

From: [EPD, Customer Services](#)
To: [REDACTED]
Subject: CLOSE OF PUBLIC NOTIFICATION-201527285-1/3 BRUCE
Date: Monday, 11 May 2015 11:16:00 AM

Dear Sir/Madam,

CLOSE OF PUBLIC CONSULTATION PERIOD
BLOCK 1 SECTION 3 SUBURB BRUCE
DEVELOPMENT APPLICATION NUMBER 201527285

The public consultation period for DA 201527285 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

Phone 02 6207 1923

Access Canberra | ACT Government

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

Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.

From: [EPD, Customer Services](#)
To: [REDACTED]
Subject: CLOSE OF PUBLIC NOTIFICATION-201527285-1/3 BRUCE
Date: Monday, 11 May 2015 11:18:00 AM

Dear Sir/Madam,

CLOSE OF PUBLIC CONSULTATION PERIOD
BLOCK 1 SECTION 3 SUBURB BRUCE
DEVELOPMENT APPLICATION NUMBER 201527285

The public consultation period for DA 201527285 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

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From: [Robert Blakey](#)
To: [EPD, Customer Services](#)
Subject: DEVELOPMENT APPLICATION 201527285
Date: Monday, 4 May 2015 10:23:18 PM
Attachments: [KWRC SUBMISSION.docx](#)

Please find attached a response to Development Application 201527285 (Proposed UCPH) from the Kangara Waters Residents Committee on behalf of the residents of our Retirement Village.

Yours faithfully,

R. D. Blakey
Chairperson



KANGARA WATERS
RESIDENTS COMMITTEE

EPDcustomerservices@act.gov.au

SUBMISSION REGARDING DEVELOPMENT APPLICATION: 201527285

11 KIRINARI STREET, Block: 1 Section: 3, BRUCE

Proposed Community Facility - 140 bed sub acute Hospital with 568 staff.

Summary:

We believe that this Development Application is incomplete and unsatisfactory. As it stands it deals solely with the final stage only of the proposed major development of the University of Canberra Public Hospital. No detail is provided for the essential associated infrastructure such as parking, local internal roadways and public transport services; furthermore, what information is provided about the impact on the public roads appears to be out of date, incorrect, and seriously flawed.

Without clear detail of this necessary infrastructure it is not possible for this Development Application to be properly assessed, approved or otherwise. Nor, without this infrastructure being fully implemented prior to the hospital being opened, would the hospital be able to function satisfactorily.

Parking:

The documentation provided states that Parking Provision rates for the hospital are 0.8 spaces / peak shift employee plus 1.3 spaces / bed. Parking for the proposed hospital will be provided by the University of Canberra outside the new road, in compliance with the Code's locational requirements. [[UCH Development Application Submission. Lyons April 2015. 3.4 Parking and Vehicular Access General Code](#)]

The study has adopted the ACTPLA parking Code resulting in the site providing 260 vehicle parking spaces for short stay and 120 vehicle parking spaces for long stay / employee parking. [380 total]. Based on the findings of the Calvary Parking and Traffic Study, parking requirements for hospital volunteers and medical students should also be catered for. [[UCPH Traffic Impact Assesment C12189. Feb 2013. 4. Proposed Development impacts 3\(sic\).6](#)]

The total number of car spaces to be provided by the University of Canberra for staff and the public is 712 spaces. This does not allow for the Shared Education and Faculty of Health requirements nor does it allow space for the future 30 bed extension of the hospital. [[UCPH Parking Assessment report. August 2014. Lyons. 3. Parking Assessment.](#)]

These statements demonstrate the inadequacy of the Development Application and the need for proper up-to-date details to be available regarding the required Parking for the hospital.

This is especially so due to the fact that there is no space available for adjacent parking within the delineated site and the fact that the hospital is to cater specifically for aged and disabled people.

In the light of the August 2014 figures, above, it would appear that a total of at least 780 car spaces will actually be required.

We believe that a separate Development Application, or fully documented and approved plans, from the University of Canberra to cover the necessary parking for this hospital should be required before this Development Application can be approved.

Internal Infrastructure

Without any detail regarding the University of Canberra's internal road network it is not possible to comment sensibly on this matter. The internal roads found in some documents do not show any connection with any car parking arrangements, or any connection with other internal roads, although vague arrows indicate these connections may be considered. It would appear that there will be no public transport servicing the hospital unless significant alterations are made by the University of Canberra to its internal road system. This will cause extreme difficulties for those wishing to use the facilities and be seriously detrimental to the hospital's operations. A new hospital without any convenient public transport service would be an absolute disgrace.

