

Dear Mr/s Leeson

You have successfully completed the first step in the electronic development application (eDA) process.

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201425930

Block: 35, Section: 50

Suburb: KINGSTON, District: CANBERRA CENTRAL

Applicant Name: Philip Leeson

Please note that ESDD will not begin reviewing your application until all required attachments have been submitted.

This email was automatically generated please do not respond. If you need to contact the Environment and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or click on the following link esddcustomerservices@act.gov.au to send an email.

Environment and Sustainable Development Directorate

<http://www.environment.act.gov.au>

Dear Mr/s Leeson

An initial check of your Development Application has been undertaken and the following issues require your attention before the submission can be formally accepted.

DA Number: 201425930

Site Details: Block: 35, Section: 50
Suburb: KINGSTON, District: CANBERRA CENTRAL

Applicant Name: Philip Leeson

Rejection Reasons:

Please submit a revised letter of appointment. The name of the applicant did not match with The Development Application Form. Also requires signature from Philip Leeson. Please check the land custodian of the block and provide correct information. Please provide an asbestos report. Please check block and section number. Please remove the noation Holding Lease from the plan. Development application can not be lodged for block with holding lease. Sheikh Lana. 62076387.

Fees for Completeness Check Failure Notices from July 1, 2014

The following fees are based on how many failure notices are issued during the completeness check process. Any fees payable will be added to the payment advice once the DA is accepted for lodgement.

- Initial lodgement Nil
- One failure notice issued \$173.00*
- Two failure notices issued \$518.00*
- Three failure notices issued \$1,210.00*
- Four failure notices issued \$2,590.00*

PLUS a further \$1,375.00 for each additional failure notice

Note: If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are payable before the DA will be accepted for lodgement.

This email was automatically generated - please do not respond. If you need to contact the Environment and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email esddcustomerservices@act.gov.au

Customer Services
Regulation Services Branch
Environment and Sustainable
Development Directorate

Dear Mr/s Leeson

An initial check of your Development Application has been undertaken and it is now ready to proceed to the next stage in the process. Please note, if your application has a \$0 total fee, no action is required and you are advised to keep this notice for your records.

Please visit the payment website as detailed below to pay the total fees payable. Once payment has been received your DA will be formally lodged.

DA Number: 201425930
Block: 13, Section: 49

Site Details: Suburb: KINGSTON, District: CANBERRA
CENTRAL

Applicant Name: Philip Leeson

Completeness Check Fee	\$173.00 (includes GST)
Development Fee	\$294.90
Crown Lease Variation	\$0

Fees Payable:

Public Notification	\$1582
Lease Search	\$0 (includes GST)
Home Business Fee	\$0
TOTAL FEES	\$2049.90

Payments Site: <https://forms.act.gov.au/smartform/public/FormServer?formId=1007>

Alternatively, fees can also be paid by credit card on **(02) 62071923** or by coming to the Environment and Sustainable Development Customer Services Centre at **16 Challis Street Dickson**. The Customer Services Centre is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

IMPORTANT CHANGE TO DA LODGEMENT REQUIREMENTS

From **Monday 3 January 2012** the lodgement of development applications and associated processes (amendments, further information, satisfying conditions of approval etc) will no longer be accepted over the counter at the Dickson Customer Service Centre or via post or email. **Applications will only be accepted via the eDevelopment (eDA) portal.**

For more information about eDA please log onto the ESDD website at <http://www.environment.act.gov.au>, go to the *ACT Planning and Land Authority* link, then follow the link to the eDevelopment page.

This email was automatically generated - **please do not respond**. If you need to contact the Environment and Sustainable Development Directorate in relation to

this proposal please contact Customer Services on (02) 6207 1923 or email esddcustomerservices@act.gov.au

Customer Services
Regulation Services Branch
Environment and Sustainable Development Directorate

Dear Mr/s Leeson

Payment for your development application has been received. Your application will now proceed to the assessment stage.

DA Number: 201425930
Block:13, **Section:**49
Site Details: **Suburb:**KINGSTON, **District:**CANBERRA
CENTRAL
Applicant Name: Philip Leeson

This email was automatically generated please do not respond. If you need to contact the Environment and Sustainable Development Directorate in relation to this development application please contact Customer Services on (02) 6207 1923 or email esddcustomerservices@act.gov.au


Customer Services
Regulation Services Branch
Environment and Sustainable
Development Directorate

Notifications closed for application id 201425930



About this form

Use this form to pay the fees associated with a Development Application to the ACT Planning and Land Authority.

For more information click this button. 

Items marked with an asterisk (*) must be completed.

How to complete this form



Maximum \$10,000

- Step 1: Enter the DA details.
- Step 2: Enter the payer contact details.
- Step 3: Enter the property details.
- Step 4: Enter the amounts to pay in the appropriate fields.
- Step 5: Click on the 'Pay Now' button to pay the total amount by credit card.

Step 1: - Development Application Details

* Proposal number

Step 2: Payer Contact Details

Organisation name

Name title

* Given name

* Family name

* Address

* Suburb

* State/Territory

* Postcode

* Contact phone number

Steps 3 & 4: Property Details

* Suburb/District * Section * Block Unit

KINGSTON 49 13

If you require help with suburb/district, section or block details click this information button



Completeness check fee \$ 173.00

Development fee \$ 354.51

Crown lease variation fee \$ 0.00

Public notification fee \$ 1582.00

Lease search fee \$ 0.00

Home business fee \$ 0.00

Step 5: 'Pay Now'

* Total fee \$ 2109.51

Receipt / Tax invoice

Your payment has been successful. Please keep a copy of this receipt / tax invoice for your records.

Date and time **22 Jul 2014 14:16:20**

Form submission ID **99999820140722148419**

Payment receipt number **1391257892**

Quantity	Description of service	Unit value	GST	Total
1	Completeness Check Fee ABN 31 432 729 493	157.27	15.73	173.00
1	Design and Siting ABN 66 893 463 785	354.51	0.00	354.51
1	Public Notification ABN 31 432 729 493	1582.00	0.00	1582.00

Total amount paid \$ **2109.51**

The total amount includes GST of \$ **15.73**

To save or print a copy of the completed form and receipt / tax invoice go to the "File" menu and select "Save as" or "Print".

Environment and
Sustainable
Development
Directorate

GPO Box 1908
Canberra ACT 2601
Telephone: **132281**

The personal information is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ActewAGL, ACTEW Corporation and other commercial organisations interested in development and building information. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet.

Form ID: 1007

Version: 15

Date: 22 Jul 2014

INITIAL ADMINISTRATION CHECKLIST
(All failure reasons to go to the lodgement checklist)

Unit(s): Block(s): Section: Suburb:

Documentation

Can all uploaded documents be opened and are correctly showing in objective?	<input checked="" type="checkbox"/>	
Has a Public Register Floor Plan been submitted (only for residential)?	<input type="checkbox"/>	n/a
Has a statement against the criteria been submitted (Merit Track)?	<input checked="" type="checkbox"/>	
Are the plans correctly named, rotated, and do the plans cover the minimum standards?	<input type="checkbox"/>	no, not rotated correctly.
Has a correct list of interested parties been supplied (Lease Variation)?	<input type="checkbox"/>	n/a
Has a valuation certificate and LV documents correctly been supplied (Lease Variation)?	<input type="checkbox"/>	n/a

Application Form

Street address matches block & section ACTMAPi	<input type="checkbox"/>	n/a, not on the DA Form.
Check lessee details are correct – TARQUIN	<input type="checkbox"/>	Yes, unleased land.
Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	<input type="checkbox"/>	The name of the applicant didnt match with the DA Form.
Is a Land Custodian signature required? (works on unleased land – not required for driveways for the suburb of Beard, alterations to any existing driveway, or single residential)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Check correct Zone and nominate overlays	<input checked="" type="checkbox"/>	cz5
Correct/Sufficient Description of Proposal	<input checked="" type="checkbox"/>	

CODE MERIT IMPACT

For Technical Officers Information Only

Demolition/Tree	<input type="checkbox"/>	Holding Lease	<input type="checkbox"/>
Heritage	<input checked="" type="checkbox"/>	Unit Titled	<input type="checkbox"/>
Bushfire	<input type="checkbox"/>	Conflict of Interest (notify supervisor)	<input type="checkbox"/>
Compliance	<input type="checkbox"/>	Unleased	<input checked="" type="checkbox"/>
Exclusion from Public Register (allocate to supervisor)	<input type="checkbox"/>		<input type="checkbox"/>

INITIAL ADMINISTRATION CHECKLIST
(All failure reasons to go to the lodgement checklist)

Number of Public Notification Signs	3
Lodgement Checklist	LODGEMENTCHECKLIST - Merit and Impact Track - Refe
Dispatch Advice Checklist	<input checked="" type="checkbox"/>
Sent to DA Leasing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> NA
Allocated to technical officer	Merit South - Rumana Jamaly
Is there a completed Environmental Significance Opinion with this application? (Document name would start ESO, If yes, allocate to Impact team)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> NA

Processed by:	Phonne	DATE:	7/7/14
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CHECKLIST

DA Lodgement Checklist

Merit and Impact Track

Referral to Leasing required

UNIT/S BLOCK/S 13 SECTION 49

SUBURB Kingston DA NUMBER 201425930

VOLUME FOLIO UNITS PLAN Number

CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B

Part A: Further information requests

INITIAL CHECK BY CUSTOMER SERVICES **Pass** **Fail**

OFFICER Phonne DATE 7/7/14, 21/7/14, 22/7/14

Initial Check Failure Reasons

Resubmission

Accepted? List each failure reason separately

- 1. A revised Letter of Appointment is required, as the name of the applicant didnot match with The Development Application Form also requires signature from Philip Leeson. **DATE 7/7/14**
- 2. A revised DA form and Letter of Appointment are required as the lessee/land custodian is incorrect. **DATE 21/7/14**
- 3. **DATE**
- 4. **DATE**
- 5. **DATE**

Comments Originally they lodged as 35/50 Kingston, with resubmission they lodged as 13/49 Kingston. Phonne 21/7/14

Do any of the following apply to the block?

- Heritage listed
- Bushfire affected
- Compliance action
- Unleased
- Subject to holding lease
- Unit titled

Is a Lease Search fee (Dial-a-search) applicable for this application?

No

If a Lease Search fee is applicable, number of **additional** leased blocks?

Is a scanning fee required for this application?

Part B (i): Public Notification Requirements

The development application requires:

IF MAJOR NOTIFICATION: Number of **additional** *small* signs required is

Number of **additional** *large* signs required is

NB: Section 155 is subject to the restrictions outlined at Section 411 and 412 of the Act. Limited public notifications for certain Merit Track applications are prescribed in Schedule 2 of the Regulations.

Note (i) – Large signs are used for DA’s that meet any one or more of the following. DA’s that are in the Impact Track, a building or structure intended to be higher than 25m, a building where the total floor space is intended to be more than 7000m2, and a residential building intended to be higher than 3 storeys AND consisting of 50 or more units.

Part B (ii) Public Notification Wording

Customer Services to complete - Insert wording for public notification:

DA Leasing to complete lease variation component – Insert Lease Variation public notification wording component:

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

DA LEASING OFFICER TO COMPLETE PART C
(Before commencing Leasing Check: complete and check Part B(ii) Public Notification Wording if there is a Lease Variation Component)

Part C: Leasing Check

LEASING OFFICER Owen

DATE: 9/7/14

INITIAL CHECK BY DA LEASING

Pass **Fail**

DA Leasing Failure reasons

Resubmission

Accepted? List each failure reason separately

- 1. **DATE**
- 2. **DATE**
- 3. **DATE**

Comments

Unleased Land

Is the application for a combined lease variation and design and siting? **NOT APPLICABLE**
If YES complete Part B(ii) – lease variation public notification wording component

Is the application to vary the lease to remove the concessional status? **NO**

If yes, has a Social Impact Assessment report been provided? **NOT APPLICABLE**

Is a Lease Variation fee applicable? \$

If yes, how many **additional** Lease Variation components?

Type of Lease: **Unleased Land** Proposal is Consistent with all clauses in the Lease: **N/A**

Type of Lease Variation: **N/A** Initial referral to AVO: N/A

Most Recent Variation Date:

<u>Building and Development Provisions -</u>	
Commencement of development by:	Completion of development by:
Commencement of associated works by:	Completion of associated works by:
<u>LVC</u>	
LVC is s276E <input type="checkbox"/> OR LVC is s277 <input type="checkbox"/> :	
Valuation Report Supplied: <input type="checkbox"/>	
Valuation Certificate Supplied: <input type="checkbox"/>	
If LVC is s277 – Leasing Officer to tick entity referral boxes for AVO and Treasury	

4. DATE

5. DATE

Comments

Please include Customer Services and DA Leasing failure reasons to development if applicable.

Part E: General and requirements under Section 139 of the Act

Is the proposed development assessable (i.e. not exempt or prohibited development)? **Assessable Development**

Comment:

Does the application state the intended land use? **YES**

Which is the chosen assessment track? **MERIT**

Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)? **YES**

Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)? **NO**

Is the land undeveloped?
(if yes, a referral to DA Leasing is required) **NO**

Has this application been subject to an Environmental Significance Opinion?
(if yes, a additional fee component is applicable – see part i) **NO**

Are any blocks impacted by the development a Reserved Area - public land under S315 of the Planning and Development Act 2007 for any one of the following purposes:

- a wilderness area,
- a national park,
- a nature reserve,
- a special purpose reserve.

