

Statement Against Criteria

Winnunga Nimmityjah &
Watson Health Hub
Block 1 Section 84 Watson

Prepared for:

ACT Health Directorate

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Contents

1	Introduction	4
2	Site Description and Proposal.....	5
2.1	Location and Site Description.....	5
2.2	Description of Proposal	6
2.3	Operation of development.....	6
2.4	Crown Lease Provisions.....	8
2.5	Territory Plan.....	8
2.6	Assessment Track Considerations	9
	Pre-Lodgement Consultation	11
3	List of Documents	12
4	Applicable Codes	18
5	Watson Precinct Code	20
6	CZ6 Zone Objectives	21
7	Commercial Zones Development Code	22
7.1	Part E – Additional controls for CZ6 zoned land.....	35
7.2	Part G – Endorsement by agencies.....	36
8	Territory Plan General Codes.....	39
8.1	Parking and Vehicular Access General Code	39
8.2	End of Trip Facilities General Code.....	39
8.3	Access and Mobility General Code	47
8.4	Crime Prevention Through Environmental Design General Code 48	
8.5	Community and Recreation Facilities Location Guidelines General Code	59
	Detailed Location Guidelines for Community and Recreation Facilities	63
8.6	Signs General Code	64
8.7	Waterways: Water Sensitive Urban Design General Code ...	69
9	Conclusion	77

1

Introduction

This Statement has been prepared in response to the requirements of and provisions of the *Planning and Development Act 2007* (**the Act**) and the ACT (Australian Capital Territory) Territory Plan. It acts as supporting information for a Design and Siting Development Application for Block 1 Section 84 Watson.

2

Site Description and Proposal

2.1 Location and Site Description

The proposed development is located on Block 1 Section 84 Watson (**the site**), within the district of North Canberra.

The block is situated within the suburb of Watson located in north Canberra, providing a mix of established low density residential housing and modern medium density residential development, as well as commercial and educational facilities.

Block 1 Section 84 Watson is zoned 'CZ6 – Leisure and Accommodation' under the Territory Plan, with an area of 33,177m².

The block is bounded by Nature Reserves, Watson Woodlands and Mount Majura. Business and community facilities are located further to the north.

Figure 1 and Figure 2 below show the regional site location and aerial view of the site. The site is bordered by Antill Street to the west, Leisure and Accommodation to the North and Leisure and Accommodation, Hills, Ridges and buffer areas to east and south

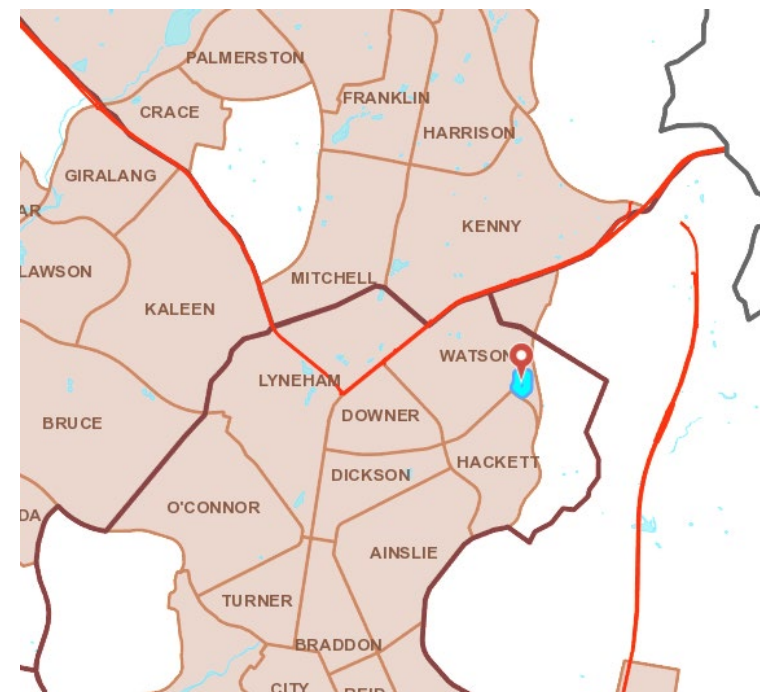


Figure 1: Regional site location (ACTmap*i*, May 2023)



Figure 2: Aerial View (ACTmapi, May 2023)

2.2 Description of Proposal

The proposed development application seeks approval for the following works:

- Demolition of existing buildings
- Construction of two separate developments comprising:
 - the Winnunga Nimmitjyah rehabilitation facility to the north of the block comprising 2 two storey buildings with a total GFA of 1,665m²; and
 - the Watson Health Hub to the south of the block comprising 4 one or two storey buildings with a total GFA of 2,640m²;
- Outdoor recreation and parking areas;
- New driveway access from Antill Street;
- Tree removals;

- Signage; and
- Associated site servicing and landscaping.

Subdivision of the block into two parcels is proposed, however as the block is subject to an Executive Lease this is to be undertaken as a separate land administration process outside of the Development Application.

A concept subdivision plan is provided in this submission indicating the intended subdivision format, for information purposes. Each block will have separate access and servicing.

2.3 Operation of development

The proposed developments will each operate for community use as a health facility that includes short-stay residential components associated with the programs that are to operate on the site.

Due to the accommodation component of the proposed development, the use is consistent with the Territory Plan definition of hospital which is:

use of land for the medical care (including diagnosis, preventative care and counselling) of inpatients, whether or not out-patients are also provided with care or treatment, and may include associated residential accommodation.

The proposed use is consistent with the use rights permitted under the subject Executive Lease.

Outlined below is a description of the proposed operation of each development to provide context for the assessment of this application.

Watson Health Hub

The Watson Health Hub Watson Health Hub (WHH) will provide support and treatment to young persons experiencing serious mental illness, or drug and alcohol related difficulties.

The WHH development is to occur on the southern portion of the site and is to comprise four building areas including:

- PALM Hub, comprising staff areas, shared recreation facilities and amenities;
- PALM House, providing a total of 21 beds with shared kitchen lounge and activity areas;
- CALM House, a smaller facility providing a total of 5 beds with shared kitchen lounge and activity areas; and
- Catholic Care, providing residence wings, staff wings and shared amenities arranged around a central courtyard with a total of 10 beds.

Development of the site will include central parking areas, landscaping and outdoor facilities to service the proposed buildings.

The remainder of the site will be preserved for potential future development, subject to a future development application.

Winnunga Nimmityjah

To the north of the site is proposed the Winnunga Nimmityjah Alcohol and Other Drug Residential Rehabilitation Facility.

The proposed development plan for Winnunga Nimmityjah Aboriginal Health and Community Services encompasses two

essential components aimed at enhancing the well-being of the community.

The first involves the establishment of an Alcohol and Other Drug Residential Rehabilitation Facility. The second aspect of the development plan focuses on the creation of Youth Health Facilities in the southern part of the site (the WHH).

The northern part of the site is the new Watson facility will offer drug and alcohol residential rehabilitation services for 24 adult men. The facility will include spaces for therapeutic treatment (including individual and group consultations), group programs and training, areas for individual and group activities (for example for arts, exercise, and music) and associated administrative and staff facilities.

Residential facilities will include single bedrooms, shared bathroom facilities, a range of communal areas (for cooking, meals and recreation) as well as quality outdoor areas including a mix of hard and soft landscaped areas, with potential for small scale outdoor sports facilities.

The facility will also accommodate visitors, including family and friends, members of the public (as part of specific events) and past residents.

2.4 Crown Lease Provisions

Table 1 below details the key Crown Lease covenants for Block 1 Section 84 Watson. The subject Crown lease is an Executive lease granted to the Territory.

Table 1: Block 1 Section 84 Crown Lease covenants

Covenant	Details
Site Identifier	Block 1 Section 84 Watson
Lessee	Australian Capital Territory
Site Address	350 ANTILL STREET
Site Area	33,177 square metres or thereabouts
Deposited Plan	4934
Lease Commenced	21 December 1999
Purpose Clause	Any purpose permitted pursuant to the Territory Plan

2.5 Territory Plan

Block 1 Section 84 Watson is zoned 'CZ6 – Leisure and Accommodation Zone' under the Territory Plan. The site is adjoining

other CZ6 zoned blocks to the North, CZ6 and NUZ3 zoned blocks to the south and East. NUZ3 zones are also noted crossing the Antill Street to the west.

The blocks are located within areas subject to the Watson Precinct Code. The proposal is consistent with the zoning applicable to the site under the Territory Plan, which permits COMMUNITY USE which includes health facility and hospital.

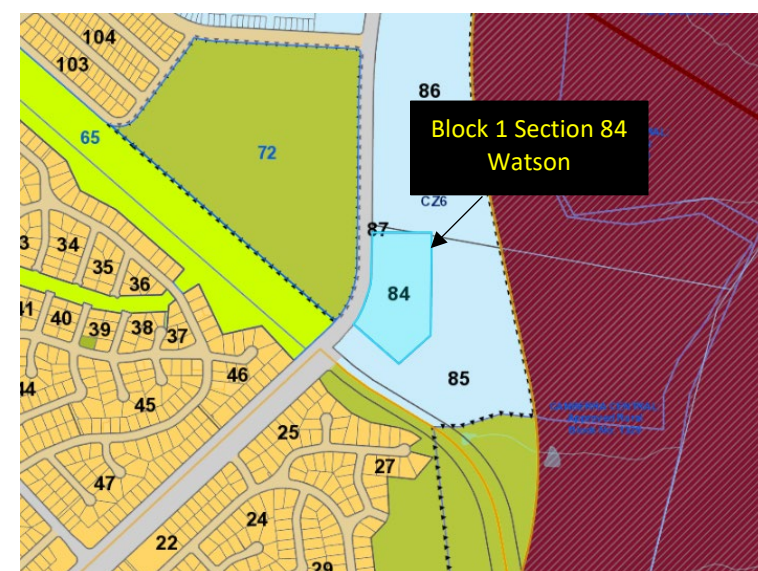


Figure 1: Territory Plan overlay (ACTmapi May 2023)

2.6 Assessment Track Considerations

The proposed Hospital comes under **Community use** which is permissible within the 'CZ6 – Leisure and Accommodation Zone', which is permissible within a CZ6 zone subject to the lodgement of a Development Application in the Merit Track.

As demonstrated in **Table 2**, Varying a Lease is permissible within this zone where the variation is not prohibited or impact track assessable.

Table 2: 'Leisure and Accommodation' Development Table

Development	
ancillary use	minor use
aquatic recreation facility	outdoor recreation facility
car park	overnight camping area
caravan park/camping ground	parkland
club	pedestrian plaza
COMMERCIAL	place of assembly
ACCOMMODATION USE	
COMMUNITY USE	public agency
consolidation	public transport facility
craft workshop	restaurant
demolition	SHOP
development in a location and of a type identified in a precinct map as additional merit track development	sign
ink establishment	subdivision
drive-in cinema	temporary use
group or organised camp	tourist facility
indoor entertainment facility	varying a lease (where not prohibited, code track or impact track assessable)
indoor recreation facility	zoological facility
minor road	

There are 5 types of development applications that are required to be assessed in the Impact Track. These 5 types are listed in the relevant zone development table and are discussed below. As the proposed is not of a development type that is required to be assessed in the Impact Track, it may be assessed in the Merit Track.

Table 3: Minimum Assessment Impact Track

Development Type	Commentary
Development that is not an exempt, code track or merit track development where the development is otherwise authorised	Not Applicable. The proposed use is merit track assessable.
Development specified in schedule 4 of the <i>Planning and Development Act 2007</i> and not listed as a prohibited use.	Not Applicable. The development is not of a type identified in Schedule 4 of the Act. Ecological advice has been received that the proposed tree removals do not trigger assessment items under Schedule 4 of the Act.
Development that is authorised by a lease and listed as a prohibited use in this table.	Not Applicable. The proposed use is not a prohibited use.
Development declared under section 124 or section 125 of the <i>Planning and Development Act 2007</i> and not listed as a prohibited development.	Not Applicable. Declarations have not been made.
Varying a lease to add a use assessable under the impact track.	Not Applicable. Impact track uses are not being added.

Pre-Lodgement Consultation

The *Planning and Development Regulation 2008* (**the Regulation**) under Section 20A states that development proposals that meet the criteria below will be subject to mandatory pre-DA consultation – as required by Section 138AE of the Act.