A separate Development Application, or fully documented and approved plans, from the University of Canberra to cover the necessary internal roadworks for this hospital should be required before this Development Application can be approved.

External Infrastructure:

This development is for a hospital that *"will provide a range of rehabilitation services, treat various mental health conditions as well as providing targeted services and care for older Canberrans"*. It will also cater for carers and visitors. It therefore borders on the absurd that it is being designed without any proper consideration of the adjacent and surrounding road infrastructure required to ensure the hospital can operate satisfactorily and can be fully serviced by public transport. According to the current proposal, those who have to depend on public transport will be expected to walk from a bus stop in Aikman Drive if they wish to attend or visit the hospital. This must be addressed as a matter of urgency, as should the matter of the inadequacy of Aikman drive.

Aikman Drive is proposed to have a full access intersection that will be utilised by short stay, delivery and emergency vehicles. For employee / long stay parking, there are two possible access arrangements: a left-in / left – out access along Ginninderra drive on to the left turn slip lane to Aikman Drive; and full access from Pantowora Street. The benefit of this access is that vehicles will be using the intersection of Ginninderra Drive / Allawoona Street. [\[UCPH Traffic Impact Assessment. C12189. Feb 2013. 2. Site Access.\]](#)

This report has assessed the traffic impacts of the proposed UC Public Hospital which will provide 200 beds and be staffed by 150 full time employees. All intersections have acceptable Level of Service (LOS). An issue that came up are the long queues on the southbound lanes for Aikman Drive / Joy Cummings Place and Aikman Drive / UC Public Hospital access intersections. It is recommended that these intersections have coordinated signals to minimise excessive queues. The intersections on Aikman Drive exhibited acceptable LOS. The Ginninderra Drive / Allawoona Street intersection showed a poor LOS, currently operating near capacity, intersection improvements recommended for this intersection. Recommended access driveways for the site are: Short Stay / Delivery / Emergency Vehicle access on Aikman Drive.

Long Stay / Employee vehicle access on Pantowora Street. Access from Aikman Drive will need road widening [Aikman Drive] on the east side. The bus stop will also need to be relocated to this intersection to provide public transport link to the hospital. [UCPH Traffic Impact Assessment. C12189. Feb 2013. 5. Conclusions and Recommendations.]

These statements show the contradictory and confusing nature of the documentation. Reference is made to the Health Hub being built, the traffic figures provided do not tally with the traffic in Aikman Drive in 2015, and the traffic assessment was based on a figure of 150 full-time staff when the DA claims a minimum of 568, an extraordinary discrepancy. The Aikman Drive / Joy Cummings Place intersection is the same as the Aikman Drive / UC Hospital intersection – they are not two separate intersections as the report states! While the statements made are based on the “recommended” entry and exit points for different types of users, there is no way this can be enforced and it seems unrealistic that this should be suggested.

Not only do the statements provided appear to be incorrect and flawed, they appear to have underestimated the traffic that is going to use Aikman Drive as a means of exiting the new suburb of Lawson from the two exits on to Ginninderra Drive. The recommendations have further overlooked the fact that, as soon as there is a connection from the hospital precinct to Pantowora Street, students and other users of the University will use this connection as the most convenient exit and considerably add to the problems in Aikman Drive.

Based on our direct observation, Aikman Drive in its current single lane form cannot, at times, cope with the current level of traffic satisfactorily. It certainly will not be able to cope with the traffic that will be forced to use it, not only during the construction phase of the project, but later as more and more traffic that was not accounted for in the documentation is forced to use it. The fact that, currently, Aikman Drive is not to be duplicated in the foreseeable future is incomprehensible. If a very serious situation is to be avoided Aikman Drive, must be duplicated before the hospital is operational.

The ACT Government must ensure that Aikman Drive is fully duplicated prior to the opening of the University of Canberra Public Hospital and this Development Application should not be approved until the duplication is also approved.