NO

Is this application subject to pre-lodgement community consultation?
(if yes, select the relevant number of days for notification in part B(i))

Part F: Track Specific requirements

Is the application accompanied by information and documents in line with the DA form, including entity endorsements and/or required documentation? **YES**

Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development? **NOT APPLICABLE**

Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)? **NOT APPLICABLE**

Also if Impact Track has a signed letter from a delegate of the Minister for an exemption from requiring an EIS been submitted (under Section 211)? **NOT APPLICABLE**

Public notification requirements and wording checked and amended?
See *Notification Requirements (Page 2, Part B)* **YES**

Review Development Application Form to ensure the description of the proposal is accurate; and corresponds with terminology in the Territory Plan.

Part G: GFA and Cost of Works

In accordance with Building (General) (Cost of Building Work) Determination 2014 (No 1).

Fees can be determined using the Residential DA Fees Calculator 2014-15 or the Commercial-Mixed Use DA Fees Calculator 2014-15. The calculators are located in objective in the assessment tools folder, under development assessment team.

Total Cost of Works: **\$ 37800**

Development fee payable: \$ **294.90**

Part H: Entity Referrals

For guidance please refer to [Work Instruction – Entity Referrals](#)

If no entity referrals are required check box

Refer to Work Instruction – Entity Referrals for guidance.
Indicate referral requirements by checking appropriate box/es:

<p>Asset Acceptance (Territory and Municipal Services)</p>	<p><input checked="" type="checkbox"/> Referral to TAMS is required</p> <p>Check if referral should additionally highlight any of the following:</p> <p><input type="checkbox"/> Stormwater – where there is a stormwater easement – demolition works</p> <p><input type="checkbox"/> Single Residential Driveways Only</p> <p><input checked="" type="checkbox"/> Waste Management</p> <p><input type="checkbox"/> Verge crossovers or modifications in RZ3 & RZ4 zones</p> <p><input type="checkbox"/> Traffic Management</p> <p><input type="checkbox"/> Urban Treescapes</p> <p><input type="checkbox"/> Action Buses</p> <p>Notes for referral:</p>
<p>ActewAGL/ACTEW Corporation</p>	<p><input checked="" type="checkbox"/> Demolition works – utilities</p> <p><input type="checkbox"/> Utilities – electricity, water & sewer and gas</p> <p><input type="checkbox"/> Liquid Trade Waste</p> <p>Notes for referral:</p>
<p>Conservator of Flora and Fauna</p>	<p><input type="checkbox"/> Declared site only</p>

	<input type="checkbox"/> Plan of Management (works on public land) Notes for referral:
Custodian of the Land (unleased)	<input checked="" type="checkbox"/> Identify Custodian: Arts ACT. Notes for referral:
Environment Protection Agency	<input type="checkbox"/> Noise <input type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare) <input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises <input checked="" type="checkbox"/> Other – please specify demolition proposed. Notes for referral: the proposal is for demolition. Asbestod report has been submitted.
Heritage	<input checked="" type="checkbox"/> Heritage – Registered Land or Building Notes for referral: the blocok is heritage listed.
Tree Protection	<input checked="" type="checkbox"/> Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees Notes for referral: will there be any tree affected by this proposal.
ESDD Transport Planning Proposals that have (a) no parking provision requirement; and (b) do not have any effect on trip generation and thus traffic, don't warrant referral.	<input type="checkbox"/> Traffic <input type="checkbox"/> Parking <input type="checkbox"/> Traffic Noise Notes for referral:
Land and Infrastructure Group	<input type="checkbox"/> WSUD Code Requirements <input type="checkbox"/> Prescribed Conditions for offsite works Notes for referral:

<input type="checkbox"/> ACT Health	
<input type="checkbox"/> Australian National University	
<input type="checkbox"/> Australian Valuation Office	
<input type="checkbox"/> Breach Management (Kevin Rochford) Any development applications that relate to rectification of Service Station sites.	
<input type="checkbox"/> Department of Education and Training (Childcare Centres) To be referred to Sarah Edwards and Social Infrastructure Planning)	
<input type="checkbox"/> Emergency Services (Fire or Ambulance)	
<input type="checkbox"/> Gambling and Racing Commission	
<input type="checkbox"/> Housing and Community Services	
<input checked="" type="checkbox"/> National Capital Authority	
<input type="checkbox"/> Office of Regulatory Services (Registrar Generals Office) Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.	
<input type="checkbox"/> Office of Regulatory Services (Liquor compliance)	
<input type="checkbox"/> Plan Implementation Team at EDD All EDP's in Gungahlin District	
<input type="checkbox"/> Police	
<input type="checkbox"/> Queanbeyan City Council	
<input type="checkbox"/> ESDD Transport Planning Proposals that have (a) no parking provision requirement; and (b) do not have any effect on trip generation and thus traffic, don't warrant referral.	
<input type="checkbox"/> Treasury Directorate	
<input type="checkbox"/> Workcover	
<input type="checkbox"/> Yass Valley Council	
<input type="checkbox"/> Other (please specify)	
Internal	Provide Reason for Referral
<input type="checkbox"/> General Leasing team - leasing@act.gov.au All Merit Track applications with encroachments or works on unleased Territory Land	
<input type="checkbox"/> DA Leasing team – ACTPLADALEASING@act.gov.au All Merit Track applications with combined design and siting and lease variation component	
<input type="checkbox"/> Rural Leasing Proposals on all agricultural rural blocks or in Pialligo	
<input type="checkbox"/> DA Merit Assessment team – North	
<input type="checkbox"/> DA Merit Assessment team – South	
<input type="checkbox"/> DA Merit Assessment team – West/Rural	
<input type="checkbox"/> DA Impact Assessment team	
<input type="checkbox"/> Design Policy	
<input type="checkbox"/> Deed Management Conditions for a Deed for off-site works (cost of offsite works > \$300,000)	
<input type="checkbox"/> Infrastructure Policy Applications for public or civil works over \$1M or involving flood mitigation.	

Part I: Calculation of fees for the development application (Merit or Impact Track)

Completeness Check:	173.00
Development (Cost of Works Fee or EDP Fee):	294.90
Merit Track with ESO:	0
Impact Track Fee/s:	0
Lease Variation:	0
Public Notification:	1582.00
Lease Search:	0
Scanning Fee:	0

Scanning fee to be added to completeness check fee in edevelopment

Note: Please see fees and charges schedule 2014-2015 for a variation of a unit title lease in which to vary a lease by single application which affects more than one unit in the same units plan for one unit.

*Note: An additional fee of \$1112.00 is required **in addition** to the development fee where the application is in the merit track where an ESO is provided to support lodgement in that track*

I (i) Home Business Fee

Is this application a new application or renewal?	N/A
How many years is the applicant applying for?	0
Home Business Fee:	0

Note: Other fee components are still applicable.

I (ii) Estate Development Plan Fee (To be added as development fee, if applicable)

To determine relevant development fees consult the EDP Fee calculator in objective.

Estate Development Plan fee:

Note: Other fee components are still applicable.

I (iii) Impact Track Fees (To be added in addition to development fee)

- Matters specified in Schedule 4, Part 4.2 and/or **\$32,780.00**
 - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$12,320.00**
 - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,465.00**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$2,465.00**

Note: Other fee components are still applicable

Part J: Resubmissions (if application to be failed)

- Resubmission to be checked by Customer Services
- Resubmission to be checked by DA Leasing
- Resubmission to be checked by DA officer

Numbers of Completeness check failures:

Public Notification wording checked by DA officer

Robertson, Nathan

From: Lana, Sheikh
Sent: Monday, 21 July 2014 4:23 PM
To: McDermott, Phonne
Subject: FW: Kingston DA 201425930

fyi

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

From: Brendan [<mailto:brendan@philipleeson.com.au>]
Sent: Thursday, 17 July 2014 5:43 PM
To: Lana, Sheikh
Subject: Kingston DA 201425930

Hello Lana,

In response to the DA completeness check request to "Please check the land custodian of the block and provide correct information."

We confirm artsACT/CSD is the correct land custodian - see advice below from Margaret Whitem.

Please let me know if you have a different understanding.

Regards,
Brendan Baxter
PHILIP LEESON ARCHITECTS
4/9 McKay Street Turner ACT 2612
T 02 6295 3311
M 0423 419 490
W www.philipleeson.com.au

The Canberra Glassworks

Block and Section: 12/49

Facility Owner/Manager | Land Improvements Attachments Asbestos History Artwork

Owner/Manager

Facility Owner: ACT Government

View

Managing Agency: Community Services Directorate

View

Division: ArtsACT

Date Management Commenced:

Date Management Expires :

Period of Management:

Created on 28/10/2005 12:13 PM by Stephen Polsen.

Modified on 20/08/2012 02:47 PM by Margaret Whitem.

The Chapel - 1948 Switch Room

Block and Section: 13/49 Part

Facility Owner/Manager | Land Improvements Attachments Asbestos History Artwork

Owner/Manager

Facility Owner: ACT Government

View

Managing Agency: Community Services Directorate

View

Division: ArtsACT

Date Management Commenced: 01/09/2008

Date Management Expires :

Period of Management:

Created on 31/03/2008 01:54 PM by Margaret Whitem.

Modified on 05/08/2011 05:21 PM by Margaret Whitem.

Title Senior Policy Officer, Property Transfers

Location Level 6 TransACT House, 470 Northbourne Ave, Dickson ACT 2602
[Click to view the Map](#)

Telephone (02) 6205 2081

Fax (02) 6213 0748

Email Margaret.Whitem@act.gov.au

Unit Phone 13 22 81

Unit Fax (02) 6205 5721

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

Robertson, Nathan

From: McDermott, Phonne
Sent: Monday, 7 July 2014 2:08 PM
To: ACTPLA DA Leasing
Subject: DA LEASING CHECKLIST-DA-201425930-BLOCK 35 SECTION 50 KINGSTON-01
Attachments: ObjRef.obr

Dear DA leasing

Block 35 Section 50 Suburb Kingston

Proposal -COMMERCIAL - 1. As part of LDA Section 49 Masterplan, the 1948 switchroom is proposed for demolition down to existing slab level. 2. EDD/LDA will not demolish the building until such time as it needs to go for site preparations for the future structured car park development. 3. The prescribed period to commence and finish the works under Section 184 of the ACT is requested to be extended from 2 years to 4 year period to accommodate item 2 above.

The abovementioned block is awaiting for the completion of the Development Leasing Checklist.

Regards

Phonne McDermott | Team Leader

Phone 02 62077291

Customer Services | Environment and Sustainable Development | **ACT Government**

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

Planning and Development Act 2007

Development Application

Application Number: **201425930**

Before Starting

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

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

Type of Application

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

Are you applying for a:

Development Application

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

No

Lease/Site Details

Site Number: 1

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

Urban

Suburb

KINGSTON

Section

50

Block Number

35

Unit Number

Street Address

KINGSTON

Applicant Details

What type of applicant are you:

Business

ACN or ABN

24081302365

Company Name

Philip Leeson Architects

Position held / Title

Director

Salutation

None

First Name

Philip

Surname

Leeson

Postal Address 1

4/9 McKay Street

Postal Address 2

Postal Address 3

Suburb

Turner

State/Territory

ACT

Postcode

2612

Country

Australia

Phone Number

62953311

Fax Number

Mobile Number

Email

philip@philipleeson.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

 Organisation or Government entity

Australian Business Number (ABN)

82049056

Company Name

Arts ACT

Position held / Title

Director

Salutation

Mr

First Name

David

Surname

Whitney

Postal Address 1

GPO Box 158

Postal Address 2

Postal Address 3

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

133427

Fax Number

Mobile Number

Email

david.whitney@act.gov.au

Notice of Decision and Plans

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

Email

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

No

Zone

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

CZ5 Mixed use zone

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

Development/Precinct Code

Please specify which development code applies to this application.

Commercial Zones Development Code

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

Fully Describe Your Proposal

Please provide a full description of your proposal

1. As part of LDA Section 49 Masterplan, the 1948 Switchroom is proposed for demolition down to existing slab level i.e. no excavation of slab or ground is proposed. This allows a coordinated approach to environmental management on the site also, and will reduce redundant works to source clean fill and then remove it later as part of future basement excavations.

2. EDD/LDA will not demolish the building until such time as it needs to go for site preparations for the future structured car park development on the site, to alleviate any concern about the site sitting vacant for an extended period.

3. The prescribed period to commence and finish the works under Section 184 of the ACT is requested to be extended from 2 years to 4 year period to accommodate item 2 above.

Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, restaurant, and business agency limited to 300m² gross floor area

Demolition

Is the use consistent with the current Crown lease?

 Yes

Assessment Track

Please indicate which assessment track applies to this Development Application:

 Merit

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

Type of Development

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

 Non-Residential (including Commercial and Industrial)

Non-Residential

Please select a Non-Residential sub type:

 Additions/Alterations to existing building

Do the additions exceed 1 storey in height?

 No

Gross Floor Area (GFA) and Cost of Works

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

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)B - Gross Floor Area to be demolished (m²)C - Gross Floor Area to be added (m²)

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

E - COST OF WORKS at D* (\$)

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

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

G - Parking areas – undercover

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

Cost of Associated Works

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

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

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

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

Demolition, Trees

Demolition

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

Trees

Is the Trees item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Heritage

Heritage

Is the *Heritage* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

Contamination

Is the *Contamination* item relevant to your proposal?

