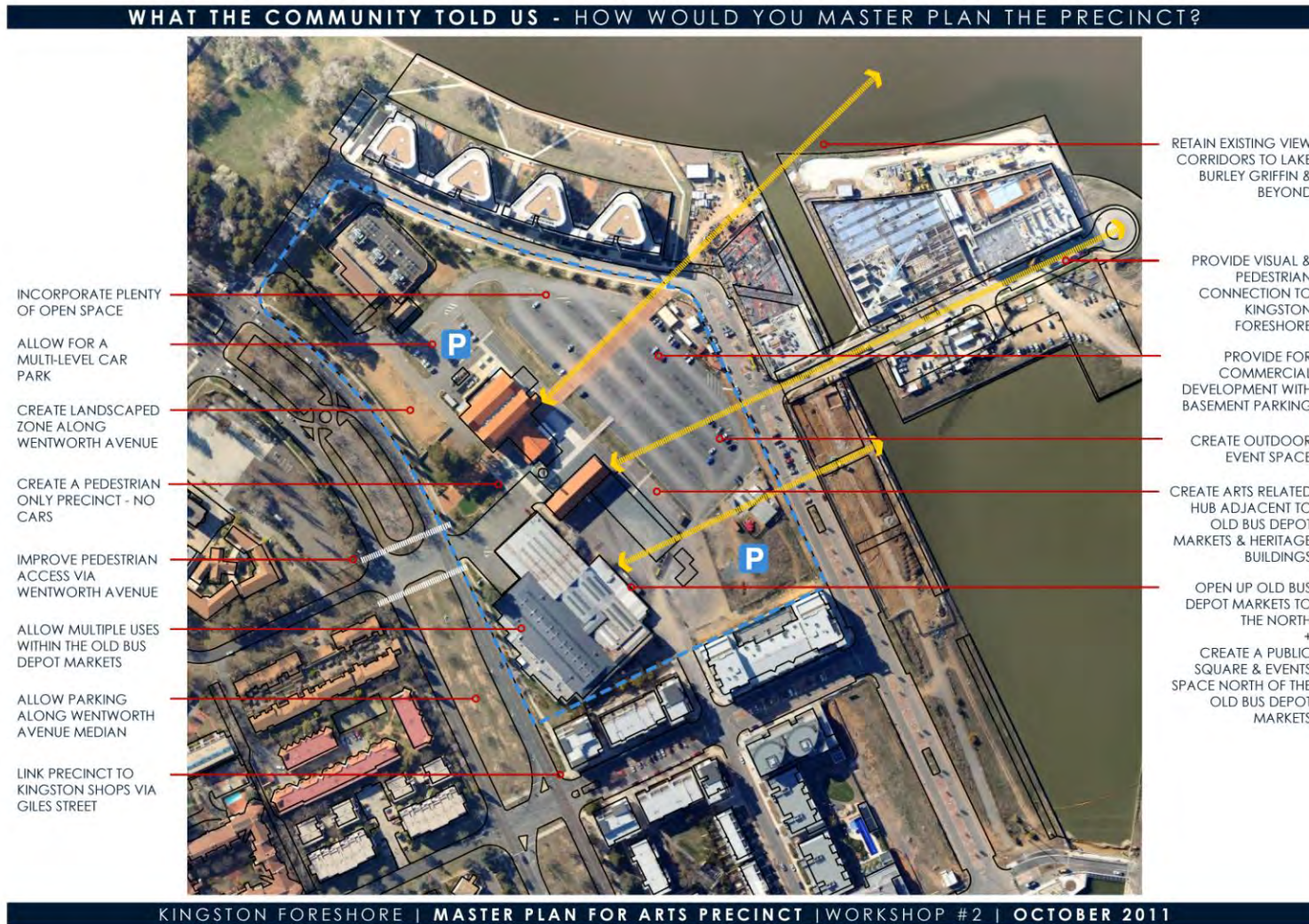
3.1 Planning the Precinct

The heritage architects, traffic and parking consultants and the urban design team presented the results of investigations about the existing situation within the precinct and the surrounding area to the workshop. Each group at the workshop was asked how they would master plan the precinct taking the following questions into account:

- How should, if at all the arts precinct be connected to the harbour and lake?
- What are the key views and how could they be retained?
- Where would external public spaces be provided?
- How can parking demand be met and where within the precinct?
- There is a strong desire to activate the precinct, that is bring more people into it – what uses would be appropriate to achieve this?
- Where would you put the roads?

Figure 2 summarises the results of the group discussions. There was considerable agreement between tables and many of the proposals were consistent with the concept plan.

Figure 2: What the community would consider in planning Section 49



3.2 Concept Plan

In the second part of the workshop, the initial planning concepts developed by the planning team were presented. Participants were then asked to critique the concepts (Figure 3). The following questions were intended as prompts to the individual table discussions.

- Does the planning direction assist to activate the precinct?
- Does the planning direction connect the precinct and the foreshore and elsewhere in Kingston?
- Are important views retained?
- Is the heritage of the area adequately recognised and protected?
- Are public spaces well located within the precinct?
- Are the proposed parking arrangements appropriate and adequate?
- Any comments about the road layout?
- How would you change the planning directions?

The following outlines the results of the workshop and drop-in conversations about the initial master planning concepts.

Figure 3: What the community liked and disliked about the concept plan



3.2.1 Comments about the Concept Plan

Activation

The community supported the intention to activate the precinct commenting that it would make the area more accessible, allow more use than at present and would be an attraction for the city and unique in Australia. Some people considered that there should be greater emphasis given to activating the precinct and that the proposals did not include an 'everyday drawcard'.

Many people thought that the area should be active day and night. On the other hand, while supporting the concept of activating the area, several people were concerned about the types of uses that would locate in Section 49 an especially the extent of night-time activities. They thought that a mix of residential and night-time activities would reduce residential amenity and inevitably result in some level of conflict between uses.

Land Use

Many people liked the land use proposals incorporated in the concept plan and commented that they would create a destination that was family-friendly and inviting as well as an attractive place to gather.

The proposals for an arts hub were strongly supported. Nearly half of the comments in support of the proposed land use mix supported the development of an arts hub in Section 49. They supported the proposed location of the purpose-built arts facilities at the centre of the precinct and close to the lake. Some people wanted even more emphasis given to locating arts activities in the area whereas others wanted greater diversity.