(1) *prescribed:*

- a) *building for residential use with 3 or more storeys and 15 or more dwellings;*
- b) *a building with a gross floor area of more than 5000m²;*
- c) *if the development proposal is for more than 1 building*
- d) *– the buildings have a total gross floor area of more than 7000 m²;*
- e) *a building or structure more than 25 m above finished ground level;*
- f) *a variation of a lease to remove its concessional status;*
- g) *the development of an estate.*

(2) *Also, a development proposal on which the proponent is required to consult the design review panel under the Act, section 138AL (1) or (2) is prescribed.*

The proposal does not trigger the above criteria requiring mandatory pre-DA consultation. The public will be afforded the opportunity to comment on the development application during the public notification period.

3

List of Documents

The ACT Government document [Minimum Documentation Requirements for Lodgement of a Development Application](#) provides an indication of the plans and documents that are required or may be expected to accompany a development application in a commercial zone. Additional plans are also provided where necessary to describe particular details of the proposal. Below is a full list of documents required for this submission.

Table 4: DA Document List

Documentation	Community Facility Zone	Name of documents
Application form	Required.	eDevelopment Form
Letter of authorisation	Required.	Letter of Authorisation
Statement against relevant criteria	Required	This report
Survey certificate	Required.	DA-03.02 EXISTING SITE SURVEY PLAN
Site plan	Required.	Winnunga Nimmityjah DA-03.10 SITE PLAN [3] Watson Health Hub DA-03.01 PROPOSED OVERALL SITE PLAN DA-03.04 PROPOSED SITE PLAN
Floor plan	Required.	Winnunga Nimmityjah DA-06.10 FLOOR PLAN - GROUND LEVEL - MAIN BUILDING [3] DA-06.11 FLOOR PLAN - LEVEL 1 [3] DA-06.12 ROOF PLAN [3] DA-06.13 FLOOR PLAN - MENS SHED & WASTE ENCLOSURE [3] DA-06.01 OVERALL GROUND FLOOR PLAN DA-06.02 FLOOR PLAN - CATHOLIC CARE DA-06.03 FLOOR PLAN - PALM HUB AND CALM HOUSE DA-06.04 FLOOR PLAN - PALM HOUSE DA-06.05 OVERALL ROOF PLAN DA-03.03_DECANTING STRATEGY PLAN

Watson Health Hub			
DA-06 PROPOSED FLOOR PLANS			
Public register floor plan	Not required.		
Area plan	Required.	Winnunga Nimmityjah DA-04.10 AREA PLANS Watson Health Hub DA-04.01_AREA PLAN	
Sections	Required.	Winnunga Nimmityjah DA-08.10 SECTIONS [3] Watson Health Hub DA-08 PROPOSED SECTIONS DA-08.01 PROPOSED SECTIONS 01 DA-08.02 PROPOSED SECTIONS 02	
Elevations	Required.	Winnunga Nimmityjah DA-07.10 ELEVATIONS - NORTH & SOUTH [3] DA-07.11 ELEVATIONS - WEST & EAST [3] Watson Health Hub DA-07 PROPOSED ELEVATIONS DA-07.01 PROPOSED ELEVATIONS - STREETSCAPE	DA-07.02 PROPOSED ELEVATIONS - CATHOLIC CARE DA-07.03 PROPOSED ELEVATIONS - CATHOLIC CARE COURTYARDS DA-07.04 PROPOSED ELEVATIONS - PALM HUB DA-07.05 PROPOSED ELEVATIONS - PALM HOUSE DA-07.06 PROPOSED ELEVATIONS - CALM HOUSE
Shadow diagram	Not required however provided.	Winnunga Nimmityjah DA-09.10 SHADOW DIAGRAMS [3] Watson Health Hub DA-09 SHADOW DIAGRAMS DA-09.01 SHADOW DIAGRAMS (WINTER SOLSTICE) DA-09.02 SHADOW DIAGRAMS (SUMMER SOLSTICE)	

Composite streetscape elevation	Required.	Winnunga Nimmityjah DA-07.12 COMPOSITE STREETSCAPE ELEVATION [3]	
Perspectives	Required.	Winnunga Nimmityjah DA-01.15 ARTISTS IMPRESSION - MENS SHED & MULTI PURPOSE RM [3] DA-01.14 ARTISTS IMPRESSION - GROUP LOUNGE & GYM [3] DA-01.13 ARTISTS IMPRESSION - DINING ROOM & GROUP KITCHEN [3] DA-01.10 ARTISTS IMPRESSION - WINNUNGA AERIAL [3] DA-01.12 ARTISTS IMPRESSION - ENTRY COURT & COURTYARD [3] DA-01.11 ARTISTS IMPRESSION - VERANDAH AND COURTYARD [3] Watson Health Hub	DA-01 ARTIST'S IMPRESSION DA-01.01 ARTIST'S IMPRESSION 01 DA-01.02 ARTIST'S IMPRESSION 02 DA-01.03 ARTIST'S IMPRESSION 03 DA-01.04 ARTIST'S IMPRESSION 04 DA-01.05 ARTIST'S IMPRESSION 05 DA-01.06 ARTIST'S IMPRESSION 06
Colour sample schedule	Required.	Winnunga Nimmityjah Indicated on Elevations. Watson Health Hub DA-02 MATERIAL STRATEGY DA-02.01 MATERIAL & COLOUR PALETTE	
Water sensitive urban design	Required.	229014-TTW-00-DR-CI-04001 Stormwater Notes and Legend Sheet 1 229014-TTW-00-DR-CI-04002 Stormwater Notes and Legend Sheet 2 229014-TTW-00-DR-CI-04011 Stormwater and Subsoil Drainage Plan Water reduction spreadsheet	
Access and mobility report	Required.	Access Report 01 - Development Application Statement	
Access and mobility plan	Not required.		
Bill of quantities / summary of costs	Required	Winnunga Nimmityjah 230719_WRRF_DA SUMMISSION SUMMARIES (1) Watson Health Hub	

WHH Cost Summary Jul 23

Landscape plan	Required.	Winnunga Nimmityjah	1740 - 908 IMAGERY 8-PERSPECTIVE
		1740 - 100 TREE ASSESSMENT TABLE	1740 - 909 IMAGERY 9-PERSPECTIVE
		1740 - 101 TREE ASSESSMENT PLAN	
		1740 - 130 TREE MANAGEMENT PLAN	Watson Health Hub
		NOTES	L000 TITLE SHEET
		1740 - 131 TREE MANAGEMENT PLAN	L001 LEGEND
		1740 - 201 LEGEND & NOTES	L002 MATERIAL AND FINSHES PALETTE
		1740 - 202 PLANTING SCHEDULE	L003 PLANTING PALETTE
		1740 - 300 SITE PLAN	L004 PLANTING SCHEDULE
		1740 - 301 LANDSCAPE PLAN - SHEET 1	L005 ILLUSTRATIVE PLAN
		1740 - 302 LANDSCAPE PLAN - SHEET 2	L006 SITE PLAN
		1740 - 303 LANDSCAPE PLAN - SHEET 3	L201 SURFACE FINISHES PLAN 01
		1740 - 601 PLANTING PLAN - SHEET 1	L202 SURFACE FINISHES PLAN 02
		1740 - 602 PLANTING PLAN - SHEET 2	L203 SURFACE FINISHES PLAN 03
		1740 - 603 PLANTING PLAN - SHEET 3	L204 SURFACE FINISHES PLAN 04
		1740 - 801 DETAILS – PLANTING	L501 PLANTING PLAN 01
		1740 - 901 IMAGERY 1-PLANTING PALETTE	L502 PLANTING PLAN 02
		1740 - 902 IMAGERY 2-PLANTING PALETTE	L701 SECTIONS AND ELEVATIONS 01
		1740 - 903 IMAGERY 3-MATERIALS PALETTE	L702 SECTIONS AND ELEVATIONS 02
		1740 - 904 IMAGERY 4-MATERIALS PALETTE	L801 LANDSCAPE DETAILS 01
		1740 - 905 IMAGERY 5-MATERIALS PALETTE	L802 LANDSCAPE DETAILS 02
		1740 - 906 IMAGERY 6-PERSPECTIVE	1740- 000 COVER PAGE
		1740 - 907 IMAGERY 7-PERSPECTIVE	
Parking plan	Required.	Watson Health Hub	
		DA-05 PARKING PLAN	
		DA-05.01 PARKING PLAN	

Turning templates	Required.	229014-TTW-00-DR-CI-11001 VEHICLE TURNING PATHS NOTES AND LEGEND 229014-TTW-00-DR-CI-11011 VEHICLE TURNING PATHS PLAN	
Traffic and Parking report	Required	Traffic Impact and Parking Assessment	
Tree management plan	Required.	L101 TREE MANAGEMENT AND PROTECTION PLAN Arboricultural Impact Assessment and Tree Management Plan	
Tree survey	Required.	As above	
Erosion and sediment control plan	Required.	229014-TTW-00-DR-CI-09201 ENVIRONMENTAL EROSION CONTROL NOTES AND LEGEND SHEET 1 229014-TTW-00-DR-CI-09202 ENVIRONMENTAL EROSION CONTROL NOTES AND LEGEND SHEET 2 229014-TTW-00-DR-CI-09211 ENVIRONMENTAL EROSION CONTROL PLAN	
Ecological Report	Required.	Biodiversity Assessment Report	
Waste and recycling management plan	Required.	Waste and Recycling Management Plan proforma 229014-TTW-00-DR-CI-12001 WASTE MANAGEMENT NOTES AND LEGEND 229014-TTW-00-DR-CI-12011 WASTE MANAGEMENT PLAN	
Utilities Plan	Required.	Lighting Winnunga Nimmityjah B1 S84 WATSON - ALCOHOL AND OTHER DRUG RESIDENTIAL REHABILITATION FACILITY - DA-03.10 SITE PLAN_ext_lighting (1) Watson Health Hub E000 COVER SHEET AND DRAWING INDEX E001 LEGEND OF SYMBOLS E010 SITE LAYOUT E100 PALM HUB LIGHTING LAYOUT	E110 CATHOLIC CARE LIGHTING LAYOUT E120 CALM HOUSE LIGHTING LAYOUT E130 PALM HOUSE LIGHTING LAYOUT E200 PALM HUB POWER AND COMMUNICATION LAYOUT E210 CATHOLIC CARE POWER AND COMMUNICATION LAYOUT E220 CALM HOUSE POWER AND COMMUNICATION LAYOUT E230 PALM HOUSE POWER AND COMMUNICATION LAYOUT E300 ELECTRICAL SERVICES SCHEMATICS
Demolition plan	Required.	DA-06.16 DEMOLITION PLAN 229014-TTW-00-DR-CI-02001 EARTHWORKS NOTES AND LEGEND	

229014-TTW-00-DR-CI-02011 EARTHWORKS CUT AND FILL VOLUMES PLAN		
Hazardous materials survey	Required.	Hazardous Materials Reinspection (002)
Environmental significance opinion	Not required. The proposed development does not trigger matters listed under Schedule 4 of the Planning and Development Act 2007.	
Environmental Impact Statement	Not required. The proposed development does not trigger matters listed under Schedule 4 of the Planning and Development Act 2007.	
Driveway plan	Required.	229014-TTW-00-DR-CI-03001 PAVEMENT NOTES AND LEGEND 229014-TTW-00-DR-CI-03011 PAVEMENT PLAN
Concept Subdivision Plan	Not required however provided for information.	
Landscape Management and Protection Plan	Required.	229014-TTW-00-DR-CI-09101 ENVIRONMENTAL LANDSCAPE PROTECTION NOTES AND LEGEND SHEET 1 229014-TTW-00-DR-CI-09102 ENVIRONMENTAL LANDSCAPE PROTECTION NOTES AND LEGEND SHEET 2 229014-TTW-00-DR-CI-09111 ENVIRONMENTAL LANDSCAPE PROTECTION PLAN
Additional Drawings	Architectural DA-00 COVER SHEET DA-03 SITE CONTEXT DA-03.03 DECANTING STRATEGY PLAN Civil 229014-TTW-00-DR-CI-00001 General Cover Sheet 229014-TTW-00-DR-CI-00002 General Notes 229014-TTW-00-DR-CI-00003 General Drawing Index 229014-TTW-00-DR-CI-00011 General Arrangement Plan	

4

Applicable Codes

The *Planning and Development Act 2007* (**the Act**) sets out the requirements for obtaining development approval for works (development) proposed to be undertaken, unless the works are specifically exempt from requiring such approval.

Section 113 of the Act explains the relationship between development proposals and development applications and states that:

- (1) A person who has a development proposal may apply to the planning and land authority for approval to undertake the development proposed.
- (4) If an assessment track applies to a development proposal, the proposal is in that assessment track and that track must be followed in assessing the development application for the proposal.

Note: Our Underline.