No

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

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

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

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

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

No

Waste Management, Noise

Waste Management for waste facilities and management

Is the *Waste Management (for waste facilities)* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Waste Management for liquid trade waste

Is the *Waste Management (for liquid trade waste)* item relevant to your proposal?

No

Noise

Is the Noise Management item relevant to your proposal?

No

Servicing & Site Management, Utilities

Servicing and Site Management

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

No

Utilities

Is the *Utilities* item relevant to your proposal?

No

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

National Capital Plan

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

No

Crime Prevention through Environmental Design

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

No

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

No

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

No

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

No

Landscape

Is the *Landscape* item relevant to your proposal?

No

Lighting

Is the *Lighting* item relevant to your proposal?

No

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

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

No

Neighbourhood Plans

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

No

Water Sensitive Urban Design (Mains Water Consumption)

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

No

Water Sensitive Urban Design (Stormwater Quality)

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

No

Driveways (For works on verge only)

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

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

No

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

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

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

Exempt

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

Is this application for development undertaken without approval?

No

If YES – Plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor.

Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)

Exclusion from Public Inspection

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

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

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

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the ACT Planning and Land Authority staff?

No

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

Applicant/Lessee Declaration

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

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

I/we understand that the information submitted with this application form will undergo a

documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

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

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

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for *public inspection* including via the Internet unless exclusion has been approved;

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

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

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

I/we(lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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

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

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

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

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

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

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

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

06 Jul 2014

Before Submitting

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

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

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

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You **MUST** include a statement against the criteria for development applications that will be assessed in the Merit track

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

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet.

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

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

Contact Details:

ACT Planning and Land Authority
Customer Service Centre
GPO Box 1908, Canberra City 2601
16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Fax: (02) 6207 1925
TTY: (02) 6207 2622
Email: actpla.customer.services@act.gov.au
Website: www.actpla.act.gov.au

Planning and Development Act 2007

Development Application

Application Number: **201425930**

Before Starting

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

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

Type of Application

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

Are you applying for a:

Development Application

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

No

Lease/Site Details

Site Number: 1

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

Urban

Suburb

KINGSTON

Section

49

Block Number

13

Unit Number

Street Address

21 WENTWORTH AVENUE, KINGSTON

Applicant Details

What type of applicant are you:

Business

ACN or ABN

24081302365

Company Name

Philip Leeson Architects

Position held / Title

Director

Salutation

None

First Name

Philip

Surname

Leeson

Postal Address 1

4/9 McKay Street

Postal Address 2

Postal Address 3

Suburb

Turner

State/Territory

ACT

Postcode

2612

Country

Australia

Phone Number

62953311

Fax Number

Mobile Number

Email

philip@philipleeson.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

 Organisation or Government entity

Australian Business Number (ABN)

82049056

Company Name

Arts ACT

Position held / Title

Director

Salutation

Mr

First Name

David

Surname

Whitney

Postal Address 1

GPO Box 158

Postal Address 2

Postal Address 3

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

133427

Fax Number

Mobile Number

Email

david.whitney@act.gov.au

Notice of Decision and Plans

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

Email

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

No

Zone

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

CZ5 Mixed use zone

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

Development/Precinct Code

Please specify which development code applies to this application.

Commercial Zones Development Code

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

Fully Describe Your Proposal

Please provide a full description of your proposal

1. As part of LDA Section 49 Masterplan, the 1948 Switchroom is proposed for demolition down to existing slab level i.e. no excavation of slab or ground is proposed. This allows a coordinated approach to environmental management on the site also, and will reduce redundant works to source clean fill and then remove it later as part of future basement excavations.

2. EDD/LDA/artsACT will not demolish the building until such time as it needs to go for site preparations for the future structured car park development on the site, to alleviate any concern about the site sitting vacant for an extended period.

3. The prescribed period to commence and finish the works under Section 184 of the ACT is requested to be extended from 2 years to 4 year period to accommodate item 2 above.

Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, restaurant, and business agency limited to 300m² gross floor area

Demolition

Is the use consistent with the current Crown lease?

 Yes

Assessment Track

Please indicate which assessment track applies to this Development Application:

 Merit

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

Type of Development

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

 Non-Residential (including Commercial and Industrial)

Non-Residential

Please select a Non-Residential sub type:

 Additions/Alterations to existing building

Do the additions exceed 1 storey in height?

 No

Gross Floor Area (GFA) and Cost of Works

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

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

B - Gross Floor Area to be demolished (m2)

C - Gross Floor Area to be added (m²)

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

E - COST OF WORKS at D* (\$)

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

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

G - Parking areas – undercover

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

Cost of Associated Works

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

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

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

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

Demolition, Trees

Demolition

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

Trees

Is the Trees item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Heritage

Heritage

Is the *Heritage* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

Contamination

Is the *Contamination* item relevant to your proposal?

No

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

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

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

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

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

No

Waste Management, Noise

Waste Management for waste facilities and management

Is the *Waste Management (for waste facilities)* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Waste Management for liquid trade waste

Is the *Waste Management (for liquid trade waste)* item relevant to your proposal?

No

Noise

Is the Noise Management item relevant to your proposal?

No

Servicing & Site Management, Utilities

Servicing and Site Management

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

No

Utilities

Is the *Utilities* item relevant to your proposal?

No

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

National Capital Plan

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

No

Crime Prevention through Environmental Design

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

No

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

No

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

No

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

No

Landscape

Is the *Landscape* item relevant to your proposal?

No

Lighting

Is the *Lighting* item relevant to your proposal?

No

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

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

No

Neighbourhood Plans

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

No

Water Sensitive Urban Design (Mains Water Consumption)

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

No

Water Sensitive Urban Design (Stormwater Quality)

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

No

Driveways (For works on verge only)

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

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

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

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

Exempt

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

Is this application for development undertaken without approval?

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If YES – Plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor.

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Does the applicant or the lessee have any association with the ACT Planning and Land Authority staff?

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

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documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

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

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

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

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

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

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

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

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

18 Jul 2014

Before Submitting

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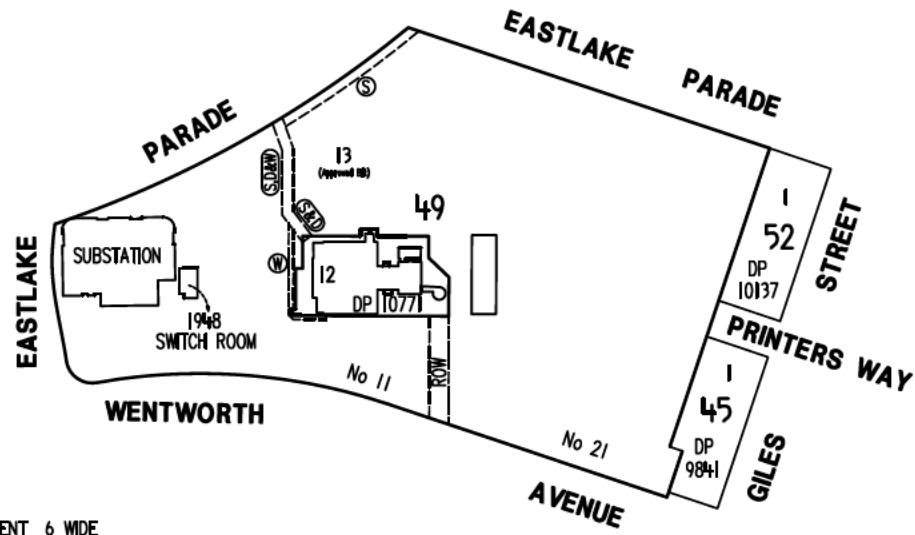
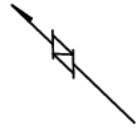
Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

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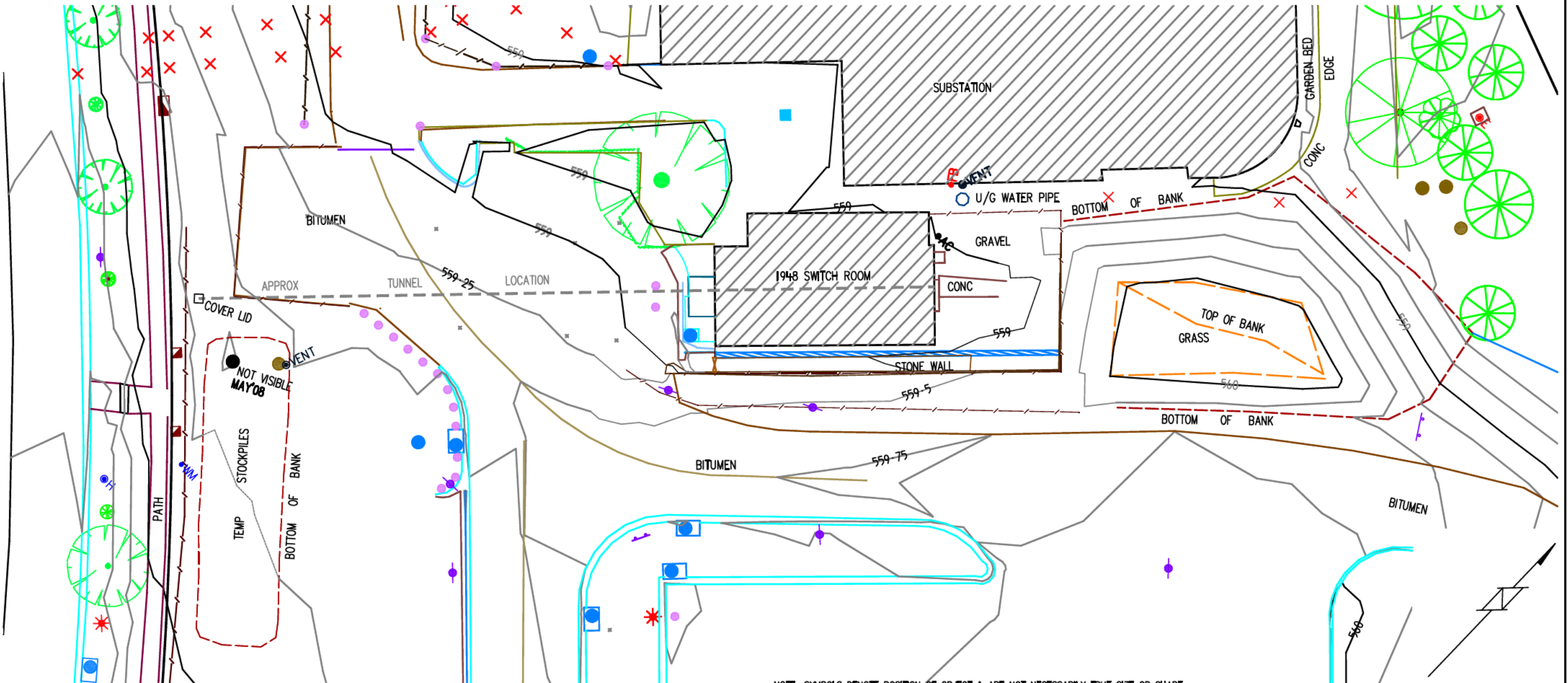
LOCALITY SKETCH
SCALE 1:4000



- ROW PROPOSED RIGHT OF WAY 10 WIDE
- Ⓢ PROPOSED SEWERAGE SERVICE EASEMENT 5 WIDE
- Ⓜ PROPOSED WATER SUPPLY SERVICE EASEMENT 2.5 WIDE & VARIABLE
- Ⓢ&D PROPOSED SEWERAGE & DRAINAGE SERVICE EASEMENT 6 WIDE
- Ⓢ,D&W PROPOSED SEWERAGE & DRAINAGE & WATER SUPPLY SERVICE EASEMENT 6 WIDE

NOTES:

- DRAWING TO BE USED FOR PLANNING PURPOSES ONLY
- NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIRD PARTY DATA
- INFORMATION ON THIS PLAN MAY BE LIMITED TO THAT REQUESTED BY THE CLIENT
- IT IS INTENDED FOR THE USE OF THE CLIENT & SHOULD NOT BE USED FOR ANY OTHER PURPOSE
- NO FIELD SURVEY OF BOUNDARIES HAS BEEN UNDERTAKEN
- IT SHOULD BE NOTED THAT AS TREES ARE NOT GEOMETRIC FIGURES THEIR POSITIONS, SHAPES, SIZES, AND HEIGHTS AS DEPICTED ON THIS DRAWING ARE INDICATIVE ONLY
- FIELD CHECKS ARE REQUIRED ON ANY TREE OR ITEMS OF DETAIL WHICH ARE CONSIDERED TO CRITICALLY AFFECT DESIGN
- NOT ALL UNDERGROUND SERVICES HAVE BEEN LOCATED - APPROPRIATE AUTHORITIES SHOULD BE CONTACTED FOR THE LOCATION OF UNDERGROUND SERVICES PRIOR TO DESIGN & CONSTRUCTION
- EXCEPT FOR VISIBLE SURVEYED POINTS ON SERVICE LINES ie: PITS, HYDRANTS etc, THE LINES DEPICTED SHOULD BE CONSIDERED DIAGRAMMATIC ONLY AND IF ANY CONSTRUCTION IS TO IMPINGE ON UNDERGROUND SERVICES ALL PLANS SHOULD STATE THAT THEY BE EXPOSED PRIOR TO CONSTRUCTION
- MMB CANNOT GUARANTEE THAT ALL SERVICES PRESENT HAVE BEEN LOCATED
- PLEASE NOTE THAT THIS DRAWING WAS PREPARED FOR THE PURPOSES OF A GRAPHICAL REPRESENTATION
- DIMENSIONAL INFORMATION SHOULD NOT BE EXTRACTED FROM THE DIGITAL ELEMENTS
- EASEMENTS SHOWN ON BLOCK 35 ARE AS INDICATED ON DEPOSITED PLAN 10560
- SERVICE PROVIDERS SHOULD BE CONSULTED FOR ADDITIONAL REQUIREMENTS



