

6 July 2022

**Alix Kaucz**

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By email: [Alix.Kaucz@act.gov.au](mailto:Alix.Kaucz@act.gov.au)**Territory Plan Variation – Statement against TCCS comments  
Block 9 Section 19 Forrest**

Dear Alix,

We are writing in relation to the proposed Territory Plan Variation at Block 9 Section 19 Forrest which was submitted by Trevor Fitzpatrick via email on 24 November 2021. This variation sought to change the zoning of the block from CZ6 to CZ5 and suggested some other controls to be incorporated into the Forrest Precinct Code.

The relevant TCCS comments are reproduced below in italics and any applicable response is provided via the bold text below:

*With regards to the TPV for Block 9, Section 19 Forrest, previous TCCS comments outlined below are still valid.*

- It is understood that the proposed draft TPV is for re-zoning the site from CZ6 – Leisure and Accommodation Zone to CZ5 – Mixed Use Zone.*
- However, it is also understood that the proposed Forrest Precinct Code changes in the TPV allows for shops/non-residential land uses as per page 48 of the Planning Report, prepared by Purdon Planning dated November 2021. Given the traffic impact assessment has only been undertaken for the residential aspect, the traffic generation and parking requirement could change. Noting the possible change in land use, it is suggested that a limit on the residential dwelling numbers and non-residential GFA should be applied in the TPV so that there are not significant impacts in terms of traffic and parking.*

**Agreed. The proposed TPV included rule and criteria limits the scale of shops at the development at Section 8 of the report:**

<b>X.x Shops</b>	
Rx The maximum gross floor area for a SHOP is 250m <sup>2</sup>	Cx Gross floor area is limited to a scale that is appropriate to providing convenient services for local residents and employees.

**Regarding residential dwelling limits, the proposal the site can accommodate approximately 140 dwellings (This was the number used for the TIA). This limit is imposed by environmental**

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sustainability considerations, outlined in page 15 (section 4.3.1) and density considerations, page 38 (section 7.8). For this reason, although not directly specified in the TPV, we reaffirm the lessee's commitment to develop a future DA that is consistent with the TPV applied for, which demonstrates that 140 dwellings are appropriate for the site. Therefore a limit on residential density is able to be pursued without amending the application.

- *It should also be noted that updated parking and traffic assessment needs to be undertaken as a part of the Transport Impact Assessment report once site details are finalised at the DA stage.*

**Noted. This will be undertaken at the DA stage.**

*Please see TCCS comments below regarding Indesco's Traffic Report for Block 9, Section 19 Forrest dated 19 November 2021. These comments are not specific to the TPV and can be addressed at the DA stage.*

- *In August 2021, Indesco approached TCCS to endorse the traffic modelling scope for Block 9, Section 19 Forrest (see attached email). As such, we requested the site access point to be included in the SIDRA analysis which has not been considered. Please include.*
- *Given a proposed yield of 134 dwellings, 81 vehicles/hr is expected to be generated in the peak AM and PM periods. SIDRA analysis shows that addition of development traffic is expected to have minimal effect on the road network during the post development scenario, with intersections near the site operating at acceptable levels. It should be noted however that National Circuit/Canberra Avenue and State Circle/Canberra Avenue intersections operate above capacity level (LOS F) in existing and future scenarios.*
- *As per Section 5.1 of Indesco's Traffic Report dated 19 November 2021, it is understood that 236 parking spaces are required on-site as per the ACT Parking and Vehicular Access General Code. Section 3.0 of Purdon Planning's Planning Report states that approx. 230 spaces are provided on-site. Please outline how the car parking will be allocated between residents and visitors. On-street parking along the surrounding streets is not accepted and all required parking should be provided on-site.*
- *It is noted that Masterplan drawings prepared by Stewart Architecture shows additional developments proposed in Section 19 Forrest. This is consistent with Indesco's Traffic Modelling Scoping email attached. Please provide more details regarding these developments and why these have not been considered in the traffic analysis to give a holistic representation of the future traffic impacts.*
- *The Masterplan drawings (Drawing no. PSP120, dated August 2021) show access from Dominion Circuit for Block 9, Section 19 Forrest, whilst Section 4.2 of Indesco's Traffic Report only considers access off Franklin Street. Please confirm site access and the number of vehicles and vehicles types proposed to use the access points. TCCS' preference is to limit access to Franklin Street.*
- *Please also confirm the proposal for service vehicle access/egress.*

**Noted. These points will be addressed at the DA stage of development.**

We trust this letter directly addresses the pertinent issues raised by TCCS and allows the Territory Plan team the ability to assess the proposal on merit in due course.

**Purdon Planning**

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