Freedom of Information Disclosure Log Publication Coversheet

The following information is provided pursuant to section 28 of the *Freedom of Information Act 2016*.

Application Details	
Ref. No.	CRAFOI 2026-004
Date of Application	2 July 2026
Date of Decision	17 September 2026
Processing time (in working days)	41
Fees	Waived
Decision on Access	Partial Release
Information Requested (summary)	Documents relating to the Dickson public realm upgrade works, 1 January 2024-2 July 2026.

Publication Details		
Original application	☑ Published	☐ N/A
Decision notice	☑ Published	☐ N/A
Documents and schedule	☑ Published	☐ N/A
Decision made by Ombudsman	N/A	
Additional information identified by Ombudsman	N/A	
Decision made by ACAT	N/A	
Additional information identified by ACAT	N/A	

From: [redacted]
To: CMTEDD FOI
Subject: CMTEDDFOI 2026-175 (CRA 2026-004) - District Public realm upgrade project
Date: Thursday, 2 July 2026 9:39:34 AM
Attachments: image001.png

Good morning

Freedom of Information Application

Applicant: [redacted]

Directorate: City Renewal Authority / Chief Minister, Treasury and Economic Development Directorate

Documents Requested

Pursuant to the *Freedom of Information Act 2016 (ACT)*, I seek access to the following documents relating to the Dickson public realm upgrade works surrounding the Dickson Library and Dickson Group Centre.

Specifically, I seek:

1. The business case, investment proposal, project initiation document or equivalent document prepared to justify the Dickson public realm upgrade project.
2. All engineering, technical, asset condition, lifecycle or pavement condition assessments relied upon in deciding to undertake the project.
3. Any reports, assessments or advice relating to:
    - the condition of existing paving;
    - stormwater infrastructure;
    - accessibility;
    - public safety;
    - maintenance requirements; or
    - asset failure risks.
4. A detailed cost breakdown of the contract referred to in the Government's response to Question on Notice 1168, including expenditure allocated to:
    - paving;
    - stormwater replacement;
    - landscaping;
    - lighting;
    - street furniture;
    - public art;
    - design and consultancy services;
    - project management;
    - contingency;
    - traffic management; and
    - any other project components.
5. Any briefing notes, Ministerial briefs, Board papers or approval documents relating to approval of the project and associated funding.
6. Any prioritisation or comparative assessment that considered the Dickson project

against other ACT shopping centres or public realm projects.

7. All complaints, submissions or representations received from businesses, residents or community organisations concerning the project from **1 January 2025**, including complaints relating to:
    - construction impacts;
    - business disruption;
    - access;
    - parking;
    - pedestrian access; or
    - project timing.
8. All correspondence, including emails, letters, meeting notes and file notes, between the City Renewal Authority and:
    - Woolworths;
    - Dan Murphy's; and
    - the Dickson Traders Association (or equivalent representative body),

   concerning the planning, delivery or impacts of the project.

9. Any trader impact assessments, economic impact assessments, traffic studies or pedestrian access plans prepared before or during construction.
10. Any documents recording consideration of delaying, staging or modifying the project in response to business or community concerns.

Date Range

From **1 January 2024** to the date this request is processed.

Format

I request that all documents be provided electronically where possible.

Kind regards,





Our ref: CRAFOI2026-004

City Renewal Authority|
ACT Government
ABN 40 746 096 162
T 02 6205 1878
CityRenewal@act.gov.au

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3 Constitution Avenue
Canberra City

GPO Box 158
Canberra City
ACT 2601

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@CityRenewalCBR

FREEDOM OF INFORMATION REQUEST – NOTICE OF DECISION

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), received by the City Renewal Authority on 2 July 2026.

Specifically, you have sought access to the following information:

1. *The business case, investment proposal, project initiation document or equivalent document prepared to justify the Dickson public realm upgrade project.*
2. *All engineering, technical, asset condition, lifecycle or pavement condition assessments relied upon in deciding to undertake the project.*
3. *Any reports, assessments or advice relating to:*
   - *the condition of existing paving;*
   - *stormwater infrastructure;*
   - *accessibility;*
   - *public safety;*
   - *maintenance requirements; or*
   - *asset failure risks.*
4. *A detailed cost breakdown of the contract referred to in the Government's response to Question on Notice 1168, including expenditure allocated to:*
   - *paving;*
   - *stormwater replacement;*
   - *landscaping;*
   - *lighting;*
   - *street furniture;*
   - *public art;*
   - *design and consultancy services;*
   - *project management;*
   - *contingency;*
   - *traffic management; and*
   - *any other project components.*
5. *Any briefing notes, Ministerial briefs, Board papers or approval documents relating to approval of the project and associated funding.*

6. *Any prioritisation or comparative assessment that considered the Dickson project against other ACT shopping centres or public realm projects.*
7. *All complaints, submissions or representations received from businesses, residents or community organisations concerning the project from 1 January 2025, including complaints relating to:*
    - *construction impacts;*
    - *business disruption;*
    - *access;*
    - *parking;*
    - *pedestrian access; or*
    - *project timing.*
8. *All correspondence, including emails, letters, meeting notes and file notes, between the City Renewal Authority and:*
    - *Woolworths;*
    - *Dan Murphy's; and*
    - *the Dickson Traders Association (or equivalent representative body), concerning the planning, delivery or impacts of the project.*
9. *Any trader impact assessments, economic impact assessments, traffic studies or pedestrian access plans prepared before or during construction.*
10. *Any documents recording consideration of delaying, staging or modifying the project in response to business or community concerns.*

From 1 January 2024 to 2 July 2026 (date application received).”

Authority

I am an Information Officer appointed by the City Renewal Authority (CRA) under section 18 of the Act to deal with access applications made under Part 5 of the Act.

Timeframes

In accordance with section 40 of the Act, CRA is required to provide a decision on your access application within 30 days.

Under section 41 of the Act a 10-working day extension of time was sought by CMTEDD and granted by you.

As this matter required third party consultation, the decision due date was extended by 15 working days, in accordance with section 40(2) of the Act.

Therefore, a decision is due by **17 September 2026.**

Decision on access

Searches of City Renewal Authority have identified 195 documents within the scope of your request.

- I have decided to grant **full access** to 47 documents.
- I have decided to grant **partial access** to 131 documents.
- I have chosen to **withhold** 17 documents as they are contrary to the public interest.

The records identified as relevant to your application are listed in the schedule enclosed at **Attachment A**. This provides a description of each document that falls within the scope of your request and the access decision for each of those documents.

Release of documents

The information being released to you is provided at **Attachment B**.

The scope of the application is composed of 10 parts. Each part has been treated separately and has a corresponding binder where information is being released. Refer the schedule at **Attachment A**.

Outside of scope and copies

The Dickson Public Realm upgrade is part of the City Precinct Renewal Program (CPRP). Some documents contain information about the CPRP and not specifically Dickson. This information has been redacted and marked in the binder and on the schedule as 'outside of scope / out of scope'.

For part 8 where information has been requested concerning a particular body e.g. Woolworths or Dan Murphys, information that does not concern that body has been redacted and marked as 'outside of scope/ out of scope'.

Copies of information have been excluded in their entirety or have been redacted and marked as 'copy' where they form part of email trails or other documents.

Statement of Reasons

In accordance with section 54(2) of the Act a statement of reasons outlining my decisions is below. In reaching my access decisions, I have taken the following into account:

- the Act
- the information that falls within the scope of your request
- third party consultation
- *Human Rights Act 2004*

As a decision maker, I am required to determine whether the information within scope is in the public interest to release. To make this decision, I am required to:

- assess whether the information would be contrary to public interest to disclose as per **Schedule 1** of the Act.
- perform the public interest test as set out in section 17 of the Act by balancing the factors favouring disclosure and factors favouring nondisclosure in **Schedule 2** of the Act.

Exemptions claimed

Schedule 1: Information taken to be contrary to the public interest

Schedule 1, section 1.6 – Cabinet Information

The information within scope of this access application includes Cabinet information. This information concerns the business cases for the City Precinct Renewal Program and relates to parts 1, 5 and 6 of the scope.

Under the Act, Cabinet information is exempt under Schedule 1, section 1.6 which defines Cabinet information as:

- *that has been submitted, or that a Minister proposes to submit, to Cabinet for its consideration and that was brought into existence for that purpose*
- *that is an official record of Cabinet,*
- *that is a copy of, or part of, or contains an extract from information mentioned above, or*
- *disclosure of which would reveal any deliberation of Cabinet (other than through the official publication of a Cabinet decision).*

unless as outlined in s 1.6(2):

- *the information is purely factual and*
- *disclosure of the information would not involve the disclosure of a deliberation or decision of Cabinet and*
- *the fact of the deliberation or decision has not been officially published.*

In addition, all information is considered to be Cabinet information where its disclosure would reveal any deliberation of Cabinet (other than through the official publication of a Cabinet decision).

In accordance with this provision, I am withholding Cabinet information that is not purely factual and has not already been published.

Public Interest Test

The Act has a presumption in favour of disclosure. As a decision maker I am required to decide where, on balance, public interest lies. As part of this process, I must consider factors favouring disclosure and nondisclosure.

In *Hogan v Hinch* (2011) 243 CLR 506, [31] French CJ stated that when 'used in a statute, the term [public interest] derives its content from "the subject matter and the scope and purpose" of the enactment in which it appears'. Section 17(1) of the Act sets out the test, to be applied to determine whether disclosure of information would be contrary to the public interest. These factors are found in subsection 17(2) and Schedule 2 of the Act.

Schedule 2: Factors to be considered when deciding the public interest

Taking into consideration the information contained in the documents found to be within the scope of your request, I have identified that the following public interest factors are relevant to determine if release of the information contained within these documents is within the 'public interest'.

Factors favouring disclosure (Section 2.1)

Section 2.1(a)(i) – promote open discussion of public affairs and enhance the government's accountability.

Section 2.1(a)(ii) – contribute to positive and informed debate on important issues or matters of public interest.

Section 2.1(a)(iv) - ensure effective oversight of expenditure of public funds.

Section 2.1(a)(viii) – reveal the reason for a government decision and any background or contextual information that informed the decision.

The ACT Government has significantly invested in upgrading public realms, including Dickson with major construction underway to include new paving, lighting, seating, plantings and other improvements. I consider that release of the information relevant to this application would promote open discussion of public affairs and enhance the government's accountability regarding the design, consultation and project management of this initiative. I weigh the factors for promoting open discussion and contributing to informed delate on matters of public interest highly.

I further consider release of this information would provide some oversight of expenditure on public funds. Information regarding the funding allocated to the initiative can be further found in publicly available information such as budget papers. I apply moderate weight to this factor for disclosure.

The Dickson Public Realm upgrade affects a high number of the community. I consider release of the information within scope provides some background and contextual information about government decisions that have been made. This includes release of complaints and submissions that have been considered by the project team. I weigh this factor for release highly.

I am satisfied that these factors favouring disclosure carry some weight. However, these factors are to be balanced against the factors favouring nondisclosure.

Factors favouring nondisclosure (Section 2.2)

Section 2, 2.2(a)(ii) – prejudice the protection of an individual's right to privacy or any other right under the Human Rights Act 2004.

Section 2.2(a)(xi) - prejudice trade secrets, business affairs or research of an agency or person.

Section 2.2(a)(xvi) - prejudice a deliberative process of government.

Reviewing the information, I consider the protection of an individual's right to privacy is a significant factor when balancing factors for disclosure. I have withheld some information as it contained personal information, such as names, mobile numbers and email addresses that may identify individuals. Having reviewed the information, I consider that the protection of an individual's right to privacy, is a significant factor for nondisclosure.

Release of information concerning individuals working within the ACT Public Service is generally not considered to prejudice the protection of an individual's right to privacy. However, in some circumstances, such as agencies with small numbers or regulatory or specialist agencies, the redaction of direct phone numbers is sensible as release of this information could or would reasonably be expected to prejudice an individual's right to privacy under the *Human Rights Act 2004*.

I have also considered the impact of disclosing information which relates to business affairs. In the case of *Re Mangan and The Treasury* [2005] AATA 898 the term 'business affairs' was interpreted as meaning 'the totality of the money-making affairs of an organisation or undertaking as distinct from its private or internal affairs'. Schedule 2 section 2.2(a)(xi) allows for government information to be withheld from release if disclosure of the information could reasonably be expected to prejudice the trade secrets, business affairs or research of an agency or person.

The ACT Government frequently deals with businesses and while business information is subject to information access legislation, third parties should not be adversely affected by the operation of the FOI Act. I have considered that some third-party information could cause harm to the third party if disclosed. I weight this factor significantly.

I have also found the provision of deliberative affairs to be appropriate to apply to the nondisclosure of some information. This has been applied sparingly and only in those circumstances when meeting details e.g. transcripts, may be accessed inadvertently and are not intended to be part of the scope of information.

Having applied the test outlined in section 17 of the Act and deciding that release of personal information contained in the documents is not in the public interest to release, I have chosen to redact this specific information in accordance with section 50(2). Noting the pro-disclosure intent of the Act, I am satisfied that redacting only the information that I believe is not in the public interest to release will ensure that the intent of the Act is met and will provide you with access to the majority of the information held by CMTEDD within the scope of your request.

Charges

Under section 107) of the Act, a fee must be waived if the applicant is

Online publishing – Disclosure Log

Under section 28 of the Act, the City Renewal Authority maintains an online record of access applications called a disclosure log.

Your original access application and my decision will be published on the CRA disclosure log. Your personal contact details will not be published.

Ombudsman Review

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek Ombudsman review of this outcome under section 73 of the Act within 20 working days from the day that my decision is provided to you, or a longer period allowed by the Ombudsman.

We recommend using this form *Applying for an Ombudsman Review* to ensure you provide all of the required information. Alternatively, you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442
CANBERRA ACT 2601

Via email: actfoi@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) Review

Under section 84 of the Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision. Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal
GPO Box 370
Canberra City ACT 2601
Telephone: (02) 6207 1740
http://www.acat.act.gov.au/

Should you have any queries in relation to your request please contact the Information Access Team by telephone on 6207 7754 or email CMTEDDFOI@act.gov.au.

Yours sincerely



Victoria Dance

Information Officer
City Renewal Authority

17 September 2026

ACT Government
Chief Minister, Treasury and Economic Development

FREEDOM OF INFORMATION REQUEST SCHEDULE

WHAT ARE THE PARAMETERS OF THE REQUEST	Reference NO.
I seek access to the following documents relating to the Dickson public realm upgrade works surrounding the Dickson Library and Dickson Group Centre. Specifically, I seek: **1. The business case, investment proposal, project initiation document or equivalent document prepared to justify the Dickson public realm upgrade project.** **2. All engineering, technical, asset condition, lifecycle or pavement condition assessments relied upon in deciding to undertake the project.** **3. Any reports, assessments or advice relating to:** **○ the condition of existing paving;** **○ stormwater infrastructure;** **○ accessibility;** **○ public safety;** **○ maintenance requirements; or** **○ asset failure risks.** **4. A detailed cost breakdown of the contract referred to in the Government's response to Question on Notice 1168, including expenditure allocated to:** **○ paving;** **○ stormwater replacement;** **○ landscaping;** **○ lighting;** **○ street furniture;** **○ public art;** **○ design and consultancy services;** **○ project management;** **○ contingency;** **○ traffic management; and** **○ any other project components.** **5. Any briefing notes, Ministerial briefs, Board papers or approval documents relating to approval of the project and associated funding.** **6. Any prioritisation or comparative assessment that considered the Dickson project against other ACT shopping centres or public realm projects.** **7. All complaints, submissions or representations received from businesses, residents or community organisations concerning the project from 1 January 2025, including complaints relating to:** **○ construction impacts;** **○ business disruption;** **○ access;** **○ parking;** **○ pedestrian access; or** **○ project timing.** **8. All correspondence, including emails, letters, meeting notes and file notes, between the City Renewal Authority and:**	**CRA 2024-004 / CMTEDDFOI2026-175**

○ Woolworths; ○ Dan Murphy's; and ○ the Dickson Traders Association (or equivalent representative body), concerning the planning, delivery or impacts of the project. 9. Any trader impact assessments, economic impact assessments, traffic studies or pedestrian access plans prepared before or during construction. 10. Any documents recording consideration of delaying, staging or modifying the project in response to business or community concerns. From 1 January 2024 to 2 July 2026 (date application received).	