NOTE: SYMBOLS DENOTE POSITION OF OBJECT & ARE NOT NECESSARILY TRUE SIZE OR SHAPE

- | | | | | | |
|-----|---------------------|-----|------------------|----|--------------------|
| + | U/G ELECTRICAL | ● | DRAINAGE MANHOLE | ⚡ | SIGNS |
| ⊙ | ELECTRICAL MISC | □ | SUMP | ☑ | COMMUNICATIONS PIT |
| * | ELECTRIC LIGHT | ○ | BOLLARD | ■ | GRATED PIT |
| ⊗ | ELECTRIC PILLAR | •WM | WATER METER | ⊙H | FIRE HYDRANT |
| •FB | ELECTRICAL FUSE BOX | ● | SEWER MANHOLE | ● | MISC MANHOLE |
| •AC | AIR CONDITIONER | | | | |

mmb consulting surveyors
 Suite 8 Level 1 3 Jamison Centre
 PO Box 54 JAMISON CENTRE ACT 2614
 Ph: (02) 6251 4976 Fax: (02) 6253 1574
 Email: survey@mmbconsulting.com.au
 Web: www.mmbconsulting.com.au

Land Development Agency

PROJECT:
**Part of Approved Block 13
 Section 49
 KINGSTON FORESHORE
 REDEVELOPMENT**

DRAWING TITLE:
DETAIL SURVEY

DRAWING NAME: 0611190	DRAWN: TD	CHECKED: KW	DATE OF SURVEY: 2006-2009
			DATE OF ISSUE: 30 JUNE 2014

SCALE 1:300

Planning and Development Act 2007

Development Application

Application Number: **201425930**

Before Starting

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

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

Type of Application

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

Are you applying for a:

Development Application

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

No

Lease/Site Details

Site Number: 1

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

Urban

Suburb

KINGSTON

Section

49

Block Number

13

Unit Number

Street Address

21 WENTWORTH AVENUE, KINGSTON

Applicant Details

What type of applicant are you:

Business

ACN or ABN

24081302365

Company Name

Philip Leeson Architects

Position held / Title

Director

Salutation

None

First Name

Philip

Surname

Leeson

Postal Address 1

4/9 McKay Street

Postal Address 2

Postal Address 3

Suburb

Turner

State/Territory

ACT

Postcode

2612

Country

Australia

Phone Number

62953311

Fax Number

Mobile Number

Email

philip@philipleeson.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

 Organisation or Government entity

Australian Business Number (ABN)

82049056

Company Name

Arts ACT

Position held / Title

Director

Salutation

Mr

First Name

David

Surname

Whitney

Postal Address 1

GPO Box 158

Postal Address 2

Postal Address 3

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

133427

Fax Number

Mobile Number

Email

david.whitney@act.gov.au

Notice of Decision and Plans

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

Email

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

No

Zone

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

CZ5 Mixed use zone

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

Development/Precinct Code

Please specify which development code applies to this application.

Commercial Zones Development Code

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

Fully Describe Your Proposal

Please provide a full description of your proposal

1. As part of LDA Section 49 Masterplan, the 1948 Switchroom is proposed for demolition down to existing slab level i.e. no excavation of slab or ground is proposed. This allows a coordinated approach to environmental management on the site also, and will reduce redundant works to source clean fill and then remove it later as part of future basement excavations.

2. EDD/LDA/artsACT will not demolish the building until such time as it needs to go for site preparations for the future structured car park development on the site, to alleviate any concern about the site sitting vacant for an extended period.

3. The prescribed period to commence and finish the works under Section 184 of the ACT is requested to be extended from 2 years to 4 year period to accommodate item 2 above.

Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, restaurant, and business agency limited to 300m2 gross floor area

Demolition

Is the use consistent with the current Crown lease?

 Yes

Assessment Track

Please indicate which assessment track applies to this Development Application:

 Merit

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

Type of Development

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

 Non-Residential (including Commercial and Industrial)

Non-Residential

Please select a Non-Residential sub type:

 Additions/Alterations to existing building

Do the additions exceed 1 storey in height?

 No

Gross Floor Area (GFA) and Cost of Works

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

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)B - Gross Floor Area to be demolished (m²)C - Gross Floor Area to be added (m²)

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

E - COST OF WORKS at D* (\$)

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

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

G - Parking areas – undercover

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

Cost of Associated Works

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

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

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

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

Demolition, Trees

Demolition

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

Trees

Is the Trees item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Heritage

Heritage

Is the *Heritage* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

Contamination

Is the *Contamination* item relevant to your proposal?

No

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

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

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

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

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

No

Waste Management, Noise

Waste Management for waste facilities and management

Is the *Waste Management (for waste facilities)* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Waste Management for liquid trade waste

Is the *Waste Management (for liquid trade waste)* item relevant to your proposal?

No

Noise

Is the Noise Management item relevant to your proposal?

No

Servicing & Site Management, Utilities

Servicing and Site Management

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

No

Utilities

Is the *Utilities* item relevant to your proposal?

No

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

National Capital Plan

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

No

Crime Prevention through Environmental Design

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

No

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

No

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

No

Site Access, Parking, Landscape, Lighting

Site Access

Is the Site Access item relevant to your proposal?

No

Landscape

Is the *Landscape* item relevant to your proposal?

No

Lighting

Is the *Lighting* item relevant to your proposal?

No

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

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

No

Neighbourhood Plans

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

No

Water Sensitive Urban Design (Mains Water Consumption)

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

No

Water Sensitive Urban Design (Stormwater Quality)

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

No

Driveways (For works on verge only)

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

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

No

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

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

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

Exempt

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

Is this application for development undertaken without approval?

No

If YES – Plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor.

Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)

Exclusion from Public Inspection

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

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

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

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the ACT Planning and Land Authority staff?

No

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

Applicant/Lessee Declaration

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

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

I/we understand that the information submitted with this application form will undergo a

documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

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

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

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for *public inspection* including via the Internet unless exclusion has been approved;

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

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

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

I/we(lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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

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

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

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

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

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

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

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

20 Jul 2014

Before Submitting

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

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2. Public register plans for residential applications are included;
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Email: actpla.customer.services@act.gov.au
Website: www.actpla.act.gov.au



Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION
APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block Section Suburb

Unit No. Street Address

Block Section Suburb

Unit No. Street Address

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name 2nd Lessee Name

LESSEE AUTHORISATION

This appointment is made under the *Planning and Development Act 2007* and relates to: (please tick)

- Pre - application meeting Development Application Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as *the Applicant*) detailed below:

- to obtain information in relation to this site through the pre-application process
- to act on my/our behalf in relation to a development application for the abovementioned site/s
- to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s
- to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name Email address

OR

Company Name Email address

Company Nominees -- a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1 Nominee 2 Nominee 3

LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the Development Application or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1 st Lessee's Signature	<input type="text"/>	Date	<input type="text"/>
2 nd Lessee's Signature	<input type="text"/>	Date	<input type="text"/>

APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name	<input type="text" value="B. BAXTER PHILIP LEESON"/>	Company Name	<input type="text" value="PHILIP LEESON ARCHITECTS"/>
Signature	<input type="text" value="Baxter Philip Leeson"/>	Date	<input type="text" value="1 JULY 2014"/>

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate Name	<input type="text" value="David Whitney"/>	Agency Name	<input type="text" value="Community Services Directorate
ACT"/>
Signature	<input type="text" value="David Whitney"/>	Date	<input type="text" value="3-7-14"/>
Delegate Name	<input type="text"/>	Agency Name	<input type="text"/>
Signature	<input type="text"/>	Date	<input type="text"/>

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

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 Business Hours: 8.30am - 4.30pm weekdays (excluding Public Holidays)
 Email: esddcustomerservices@act.gov.au
 Website: www.environment.act.gov.au
 Telephone: (02) 6207 1923 TTY: (02) 6207 2622



ACT
Government

Economic Development



CANBERRA FIRST

ABN 204 199 255 79

TransACT House
470 Northbourne Avenue
Dickson ACT 2602

GPO Box 158 Canberra ACT 2601

Phone: (02) 6205 0600
Fax: (02) 6207 5101
Email: lda@act.gov.au
Web: lda.act.gov.au

Ms Anna Gurnhill
Acting Secretary, ACT Heritage Council
GPO Box 158
CANBERRA, ACT 2601

Dear Anna

Kingston Section 49 Master Plan and the Switch Room building

I refer to correspondence from the Acting Secretary of the ACT Heritage Council (Council), Ms Jennifer O'Connell of 8 October 2013 and 7 November 2013, regarding the Kingston Section 49 Master Plan and the proposed demolition of the 1948 Switch Room.

The Land Development Agency (LDA) welcomes the advice that Council could support demolition of the 1948 Switch Room building under several alternative scenarios, the most appropriate advised to be that where:

the Land Development Agency (LDA) provides sufficient evidence that there is no prudent and feasible alternative to demolition of the 1948 Switch Room.

LDA has since undertaken a detailed assessment of this issue including seeking advice from a qualified independent heritage advisor Lovell Chen. In assessing what is *prudent* and *feasible* the LDA has taken the position that prudent action is 'acting with or showing care and thought for the future,' and feasible action is 'possible and practical to do easily or conveniently.'

It should be noted prior to the development of the Kingston Section 49 Master Plan (the Master Plan), a number of Government and agency commitments had been made for the future of Section 49 Kingston. These include the development of a public and tourist 'Cultural Precinct', the continuation of the Old Bus Depot Markets, a visual arts hub to form the Kingston Arts Precinct and a public structured car park to replace the existing surface car parking. The Master Plan sets a guiding framework that balances these prior commitments against the numerous constraints on site in way that is economically and socially sustainable.

The Master Plan proposes the development of a public structured car park and public access road on the site of the 1948 Switch Room. It has been determined that this action is the most prudent and feasible option for the future development of the precinct that will deliver the greatest long-term benefit to the local and broader community.

This action is deemed the most *prudent* because it will:

- Provide development sites for facilities that will benefit the broader community including community arts buildings and public car parking
- Improve access to the Telopea Park Substation for future maintenance
- Minimise traffic impact on existing residential uses and quiet enjoyment rights for leaseholders
- Locate a public structured car park for local and interstate visitors in a visible location on Wentworth Avenue which is an arterial road
- Reduce through-traffic in the precinct, which in turn will minimise traffic engineering works and optimise pedestrian safety and amenity

This action is deemed the most *feasible* because the proposal will:

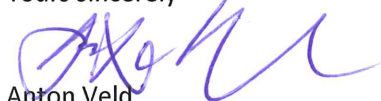
- Provide a greater number of basement car parking levels than other sites which in turn will minimise above-ground car parking
- Minimise potential impact of ground water on basement construction
- Provide the most suitably shaped site for establishing a car park layout and circulation ramps
- Maintain the dominance of the Kingston Power House building through the greatest set-back and lowest height of comparable development scenarios
- Optimise pedestrian permeability between each site
- Optimise economic returns to the Territory through land sales and minimising need for forgoing development land
- Facilitate the highest and best use of the land in Section 49 Kingston

The LDA has also sought the advice of three independent experts to provide valuations and financial assessments on various development scenarios for Section 49 Kingston. The advice indicates there will be a significant opportunity cost increase to the Territory of lost development land in the event that the car park needs to be built on another site in Section 49 Kingston. This is because the future development potential of the land between the Telopea Park Substation would be extremely limited if it were not developed as a car park, and the development of another mixed use site would be foregone.

The LDA has a commitment to completing the estate development works, interpretive heritage elements and landscape works to a high standard appropriate to the precinct and its future use. A significant budget has been identified by LDA within existing resources for these works to ensure the expectations of the community are met.

The LDA presents evidence for your consideration, 'Submission to the ACT Heritage Council (April 2014)' by Lovell Chen. Subject to your feedback, the Economic Development Directorate intends to submit Development Applications to the Environmentally Sustainable Development Directorate for the demolition of the Switch Room and an Estate Development Plan incorporating a landscape master plan and a heritage interpretive strategy.

Yours sincerely



Anton Veld
Senior Project Planner

11 April 2014

SUBMISSION TO THE ACT
HERITAGE COUNCIL

REGARDING THE PROPOSED DEMOLITION OF
THE '1948 SWITCH ROOM' AT THE KINGSTON
POWERHOUSE HISTORIC PRECINCT
Section 49, Kingston, ACT

Prepared for
Land Development Agency

April 2014

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Executive Summary

The redevelopment of Section 49 Kingston is a major initiative of the ACT Government. The project involves the ongoing adaptation of heritage buildings on the site and the construction of new public facilities, and has been developed in consultation with the community and key stakeholders to ensure the development achieves the financial and non-financial objectives and balances the needs of all stakeholders. The key deliverables include:

- Delivering on a Government commitment to the Kingston Arts Precinct through the creation of new public spaces and arts facilities in a new building;
- A public structured car park to support the Kingston Arts Precinct and the waterfront entertainment precinct;
- Mixed use development sites to introduce new daytime activity through office and retail employment;
- Adaptive reuse of the historically significant buildings of the Fitters Workshop and Former Transport Depot in a continuation of the standard established by the Kingston Power House adaptation to the Canberra Glassworks;

The area is currently used as an at grade car park. As noted a key deliverable for the project is the provision of 480 plus car parking spaces to replace the existing parking and to service the hub. The proposed location of the car park involves the demolition of a heritage building; the '1948 Switch Room'.

