

2020

LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY

EXERCISE OF CALL-IN POWERS
PLANNING AND DEVELOPMENT ACT 2007

DEVELOPMENT APPLICATION No. 201936662
BLOCK 25 SECTION 72 DICKSON

and

DEVELOPMENT APPLICATION No. 202037196
BLOCKS 22 and 25 SECTION 72 DICKSON

TABLING STATEMENT

AUGUST 2020

Mr Mick Gentleman MLA
Minister for Planning and Land Management

On 7 May 2020, I, in my capacity as the Minister for Planning and Land Management directed, under section 158 of the *Planning and Development Act 2007*, the planning and land authority to refer to me Development Application No. 201936662.

The development application sought approval for, among other things, construction of a new building up to six storeys consisting of 40 dwellings for supportive housing, social enterprise area, basement car parking, ancillary facilities, utilities, landscaping, driveway verge crossings and associated on-site and off-site works.

As required under section 158A(2) of the *Planning and Development Act 2007*, I am to consider the nature of the development proposal, the community consultation undertaken prior to the submission of the development application, the public notification and representations received. Having consideration of these matters, along with the level of community awareness, and information and documents provided by the planning authority, I was satisfied that the level of community consultation carried out by the proponent is sufficient to allow me to form an opinion under section 159(2) of the *Planning and Development Act 2007*.

On 7 August 2020, I approved the application with conditions, using my Ministerial call-in powers under section 162 of the *Planning and Development Act 2007*.

In deciding the application, I gave careful consideration to the requirements of the Territory Plan, the advice of the ACT Heritage Council, the Environment Protection Authority, the Transport Canberra and City Services Directorate, the Conservator of Flora and Fauna, utility service providers, and other entities and agencies, as required by the legislation and the planning and land authority.

I also gave consideration to the representations received by the planning and land authority during the public notification period for the development application that occurred between 23 March and 24 April 2020.

I have imposed firm conditions on the approval of the development application that require, among other things:

- an unexpected finds protocol shall be undertaken on the site prior to any construction works commencing, identifying anything buried under the soil on the site that may pertain to the previous use of the site as an aerodrome;
- a qualified archaeologist to undertake an archival recording of any surface remnants of the Original Canberra Aerodrome within the development area and report on the outcomes to the satisfaction of the ACT Heritage Council prior to the commencement of works;
- measures to ensure the building height and setbacks of the development fully comply with the requirements of the Dickson Precinct Map and Code;
- measures to protect existing trees located adjacent to the site during construction;
- ensure compliance with utility service requirements;
- additional bicycle parking spaces; and
- require the granting of a Crown lease that permits the approved development prior to the issue of a Certificate of Occupancy and Use.

On 2 July 2020, I, in my capacity as the Minister for Planning and Land Management directed, under section 158 of the *Planning and Development Act 2007*, the planning and land authority to refer to me Development Application No. 202037196 in conjunction with Development Application No. 201936662.

Development Application No. 202037196 sought approval for, among other things, 16 on-street parking spaces along the east of Hawdon Place, upgrading of services to facilitate the proposed development for DA 201936662 at Block 25 Section 72 Dickson, and associated works.

As required under section 158A(2) of the *Planning and Development Act 2007*, I am to consider the nature of the development proposal, the community consultation undertaken prior to the submission of the development application, the public notification and representations received. Having consideration of these matters, along with the level of community awareness of the Common Ground Dickson development, and information and documents provided by the planning authority, I was satisfied that the level of community consultation carried out is sufficient to allow me to form an opinion under section 159(2) of the *Planning and Development Act 2007*.

On 7 August 2020, I approved the application with conditions, using my Ministerial call-in powers under section 162 of the *Planning and Development Act 2007*.

In deciding the application, I gave careful consideration to the requirements of the Territory Plan, the advice of the ACT Heritage Council, the Transport Canberra and City Services Directorate, the Conservator of Flora and Fauna, utility service providers, and other entities and agencies, as required by the legislation and the planning and land authority. I also gave consideration to the representations received by the planning and land authority during the public notification period for the development application that occurred between 9 June and 29 June 2020.

I have imposed conditions on the approval of the development application for the infrastructure works that require, among other things:

- an unexpected finds protocol shall be undertaken on the site prior to any construction works commencing, identifying anything buried under the soil on the site that may pertain to the previous use of the site as an aerodrome;
- measures to protect existing trees located adjacent to the site during construction;
- require the replacement of two proposed car parking spaces on Hawdon Place to accommodate additional tree planting; and
- ensure compliance with utility service requirements.

Madam Speaker, as you would know, addressing housing affordability and homelessness has been a long-term commitment of the ACT Government. Common Ground is not a temporary or transitional service or a shelter, rather it is a permanent supportive housing option for people who have experienced long-term homelessness and it mixes accommodation with personalised support.

Canberra's inner north area is rapidly changing, and the Dickson Group Centre is an important part of the area. The site for Common Ground is in close proximity to essential urban amenities and services such as transport, education, employment, retail, health and community services. I trust that the use of my ability to 'call-in' this development application will facilitate the timely delivery of a valuable community facility for those people of Canberra who are most in need.

Madam Speaker, the *Planning and Development Act 2007* provides for specific criteria in relation to the exercise of my call-in powers.

I have used my call-in powers in this instance because I consider the proposal as detailed in Development Application No. 201936662, in conjunction with the infrastructure delivered through Development Application No. 202037196, will provide a substantial public benefit to the Canberra community through the timely development of a community facility that supports people to move directly from homelessness into permanent housing and follows through with the support they need to stay housed, to improve their connections to health, education and employment, and to live independently with stability. The development will comprise a mix of 1, 2, and 3 bedroom homes to allow for greater flexibility of tenants, including families. To this end the public benefit will be served by making the facility available to service the local community who are most in need.

The urban renewal of Section 72 Dickson will also benefit the public by delivering updated infrastructure to replace ageing assets, remove vacant disused buildings and facilitate the construction of some new buildings and associated landscaping on vacant Government-owned land.

The proposed development will contribute to the achievement of the object of the Territory Plan by providing the people of the ACT with a new contemporary development containing 40 social and affordable homes for people most in need. It will serve a stated principle of social sustainability through redevelopment of an existing site with a community-use development that responds to current and emerging social needs, as recently highlighted through the COVID-19 pandemic.

Section 161(2) of the *Planning and Development Act 2007* specifies that, if I decide an application, I must table a statement in the Legislative Assembly not later than three sitting days after the day of the decision.

Madam Speaker, as required by the *Planning and Development Act 2007*, and for the benefit of the members, I table a statement for both development applications, providing a description of the development, details of the land on where the development is proposed to take place, the name of the applicant, details of my decision for the application, reasons for the decision, and community consultation undertaken by the proponent.