Several people also supported the mix of land uses commenting that it would create a vibrant community. In particular some people liked the balance between the proposed uses, including the amount of open space. In contrast others thought that greater emphasis should be given to creating an arts hub which should extend to the lake. Although there was general support for small-scale commercial activities, several people did not support office development.

A few people also commented that the level of development proposed was too dense and included too many units. Several people did not support any residential development in the precinct, others thought it should be limited and others supported more residential development.

Although it had previously been announced that the Old Bus Depot Markets were to remain in the former Transport Depot, many people were pleased that this decision had been incorporated into the concept plan. The proposal to remove the northern part of the building an open it to public space was generally supported.

Building Heights

Everyone who commented about building height thought that development should be low rise and not dwarf the heritage buildings. There was no agreement about maximum heights with suggestions of what was appropriate ranging from two to six storeys, although some people thought that a building of six storeys was too high.

Heritage

All participants agreed that the concept plan retained the heritage buildings and values and supported this approach. It was observed that the heritage buildings would stand above the rest of the area. The proposed retention of the alignment of the former railway line was supported.

Views

Participants observed that the proposed plan linked Section 49 to the lake and preserved views to the lake and the heritage buildings. The only concern expressed was that the concept plan did not include proposals for screening the sub-station.

Landscape & Open Space

Proposals to retain open space adjacent to Wentworth Avenue were supported.

Some people liked the concept plan proposals for open space and specifically the landscaped corridor to the lake, a public square, events space, children's playground and the laneways and internal courtyards. However more people thought that the amount of open space was insufficient. They thought the plan should include larger areas of open space and some people proposed that the surface car parks should be developed for this purpose.

When asked to comment on the feedback from the workshop, some participants in the open day thought that the emphasis on open space was 'very Canberra' and that provided there was some open space, it was acceptable to build up the area.

Transport, Parking, & Access

It was generally recognised that parking demand would increase as residential development was completed, commercial activities grew and Section 49 included more diverse uses. It was suggested that additional parking should be provided, although some people proposed that public transport should be improved. There was some concern that parking would be inadequate.

Nearly half the comments supporting the concepts for traffic and parking referred to, and generally supported the parking arrangements proposed in the concept plan and in particular the proposal for a parking structure. In contrast some people did not support development of a parking structure because of the scale of the building, concerns that paid parking would be introduced, the distance to the markets as well as the prospective loss of views of the Power House from the Waterfront Apartments.

Some people thought that the concepts did not adequately address stallholder parking including the need for parking close to the markets or the need for wider spaces for easy and safe loading and unloading.

Participants supported the concepts that emphasized pedestrian movement within the precinct including the creation of different ways to walk through the area and the creation of defined links to the lake.

3.2.2 Fitters Workshop

In commenting on the concept plan, participants raised the question of the future use of the Fitters' Workshop.

Participants who commented on the building were concerned that the proposed internal modifications would adversely affect the acoustics. It was suggested that the building should be changed as little as possible but that any modifications should be consistent with the heritage requirements for the space and that the internal heritage values should be retained.

People who raised the future use of the Fitters' Workshop indicated their desire for the building to be used as a multi-purpose space that was available for music performances as well as exhibitions. They indicated that there was considerable demand for performance spaces of the scale of the Fitters' Workshop and that its future use should be more fully explored.

3.3 Draft Master Plan

The draft master plan was presented at the third and final open day (Figure 4).

The purpose of the open day was to seek public comment on the master plan and visitors to the display were asked to provide feedback about what they liked and did not like about the plan. Firstly, participants were asked to indicate on a five point scale from strongly agree to strongly disagree whether the draft master plan achieved the planning and urban design principles and also to comments on what they liked and disliked about the plan. Secondly they were able to comment on what they liked and did not like.

The following table summarises the views. In general attendees agreed that the proposed master plan achieved the planning and design principles with at least 50% of respondents agreeing or strongly agreeing that each principle had been achieved, including;

- Over 80% of respondents agreed or strongly agreed that the principles relating to retaining the heritage, providing a diversity of activities and developing an arts hub had been achieved
- Between 70% and 80% of respondents agreed or strongly agreed that the principles relating to respecting the height of heritage buildings, activating the precinct, improving connectivity, providing accessible parking and including adequate open space had been achieved, and
- Between 60% and 70% of respondents agreed that the principles relating to preventing traffic through the area and limiting residential development had been achieved, 58%.