Ref No	Page number	Description	Date	Release Status	Reason for Exemption	Online Release Status
				1. Business cases [see Binder 1]		
1	1-3	0. Ministerial - Information brief - Barr - 2024-25 CPRP business case - endorsement to lodge revised business case UPDATED 12MAR24 SIGNED	12/03/2024	Partial	Sch 1 1.6 Sch 2.2 (a)(ii) Outside scope	Yes
2	4-61	1. Attachment A - 2024-25 CPRP Budget Business Case (12Mar24)	12/03/2024	Withhold	Sch 1 1.6	No
3	62-66	Appendix A - CPRP tranche 2b - detailed scopes of works - V3.0	nd	Partial	Sch 1 1.6 Outside scope	Yes
4	67-69	Appendix B - CPRP tranche 2 - Investment Logic Map & Benefits Management Plan	29/08/2022	Full	-	Yes
5	70-76	Appendix C - CPRP tranche 2 - Wellbeing Impact Assessment - V3	2024	Withhold	Sch 1 1.6	No
6	77-80	Appendix D - Multi-Criteria Assessment - CPRP tranche 2b initiatives - V3.0	2024	Withhold	Sch 1 1.6	No
7	81-122	Appendix E - CPRP tranche 2 Cost Benefit Analysis	2024	Partial	Sch 1 1.6 Outside scope	Yes
8	123-127	Appendix F - CPRP tranche 2 - 2024-25 program risk register	2024	Withhold	Sch 1 1.6	No
9	128	Appendix G - CPRP tranche 2b - cash flow estimates - V3.0	2024	Withhold	Sch 1 1.6	No
10	129-143	Appendix H - CRA Portfolio Governance Framework V3.2 (Dec 2023)	Dec 2023	Full	-	Yes
11	144-146	Appendix I - CPRP Stakeholder engagement plan	nd	Full	-	Yes
12	-	2025-26 CPRP business case - CM SIGNED	2025	Withhold	Sch 1 1.6	No

13	-	2025-26 CPRP business case - Appendix A - Scopes of works and delivery options copy	2025	Withhold	Sch 1 1.6	No
14	-	CM26 23400 Brief 2026-27 Budget - Business Case - City Precinct Renewal Program (CPRP) - SIGNED	2026	Withhold	Sch 1 1.6	No
15	-	Attachment A - 2026-27 CPRP - Business Case - v01	2026	Withhold	Sch 1 1.6	No
16	-	CM26 23362 Attachment A - 2026-27 CPRP - Business Case - v01 - SIGNED	2026	Withhold	Sch 1 1.6	No
17	-	Attachment C - 2026-27 - CPRP Wellbeing Impact Assessment v01	2026	Withhold	Sch 1 1.6	No
18	-	Attachment D - 2026-27 - Summary of Proposed CPRP Projects and Options	2026	Withhold	Out of scope	No
19	-	Attachment B - Independent (KPMG) CPRP Evaluation Report - 2026 - Summary Version	2026	Withhold	Sch 1 1.6	No
2. Engineering ETC [see Binder 2]						
20	1-32	Dickson Shops - Stormwater Investigation and design Report 27(vA80086546).02.2024		Full	-	Yes
3. Reports assessments and advice [see Binder 3 + Binder 3a Dickson Shops Design Acceptance Summary Report]						
21	1-4	Dickson Shops upgrade - TCCS comments - pavement design copy(vA80073540)	11/04/2024	Partial	Sch 2.2(a)(ii) Sch 2.2(xvi)	Yes
22	5-8	Dickson Shops upgrade - TCCS mtg 16 April 2024 copy(vA80074184)	16/04/2024	Partial	Sch 2.2(a)(ii)	Yes
23	9-12	Dickson Shops_Tiered landscape element - SiD assessment - CRA response [2025(vA79850834).08.07]	07/08/2025	Partial	Sch 2.2(a)(ii)	Yes
24	13-30	Dickson Shops_Tiered landscape element - SiD assessment - OCULUS [30(vA79850420).07.25]	30/07/2025	Full	-	Yes
25	31-65	Geotech investigation report - Dickson Shops copy(vA79848647)	22/01/2025	Partial	Sch 2.2(a)(ii)	Yes
26	66-79	20250204 - Dickson Shops 100DR - Accessibility Report(vA79850024)	04/02/2025	Partial	Sch 2.2(a)(ii)	Yes
27	80-85	Dickson Shops - maintenance vehicles(vA80072699)	24/04/2024	Partial	Sch 2.2(a)(ii)	Yes
28	86-90	Dickson shops - Stormwater investigation and design report - questions(vA79848823)	17/07/2024	Partial	Sch 2.2(a)(ii)	Yes
29	-	Dickson Shops - Stormwater Investigation and design Report 27(vA79848072).02.2024	-	Full	Copy – refer doc 20	Yes

30	91-94	Dickson Shops - Stormwater Upgrades - Minor remediation feasibility copy(vA79848997)	05/12/2024	Partial	Sch 2.2(a)(ii)	Yes
31	95-105	Dickson Shops 100DR Design Report_4(vA79852470).0 Safety in Design register_April 2025	24/04/2024	Full		Yes
32	106-108	Dickson Shops upgrade - Detailed Design (Lighting_Roads_Maintenance) meeting 21 Nov 2024 copy(vA79849806)	10/12/2024	Partial	Sch 2.2(a)(ii)	Yes
33	109-113	Dickson Shops upgrade - Public Safety Meeting Minutes 1 Feb 2024 copy(vA79849243)	01/02/2024	Partial	Sch 2.2(a)(ii)	Yes
34	114-116	Dickson Shops upgrade - Public safety walk-though 7 March 2024 - mtg notes copy(vA79849460)	07/03/2024	Partial	Sch 2.2(a)(ii)	Yes
35	117-118	Dickson Shops upgrade - TCCS (place Mgt) meeting 9 April 2024 copy(vA80073996)	9/04/2024	Partial	Sch 2.2(a)(ii)	Yes
36	119--121	Dickson shops readiness email	20/11/2024	Partial	Sch 2.2(a)(ii)	Yes
37	1-1093	Dickson Shops Design Acceptance Summary Report	June 2025	Partial	Sch 2.2(a)(ii)	Yes
4. QoN 1168 [see Binder 4]						
38	1-94	W002 Dickson Shops Revitalisation_Managing Contractor Panel_Work Order Agreement-Fully Executed_Redacted(vA80038064)	-	partial	Sch2.2(a)(ii) Sch(a)(xi)	Yes
5. Brief Min Corro Board [see Binder 5]						
39	1-5	0. PDF BRIEF - 24-49886 - CM Info brief - Dickson Shops consultation outcomes May 2024 SIGNED	18/06/2024	Full		Yes
40	6-12	Att A - Dickson Shops Listening Report - FINAL	nd	Full		Yes
41	13-41	Att B - Dickson Shops consultation report May 2024 FINAL	18/06/2024	Full		Yes
42	42-47	24_93662 Ministerial-Information Brief-Barr-Upgrade to Dickson Shops Precinct, Stormwater Risk Mitigation Strategies - SIGNED AND ANNOTATED	10/12/2024	Partial	Sch 1 1.6	Yes
43	48-50	Attachment A - Upgrade to Dickson Shops Precinct, Stormwater Risk Mitigation Strategies - Risk Register	nd	Withhold	Sch 1 1.6 Sch 2.2 (a)(xvi)	No

44	51	24_102683 Caretaker-Correspondence - Barr - Jan Agnew - Proposed tree removal at Dickson Shopping centre - original corro copy#2	19/09/2024	Partial	Sch2.2(a)(ii)	Yes
45	52-53	24_102683 Caretaker-Correspondence - Barr - Jan Agnew - Proposed tree removal at Dickson Shopping centre#2	14/09/2024	Partial	Sch2.2(a)(ii)	Yes
46	54	CRA - Jan Agnew - Trees in Dickson Shops#2	26/09/2024	Partial	Sch2.2(a)(ii)	Yes
47	55-58	24_111918_Ministerial - Information Brief - Barr - Dickson Shops Thriving Suburbs - SIGNED	13/11/2024	Partial	Sch 1 1.6 Sch 2.2 (a)(xvi)	Yes
48	59-98	Attachment A - Thriving Suburbs Grant Application	26/08/2024	Partial	Sch2.2(a)(ii)	Yes
49	99	Attachment B - CEO Letter to Asst Sec Regional Programs Branch	30/10/2024	Partial	Sch2.2(a)(ii)	Yes
50	99-106	CM25 32402 Info brief - 25-1573 - SIGNED copy	11/04/2024	Partial	Sch 1 1.6	Yes
51	107-110	Attachment A - Snapshot of Dickson Group Centre renewal, investment and housing copy	nd	Full		Yes
52	111-112	Attachment B - Barr authority and endorsing letter to UPPP Grant Program Manager copy	nd	Full		Yes
53	113-114	CM25 32404 Att B - SIGNED copy	17/04/2025	Full		Yes
54	115-121	CM25 33105 Info brief - 25-1596 - SIGNED	11/04/2025	Partial	Outside scope Sch2.2(a)(ii)	Yes
55	122-141	Brief - Attachment A - Listening Report REV E	nd	Full	Publicly available - https://yoursayconversations.act.gov.au/download_file/view/12139/3455	Yes
56	142-145	Brief - Attachment B - Comms plan for BCS LR distribution	nd	Full		Yes
57	146-149	CM25 194038 Info Brief - Barr - Subject	1/10/2025	Partial	Outside scope Sch2.2(a)(ii)	Yes
58	150-153	CM26 28255 Info brief - 26-711 - SIGNED	20/02/2026	Partial	Sch2.2(a)(ii)	Yes
59	154-228	Att A_Dickson Streetscapes Masterplan_Concept Report	24/09/2025	Full	Available online	Yes
60	229-235	20260120 - Talking Points - Final Dickson Streetscapes Concept Masterplan	20/01/2026	Full		Yes
61	236-238	CM brief - Dickson Shops resin bricks project	13/05/2026	Partial	Sch2.2(a)(ii)	Yes

62	239	Attachment A - Tiered landscape feature images	nd	Full		Yes
63	240	Attachment B - stakeholder list	nd	Full		Yes
64	241-261	Assembly QON 1187 - Cain to Barr - Dickson Library precinct SIGNED	29/05/2026	Full	Available on legislative assembly website	Yes
65	262-263	CM26 67026 Assembly QON 1187 - Cain to Barr - Dickson Library precint	29/05/2026	Full		Yes
66	264-265	CM26 67030 QP-20-29-May-2026	26/06/2026	Ful		Yes
67	266-267	CM26 67028 2025-26 QoN Costing Tool	nd	Full		Yes
68	268	CM26 68668 DLO Request - INPUT - Response Template (Update 9 July 2026)	10/06/2026	Full		Yes
69	269	CM26 68668 DLO Request - INPUT - Response Template	09/07/2026	Full		Yes
70	270	CM26 68689 DLO Request - CALL CONSTITUENT - Record of conversation - TEMPLATE	05/06/2026	Full		Yes
71	271-272	QON 6 signed	25/11/2025	Full		Yes
72	273-274	QON7 Signed	25/11/2025	Full		Yes
73	275-286	Board Minutes December 2024 Chair Version(vA80086786)	13/12/2024	Partial	Sch1.1.6 Sch2.2 (a)(xvi) Sch 2.2(a)(ii) Outside scope	Yes
74	287-295	Item 6_02 Attachment A - Dickson Shops Upgrade Status_December 2024 Boad Paper(vA80086696)	13/12/2024	Partial	Sch1.1.6 Sch2.2 (a)(xvi)	Yes
75	296-302	Item 6_02 Dickson Shops Revitalisation - Construction Delegation(vA80086707)	13/06/2025	Partial	Sch1.1.6 Sch2.2 (a)(xvi)	Yes
6. Comparative Assessment ETC [no binder – information withheld]						
76	-	2025-26 CPRP business case - CM SIGNED(vA80086620)	22/02/2025	Withhold	Sch1.1.6	No
77	-	2025-26 CPRP business case - Appendix A - Scopes of works and delivery options copy(vA80086601)	nd	Withhold	Sch1.1.6	No
7. Complaints Subs and Representations [see Binder 7 + Binder 7a CRM for part 7 rescoped]						

78	1	20251014 - Eml Creoltrading1995 to CRA re Dickson shops concerns(vA80029392)	14/10/2025	Partial	Sch 2.2(a)(ii)	Yes
79	2-4	20260721 - Eml S Dyer to D Millen re Scheduling DRG-CRA meetings(vA80030125)	27/11/2025	Partial	Sch 2.2(a)(ii)	Yes
80	5	Date for upcoming CRA-DRG meeting and related action items(vA80029388)	25/08/2025	Partial	Sch 2.2(a)(ii)	Yes
81	6-8	Meeting record of 8 July DRG_CRA Meeting(vA80029666)	8/07/2025	Partial	Sch 2.2(a)(ii)	Yes
82	9-10	DL Flyer	nd	Full		Yes
83	11	Dickson Criminals and homelessness(vA80029385)	21/12/2025	Partial	Sch 2.2(a)(ii)	Yes
84	12	Dickson Residents Group Submission on Better City Streets - Dickson(vA80029381)	25/02/2025	Partial	Sch 2.2(a)(ii)	Yes
85	13-21	Submission on Dickson Streetscapes - 20	nd	full		Yes
86	22	Dickson shops - a short history and overview of content(vA80029380)	10/07/2025	Partial	Sch 2.2(a)(ii)	Yes
87	23	Dickson Shops Heritage Poster Revised	nd	Full		Yes
88	24	Dickson Shops Discovery Walks Flyer	nd	Full		Yes
89	25	Dickson Shops - meeting with Leesa Croke(vA80029684)	18/02/2025	Partial	Sch 2.2(a)(ii)	Yes
90	26-27	Dickson Shops upgrade - Resin Bricks - Interest in contributing a second object(vA80087343)	22/05/2025	Partial	Sch 2.2(a)(ii)	Yes
91	28-32	Dickson Shops Upgrade - taxi association - mtg 20250420(vA79854562)	20/03/2025	Partial	Sch 2.2(a)(ii) Sch 2.2 (a)(xi) Sch2.2 (a)(xvi)	Yes
92	33	Design Shops Upgrade – Taxi Zone and carpark pdf	11/02/2025	Full		Yes
93	34-40	RE_Update on the Dickson Shops Public Space Upgrade [Dickson Village property mgmt.]	22/04/2025	Partial	Sch 2.2(a)(ii) Sch 2.2 (a)(xi)	Yes
94	41	Draft CRA submission on Dickson Streetscapes - 20(vA80029682).2.25	20/02/2025	Partial	Sch 2.2(a)(ii)	Yes
95	42-49	Draft submission	nd	Full		Yes
96	50	DRG questions related to Dickson Shops upgrade 2025(vA79911398).11.05	05/11/2025	Partial	Sch 2.2(a)(ii)	Yes

97	51-52	DRG_CRA Meeting(vA80029644)	04/07/2025	Partial	Sch 2.2(a)(ii)	Yes
98	53-68	RE: For contribution – Responses for DRG enquiries	12/12/2025	Partial	Sch 2.2(a)(ii)	Yes
99	69-73	DRG-CRA meeting in November 2025 - when can we schedule that please(vA80029642)	11/02/2025	Partial	Sch 2.2(a)(ii)	Yes
100	74	DRG/CRA Meeting	11/02/2025	Partial	Sch 2.2(a)(ii)	Yes
101	75	Feedback on my suggestions for the Dickson Shops redevelopment(vA80029648)	29/01/2025	Partial	Sch 2.2(a)(ii)	Yes
102	76	Feedback email attachment	nd	Full		Yes
103	77	Follow-up_ Drawings for Dickson Shops upgrade and proposed lighting(vA80029679)	14/05/2025	Partial	Sch 2.2(a)(ii)	Yes
104	78-80	Fw_ Dickson Residents Group __ CRA regular meeting(vA80029650)	30/01/2025	Partial	Sch 2.2(a)(ii) Sch 2.2 (a)(xvi)	Yes
105	81	Meeting record of 8 July DRG_CRA Meeting(vA80029666)	10/07/2025	Partial	Sch 2.2(a)(ii)	Yes
106	82-84	Meeting Summary – CRA and DRG 8 July 2025	8/07/2025	Partial	Sch 2.2(a)(ii)	Yes
107	85-86	Meeting with Leesa Croke on 13 March, 3-4pm(vA80029645)	03/03/2025	Partial	Sch 2.2(a)(ii)	Yes
108	87	Next Meeting with Dickson Residents Group concerning Dickson Shops(vA80029643)	21/03/2025	Partial	Sch 2.2(a)(ii)	Yes
109	88-89	Pls update RSVP_ City Renewal __ DRG mtg Wed 18 Jun 430pm(vA80029847)	13/06/2025	Partial	Sch 2.2(a)(ii) Sch 2.2 (a)(xvi)	Yes
110	90-91	RE_ Date issues FYI Re_ Next CRA_DRG meeting(vA80029843)	15/05/2026	Partial	Sch 2.2(a)(ii)	Yes
111	92-94	RE_ Dickson Criminals and homelessness(vA80029853)	14/01/2026	Partial	Sch 2.2(a)(ii)	Yes
112	95-96	Re_ Dickson Residents Group Submission on Better City Streets - Dickson(vA80029855)	26/02/2025	Partial	Sch 2.2(a)(ii)	Yes
113	97-105	DRG Final Submission	nd	Full		Yes
114	106-107	Re_ Dickson Shops - meeting with Leesa Croke(vA80030122)	19/02/2025	Partial	Sch 2.2(a)(ii)	Yes
115	108-110	Re_ Dickson Shops - meeting with Leesa Croke(vA80030126)	19/02/2025	Partial	Sch 2.2(a)(ii)	Yes
116	111-117	Re_ Dickson Shops resin brick objects - EFT letters(vA80087401)	03/06/2026	Partial	Sch 2.2(a)(ii)	Yes

117	118-120	RE_ Dickson Shops resin brick objects - First Nations(vA80087493)	10/06/2026	Partial	Sch 2.2(a)(ii)	Yes
118	121-123	Guidelines for objects for resin bricks	nd	Full		Yes
119	124-125	RE_ Dickson shops upgrade - DRG resin bricks(vA80087255)	25/06/2026	Partial	Sch 2.2(a)(ii)	Yes
120	126-130	RE_ Dickson Shops upgrade resin brick project(vA80087153)	13/07/2026	Partial	Sch 2.2(a)(ii)	Yes
121	131-139	RE_ Dickson Shops Upgrade resin bricks project rings alarm bells(vA80087282)	21/05/2026	Partial	Sch 2.2(a)(ii)	Yes
122	140-145	RE_ DRG-CRA meeting in November 2025 - when can we schedule that please(vA80030107)	05/12/2025	Partial	Sch 2.2(a)(ii)	Yes
123	146-149	Re_ DRG-CRA meeting in November 2025 - when can we schedule that please(vA80030112)	03/12/2025	Partial	Sch 2.2(a)(ii) copy	Yes
124	150-154	RE_ DRG-CRA meeting in November 2025 - when can we schedule that please(vA80030124)	03/12/2025	Partial	Sch 2.2(a)(ii)	Yes
125	155-157	Re_ DRG-CRA meeting in November 2025 - when can we schedule that please(vA80030128)	27/11/2025	Partial	Sch 2.2(a)(ii)	Yes
126	158-163	RE_ DRG-CRA meeting Tues 8 July _ request for some information(vA80030344)	10/09/2025	Partial	Sch 2.2(a)(ii)	Yes
127	164-168	RE_ DRG-CRA meeting Tues 8 July _ request for some information(vA80030375)	08/09/2025	Partial	Sch 2.2(a)(ii)	Yes
128	169-171	Meeting Summary	8/07/2025	Partial	Sch 2.2(a)(ii)	Yes
129	172-174	Meeting actions	8/07/2025	Partial	Sch 2.2(a)(ii)	Yes
130	175-177	RE_ DRG-CRA meeting	12/02/2025	Partial	Sch 2.2(a)(ii)	Yes
131	178-180	RE_ DRG-CRA meeting	13/02/2025	Partial	Sch 2.2(a)(ii)	Yes
132	181-182	RE_ DRG-CRA meeting	12/02/2025	Partial	Sch 2.2(a)(ii) copy	Yes
133	183-184	Re_ Follow-up_ Drawings for Dickson Shops upgrade and proposed lighting(vA80030342)	15/05/2025	Partial	Sch 2.2(a)(ii)	Yes
134	185-187	RE_ Follow-up_ Drawings for Dickson Shops upgrade and proposed lighting(vA80030361)	21/05/2025	Partial	Sch 2.2(a)(ii) Sch 2.2 (a)(xi)	Yes
135	188-189	RE_ Follow-up_ Drawings for Dickson Shops upgrade and proposed lighting(vA80030380)	20/05/2025	Partial	Sch 2.2(a)(ii) Sch 2.2 (a)(xi)	Yes