In arriving at the size and location for the new carpark a comprehensive assessment has been undertaken. This has included consideration of options with a particular focus on heritage impacts. The conclusion of this assessment is that there is no prudent and feasible alternative for the siting and size of the proposed car park if the project objectives are to be met. The action is such that there will be no adverse impacts on the significance of the Precinct and that considerable benefits will arise in further supporting and sustaining the activation of this important heritage place.

1.0 Introduction

This submission has been prepared in support of the proposed demolition of the '1948 Switch Room' (the Switch Room) located in the Kingston Powerhouse Precinct to enable the construction of a structured carpark and public road (Figure 1). The proposal is an action which arises from balancing a range of Government commitments and project objectives for the future development of the area known as the Kingston Cultural Precinct. The *Kingston Section 49 Master Plan* (2013) has been developed to deliver a mix of residential, arts, retail and office uses (Attachment A) in the area and identifies the area between the Power House and the Telopea Park substation as the preferred location for the car park.



Figure 1 The *Kingston Section 49 Master Plan* area with the Switch Room arrowed.

More broadly demolition of the '1948 Switch Room' is proposed in support of the ACT Government's policy objective to develop the visual arts hub at Kingston Foreshore.¹ Specifically the action is required to:

- a) Meet an ACT Planning and Land Authority commitment to replace the existing 480 at-grade car parking spaces in Section 49 Kingston in a structured car park to meet the parking generated by the waterfront developments.
- b) Achieve the ACT Government's vision for the future development of the area as a vibrant mixed-use arts and cultural precinct as illustrated in the Kingston Section 49 Master Plan.
- c) Meet the expectations of Kingston residents, local tourism and business operators, and the wider Canberra community for a high-quality waterfront destination at Kingston Foreshore.
- d) Maintain the Actew Telopea Park Substation facility

In seeking approval for the Master Plan the ACT Heritage Council Taskforce was briefed on the Master Plan and the associated Heritage Strategy in September 2013. In relation to the Switch Room the Heritage Strategy concluded that the Switch Room was not 'an element intrinsic to the significance of the Kingston Power House precinct'. Accordingly it was further concluded that demolition would not have an adverse impact on the precinct.

In response to the briefing the ACT Heritage Council Taskforce initially advised that there were three options under which the Council could support demolition. These were by way of revision of the registration, revision of the precinct heritage guidelines or by establishing that there is no prudent and feasible alternative to demolition. Subsequently the Taskforce advised that they still considered that the building had 'some value' and that demolition would need to be justified on the basis of no 'prudent and feasible' alternative.

This approach is consistent with the Specific Requirements, Section ii (a) of the entry for the Kingston Powerhouse Historic Precinct in the ACT Heritage Register, which states that:

Demolition of the Power House, Fitters' Workshop, base of the second chimney stack and 1948 Switch Room shall not be permitted, other than in exceptional circumstances, including circumstances in which the buildings are structurally unsound and beyond economic repair or where there are significant public health and safety reasons to warrant demolition.

Demolition shall not be permitted unless it can be demonstrated that there is no prudent and feasible alternative.

The purpose of this submission is to address the issue of prudent and feasible alternatives. In doing so arguments regarding the significance of the Switch Room have not been restated as these are addressed in the Heritage Strategy (2013). In framing the submission a response is provided to five questions raised by the ACT Heritage Unit. These are:

1. What are the requirements for car parking in Section 49 Kingston as a result of the proposed development in the Section 49 Kingston master Plan (the master Plan)?;
2. Are there prudent and feasible opportunities to incorporate parking in other buildings or locations in Section 49?;

¹ ACT Government, Arts Facilities Strategy, 2003; and Susan Conroy et al, Kingston Arts Precinct Strategy, March 2011.

3. Are there prudent and feasible opportunities to adjust the size and/or location of the car and retain the 1948 substation[sic]?
4. Are there prudent and feasible options to design the car park around the 1948 substation [sic]?
5. Is there a prudent and feasible option to relocate the Telopea Park Substation and locate the car park on that site?

In addressing these issues the submission draws on a number of previous reports and documents, including:

- Purdon Associates *et al*, Kingston Section 49 Master Plan, October 2013 (attached as Appendix A)
- Lovell Chen, Kingston Section 49 Heritage Strategy, September 2013² (the Heritage Strategy forms part of the Kingston Section 49 Master Plan document)
- Coffey Geotechnics, Study of Geotechnical and Groundwater Conditions for proposed multi-storey car park in Section 49, Kingston, July 2013
- Purdon Associates, Section 49, Kingston, Assessment of Parking Options, May 2013
- GTA Consultants, Kingston Foreshore Section 49, Traffic and Revised Parking Investigations, 2012
- Susan Conroy *et al*, Kingston Arts Precinct Strategy, March 2011
- Macro Plan Australia, Kingston Depot Precinct, Market assessment and case studies, March 2010
- ACT Planning & Land Authority, Structure Plan, Kingston Foreshore, effective January 2010
- ACT Government, Arts Facilities Strategy, 2003
- Peter Freeman Conservation Architects & Planners, Kingston Power House Precinct, Conservation Management Plan Review, 2001

2.0 The test of prudent and feasible

In examining the questions raised by the Heritage Council consideration needs to be given to the test of 'prudent and feasible'.

The manner in which these terms are applied in a heritage context have been recently canvassed in a series of actions in the Supreme Court in Tasmania in relation to the Parliament Square redevelopment on Sullivan's Cove in Hobart. The case involved the proposed demolition of a building which was subject to the provisions of the *Historic Cultural Heritage Act, 1995* in which a key demolition test is that there is 'no prudent and feasible alternative'.

In addressing the test of prudent and feasible relevant conclusions were that:

- the assessment is not limited to how the objectives of the development can be achieved by alternatives to the proposed works;
- the reasons for the proposed works are a relevant consideration;

² Copies of this document were circulated to the ACT Heritage Council following the DA Taskforce Meeting relating to the proposed Kingston Section 49 master plan held on 24 September 2013.

- the greater the social utility of the proposed development, the less prudence there may be in any alternatives;
- the extent of the heritage significance of the place is a relevant consideration;
- the prudent and feasible test is a stringent one; and
- a clear and compelling case needs to be made – it is not a question of the balance of convenience.³

These matters have been considered in formulating a response to the questions raised by the Council.

3.0 ACT Heritage Council Questions

3.1 What are the requirements for car parking in Section 49 Kingston as a result of the proposed development in the Section 49 Kingston master Plan (the master Plan)?;

The ACT Government has made a strategic commitment to the development of a visual arts hub at Kingston Section 49. This vision was articulated in the 'Arts Facilities Strategy' (2003), which identified Kingston Section 49 as a major arts precinct. The adaptation of the Power House to Canberra Glassworks (2007) was the first stage in the process. The adaptive re-use of other heritage buildings at Kingston Section 49 was a core element of the vision for Kingston Section 49. To date these works have not been realised.

In 2011, Arts ACT prepared a detailed strategy for the precinct – Susan Conroy *et al*, 'Kingston Arts Precinct Strategy'. The 'Precinct Strategy' noted that:

... adequate and convenient provision of car parking within the Power House Precinct will be a significant contributor to the viability of start-up businesses and to the popularity of the precinct as a venue for a wide range of arts and other cultural activities.⁴

Short-term options included using the existing surface car parking spaces. In the longer term, the 'Precinct Strategy' anticipated that:

... the reliance of new developments emerging on Kingston Island and along the Foreshore Promenade on current public parking capacity is likely to place increasing pressure on this surface car park. In the future, this demand may be sufficient to warrant the provision of either a multi-level car park structure or basement levels parking under new buildings, or both.⁵

In 2010 the LDA made a commitment to replacing the existing surface car parking at Kingston Section 49.⁶ Parking at Kingston Section 49 is required to meet the needs of the weekend markets at the former Transport Depot, future cultural uses and parking related to retail and entertainment activities in the waterfront area.

Since the late-1990s the former industrial area of the Kingston Foreshore has been developed as a mixed-use (primarily residential) area based on a masterplan prepared by

³ Supreme Court of Tasmania, *Kidd v Resource Management and Planning Appeal tribunal* [2012] TASSC 60 (24 September 2012).

⁴ Susan Conroy *et al*, *Kingston Arts Precinct Strategy*, March 2011, p. 25.

⁵ Susan Conroy *et al*, *Kingston Arts Precinct Strategy*, March 2011, p. 25.

⁶ Pers comm, David Dawes, Acting Chief Executive of the Department of Land & Property Services to Neil Savery, ACT Planning and Land Authority, 18 June 2010.

Colin Stewart Architects in the late-1990s. Outcomes of the masterplan include development of 3-5 levels in the blocks bounded by Eyre and Giles streets, Wentworth Avenue and Eastlake Parade, and a number of apartment blocks addressing Lake Burley Griffin. Consistent with the requirements of the Territory Plan (TP) and the Parking and Vehicular Access General Code (PVAGC), development approval for each of these new buildings included car parking provision. Where parking was insufficient to satisfy the TP and the PVAGC, approvals were contingent on the balance being provided at the future Kingston Section 49 arts precinct.⁷

The number of car parking spaces required at Kingston Section 49 is an outcome of a complex range of factors, including:

- consideration of parking volumes related to the weekend markets;
- anticipated traffic volumes related to the development of the arts precinct;
- overflow parking related to retail and entertainment activities in the area; and
- Development Approvals for new buildings on the lake shore.

The conclusion is that 480 spaces are an absolute requirement and that their location in immediate proximity to the core Arts Precinct activities is critical to the viability and success of the precinct.

3.2 Are there prudent and feasible opportunities to incorporate parking in other buildings or locations in Section 49?;

A structured car park is proposed between the Power House and Telopea Park Substation. The preference for this location is a balanced outcome of detailed analysis which has included consideration of planning, transport, heritage and geotechnical objectives and imperatives. The following provides a summary of the key drivers and considerations.

Planning

The key planning principles used in identifying the proposed location of a structured car park at Section 49 Kingston were:

- Respect and reinforce the significant heritage of the area including the Power House, Fitters Workshop and Former Transport Depot;
- Respect the height of the heritage buildings – by holding the Power House eaves height and a suitable set-back, the development will not dominate or screen the Power House;
- Activate the precinct by providing an inviting destination night and day that appeals to a wide cross-section of the community;
- Provide a diversity of activities – a mix of community and small-scale commercial spaces;
- Develop an arts hub as the basis for a vibrant and creative precinct;
- Encourage an active area and minimise potential conflict between these uses and the established residential uses;
- Include adequate open space – to encourage people to visit and provide a place to recreate for all age groups;
- Ensure connectivity – with surrounding areas;

⁷ Further information and analysis of car parking computations is provided in GTA Consultants, Kingston Foreshore Section 49 Traffic and Revised Parking Investigations, 2012.

- Retain available views – retain local views of the heritage buildings and views to and from the lake and Wentworth Avenue;
- Provide sufficient parking – maximise opportunities for shared use;
- Discourage through traffic – minimise the need for external traffic to enter the area;
- Create an attractive public domain – create external public spaces that are well integrated with internal spaces;
- Optimise safety;
- Discourage through traffic within the arts precinct;
- Maintain pedestrian permeability;
- Provide a structured car park that is clearly legible as such;
- Encourage people arriving by car to walk through the precinct, which will in turn assist in activating the precinct and increasing pedestrian and cycle safety and amenity. This is a core objective of the Master Plan; and,
- Maximise the distance between the car park and established (and proposed) residential developments to the east of Eastlake Parade, to manage the impacts of noise, traffic and car headlights at night. From an amenity impacts perspective, the interface of a structured car park with Telopea Park substation, Canberra Glassworks and existing roads is more appropriate.

Transport

The key transport consideration in the siting of the structured car park at Kingston Section 49 was to provide parking in an accessible and visible location on Wentworth Avenue, an arterial road which forms the site's primary address. This will minimise the extent of traffic engineering works within the precinct.

Heritage

From a heritage perspective, key considerations in the provision of new development – including a structured car park – at Kingston Section 49 are to avoid physical and visual impacts on the elements identified as being of core significance to the former Kingston government services and industrial suburb in the Heritage Strategy (Lovell Chen, 2013), specifically:

- the Power House (Canberra Glassworks), including the air raid siren and 'shift' whistle
- the Fitters' Workshop
- the rail siding alignments to the north-east and south-west of the Power House, the rail embankment to the north-east of the Power House and the section of railway platform to the south-west of the Fitters' Workshop
- the remnants of the 1920s windbreak to Wentworth Avenue, comprising Monterey pines (*Pinus radiata*) and White brittle gum (*Eucalyptus mannifera*)
- the upper hall of the Transport Depot, including the fully welded rigid portal frame (1940)
- the Transport Depot Administration Building (1940, 1945, 1960s)
- the base of the 1948 stack

Heritage considerations relating to the siting of new development at Kingston Section 49 were the identification of sites that:

- maintain views of the Power House from Wentworth Avenue;

- maintain views that provide evidence of the architectural, planning and historical relationship between the Power House and Fitters' Workshop, including views looking south-east and north-west along the rail embankment to the north-east of the Power House; and
- contain development within the rail siding alignments that extend to either side of the Power House and Fitters' Workshop.