Figure 4: Draft Master Plan

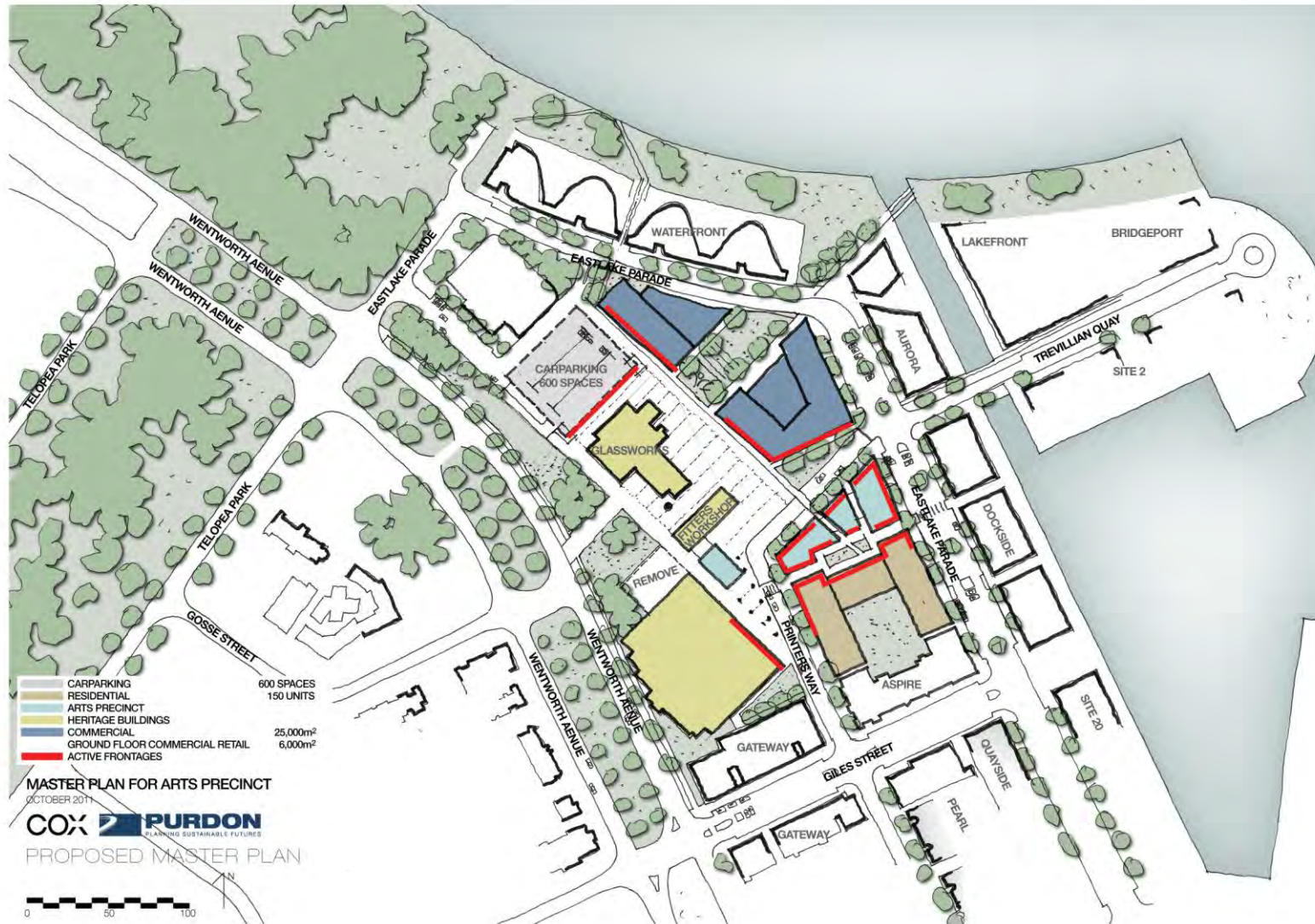
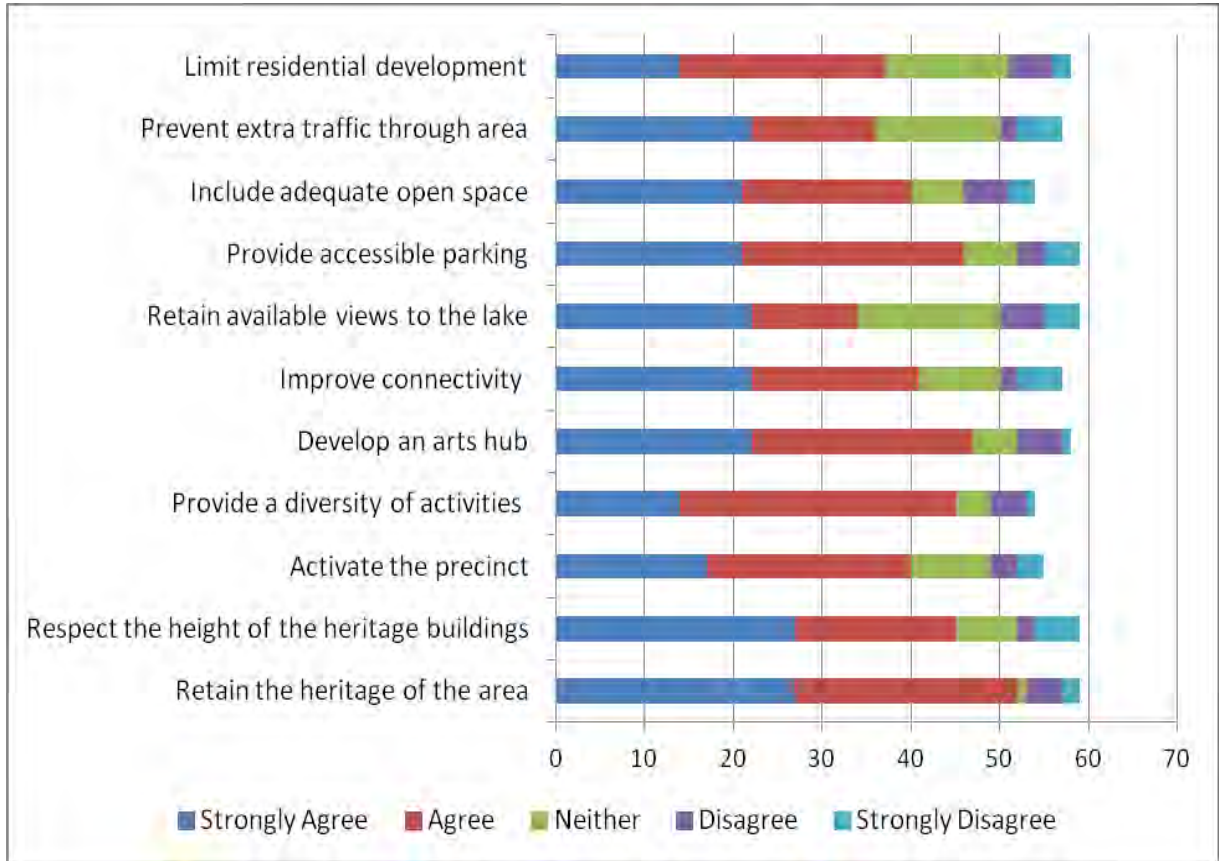


Table 1: Agreement/disagreement that planning and design principles achieved



3.3.1 Comments on the Draft Master Plan

Retain the Heritage

Participants agreed that the draft master plan retained the heritage buildings and the space around them. They thought that the heritage buildings were not compromised and some mentioned that they agreed with the proposals to remove parts of the former Transport Depot. The only concern expressed in relation to heritage was that the buildings, including the roofs may not be visible from the lake.

Because the Glassworks and Fitters' Workshop are such beautiful buildings I hope that the whole space reflects that design ethos in its new architecture.

Respect Height of Heritage Buildings

Most people who commented about the height thought that the proposed commercial development was too high and could dominate the area. It was also suggested that the Foreshore was already looking too built up and that development of Section 49, which is still regarded as a 'cultural precinct' should not repeat this pattern. While there was no agreement about the preferred maximum height, it was suggested that buildings should not be more than two or three storeys. Some people were concerned that taller buildings (4 storey) would overshadow the precinct.