Yours faithfully,

*R. Blakey, K. Bonnett, T. Bradley, A. Burns, A. Casey, D. Debenham,
E. Hannan, B. Hooley, D. Pain, E. Reith, J. Thomas, M. Upton, G. Ward*

(Residents Committee, on behalf of the residents of Kangara Waters Retirement Village)

Monday, 4 May 2015

From: [REDACTED]
To: [Markus, Imogen](#)
Cc: [Balberona, Justinieta](#); [REDACTED]
Subject: RE: 15-001126 Aikman Drive and Joy Cummings Place Intersection - EMME Data
Date: Thursday, 2 July 2015 2:03:36 PM
Attachments: [image003.jpg](#)
[image001.jpg](#)

Thanks Imogen

Much appreciated

Regards



[REDACTED]
Senior Project Manager - Roads and Traffic
Calibre Consulting (ACT) Pty Ltd

www.calibreconsulting.co

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From: Markus, Imogen [REDACTED]
Sent: Thursday, 2 July 2015 1:16 PM
To: [REDACTED]
Cc: Balberona, Justinieta; [REDACTED]
Subject: RE: 15-001126 Aikman Drive and Joy Cummings Place Intersection - EMME Data

Hi [REDACTED]

I've attached the plots for Aikman Drive.

Our model does not include developments at Joy Cummins Place (section 87). However as a guide, it is likely that approximately 180 trips will be generated from the residential developments and up to 80 trips will be generated from the child care (based on the assumption that there is 90 children), during the AM peak.

Cheers

Imogen Markus

Planning Policy Officer, Major Projects and Transport

Strategic Planning | Environment and Planning Directorate | **ACT Government**

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

From: [REDACTED]
Sent: Tuesday, 30 June 2015 11:20 AM
To: Balberona, Justinieta
Cc: [REDACTED]
Subject: 15-001126 Aikman Drive and Joy Cummings Place Intersection - EMME Data

Hi Justinieta,

Re: Aikman Drive

Calibre Consulting is currently undertaking a feasibility study for the upgrade of Aikman Drive in order to provide access to the new University of Canberra Public Hospital ([UCPH](#)).

Could you please provide 2021 and 2031 EMME 3 peak volumes for Aikman Drive.

Any turning flows at the Joy Cummins Place intersection would also be greatly appreciated (if you have this information).

Regards



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From: [Markus, Imogen](#)
To: [REDACTED]
Cc: [Balberona, Justinieta](#); [REDACTED]
Subject: RE: 15-001126 Aikman Drive and Joy Cummings Place Intersection - EMME Data
Date: Thursday, 2 July 2015 1:15:00 PM
Attachments: [2031 - AM Peak - Medium Parking Cost - Aikman Drive.pdf](#)
[2021 - AM Peak - Medium Parking Cost - Aikman Drive.pdf](#)
[image001.jpg](#)

Hi [REDACTED]

I've attached the plots for Aikman Drive.

Our model does not include developments at Joy Cummins Place (section 87). However as a guide, it is likely that approximately 180 trips will be generated from the residential developments and up to 80 trips will be generated from the child care (based on the assumption that there is 90 children), during the AM peak.