Development is defined under Section 7 of the Act as follows:

s7 Meaning of development

- (a) building, altering or demolishing a building or structure on the land;
- (b) carrying out earthworks or other construction work on or under the land;
- (c) carrying out work that would affect the landscape of the land;
- (d) using the land, or a building or structure on the land;
- (e) subdividing or consolidating the land;
- (f) varying a lease relating to the land (other than a variation that reduces the rent payable to a nominal rent);
- (g) putting up, attaching or displaying a sign or advertising material otherwise than in accordance with a licence issued under this Act or permit under the Roads and Public Places Act 1937.

**Note: Underlined text relates to those activities that is likely to be undertaken in the current proposal that are regarded as development under the Act.*

From the above it follows that a proposal for development may require DA approval and **if a specific assessment track applies**, then the proponent **must seek approval** from the Planning Authority.

Block 1 Section 84 Watson is located within the 'CZ6 Leisure and Accommodation Zone'. Development is subject to the requirements of the Territory Plan and the relevant Precinct, Development, and General Codes as detailed in **Table 3** below.

Table 5: Applicable Codes

National Capital Plan		Relevance
	National Capital Plan	Not relevant to this site. Site is not identified as Designated Land or National Land and no special requirements exist for the site under the National Capital Plan.
Precinct Codes		Relevance
10.1	Watson Precinct Map and Code	Relevant, see Chapter 5.
10.2	Canberra Central District Precinct Map	Applicable but no relevant controls.
Development Codes		Relevance
4.2	Commercial Zones Development Code	Relevant, see Chapter 6.
General Codes		Relevance
11.1	Parking and Vehicular Access General Code	Relevant , see Chapter 8
11.2	End-of-Trip Facilities General Code	Relevant , see Chapter 8
11.3	Access and Mobility General Code	Relevant , see Chapter 8
11.4	Crime Prevention Through Environmental Design General Code	Relevant , see Chapter 8
11.5	Community and Recreation Facilities Location Guidelines General Code	Relevant , see Chapter 8
11.6	Communication Facilities and Associated Infrastructure General Code	Not Relevant , no communication facilities or associated infrastructure are proposed
11.7	Signs General Code	Relevant , see Chapter 8
11.8	Water use and Catchment General Code	Not Relevant , the site is located within an urban area
11.9	Home Business General Code	Not Relevant , the proposal is not for home business
11.10	Waterways: Water Sensitive Urban Design General Code	Relevant , see Chapter 8
11.11	Planning for Bushfire Risk Mitigation General Code	Not Relevant , the site is not located within a bushfire prone area
11.12	Residential Boundary Fences General Code	Not Relevant , no boundary fences are proposed as part of this application
11.13	Lease Variation General Code	Not relevant, no lease variation is proposed.

5

Watson Precinct Code

The subject site is not located within areas with additional controls under the Watson Precinct Map and Code(effective 1 April 2022).

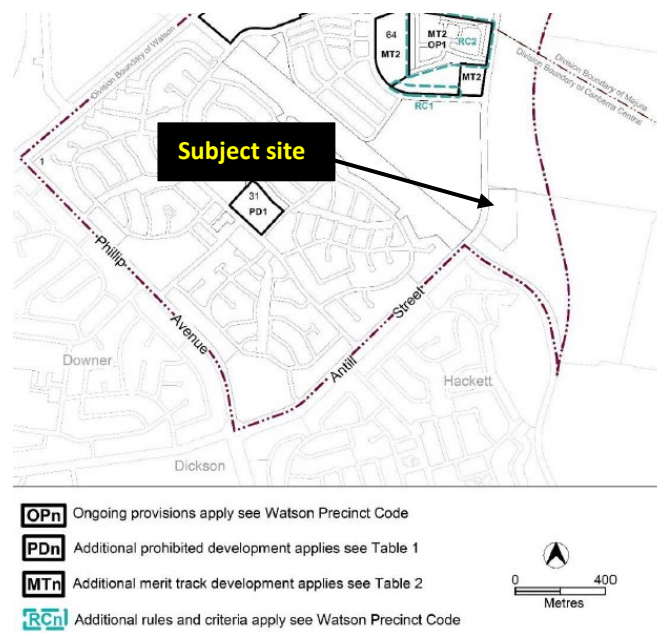


Figure 2: Watson Precinct Map (Watson Precinct Map and Code 1 April 2022)

6

CZ6 Zone Objectives

The assessment of the proposal against the 'CZ6 Leisure and Accommodation Zone' Objectives (effective 19 August 2016) are detailed in **Table 6** below.

Table 6: CZ6 Zone Objectives

Objective	Response
a) Provide for the development of entertainment, accommodation and leisure facilities for residents of and visitors to the ACT and surrounding region	The proposed development is consistent with the existing use of the site by the Territory. The development provides short-term accommodation facilities associated with a health facility.
b) Protect leisure and accommodation uses from competition from higher order commercial uses, encourage activities that enhance the region's economic diversity and employment prospects	The proposed use does not reduce the availability of accommodation and leisure facilities within the Territory.
c) Ensure leisure and accommodation facilities have convenient access to public transport	The subject site includes public transport bus stops within walking distance.
d) Protect the amenity of nearby residential areas, with regard to noise, traffic, parking and privacy	The subject site is separated from residential development and does not generate adverse amenity impacts in relation to noise, traffic and privacy. Proposed parking generated by the development is to be provided on-site.
e) Ensure the location of facilities, and their design and landscaping is compatible with environmental values	The proposed development has been designed to preserve the existing environmental values of the site by minimising impact on existing vegetation areas, and the development and landscaping strategy integrates with the site context.
f) Ensure that the bulk, scale, size, design and landscaping of development is compatible with the surrounding landscape	The proposed landscaping design integrates with the surrounding landscape including the Mount Majura nature reserve adjoining the site.
g) Encourage activity at street frontage level and provide an appropriate level of surveillance of the public realm	The configuration and siting of buildings achieves appropriate passive surveillance throughout the development and to surrounding areas. Activity at street level is suggested inappropriate for the nature of the use proposed.

7

Commercial Zones Development Code

The Commercial Zones Development Code (effective 30 November 2022) includes both Zone specific and general development controls. The relevant parts of the code that apply to this development include:

- Part A - General controls
- Part E – Additional controls for CZ6
- Part G – Endorsement by government agencies (entities)

All the relevant controls (rules and criteria) are reproduced below along with how they are addressed by the proposal.

Rule	Criteria	Response
Element 1: Lease and development conditions		
1.1 Approved lease and development conditions		
R1 This rule applies to blocks affected by approved lease and development conditions that provide for one or more of the following matters: a) plot ratio b) building envelope c) building height d) front street setback e) side setback f) rear setback g) building design h) materials and finish i) interface j) vehicle access k) parking	C1 The development meets the intent of any current, relevant lease and development conditions.	Not Applicable. The site is not subject to approved lease and development conditions.

Rule	Criteria	Response
l) solar access m) private open space n) landscaping o) water sensitive urban design. <i>Approved lease and development conditions for the matters listed above shall take precedence over the provisions of this code, but only to the extent of any inconsistency</i>		
Element 2: Use		
2.1 Existing community and recreation sites		
R2 A development proposal does not reduce the range of community or recreation facilities available.	C2 A proposal that reduces the range of community or recreation facilities available demonstrates through a social impact assessment that there is enough land or sufficient other facilities in the locality to meet anticipated demand.	Not Applicable. The proposed developments are consistent with the existing use of the site and do not reduce the existing range of community facilities within the area, in fact, the proposal improves the offering of community services on the site.
Element 3: Buildings		
3.1 Building design and materials		
There is no applicable rule.	C3 Buildings achieve all of the following: a) a contribution to the amenity and character of adjacent public spaces b) interesting, functional and attractive facades that contribute positively to the <i>streetscape</i> , pedestrian and cycling experience c) minimal reflected sunlight d) articulated building forms e) a contribution to permeability by providing pedestrian access through or around buildings and connections to external path networks	Criterion satisfied. Buildings achieve all of the following: a) a contribution to the amenity and character of adjacent public spaces within the site by enhancing the site experience through a functional and interesting building layout b) interesting, functional and attractive facades that contribute positively to the <i>streetscape</i> , noting the buildings are setback from the streetscape

Rule	Criteria	Response
	f) floor plans that encourage walking within the building, including the use of stairwells g) physically open or visually permeable stairwells to facilitate natural surveillance.	c) minimal reflected sunlight through the choice and location of materials as shown on the Materials Palette d) articulated building forms e) a contribution to permeability by providing pedestrian access through or around buildings and connections to external path networks f) floor plans that encourage walking within the building, with stairwells proposed between levels for buildings with more than one storey. g) physically open or visually permeable stairwells that facilitate natural surveillance.
There is no applicable rule.	C4 Buildings are of permanent construction.	Criterion satisfied. Proposed buildings are to be of permanent construction.
3.2 Plant and structures		
There is no applicable rule.	C5 Plant installations and service structures are integrated with the building design, so they are set back from the building facade and screened from public areas.	Not Applicable. No plant installations or service structures works are proposed.
3.3 Car parking structures		
There is no applicable rule.	C6 Parking structures achieve all of the following: a) integrate with the built form of adjacent existing development b) avoid blank walls and provide interesting and attractive facades when facing public areas.	Not Applicable. No parking structures are proposed.
3.4 Materials and finishes		

Rule	Criteria	Response
There is no applicable rule.	<p>C7</p> <p>Building materials and finishes provide for visual expression and interest. Where extensive glass or solid wall facades are incorporated in buildings:</p> <p>a) transparency is maximized</p> <p>b) reflectivity is minimized</p> <p>c) shadow profiles or visible joint detailing are included</p> <p>d) visually interesting building elements are applied through the use of elements such as colour, articulation, materials selection, shadows or deep framing profiles.</p>	<p>Criterion satisfied.</p> <p>The buildings across the development for both the Winnunga Nimmityjah and Watson Health Hub components provides visual interest and features strong vertical and horizontal articulated forms in physical architectural building elements and materials. The building design carefully utilises fenestration to maximise transparency and surveillance throughout the site whilst minimising reflectivity. These are illustrated in the sections and elevations as submitted with this application.</p>
3.5 Storage		
<p>R8</p> <p>Outdoor storage areas comply with all of the following:</p> <p>a) are located behind the building line</p> <p>b) are screened from view from any road or other public area</p> <p>c) do not encroach on car-parking areas, driveways, or landscape areas.</p>	<p>C8</p> <p>Where the proposed use requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site for these areas, and they do not encroach on car parking, driveways or landscaped areas.</p>	<p>Criterion satisfied.</p> <p>Outdoor waste storage areas are proposed that are in front of the building line, therefore the criterion is adopted.</p> <p>Proposed outdoor storage areas do not encroach on parking, driveway or landscape areas, however are located adjoining these spaces for ease of access.</p>
3.6 Wind		
There is no applicable rule.	<p>C9</p> <p>This criterion applies to buildings with a height of building greater than 19m but less than 28m.</p> <p>The wind patterns associated with the proposed building will not unreasonably reduce the safety and comfort of people in the public realm or other open spaces</p>	<p>Not Applicable.</p> <p>The building heights are not more than 19m.</p>

Rule	Criteria	Response
	associated with the development, compared with a similar building on the site with a height of building of 19m. Compliance with this criterion will be demonstrated by a wind assessment report prepared by a suitably qualified person.	
R10 This rule applies to buildings with a height of building greater than 28m. As a consequence of the proposed development wind speeds do not exceed the following: a) adjacent main pedestrian areas and routes (as defined in the relevant precinct code) - 10m/s b) all other adjacent streets and public places - 16 m/s. Compliance with this rule is demonstrated by a wind assessment report prepared by a suitably qualified person.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The building heights are not more than 28m.
3.7 Ventilation		
R11 This rule applies to buildings used or proposed to be used for one or more of the following: a) food retail b) restaurant. All exhaust and ventilation systems are installed and operated to comply with Australian Standard AS1668.1 The Use of Ventilation and Air-conditioning in Buildings.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. Food retail and restaurant are not proposed as part of this application.
3.8 Shopping arcades and malls – CZ3		