Some people also thought that the footprint of the commercial buildings was too large and that the buildings should be divided into smaller structures possibly separated by laneways. Conversely it was suggested that provided the height was limited the size of the commercial building footprints was acceptable.

Activate the Precinct

The proposals to increase the level of activity were strongly supported as they would enliven the area and attract people including tourists. It was felt that the area would change from a one or two day area into a seven day area and reinforces the current function of the place. Conversely it was suggested that night-time activity should be limited.

Provide a Diversity of Activities

The range of uses proposed was also generally supported. Some people considered that the draft master plan balanced of residential and commercial development, limited residential development and included an arts and shopping area. On the other hand some people considered that there was no need for additional residential development in the area.

It was also suggested the vibrancy of the area would be increased if commercial uses included boutiques and arts/craft stores that would showcase local designers and not just cafes. However some people thought there should be more day to day shopping facilities in the area, such as a supermarket and that that the additional activities would increase competition for the markets.

Participants liked the retention of the markets within the former Transport Depot.

Develop an Arts Hub

Everyone who commented supported the development of an arts hub within Section 49. There was also general support for the proposed integration of these activities with community and small-scale commercial uses within a multi-use area. The Old Bus Depot Markets and the Glassworks are regarded as institutions within the area and thus an integral part of the arts hub.

Some people suggested that by making space available for an arts precinct the Fitters' Workshop could be used as a performance space.

Improve Connectivity

Very few people commented on the master plan proposals for connectivity. Those who did thought the pedestrian accessibility to the heritage buildings and the foreshore had been maintained. It was suggested that the plan could create a better sense of arrival from Wentworth Avenue than it did.

Retain Available Views

Very few people commented on the proposals to retain views. Those who did so stated that the plan retained a visual link to and engaged with the lake.

Include Adequate Open Space

The proposal to retain open space adjacent to Wentworth Avenue was generally supported. Nevertheless although some people like the open spaces identified in the

master plan, more people considered that there was not enough open space and that more should be provided.

The draft master plan indicated that an outdoor cinema/outdoor amphitheatre could be developed in the main open space between the commercial buildings and this was supported. However participants thought that play equipment should be provided and public art should be incorporated into the spaces.

The draft master plan does not specifically include landscape proposals. Nevertheless some people thought that there should be more landscaping including around the former Transport Depot and the Power House.

Retain Accessible Parking

It was recognised that additional parking would be required and that parking demand could be a future problem.

The two main themes about the parking arrangements in the draft master plan were:

- Parking should be located in basements so that the ground level could be used for other purposes and to reduce the visual impact of a structure
- The proposed structure is too high (four storeys) and would adversely affect the setting of the heritage buildings.

Some people also suggested that the proposed location of the parking structure may be too far from the markets, that the parking structure would lead to the introduction of paid parking and that people should be encouraged to travel by bike to the area.

Several people, mainly stallholders commented on stallholders' parking requirements and these are discussed below as part of reporting of comments received about the operation of the Old Bus Depot Markets.

Discourage Through Traffic

Most people supported the intention to discourage traffic through the area, some were concerned that the proposed road layout would encourage traffic to and from the island to use the road within Section 49, that it would become a 'rat run' and would require traffic calming measures. They were also concerned that high traffic volumes would discourage pedestrian movement and that more pedestrian crossings would be required.

The laneways in the draft master plan were supported.

Character/Appearance

The planning principles did not include a specific reference to the character of the area. However some comments about character were made.

In general participants commented positively on the aesthetics of the plan and considered that the development proposed was compact and worked visually. It was concluded that the draft master plan encouraged good use of the space, provided residential accommodation and enabled regeneration of the area. There was some concern that the area might lose its sense of place.

3.3.2 Operation of Old Bus Depot Markets

A number of stallholders commented on the draft master plan and especially aspects of the plan that affected the markets. Overall, stallholders were concerned that the draft master plan did not make sufficient allowance for the operation of the markets. They are concerned that implementation of the master plan in the vicinity of the markets would compromise the way they currently operate by increasing the distance to and/or reducing stallholder parking, reducing the amount of storage and reducing the size of the markets. Further it may require parts of the markets to operate as an outdoor market which they do not consider to be feasible. They raised several specific issues, which are summarised below.

Parking

Stallholders, especially those who replenish stock during the day have indicated that they require parking close to the markets. In addition to parking for cars it was noted that stallholders also require parking for trucks.

They were concerned that the parking proposals did not adequately address their needs and would prefer that the area to the north of the building remained as a parking area rather than being developed into a pedestrian plaza.

Loading areas and access

Stallholders also indicated that they needed accessible areas close to the markets for loading and unloading. The areas need to be sufficiently large to allow trolleys to be parked adjacent to the vehicle and also for loading and unloading from trucks.

Under the existing arrangements stallholders can drive their vehicles into the market in the morning and afternoon for loading and unloading. Stallholders want these arrangements to continue and are concerned that proposals to change the facility could restrict or stop this practice.

Storage

Storage is currently available for rent from the operators of the market. The storage consists of sheds located outside the northern part of the building and also internal storage located in different locations within the building including in the northern extension. The master plan proposes that the northern extension of the building and the external sheds be demolished to allow for the proposed extension of Printers Way and the creation of a pedestrian plaza to the north of the building.

All available storage is rented. Stallholders typically use it to store trolleys, tables, display material and other heavy items that they do not want to transport to the markets each week.

Stallholders are concerned that the master plan proposals for the area to the north of the building and also for the northern façade will reduce the amount of storage available and that as a consequence many would have to bring everything to the markets. each week

Demolition of parts of the building

The draft master plan proposals included demolition of the northern extension and demolition of the part of the western façade, frequently referred to as the 'Foreshore Space'.

Apart from the loss of storage, stallholders are concerned that demolition of these parts, and especially the western part of the building will result in the loss of space for the markets and a reduction in the number of stalls and/or the space per stall and income for stallholders and those who support them. Some people were also concerned that the viability of the markets as a business could be affected.

It was also proposed that the demolition of the western façade would affect the climate inside the building which can be unpleasant in winter and summer. Further it was stated that an increase in outdoor areas was not warranted as there are already adequate outdoor areas.