136	190-195	Re_ Meeting with Leesa Croke on 13 March, 3-4pm(vA80030630)	13/03/2025	Partial	Sch 2.2(a)(ii)	Yes
137	196-202	Re_ Meeting with Leesa Croke on 13 March, 3-4pm(vA80030656)	18/03/2025	Partial	Sch 2.2(a)(ii)	Yes
138	203-207	Re_ Meeting with Leesa Croke on 13 March, 3-4pm(vA80030658)	11/03/2025	Partial	Sch 2.2(a)(ii) copy	Yes
139	208-211	RE_ Meeting with Leesa Croke on 13 March, 3-4pm(vA80030662)	05/03/2025	Partial	Sch 2.2(a)(ii) copy	Yes
140	212-219	RE_ Meeting with Leesa Croke on 13 March, 3-4pm(vA80030670)	20/03/2025	Partial	Sch 2.2(a)(ii) copy	Yes
141	220-222	RE_ Meeting with Leesa Croke on 13 March, 3-4pm(vA80030673)	05/03/2025	Partial	Sch 2.2(a)(ii)	Yes
142	223-226	Re_ Meeting with Leesa Croke on 13 March, 3-4pm(vA80030676)	05/03/2025	Partial	Sch 2.2(a)(ii) copy	Yes
143	227-235	Re_ Meeting with Leesa Croke on 13 March, 3-4pm(vA80030681)	20/03/2025	Partial	Sch 2.2(a)(ii) copy	Yes
144	236-237	RE_ Meeting with Leesa Croke on 13 March, 3-4pm(vA80030685)	22/04/2025	Partial	Sch 2.2(a)(ii)	Yes
145	238-238	RE_ Meeting with Leesa Croke on 13 March, 3-4pm(vA80030687)	03/04/2025	Partial	Sch 2.2(a)(ii)	Yes
146	240-241	Re_ Next Meeting with Dickson Residents Group concerning Dickson Shops(vA80030766)	23/04/2025	Partial	Sch 2.2(a)(ii) copy	Yes
147	242-243	RE_ Next Meeting with Dickson Residents Group concerning Dickson Shops(vA80030821)	03/04/2025	Partial	Sch 2.2(a)(ii) copy	Yes
148	244-245	Re_ Pls resend CRA DRG email(vA80030770)	26/06/2025	Partial	Sch 2.2(a)(ii)	Yes
149	246-248	RE_ Pls update RSVP_ City Renewal __ DRG mtg Wed 18 Jun 430pm(vA80030764)	17/06/2025	Partial	Sch 2.2(a)(ii) Sch 2.2 (a)(xvi)	Yes
150	249-252	Re_ Pls update RSVP_ City Renewal __ DRG mtg Wed 18 Jun 430pm(vA80030769)	23/06/2025	Partial	Sch 2.2(a)(ii) Sch 2.2 (a)(xvi)	Yes
151	253-255	RE_ Pls update RSVP_ City Renewal __ DRG mtg Wed 18 Jun 430pm(vA80030865)	14/06/2025	Partial	Sch 2.2(a)(ii) Sch 2.2 (a)(xvi)	Yes
152	256-257	Re_ Poems for the bricks(vA80087410)	11/06/2026	Partial	Sch 2.2(a)(ii)	Yes
153	258	Thank you for yesterday's workshop(vA80031048)	05/12/2024	Partial	Sch 2.2(a)(ii)	Yes
154	259-261	Letter to CM Andrew Barr – Dickson Shops	03/12/2024	Partial	Sch 2.2(a)(ii)	Yes

155	1-11	CRM rescoped		Partial	Sch 2.2(a)(ii) Sch2.2(a)(xi)	Yes
8. Correspondence Woolworths and Dan Murphys [see Binder 9]						
156	1-2	10842_Photo Report 23rd Feb 2026	23/02/2026	Full		Yes
157	3-256	Dan Murphy's report - Dickson Shops upgrade – CRM export	multi	Partial Dan murphy email address – business address not published.	Sch2.2(a)(xi) Sch 2.2(a)(ii) Out of scope	Yes
158	257-925	20260717 - Woolworths report - Dickson Shops upgrade - CRM export	multi	Partial	Sch 2.2(a)(ii) Out of scope	Yes
159	926	Customer Enquiry has been Assigned to You(vA80031275)	15/05/2026	Full		Yes
160	927-932	Dickson Shops Upgrade - Woolworths Meeting 15 Jan 2025 - summary(vA79853983)	16/01/2025	Partial	Sch 2.2(a)(ii)	Yes
161	933-938	Dickson Shops upgrade - Woolworths Meeting Request Confirmed(vA79854041)	11/12/2025	Partial	Sch 2.2(a)(ii)	Yes
162	939-940	Dickson Shops Plan	2024	Full		Yes
163	941	Dickson Shops Plan	2024	Full		Yes
164	942	Dickson Shops upgrade construction	23/02/2026	partial	Sch 2.2 (a)(ii) Sch 2.2 (a)(xvi)	Yes
165	943	Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration(vA80031278)	14/05/2025	partial	Sch 2.2 (a)(ii)	Yes
166	944-946	FW_ Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration(vA80031311)	21/05/2025	partial	Sch 2.2 (a)(ii) copy	Yes
167	947-951	Fwd_ Update on the Dickson Shops upgrade_ Appointment of construction partner(vA80031297)	14/10/2025	Partial	Sch 2.2 (a)(ii)	Yes
168	952-958	Incident Id 6568 (General Incident) noise complaint woolworths 23rd Feb 2026	23/02/2026	Partial	Sch 2.2 (a)(ii)	Yes
169	959	Out of Office - Bryan Wiggill Re_ Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration(vA80031320)	14/05/2025	Partial	Sch 2.2 (a)(ii)	Yes

170	960-963	RE_ Dickson - Car Parking for users of Dickson Shops(vA80031295)	10/06/2025	Partial	Sch 2.2 (a)(ii)	Yes
171	964-968	Re_ Dickson - Car Parking for users of Dickson Shops(vA80031301)	17/06/2026	Partial	Sch 2.2 (a)(ii) copy	Yes
172	969-971	Re_ Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration(vA80031279)	19/05/2025	Partial	Sch 2.2 (a)(ii) copy	Yes
173	972-976	RE_ Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration(vA80031280)	23/05/2025	Partial	Sch 2.2 (a)(ii) copy	Yes
174	977-978	Re_ Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration(vA80031293)	19/05/2025	Partial	Sch 2.2 (a)(ii) Copy	Yes
175	979-983	RE_ Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration(vA80031299)	15/07/2025	Partial	Sch 2.2 (a)(ii) Copy	Yes
176	984-986	Re_ Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration(vA80031306)	20/05/2025	Partial	Sch 2.2 (a)(ii) Copy	Yes
177	987-991	Re_ Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration(vA80031313)	20/05/2025	Partial	Sch 2.2 (a)(ii) Copy	Yes
178	992	RE_ Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration(vA80031316)	19/07/2025	Partial	Sch 2.2 (a)(ii) Copy	Yes
179	998-1004	RE_ Follow-up_ Drawings for Dickson Shops upgrade and trolley bay configuration	21/07/2025	Partial	Sch 2.2 (a)(ii) Sch 2.2 (a)(xi) copy	Yes
9. Trader Impact Assessments [see Binder 9]						
180	1-3	CC552 TTM 051L RL_OXT-COMP-051L R1_1(vA80036618)	28/10/2025	Partial	Sch 2.2 (a)(ii)	Yes
181	4-11	TTMP DRAFT_OXT-COMP-052-052Q_1(vA80036624)	6/11/2025	Partial	Sch 2.2 (a)(ii)	Yes
182	12-23	Dickson Shops Northern Car Park – Traffic Assessment 2025(vA79855102).04.24	24/12/2025	Partial	Sch 2.2 (a)(ii)	Yes
183	24-48	Dickson Shops_Business Needs Survey - 20 March 2025(vA80028099)	20/03/2025	Partial	Sch 2.2 (a)(ii)	Yes
184	49-57	CC552-TTMP_OXT-COMP-051N_1 (1)(vA80036623)	25/11/2025	Partial	Sch 2.2 (a)(ii)	Yes
185	58-68	Tender doc (construction) Att 3 -W-002 Dickson Shops Revitalisation-Project Brief copy(vA79912514)	30/07/2026	Full	-	Yes

186	69	APPROVED TTMP_Hydrovac TTMP_1(vA80036606)	1/12/2025	Partial	Sch 2.2 (a)(ii)	Yes
187	70-88	CC552 TTM 051M RL_OXT-COMP-051M R1_1(vA80036617)	25/11/2025	Partial	TP – Ox Traffic Sch 2.2 (a)(ii)	Yes
10. Consideration of delays [see Binder 10]						
188	1-3	24_93662 - Attachment A - Upgrade to Dickson Shops Precinct, Stormwater Risk Mitigation Strategies - Risk Register	-	Withhold	Copy Refer doc 43	Yes
189	4-7	Dickson Residents Group __ CRA regular meeting 20 Nov 2024(vA80031137)	20/11/2024	Partial	Sch 2.2 (a)(ii) Sch2.2(a)(xvi)	Yes
190	8	Dickson shops biz drop in feedback call	26/11/2024	Full	-	Yes
191	9-10	Engagement notes _ Dickson Shops upgrade flyer drop – Friday 5 September	08/09/2025	Partial	Sch 2.2 (a)(ii) Sch 2.2 (a)(xi)	Yes
192	11-20	Item 6_02 Attachment A - Dickson Shops Upgrade Status_December 2024 Boad Paper	13/12/2024	Full	Copy	Yes
193	21-27	Item 6_02 Dickson Shops Revitalisation - Construction Delegation	13/06/2025	Full	-	Yes
194	28	Stakeholder newsletter - Dickson Shops upgrade _ December 2025(vA80031139)	Dec 2025	Full	-	Yes
195	29-35	Stakeholder newsletter - Dickson Shops upgrade _ July 2026(vA80031132)	13/11/2025	Full	-	Yes
Total No of Docs						
195						

Binder 1 1

ACT Government | CITY RENEWAL AUTHORITY

CABINET MINISTERIAL BRIEF

Environment, Planning and Sustainable Development Directorate

To:	Chief Minister	**Tracking No.:** 24/13992
CC:	Director-General, Environment, Planning and Sustainable Development	
Date:	12 March 2024	
From:	Chief Executive Officer, City Renewal Authority	
Subject:	2024-25 City Precinct Renewal Program business case	
Critical Date:	**15 March 2024**	
Critical Reason:	Ministerially endorsed business cases should be lodged as soon as possible	

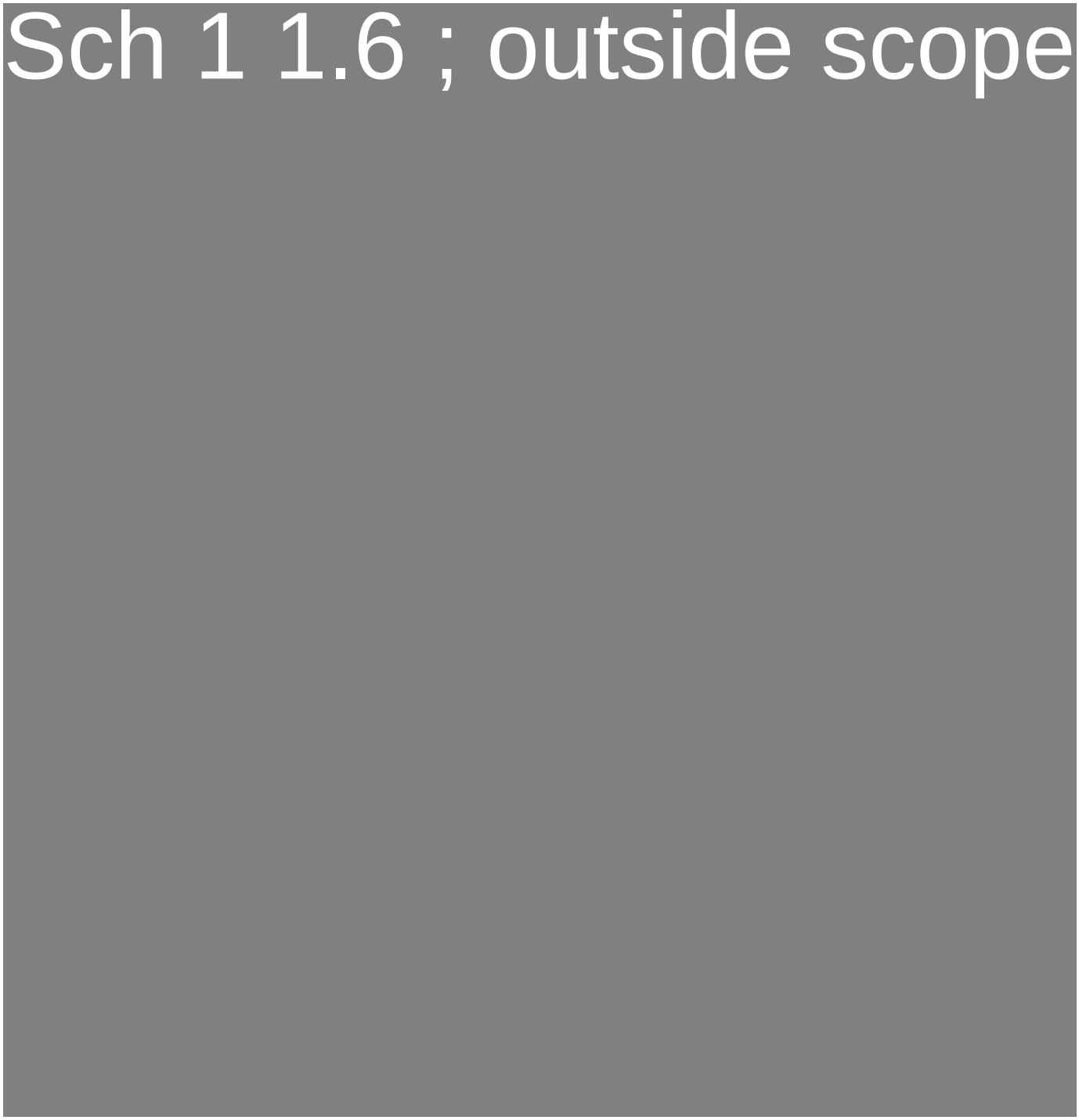
Recommendations
That you:

1. **Endorse** the Authority's 2024-25 City Precinct Renewal Program business case (Attachment A) for final lodgement with Treasury.

Endorsed / Not Endorsed / Please Discuss

Andrew Barr MLA ..../...../.....

Sch 1 1.6



External

7. N/A

Work Health and Safety

8. N/A

Benefits/Sensitivities

9. N/A

Communications, media and engagement implications

Signatory Name:	Malcolm Snow	Phone: ex Sch 2.2(a)(ii)
Action Officer:	Jan Horley	Phone: ex

Attachments

Attachment A	**2024-25 City Precinct Renewal Program business case (including Appendices A to I)**

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Binder 1 5

Sch 1 1.6

Binder 1 6

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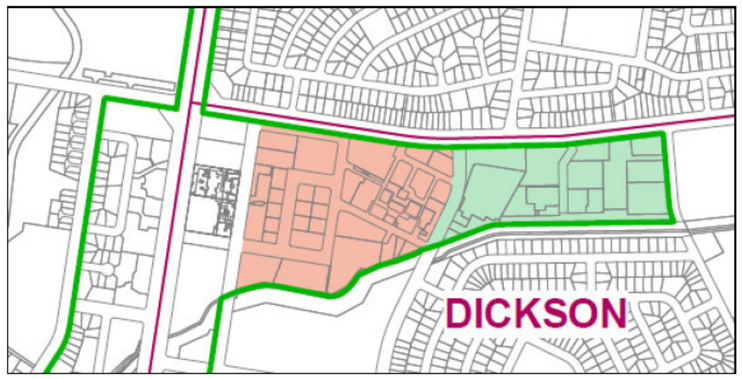
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Appendix A

outside scope

Project	Basis for investment
Operating expense	
Dickson Section 72 master planning 	This is a new initiative to support the recent expansion of the City Renewal Precinct to include Section 72, Dickson (green shaded area in figure), which includes the Dickson Aquatic Centre and Common Ground. The ACT Government has identified Section 72 as an important urban renewal site, due to its proximity to the Dickson Group Centre, accessibility to public transport, schools and community facilities. Much of the civil infrastructure and landscaping around the site is reaching the end of its operational life. Expanding the Precinct to include this area allows the Authority to support future redevelopment in an integrated way, including improving its connectivity with the Dickson Group Centre and public transport routes along Northbourne Avenue. Under this initiative the Authority will undertake a master planning exercise, consistent with the Dickson Master Plan and drawing on previous EPSDD studies on the site, to identify long term strategies and opportunities for the future growth and development of the area. This will ensure coordinated proposals for land development and sale, infrastructure, connections, and the public realm to support the growing Dickson community. Sch 1 1.6

Sch 1 1.6

Key:

Funded	Unfunded



Key:

Funded	Unfunded

CABINET



Binder 1 66

out of scope

City Renewal Authority

City Precinct Renewal Program

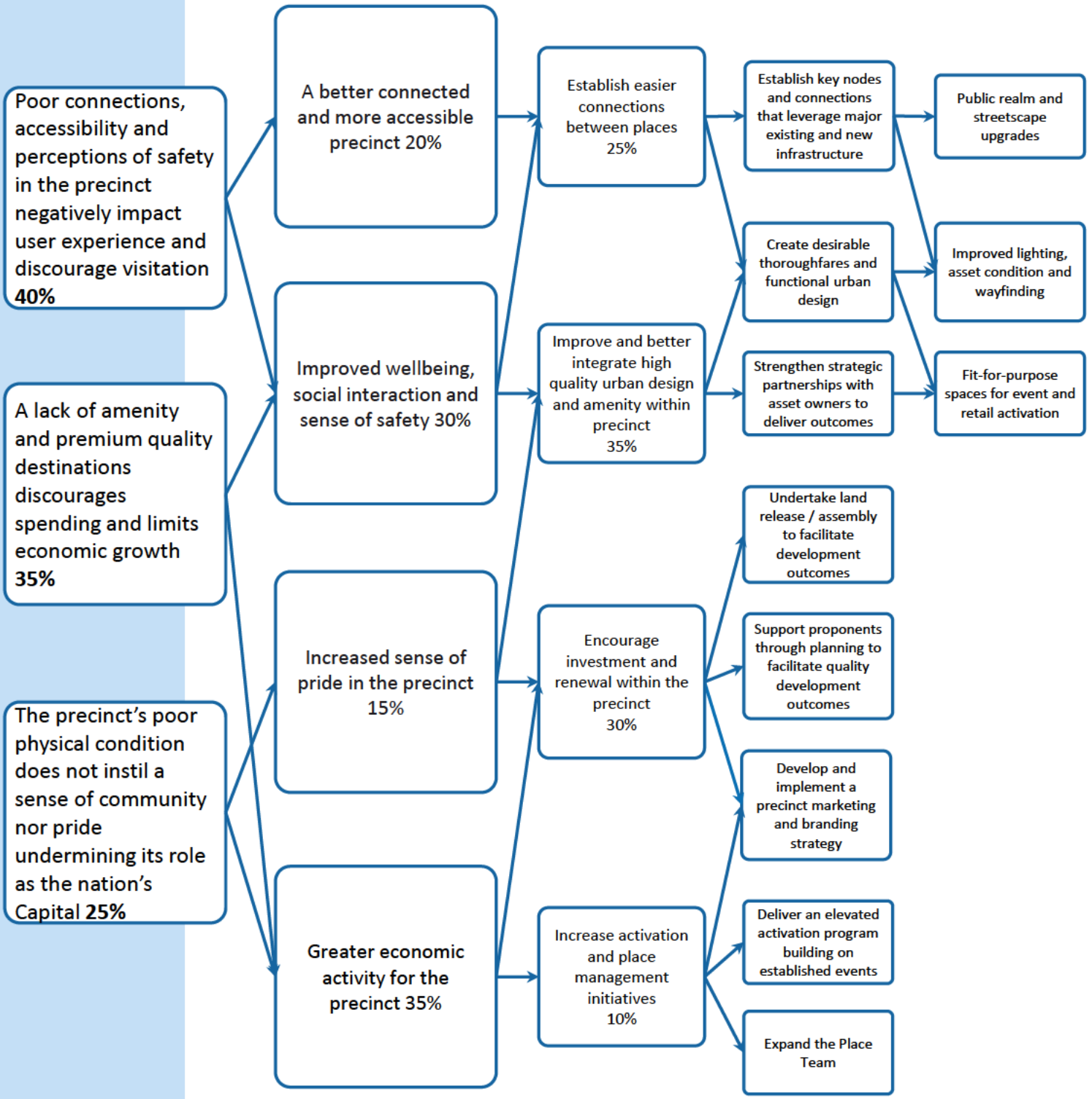
Tranche 2 Urban Renewal Initiatives

INVESTMENT LOGIC MAP

Initiative

PROBLEM ▶ **BENEFIT** ▶ **RESPONSE** ▶ **SOLUTION**

CHANGES ASSETS



Investor:	Craig Gillman
Facilitator:	Alana Peters
Accredited Facilitator:	Yes

Version no:	0.1
Initial Workshop:	29 August 2022
Last modified by:	Alana Peters 18 10 2022
Template version:	6.0

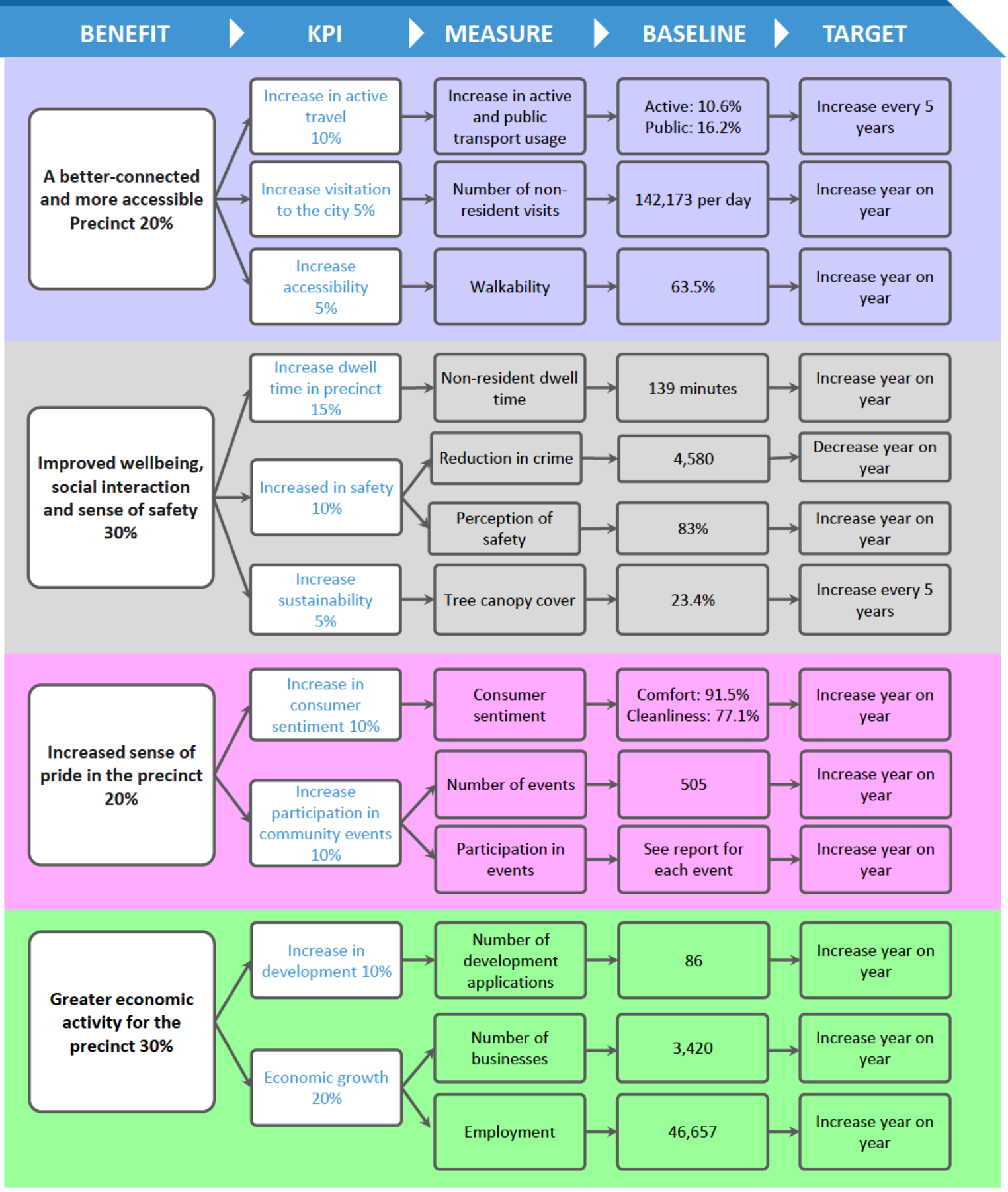
City Renewal Authority

City Precinct Renewal Program

Tranche 2 Urban Renewal Initiatives

BENEFIT MANAGEMENT PLAN

Part 1: Benefit Map



Investor: Craig Gillman
Facilitator: Alana Peters
Accredited Facilitator: Yes

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Template version: 6.0

Measure	Data Source	Frequency
Increase in active and public transport usage	PSD (ABS Census - Mode of travel to work) Percentage of Active transport and Public transport travel	Every 5 years
Number of non-resident visits	PSD (footfall data) Average daily visitation count of 1/01/2021 – 31/12/2021	Annually
Walkability	PSD (ACTmapi, ACT Open Data Portal, and Google) Average of areas with amenities within desirable walking time	Every 5 years
Non-resident dwell time	PSD (footfall data) Average dwell-time of 1/01/2021 – 31/12/2021	Annually
Reduction in crime	AFP ACT Crime Statistics - Total of 2021 within CPRP https://www.policenews.act.gov.au/crime-statistics-and-data/crime-statistics	Annually
Perception of safety	Pollinate survey Average of all precincts (include Very safe, Somewhat Safe, and Neither safe nor unsafe)	Annually
Tree canopy cover	PSD (ACTmapi) CPRP average	Every 5 years
Consumer sentiment	Pollinate survey Comfort: Average of all precincts (include Very comfortable, Somewhat comfortable, and Neither uncomfortable nor comfortable) Cleanliness: Average of all precincts (include Very clean, Somewhat clean, and Neither clean nor unclean)	Annually
Number of events	PSD (Australian Tourism Data Warehouse) Include only events within CPRP	Annually
Participation in events	Estimated from PSD (footfall data) and ticket sales data	Annually
Number of businesses	PSD (Counts of Australian Businesses including Entries and Exits) SA22 Level	Annually
Employment	ABS Census (TableBuilder - Destination Zones)	Every 5 years
Development applications	PSD (ACTGov Active Development Applications)	Annually

Source: ACIL Allen

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CABINET

WELLBEING IMPACT ASSESSMENT

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City Precinct Renewal Program (Tranche 2)

Cost Benefit Analysis Report

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OVERVIEW

The City Precinct Renewal Program (CPRP) is a 30+-year delivery action plan for the City Renewal Precinct (the Precinct), which commenced in 2019-20 to deliver the aspirations set out in the ACT Government's 2017 Statement of Expectations to revitalise the Precinct. The CPRP Tranche 2 builds on and leverages the benefits realised through CPRP Tranche 1, and seeks to improve the physical, cultural, wellbeing and economic performance of the Precinct. Tranche 2 initiatives specifically address: poor connections, accessibility and perceptions of safety in the Precinct; a lack of amenity and quality destinations (in turn discouraging spending and investment, therefore limiting economic growth); and poor physical condition of community assets in the Precinct.

By addressing the above 'problems', Tranche 2 will generate significant socio-economic benefits including:

- greater economic activity for the Precinct through greater activation;
- flow-on broader economic benefits including land and property value uplift and catalyst for further development;
- enhanced sense of pride in the Precinct;
- improved wellbeing, social interaction and sense of safety;
- enhanced liveability and quality of life for residents, workers and visitors;
- a base for fostering creativity and innovation; and
- improved environmental outcomes and sustainability targets.

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1 Project Rationale and Options

1.1 Project Rationale

The CPRP is a 30+-year delivery action plan for the City Renewal Precinct (the Precinct), which commenced in 2019-20 to complement and integrate the ACT Government's Light Rail Project (Stage One) and the Commonwealth Government's Asset Recycling Initiative. The CPRP is being led by the City Renewal Authority (the Authority) on behalf of the ACT Government.

The CPRP is seeking to deliver, through a tailored place-based approach, the following aspirations:

- a revitalised Precinct that is sustainable, liveable and attractive;
- a diverse and active residential population in the Precinct with a strong sense of community; and
- the take-up of economic and business opportunities in the Precinct.

The CPRP Tranche 2, through building on the benefits realised through Tranche 1, seeks to improve the physical, cultural, wellbeing and economic performance of the Precinct, through addressing poor connections, accessibility and perceptions of safety; a lack of amenity and quality destinations (in turn discouraging spending and investment, and limiting economic growth); and poor physical condition of community assets within the Precinct.



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2 Benefits

The purpose of Tranche 2 is to leverage the benefits delivered from Tranche 1 and continue to deliver benefits that are aligned with the objectives of the CPRP and the ACT Wellbeing Framework. Most of the benefits outlined in this section are identified as direct responses to the current and future needs of the Precinct as outlined in Section 3 of the Business Case. In responding to such needs, Tranche 2 aligns strongly and provides further impetus to current strategies, policies and projects including:



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Successful place activations by the CRA:

1. ***The Woolley Street Project (2019)***



Source: CRA (2019)

The *Woolley Street Project* in Dickson was one of the initial initiatives of renewing the Dickson precinct to create a pedestrianised street with opportunities to sit, eat, play, and gather. The temporary activation was conducted over a period of eight weeks. Throughout the project period, the activations included changes to the streetscape, installation of additional furniture, trailing modifications to traffic flow and parking in Dickson centre.[15] The activation attracted more visitors into the Dickson area and also encouraged both residents and visitors to explore and engage with local businesses.

outside scope

[15] City Renewal Authority. *Woolley Street Project Dickson*. Available at: https://dicksoncbr.com.au/



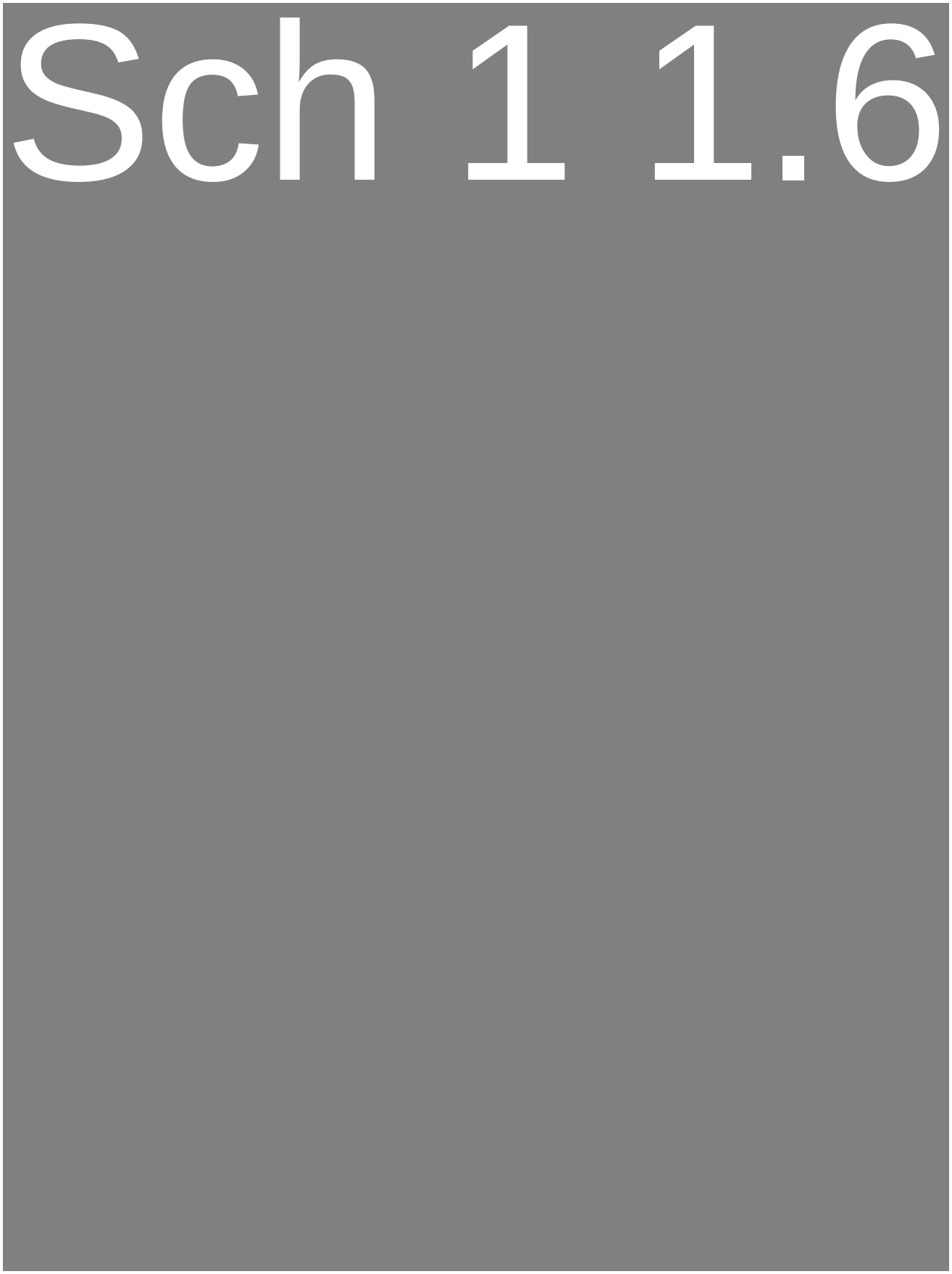
outside scope


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Table **13** below.

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Table **14** below.