A further recommendation of the 'Heritage Strategy' document was that new development should not be introduced in the immediate vicinity of the Power House and Fitters' Workshop. To the north-east and south-west this area is flanked by the former rail siding alignments; to the south-east and north-west it extends 15m from the main building lines of the historic buildings.

From a heritage perspective, options for the siting of the car parking structure at Kingston Section 49 include: the present at-grade car park to the east of the Power House; the area to the south-east of the Fitters' Workshop; and the area to the north-west of the Power House.

Subsurface constraints

Subsurface constraints on new development at Kingston Section 49 include the following:

- Groundwater conditions arising from the location of Kingston Section 49 within the Molonglo River valley. Geotechnical analysis indicates that a single basement level with passive groundwater controls could be accommodated where the surface level is AHD 560-561 (this includes the higher ground to the north of Kingston Section 49), and that permanent pumping systems may be required for two basement levels.⁸ As noted by Coffey Geotechnics, '[pumping systems] would have an economic impact, which would need to be taken into consideration when assessing the economic viability of the project'.⁹
- The presence of two electrical cabling trenches extending from the south-east corner of the Telopea Park substation on an alignment parallel with the rail embankment to the north-east of the Power House. The outer-most trench is approximately 24m from the main building line of the north-east elevation of the Power House. Access is required to this infrastructure, prohibiting development in proximity to the cables.
- Contamination associated with the previous industrial land uses may be present at the site.

Infrastructure Requirements

The Telopea Park Substation is an asset of Actew and supplies power to the Parliamentary Zone (including Parliament House). Actew has no plans to decommission or relocate the facility in the future as the costs would be significant, and the asset life expectancy is still valuable (being built recently in 1984). Through discussions with Actew it has been identified that asset management and maintenance operations could be improved by having unimpeded physical access around the perimeter of the facility. This is to allow vehicles such as cranes to change electrical infrastructure components, and emergency vehicle access in the event of an incident or failure (such as fire or explosion). Currently the Switch Room

⁸ Coffey Geotechnics, Study of Geotechnical and Groundwater Conditions for proposed multi-storey car park in Section 49, Kingston, July 2013, p. 14.

⁹ Coffey Geotechnics, Study of Geotechnical and Groundwater Conditions for proposed multi-storey car park in Section 49, Kingston, July 2013, p. 14.

building inhibits access to a portion of the facility. The LDA also understands that typically substations should not have an opportunity for people to throw objects into the facility where it might damage the equipment.

Options analysis

As part of the master planning for Kingston Section 49, a number of potential car park locations were identified. Most were rapidly dismissed typically for reasons of inadequate size and poor proximity to activity areas. As a result of this examination a comparative analysis of two preferred sites for a structured car park was undertaken: a site to the immediate north-west of the Power House, accessed from Wentworth Avenue, and a site to the north of the Powerhouse, on part of the existing surface parking area, accessed from Eastlake Parade (Figure 2 **Error! Reference source not found.**).¹⁰

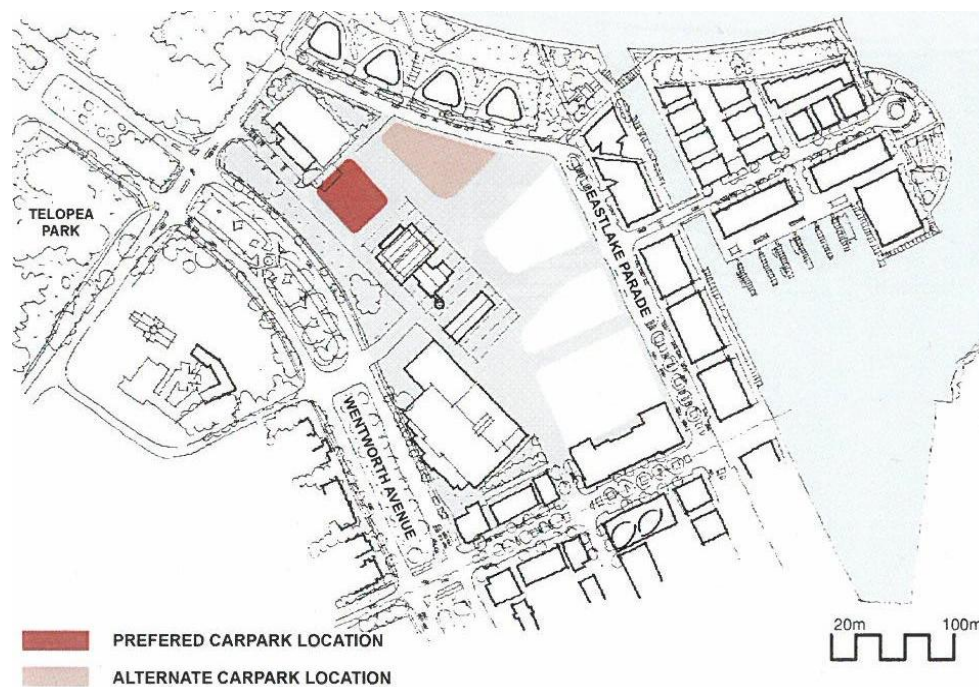


Figure 2 The two sites considered for a structured car park.
Source: Purdon Associates *et al*, *Kingston Section 49 Master Plan*, 2013 (p. 83).

The analysis considered a range of factors, including impacts on heritage values; the urban design and planning objectives for the precinct; the economic viability of the development, including costs related to the provision of basement levels; and the potential for the two outcomes to deliver the parking capacities required to service the precinct.

The site to the north-west of the Power House was preferred for reasons of planning and urban design; efficiencies associated with the site's regular dimensions; optimising the financial returns of the precinct through greater development capacity; and accessibility from Wentworth Avenue. The preferred option provides an estimated 483 spaces, including two basement levels.

Consideration was also given to establishing what parking capacity could be achieved on the preferred site without requiring demolition of the '1948 Switch Room'. Concepts prepared by Cox Architecture in 2012 (Figure 3) indicated that approximately 400 spaces could be

¹⁰ Purdon Associates, *Section 49, Kingston, Assessment of Parking Options*, May 2013.

accommodated between the Power House and '1948 Switch Room' without encroaching into the rail alignments. This option was not pursued due to the proximity of the structured car park to both the Power House and '1948 Switch Room' and the consequent impacts on views to both buildings.

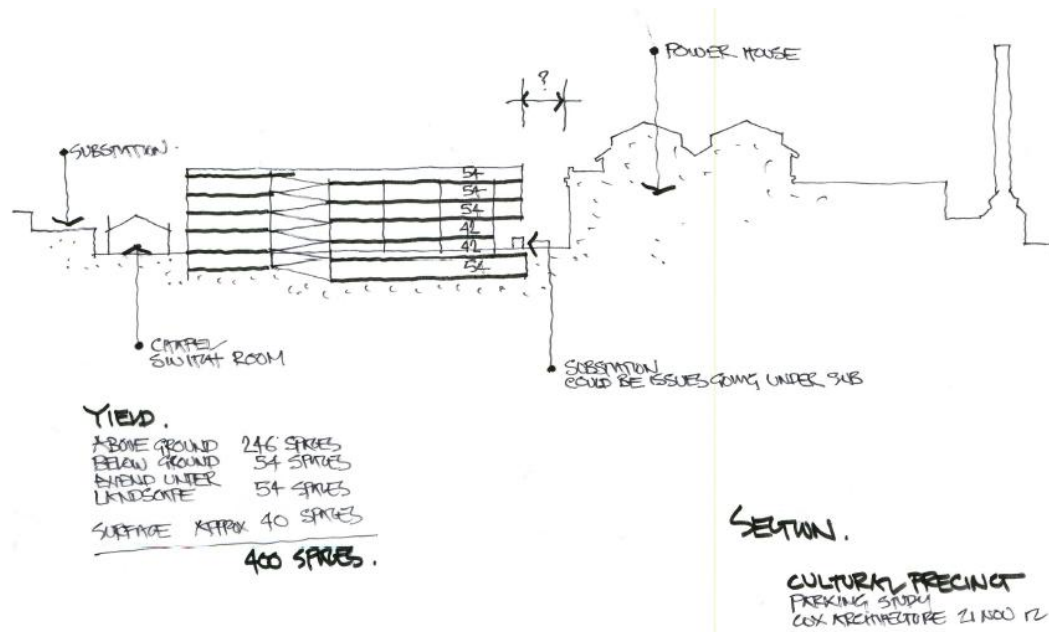


Figure 3 Concept sketch for structured car park between the Power House and the '1948 Switch Room' (2012).
Source: Cox Architecture.

Having regard to the planning, transport and heritage objectives and imperatives, the geotechnical constraints and the outcomes of the options analysis the conclusion is that the proposed site best meets the required car parking provisions as required to sustain the development as a whole. While alternatives have been explored none are able to deliver car parking in a manner which is viable and sustainable for the precinct.

3.3 Are there prudent and feasible opportunities to adjust the size and/or location of the car and retain the 1948 Switch Room?

During the development of the master plan for the arts precinct, consideration was given to providing the required parking at multiple locations within Kingston Section 49, including a smaller structured car park on the preferred location to the north-west of the Power House (as noted above). Such an approach was found to be incompatible with the planning objectives for the arts precinct, which include locating parking on a peripheral site in order to activate the precinct, increasing pedestrian and cycle safety and amenity, and minimising vehicular traffic within the precinct (see further discussion at Section 3.2). In addition, the provision of parking to the east or south-east of Section 49 (the area bounded by Eastlake Parade) would be incompatible with the zoning objectives of the Master Plan (separating parking from established and future residential areas) and would require access from Eastlake Parade, a minor collector road.

Consideration was also given to the potential for parking to be provided in the basements of new development at the arts precinct. Having regard to the requirements of the Territory Plan and the Parking and Vehicular Access General Code, it was established that there would

be insufficient surplus to make a meaningful contribution to the commitment of c. 480 parking spaces at Section 49.

In addition, geotechnical analysis revealed that the provision of two basement levels on the lower ground to the east of the site was not possible due to groundwater conditions – in this regard, the experience of recent developments at the lake shore was instructive.

3.4 Are there prudent and feasible options to design the car park around the 1948 Switch Room?;

The LDA gave consideration to the potential for integrating the '1948 Switch Room' into a structured car park early in the concept development stage for the Kingston Section 49 Master Plan. Initial analysis indicated that pursuing this option would result in a structured car park that would be appreciably larger than the structure proposed in the Master Plan (2013).¹¹ On this basis, the option was not pursued, and no drawings (elevations or sections) were prepared.

From a heritage perspective it is commented that the integration of the '1948 Switch Room' into a c. 480-capacity parking structure would be likely to overwhelm a heritage element presently identified as being 'intrinsic to the significance' of the place. While it is probable that at least one elevation of the '1948 Switch Room' could remain exposed, the outcome would almost inevitably be transformative in terms of an ability to discern the historic and planning relationship between the '1948 Switch Room' and the broader Powerhouse precinct.

The increased scale of the parking structure would also be undesirable in the context of seeking to minimise visual impacts on the Power House in views from the north-west.

3.5 Is there a prudent and feasible option to relocate the Telopea Park Substation and locate the car park on that site?

The Telopea Park substation (1984) occupies a large site to the north-east of the Kingston Powerhouse Historic Precinct. Early in the development phase for the Master Plan consideration was given to relocating the substation. The asset owner ACTEW has previously advised that the substation supplies power to the Parliamentary Zone and is considered critical infrastructure. The likely cost of relocation works was deemed to be prohibitive. In exploring relocation, the LDA looked at costs associated with the relocation of a Switching Station that was required elsewhere in the Kingston Foreshore development. The costs for that project were approximately \$40 million. Anticipating that the costs for the Kingston Section 49 would be appreciably higher, reflecting the scale of the site and the criticality of the infrastructure, this option was not considered to be economically viable, and was not actively pursued.

4.0 Conclusion

Over the past decade or more Kingston Section 49 has been the subject of extensive study and planning to determine a suitable development strategy. Prior to the development of the current Masterplan the area had been identified as a tourist 'Cultural Precinct', which subsequently included the Kingston Arts Precinct and structured car park. The Masterplan investigated how the objectives and commitments could be achieved and has been through a process of extensive consultation with expert urban design, architectural, heritage, transport and planning input. As addressed in this submission, a key conclusion of the integrated plan was that demolition of the Switch Room was necessary.

¹¹ Pers comm, Nick Holt, Project Director at the Land Development Agency, 30 January 2014.

The response to the questions raised by the Heritage Council demonstrates that while there are in some instances alternatives to the approach proposed, none achieve an outcome which is both prudent and feasible. The project is one of considerable social utility which will respond to the needs of the community and visitors alike. It will deliver the highest benefit to the community into the future through a vibrant, high quality arts precinct, potential economic returns to the Territory (through residential/commercial development site land sales), a publicly accessible structured car park for local and interstate visitors, continued quiet enjoyment for residential uses and an urban form that respects and focuses on the significant heritage buildings through adaptive reuse.