Cheers

Imogen Markus

Planning Policy Officer, Major Projects and Transport

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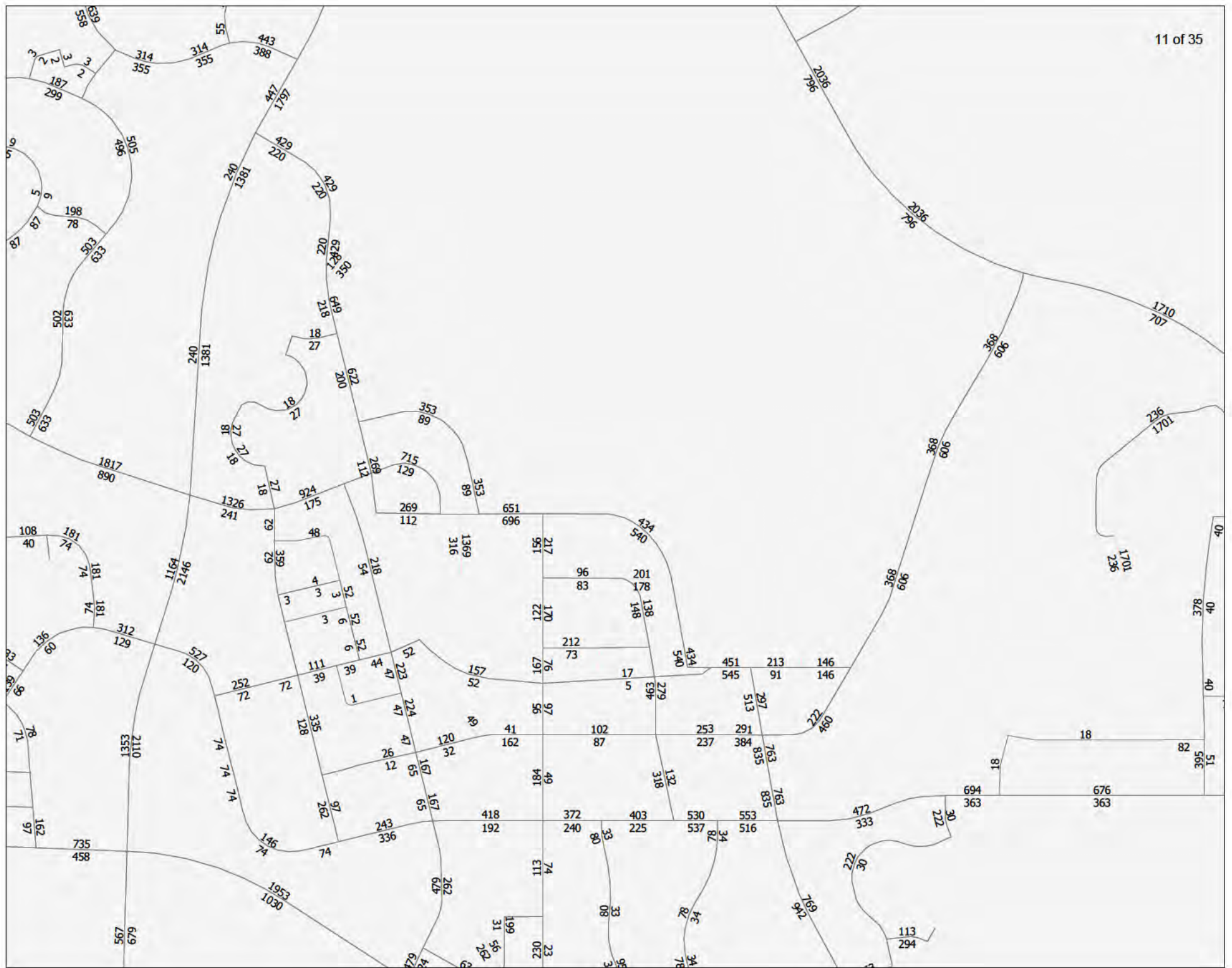
Any turning flows at the Joy Cummins Place intersection would also be greatly appreciated (if you have this information).

Regards

 [REDACTED]
Senior Project Manager - Roads and Traffic
 [REDACTED]
www.calibreconsulting.co

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delete the e-mail from your computer system and destroy any printed copy. There is no warranty that this email is error or virus free. It may be a private communication, and if so, does not represent the view of Calibre Consulting (ACT) Pty Ltd.



From: [Chowdhury, Abu Sayem](#)
 To: [EPD, Customer Services](#)
 Cc: [Bell, Jeff](#); [TAMS CIS ASG DA COORD](#); [Joseph, Gabriel](#); [Roulston, David](#); [Van Vucht, Lisa](#)
 Subject: COMM-TAMS-STORMWATER/WASTE & TRAFFIC MGMT/VERGE/URBAN TREESCAPES/ACTION BUSES-201527285-1/3-BRUCE-01
 Date: Friday, 1 May 2015 5:22:39 PM

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201527285

Project Description:

COMMUNITY FACILITY- HOSPITAL. Proposed 140 bed sub acute hospital including a separate building for hydrotherapy, inpatient accommodation, mental health facility. The hospital also includes education, research and workspace areas shared by the University of Canberra.

BLOCK: 1	SECTION: 3	SUBURB: Bruce
-----------------	-------------------	----------------------

This DA has been assessed in regards to the following:

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

X = Areas Assessed.

And our position is:

That It Is Supported	
That It Is Supported With Conditions	
That It Is Not Supported	
That Further Information Is Required	X

Comments

1. No details of the access to the car parks (for the proposed hospital or any other developments adjacent to the current location) has been provided. Traffic impact analysis doesn't include any access to the car parks for this proposed hospital or any other developments. If access is proposed off the South or East Road an updated traffic impact assessment report must be submitted. The traffic report needs to identify any impact on the adjacent road network. The traffic report also needs to demonstrate (in drawings) entry /exit arrangement and internal circulation of the car park or any other developments.
2. Consideration must be given to the design of the South Road and Aikman Drive intersection with respect to the future duplication of Aikman Drive.