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4 Cost Benefit Analysis outputs

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City Precinct Renewal Program tranche 2 - program level risks

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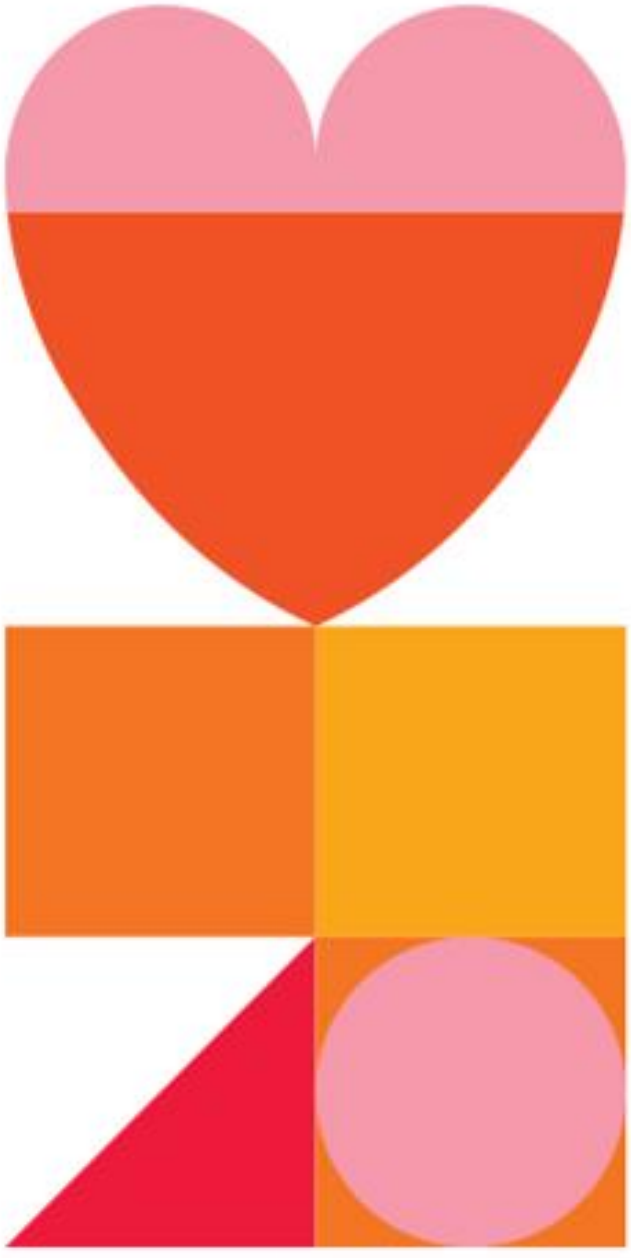
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ACT Government | CITY RENEWAL AUTHORITY

Portfolio Governance Framework

December 2023

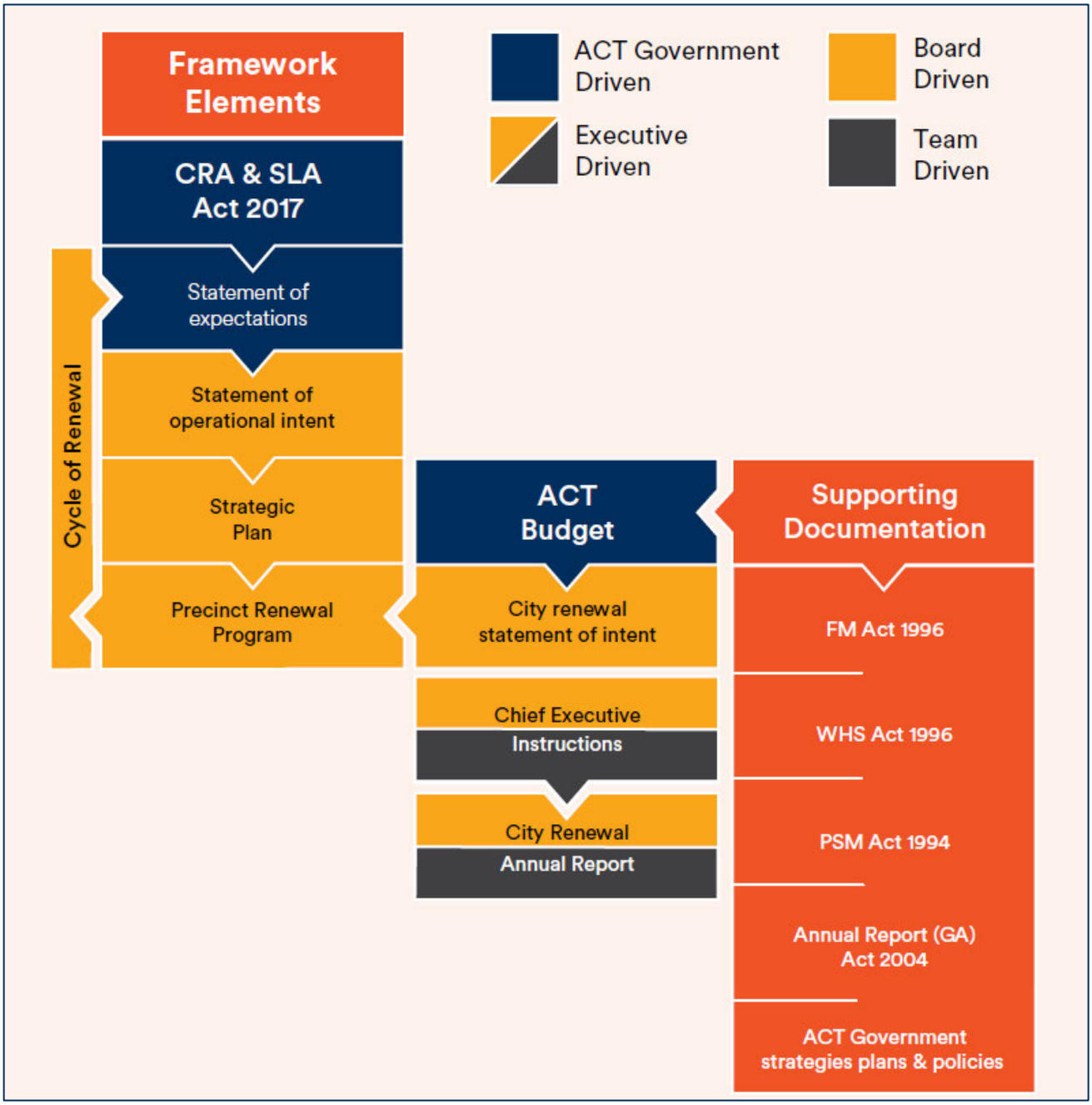


1. Introduction

This governance framework applies to the portfolio of programs and projects delivered by the City Renewal Authority (the Authority or CRA) under the City Precinct Renewal Program (CPRP) and should be read in conjunction with the Authority's *Project Management Framework*.

This document does not constitute the corporate governance framework for the Authority.

Figure 1. City Renewal Authority governing framework



1.1 City Renewal Authority

The City Renewal Authority is a Territory Authority established under section 7 of the *City Renewal Authority and Suburban Land Agency Act 2017* (CRASLA Act), and is regulated by Parts 8 and 9 of the *Financial Management Act 1996*, section 50 of the *Planning and Development Act 2007* and the *Public Sector Management Act 1994*, to lead, manage, facilitate and undertake urban renewal projects in declared urban renewal precincts.

The Authority came into operation on 1 July 2017.

1.2 2025 Strategic Plan

The City Renewal Authority's 2025 Strategic Plan articulates the Authority's vision, mission and strategic goals for the period 2018 to 2025. The Plan was last updated by the City Renewal Authority Board in May 2022.

Our vision:

To be acknowledged as the most dynamic, inclusive, and competitive city precinct in Australia.

Our mission:

We will lead the revitalisation of our precinct and its places by delivering a people-centred, design-led, sustainable and commercially focussed urban renewal program.

Our strategic goals:

1. Curate high-quality places and precinct development, taking a people-focused and design-led approach.
2. Facilitate new and diverse economic investment into the precinct.
3. Apply robust and innovative social and environmental sustainability principles and programs that will underpin precinct-wide renewal.
4. Operate as a strong, strategic, influential and capable organisation.
5. Demonstrate exemplary accountability and transparency in corporate governance and compliance.

The actions arising from the Authority's CPRP and Sustainability Strategy comprise a large part of the response to these strategic goals, the achievement of which is monitored through the Authority's Key Performance Indicators.

1.3 City Precinct Renewal Program

The Authority works within the designated City Renewal Precinct (the Precinct), which spans Dickson, Northbourne Avenue, Haig Park, Braddon, the City Centre and Acton Waterfront, as illustrated in Figure 2 overleaf.

The Precinct was declared in August 2017 by notifiable instrument *City Renewal Authority and Suburban Land Agency (Urban Renewal Precinct) Declaration 2017*.

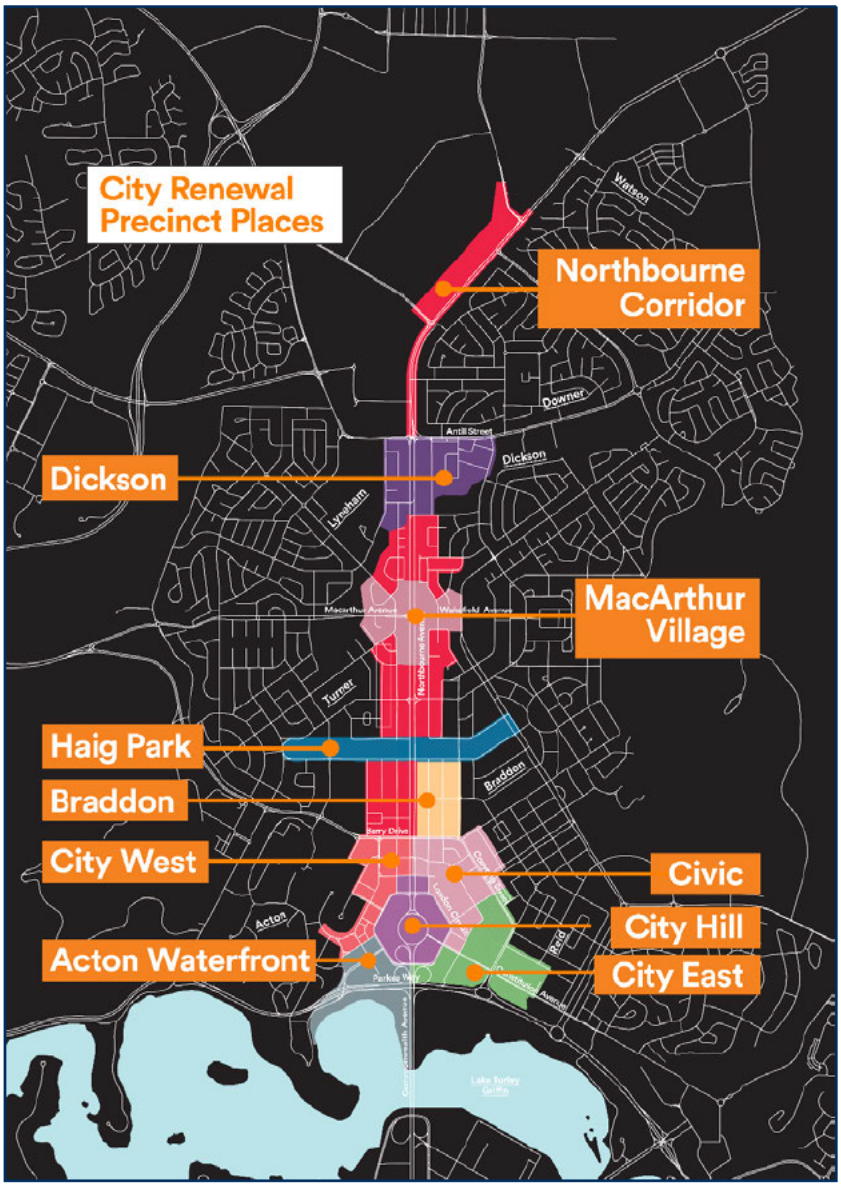
In accordance with the ACT Government's 2017 Statement of Expectations, the Authority prepared a cohesive, coordinated program of delivery activities for the Precinct over the next 30 years – the City Precinct Renewal Program. The CPRP was agreed by the Authority Board and Cabinet in late 2018 and has been funded under the ACT Budget since 2019-20.

The CPRP describes the integrated actions that will guide future investment and development activity within the Precinct. It details a coherent narrative and conceptual framework that integrates the diverse implementation activities of the Authority, working in partnership with the community, the private sector and other government agencies.

The success of the CPRP is measured by:

- a revitalised city centre precinct that is economically prosperous, sustainable and liveable
- a diverse, active and engaged residential population that has a strong sense of community
- the take-up of economic and business opportunities for new enterprises, start-ups and the creative sector.

Figure 2. City Renewal Precinct places

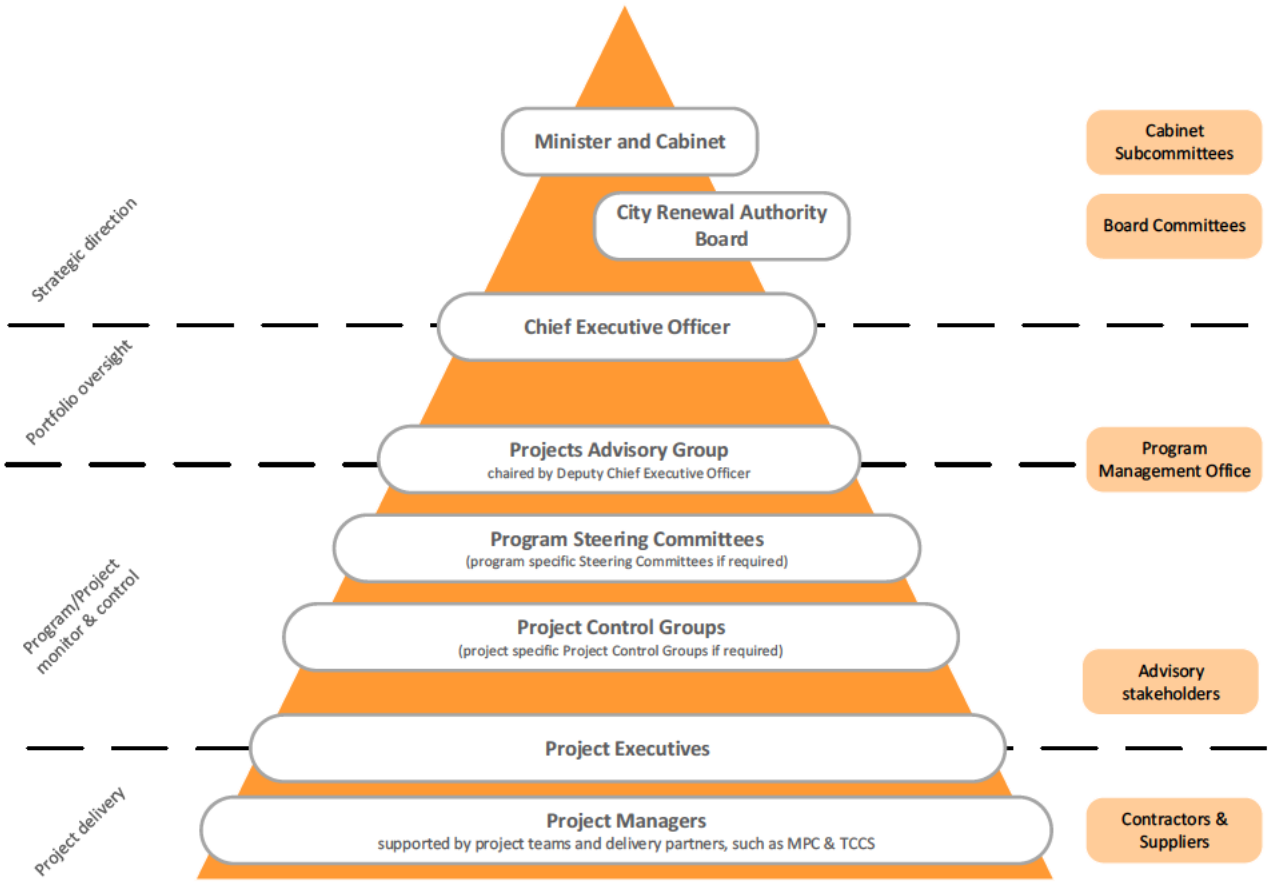


2. Portfolio governance

The Authority's portfolio governance structure is illustrated in Figure 3 below.

This structure supports the implementation of the Authority's *Project Management Framework*.

Figure 3. Portfolio Governance Framework



2.1 Minister and Cabinet

2.1.1 Minister

The Chief Minister is the minister responsible for the Authority, under *Administrative Arrangements 2023 (No 1).*

The Chief Minister has the authority, vested through section 11 of the CRASLA Act, to direct the Authority concerning the exercise of its functions, or to require the Authority to exercise a function in relation to its financial arrangements.

The Chief Minister is responsible for setting out the Government's requirements and priorities in relation to urban renewal in an urban renewal precinct through the annual Statement of Expectations, which is a Notifiable Instrument and includes details of the Authority's priority projects.

2.1.2 ACT Government Cabinet

The ACT Government Cabinet is responsible for making policy and funding decisions outside of the City Renewal Authority Board's delegations and responsibility. Cabinet considers Authority matters as part of its normal sitting program and is informed by the Planning Subcommittee of Cabinet and the Chief Minister. Cabinet is also supported by the Budget Committee of Cabinet, which considers expenditure, revenue, capital, savings and investment proposals, including Authority budget business cases.

- The Authority is also required to report against its capital works appropriations, including key milestones, to Cabinet and the Legislative Assembly on a quarterly basis, and Treasury on a monthly basis. This is a whole-of-government process coordinated by Treasury.

2.1.3 Planning Subcommittee of Cabinet

The Planning Subcommittee is chaired by the Minister for Planning and Land Management and oversees "the development and implementation of whole of government responses to complex and persistent issues and strategies to support a planning system that is clear, easy to use and provides improved spatial and built outcomes across the Territory".

The Authority reports to the subcommittee on a six-monthly basis regarding its delivery of the CPRP.

2.2 City Renewal Authority Board

As a Territory Authority, the City Renewal Authority is governed by an independent governing board, established under the CRASLA Act.

The City Renewal Authority Board is responsible for:

- oversighting the operations of the Authority
- discharging the functions of the Authority according to its legislation, including the Authority's objects to:
  - encourage and promote a vibrant city through the delivery of deign-led, people-focused urban renewal
  - encourage and promote social and environmental sustainability
  - operate effectively, delivering value for money using sound risk practices
- the strategic direction of the Authority as described in the Statement of Expectations, Statement of Operational Intent and the Authority's strategic plans.

In the context of the Project Management Framework, the Board receives at least monthly updates on key projects within the Authority's portfolio, on which it provides guidance and direction, and has ultimate discretion over the allocation of funds appropriated towards delivery of the CPRP.

The Board is supported by two subcommittees:

2.2.1 Audit and Risk Committee

The Audit and Risk Committee assists the Board to discharge its responsibilities under the relevant legislation, including responsibility to exercise due care; diligence and skill in relation to risk management; reporting of financial information; the adequacy of the financial controls, and legal and regulatory compliance frameworks; and external and internal audit.

In the context of the Project Management Framework, the Committee has a rolling program of review of project risk registers.

2.2.2 Significant Development Projects Committee

The Significant Development Projects Committee assists the Board to fulfil its oversight responsibilities in relation to strategically significant programs of work and/or land development.

In the context of the Program Management Framework, the key role for the Committee is to guide and assure delivery of significant developments within the City Renewal Precinct – key dimensions considered include project planning and management, governance, design quality, commercial models, delivery risk, commercial performance (cost revenue and return), renewal impact, along with social and environmental sustainability.