Rule	Criteria	Response
R12 This rule applies to CZ3. Internal shopping arcades or malls are not permitted.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The block is zoned CZ6.
3.9 Supportive housing and residential care accommodation		
R13 All dwellings for the purposes of supportive housing and/or residential care accommodation are designed to comply with the relevant parts of the Residential Zones – Multi Unit Housing Development Code and the relevant Australian Standard for Adaptable Housing.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. This proposal does not include supportive housing and residential care accommodation. The facilities include residential components that are related to the delivery of services with the health facility.
Element 4: Site		
4.1 Landscaping		
There is no applicable rule.	C14 Landscaping associated with the development achieves all of the following: a) response to site attributes, including streetscapes and landscapes of documented heritage significance b) appropriate scale relative to the road reserve width and building bulk c) vegetation types and landscaping styles which complement the streetscape d) integration with parks, reserves and public transport corridors e) minimal adverse effect on the structure of the proposed buildings or adjoining buildings f) contribution to energy efficiency and amenity by providing substantial shade in summer, especially to west-facing windows	Criterion satisfied. Please review the Landscape Plans included in this submission, with a set of plans provided for each development component proposed. Proposed landscaping across the development achieves: a) response to site attributes, including streetscapes, indigenous heritage and the landscape context as detailed in the plans provided; b) appropriate scale relative to the building bulk c) vegetation types and landscaping styles which complement the streetscape and are appropriate to the site context adjoining a nature reserve

Rule	Criteria	Response
	<p>and open car park areas, and admitting winter sunlight to outdoor and indoor living areas</p> <p>g) minimal overlooking between buildings</p> <p>h) satisfies utility maintenance requirements</p> <p>i) minimises the risk of damage to aboveground and underground utilities</p> <p>j) screens aboveground utilities</p> <p>k) provides adequate sight lines for pedestrians, cyclists and vehicles, especially near street corners and intersections</p> <p>l) does not obscure or obstruct building entries, paths and driveways to reduce the actual or perceived personal safety and security.</p>	<p>d) integration with the adjoining Mount Majura Nature Reserve</p> <p>e) no adverse impact on the structure of the proposed buildings</p> <p>f) contribution to energy efficiency and amenity by providing substantial shade in summer and admitting winter sunlight open space areas</p> <p>g) minimal overlooking between buildings</p> <p>h) satisfies utility maintenance requirements</p> <p>i) separated from aboveground and underground utilities</p> <p>j) screening of proposed aboveground utilities</p> <p>k) adequate sight lines for pedestrians, cyclists and vehicles</p> <p>l) crime prevention safety outcomes with respect to maintaining clear sightlines and visibility</p>
There is no applicable rule.	<p>C15</p> <p>Tree planting in and around car parks provides shade and softens the visual impact of parking areas.</p>	<p>Criterion satisfied.</p> <p>Plantings are proposed as per the Landscape Plans around car parking areas, in conjunction with existing vegetation on the site.</p>
4.2 Lighting		
<p>R16</p> <p>External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with Australian Standard AS1158.3.1 Pedestrian Lighting.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Applicable.</p> <p>External lighting Plans submitted with the application demonstrate that AS1158.3.1 will be met.</p>

Rule	Criteria	Response
R17 All external lighting provided is in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.	C17 Light spill is minimised.	Applicable. External Lighting Plans submitted with the application demonstrate that A4282 control of the obstructive effects of outdoor lighting will be met for the developments.
4.3 Easements		
R18 Buildings do not encroach over easements or rights of way.	This is a mandatory requirement. There is no applicable criterion.	Rule met. No buildings are proposed to be built over easements.
Element 5: Access		
5.1 Access		
There is no applicable rule.	C19 Pedestrian and cyclist entrances, and driveways to the site achieves all of the following: a) are clearly visible from the front boundary b) pedestrian and cycle access is provided through the site to increase permeability c) pedestrian and cycle access paths to commercial buildings feed into and provide connections to existing path networks d) priority is provided for pedestrian and cyclist access	Criterion satisfied. Entry, service areas and pedestrian entrance will be easily distinguishable and visible from public pathways and streets around the site.
R20 Loading docks or vehicular entries to buildings are not located on frontages to the street.	C20 Loading docks and vehicular entries do not dominate the street frontage or conflict with parking and pedestrian movements in front of the building.	Not Applicable. No changes to loading docks or vehicular entries are proposed.
5.2 Traffic generation		

Rule	Criteria	Response
There is no applicable rule.	C21 The existing road network can accommodate the amount of traffic that is likely to be generated by the development.	Criterion satisfied. Please refer to the Traffic Impact and Parking Assessment submitted with this application.
5.3 Service access and delivery		
R22 Goods loading and unloading facilities comply with all of the following: a) are located within the site b) allow for service vehicles to enter and leave the site in a forward direction. Note: Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements.	C22 Facilities for the loading and unloading of goods achieve all of the following: a) safe and efficient manoeuvring of service vehicles b) does not unreasonably compromise the safety of pedestrians or cyclists c) does not unreasonably compromise traffic movement or the operation of any adjoining road, cycleway or pedestrian pathway d) does not unreasonably affect on-street or off-street car parking e) adequate provision for the manoeuvring of vehicles.	Rule met. Proposed access roads and parking areas provide the opportunity for goods loading vehicles to be able to enter and exit the site in a forward direction. Refer to turning templates included in this submission.
Element 6: Noise		
6.1 Potentially noisy uses		
R23 This rule applies to any of the following: a) club b) drink establishment c) emergency services facility d) hotel e) indoor recreation facility f) industry (except light industry) g) indoor entertainment facility h) outdoor recreation facility i) restaurant.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed use is not designated as a noisy use.

Rule	Criteria	Response
Development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA). The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the Environment Protection Regulation 2005, based on the estimated noise levels when the facility is in use.		
Element 7: Environment		
7.2 Earthworks		
There is no applicable rule.	C29 The extent of earthworks is minimised.	Criteria met. Where possible, the earthworks required to support the proposed development, have been minimised and are in keeping with the requirements of the proposed development outcomes that this proposal seeks to implement.
7.3 Tree Protection		
R30 This rule applies to a development that has one or more of the following characteristics: a) requires groundwork within the tree protection zone of a protected tree b) is likely to cause damage to or removal of any protected trees c) is a declared site. The authority shall refer the development application to the Conservator or Flora and Fauna.	This is a mandatory requirement. There is no applicable criterion.	Rule met. The proposal includes the removal of existing trees on the site that are identified as regulated trees. A tree assessment, landscape management protection plan and tree management plan are submitted with this application for referral and consideration by the Conservator. Note also that a Biodiversity Assessment has been prepared for the site in relation to existing tree populations as potential

Rule	Criteria	Response
<p>Note 1: The authority will consider any advice from the Conservator or Flora and Fauna before determining the application.</p> <p>Note 2: Protected tree and declared site are defined under the Tree Protection Act 2005.</p>		<p>environmental values have been identified for parts of the site and the surrounding nature reserve.</p> <p>The report concludes that the proposed works and tree removals do not trigger the requirement for environmental assessment.</p>
R31 Trees on development sites may be removed only with the prior agreement in writing of the Territory.	C31 Retained trees are protected and maintained during construction to the satisfaction of the Territory.	<p>Applicable.</p> <p>A tree assessment, landscape management protection plan and tree management plan are submitted in support of this application.</p>
7.4 Heritage		
R32 This rule applies to land containing places or objects registered or provisionally registered under section 41 of the Heritage Act 2004. The authority shall refer a development application to the Heritage Council.	This is a mandatory requirement. There is no applicable criterion.	<p>Not applicable.</p> <p>The site is not registered under the Heritage Act 2004.</p>
Element 8: Subdivision		
8.1 Subdivision		
R33 Subdivision is only permitted where all of the following are met: a) the subdivision is part of a development application for another assessable development b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code.	This is a mandatory requirement. There is no applicable criterion.	<p>Rule met.</p> <p>Subdivision is proposed to occur separately to this development application as the site is subject to an Executive Lease to the Territory. The proposal will meet the requirements of the rule as: a) the subdivision is part of a development application for another assessable development, as this application includes both development components to which the subdivision applies.</p>

Rule	Criteria	Response
		b) plans and documents included in this submission demonstrate that each proposed subdivision block can accommodate a development that meets the requirements of this code.
Element 9: Demolition		
R34 The development application for demolition is accompanied by a statement of endorsement for utilities (including water, sewerage, storm water, electricity and gas) in accordance with section 148 of the Planning and Development Act 2007 confirming all of the following: <ul style="list-style-type: none"> a. all network infrastructure on or immediately adjacent the site has been identified on the plan b. all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c. all required network disconnections have been identified and the disconnection works comply with utility requirements all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Please refer to the statement of endorsement for utilities from entities that are in accordance with section 148 of <i>Planning and Development Act 2007</i> .
9.2 Hazardous Materials Survey		
R35 This rule applies to one of the following:	This is a mandatory requirement. There is no applicable criterion.	Rule met. Please refer the Hazardous material survey report submitted with this application.

Rule	Criteria	Response
<p>a. the demolition of multi-unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985</p> <p>b. demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005.</p> <p>Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the Environment Protection Authority.</p> <p>A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one of the following:</p> <p>a. is a licensed disposal facility in the ACT</p> <p>b. another site outside the ACT.</p> <p>If hazardous materials, including asbestos, are to be transported for disposal interstate, approval from the Environment Protection Authority prior to removal of material from the site.</p> <p>An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.</p> <p>Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.</p>		
Element 10: Neighbourhood plans		

Rule	Criteria	Response
10.1 Consideration		
There is no applicable rule.	C36 Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.	Relevant. Criterion satisfied. A Neighbourhood Plan applies to Watson, however the subject site is not part of the low-density residential area nor the central core residential area described within the Watson Neighbourhood Plan and no key strategies apply to the site that are required to be addressed.

7.1 Part E – Additional controls for CZ6 zoned land

Rule	Criteria	Response
Element 17: Use – CZ6		
17.1 Shops		
R55 Shops are permitted only where related to the sale of entertainment, accommodation and leisure goods such as specialty items or arts, crafts and souvenirs.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. Shops are not proposed as part of this proposal.
R56 The maximum gross floor area for each shop is 250m ² . This rule does not apply to shops selling predominantly one or more of the following: a) arts b) crafts c) souvenirs.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. Shops are not proposed as part of this proposal.
Element 18: Buildings – CZ6		
18.1 Number of Storeys		
R57 The maximum number of storeys is 2	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The maximum number of storeys is 2

Rule	Criteria	Response
18.2 Setbacks		
R58 Minimum boundary setback is 6m. Note: This applies to front, side and rear boundaries.	C58 Buildings comply with all of the following: a) are compatible with the desired character b) are appropriate to the scale and function of the use c) minimise detrimental impacts including overshadowing and excessive scale.	Rule met. Minimum boundary set back is 6m to all boundaries.

7.2 Part G – Endorsement by agencies

Rule	Criteria	Response
Element 20: Loading and unloading facilities		
20.1 Goods		
R62 Goods loading and unloading facilities are endorsed by TAMS.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. No changes to goods loading and unloading are proposed.
Element 21: Waste management		
21.1 Management of construction waste		
R63 This rule applies to development that is likely to generate more than 20m ³ of waste comprising one or more of the following: a) demolition waste b) construction waste c) excavation material. The management of construction waste is to be endorsed by TAMS.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. Waste management plan will be submitted with application.

Rule	Criteria	Response
21.2 Post occupancy waste management		
R64 Post occupancy waste management facilities are to be endorsed by TAMS.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Refer to Waste and Recycling Management Plan included in this submission. Information is provided with this Application for referral to TCCS.
R65 A statement of compliance from the relevant agency is provided, which confirms that the discharge (or potential discharge by accident or spillage) of non-domestic liquid waste to the sewerage or stormwater networks complies with utility standards and requirements.	C65 If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	Rule met. Information is provided with this Application for referral to relevant utility providers. Endorsement is to occur during assessment of the Application.
Element 22: Utilities		
22.1 Utilities		
R66 This rule applies to any proposed encroachment into a registered easement. The proposed encroachment is approved in writing by the relevant service provider.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Information is provided with this Application for referral. Endorsement is to occur during assessment of the Application.
R67 A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Information is provided with this Application for referral. Endorsement is to occur during assessment of the Application.

Rule	Criteria	Response
R68 All new permanent or long-term electricity supply lines are underground.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Electricity supply lines will be installed underground.
R69 Subject to ACTEWAGL approval, all under cover areas drain to the sewer.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Information is provided with this Application for referral. Endorsement is to occur during assessment of the Application.
Element 23: Environmental management		
23.1 Erosion and sediment control		
R70 This rule applies to sites greater than 3000m2. Development complies with a sediment and erosion control concept plan endorsed by the Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. An Erosion and Sediment Control plan is provided with this application.
23.2 Contamination		
R71 This rule applies where an assessment by the proponent in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area. Development complies with an environmental site assessment report endorsed by Environment Protection Authority.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The site is not a listed contaminated site.

8

Territory Plan General Codes

8.1 Parking and Vehicular Access General Code

Details of the proposed development's compliance with this Code (effective from 17 June 2022) can be found in the Traffic Impact and Parking Assessment submitted as part of this development application.

8.2 End of Trip Facilities General Code

Details of the proposed development's compliance with this Code (effective from 30 November 2022) can be found in the Traffic Impact Assessment submitted as part of this development application.