3. Public transport operation through the proposed hospital is not clearly articulated in the submitted documentation. As advised previously ACTION is supportive of the proposed bus stop arrangement on South Road as presented. However ACTION will be unable to service the site as it is shown on the current drawings. Please clarify how it is intended for public transport to service the proposed facility, noting access to Ginninderra Drive by buses via left in and left out cannot be supported. Please also clarify whether ACTION buses will be able to negotiate the sharp bends within the site.
4. The proposed South and East Roads must be designed as Minor Collector Roads in accordance with the Estate Development Code and applicable TAMS Standards.
5. The proposed location of pedestrian paths at the back of kerb along South and East Roads does not comply with TAMS Design Standards. A typical section showing all intended elements within the road reserve must be submitted.

Advice to DA Assessment Officer EPD

1. Asset Acceptance TAMS would like to review the Notice of Decision (NOD) for this development prior to release by EPD to ensure that all the TAMS issues are addressed.

Regards

-

Abu Sayem Chowdhury
Senior Engineer - Development Applications

Asset Acceptance | Territory Asset Information & Management
 Infrastructure, Roads & Public Transport
 Territory & Municipal Services Directorate (TAMS) | ACT Government

"Great Services - Quality Assets - Better Lifestyles"

From: EPD, Customer Services
Sent: Friday, 10 April 2015 2:26 PM
To: TAMS CIS ASG DA
Subject: REFERRAL-TAMS-STORMWATER/WASTE & TRAFFIC MGMT/VERGE/URBAN TREESCAPES/ACTION BUSES-201527285-1/3-BRUCE-01

Note for Referral: Action endorsement/correspondence provided in emails as part of the DA.

DEVELOPMENT APPLICATION NO: 201527285
BLOCK: 1 SECTION: 3 DIVISION: BRUCE

Description - **COMMUNITY FACILITY- HOSPITAL. Proposed 140 bed sub acute hospital including a separate building for hydrotherapy, inpatient accommodation, mental health facility. The hospital also includes education, research and workspace areas shared by the University of Canberra.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned

development application and provide any written advice no later than **15 working days** after the date of this notice (1/5/2015).

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services
EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Regards,

Customer Services

Phone 02 6207 1923

Access Canberra | ACT Government

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

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From: [Van Vucht, Lisa](#)
To: [Collins, Jen](#)
Cc: [True, Phil](#); [REDACTED]
Subject: RE: COMM-TAMS-STORMWATER/WASTE & TRAFFIC MGMT/VERGE/URBAN TREESCAPES/ACTION BUSES-201527285-1/3-BRUCE-01
Date: Thursday, 7 May 2015 8:54:00 AM

Thanks Jen.

As discussed, I will discuss with TAMS and await the receipt the redrawn intersection to accommodate future duplication.

Cheers

Lisa

Lisa Van Vucht

[REDACTED]
Impact Assessment

Planning Delivery Division | Environment and Planning | ACT Government

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

www.environment.act.gov.au

From: Collins, Jen
Sent: Wednesday, 6 May 2015 4:51 PM
To: Van Vucht, Lisa
Cc: True, Phil; [REDACTED]
Subject: FW: COMM-TAMS-STORMWATER/WASTE & TRAFFIC MGMT/VERGE/URBAN TREESCAPES/ACTION BUSES-201527285-1/3-BRUCE-01

Hi Lisa,

As we have discussed just now, the comments provided by TAMS are consistent with the meeting we had with them on 23.04.15. However, it was my understanding that they were going to support with conditions, rather than seek further information. I provide the following comments against each item:

Comments

1. **No details of the access to the car parks (for the proposed hospital or any other developments adjacent to the current location) has been provided. Traffic impact analysis doesn't include any access to the car parks for this proposed hospital or any other developments. If access is proposed off the South or East Road an updated traffic impact assessment report must be submitted. The traffic report needs to identify any impact on the adjacent road network. The traffic report also needs to demonstrate (in drawings) entry /exit arrangement and internal circulation of the car park or any other developments.**

As discussed with ACTPLA through pre-app meetings, issues relating to the car park would be addressed in the car parking DA (to be submitted by UC), and it will be a condition of the UCPH DA that the car park DA is approved – please correct me if this isn't quite right?