2.3 Environment, Planning and Sustainable Development Directorate

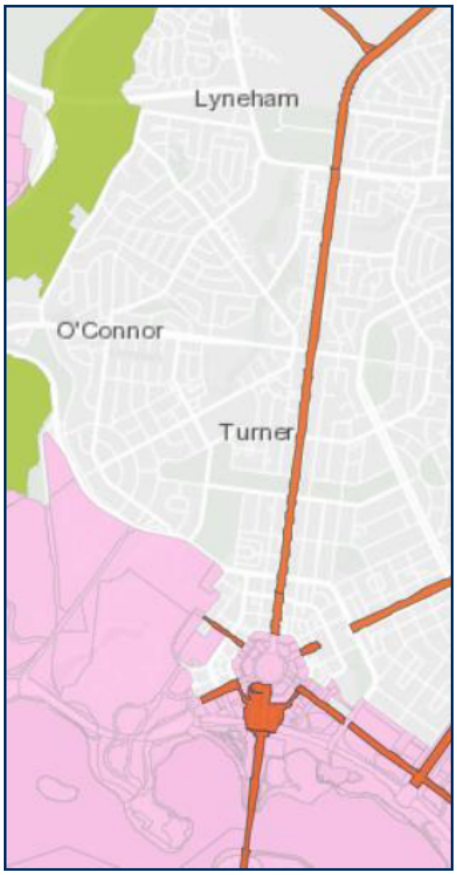
The Authority is a portfolio agency within the Environment, Planning and Sustainable Development Directorate (EPSDD).

EPSDD has responsibility for providing administrative support and advice to the Chief Minister and the Executive on a wide range of matters including strategic planning, strategic policy regarding environmental sustainability, the built form and land development and management. Through its Director-General, EPSDD is responsible for providing advice and support to the Chief Minister on the performance of the framework for delivery of urban renewal works established by the CRASLA Act. The Directorate also has policy responsibility for the Land Release and Development Governance Framework.

2.4 National Capital Authority

Under the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Authority (NCA) is responsible for the administration of the National Capital Plan and the management of Designated National Land, which includes parts of the City Renewal Precinct (see Figure 4). Where the Authority's projects are built on Designated National Land this necessitates design consultation with the NCA and the formal granting of Works Approval before capital works can proceed.

Figure 4. Designated National Land in the City Renewal Precinct (orange and pink shaded areas)



2.5 City Renewal Authority

2.5.1 Chief Executive Officer

The Chief Executive Officer (CEO) is appointed by the Board and, under the CRASLA Act, is responsible for managing the day-to-day functions of the Authority. This includes monitoring and reporting performance against the Statement of Operational Intent, and implementing the decisions of the Board, managing the finances and developing corporate and operational strategies for approval by the Board.

2.5.2 Deputy Chief Executive Officer

The Deputy Chief Executive Officer (DCEO) has primary responsibility for managing the day-to-day business operations of the Authority to ensure operational efficiency and effective governance of the Authority's business functions. This includes providing best-practice governance frameworks, judicious financial management and well-planned workforce capability.

They also fill the role of Chief Financial Officer for the Authority.

In the context of the Project Management Framework, the CEO and DCEO sit at the top of the Authority's internal project governance structure and have portfolio responsibility, or central management of the CPRP to ensure the Authority achieves its financial and strategic objectives.

Supported by the Projects Advisory Group (PAG), at a portfolio level the CEO and DCEO are responsible for:

- resource management
- pipeline management
- financial management
- risk management
- change control management.

2.5.3 Project Executive

A Project Executive fulfils two roles as a Program Manager and Project Sponsor. They are generally a branch leader within the Authority (for example, Executive Branch Manager, Design and Place Strategy).

The Project Executive is the individual (single point) with overall accountability for a program and the underlying projects. They provide leadership, business context, expertise and guidance to the project managers and delivery teams, and are responsible for:

- identifying synergies across projects (including projects delivered by other agencies) to drive benefits to a program by sharing resources, costs and other project activities
- identifying interdependencies across projects (including projects delivered by other agencies) and facilitating communication between project delivery teams
- delivering the agreed outcomes and expected benefits of projects and programs on time and in budget
- ensuring an appropriate risk management plan is in use for each project
- monitoring project performance and ensuring action to mitigate project risks
- ensuring all relevant stakeholders are involved in the project issues that affect them
- clearing all project documentation, including project plans and status reports, for accuracy, completeness and relevance prior to review by PAG
- ensuring adequate evaluation and closure of projects once complete.

It is also the role of the Project Executive to ensure that everyone associated with a project is aware of:

- what they are responsible for
- the limits of their authority and the tolerance levels
- when milestones and tasks have to be achieved
- the communication, reporting and monitoring lines.

Individual Project Executives may also function as the project manager for certain projects.

2.5.4 Project managers

Project managers are the Authority officers assigned to manage the day-to-day planning, procurement and delivery of projects according to the Project Management Framework and relevant whole-of-government policies and procedures. They are responsible for the project as a whole and all aspects of planning and delivery, including (but not limited to) scope, cost, risk, community engagement, procurement and records management.

The actions required of project managers, such as preparing and maintaining project plans and registers, are set out in the Project Management Framework, as well as other relevant material such as the Authority's procurement and contract management guidelines.

Project managers report on project performance to the program and portfolio managers through the monthly project status reports and can seek direction and guidance from these managers as a group through PAG.

For some programs (i.e. for interrelated projects within a precinct or place, such as the Sydney and Melbourne Buildings) a project manager may also fill the role as program manager to coordinate these projects, however overarching accountability still remains with the responsible Project Executive.

2.6 Project governance

2.6.1 Projects Advisory Group

PAG is responsible for overseeing the Authority's day-to-day implementation of the CPRP on behalf of the Authority Board. This includes the development and implementation of project management frameworks; prioritisation and allocation of Authority projects and resources; development of the CPRP implementation plan and business case; and monitoring and oversight of the Authority's projects.

PAG is chaired by the DCEO and is comprised of executive representatives of each branch within the Authority. Relevant project managers, along with a representative from Major Projects Canberra (MPC) attend each meeting. Execution of the Committee's roles and responsibilities is supported by the Program Management Office (PMO).

The roles and responsibilities of PAG are laid out in its terms of reference.

2.6.2 Program Steering Committees

Where the scope or risk of a program is considered significant enough to warrant its own governance committee, PAG may elect to establish a Program Steering Committee. Under this model, PAG will retain responsibilities for matters that impact and/or are relevant to the portfolio (as outlined in paragraph 3.3 of the PAG terms of reference), while the Steering Committee will assume all program and project related responsibilities (as outlined in paragraph 3.4 of the PAG terms of reference).

2.6.3 Program Management Office

The PMO provides support across the Authority for the delivery of its programs and projects. The PMO assists PAG in the development, monitoring, reporting and review of the CPRP and its associated budgets; and is responsible for the development, monitoring, reporting and review of the Authority's project governance systems.

The PMO maintains a register of all Authority projects and acts as the administrator for the Authority's project management system, P3M.

2.6.3.1 ServiceNow Project, Program and Portfolio Management (P3M) tool

The Authority uses P3M as its project management tool. All programs and projects must maintain a project record within the system, including a risk register, schedule and monthly status reporting function. New project records are initiated by the PMO under direction from PAG.

2.6.4 Project Control Groups

Where a project delivery team consists of non-Authority officers (such as MPC and/or TCCS) and/or where a project needs to regularly engage with key stakeholders as part of the planning and delivery process, a Project Control Group (PCG), chaired by the Project Executive or project manager, should be established to provide a suitable forum for collaboration and engagement.

Template PCG terms of reference are available through the PMO.

2.7 ACT Government delivery agencies

2.7.1 Major Projects Canberra

MPC is the ACT Government's central capital works delivery agency. The agency has two main roles:

1. procuring and delivering major infrastructure projects designated by the Chief Minister. This includes the SPIRE Canberra Hospital and Light Rail projects
2. delivering most other whole-of-government infrastructure projects in partnership with directorates, including the Authority.

The Authority signed a Memorandum of Understanding with MPC in November 2020 setting out how the two agencies will work together to deliver the Authority's capital works program.

2.7.2 Procurement ACT

Procurement ACT manages all procurements over $200,000 on behalf of ACT Government agencies, including the Authority; provides advice on all other procurements; and sets up whole-of-government panels to ensure the Territory achieves better value for money.

2.7.3 Transport Canberra and City Services

Transport Canberra and City Services (TCCS) is a key approval agency for Authority projects, as well as, in most cases, the land custodian (land upon which the projects are being built on) and asset owner.

The Development Coordination Branch within City Operations at TCCS is the main point of contact for the Authority, and facilitate early project engagement, review of designs to ensure compliance with their appropriate standards, design approvals, inspections of completed projects and acceptance of assets on behalf of the Territory.

The Authority has established a strategic coordination meeting series with the Development Control Branch to ensure there is a regular and focussed collaboration for project outcomes.

3. Financial Management

3.1 Chief Executive financial instructions

The Chief Executive financial instructions (CEFIs) provide a mechanism for the CEO to apply the key principles and requirements the Authority's financial management framework to the operation of the Authority.

All Authority officers should be familiar with the content of the CEFIs. The CEFIs can be found on the Authority's intranet at https://actgovernment.sharepoint.com/sites/intranet-epsdd/Pages/City-Renewal-Authority.aspx

3.2 Delegations

Delegations of authority are set by the Board and establish who can make decisions, including commitments to expenditure and taking action on behalf of the Authority.

All staff are responsible for ensuring they are operating within their delegated authority.

The Authority's Board Financial Delegations can be found on the ACT Legislation Register, as a notifiable instrument under the CRASLA Act.

The financial delegations register for Authority staff can be found at: https://actgovernment.sharepoint.com/sites/Intranet-EPSDD/Pages/City-Renewal-Authority.aspx

3.3 Procurement

Authority staff are required to procure products and services in accordance with the *Government Procurement Act 2001* (the Procurement Act) and the *Government Procurement Regulation 2007*.

Procurement responsibilities and obligations are outlined in the CEFIs available at https://actgovernment.sharepoint.com/sites/Intranet-EPSDD/Pages/City-Renewal-Authority.aspx

Further information on procurement processes and templates can be accessed through the Procurement ACT intranet and the Authority's procurement guides.

3.3.1 Government Procurement Board

The Government Procurement Board (GPB) reviews and provides advice to ACT Government agencies on procurement issues and practices in the Territory. The GPB also reviews agencies' procurement proposals. For the Authority, all proposed procurements (or disposals) estimated at $1 million (including GST) or more must be reviewed by the GPB. This includes contract variations that will change the estimated value of the contract to $1 million or more.

For more information see https://actgovernment.sharepoint.com/sites/Intranet-CMTEDD/whog/procurement/Pages/Government-Procurement-Board.aspx

3.4 Contract Management

The ACT Government publishes all contracts with a value of $25,000 or more on the public ACT Government Contracts Register and invoices valued $25,000 or more on the Notifiable Invoices Register. The Procurement Act requires the text of notifiable contracts, as well as invoices, with any confidential information removed, to be publicly available within 21 days of contract execution (ie. signing).

All staff are required to notify any relevant contracts they execute on behalf of the Authority. Details on the notification process can be found at https://actgovernment.sharepoint.com/sites/Intranet-CMTEDD/whog/procurement/Pages/Notifiable-contracts.aspx

Internally, all Authority-led contracts must also be registered in the Authority's contract management tool P2P. P2P also facilitates the raising of purchase orders, such that associated invoices can be paid through APIAS.

4. Work Health and Safety Management

The *Work Health and Safety Act 2011*, *Work Health and Safety Regulations 2011* and supporting Codes of Practice provide the statutory framework the Authority uses to ensure staff are safe in the workplace.

The Authority's WHS Management System, including policies and procedures can be accessed at https://objective.act.gov.au/id:fA8208811#layout=compact-view. All Authority staff are responsible for ensuring they are familiar, and comply, with these policies and procedures.

riskman is the ACT Government's portal to report injuries to employees that occur in the workplace. This system should be used to report:

- any workplace event that endangers the health or safety of a person
- any workplace event that results in injury or disease, however minor, including dangerous occurrences.

You can access riskman Work Injury Reporting at https://workinjuryreporting/

5. Conflicts of interest

Board members and Authority staff are required to disclose and take reasonable steps to avoid any possible conflict of interest (real or perceived) in connection with their employment with the ACT Public Service. In relation to projects, this is particularly pertinent in relation to procurement processes, as outlined in the Territory's *Probity in Procurement Guide*.

Declarations are to be made annually or when circumstances change, and should be reviewed at the start of each procurement. Relevant declarations should be stored in the appropriate project specific Objective folder.

6. Records management

All Authority staff are obliged to keep accurate records of the work they do on behalf of the ACT Government in accordance with the requirements of the *Territory Records Act 2002*.

For more information visit the Territory Records Office at https://www.territoryrecords.act.gov.au/

A unique Objective file[1] should be created for each new project and all documentation relating to that project should be saved at this location. This includes documents produced and held by other agencies, such as Procurement ACT and MPC, to ensure the Authority retains a complete set of project documentation.

The Objective reference number should be noted on each new document relating to the project.

[1] A template file is available for this purpose.

Document information

Document details

Criteria	Details
Objective ID:	fA9029401
Document title:	Portfolio Governance Framework
Document owner:	Program Management Office

Version control

Version	Date	Description	Author
1.0	July 2019	First draft	Jan Horley, Program Management Office
1.1	June 2020	Minor updates	Jan Horley, Program Management Office
1.2	Oct 2020	Updated for creation of KPAG & SPAG	Jan Horley, Program Management Office
2.0	May 2021	New version	Jan Horley, Program Management Office
3.0	Dec 2022	Update, including new brand guidelines	Jan Horley, Program Management Office
3.1	May 2023	Revised Figure 3	Jan Horley, Program Management Office
3.2	Dec 2023	Update for new Board committee	Jan Horley, Program Management Office

This document will be reviewed at least annually.

Document approval

Version	Date approved	Approver
1.0	22 July 2019	Executive Steering Committee
2.0	19 May 2021	Key Projects Advisory Group
3.0	14 Dec 2022	Projects Advisory Group

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ACT Government | CITY RENEWAL AUTHORITY

City Precinct Renewal Program stakeholder engagement approach

The City Renewal Authority is uplifting and enlivening community places in Canberra's heart. The needs and desires of the community are at the core of projects the Authority undertakes, as they are the ones who most benefit from our work.

Initiatives proposed under the City Precinct Renewal Program (CPRP) are informed by organisation-wide community engagement undertaken during development of the program and its subsequent implementation.

Initiative specific strategies are developed to support quality community engagement during planning, design and project implementation, and are tailored on a project-by-project basis.

Governing documents

Strategic engagement strategies supporting CPRP initiatives are aligned with the below governing documents, and whole of agency planning.

- Engaging Canberrans, A Guide to Community Engagement, The ACT Government's guiding approach to engagement, which supports consistent, quality engagement delivery across all areas of government to make sure engagement is targeted, effective and meets the needs and expectations of Canberrans.
- The International Association of Public Participation (IAP2) Public Participation Spectrum, Code of Ethics and Core Values.
- Internal engagement standards and processes.

Engagement specialist provider partnership

Communication and engagement underpin the goals of the Authority. In early 2022 the Authority established a strategic partnership with local communication and engagement consultancy, Communication Link. The company specialises in communication and engagement, delivering quality engagement across federal, state, and local government projects, as well as those in the private sector.

The partnership seeks to support and elevate engagement with communities interested in or impacted by the Authority's initiatives. Establishing the partnership elevates the commitment to engagement within the Authority and enables resourcing to scale up and down to meet project needs. In partnership with Communication Link, the Authority continues to elevate engagement quality, promoting trust and confidence within the community and their views to inform renewal projects and events programming.

Each initiative includes budget to fund work orders, which enable Communication Link team members, guided by the Authority's core Communications and Engagement team, to develop engagement strategies that cater to the nuances and requirements of each initiative. Engagement planning is phased and aligned with project delivery requirements.

Communications and engagement objectives

The Authority's communication and engagement function seeks to achieve the following objectives:

- quality and consistency in the delivery of communications and engagement
- reduce risks and increase community acceptance of projects and associated disruption
- reduce the likelihood (and costs) of interruption to construction programs due to unforeseen community needs
- foster community participation and amplify community voices in design, planning and implementation phases
- promote positive recognition of our projects and places
- develop initiative understanding within the community and demonstrate the effectiveness of the Authority's renewal approach.

Engagement principles

The Authority is committed to principles of open government, and actively engaging effectively with Canberrans according to the following principles:

- We provide **meaningful** engagement where the community has **clear, relevant and timely information** to genuinely help shape government decision-making.
- We are **accountable** and **transparent** when we engage and we help participants understand how they are contributing to decisions, projects and policies.
- We are **responsive** to the community, seeking to grow strong relationships for current and **future collaboration** and cooperation.
- We are **inclusive** and **respectful** when we engage, finding ways to ensure engagement is **equitable** and seeks the diverse views of the community. We provide feedback to the community in a consistent way, through:
    - Publishing a Listening Report within one month of an engagement closing.
    - Publishing a Consultation/Engagement Report within three to six months for all Strategic, Tier 1 and Tier 2 projects.
    - Publishing an Outcome Statement when a decision or outcome is made.
- We respect the seasonal period of December/January and ensure engagements are not released in this period when many Canberrans are enjoying the holidays.

Our stakeholders

Targeted stakeholders vary based on the needs of specific initiatives, but the Authority aims to include the below stakeholders in engagement activities where appropriate.

State and federal government	Diverse groups	Business, property, and industry	Community
• ACT Government agencies including EPSDD, SLA, TCCS, MPC and CMTEDD • National Capital Authority	• Ngunnawal and local First Nations communities • Culturally and linguistically diverse groups • Accessibility and inclusion groups • Other peak interest groups	• Peak industry groups • Businesses and property owners • City Centre, Marketing and Improvement Levy (CCMIL) payers • Property developers, prospective investors and architects	• Precinct residents • Precinct users and visitors • Thought leaders and local influencers • Active transport interest groups • Peak neighbourhood associations

Issues and risk management

Project specific communication and engagement risks and their associated management strategies are regularly updated with project risk matrices and communication and engagement strategies for each initiative.

Phased engagement approach

Engagement is undertaken through a phased approach for CPRP initiatives. While there will be differences between projects, engagement follows the below phased approach.

Phase 1 Early planning	Phase 2 Design	Phase 3 Approvals	Phase 4 Implementation/ construction	Phase 5 Launch/ opening	Phase 6 Evaluation
Conceptually what would the community like or not like to see within the initiative.	Use community feedback to inform designs and plans and seek feedback to refine.	Where appropriate undertake statutory approval processes and update designs and plans to reflect feedback	Continue to take the community on the journey, keeping them informed and mitigating potential issues	Inform the community that the initiative has launched, and work with the community to iron out unexpected issues	Formal review of the C&E implementation and outcomes with lessons learnt to inform future projects.