Rule	Criteria	Response
Part A - Provision of End-of-Trip Facilities		
Element 1: End-of-Trip Facilities Provision		
1.1 Bicycle Parking Facilities for Long-Stay Users		
R1	C1	Rule Met.
Development listed in table 2 provides on-site secure bicycle parking spaces for long-stay users in accordance with the relevant rates shown in table 4. Net lettable area is calculated in one of the following ways: a. in accordance with the NLA definition b. 85% of a building's gross floor area. Note: Wall-mounted bicycle parking devices located above the bonnet of car parking spaces must not be counted toward the provision of bicycle parking required to meet this rule.	The required amount of on-site bicycle parking spaces for long-stay users may be varied, to the satisfaction of the planning and land authority and the government entity responsible for bicycle parking facilities, after consideration of a proposal to construct secure off-site end-of-trip facilities at a nearby location.	The proposed developments are of a type required to meet this Code. The development provides on-site bicycle parking for long stay users in accordance with the requirements of the Code.

1.2 Bicycle Parking Facilities for Short-Stay Users

R2	C2	Rule Met.
Development listed in table 2 provides publicly accessible bicycle parking spaces for short-stay users in accordance with the relevant rates shown in table 4. Net lettable area is calculated in one of the following ways:	For development listed in table 2, short-stay bicycle parking must be provided to meet the anticipated demand of users, to the satisfaction of the planning authority and the government entity responsible for bicycle parking facilities.	The proposed development is of a type required to meet this Code. The development provides on-site bicycle parking for short stay users in accordance with the requirements of the Code.
<ul style="list-style-type: none"> a. in accordance with the NLA definition b. 85% of a building's gross floor area. 		
Note: Wall-mounted bicycle parking devices located above the bonnet of car parking spaces must not be counted toward the provision of bicycle parking required to meet this rule.		

1.3 Bicycle Parking Facilities Subject to Individual Assessment

	C3	Not applicable.
There is no applicable rule.	For development listed in table 3, long-stay and short-stay bicycle parking must be provided to meet the anticipated demand of users, to the satisfaction of the planning authority and the government entity responsible for bicycle parking facilities.	The proposed development is not listed in Table 3.

Part B – Design Requirements of End-of-Trip Facilities

Element 2: Access and Location

2.1 Bicycle Parking Spaces

R4	C4	Criterion Satisfied.
Bicycle parking facility security levels for longstay users must be Security Level A or B, as set out in AS2890.3, and be:	Bicycle parking for long-stay users must be:	Long stay spaces are provided within the developments which are securely enclosed
<ul style="list-style-type: none"> a. securely enclosed and separated from publicly accessible areas, including car parking areas b. protected from the weather c. provided on a hard floor surface such as concrete or paving. 	<ul style="list-style-type: none"> a. securely enclosed and separated from publicly accessible areas, including car parking and weather protected areas b. protected from the weather c. provided on a hard floor surface such as concrete or paving. 	developments which are securely enclosed

R5 Bicycle parking facilities security levels for short-stay users must be Security Level C, as set out in AS2890.3.	C5 Short-stay bicycle parking is located in a publicly accessible location that provides an appropriate level of security, surveillance, safety and shelter.	Criterion Satisfied. Short stay spaces are provided within the developments which are accessible and weather protected.
There is no applicable rule.	C6 The bicycle parking location and its access route(s) must provide an appropriate level of security, surveillance, shelter and lighting, in accordance with the Crime Prevention through Environmental Design General Code and AS1158.3.1.	Criterion Satisfied. Bicycle parking is located with appropriate lighting, surveillance and security. Refer to assessment against the Crime Prevention through Environmental Design General Code included in this report.
R7 Off-site bicycle parking must be located so that there is a minimum clearance of 0.5m between a parked bicycle and the edge of a motor vehicle traffic lane, parking lane or roadway, except where exempt under AS2890.3.	C7 The location of bicycle parking facilities is designed to reasonably prevent motor vehicles encroaching into bicycle parking areas.	Criterion Satisfied. Bicycle parking facilities have been located to provide clearance from motor vehicles.
2.2 Access		
R8 The access path to end-of-trip facilities provides a minimum unobstructed width of: a. 1.5m where the number of bicycle movements is less than 30 per hour in peak periods b. 2.5m where the number of bicycle movements is 30 or more per hour in peak periods. The access path to end-of-trip facilities must also be in accordance with AS2890.3	This is a mandatory requirement. There is no applicable criterion.	Rule to be Met. Paths of travel to all end-of-trip facilities are in excess of 1.5 metres wide. These are to be designed in accordance with Australian Standard 2890.3.
R9 Ramp gradients must not exceed 1:12 where they are to be ridden by a bicycle rider accessing end-of-trip facilities, in accordance with AS2890.3.	This is a mandatory requirement. There is no applicable criterion.	Rule Met. End-of-trip facilities can be accessed by cycling or walking, as the gradient allows.

2.3 Location		
<p>R10</p> <p>Bicycle parking facilities for all development listed in Table 1, except major alterations and/or extensions to existing buildings, must comply with the following:</p> <ul style="list-style-type: none"> a. for long-stay users: located within one level of the building entrance and no more than 30m from this entrance b. for short-stay users: located at-grade and on the main access route to the entrance, is clearly visible and not more than 30m from a major entrance or destination. <p>Bicycle parking facilities are located to allow a bicycle to be ridden within 30m of the end-of-trip facilities. The pedestrian and bicycle access paths associated with these bicycle parking facilities must feed into and provide connections to existing path networks.</p>	<p>C10</p> <p>The location of access points to the bicycle parking facility must facilitate a convenient, safe, legible and contiguous link between the site and the surrounding network.</p>	<p>Rule Met.</p> <p>Short and long stay bicycle parking complies with the requirements of the rule being located on the same level as building entrances and within 30m of entrances.</p>
<p>R11</p> <p>Bicycle parking facilities for major alterations and/or extensions to existing buildings must comply with the following:</p> <ul style="list-style-type: none"> a. for long-stay users – <ul style="list-style-type: none"> i. if located within the main building, it is easily accessible and able to be located from the building entrance, is well-lit, secure, safe and well ventilated ii. if located outside the main building, it is located no more than 30m from the main building, is well-lit, secure, safe and easy to access and find, and is located where there is an appropriate level of surveillance 	<p>C11</p> <p>The location of access points to the bicycle parking facility must facilitate a convenient, safe, legible and contiguous link between the site and the surrounding network</p>	<p>Not Applicable.</p> <p>The proposed development is not an alteration or addition to an existing building.</p>

- b. for short-stay users –
 - i. if located within the main building, it should be near the entrance of the main building, be well-lit, secure, safe, easy to find, and well ventilated
 - ii. if located near the main building, it is not more than 15m from the main building and is clearly visible and easily accessible with an appropriate level of surveillance, safety and is sheltered.

The pedestrian and bicycle access paths associated with these bicycle parking facilities must feed into and provide connections to existing path networks.

R12

Bicycle parking facility users must not be required to walk up or down vehicular ramps to access bicycle parking.

This is a mandatory requirement. There is no applicable criterion

Rule Met.

Bicycle parking is accessible from the proposed internal driveways.

C13

There is no applicable rule.

Stairs are only permitted as the primary access route from a building entrance to bicycle parking facilities in constrained circumstances, including:

- a. in a change of lease application for an existing building where a stair cannot be avoided
 - b. for new developments or major alterations and/or extensions to existing buildings where the site area is exceptionally constrained such that level differences cannot be met by use of ramp(s). I
- In such instances, a solution must be provided, such as a wheeling ramp and/or bicycle channel.

Criterion Satisfied.

Use of stairs is not required to access long- or short-stay bicycle parking.

Element 3: Signage		
3.1 Wayfinding Signage		
R14 Bicycle parking wayfinding signage is provided in accordance with AS2890.3	C14 Directional wayfinding signage must be clearly displayed adjacent to entrances to the parking area to promote awareness, visibility and maximum use of facilities by prospective users.	Not Applicable. Wayfaring signage is not proposed.
Element 4: Bicycle Parking Devices		
4.1 Bicycle Parking Facilities Design		
There is no applicable rule.	C19 General storage areas in residential development may be counted as bicycle parking subject to achieving all of the following: <ul style="list-style-type: none"> a. any provision is provided in addition to other planning requirements for storage areas, such as within development codes b. meet the minimum dimensions and access requirements of AS2890.3, including internal storage and access aisle dimensions c. provide a minimum Security Level C bicycle parking facility, as set out in AS2890.3. 	Criterion Satisfied. Buildings are designed with ample capacity to support long-stay bicycle parking; short-stay bicycle parking and general storage.
Element 5: Shower and Change Facilities		
5.1 Shower and Change Facilities		
R20 Shower and change facilities must be provided for long-stay users in non-residential development. A minimum of one shower is	C20 For development requiring multiple showers, up to 25% less than the total required number	Rule met. Long stay users have access to shower and change facilities within each of the buildings.

provided for the first 5 long-stay spaces or part thereof, plus an additional shower for each 10 bicycle parking spaces thereafter.	<p>of showers may be considered where it can demonstrate to meet one or more of the following:</p> <ul style="list-style-type: none"> a) for on-site shower facilities, shower facilities are safe, secure and are provided in one of the following locations: <ul style="list-style-type: none"> i. next to main bicycle parking area ii. close to key entry points b) for off-site shower facilities, shower facilities are safe, secure, easy to find and are provided in one of the following locations: <ul style="list-style-type: none"> i. reasonably close to main bicycle parking area of the development ii. ii) reasonably close to key entry points of the development c) shared or off-site facilities in developments where less than 5 long-stay bicycle parking spaces area required d) facilities that are specifically designed for use by a single-sex, such as women's and men's refuges. 	
R21 Shower and change facilities must be rounded up such that an equal number of male and female facilities are provided. Separate male and female shower and change facilities must be provided.	C21 Where only one shower and change facility is required under other parts of this code, the facility is to be designed as a unisex facility.	Criterion satisfied. For each of the Watson health Hub buildings and for the Winnunga Mittyjah development, a combined unisex shower/change room is provided for long-stay users that meet these requirements.
R22 A minimum of one toilet, wash basin and drying area is provided to shower and change facilities.	C22 Where toilet, wash basin and drying area are conveniently located near shower and change facilities, no extra toilet, wash basin and drying area are required.	Criterion satisfied. A combined accessible ensuite room is provided for long-stay users that meets these requirements.

R23	This is a mandatory requirement. There is no applicable criterion.	Rule met.
A minimum of one change room is provided per shower as one of the following:		For each of the Watson health Hub buildings and for the Winnunga Mittyjah development, a combined shower/change room is provided for long-stay users that meet these requirements.
a) a combined shower/change room		
b) direct access to a communal change room.		
There is no applicable rule.	C24	Not applicable to this proposal.
	For development requiring multiple change rooms, up to 25% less than the total required number of change rooms may be considered where it can demonstrate to meet one or more of the following:	
	a) change rooms are safe, secure and are provided in one of the following locations:	
	i) next to main bicycle parking area	
	ii) close to key entry points	
	b) more than one toilet, wash basin and drying area are provided with shower and change facilities Change rooms are provided with showers as one of the following:	
	a) a combined shower/change room	
	b) direct access to a communal change room.	
R25	This is a mandatory requirement. There is no applicable criterion.	Not applicable.
Where a communal change room is provided, direct access is provided via the shower facility, without passing through a publicly accessible area.		Communal change facilities are not provided.
There is no applicable rule.	C26	Not applicable.
	Separate gender-neutral shower and change facilities are provided where possible.	These facilities are not provided within the developments.

5.2 Personal Storage Facilities		
R27	C27	Rule met.
Personal storage facilities must be provided for long-stay users in non-residential development. Personal storage facilities (lockers) must be:	Personal storage facilities (lockers) must be provided to meet the reasonable needs of active travel, recreational and sport user groups within a place of work or study. Lockers must provide adequate, secure and lockable storage for clothes, footwear, towels and other personal items and where possible be located close to shower and change facilities.	Storage facilities are provided for long-stay users that meet these requirements within dedicated staff room areas.
<ul style="list-style-type: none"> a) provided at a rate of 2 for each bicycle parking space provided (lockers may b) be used by a variety of active travel, recreational and sport user groups) c) of suitable volume and dimensions to allow adequate storage of clothing, towels, helmets, footwear and other personal items d) well ventilated, secure and lockable, and e) located in one or both of the following locations: i) close to shower and change facilities to provide for the safety, privacy and convenience of the user ii) within communal change rooms. 		