We expect that the car park DA will include a traffic report identifying impacts on the adjacent road network and details of entry and exit arrangements onto the

UCPH access road.

2. Consideration must be given to the design of the South Road and Aikman Drive intersection with respect to the future duplication of Aikman Drive.

In consultation with TAMS we will have intersection redrawn to accommodate future duplication. We will then issue the revised design to the UCPH tenderers via an addendum to the request for tender. We anticipate we will be able to have the intersection re-drawn by 12 June 2015.

3. Public transport operation through the proposed hospital is not clearly articulated in the submitted documentation. As advised previously ACTION is supportive of the proposed bus stop arrangement on South Road as presented. However ACTION will be unable to service the site as it is shown on the current drawings. Please clarify how it is intended for public transport to service the proposed facility, noting access to Ginninderra Drive by buses via left in and left out cannot be supported. Please also clarify whether ACTION buses will be able to negotiate the sharp bends within the site.

In our discussions with TAMS, I understood that this would be covered off as a condition of the DA. It is our intention to notify tenderers of the requirement to demonstrate that a bus can turn around within the site via an addendum to the request for tender. We intend to do this in the week commencing 18 May. If possible, it would be useful to have the draft or proposed wording of the condition to provide to the tenderers as they will start to incorporate this into their designs as soon as possible.

4. The proposed South and East Roads must be designed as Minor Collector Roads in accordance with the Estate Development Code and applicable TAMS Standards.

Could this be dealt with as a condition of the DA?

5. The proposed location of pedestrian paths at the back of kerb along South and East Roads does not comply with TAMS Design Standards. A typical section showing all intended elements within the road reserve must be submitted.

Can this be covered as a condition of the DA? Or do we need to submit additional drawing/s now?

Advice to DA Assessment Officer EPD

- 1. Asset Acceptance TAMS would like to review the Notice of Decision (NOD) for this development prior to release by EPD to ensure that all the TAMS issues are addressed.**

This is consistent with TAMS meeting 30.04.15, and we have no objections.

Please get in touch if anything requires further clarification.
Cheers,

Jen.

From: Van Vucht, Lisa
Sent: Monday, 4 May 2015 8:48 AM
To: Collins, Jen; [REDACTED]
Subject: FW: COMM-TAMS-STORMWATER/WASTE & TRAFFIC MGMT/VERGE/URBAN TREESCAPES/ACTION BUSES-201527285-1/3-BRUCE-01

Hi Jen [REDACTED]

We have received the below advice from TAMS on the UC Hospital DA.

Jen – is this consistent with the meeting with TAMS last week?

We will need to address these issues through our assessment so any additional information you can provide to assist with this would be useful.

Thanks

Lisa

Lisa Van Vucht

[REDACTED]
 Impact Assessment
 Planning Delivery Division | Environment and Planning | ACT Government
 Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 |
www.environment.act.gov.au

From: Chowdhury, Abu Sayem
Sent: Friday, 1 May 2015 5:23 PM
To: EPD, Customer Services
Cc: Bell, Jeff; TAMS CIS ASG DA COORD; Joseph, Gabriel; Roulston, David; Van Vucht, Lisa
Subject: COMM-TAMS-STORMWATER/WASTE & TRAFFIC MGMT/VERGE/URBAN TREESCAPES/ACTION BUSES-201527285-1/3-BRUCE-01

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BLOCK: 1	SECTION: 3	SUBURB: Bruce
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This DA has been assessed in regards to the following:

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

X = Areas Assessed.

And our position is:

That It Is Supported	
That It Is Supported With Conditions	
That It Is Not Supported	
That Further Information Is Required	X

Comments

6. No details of the access to the car parks (for the proposed hospital or any other developments adjacent to the current location) has been provided. Traffic impact analysis doesn't include any access to the car parks for this proposed hospital or any other developments. If access is proposed off the South or East Road an updated traffic impact assessment report must be submitted. The traffic report needs to identify any impact on the adjacent road network.
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Abu Sayem Chowdhury
Senior Engineer - Development Applications

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Infrastructure, Roads & Public Transport
Territory & Municipal Services Directorate (TAMS) | ACT Government

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BLOCK: 1 SECTION: 3 DIVISION: BRUCE

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EPDcustomerservices@act.gov.au

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 COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01
Example: COMM-TAMS-201401234-10/10 Dickson-01

Regards,

Customer Services
Phone 02 6207 1923

Access Canberra | ACT Government

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

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From: [Van Vucht, Lisa](#)
To: [Walter, Stephan](#)
Subject: RE: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01
Date: Thursday, 21 May 2015 10:11:00 AM

Thanks Stephen, I will build this advice into our assessment.