3.3.3 Use of the Fitters Workshop

Many people who reviewed the draft master plan commented on the future use of the Fitter's Workshop and some of these were concerned that the draft master plan did not consider uses other than Megalo.

Without exception those who commented on the future use of the building believed that it should be used as a multi-purpose performance space or a multi-use space including exhibitions of the visual arts. They considered that because the building has very good acoustics it should be retained for performance. Further they were concerned that the heritage qualities of the place would be lost if the building was substantially modified internally.

Participants stated that using the Fitters' Workshop as a performance space would activate the area at nights and on weekends, would provide a space for all the arts and 'retain the visual and acoustic qualities of the place'. It was noted that the place has a high social value and has been a popular venue with 8,000 tickets being sold for performances to three annual two-week music festivals.

Many people thought that it would be more appropriate to accommodate Megalo within purpose-built space within the arts hub, such as the space proposed to the east of the Fitters' Workshop.

4.0 Focus Groups

This chapter summarises the main findings of the three focus groups. Each session began with an introductory description of Section 49 Kingston and the proposed Master Plan. The discussion that followed was facilitated to canvass views on the principles underlying the design, as identified in earlier consultation for the project. The detailed report is at Appendix 3.

the master plan that was presented to the third open day was the basis for the focus group discussions.

4.1 Familiarity with Kingston Section 49

The Kingston Foreshore area is well-known. People value the area's part in Canberra's history, especially long-term residents who recalled, for example, pre-lake memories of the farms on the river flats, the power house being a landmark, the depot for the buses. They want to preserve such legacies of the past.

*"Canberra does not have much of its own history, it's mostly about the national significance."
"It's one of the few links to the past."
It's iconic. There's a different feeling in Kingston."*

The area had historical and personal connections for some people attending the focus groups, including:

- attending Telopea Park school
- having parents who worked in the former printing office (2 members)
- living and growing up in the Kingston area
- catching buses at the former bus interchange
- shopping at a former hardware store located there.
- Attending the Greek church
- Visiting the area.

The big old trees are an attractive feature. People like being able to access the lake for walking or cycling. The markets and the glassworks are the specific main attractions while the mature trees around Kingston are a valued attribute. The ambiance of the Kingston area is appreciated including its established greenery, hedging, old parkland with large trees and the deep setbacks of the buildings.

*"[Kingston] has a distinct 'feel'...it's clearly old, it's nice to be in."
"It feels 'old school', when you enter the area it feels 'heritage'."*

In contrast, the Kingston Foreshore development was not seen to have the same "feel", the apartments dominate and there are no surrounding trees. They saw it as a stark contrast between the old and the new and wished for some way to better blend the two.

*"I don't think of Kingston Foreshore as part of 'going down to the lake'.
"The new buildings near the markets look horrible, they're ugly, no style."*

A few participants expressed criticism of the area including the "ugly" appearance (from the other side of the lake) of development already constructed. Its location was regarded as being "out-of-the-way" and at the moment there is nothing to attract Kingston area workers to visit the Foreshore during their lunch break.

"It seems a bit isolated, you drive there and then you drive to somewhere else"

4.2 Heritage

Everyone supported the concept of retaining the heritage of the site, particularly as the buildings will not be fenced off but accessible and used for relevant activities. They liked the storyboards currently on display and suggested a similar approach could be used to display heritage information about the old buildings and the railway tracks.

"The idea of the Glassworks is good, replacing industrial with industrial."

There was universal agreement that the design of any development surrounding the heritage buildings should be sympathetic and complementary, especially in architecture and scale.

There was some discussion about whether office buildings are appropriate in an arts precinct and criticism centred on their design and bulk. Suggestions included varying the visual facade and staggering the roof heights, to mirror the uneven appearance of the powerhouse, or stepping the height of the two buildings down to where they face each other across the parkland. Similarly, the need to camouflage the functional appearance of the multi-storey carpark was described as "a challenge".

The main concern was the proposed building heights. All three groups criticised the proposed 4-storey height limits, concerned that the new buildings would confine and detract from the area. This issue was raised on each occasion by group members, not the facilitator. Participants thought the heritage buildings would be "hemmed in" by multi-storey development and the ambiance of the area would be lost.

4.3 Activation

The concept of creating an attractive area that people would want to visit throughout the day or the week, not just on the weekend or at lunchtime was supported by two groups. Suggestions for achieving this included:

- a lake ferry that moves visitors to and from other parts of the city (considerable support for this idea)
- workshops for artists or CIT students
- an adjunct facility of the National Gallery or similar that is "on the tourist trail"
- activities for children that will keep families in the area longer, eg. clowns, juggling
- an exciting playground, somewhere that families could go for entertainment without having to pay a lot of money
- coffee shops and function rooms
- art courses and workshops during the week
- a boutique hotel.

While many people supported it, some people questioned whether the concept of creating a 'go to' place was appropriate. It was suggested that residents in the outskirts of Canberra would not have much interest in what would be happening at Kingston Foreshore, the roads looked too narrow to accommodate tourist coaches, what was being proposed did not have an enduring attraction and would only bring them there once.

One group questioned how to attract visitors to this arts hub as it would be competing with similar venues such as Gold Creek, the Hall markets and proposed artists' workshops at the Yarralumla brickworks, as well as with the retail outlets in the Kingston centre.

There was some debate about whether commercial buildings were the right solution to bringing more people to the area during the day, especially as there is already much empty

office space across the city. In addition they considered that the over-supply of commercial space and shops throughout Canberra would make it difficult to attract activities.

4.4 Connectivity and Views

The issue of connectivity did not generate much discussion. There was some concern in one group that views to the lake would be blocked by the two commercial buildings and, thus, the incentive to walk to it would be lost.

Two of the groups proposed that at least one of the commercial buildings should be deleted from the master plan and the area developed as open space.

"Visual connection is what draws people to somewhere else. You need to be able to see what's there."

"There's not enough public open space left in the Master Plan. It's a wall of development now and views to the lake have been compromised."

4.5 Open Space

The overwhelming reaction was that there was insufficient open space allowed in the Master Plan. All three groups discussed this at length and agreed that a more open design with increased undeveloped space would make the development more attractive.