8.3 Access and Mobility General Code

Details of how the proposed development complies with this Code (effective 4 October 2013) can be found in the Access and Mobility reports submitted as part of this development application.

8.4 Crime Prevention Through Environmental Design General Code

The following is an assessment against the Crime Prevention Through Environmental Design General Code (effective 16 December 2011) rules and criteria as per the statutory requirements for Development Assessment. The table below includes the Code requirements as well as a statement of performance against the criteria listed as applicable.

Table 7: Assessment of the Crime Prevention Through Environmental Design General Code

Rule	Criteria	Response
Element 1: Neighbourhood Design		
1.1 Neighbourhood Design		
There is no applicable rule.	C1 Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.	Criterion satisfied. The design meets the specific CPTED requirements.
Element 2: Use		
2.1 General Code		
There is no applicable rule.	C2 The development described in Table 1 meet the Crime Prevention Through Environmental Design General Code.	Criterion satisfied. The development meets the requirements of this code.
Element 3: Public Realm		
3.1 Open Space and Community (Shared) Areas		
There is no rule applicable.	C3 Natural surveillance of open space and community areas is provided by: a. locating adjacent to activity centres; b. encouraging pedestrian (or cyclist) movement through the space; c. ensuring clear site lines from, and between, buildings and open space areas: community areas; and d. Designing out any entrapment spaces.	Criterion satisfied. Natural surveillance is afforded through the development by: a. The configuration of buildings with sightlines over pedestrian areas and vehicle accessways through the site; b. encouraging pedestrian movement through open spaces along legible paths that are overlooked by adjoining buildings;

		<ul style="list-style-type: none"> c. ensuring clear site lines from, and between, buildings and open space areas; and d. Designing out any entrapment spaces achieved through building detailing and configuration.
There is no rule applicable.	<p>C4</p> <p>Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.</p>	<p>Criterion satisfied.</p> <p>Clear entry and exit points with natural access are provided to each building and to both developments.</p> <p>The configuration and siting of buildings affords clear sightlines between destinations.</p>
There is no rule applicable.	<p>C5</p> <p>Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.</p>	<p>Criterion satisfied.</p> <p>Planting in public spaces has been considered to reduce the likelihood of obscuring views and creating hiding areas. Appropriate low level or high canopy plantings will be selected.</p>
There is no rule applicable.	<p>C6</p> <p>Selection of plant material are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.</p>	<p>Criterion satisfied.</p> <p>A selection of plant material will be included in the landscaping design for this project.</p>
There is no rule applicable.	<p>C7</p> <p>Plant material, such as creepers or low hedges may be used to deter access and limit the opportunity for graffiti on fences and walls.</p>	<p>Criterion satisfied.</p> <p>A variety of plant material has been selected and taken into consideration this criterion to consider crime prevention</p>
There is no rule applicable.	<p>C8</p> <p>Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.</p>	<p>Not applicable.</p> <p>No additional hard landscape features are proposed with this application</p>

3.2 Children's Play Areas

There is no rule applicable.	<p>C9</p> <p>Children's play areas are located and designed to comply with each of the following:</p> <ul style="list-style-type: none"> e. there is natural surveillance from adjoining areas f. adjacent areas are used by compatible groups g. there are multiple entry/exits 	<p>Not Applicable.</p> <p>No children's play areas are proposed.</p>
3.3 Lighting		
There is no rule applicable.	<p>C10</p> <p>Provide a schedule of lighting showing that lighting complies with each of the following:</p> <ul style="list-style-type: none"> h. Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements i. Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting j. Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting 	<p>Criterion satisfied.</p> <p>Please refer to lighting plans.</p> <p>Lighting will be provided to meet the relevant Australian Standards.</p>
There is no rule applicable.	<p>C11</p> <p>Legitimate users and activities at night are encouraged by lighting:</p> <ul style="list-style-type: none"> k. spaces evenly and consistently (except where accent/feature lighting is necessary) l. inset spaces, entries/exits and paths m. to reduce the casting of shadows that could hide intruders 	<p>Criterion satisfied.</p> <p>Please refer to lighting plans.</p> <p>Lighting will be provided to meet the relevant Australian Standards.</p>

	n. directional signage o. building entries p. exterior to interior spaces evenly to allow for surveillance	
There is no rule applicable.	C12 Areas that are not intended for night time are not lit and are closed off to pedestrians.	Criterion satisfied. Where areas are identified that are not intended for night time use, will not be lit.
There is no rule applicable.	C13 Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.	Criterion satisfied. Lighting fixtures will be selected and positioned to prevent vandalism of the fixtures.
3.4 Signs		
R14 A statement is provided that all directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Directional signage is not proposed.
There is no rule applicable	C15 Locate signs so that they comply with each of the following: a. they are clearly visible from a distance at all times q. they are not likely to be obscured by growing vegetation c. they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities	Criterion satisfied. Signs where proposed will be clearly visible from a distance all the times and are located clear of areas proposed for planting. Signage is to be located to building entrances to promote wayfinding.
There is no rule applicable.	C16 Provide legible signs for all users:	Criterion satisfied. Signs where proposed comprises high contrast lettering and provides the most important messaging for the development.

	<p>a. specify signs of high contrast, with light lettering on dark backgrounds with non-reflective surfaces;</p> <p>b. signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages.</p>	
Element 4: Built Form		
4.1 Interface Between Buildings and Public Realm		
There is no rule applicable.	<p>C17</p> <p>Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.</p>	<p>Criterion satisfied.</p> <p>The location of building entrances for both developments has been located to afford easy access to users and minimises the potential for hiding through clear and broad paths of travel affording good sightlines between destinations.</p>
There is no rule applicable.	<p>C18</p> <p>Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.</p>	<p>Criterion satisfied.</p> <p>Clear sightlines to building foyers are provided to car park areas as shown on the plans provided.</p>
There is no rule applicable.	<p>C19</p> <p>Recessed sections in the building elevation/façade are detailed and located so as that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.</p>	<p>Criterion satisfied.</p> <p>The proposed building facades provide opportunities for natural surveillance and minimise hiding spots.</p>
There is no rule applicable.	<p>C20</p> <p>Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.</p>	<p>Criterion satisfied.</p> <p>The proposed building is designed to deter scaling from the ground level.</p>
There is no rule applicable.	<p>C21</p>	<p>Criterion satisfied.</p> <p>Pedestrian paths are designed to minimise hiding spots.</p>

	Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	
4.2 Materials and Finish		
There is no rule applicable.	<p>C22</p> <p>Building materials and finishes are of an appropriate quality and detailed in a manner to:</p> <ul style="list-style-type: none"> a. reduce opportunities for graffiti and vandalism b. facilitate cleaning and replacement c. avoid facilitating illegal access to the building and to services 	<p>Criterion satisfied.</p> <p>Building finishes are detailed to reduce vandalism opportunities, are durable in nature to facilitate cleaning and of a high quality to minimise opportunities for vandalism.</p>
Element 6: Travel and Access		
6.1 Pedestrian Routes, Bicycle Paths and Lanes		
There is no rule applicable.	<p>C23</p> <p>Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by:</p> <ul style="list-style-type: none"> a. maintaining sightlines along paths between destination points b. allowing overlooking from adjacent areas 	<p>Criterion satisfied.</p> <p>The design of pedestrian routes maximises natural surveillance opportunities by:</p> <ul style="list-style-type: none"> a. maintaining sightlines between destinations by virtue of its configuration and careful placement of design elements along these routes. b. ample overlooking opportunities are afforded from adjacent areas.
There is no rule applicable.	<p>C24</p> <p>Provide direct access routes to buildings, streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.</p>	<p>Criterion satisfied.</p> <p>Direct access to buildings, streets and public transport is enhanced through the proposed building and associated open space areas.</p>
	C25	Not relevant to this proposal.

There is no rule applicable.	Security of pedestrian routes, bicycle paths and lanes are provided by: a. selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark; b. ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.	No public pedestrian infrastructure is proposed.
There is no rule applicable.	C26 When planting adjacent to pedestrian /bicycle routes: a. ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used; b. avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.	Criterion satisfied. The proposed landscaping will not adversely impact on the site safety or surrounding area safety.
R27 A Statement is provided that pedestrian paths are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians	This is a mandatory requirement. There is no applicable criterion.	Rule Met. Engineering drawings and documentation will be provided to the requirement AS specifications.
R28 A Statement is provided that Bicycle Paths are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 14 – Bicycles.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Engineering drawings and documentation have been provided to the requirement AS specifications.
6.2 Pedestrian Underpasses and Overpasses		
There is no rule applicable.	C29	Not Applicable.

	<p>The use of pedestrian underpasses is to be avoided. Where there is no practical or</p> <ul style="list-style-type: none"> a. feasible alternative underpasses are designed: b. wide enough to accommodate both pedestrian and cycle traffic c. straight and without recesses d. with mirrors so pedestrians can see around corners if there is a turn of 60 degrees or more e. with entrances and exits that are visible from shops, homes or other areas of frequent pedestrian traffic e) to ensure there is no screening of entries/exits f. with signs at each end indicating where it leads and an alternative route to use at night 	<p>There is no proposal to integrate a pedestrian underpass/overpass into the siting and design of the proposed development.</p>
There is no rule applicable.	<p>C30</p> <p>Overpasses are designed to reduce opportunities to throw missiles at cars or pedestrians.</p>	<p>Not Applicable.</p> <p>Refer to comments at C29 above.</p>
6.3 Bus Interchange, Bus Stops and Taxi Ranks		
There is no rule applicable.	<p>C31</p> <p>Locate bus stops and taxi ranks so that:</p> <ul style="list-style-type: none"> g. natural surveillance is possible h. there are no walls, landscaping, fences or other structures which block sightlines to bus stops and taxi ranks c) they are not located adjacent to vacant land, alleys, car parks or near possible entrapment spots i. there are short, safe routes to bus stops and taxi ranks from night-time venues such as cinemas, theatres etc 	<p>Not Applicable.</p> <p>No bus interchange, bus stops or taxi ranks are proposed.</p>
There is no rule applicable.	<p>C32</p>	<p>Not Applicable.</p>

	Major bus stops and taxi ranks are well lit and protected from the weather, or adjacent to areas which are well lit or that provide protection from the weather.	No bus interchange, bus stops or taxi ranks are proposed.
There is no rule applicable.	C33 Directional signage makes it easy to find bus stops or taxi ranks and provides up-to-date passenger information.	Not Applicable. No bus interchange, bus stops or taxi ranks are proposed.
There is no rule applicable.	C34 Interchanges are located on the same level as significant activity generators to avoid entrapment, increase natural surveillance and provide direct routes of access.	Not Applicable. No bus interchange, bus stops or taxi ranks are proposed.

Element 7: Services

7.1 Automatic Teller Machines (ATMs)

There is no rule applicable.	C35 Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen.	Not Applicable. There is no proposal to integrate an automatic teller machine into the siting and design of the proposed development.
There is no rule applicable.	C36 Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders.	Not Applicable. Refer to the comments at C35 above.
There is no rule applicable.	C37 Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-legitimate users	Not Applicable. Refer to the comments at C35 above.
There is no rule applicable.	C38 Use bollards, or other landscaping, to restrict the potential for vehicle incursions.	Not Applicable. Refer to the comments at C35 above.

7.2 Local Waste Storage Facilities

There is no rule applicable.	C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	Criteria satisfied. The proposed waste management areas are designed to minimise hiding spots.
7.3 Local Utility Facilities		
There is no rule applicable.	C40 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	Criterion satisfied. Proposed service infrastructure is integrated into the built form where possible. Utility enclosures are provided in accordance with utility provider requirements where relevant.
7.4 Delivery and Storage Facilities		
There is no rule applicable.	C41 Ensure that: a. Delivery and storage areas are not isolated from the main building b. Secure storage areas are provided for shop owners	Criterion satisfied. Storage areas associated with the developments are integrated into the built form. A waste enclosure area adjoining the Calm House is afforded direct sight from adjoining buildings and car park areas.
7.5 Public Toilets		
There is no rule applicable.	C42 Ensure that: j. Public toilets are located in obvious locations, but not in isolated areas of activity centres k. Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's' playgrounds l. Public seating and telephones are located away from public toilets to avoid opportunities for loitering.	Not relevant to this proposal. No public toilets are proposed.
7.6 Public Telephones		

	C43	Criteria satisfied.
There is no rule applicable.	Public telephones are located in obvious locations, are well lit and well signposted, e.g. near bus stops or taxi ranks.	No Public telephones are proposed.

8.5 Community and Recreation Facilities Location Guidelines General Code

The following is an assessment against the Community and Recreation Facilities Location Guidelines General Code (effective 3 May 2018) rules and criteria as per the statutory requirements for Development Assessment. The below table includes an assessment against the Code requirements as well as a statement of performance against the criteria listed as applicable.

