



**ACT**  
Government

Environment, Planning and  
Sustainable Development

Mbark RGC Retirement Pty Ltd  
Attn: David Consalvi  
David.consalvi@mbark.com.au

Dear David,

**Further information request – DA-202442900 – Block 76 Section 10 Garran**

An initial assessment of your development application (DA) has been undertaken and, in accordance with section 167 of the *Planning Act 2023* (the Act), the Territory Planning Authority requires further information to progress the assessment of your DA.

A detailed assessment of the proposal has not yet been completed and a second further information may be requested to address matters raised in the Territory Plan assessment or further issues/clarification raised by entities.

It is recommended to address entity concerns prior to assessment being undertaken/complete as it appears that some design changes may be required to meet the entity advice below. It is also strongly encouraged to respond to representor concerns as part of the further information response as it appears this proposal has a high community interest.

I have outlined below which entity has not supported and requires further information:

- Transport Canberra & City Services advice

**DRIVEWAY / VERGE CROSSING**

1. The verge crossing must be designed and constructed to accommodate the entry and egress of the largest vehicles accessing this site in accordance with TCCS MIS 07 Design Standard.

**LMPP / STREET TREES**

**Urban Treescapes (Design and Development Coord) have reviewed the submission for Development Application, 1,76/56,10 Red Hill/Garran, and give in principle support for the proposal. This is only for the parcel of land connecting from Garran Scout Hall to the Federal Golf Course boundary. The proposed entry road does not have any concerning impacts on trees on unleased land however I have provided a few comments below to ensure a broader positive outcome:**

2. Provide native endemic trees to maintain the native character of the open space, golf course and provide ecological habitat.
3. Consider how the entry road dissects the open space area and how users (including Scout Hall users) will still be able to use the open space corridor, or access safely the walking trails along the open space corridor.
4. Ensure recently planted Eucalyptus macrocarpa saplings are captured in tree surveys or considered in the design process.

## TRAFFIC

The TIA Report in this DA (202442900) is the same as the TIA Report from the earlier DA (202342264). However, given that the DA has been submitted based under the new Territory Plan, parking requirements differ. Hence, please see updated comments below:

5. Review of Transport Impact Assessment prepared by GHD dated 4 September 2023
6. It is understood that traffic generation from the site is low and there is not likely to be any adverse traffic impacts from the site to the external network.
7. Requirements for car parking and bicycle parking is to be based on the technical specifications under the new Territory Plan.
8. Based on the meeting held by TCCS and the applicant on 8 March 2024, GHD outlined that given the lack of sight distance from the access points to Kitchener Street, safety measure such as speed cushions have been proposed on Kitchener Street. This sight distance analysis and proposal to improve safety is not detailed in the Transport Impact Assessment. Hence, please provide the sight distance assessment and detail the proposed improvement to safety in the Transport Impact Assessment report.

## ACTIVE TRAVEL

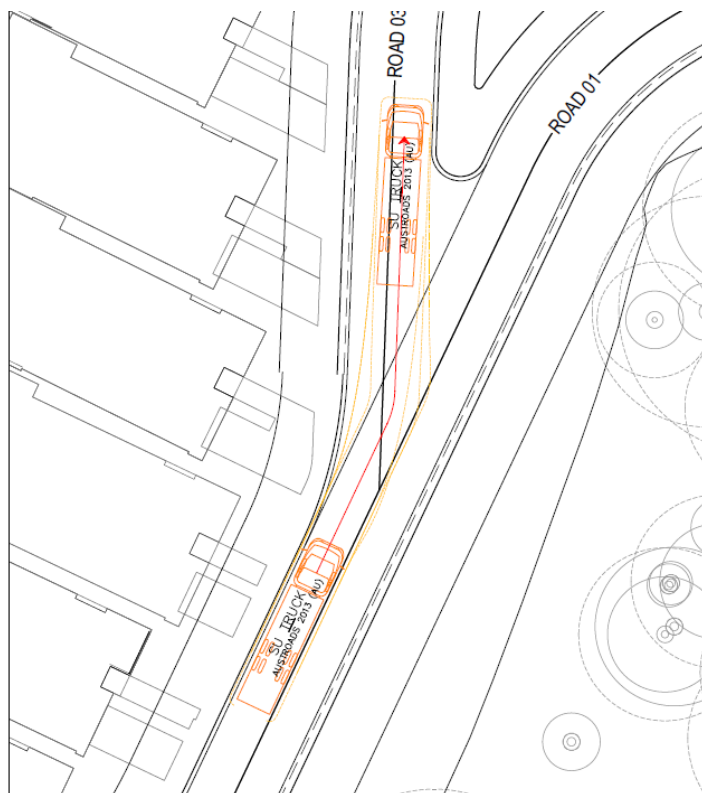
9. New paths link must comply with a minimum width of 1.5m, therefore, the proposed path link along Kitchener Street must be at least 1.5m.
10. Also, there is a road safety issue with crossing Kitchener Street where some sort of pedestrian crossing facility will need to be provided as shown in Image 1 below.
11. Please inform to the applicant to confirm a 4m unobstructed carriage way along the intersection on Kitchener Street (both sides of the road).



Image 1

## WASTE

12. While you have provided some Truck Turning Template (TTT), it is unclear as to whether the trucks are free to enter and exit at the same time or whether each entry and egress will be controlled so that there are not conflicts for a two-way entry and egress arrangement. For example, as shown in Image 2 below from DA202442901 the TTT for the truck entry from Kitchener Street shows that the truck must encroach into the egress lane (Road 1) in order to enter. However, you must explain how conflicts will be eliminated, otherwise, the verge crossing must be widened to accommodate a two-way egress and ingress without conflict.
13. Please provide an updated Truck Turning Template (TTT) with a 12.5m truck according to Waste Code 2019, as the TTT provided is non-compliant as it is encroaching over the verge crossing and the internal footpath where pedestrians can be ran over as shown below.
14. The applicant will be held responsible for design and construction of an adequate truck turning path including clearances as per Waste Code 2019. The developer must not add any obstructions / encroachments within the truck turning area, including clearances after approval from TCCS at DA / DR Stage.
15. All TTT must be provided to show how the largest vehicle will enter and exit the site. The turning template must indicate a 600mm clearance envelope on both sides of the vehicle and 1000mm at pinch points.



HEAVY RIGID VEHICLE TURNING PATH 01

SCALE 1:200

Image 2

In response to this information request please provide amended plans and documentation addressing the concerns raised by TCCS.

Pursuant to section 192 of the Act, as a result of this request, the time to decide the DA has been paused.

On receipt of all of the information requested, the time to decide to DA will recommence.

If any amendments are made to the proposal in responding to the further information requested, the amended proposal is required to be submitted under section 168 of the Act. Please note, amending your application will result in the time to decide the DA to restart, pursuant to section 192 of the Act.

If the information requested is not provided within 18-months after the day of this request, your application will be taken to have been withdrawn.

Yours sincerely,



Joshua Dobing  
Delegate of the Territory Planning Authority  
26 June 2024