It is a project which will continue to sustain heritage buildings on the site and support the ongoing process of adaptation and reuse. Core to the development of the precinct is the delivery of adequate parking. In this case the proposed course of action involves the loss of a heritage building currently included on the heritage register. That building is not one which makes a contribution which is key to understanding the significance of the precinct. It is a building which physically has been compromised and its ability to demonstrate its original use is limited.

Critically the proposal is one which is not about a convenient outcome but one which is the product of considered assessment and evaluation of options. As such there is no prudent and feasible alternative available.

APPENDIX A '1948 Switch Room'

The ACT Heritage Register Statement of Significance for the Kingston Powerhouse Historic Precinct states that the '1948 Switch Room' is significant for its ability to provide evidence of the last phase of the reactivation of the Power House (1948-57). The building was graded C (on a grading system of A-D) in the *Kingston Power House Precinct, Conservation Management Plan Review*, 2001.¹² The CMP provides the following description of the Switch Room:

Description

A simple pitched roof structure. Utilitarian function indicated by brick strong course as sill level. Windows are steel framed reflecting contemporary practice. All woodwork and steel glazing bars painted white. Entrance is on the south west side with glazing restricted to the south-east and north-east sides.

Modifications

Circa 1985 the Switch Room was converted to office space. Access doors modified at the eastern end and a porch added at the western end.¹³

The following expanded history of the '1948 Switch Room' was prepared for the *Kingston Section 49 Heritage Strategy* (Lovell Chen):

The reactivation of the Power House in 1948 required the construction of a new stack in order to support operations (the base of the stack survives). A new switch room was also constructed at this time. It is a single-storey brick building with a pitched roof clad with dark concrete tiles. There is a lower annex to the north-west elevation, with a skillion roof. As built there were a pair of timber doors in the centre of the south-west and north-east elevations, and the roof was clad with terracotta tiles, a reference to the roofs of the Power House and Fitters' Workshop.

Albeit constructed in 1948, it is understood that the Switch Room was not used as such until 1960, when the 11kv switchgear was designed and installed.¹⁴ The Switch Room handled power generated remotely from the site. The Power House had ceased operating for the final time in 1957. The building was later extended to accommodate additional switchgear.¹⁵ It has subsequently been modified on at least two further occasions, including an extension to the south-west in the mid-1980s for its adaptation to office use. These works may also have resulted in the replacement of the original terracotta tiles, and the removal of the switchgear. The most recent works – a fit-out to residential use – were

12 *Kingston Power House Precinct, Conservation Management Plan Review*, 2001, Peter Freeman Pty Lt, p. 56.

13 Peter Freeman Conservation Architects & Planners, *Kingston Power House Precinct Conservation Management Plan Review*, 2001, Appendix B, p. 17,

14 H A Jones, 'Electricity,' Chapter 6 of *Canberra's Engineering Heritage*, Institution of Engineers, Canberra Division, 1990, p. 133.

15 H A Jones, 'Electricity,' Chapter 6 of *Canberra's Engineering Heritage*, Institution of Engineers, Canberra Division, 1990, p. 133.

carried out in 2008. The building is now used as temporary accommodation for visiting glass artists.

The context of the 1948 Switch Room has also changed since 2001, through the demolition of the two-storey engineering services workshop and the 1938 switch house (respectively graded D and C in the 2001 CMP Review). This has resulted in the 1948 Switch Room being physically isolated from the Power House and Fitters' Workshop. Today, in a planning sense, the building relates most directly to the modern Telopea Park substation (1984). This connection is reinforced through the design parallels between the 1948 Switch Room and the main entry to the substation, including the general scale of the buildings, their simple gabled roof forms, the use of face brick and dark concrete roof tiles.

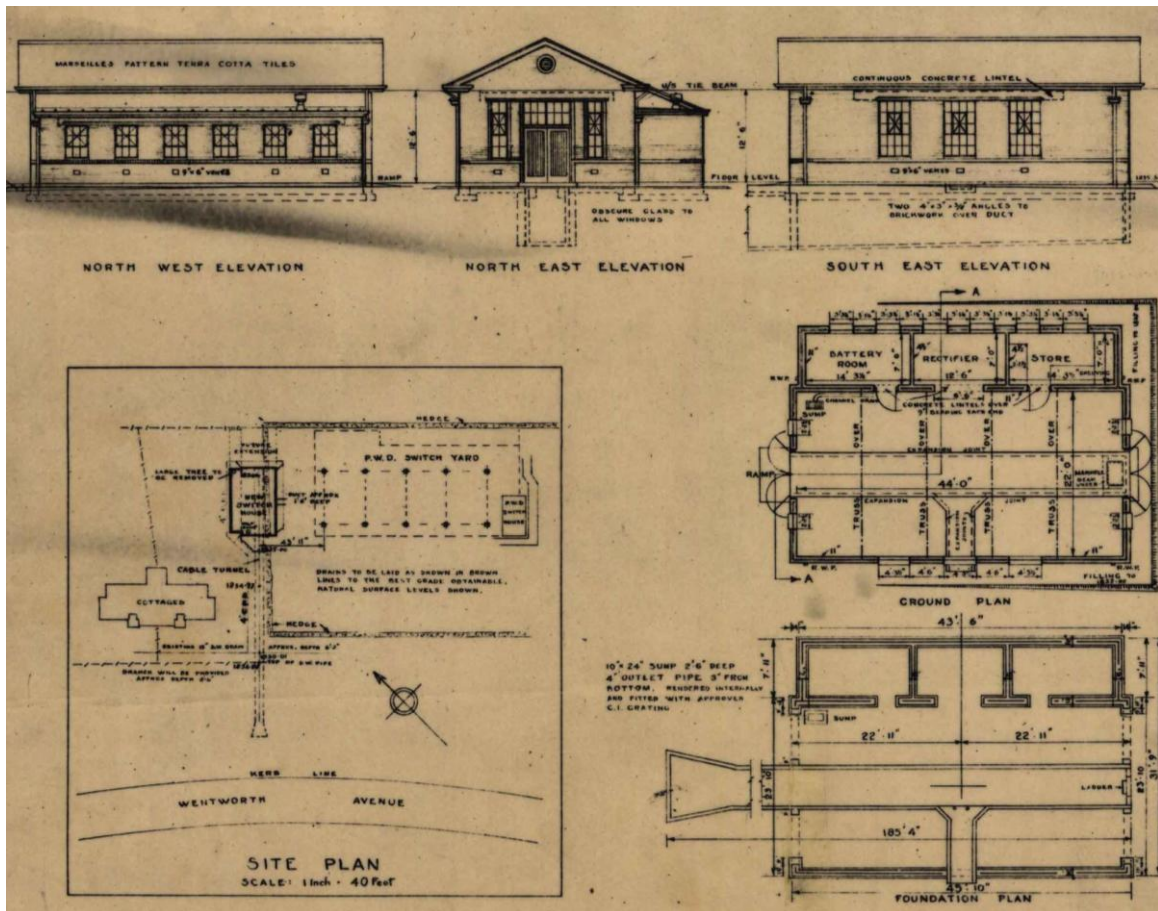


Figure 4 Elevations and plans for the New Switch House at the Electricity Supply Power Station, Kingston, 11 August 1947.
Source: National Archives of Australia.



Figure 5 South-west elevation: the building was extended to the south-west in the mid-1980s. Most of what is visible on this facade is a recent addition.



Figure 6 South-east elevation: the later addition is indicated.



Figure 7 View looking north from the entrance to the '1948 Switch Room': the entry to the Telopea Park Substation is to the rear.

Comment

The 1948 Switch Room is an extensively modified building. It was graded C in 2000, and further works have been carried out to it since then. Alterations to the building over time and the changed context, have diminished the significance of the former Switch Room, and reduced its ability to demonstrate the function for which it was designed.

The building makes a limited contribution to an understanding of the activities and processes that occurred at the former Power House site during its period of operation.

Critically, the building does not have a direct connection with the final phase of the reactivation of the Power House (the reason for which it is identified as an element intrinsic to the significance of the precinct), other than as related to the fact that both buildings at different points in time were incorporated into the large electricity grid.

How could the loss of the '1948 Switch Room' be mitigated?

Prior to demolition the '1948 Switch Room' would be recorded and documented by means of archival standard photography and measured architectural drawings.

An interpretation panel, describing the history and cultural heritage values of the '1948 Switch Room' and its contribution to an understanding of the last operating phase of the Power House, would be installed at the Power House precinct. Possible locations for the panel are close to the entry to the Telopea Park Substation, or at the base of the 1948 chimney stack – the two elements sharing an historic association.

In preference, the interpretation of the '1948 Switch Room' would be delivered as part of a broader interpretation strategy for Canberra's historic industrial and government services precinct.

It would be desirable for the entry to the ACT Heritage Register (and the Conservation Management Plan) for the Kingston Powerhouse Historic Precinct to be updated, to reflect the changed conditions of the place, including demolition of the Switch Room, the significantly changed context/setting for the precinct and the effective blocking of views of the Power House from the north by lakefront residential development.

Kingston Foreshore Structured Car Park Location Options Assessment

1. Introduction

The Land Development Agency (LDA) proposes the demolition of a small building within the Kingston Power House Precinct, referred to as the 1948 Switch Room building, in order to facilitate the development of a public structured car park to support the Kingston Arts Precinct, the Kingston Foreshore waterfront precinct and boat harbour.

This report has been produced to provide additional information on the proposed structured car park in Section 49 Kingston and the process undertaken to identify the proposed site. The report demonstrates the need for the car park, what locations have been considered, the reasons why some of these options are not viable and to highlight the exceptional circumstances that necessitate the demolition of the Switch Room building in the Kingston Power House Precinct.

The information contained in this report references numerous studies undertaken by Community Services Directorate (CSD) and the LDA from 2010 to 2013 that have guided the development of the Kingston Section 49 Master Plan and the Kingston Arts Precinct. This has included seeking advice from service providers in architecture (Cox Architecture), heritage (Lovell Chen), planning (Purdon Associates, Conroy et al), commercial valuers (PriceWaterhouseCoopers, Ray White, MMJ Real Estate), geotechnical assessment (Coffey), traffic and parking consultants (GTA Consultants), environmental (AECOM) and engineering (various). Copies of all supporting documentation can be provided on request.

2. Car Park Requirements

The structured car park in Section 49 Kingston is needed to fulfil prior ACT Government commitments. The car park is fundamental to the delivery of the Kingston Section 49 Master Plan which has been developed in consultation with the community. The car park has also formed a condition for waterfront development approvals granted by the ACT Planning and Land Authority. The car park is needed to support the emerging Kingston Arts Precinct, waterfront precinct and harbour. The critical requirements of the car park are:

- i. A publicly-accessible structured car park of **at least 480 spaces** in a single location.
- ii. Be **located in Section 49 Kingston** in accordance with the Territory Plan and National Capital Plan provisions and all relevant ACT policies.
- iii. The car park needs to be operational prior to the removal of existing temporary surface car parks which is anticipated to occur as early as 2016 when new arts buildings and sites identified in the ACT Indicative Land Release Program are sold for residential and commercial development.
- iv. Suitable for delivery and operation by private industry on behalf of the ACT Government.
- v. A site made available that is suitable for use as the car park and that can be developed within the required timeframes.

3. Location Options

A number of sites have been identified through the Kingston Section 49 Master Plan around the many constraints and opportunities in the precinct. The resulting development sites are shown in Figure 1 below.

Kingston Foreshore Structured Car Park – Location Options Assessment



Figure 1: Kingston Section 49 Master Plan development sites showing potential car park location options (inset showing alternate configuration of Site A)

The constraints that define the future development sites are the Telopea Park Substation, Kingston Power House, Fitters' Workshop, Former Transport Depot, high voltage electrical easements, underground service infrastructure, remnant historic tree plantings, significant trees, the Aspire and Gateway mixed use developments, primary view lines to the lake and Bowen Park, public open space parkland, geotechnical conditions, ground water, pedestrian access and vehicular connectivity. The resulting development sites and their respective areas are:

- Site A = 1825m² (referred to as 'Site A.1' herein)
- Site A = 1825m² (Alternate configuration see inset above, referred to as 'Site A.2' herein)
- Site B = 3205m²
- Site C = 4510m²
- Site D = 2430m²
- Site E = 4070m²

4. Assessment Criteria

The criteria that have been used to assess the proposed site for the structured car park development are outlined in the table below.