Can you please also advise if the 22 disabled spaces need to be provided onsite, or within a certain distance of the development?

Thanks

Lisa

From: Walter, Stephan
Sent: Tuesday, 19 May 2015 12:03 PM
To: Van Vucht, Lisa
Cc: Grice, Simon; Davies, Rhys
Subject: RE: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01

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I have referred to the Parking assessment report provided by the proponent (Aug 2014 Mott Macdonald) and conclude that based on the staff (568), number of beds (140) and day patient numbers identified (75) a total of 712 spaces will be required. **This results in a minimum requirement of 22 disabled spaces required for the facility based on 3% of the total.**

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Total 24.

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Regards

Stephan Walter | Ba Arch (Hons)
Strategic Planning | Major Projects and Transport
Environment and Planning Directorate | A.C.T Government

Level 3 Dame Pattie Menzies House | GPO Box 158 Canberra ACT 2601
Please consider the environment before printing this e-mail

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I also note that I propose to request additional information from the applicant about parking requirements for shared education and the faculty of health, and also the number of peak shift employees for the RACC and Adult Mental Health Wing, to assist in parking calculations.

Happy to discuss.

Thanks

Lisa

Lisa Van Vucht

Impact Assessment
Planning Delivery Division | Environment and Planning | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 |
www.environment.act.gov.au

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Cc: Grice, Simon; Davies, Rhys
Subject: RE: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01

Hi Stephen

The applicant has confirmed that approximately 35-40 bicycle parking spaces can be provided

within the 50 sqm provision.

Cheers

Lisa

Lisa Van Vucht

Impact Assessment

Planning Delivery Division | Environment and Planning | ACT Government

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www.environment.act.gov.au

From: Walter, Stephan
Sent: Wednesday, 13 May 2015 3:44 PM
To: Van Vucht, Lisa
Cc: Grice, Simon; Davies, Rhys
Subject: RE: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01

Hi Lisa,

With regard your question below, I confirm that support for the project is not conditional on the upgrade or improvement to Ginninderra Drive/Allawoona Street.

TAMS's priority for improvement in this area is Aikman Drive and this will address access to the hospital. The analysis undertaken as part of the TIA assumed a connection from the hospital to Pantowara Street, which is not intended at this stage. Therefore the assessed impact on the identified intersection is overstated.

In the future, when Pantowara Street is extended, it will be necessary to consider changes to access/improvements that address the level of service at this intersection.

PS; 50m2 bicycle parking seems about right for the scale of the facility, please let us know what the proponent believes will be the number of bike park spaces provided in this area.

Regards

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Environment and Planning Directorate | A.C.T Government

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To: Grice, Simon
Subject: FW: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01

Hi Simon

I just tried to call. Having just spoken to TAMS and on the basis that no connection to Pantowara Street is proposed as part of this DA, is it necessary that the project is supported subject to intersection improvements to Ginninderra Drive/Allawoona Street?

We have had some representations in relation to parking requirements, including parking requirements on-site, so I would like to confirm that adequate parking is provided on site for disabled and emergency.

I am away on Monday, but am more than happy to discuss on Tuesday.

Cheers

Lisa

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Subject: RE: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01

Hi Simon

Can you please provide advice on how many disabled parks are required and how many bicycle parks are required?

I will call to discuss your comments on the intersection improvement to Ginninderra Drive/Allawoona Street.

Cheers

Lisa

Lisa Van Vucht

Impact Assessment
 Planning Delivery Division | Environment and Planning | ACT Government
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www.environment.act.gov.au

From: Grice, Simon
Sent: Tuesday, 28 April 2015 10:59 AM
To: EPD, Customer Services
Cc: Wyatt, Tim
Subject: FW: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01

DA NUMBER: 201527285	DATE LODGED: 27/3/2015
SITE: Bruce Section 3 Block 1	
DATE OF ADVICE: 15 April 2015	
APPLICATION: New 3 storey 140 bed sub acute hospital (21585m2) and teaching facilities	
APPLICANT NAME: Stefano Scalzo	

CONTACT OFFICER: Simon Grice

This DA has been referred to Major Projects and Transport, Strategic Planning Division for advice and has been assessed for:

Parking	X	637 parking spaces for staff and patients for inpatient unit; 75 spaces for day unit; 0 spaces for Shared Ed facility to be determined by University of Canberra. 24 spaces for on-site parking for short-term / ambulance / disabled / technical / contractor / courier etc.
Walking and Cycling	x	Bicycle parking and end of trip facilities to be provided – cannot find reference to exact number.
Traffic	x	DA report contains a Brown's Traffic Impact Assessment from February 2013. Post development LOS is D for AM peak and F for PM peak for Ginninderra Drive / Allawoona Street. Intersection improvements are recommended on page 45.
Noise		
Public Transport		
Freight		
Other		

Major Projects and Transport provide the following:

Recommend Support	x	Subject to intersection improvements to Ginninderra Drive / Allawoona Street.
No comments		
Advice for the applicant		
Recommend Not Supported		
Further Information/amendments Required		

Simon Grice | Senior Planning Officer, Major Projects and Transport

| Strategic Planning | 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

From: Essery, Ben
Sent: Tuesday, 14 April 2015 10:18 AM
To: Grice, Simon
Subject: FW: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01

Hi Simon,

Can you have a look at this DA. Comments aren't due to Customer Services until 1st May.

Cheers,
Ben.

From: EPD, Customer Services
Sent: Friday, 10 April 2015 2:35 PM
To: EPD Transport Advice
Subject: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01

Note for Referral: **Parking (other than that onsite) will provided as part of a separate DA (it is expected that, if this project is approved, it will be conditional on parking being provided and approved through the separate DA). However, need to confirm minimum parking spaces required for separate DA and that accessible parking and emergency parking can be met onsite, among any other issues.**

DEVELOPMENT APPLICATION NO: 201527285
BLOCK: 1 SECTION: 3 DIVISION: BRUCE

Description - **COMMUNITY FACILITY- HOSPITAL. Proposed 140 bed sub acute hospital including a separate building for hydrotherapy, inpatient accommodation, mental health facility. The hospital also includes education, research and workspace areas shared by the University of Canberra.**

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To: [Van Vucht, Lisa](#)
Cc: [Davies, Rhys](#); [Grice, Simon](#)
Subject: RE: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01
Date: Thursday, 21 May 2015 11:58:00 AM

Lisa,

This seems an odd question, as the hospital location is quite isolated in terms of established adjacent development the notion that visitor parking sharing can take place is not really realistic, particularly for disabled parking .

The locational requirements for disabled visitor parking is not explicitly identified in the code for this location or for disabled parking per se.

I therefore recommend that the proponent be advised that disabled visitor parking for the hospital be **on site**, indeed that the words **immediately adjacent** are appropriate to highlight the need for direct and easy access to the hospital for people with disabilities.

regards

Stephan Walter | Ba Arch (Hons)

Strategic Planning | Major Projects and Transport

Environment and Planning Directorate | A.C.T Government

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Subject: RE: REFERRAL-TRANSPORT PLANNING-TRAFFIC/PARKING/TRAFFIC NOISE-201527285-1/3-BRUCE-01

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Cc: Wyatt, Tim

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DATE OF ADVICE: 15 April 2015	
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CONTACT OFFICER: Simon Grice	

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Advice for the applicant		
Recommend Not Supported		
Further Information/amendments Required		

Simon Grice | Senior Planning Officer, Major Projects and Transport

Strategic Planning | 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

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To: Grice, Simon
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BLOCK: 1 SECTION: 3 DIVISION: BRUCE

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Regards,

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Phone 02 6207 1923

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From: [EPD, Customer Services](#)
To: [REDACTED]
Subject: RE: REPRESENTATION- 201527285-1/3 BRUCE-01
Date: Tuesday, 5 May 2015 1:34:00 PM

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION
DEVELOPMENT APPLICATION NO: 201527285
BLOCK: 1 SECTION: 3 DIVISION: BRUCE

Thank you for your representation made **04/05/2015** regarding development application number : **201527285**.

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

Access Canberra | ACT Government

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

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From: Robert Blakey [REDACTED]
Sent: Monday, 4 May 2015 10:23 PM
To: EPD, Customer Services
Subject: DEVELOPMENT APPLICATION 201527285

Please find attached a response to Development Application 201527285 (Proposed UCPH) from the Kangara Waters Residents Committee on behalf of the residents of our Retirement Village.

Yours faithfully,

R. D. Blakey
Chairperson