They agreed that the height of the two proposed buildings (4-stooreys) would overwhelm the intermediate space, overshadowing it in winter. They also thought that the space was not large enough and although informed that it was about the size of Green Square in Kingston did not think that this was very large.

Two of the groups agreed that the amount of open space should be increased with one group proposing that the space occupied by one of the two buildings should be left as open space to accommodate a range of potential activities including an outdoor cinema, live music performance, public art, an interactive playground. Cafes would need to face the open space so parents could watch their children playing.

"Open space doesn't feel open if it is surrounded by 4-storey buildings, it feels like a canyon."

"The green space seems so small. Once it's built on it's gone."

On the issue of suitable landscaping one group agreed that a balance of hard surfaces and soft plantings would be the most appropriate approach, one group was evenly divided on the merits of soft and hard landscaping around the heritage buildings and one group supported soft plantings and "greenness" around the heritage buildings and thought this approach was in keeping with the treed and pleasant areas of old Kingston.

The benefits of hard landscaping and surfaces around the heritage buildings were that overflow activities could be accommodated (eg performance space, tents, outdoor tables and umbrellas) and it complemented the industrial character of the area. On the other hand the group who supported soft landscaping agreed that there was so much hard development in the immediate area that it was important to introduce soft landscaping into the precinct. Others who supported soft landscaping around heritage buildings thought it would soften the buildings.

"Keep the industrial feel of the buildings but you don't need to surround them with gravel."

4.6 Parking and Traffic

While no-one liked the concept of a multi-storey carpark in the development, all agreed that it was a necessity and its capacity should at least replace what already exists, if not increase it. Other suggestions included off-site parking similar to what is done at Floriade or two smaller carparks rather than one large one.

Two of the groups were concerned about the visual impact of the carpark and discussed ways in which it could be minimised, including appropriate cladding, another architectural solution or tree plantings. The new carpark at the hospital was given as an example of a similar structure that is very visible but not ugly.

People supported the idea of having service roads only on parts of the site, especially where visitors would be walking. They also suggested the need for pedestrian crossings on Eastlake Parade to increase safety walking to the lake.

4.7 Awareness of Debate on future of Fitters Workshop

The former Chief Minister's decision to allocate the Fitters' Workshop to the Megalo Print Studio has generated considerable community debate, especially from the music community, because the building has been found to have excellent acoustic qualities for musical performance. The focus groups sought information about the level of awareness of the debate and reaction to the proposal.

About half the participants were aware of the debate surrounding the future use of the Fitters' Workshop.

As is the case within the broader community, those with an interest in printmaking supported the allocation of it to Megalo, while those with a strong musical leaning would prefer it be kept for musical performance. However, amongst those who were aware but not involved in either camp, there was a feeling that, as the building does suit musical performance it would be appropriate to allow this use and to provide a purpose-built space for printmaking elsewhere within the proposed arts hub.

4.8 Overall Perceptions

At the conclusion of each discussion, participants were asked to comment on their overall perceptions of the proposed Master Plan for an arts hub in Section 49 Kingston.

While people generally supported the concept of developing an arts hub and retaining the heritage buildings, they were disappointed in Master Plan. They did not like the concept of having commercial buildings as part of the mix and felt that an appropriate balance between arts space, open space and commercial space had not been achieved. In general, there was a preference for more open space to make the area more attractive.

4.9 Amendments to the Master Plan Following Consultation

Following the conclusion of the consultations, including the focus groups, the draft master plan was modified to reflect some the results of some of the discussions and feedback. The major changes included:

- Retention of the western part of former Transport Depot that it was initially proposed to demolish in order to open views to the Fitters' Workshop from Wentworth Avenue. This responds to concerns about the impact on the operations of the market.
- Reduction in the scale of commercial development – it is proposed that sites for several small buildings, each with a maximum of about 2,000m² of office space would be

released. This will assist to address concerns about the high rate of vacant office space. In addition it is proposed to set back the top level of the buildings adjacent to the Power House and Fitters' Workshop in order to reduce any visual impacts and to alter the building footprint to increase the amount of open space. The changes reduce the amount of commercial (office) space from about 25,000m² to about 21,000m².

- The amount of open space has been increased slightly by changing the building footprint of the commercial buildings to establish an open area adjacent to the open space connecting the Power House to Eastlake Parade and the lake. In addition the amount of open space in this area was increased as the concept plan was refined into the draft master plan. At part of this stage, what had been intended as a view corridor became widened into an open space. The open space in Section 49 Kingston is about 30% of the site area.
- Retention of the view along Trevillian Quay towards the Fitters' Workshop – the concept plan proposed that the building should be built to the alignment of the proposed extension of Trevillian Quay. The draft and preferred master plan propose that an open space be created between the road alignment and the frontage of the commercial building. This will ensure that oblique views of the Fitters' Workshop are retained.
- Address the needs of stallholders by identifying specific parking areas for their use, which is not as close to the markets as is currently available parking however it will be for their specific use. In addition The proposals in the master plan will not affect vehicular access to the upper and lower levels of the former Transport Depot.
- Address the needs of stallholders – it is beyond the scope of the master plan to identify specific parking areas for stallholders. However the master plan proposals include the capacity for this to occur as part of the more detailed planning for the area. The plan also has the potential to incorporate loading and unloading areas adjacent to the markets. The proposals in the master plan will not affect vehicular access to the upper and lower levels of the former Transport Depot. It is proposed that on-street parking will be available on the new road, however it is not possible to designate on-street parking for a particular use. Given the hours that the stallholders arrive, it is anticipated that they will be able to secure use of this area. It is also anticipated that refrigerated vans will continue to be able to park near the northern façade as at present. Nevertheless more detailed planning is required to consider these and other requirements including storage.

The traffic and parking studies have investigated the potential impacts of traffic along the new road. It has been concluded that it will be faster for local traffic to avoid the new road unless they have a destination along it and therefore it is unlikely to become a 'rat run'.

5.0 Submissions

5.1 Resident Submissions

As noted previously, two submissions were received from residents.

The first submission expressed concern that the master planning consultations were not considering locations other than the Fitters Workshop for Megalo. As noted elsewhere in this report, at the time the master planning was undertaken the Government had identified that Megalo would be located in the Fitters Workshop and therefore it was beyond the scope of the study to consult on this issue. Nevertheless many people commented on this decision and those comments have been reflected in this report.