Site assessment criteria and key performance indicators	Explanation
1. Capacity for at least 480 car spaces	Critical requirement to achieve Government and agency commitments.
2. Can be delivered in a single location	Locating the public car park in one location is a requirement for future management arrangements and for the legibility of the facility for users.
3. A peripheral location in close proximity to key transport corridor	Needs to be highly visible from Wentworth Avenue an arterial road for legibility and convenience for visitors, tourists and users. This will minimise traffic volumes and optimise pedestrian movements in precinct, which will in turn improve safety and amenity.
4. Required basements are feasible with water table	A four (4) storey height limit applies under the Territory Plan for Kingston Foreshore, meaning that basement car parking is generally required to achieve the required capacity without dominating the above-ground developable area with car parking. Kingston Foreshore's close proximity to Lake Burley Griffin, geotechnical conditions and high ground water table mean that typically only one (1) basement level is feasible, and that passive or active measures are needed to address water ingress. Such measures add cost and complexity, and can also affect adjacent development foundations if not appropriately designed. Sites with an elevated natural ground level of RL560m are more likely to achieve two (2) or more basement levels. Depending on the site, 2 basement levels are required to deliver the capacity of 480 spaces.
5. A site that is unencumbered by environmental contamination or remediation issues	As a former industrial site, Kingston Foreshore has a number of sites that require remediation prior to being found suitable for use. Environmental investigations have identified a range of contaminants including hydrocarbons, heavy metals and asbestos containing material that will need to be remediated prior to development and use. Remediation is likely to add cost, time and uncertainty through environmental approvals processes. To ensure the car park

Site assessment criteria and key performance indicators	Explanation
	can be developed in the first stage of the development and within the defined timeframes and budget, the site selected for the car park needs to be free of known contamination.
6. Key heritage and landscape values are retained	The development should not significantly impact the heritage values of the area for future enjoyment by the community through visual impact on key views or loss of key buildings.
7. Capable of operating on a commercial basis	The intention of the ACT Government is that the car park will be economically viable and attractive to privately owned car park operators to operate and maintain. Industry consultation has revealed that splitting the public car parks across multiple sites OR sharing the ownership under unit titling arrangements would be less attractive to car park operators.
8. Site access, area and geometry must be suitable for use as an efficient multi-storey car park	The site must be suitable for efficient layout and circulation of car park bays, circulation lanes, ramps and stacking. It must allow physical separation of entry and exit points for vehicle queuing.
9. Compatible with adjacent land uses	Residents may raise objections to a structured car park being developed in close proximity to established residential areas where increased vehicle movements at ground and upper levels may generate increased noise, traffic movements, disturbance from headlights at night.
10. Consistent with Territory Plan without variations or amendments	Project funding and planning approval must be delivered in accordance with expected timeframes to provide certainty on traffic impacts and industry partnerships for delivery.
11. Temporary traffic arrangements can be maintained throughout construction stages	Parking must be maintained during construction staging without adversely impacting key stakeholders and to the approval of TAMS
12. Consistent with Kingston Section 49 Master Plan and community consultation outcomes	It is important that the site is not inconsistent with the proposals that the community have been consulted on and had input on including the key planning principles.

5. Assessment (matrix)

Each site option is assessed against the criteria for the structured car park development in the table below. For each of the criteria, a tick is shown for sites that have been assessed as meeting the criteria and a cross is given for those that do not (see *Figure 1 on Page 2 for plan of sites*).

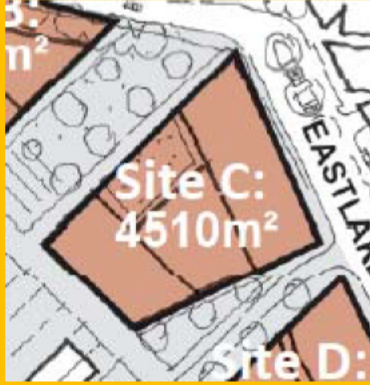
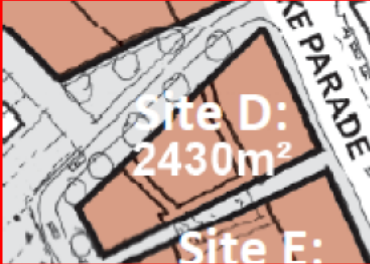
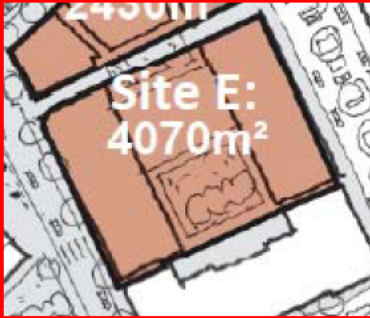

Site assessment criteria and key performance indicators	A.1	A.2	B	C	D	E
1. Capacity for at least 480 car spaces	✓	✓	✓	✓	✗	✓
2. Can be delivered in a single location	✓	✓	✓	✓	✗	✓
3. A peripheral location in close proximity to key transport corridor	✓	✓	✗	✗	✗	✗
4. Required basements are feasible with water table	✓	✓	✗	✗	✗	✗
5. A site that is unencumbered by environmental contamination or remediation issues	✓	✓	✓	✓	✗	✗
6. Key heritage and landscape values are retained	✗	✗	✓	✓	✓	✓
7. Capable of operating on a commercial basis	✓	✓	✓	✓	✓	✓
8. Site access, area and geometry must be suitable for use as an efficient multi-storey car park	✓	✓	✓	✓	✗	✓
9. Compatible with adjacent land uses	✓	✓	✗	✗	✗	✗
10. Consistent with Territory Plan without variations or amendments	✓	✓	✗	✓	✗	✓
11. Temporary traffic arrangements can be maintained throughout construction stages	✓	✓	✗	✗	✗	✓
12. Consistent with Kingston Section 49 Master Plan and community consultation outcomes	✓	✓	✗	✗	✗	✗

6. Assessment Findings

6.1 Assessment Matrix

The assessment of each site for developing a structured car park in Section 49 Kingston has produced the following outcomes.

Site	Assessment Findings
	<p>Site A.1: Suitable pending Development Approval</p> <p>Meets criteria except requires demolition of existing Switch Room building. <i>See additional analysis in Section 6.2 for comparison between Site A.1 and A.2.</i></p>
	<p>Site A.2 (Alternate geometry): Suitable pending Development Approval</p> <p>Meets criteria however would reduce the visibility of the Power House building from the north-west and views to/from Bowen Park. Development likely to impact former rail siding. <i>See additional analysis in Section 6.2 for comparison between Site A.1 and A.2.</i></p>
	<p>Site B: Not prudent as would require a Territory Plan variation or amendment, resident consultation and Development Approval</p> <p>Reduced basement capacity and geometry of site are not suited to the car park development. Close proximity to Waterfront residential development, likely to require additional measures to reduce impact on residents. May require Territory Plan variation or amendment to increase number of storeys for development to achieve capacity, which is likely to increase height of building against Power House. Unable to develop 2 basement levels, increased traffic in precinct, not a peripheral location on transport corridor, reduced safety and amenity.</p>

	<p>Site C: Not prudent as would remove surface car parking, frustrate provision of arts facilities</p> <p>Site has been identified for new buildings associated with the Kingston Arts Precinct development. Development of car park on this site is likely to impact Government delivery of new arts facilities that will benefit community. Unable to develop 2 basement levels, increased traffic in precinct, not a peripheral location on transport corridor, reduced safety and amenity.</p>
	<p>Site D: Not feasible</p> <p>Geometry of site unsuitable for car park floor plates and circulation ramps. Does not accommodate required capacity on site without expansion of site area and/or building height, inconsistent with master plan and Territory Plan. Unable to develop 2 basement levels, increased traffic in precinct, not a peripheral location on transport corridor, reduced safety and amenity.</p>
	<p>Site E: Not feasible</p> <p>Too close in proximity to Aspire development with high impact likely on building residents and objections. Unable to develop 2 basement levels, increased traffic in precinct, not a peripheral location on transport corridor, reduced safety and amenity.</p>
	<p>Open Space: Not feasible</p> <p>The development of the car park within areas of open space, public roads or parks would be highly likely to have adverse impacts on key vistas and views, quality of public space, safety and amenity and be inconsistent with the master plan for the site.</p>

6.2 Comparative Assessment of Site A.1 and A.2

The LDA has undertaken additional assessments of the two alignment options for the structured car park on the site adjacent to the Kingston Power House building.

The proposed orientation of the structured car park in the Kingston Section 49 Master Plan (referred to in this report as 'Site A.1') is aligned with north-eastern and south-western facades of the Kingston Power House building and would require the demolition of the Switch Room building to achieve the minimum required site area. An alternate orientation of the car park on the site has also been explored which may avoid demolition of the Switch Room, referred to as 'Site A.2'.

A preliminary visual impact assessment undertaken by LDA indicates that the development of a car park on Site A.1 would preserve views of a significant portion of the north-western facade of the Kingston Power House when viewed from the Wentworth Avenue approach, and the entire Wentworth Avenue facade. This is shown on the left hand side in *Figure 2* below. The alternate orientation is likely to block most of the view of the north-western facade of the Kingston Power House when viewed from the Wentworth Avenue approach, and a significant portion of the Wentworth Avenue facade. This is shown on the right hand side in *Figure 2* below.

Site A.1 (proposed)

Site A.2 (alternate)



Figure 2: Comparative visual impact assessment between proposed alignment of future development in the Kingston Section 49 Master Plan Site A1 (left) and alternate alignment Site A2 (right), when viewed from the Wentworth Avenue approach to the building

The alternate orientation of the Site A.2 option would generate a number of key issues for the development of the precinct that were resolved in the Kingston Section 49 Master Plan. These are summarised below.

- **Heritage** – blocks views of Powerhouse building, physical impacts on former rail siding to south, however retains the Switch Room building
- **Traffic circulation** – impacts traffic circulation along existing road to south of Powerhouse, would require major modifications to traffic circulation, including internal roads, pathways and car park entries and exits

- **Pedestrian connectivity** – reduced permeability by building protruding into public realm, space between buildings may be too narrow to achieve safe pathway
- **Architectural design** of car park – impact not yet known
- **Internal circulation** – the efficiency of the site for the structured car park operation may be reduced or not be feasible at all, based on the changed layout of the vehicle rows and basement ramps
- **Urban design** – impact on pattern and grain of future development, legibility and access
- **Set-backs** – may not be possible to build future road between Switch Room and car park development (or between car park and Powerhouse), or may be geotechnical issues with basement construction possibly being too close to Switch Room (where it may affect building foundations)
- **Efficient car park design** – the entries, exits, ramps and arrangement of rows and bays would also need to be reconfigured. The feasibility and efficiency of the Structured Car Park basement would potentially be impacted under the Site A.2 alternate alignment. See *Figure 3* below.



Figure 3: Future car parking locations in Section 49 with basement areas indicated – note the basement of the Structured Car Park would need to extend beyond site area shown in dotted orange outline

In summary, while Site A.2 (alternate alignment) may be feasible, it is significantly more intrusive on the major views to the Kingston Power House from Wentworth Avenue and the visual curtilage of the building. It is LDA's preference to develop the Structured Car Park in accordance with the Kingston Section 49 Master Plan (referred to as the Site A.1 option).

7. Exceptional Circumstances

As the urban renewal of the former industrial hub of Kingston Foreshore has progressively been realised, many unique conditions and constraints have emerged. The ACT Government commitment to build a structured car park at Kingston Foreshore to support off-site visitor car parking for the waterfront is not only consistent with the legislative planning framework, it is required to meet current and future transport demands and for the economic sustainability of the broader urban area.

The ACT Government commitment to build an international standard visual arts precinct in Section 49 Kingston is consistent with the initial vision of the design competition award-winning master plan for Kingston Foreshore by Colin Stewart Architects and the community's expectations for the area.

The pre-existing conditions of this site form a unique and exceptional combination in close proximity to Lake Burley Griffin with a high water table, critical underground infrastructure network, environmental contamination, heritage buildings and trees, in a high-density mixed-use residential commercial area with tourism, arts, recreation and employment attractions that require a high level of transport service.

The alternative options for locating the car park spaces have been explored and have been demonstrated to be either technically unfeasible; have a high degree of impact on adjacent residential land use; impact the Territory's ability to deliver a high-quality community arts precinct; or ultimately have the potential to even prevent the entire master-planned precinct from being developed.

The response to the heritage value of the Kingston Arts Precinct is to provide for its adaptive reuse as a visual arts and commercial development. This ensures the continuing active use, maintenance and interpretation of the heritage features. It is however dependent on establishing a commercial environment for the precinct and this in turn is dependent on providing adequate car parking, establishing site specific exceptional circumstances.

8. Conclusion and Recommendation

The LDA in conjunction with CSD and key stakeholders has comprehensively examined the options for locating the structured car park through a rigorous process spanning 2010 to 2014. The LDA has found that although there are a range of options for the location and design of public car park, the only prudent and feasible alternative is to develop a structured car park between the Kingston Powerhouse and Telopea Park Substation (referred to in this report as Site A), which is likely to impact the Kingston Power House Precinct. Within this site, the orientation of the car park is proposed to be developed in accordance with the Kingston Section 49 Master Plan (referred to as the Site A.1 option), where it will require the demolition of the Switch Room building.



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Ms Anna Gurnhill
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Dear Anna

Kingston Section 49 Master Plan and the Switch Room building

I refer to correspondence from ACT Heritage Council of 8 October and 7 November 2013, correspondence from the Land Development Agency (LDA) to Council of 11 April 2014 and the ACT Heritage Council Development Assessment Taskforce (DA Taskforce) meeting on 24 April 2014, regarding the Kingston Section 49 Master Plan and the proposed demolition of the 1948 Switch Room.

At the meeting the LDA noted the request for additional information that demonstrates what alternative locations have been considered for the structured car park and to clarify the exceptional circumstances that necessitate the demolition of the Switch Room building in the Kingston Power House Precinct.

In response the LDA presents the 'Kingston Foreshore Structured Car Park Location Options Assessment' for your consideration. Subject to your feedback, the Economic Development Directorate intends to submit Development Applications (DA's) to the Environmentally Sustainable Development Directorate for the demolition of the Switch Room, an Estate Development Plan incorporating a landscape master plan and a heritage interpretive strategy. DA's will also be submitted for the construction of a structured car park and arts buildings, however no decision has been made which Territory Directorate will be the applicant for these key capital works projects.

Yours sincerely

Anton Veld

Senior Project Planner

27 May 2014



KINGSTON SECTION 49 HERITAGE STRATEGY

Prepared for
Land Development Agency

September 2013

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