Binder 2 1

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OCULUS

Dickson Shops and Streetscape

Stormwater Investigation Report - Package A

Question today
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Create for the future

Dickson Shops and Streetscape
Stormwater Investigation Report - Package A

OCULUS

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Approved by:	JL	27/02/2024	

WSP acknowledges that every project we work on takes place on First Peoples lands.
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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1 Introduction

1.1 Background

WSP have been engaged by OCULUS to provide engineering services for the Dickson Shops and Streetscape as part of the wider Dickson Revitalisation programme.

The services include stormwater investigation as part of the Stage 2 Package A works, which are to be delivered for the City Renewal Authority (CRA), with input from Transport Canberra and City Services (TCCS), the stormwater asset owner.

1.1.1 Stage 2 Package A

Stage 2 Package A covers part of stage 2 of the Dickson Revitalisation Program, also referred to as the "Dickson Shops" component.

The site encompasses the public unleased land between the Dickson Shops (the courtyards) in Section 30 Dickson, bounded by Dickson Library, the carpark and open space to the north, Cowper Street to the east, Woolworths to the west and Dickson Place to the south. The site also includes Badham St crossing. The site areas are as coloured in Figure 1.1 below.



Figure 1.1 - Site Extents for Package A (Dickson Shops)

1.2 Objectives and Scope

The Dickson Shops and Streetscape project plans to create a more accessible, modern and welcoming public space for locals and visitors.

The brief requirement for the stormwater component is to undertake investigation and design of the existing network within the Dickson Shops precinct (as part of Package A) with regards to undersized drains and drains damaged due to tree root ingress into pipes and blockages, that may have caused flooding of the courtyards during storm events.

The intention is for the any proposed stormwater investigations to be coordinated and delivered with the proposed public realm improvements but tendered and funded as a separate package of works.

One of CRA's key objectives for undertaking the stormwater upgrade works concurrent with the public realm upgrades is to minimise disruption to local businesses.

The key items of the agreed scope of stormwater investigation are outlined below:

1. Review available background documentation provided including Site survey, WAE drawings of inground services incl stormwater, Existing Geotechnical report, Dial Before You Dig (DBYD) records, Flood mapping
2. Review previous stage concept designs and drainage reports.
3. Scope and prepare Civil input to requirements for any additional surveys and investigations relevant to the Civil design.
4. Scope and prepare CCTV Drainage specifications (as required).
5. Develop hydraulic models for network to assess capacity (main trunks only)
6. Review CCTV survey report and videos to identify location and extents of defects.

Site-specific flood risks assessments, flood modelling, and any investigation outside the site extents are current excluded but these are likely to be instructed as an additional (separate) scope item.

1.3 Notes and Limitations

This Report is provided by WSP Australia Pty Limited (WSP) for OCULUS (Client) in response to specific instructions from the Client and in accordance with WSP's proposal dated 13/09/2023.

PERMITTED PURPOSE

This Report is provided by WSP for the purpose described in the Agreement and no responsibility is accepted by WSP for the use of the Report in whole or in part, for any other purpose (Permitted Purpose).

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2 Existing Stormwater Drainage System

2.1 Overview

2.1.1 Site Location

The subject site of Dickson Shops is located at Section 30 – Dickson. The site is bounded by Dickson Library, the carpark and open space to the north, Cowper Street to the east, Woolworths to the west and Dickson Place to the south.



Figure 2.1 - Site Location Plan- Block Plan

The site is zoned as Community Facilities (CF) with a Telecommunication easement west and south of Block 32.

2.2 Existing Stormwater Layout

2.2.1 Survey Plan

Initial topographical and feature survey of the site completed by Veris was provided, captured on plans: 22023-085_DT_001 Revision A and 22023-085A_DT_001. However, the initial surveys lack some critical data for sections of the existing stormwater network. Several existing pit invert and cover levels, pit sizes, and pipe diameters are noted to be missing, and more importantly, the pipe network connectivity is unclear as there is yet to be a mapping of the existing stormwater pipe network. More detailed survey is currently being procured, to include survey of existing inground utilities.

2.2.2 Works as Executed Plan

Works as Executed (WAE) Drawings (Drawing No. 2100196-001 Revision A were reviewed to gain a better understanding of the existing stormwater system. The drawings however depict an incomplete layout of stormwater pipes, and the locations of pits do not align with the survey (or CCTV layout) suggesting a different survey control may have been applied, or subsequent works completed. Additionally, the drawings are missing details of stormwater pipes and pits e.g. sizes, invert level and cover level.

2.2.3 Rationalised Plan

A rationalised layout was interpreted for the site combining information available from the Topographical survey and WAE plans, with a further sanity check making reference to the CCTV survey plan. Due to inconsistencies in information from the various sources, certain assumptions were necessary to reconcile discrepancies and outline a sensible layout of the existing stormwater drainage system. A copy of the rationalised existing layout is provided in Appendix A.

The approach adopted to rationalise the existing pipe layout is summarised below:

- Where pit and pipe invert levels are missing, assumptions were made based on the minimum gradient of downstream or upstream pipes where possible. In sections lacking continuous invert level data, linear interpolation was used to estimate the invert levels of intermediate pits.
- Across the network, in sections where pipe diameters are missing, upstream pipe diameters (or minimum pipe diameters) were assumed where there is no information.

There are however still a few pits that are not captured on the survey plans, though identified in WAE drawings, and from the CCTV inspections.

As the proportion of assumed data is quite significant, the rationalised plan needs to be further validated before it can be relied upon for any further assessment.

2.3 Baseline Hydraulic Analysis

2.3.1 Key Modelling Criteria

Parameter	Criteria
Minor Storm	10% AEP
Major Storm Event	1% AEP

2.3.2 Rainfall Data

Rainfall depths and/or intensities from the 2016 Bureau of Meteorology (BoM) Rainfall IFD are to be applied for hydraulic modelling.

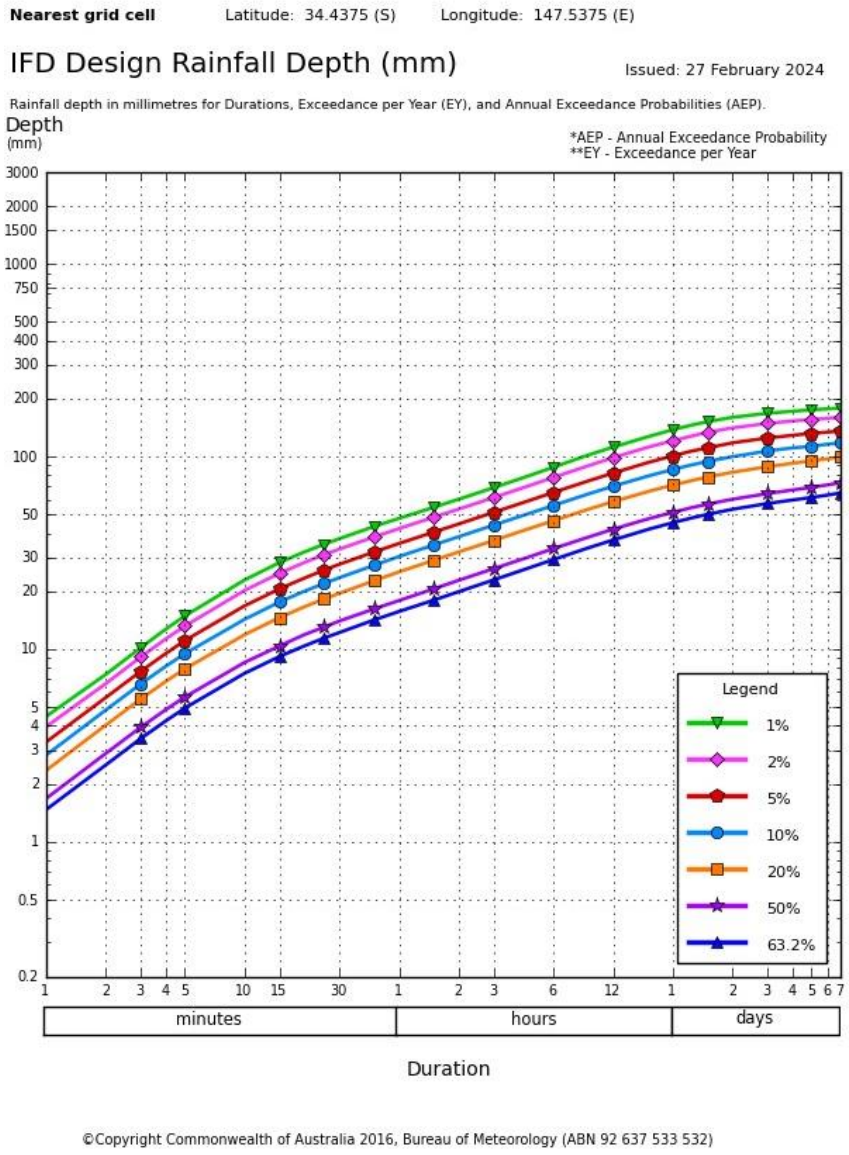


Figure 2.2 - BoM Rainfall Depths for Dickson Shops Precinct

2.3.3 *Existing Catchments and Site Slopes*

The existing Dickson shop precinct areas comprise mostly impermeable surfaces such as e.g. roofs. segmental pavement, concrete pavement with some minimal pervious surfaces within the soft landscaped estate, verges, garden beds and tree pits. Existing stormwater catchments have been investigated and delineated on plan included in Appendix A, however this layout does not yet take into account the roof catchments as connections are still unclear.

Within the site stormwater is collected via a number of systems. Runoff from the roofs primarily discharge to the surface or connect to existing pipe network via downpipes, while the surface areas are drained via grated pits into the inground drainage system. A further assessment of existing paving surface slopes indicates resultant slopes and directions, as well as identifying flat areas within the courtyards. The slope analysis plan is included in Appendix A.

2.3.4 *Hydraulic Modelling Outcomes*

The existing stormwater hydraulic modelling is inconclusive as further data is awaited to validate the existing layout and confirm pipe diameters, connections, and invert levels.

3 Stormwater Drainage Investigations

3.1 Visual Condition

3.1.1 Site Walkover

From a site walkover, visible features of the existing stormwater drainage features were observed by the WSP team. Some of the grated pits were noted to be very shallow (less than 400mm below surface), with some pipe connections from downpipes approx. 100mm below the pavement surface.

Most pits grates were noted to be 300 x 300mm or 450 x 450mm on plan, and though the visit was on a dry day, stagnant water was visible in some locations. The existing segmental paving surface was noted to have some low-lying areas outside the location of stormwater inlets, possibly from subsidence or root heave. Some leaf fall was also noted in areas with established trees.



Figure 3.1 - Section of existing pavement with low lying area



Figure 3.2 - Existing stormwater pit observed with leaves and stagnant water

3.2 Site Flooding

3.2.1 TCCS Observations

There is some anecdotal evidence of flooding within the Dickson Shopping precinct. Photographic evidence provided by TCCS shows flooding of the open spaces within the shopping precinct as observed in February 2022. It is unclear what date the rainfall event occurred, but several spaces of the courtyards appear to have stormwater ponding on the paving surfaces.



Figure 3.3 - Stormwater ponding outside Bakers Delight (February 2022)



Figure 3.4 - Stormwater ponding southeast of the Post Office (February 2022)

Further (undated) images from the site supports the February 2022 evidence of flooding observations, but at this time of writing, the magnitude of the storm event or rarity of the rainfall at the time the photographs were taken, is yet to be determined.



Figure 3.5 - Stormwater Ponding in the Dickson Library Frontage (undated)



Figure 3.6 - Surface Water ponding in the open areas next to the Post Office (undated)

A representative of TCCS advised that regular maintenance of the pipe network was carried out, with leaves cleaned and tree roots cut every 6 months to ensure its hydraulic function.

3.2.2 ACTMapi viewer data

Flood Maps which indicate the level of flooding expected during a major flood event, with a 1 % Annual Exceedance Probability (AEP). The flood mapping for the Dickson shops precinct indicates no risk within the site boundary, but highlights some flooding (of up to 0,25m) along an entrance, south of the site, off Dickson Place.

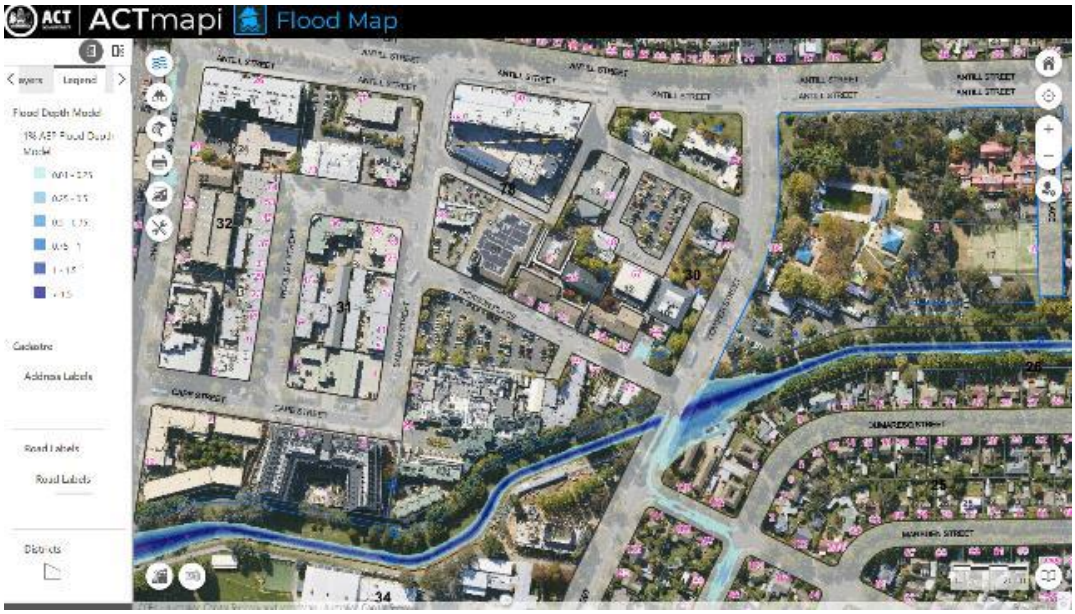


Figure 3.7 - ACTMapi Viewer2016 1% AEP Flood Depth and Extents Map

3.2.3 Sullivan Creek Hydrologic Modelling

As part of Hydrologic study of the Sullivan Creek catchment undertaken by Calibre Consulting on behalf of the Environment, Planning and Sustainable Development Directorate (ESPDD), the TUFLOW hydraulic model for the catchment (which includes the Dickson Shop Precinct), was recalibrated and the model was rerun for existing conditions. Flood maps for existing conditions in a 1% AEP storm event depict flooding of between 0.05m and1m along the Cowper Street Creek crossing, extending along Dickson Place, and sections of Badham Street.



Figure 3.8 – ARR 2016 1% AEP Flood Depths Baseline Conditions

Based on an earlier mitigation design, two levees were proposed at the northern side and southern side of the Dickson Channel to alleviate the 1% AEP flooding at the Cowper Street Bridge. Though the flood depth map indicates that these measures curtail the flood there is a still some flooding along Cowper Street but only to the Dickson Place junction approach. However, the flooded areas are outside the Dickson Shops project site boundary.



Figure 3.9 - ARR 2016 1% Flood Depth map - proposed earlier Mitigation Measures

Further optimisation of a solution was considered as part of the Calibre study with a focus on channel naturalisation combined with other the mitigation measures, and flood maps from the 1% AEP modelling of this scenario indicate the flood risks can be contained within the Dickson Channel banks, with no spill unto Cowper Street.



Figure 3.10 - ARR 2016 1% Flood Depth map - proposed updated Mitigation Measures

3.3 CCTV Survey Investigation

3.3.1 Methodology

TCCS commissioned a stormwater drainage closed-circuit television (CCTV) investigation in accordance with WSA 05-2006, to determine the condition of the existing inground stormwater infrastructure within the Dickson Shops precinct. The CCTV survey was conducted in October 2023, with a copy of the inspection reports are included in Appendix B.

The inspection reports indicate that the procedure adopted was a structural examination, with the pipes cleaned prior to the survey, and no flow control measures implemented. It is also noted that the survey was completed in a dry period, and the inspection direction was both upstream and downstream. The CCTV survey report also noted that all pipes are circular shaped, most were made of concrete, with a few sections noted as vitrified clay.

Though most of the pipe sections were surveyed to the upstream or downstream pit, a small number of surveys were abandoned due to blockage.

3.3.2 Structural Condition Assessment

The structural condition assessment relates to the assessment of the pipe and pit structures and observations of any failures. Through the CCTV survey inspection, varied structural defects were identified for the existing stormwater drainage assets, with some notable defects including:

- Longitudinal and circumferential cracking:
- Spalling/broken concrete and holes in the pipe;
- Pipe joint displacement, open joints and dislocation;
- Multiple cracks and collapsed pipe sections;

Some structural defects are shown in Figure 3.11, and Table 3.1 provides a summary of sections with structural defects.

Pipe Section 8 – Multiple Pipe Cracks	Pipe Section 26 – Large Cracks
 Photo: 9_9_57_A.JPG, 00:01:21 2.3m, Multiple or complex surface crack(s), at joint, width 5mm, General Comments To be repaired	 Photo: 28_26_187_A.JPG, 00:02:48 3.18m, Multiple or complex surface crack(s) , width 1mm, General Comments To be repaired

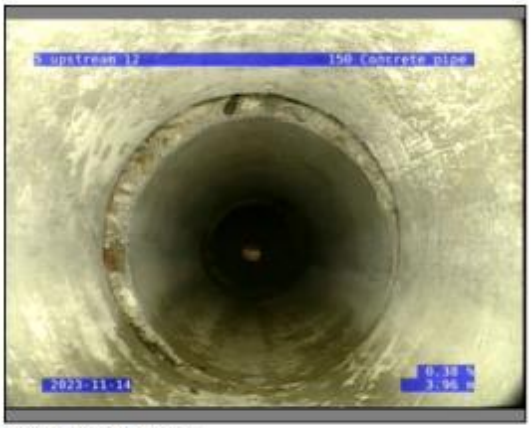
Pipe Section 39 – Pipe Vertical deformation and cracks	Pipe Section 47 – Pipe with displaced joint
 Photo: 41_41_256_B.JPG, 00:03:26 3.61m, Vertical deformation, at joint, change in diameter 16-20%, length of deformation 500mm, General Comments To be Replaced, at 10 o'clock	 Photo: 49_49_298_B.JPG, 00:02:14 4.34m, Joint displaced longitudinaly, longitudinal displacement >30mm, General Comments To be Replaced

Figure 3.11 - Significant Graded Structural Defects

3.3.3 *Service Condition Assessment*

Aside the structural condition, and the CCTV survey also assessed the serviceability of the existing stormwater drainage assets with regards to defects that affect hydraulic performance, not structural performance of a pipe and pits. Some of the service defects identified include:

- Pipe blockages due to debris and sedimentation;
- Pipe root ingress;
- Intruding connections;
- Defective construction;

Some service defects are shown in Figure 3.12, with Figure 3.13 showing combined service and structural defects.