The second submission expressed concern about the impact of previous Government decisions for the precinct, the inadequate area in which to develop an arts precinct and the lack of public consultation about the future of the area over several years.

5.2 National Trust

The National Trust commented on the draft master plan. In particular the Trust supported the enhanced landscaping proposals, the development of an arts precinct, the proposed links to the foreshore and proposals to increase active frontages in the precinct.

The Trust did not support proposals to demolish the north-western part of the Former Transport Depot and considered that it was not consistent with the CMP for the building. Subsequently the plan was refined and these areas of the building are retained in the master plan.

The Trust also did not support the proposed height of the parking structure to the west of the Power House because it would reduce views from Wentworth Avenue. Subsequently the master plan was amended to reduce the above ground footprint of the proposed structure and also to limit height immediately adjacent to the Power House. The current siting and height of the proposed structure are consistent with the Heritage Strategy and have been assessed in the Heritage Impact Assessment undertaken following the completion of the consultation process. (It should also be noted that following completion of the draft master plan, a comparative analysis of the proposed site and a site to the north-west of the Power House was completed. The study confirmed the site proposed in the draft master plan as the preferred sit.)

Finally the Trust did not support the demolition of the former Switch Room (referred to as 'the Chapel'). The reasons for this position were not stated in the submission. The Heritage Strategy and the Impact Assessment have investigated if the building contributes to the heritage significance of the place and concluded that it does not. On this basis, the master plan proposes demolition of the structure.

6.0 Conclusion

The consultations have involved many people including people who live and work in the Kingston Foreshore and Kingston more generally as well as the broader metropolitan community. This group included people who visit the Old Bus Depot Markets and people who were randomly selected to participate in the process.

The purpose of the consultations was to assist with the development of a master plan to guide future development of the area rather than to reach consensus with the community about a specific plan. There was however broad agreement within the community about many aspects of the direction of the master plan. These included the need to retain the heritage buildings and character of the area, the desire to create a more active area for more of the week than Sundays, the decision to establish an arts hub in Section 49 Kingston that included the heritage buildings as well as purpose-built space, retention of views to and from the area and connectivity with surrounding areas. It is at the broad level that there is general agreement.

As would be expected views differed on some aspects of the planning differed and whereas some people had a particular opinion on an issue, there were inevitably people with the opposite opinion. Further there are some areas where people involved in the consultations did not agree with elements of the draft master plan and may not agree with the preferred master plan, even though it has been refined. For example some people may consider that additional open space should be included in the plan.

Notwithstanding the differences several themes emerged and were apparent at different stages in the consultations. These included:

- The area and especially the heritage buildings are highly valued for their connection to the early city and should be retained, including ensuring that new development is not too large or too close to compromise their setting.
- Section 49 Kingston should be an active precinct that attracts people during the week and at weekends with a range of day and night time activities, provided that the later are not noisy or otherwise adversely affect residential amenity.
- The area should include a mix of uses although there are qualifications on the amount or extent of many of these including residential, offices and open space.
- The area is already perceived as a cultural precinct and development that will reinforce that role is strongly supported including the announcement of an arts hub. Ideally the arts hub would include all forms of art and be supported by small-scale arts-related commercial uses.
- The Fitters' Workshop should be available for all arts and not modified in a way that would compromise its heritage values or acoustic qualities.

Inevitably the views put forward during the consultations will have to be balanced with other considerations including technical considerations and financial imperatives. Further the differing views on many issues highlight the importance of balance.

Overall the consultations have been a valuable input into the master planning. The first phase of the consultations resulted in the development of broadly agreed planning and urban design principles. These principles have underpinned and guided subsequent stages of the planning process. They have also provided criteria against which to assess the master planning directions. The second phase involved the development of initial planning concepts for the site which were tested with the community and then refined into the draft master plan and the preferred master plan. The preferred master plan is to be presented to the Legislative Assembly in early December 2011.



CHECKLIST

Dispatch Advice Checklist

DA Number: 201425930 Block(s): 13 Section: 49 District/Division: KINGSTON

Case Officer: ADA Contact Number: 71854 Decision Date: 3-Oct-14

Application Type: **MERIT TRACK DA**

Dispatch Plans: **YES** Dispatch by: **AS PER DA FORM**

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **YES**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **APPROVED WITH CONDITIONS** Decision By:
DELEGATE OF THE AUTHORITY

Representations: **YES**

Appeal Rights

Applicant: **YES**

Person who made Representation: **NO**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **NOT APPLICABLE**
(If yes, create application for encroachment (minor) document from Intelledox and attach to Notice of decision)

Draft crown leases/Instruments of Variations

Does the NOD require the draft crown leases or Instruments of Variation put with the NOD?

NOT APPLICABLE

(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)

Entities to be advised

NB: Section 174 of the Act states that "The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred".

Entity Referral Required: **YES**

Leasing Referral Required: **NO**

Deed Mgt. Referral Required: **NO**

Land Reg. Referral Required: **NO**

<input type="checkbox"/>	Action Buses (refer to Asset Acceptance)
<input checked="" type="checkbox"/>	ActewAGL
<input checked="" type="checkbox"/>	Actew Corporation
<input type="checkbox"/>	ACT Health
<input checked="" type="checkbox"/>	ACT Heritage Council
<input checked="" type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	Australian Valuation Office
<input checked="" type="checkbox"/>	Conservator of Flora and Fauna
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input checked="" type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Office of Regulatory Services - All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.
<input type="checkbox"/>	Owners Corporation Lease variation for single units – please use relevant letter template
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Transport Planning
<input type="checkbox"/>	Treasury
<input checked="" type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	Other -

Comments

Robertson, Nathan

From: EPD, Customer Services
Sent: Tuesday, 7 October 2014 10:57 AM
To: 'devapp@actewagl.com.au'; 'Steve Donnelly'
Subject: Notice of Decision DA-201425930-13/49 Kingston

Dear Sir/Madam,

Development Application 201425930 was Approved with Conditions on 3 October 2014.
In accordance with Section 174 of the Planning and Development Act 2007 please find attached a copy of the decision for your information.