Table 5: General Location Routes

Codes	Response
3.1 Public Transport Routes	
All community and recreation facilities which are directly used by the public should be located on or near public transport routes which provide services which are appropriate to the user group of the facility.	Matter addressed. The proposed Hospital is located near suitable public transport routes to enhance accessibility and convenience for users.
The location guidelines in this code commonly aim for facility locations within 500 metres of bus stops, except where facilities are likely to be used by small children, older people, or people with a disability. Users may include day visitors to facilities, as well as longer term occupants of the facility.	Matter addressed. The proposed Hospital is located within 500 meters from the bus stop and public transport routes for easy access for the users.
A distance of 400 metres is considered a reasonable maximum walking distance for older people and is consistent with guidelines used elsewhere in Australia. Distances for very young children should aim to be shorter, and 200 metres has been assessed as the maximum walking distance that can be managed by children under about 7 years of age. Similarly, whilst 400 metres has been assessed as acceptable for older people, a shorter distance (200m) to public transport stops would ensure greater accessibility for older or infirmed people, or persons with a disability. These guidelines should be achievable in most cases. In some cases, such as retirement villages, on-site transport services may compensate where maximum distances are exceeded.	Matter addressed. A public bus stop is located within reasonable walking distance of the site.
3.2 Parks	
In locating parks, reference should also be made to the Canberra Landscape Guidelines, and the ACT Code for Residential Development. ACT City Operations aims for all residential areas to be within 400 metres of local parks with playground facilities.	Not Applicable. No local parks are proposed.
3.3 Retail Facilities	

Community facilities generally should be located near retail centres in a position that is relatively central to their long-term catchment and at a level of the urban hierarchy that is appropriate to their size and scale.	Not Applicable. No retail centre is proposed.
3.4 Co-location/ Mixed Use opportunities	
Compatible facilities should be clustered at every opportunity, and facilities shared wherever possible to increase participation opportunities and a range of amenities to meet community needs. Flexible designs to meet changing needs are also encouraged.	Not relevant to this proposal. The nature of the proposed use is suited to separation from other facilities.
Early stages of planning for new areas should address the need to cluster appropriate land uses to increase opportunities for co-location of appropriate community and recreational facilities, and to share parking.	
By mixing compatible industrial, institutional, retail, entertainment, business and residential use areas, greater community safety can also be achieved by increasing after-hours activity levels.	
Mixed uses must be compatible in scale and consistent with neighbouring uses. Facilities used at night should also be located to enable informal surveillance or 'overlooking' by other activity in the area or by passing traffic.	
3.5 Separation	
In considering relationships to other uses, "separated from" (unless specifically prescribed) will mean: 1. noise separation – set apart from roads or other noise generating activities by distances which are within the relevant noise guidelines volumes set out under the Noise Management Guidelines; and 2. social separation – the maximum achievable distance between access points. Facilities likely to generate noise (such as clubs and outdoor recreation facilities) should be located so that they do not reduce residential amenity, nor constrain or preclude later residential development in surrounding areas.	Matter addressed. The nature of the proposed use indicates that social separation is appropriate for the facility, which is achieved with the location of the subject site away from developed areas.
3.6 Access and Mobility	
Reference should be made to Australian Standards 1428.1-1993 Design for Access and Mobility to ensure access to all community and recreation sites by older people and people with disabilities. Community and recreation sites should be as flat as possible. Where it is necessary to move further than 18	Matter addressed. The proposed building and associated external areas have been designed to comply with the access and mobility requirements,

metres, the maximum gradient should be between 1:20 and 1:33. Steeper gradients should only be considered for shorter distances and / or where design solutions according to Australia Design standard 1428.1/1993 will enable disability access (preferably unassisted access). A key criterion for accessibility for people with disabilities is to ensure that access is possible with dignity.	refer to the access and mobility commentary submitted as part of the DA.
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3.7 Parking

Parking for people with disabilities and older persons should be provided close to entrances of public buildings for both convenience and safety factors, particularly for after hours use, and low gradient access should be provided to parking areas.	Matter addressed. Parking for people with disabilities and older persons is provided close to entrances of public buildings.
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Parking should be provided for all community and recreation facilities referred to in this Code in accordance with the Parking and Vehicular Access General Code. This code includes requirements for set down and pick up areas and parking for people with disabilities.	Matter addressed. Parking is provided as per community and recreation facilities referred to in this Code in accordance with the objectives of the Parking and Vehicular Access General Code.
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The location of parking should enable safe, well lit pedestrian access after dark, and should not disrupt the amenity of the area.	Matter addressed. Parking space is provided on-site close to the building entrances which are safe, well-lit pedestrian access when dark, and does not disrupt the amenity.
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3.8 Pedestrian Access

Safe access is a key location criteria for all community and recreation facilities. Facilities which are used by pedestrians should avoid locations on arterial roads and other roads with high traffic volumes. Walking distances to bus stops, shops and associated facilities should not involve crossing such roads except where safe crossing are provided. Permeability should be maximised around community and recreation facilities by providing pedestrian access through or around buildings and connections to appropriate path networks. Pathways should be easily identifiable, follow logical desire lines and have clear and safe entry and exit points.	Matter addressed. Safe access is provided to the facility and a bus stop is located within short walking distance of the site.
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3.9 Lighting/ Surveillance

All facilities likely to be used at night should provide well-lit pedestrian and cycling routes to parking areas on and off the site, and good artificial lighting	Matter addressed.
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to parking areas and external access points to enhance the safety and security of users. Parking to be used at night should be visible, preferably by users of the facility, to ensure safety and security. Landscaping of areas likely to be used after dark should avoid plantings that screen areas and make them unsafe. After-hours uses should be located together to enhance safety through increased activity.	The location of the site adjoining a nature reserve and the residential nature of the use indicates a lighting strategy that achieves safety requirements yet minimises the impact on surrounding areas.
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To maximise surveillance of public areas and thereby increase community safety, colocation of main pedestrian and cycle routes with roads is desirable. Appropriate separation must be considered between different travel modes with respect to safe travel speeds. Provision of shade, amenity and surveillance must be considered.	Not relevant to this proposal. No public pedestrian infrastructure is proposed.
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3.10 Design and Siting in Residential areas

<p>All community facilities located in Residential zones should comply with the Residential Zones Development Code where applicable, particularly in relation to:</p> <ul style="list-style-type: none"> 1 Building height 2 Building in relation to front boundaries 3 Building in relation to side and rear boundaries 4 Private Open Space 	<p>Not Applicable.</p> <p>The proposed development is not in a residential zone.</p>
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Detailed Location Guidelines for Community and Recreation Facilities

Table 6: Detailed Location Guidelines for Community and Recreation Facilities

Guidelines	Response
Community – Hospital	
Relationship to other uses – close to: Public Transport routes, close to arterial roads Preferably quiet location	Matter addressed. Close to public transport and located in a quiet place.
Separated from: Noise separation from residential areas	Matter addressed. The proposed development does not include nor is it proximate to residential areas or uses.
Co-location opportunity: Primary health services, child care facility	Applicable.
Other issues: Northerly aspect preferable Provision for emergency vehicle access	Matter addressed. Emergency vehicles can easily access the site.

8.6 Signs General Code

The proposed signage comprises ground signage containing the name of the development which is detailed in the plans provided in this submission. An assessment of the proposed signs against the Code (effective 31 March 2008) is provided below.

Rule	Criteria	Response
Element 1: Use		
1.1 Permissible Signs		
R1 The sign type and location comply with Table 1. Signs Permissible in Zones.	C1 The Sign meets the requirements of C4	Rule met. Sign type and location is permitted in the CZ6 zone.
1.2 Content of Signs		
R2 The sign content and sign location comply with Table 2. Allowable Signage Content and Location.	C2 The Sign meets the requirements of C4	Rule met. Sign content and location is permitted in the CZ6 zone.
1.3 Licencing		
R3 A fixed Sign that is designed or located so that it encroaches on, over, or into unleased Territory land, has a valid licence agreement with the Territory for the sign that has been issued under Part 9.11 of the Planning and Development Act 2007.	C3 If development approval is granted for a fixed Sign that is designed or located so that it encroaches on, over, or into unleased Territory Land a condition of approval will be imposed requiring the applicant to enter into a licence agreement with the Territory prior to the approval of the encroaching signage taking effect.	Not Applicable. Proposed signage does not encroach onto Territory land.
	C4 Signs must: a) Not create a hazard to traffic or pedestrians;	Criterion satisfied. Proposed signage: a) does not create a hazard to traffic or pedestrians; b) is of a character and design standard consistent with the objectives and controls for

Rule	Criteria	Response
	b) Be of a character and design standard consistent with the objectives and controls for the relevant zone and locality; c) Recognise the heritage values of sites; d) Not compromise the role of the Territory as the setting of the National Capital and Seat of Government of the Commonwealth; e) Complement the streetscape and amenity of the locality by virtue of its size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts; f) If affixed to a building, complement the architectural style of the building by virtue of its size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts; and g) Not unnecessarily repeat or duplicate similar signs.	the relevant zone and locality as noted in the response against CZ6 objectives; c) the site is not heritage listed; d) does not compromise the role of the Territory as the setting of the National Capital and Seat of Government of the Commonwealth; e) Complements the streetscape and amenity of the locality by virtue of its size, location, illumination, utilisation of complementary shapes, forms, colours, durable quality materials and design concepts; f) Is not affixed to a building; and g) does not unnecessarily repeat or duplicate similar signs.
Element 2: Built Form		
2.11 Ground Sign		
R43 Name signs of development estates must include the suburb name.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed ground sign is not a development estate for a suburb.
R44 When in a residential zone, only permitted where used to name a multi-unit development site or suburb.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The site is commercially zoned.
R45 Maximum height: 2.0 metres.	C45 The Sign meets the requirements of C4	Criterion Satisfied. The proposed signage is less than 2m in height.

Rule	Criteria	Response
R46 Maximum surface area: 4.5 m ² .	C46 The Sign meets the requirements of C4	Criterion Satisfied. The maximum surface area of signage is less than 4.5m ² .
R47 Minimum setback from side boundary: 3 metres.	C47 The Sign meets the requirements of C4	Rule met. The proposed signage is setback more than 3m from a side boundary.
R48 Maximum number: One per frontage.	C48 The Sign meets the requirements of C4	Rule met. Only one sign is proposed.
R49 Illumination: Not illuminated.	C49 The Sign meets the requirements of C4 and the illumination of the sign; a) minimises the spill effects or escape of light into the night sky; and b) eliminates shadows and promotes the safety of adjoining public areas; and c) the intensity of lighting and hours of illumination do not unreasonable impact on any residential properties.	Criterion satisfied. The proposed sign is to be spot illuminated. The sign meets the requirements of C4 as addressed above and in addition: a) minimises the spill effects or escape of light into the night sky; b) eliminates shadows and promotes safety of adjoining public areas; and c) illumination does not unreasonable impact on any residential properties or the surrounding nature reserve area.
R50 Minimum setback of 1200mm from the sign to the road kerb/shoulder.	This is a mandatory requirement. There is no applicable criterion.	Rule met. Signage is located more than 1200mm from the road kerb.
Element 3: Sign Construction		
3.1 Traffic Safety		
R132 A sign must not: a) Obstruct pedestrians' view of traffic, or vehicle drivers' view of pedestrians, other traffic, or the road ahead; or b) Create confusion for drivers at critical locations, (such as intersections, traffic signals, or merging and weaving situations), due to	This is a mandatory requirement. There is no applicable criterion.	Rule met. Signage has been sited so as not to obstruct pedestrian and drivers' view lines.

Rule	Criteria	Response
the design, message/pictures, colours and location of the sign.		
3.2 Installation fixings		
R133 No support, fixing, suspension or other systems required for the installation of a sign are exposed, unless designed as an integral feature of the sign.	C133 Conduits, wiring, switches or the mounting of other apparatus are discreetly placed and out of general view.	Rule met. Sign fixtures are to be concealed as per the plan provided.
R134 A sign must not be nailed or similarly fixed to a tree.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Signage is not proposed to be affixed to a tree.
3.3 Animated or flashing signs		
R135 Signs do not contain animated or flashing elements.	C135 The sign meets the requirements of C4	Rule met. No flashing elements are proposed for the signage.
Element 4: Environment		
4.1 National Capital Plan		
R136 There are no National Capital Plan requirements that apply to the development.	C136 Where a development is subject to Special Requirements under the National Capital Plan (including any relevant Development Control Plan) the development is not inconsistent with the Special Requirements.	Not applicable to this proposal.
4.2 Heritage		
R137 In accordance with section 145(2) of the Planning and Development Act 2007, applications for development on land or buildings subject to interim or full heritage registration are to be accompanied by advice from the Heritage Council stating	C137 If advice from the Heritage Council is required, but not provided, then the application will be referred to the Heritage Council in accordance with the requirements of the Planning and Development Act 2007.	Not applicable to this proposal.