Regards
Customer Services
Phone 02 6207 1923
Client Services Branch | Environment and Planning Directorate | ACT Government
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601
www.environment.act.gov.au | EPDcustomerservices@act.gov.au



Robertson, Nathan

From: EPD, Customer Services
Sent: Tuesday, 7 October 2014 10:58 AM
To: alisonandjohn@internode.on.net
Subject: Notice of Decision DA-201425930-13/49 Kingston

ADVICE TO REPRESENTOR AFTER DECISION

Dear John Madden And Alison Sewell

**BLOCK: 13 SECTION: 49 SUBURB: KINGSTON
DEVELOPMENT APPLICATION NUMBER: 201425930**

Development Application Number 201425930 has been subject to conditions.

As you lodged a representation in relation to this Development Application please find attached a copy of the Notice of Decision in accordance with the requirements of Section 170 of the Planning and Development Act 2007.

A copy of the application and the decision are also available for inspection on the Public Register. The register can be inspected between 8:30am and 4:30pm weekdays at the ACT Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson, ACT.

If you require any further information please contact (02) 6207 1923.

Yours sincerely

Customer Services

07 October 2014

Robertson, Nathan

From: EPD, Customer Services
Sent: Tuesday, 7 October 2014 10:57 AM
To: TAMS CIS ASG DA; Heritage Referrals; McKeown, Helen; EPAPanningLiaison; 'TreeProtection-AC@act.gov.au'
Subject: Notice of Decision DA-201425930-13/49 Kingston
Attachments: Notice of Decision-201425930-signed.obr

Dear Sir/Madam,

Development Application 201425930 was Approved with Conditions on 3 October 2014.
In accordance with Section 174 of the Planning and Development Act 2007 please find attached a copy of the decision for your information.

Regards

Customer Services

Phone 02 6207 1923

Client Services Branch | Environment and Planning Directorate | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

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



Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

Merit track

DA NO: 201425930		DATE LODGED: 22/07/2014
DATE OF DECISION: 03 October 2014		
BLOCK: 13	SECTION: 49	SUBURB: KINGSTON
STREET NO AND NAME: 11 Wentworth Avenue		
APPLICANT: Philip Leeson Architects		
LESSEE: Unleased Territory land		

THE DECISION

This application was lodged in the merit track. Pursuant to section 113(2) of the *Planning and Development Act 2007* (Act), the application must be assessed according to the provisions relevant to merit track applications.

I, Ada Park, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for

- **the demolition of the 1948 Switch Room to existing slab level (no excavation of slab or ground is proposed) and other site works**

in accordance with the plans, drawings and other documents and items submitted with the application for approval and endorsed as forming part of this approval.

This decision is subject to the conditions of approval at **PART 1** being satisfied. Please note that plans will not be dispatched until all conditions are satisfied (if applicable).

PART 2 sets out the Reasons for the Decision

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE

Ada Park
Delegate of the planning and land authority
Environment and Planning Directorate
03 October 2014

CONTACT OFFICER

Ada Park
Phone: 62071854
Email: ada.park@act.gov.au

PART 1

CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of approval will require attention before the approved drawings will be released, others before work commences or before the completion of building work.

A. ADMINISTRATIVE / PROCESS CONDITIONS

A1. EXTENSION OF COMMENCEMENT

Works approved under this development application shall commence within five (5) years from the date this approval takes effect

A2. HERITAGE COUNCIL REQUIREMENTS

Prior to the commencement of the demolition works of the 1948 Switch Room, the applicant shall provide the following three (3) information to the ACT Heritage Council (Council) and obtain written approval:

- (a) An archival recording of the 1948 Switch Room to be provided to the Council (details of the content of the archival recording must be discussed with the Council);
- (b) An interpretation plan for the Kingston Powerhouse Heritage Precinct that includes interpretation of the 1948 Switch Room; and
- (c) A letter to the Council confirming that demolition of the 1948 sub station will not begin until the Council have endorsed the design of the proposed new car park building on the site;

A3. PROTECTION OF REGULATED TREE

The applicant/lessee shall comply with the following conditions imposed by the Conservator of Flora and Fauna in relation to the protection of a regulated tree *Eucalyptus bicostata*:

- (a) The large gum (*Eucalyptus bicostata*) is to be fenced off as close to the Tree Protection Zone (dripline plus 2.0m) as possible prior to the commencement of demolition and must remain in place until all works are completed.
- (b) Branches and roots must not be damaged during demolition.
- (c) If with the demolition of this building the area is used as a thoroughfare, the raised bitumen caused by the roots may become a tripping hazard. If this is the case, a Tree Management Plan will need to be produced.

A4. ENVIRONMENT PROTECTION AUTHORITY (EPA)

- (a) Prior to the site being used for any other purpose it must be assessed, remediated and independently audited in accordance with the requirements of the Environmental Protection Agreement and the findings of the audit endorsed by the EPA.
- (b) No soil is to be disposed from site without EPA approval

B. PRIOR TO CONSTRUCTION AND/OR DEMOLITION**B1. SEDIMENT AND EROSION CONTROL**

That prior to any work on the site commencing, the applicant/lessee must submit two copies of the sediment and erosion control plan to Environment Protection Authority for approval;

B2. TREE PROTECTION

Tree protection fencing, if required, shall be erected prior to the commencement of any work on the site.

B3. LANDSCAPE MANAGEMENT & PROTECTION PLAN (LMPP)

LMPP approval from the Senior Manager, Asset Acceptance, TaMSD is required. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Asset Acceptance, TaMSD.

This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TaMSD Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

B4. TRAFFIC MANAGEMENT

A Temporary Traffic Management (TTM) Plan shall be prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety, Roads ACT, Roads and Public Transport Division, Territory and Municipal Services Directorate (TAMSD) prior to commencement of any work on the site. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

C. DURING CONSTRUCTION AND/OR DEMOLITION**C1. SEDIMENT AND EROSION CONTROL**

All unsurfaced entry and exit points must be consolidated with crushed aggregate or similar extending from the road kerb to the building line.

Temporary sediment controls – comprising, as a minimum, geotextile silt fencing along the lowest points of the site and hay bale filters as required – are to be installed and maintained at least daily to prevent sediment from reaching the stormwater mains system.

C2. TREE PROTECTION

The applicant/lessee shall protect and maintain all existing trees and shrubs located on the subject site, on adjoining blocks overhanging the subject site, on the verge and unleased Territory land immediately adjacent, except for those specifically identified for removal in the approved drawings and a Tree Management Plan.