Rule	Criteria	Response
that the development meets the requirements of the Heritage Act 2004.		
4.3 Trees		
R138 In accordance with section 145(2) of the Planning and Development Act 2007, 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, the application must be accompanied by a Tree Management Plan approved under the Tree Protection Act 2005. Note: "Protected tree" is defined under the Tree Protection Act 2005.	C138 If an approved Tree Management Plan is required, but not provided, then a draft Tree Management Plan is to accompany the application. The draft Tree Management Plan will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	Not Applicable. The proposed signage is not located in the vicinity of a protected tree.
4.4 Environmental Control		
R139 A sign must not be nailed or similarly fixed to a tree.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. Signage is not proposed to be affixed to a tree.

8.7 Waterways: Water Sensitive Urban Design General Code

The compliance of the proposed development with the Waterways: Water Sensitive Urban Design General Code (effective 21 February 2020) is described in the following table.

Table 11: Assessment of Waterways: Water Sensitive Urban Design General Code

Rule	Criteria	Design Response
Element 1: Mains Water Use Reduction		
1.1 Mains Water Use Reduction Target		
R1		Rule met.
<p>This rule applies to all development currently connected or intended to be connected to mains water supply except any of the following:</p> <ul style="list-style-type: none"> a) development subject to the estate development code b) development for minor alterations or extensions involving 50% or less of the existing floor area. <p>Development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003.</p> <p>Note: Compliance with this rule is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>Refer to mains water consumption spreadsheet included in this submission demonstrating achievement of this requirement.</p>
Element 2: Stormwater Quantity		
2.1 On-site stormwater retention		

R2

This rule applies to development for at least one of the following:

- a) development on sites greater than 2,000m² involving works that have the potential to alter the stormwater regime of the site, including sites subject to the estate development code
- b) development within existing urban areas which increases impervious area by 100m².

This rule does not apply to any of the following:

- a) development of major roads
- b) sites identified in a precinct code that stormwater retention requirements for the site have been fully dealt with through an estate development plan.

Development complies with at least one of the following:

- a) stormwater retention management measures are provided and achieve all of the following:
 - i) Stormwater storage capacity of 1.4kL per 100m² of the total impervious area of the site is provided specifically to retain and reuse stormwater generated on site as a whole
 - ii) Retained stormwater is used on site
- b) development captures, stores and uses the first 15mm of rainfall falling on the site.

For this rule, on-site stormwater retention is defined as the storage and use of stormwater on site.

Note: Compliance with this rule is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Note: ACT Practice Guidelines for Water Sensitive Urban Design defines acceptable uses of stormwater on site.

Note: Any site specific stormwater retention requirements for new estates must be nominated on planning control plans submitted with the estate development plan.

C2

Development complies with all of the following:

- a) It is demonstrated that stormwater retention measures can be more successfully met offsite
- b) development complies with at least one of the following stormwater retention management measures:
 - i) An equivalent volume of stormwater is stored and used at an offsite location within the same catchment or a catchment in proximity to the site as part of a stormwater offset agreement
 - ii) If it is demonstrated that the above stormwater retention measures are unable to be provided, then a contribution to the construction of offsite measures within the same catchment or a catchment in proximity to the site as a means of offset may be approved by the Planning and Land Authority.

For this criterion, the meaning of a stormwater offset agreement as defined and detailed in the ACT Practice Guidelines for Water Sensitive Urban Design.

Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Rule met.

Refer to Stormwater and Subsoil Drainage Plan included in this submission addressing the requirements of this rule.

2.2 On-site stormwater detention

R3

This rule applies to development for at least one of the following:

- a) development on sites greater than 2,000m² involving works that have the potential to alter the stormwater regime of the site, including sites subject to the estate development code
- b) development within existing urban areas which increases impervious area by 100m²

This rule does not apply to any of the following:

- a) development of major roads
- b) sites identified in a precinct code indicating that stormwater detention requirements have been fully met.

Stormwater detention measures are provided and achieve all of the following:

- a) capture and direct runoff from the entire site
- b) Stormwater storage capacity of 1kL per 100m² of impervious area is provided to specifically detain stormwater generated on site
- c) The detained stormwater is designed to be released over a period of 6 hours after the storm event.

For this rule on-site stormwater detention is defined as the short term storage and release downstream of stormwater runoff.

Note: Compliance with this rule is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Note: Calculating on-site detention can include 50% of the volume of rainwater tanks where stormwater is used on-site.

Note: For new estates any stormwater detention must be nominated on planning control plans submitted with the estate development plan. In particular, where an estate development plan has partially achieved the stormwater detention measures, this can be taken into account for the detention measures on individual sites.

C3

Stormwater detention measures are provided and achieve all of the following:

- a) ensure that the peak rate of stormwater runoff from the site does not exceed the peak rate of runoff from an unmitigated (rural) site of the same area for the 1 Exceedance per Year (1EY)
- b) A maximum of 30% of the runoff from the site may bypass the onsite stormwater detention system where it can be demonstrated that at least one of the following circumstances applies:
 - i) Difficult ground levels
 - ii) The nature of the receiving drainage system cannot receive runoff from the entire site
 - iii) The need to retain significant trees or vegetation
 - iv) other demonstrated circumstances.

Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Note: where an estate development plan has partially achieved the stormwater detention measures, this can be taken into account for the detention measures on individual sites.

Rule met.

Refer to Stormwater and Subsoil Drainage Plan included in this submission addressing the requirements of this rule.

2.3 Stormwater quantity for major road on sites over 2000m2

R4	C4	Not applicable.
<p>This rules applies to development of major roads involving sites greater than 2000m2. Development complies will all of the following:</p> <p>a) The capacity of existing pipe (minor) stormwater connection to the site is not exceeded in the 1 in 10 year storm event</p> <p>b) The capacity of the existing overland (major) stormwater system to the site is not exceeded in the 1 in 100 year storm event.</p>	<p>Development for major roads on sites greater than 2000m2 complies with at least one of the following:</p> <p>a) A reduction of the 1 in 5 year and 1 in 100 year stormwater peak run off flow to pre-development levels</p> <p>b) The capacity of the downstream piped stormwater system to its outlet with an open channel is not exceeded in the 1 in 10 year storm event.</p> <p>Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.</p>	<p>The proposal is not for a major road.</p>

2.4 On-site stormwater detention for estate development plans

	C5	Not applicable.
<p>There is no applicable rule.</p>	<p>This criterion applies to estate development plans. Stormwater detention measures are provided and the peak rate of stormwater runoff from the estate does not exceed the peak rate of runoff from an unmitigated (rural) site of the same area for minor and major storms.</p> <p>Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.</p> <p>Note: The Major (1% Annual Exceedance Probability (AEP)) and Minor storms are as defined by Transport Canberra and City Services Directorate (TCCS) or the agency responsible for stormwater management.</p> <p>Note: Stormwater detention measures required for each individual block may contribute toward meeting the overall detention requirements for the estate as demonstrated in an estate development plan.</p> <p>Note: Any site specific stormwater detention must be nominated on planning control plans submitted with the estate development plan.</p>	<p>The proposal is not for an estate development plan.</p>

Element 3: Stormwater Quality		
3.1 Stormwater Quality Target – sites greater than 2000m2		
<p>R6</p> <p>This rule applies to development for all of the following:</p> <ul style="list-style-type: none"> a) where the development site is greater than 2,000m2 b) where development involves works that have potential to alter the stormwater regime for the site. <p>This rule does not apply to development of major roads.</p> <p>The average annual stormwater pollutant export is reduced when compared with an urban catchment of the same area with no water quality management controls for all of the following:</p> <ul style="list-style-type: none"> a) gross pollutants by at least 90% b) suspended solids by at least 60% c) total phosphorous by at least 45% d) total nitrogen by at least 40%. <p>Note: Compliance with this rule is consistent with the ACT Practice Guidelines for Water Sensitive Urban Design and is demonstrated by a report by a suitably qualified person, using the MUSIC model. If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance with the rule. If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.</p>	<p>C6</p> <p>It is demonstrated that at least one of the following applies:</p> <ul style="list-style-type: none"> a) stormwater quality measures can be more successfully met offsite b) a sensitive downstream environment will be negatively impacted. <p>Development complies with at least one of the following:</p> <ul style="list-style-type: none"> a) an equivalent load of pollutants is captured at an offsite location as part of a stormwater offset agreement b) if the above stormwater quality measures are unable to be provided, then a contribution to the construction of offsite measures as a means of offset may be approved by the Planning and Land Authority. <p>For this criterion a stormwater offset agreement is defined as detailed in the ACT Practice Guidelines for Water Sensitive Urban Design.</p> <p>Note: Compliance with this criterion is consistent with the ACT Practice Guidelines for Water Sensitive Urban Design and is demonstrated by a report by a suitably qualified person, using the MUSIC model. If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance with the criterion. If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.</p>	<p>Rule met.</p> <p>Refer to Stormwater and Subsoil Drainage Plan included in this submission addressing the requirements of this rule.</p>

3.2 Stormwater quality target – major roads

R7

This rule applies to development of major roads, including the duplication of an existing major road in full or in part.

The average annual stormwater pollutant export is reduced when compared with a road catchment of the same area with no water quality management controls for all of the following:

- a) gross pollutants by at least 90%
- b) suspended solids by at least 60%
- c) total phosphorous by at least 45%
- d) total nitrogen by at least 40%.

Note: Compliance with this rule is consistent with the ACT Practice Guidelines for Water Sensitive Urban Design and is demonstrated by a report by a suitably qualified person, using the MUSIC model. If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance with the rule. If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.

C7

If it can be demonstrated that the stormwater quality measures specified in the rule are unable to be provided, then a contribution to the construction of offsite measures as a means of offset may be approved by the Planning and Land Authority.

Note: Compliance with this criterion is consistent with the ACT Practice Guidelines for Water Sensitive Urban Design and is demonstrated by a report by a suitably qualified person, using the MUSIC model. If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance with the criterion. If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.

Not applicable.

The proposal is not for a major road.

Element 4 Climate change adaptation

4.1 Nuisance flooding – sites greater than 2000m2

There is no applicable rule.

C8

This criterion applies to development on sites greater than 2,000m² involving works that have potential to alter the existing drainage and overland flow regime for the site.

Overland flow paths are provided and achieve all of the following:

- a) accommodate overland stormwater flows up to the 1%AEP
- b) reduce nuisance flooding.

Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Criterion satisfied.

This criterion is applicable to the proposed development.

Please refer to the Stormwater and Subsoil Drainage Plan included in this submission.

4.2 Green/living infrastructure

R9

This rule applies to at least one of the following developments:

- a) Development on sites greater than 2000m² involving works that have potential to alter the stormwater regime for the site
- b) Development within existing urban areas that increase the impervious area of the site by 100m² or more.

Development achieves a minimum of 20% of the site area to be permeable.

Note: Compliance with this rule is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

C9

It is demonstrated that the development achieves all of the following:

- a) Increases permeable surfaces and living infrastructure through green spaces
- b) Plants that require irrigation are supported by sustainable water systems such as onsite stormwater harvesting to achieve microclimate benefits
- c) Promotes evapotranspiration to mitigate extreme temperatures, improve air humidity and overall human comfort.

Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Rule met.

This rule is applicable to the proposed development and the development provides the required permeable area on site.

Element 5: Entity (Government agency) Endorsement

5.1 Water infrastructure

There is no applicable rule.

C10

This criterion applies to development that will result in municipal water sensitive urban design infrastructure being handed to the ACT Government.

An operation and maintenance plan is to be endorsed by the ACT Government for the water sensitive urban design assets that are to be handed to the ACT Government.

Note: Compliance with this criterion is demonstrated through a report from a suitably qualified person consistent with the methods specified in the ACT Practice Guidelines for Water Sensitive Urban Design.

Not Applicable.

No water sensitive urban design infrastructure is proposed to be handed back to the ACT government.

9

Conclusion

This Statement against Criteria has been prepared by Canberra Town Planning, on behalf of ACT Health Directorate for the submission of a Merit Track DA for the combined lease variation and design and siting application for the construction of both the Watson Health Hub and Winnunga Nimmityjah alcohol and other drug residential rehabilitation Facility at Block 1 Section 84 Watson.

It is submitted that the proposed development satisfies the requirements of compliancy to the Territory Plan. Accordingly, the DA warrants approval by the Authority.