Pipe Section 2 – Pipe debris and blockage	Pipe Section 10 – Pipe deposits including rubble
 Photo: 3_3_24_A.JPG, 00:08:31 22.62m, Inspection (survey) abandoned, obstruction, at joint, General Comments Cleaning Req for acc report	 Photo: 11_11_74_B.JPG, 00:00:56 0.45m, Inspection (survey) abandoned, obstruction, at joint, General Comments Cleaning Req for acc report

Pipe section 13 – Root Ingress	Pipe section 17 – Pipe blockage with gravel and rubble
 Photo: 14_14_96_A.JPG, 00:02:10 0.64m, Defective Connection - Roots are growing into and/or down the connecting conduit, magnitude of obstruction >75% , at 2 o'clock	 Photo: 18_18_125_A.JPG, 00:00:56 1.62m, Deposit is coarse sediments- Gravel or Rubble in the invert , Obstruction: 21-50%, General Comments Cleaning Req for acc report, from 4 to 8 o'clock

Figure 3.12 - Significant Graded Service Defects

The defective pipe sections (serviceability) are listed in Table 3.2, and pipe sections found to have both structural and service defects, and these are captured in Table 3.3 below.

Pipe Section 20 – Intruding pipe blockage/collapsed.	Pipe Section 21 – Broken and Collapsed Pipe
 Photo: 21_21_147_A.JPG, 00:02:28 3.74m, Connection, poor workmanship, connection appears to be open , diameter 90mm	 Photo: 22_22_154_A.JPG, 00:03:34 10.38m, Breaking, some pieces are missing , length of break 100, General Comments Exfiltration at Defect, at 2 o'clock
Pipe section 49 – Large Root Ingress	**Pipe section 49 – Large Pipe opening**
 Photo: 51_51_318_A.JPG, 00:04:56 8.01m, Finish node, junction or connection with another conduit, Nodename: 43 , General Comments To be Replaced	 Photo: 51_51_316_A.JPG, 00:03:52 8.01m, Soil visible through defect, at joint, General Comments To be Replaced

Figure 3.13 - Significant Graded Structural and Service Defects

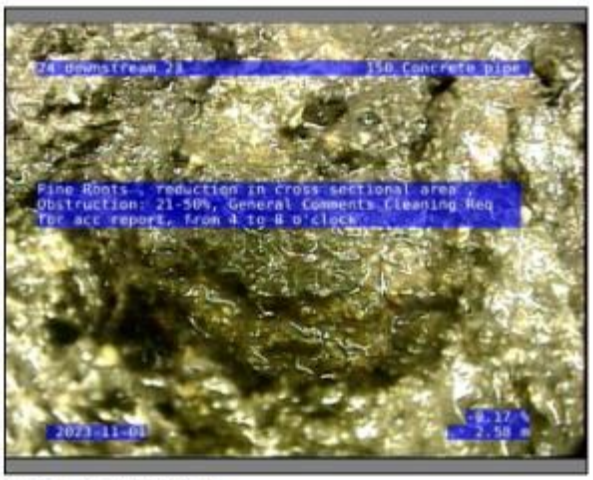
Pipe Section 15 – Pipe Longitudinal Cracking and Root Damage	Pipe Section 19 – Pipe Circumferential Cracking
 Photo: 16_16_112_B.JPG, 00:01:55 2.52m, Suspected Breaking , General Comments To be Replaced, from 10 to 2 o'clock	 Photo: 20_20_140_B.JPG, 00:01:11 0.06m, Circumferential surface crack , width 5mm , General Comments To be repaired, from 12 to 12 o'clock
Pipe Section 24 – Pipe Blockage from fine roots	**Pipe Section 50 - Pipe Blockage from debris**
 Photo: 25_25_173_A.JPG, 00:01:29 2.58m, Fine Roots , reduction in cross sectional area , Obstruction: 21-50%, General Comments Cleaning Req for acc report, from 4 to 8 o'clock	 Photo: 52_52_322_B.JPG, 00:00:46 0.52m, Inspection (survey) abandoned, obstruction , General Comments Cleaning Req for acc report

Figure 3.14 - Structural and Service Defects considered Significant.

Table 3.1 - Summary of Stormwater Defects (Structural)

Dickson Shops CCTV _ Summary of Stormwater Defects (Structural)					
Pipe Section	**Structural Grade**	**Service Grade**	**CCTV Survey Observation**	**Pipe Material**	**Pipe Size**
3	5	1	5.47 JDL Joint displaced longitudinally, longitudinal displacement 21-30mm, General Comments To be repaired	Vitrified Clay	150mm
4	5	1	9.78 JDL Joint displaced longitudinally, longitudinal displacement 10-20mm, General Comments To be repaired 16.53 SH Hole in wall, General Comments To be repaired, at 2 o'clock	Vitrified Clay	150mm
8	5	1	2.30 CM Multiple or complex surface crack(s), at joint, width 5mm, General Comments To be repaired 8.45 CLS Longitudinal surface crack, at joint, width 8mm , General Comments To be repaired, at 6 o'clock 8.45 CLW Longitudinal wall crack, at joint, width 5mm, General Comments To be repaired, at 9 o'clock 8.46 CLW Longitudinal wall crack, at joint, width 5mm, General Comments To be repaired, at 3 o'clock 8.95 BM Breaking, some pieces are missing , length of break 100, General Comments To be repaired, at 3 o'clock 9.41 CLS Longitudinal surface crack, at joint, width 5mm , General Comments To be repaired, at 6 o'clock	Vitrified Clay	150mm
9	5	1	0.56 BM Breaking, some pieces are missing , length of break 100, General Comments To be repaired, at 12 o'clock 2.99 SH Hole in wall , General Comments To be repaired, at 12 o'clock 21.39 RF Fine Roots , reduction in cross sectional area, at joint, Obstruction: >75%, General Comments Cleaning Req for acc report, from 12 to 12 o'clockl 21.39 SAR Inspection (survey) abandoned, roots, General Comments Cleaning Req for acc report	Vitrified Clay	150mm
14	5	1	9.38 CCS Circumferential surface crack , width 10mm , General Comments To be repaired, from 12 to 12 o'clock 9.38 SV Soil visible through defect , General Comments To be repaired 9.38 VV Void visible through defect , General Comments To be repaired 17.19 CCS Circumferential surface crack , width 25mm , General Comments To be Replaced, from 12 to 12 o'clock 17.25 JDA Joint displaced angular, angular displacement 4°, General Comments To be Replaced , at 2 o'clock, General Comments To be Replaced	Concrete	150mm

26	5	1	0.58 BM Breaking, some pieces are missing , length of break 100, General Comments To be repaired, at 12 o'clock 0.58 SV Soil visible through defect , General Comments To be repaired 3.18 BM Breaking, some pieces are missing , length of break 100, General Comments To be repaired, at 12 o'clock 3.18 CM Multiple or complex surface crack(s) , width 1mm, General Comments To be repaired 13.36 RF Fine Roots , reduction in cross sectional area , Obstruction: >75%, General Comments Cleaning Req for acc report, from 12 to 12 o'clock 13.72 SAR Inspection (survey) abandoned, roots, General Comments Cleaning Req for acc report	Vitrified Clay	150mm
39	5	1	3.24 DV Vertical deformation, at joint, change in diameter 11-15%, length of deformation 600mm, General Comments To be Replaced, at 12 o'clock 3.61 CLS Longitudinal surface crack, at joint, width 3mm , General Comments To be Replaced, at 10 o'clock 3.61 CLW Longitudinal wall crack, at joint, width 4mm, General Comments To be Replaced, at 4 o'clock 3.61 DV Vertical deformation, at joint, change in diameter 16-20%, length of deformation 500mm, General Comments To be Replaced, at 10 o'clock 3.61 SAOB Inspection (survey) abandoned, obstruction , General Comments To be Replaced	Concrete	225mm
47	3	1	4.34 JDL Joint displaced longitudinally, longitudinal displacement >30mm, General Comments To be Replaced 4.34 JDR Joint displaced radially, radial displacement >20mm, General Comments To be Replaced , at 4 o'clock 4.90 CNPO Connection, poor workmanship, connection appears to be open , diameter 100mm	Concrete	150mm
48	5	1	0.81 BM Breaking, some pieces are missing , length of break 100, General Comments Suspected, at 2 o'clock 1.10 JDL Joint displaced longitudinally, longitudinal displacement 21-30mm 1.10 JDR Joint displaced radially, radial displacement 11-20mm , at 4 o'clock 2.35 JDR Joint displaced radially, radial displacement 11-20mm , at 4 o'clock	Concrete	150mm

Table 3.2 - Summary of Stormwater Defects (Serviceability)

Dickson Shops CCTV _ Summary of Stormwater Defects (Serviceability)					
Pipe Section	**Structural Grade**	**Service Grade**	**CCTV Survey Observation**	**Pipe Material**	**Pipe Size**
2	1	4	1.81 DES Deposit is fine sediments- Sand or Silt in the invert, at joint , Obstruction: 21-50%, General Comments Cleaning Req for acc report, from 4 t 22.62 SAOB Inspection (survey) abandoned, obstruction, at joint, General Comments Cleaning Req for acc report	Vitrified Clay	150mm
5	1	3	1.02 CNPO Connection, poor workmanship, connection appears to be open , diameter 100mm , General Comments To be repaired 8.28 CM Multiple or complex surface crack(s) , width 10mm, General Comments To be repaired 13.55 CNGO Connection, good workmanship, connection appears to be open, diameter 100mm , at 11 o'clock 13.58 CI Intruding connection, magnitude of intrusion: 5-20%, General Comments To be repaired, at 11o'clock	Vitrified Clay	150mm
10	1	5	0.45 DER Deposit is coarse sediments- Gravel or Rubble in the invert, at joint , Obstruction: 21-50%, General Comments Suspected under water, from 4 to 8 o' 0.45 SAOB Inspection (survey) abandoned, obstruction, at joint, General Comments Cleaning Req for acc report	Vitrified Clay	150mm
12	1	5	0.57 JDA Joint displaced angular, angular displacement 2° , at 11 o'clock 0.57 OBJ Obstruction, an object is wedged in the joint, at joint, reduction in cross sectional area: 5-20%, General Comments To be repaired, at 12 o'clock 4.41 CNPO Connection, poor workmanship, connection appears to be open, diameter 150mm 4.41 GPFU General photograph, the camera is pointing up and in the direction of travel, General Comments Suspected, at 12 o'clock 5.80 OBP Obstruction, external Cables or Pipes have been built through the conduit, reduction in cross sectional area: 5-20%, General Comments To be 11.20 OBP Obstruction, external Cables or Pipes have been built through the conduit, reduction in cross sectional area: 5-20%, General Comments To be	Concrete	150mm

Dickson Shops CCTV _ Summary of Stormwater Defects (Serviceability)					
Pipe Section	**Structural Grade**	**Service Grade**	**CCTV Survey Observation**	**Pipe Material**	**Pipe Size**
13	1	5	0.44 JDA Joint displaced angular, angular displacement3°, General Comments To be repaired , at 11 o'clock, General Comments To be repaired 0.44 EYY Suspected Exfiltration, at joint, General Comments Suspected, from 5 to 7 o'clock 0.64 CNPO Connection, poor workmanship, connection appears to be open , diameter 50mm 0.64 CXSR Defective Connection - Roots are growing into and/or down the connecting conduit, magnitude of obstruction >75% , at 2 o'clock 3.25 CNGO Connection, good workmanship, connection appears to be open, diameter 100mm , at 12 o'clock 3.25 CXSR Defective Connection - Roots are growing into and/or down the connecting conduit, magnitude of obstruction >75%, General Comments Cleani	Concrete	150mm
17	1	5	1.62 DER Deposit is coarse sediments- Gravel or Rubble in the invert , Obstruction: 21-50%, General Comments Cleaning Req for acc report, from 4 t 6.22 WLC Water level, clear flow (the invert is visible), depth 10% 9.38 DER Deposit is coarse sediments- Gravel or Rubble in the invert , Obstruction: 5-20%, General Comments Cleaning Req for acc report, from 5 t 10.25 GPFU General photograph, the camera is pointing up and in the direction of travel, General Comments Suspected, from 12 to 12 o'clock 11.12 CNGO Connection, good workmanship, connection appears to be open, diameter 150mm , at 11 o'clock 13.88 DER Deposit is coarse sediments- Gravel or Rubble in the invert , Obstruction: 21-50%, General Comments Cleaning Req for acc report, from 4 t	Concrete	225mm
22	1	5	4.05 RF Fine Roots , reduction in cross sectional area, at joint, Obstruction: 21-50%, General Comments Cleaning Req for acc report, from 5 to 7 o'clock 4.44 RM A Mass of mostly fine Roots, which has developed into an interwoven clump, at joint, Obstruction: >75%, General Comments Cleaning 4.44 SAR Inspection (survey) abandoned, roots, General Comments Cleaning Req for acc report	Concrete	150mm

Dickson Shops CCTV _ Summary of Stormwater Defects (Serviceability)					
Pipe Section	**Structural Grade**	**Service Grade**	**CCTV Survey Observation**	**Pipe Material**	**Pipe Size**
23	1	5	1.02 DEC Deposit is Hard or compacted material in the invert , Obstruction: 5-20% , from 5 to 8 o'clock	Concrete	150mm
25	1	5	0.44 DER Deposit is coarse sediments- Gravel or Rubble in the invert , Obstruction: 21-50%, General Comments Cleaning Req for acc report, from 4 t 0.44 SAOB Inspection (survey) abandoned, obstruction , General Comments Cleaning Req for acc report	Concrete	150mm
27	1	3	7.31 CNGO Connection, good workmanship, connection appears to be open, diameter 100mm , at 11 o'clock 7.31 CI Intruding connection, magnitude of intrusion: 5-20%, General Comments To be Replaced, at 11 o'clock 7.31 SAOB Inspection (survey) abandoned, obstruction , General Comments From Connection	Vitrified Clay	300mm
28	1	5	6.75 CNPO Connection, poor workmanship, connection appears to be open , diameter 100mm 6.75 CI Intruding connection, magnitude of intrusion: 51-75%, General Comments To be Replaced, at 2 o'clock 6.75 SAOB Inspection (survey) abandoned, obstruction , General Comments From Manhole	Vitrified Clay	300mm
30	1	3	6.83 RT Tap Roots, reduction in cross sectional area, at joint, Obstruction: 5-20%, General Comments Cleaning Req for acc report, from 2 to 5 o'clock 11.68 RF Fine Roots , reduction in cross sectional area, at joint, Obstruction: 51-75%, General Comments Cleaning Req for acc report, from 2 to 9 o'clock 11.68 SAR Inspection (survey) abandoned, roots, General Comments Cleaning Req for acc report	Concrete	225mm
31	1	3	2.47 CI Intruding connection, magnitude of intrusion: 5-20%, General Comments To be repaired, at 1o'clock	Concrete	225mm
32	1	4	0.18 RF Fine Roots , reduction in cross sectional area , Obstruction: 51-75%, General Comments Cleaning Req for acc report, from 12 to 12 o'cloc 0.19 SAR Inspection (survey) abandoned, roots, General Comments Cleaning Req for acc report	Concrete	225mm

Dickson Shops CCTV _ Summary of Stormwater Defects (Serviceability)					
Pipe Section	**Structural Grade**	**Service Grade**	**CCTV Survey Observation**	**Pipe Material**	**Pipe Size**
34	1	4	17.11 CXSR Defective Connection - Roots are growing into and/or down the connecting conduit, magnitude of obstruction 21-50% , at 3 o'clock	Concrete	375mm
35	1	3	5.16 RT Tap Roots, reduction in cross sectional area, at joint, Obstruction: 21-50%, General Comments Cleaning Req for acc report, from 12 to 6 o'clock 5.16 SAR Inspection (survey) abandoned, roots, General Comments Cleaning Req for acc report	Concrete	375mm
36	1	5	21.34 CXB Defective Connection - The connection is partially or completely blocked, magnitude of obstruction >75%, General Comments To be Re	Concrete	225mm
40	1	4	1.14 DER Deposit is coarse sediments- Gravel or Rubble in the invert , Obstruction: 21-50%, General Comments Cleaning Req for acc report, from 4 t 3.29 OBJ Obstruction, an object is wedged in the joint, at joint, reduction in cross sectional area: <5% , from 11 to 2 o'clock 3.29 JDL Joint displaced longitudinally, longitudinal displacement 21-30mm	Concrete	225mm
41	1	4	0.81 DER Deposit is coarse sediments- Gravel or Rubble in the invert, at joint , Obstruction: 5-20%, General Comments Cleaning Req for acc report, from 5 t 3.37 BYY Suspected Breaking , General Comments Suspected, at 3 o'clock 8.19 WLC Water level, clear flow (the invert is visible), depth 30% 9.38 DEC Deposit is Hard or compacted material in the invert , Defect Suspected:, Obstruction: 21-50%, General Comments Cleaning Req for acc report,	Concrete	300mm

Dickson Shops CCTV _ Summary of Stormwater Defects (Serviceability)					
Pipe Section	**Structural Grade**	**Service Grade**	**CCTV Survey Observation**	**Pipe Material**	**Pipe Size**
43	1	3	14.14 BYY Suspected Breaking , from 12 to 1 o'clock 17.33 RRT Recently cut Tap roots, reduction in cross sectional area, at joint, Obstruction: <5%, General Comments Cleaning Req for acc report, 21.22 CNGO Connection, good workmanship, connection appears to be open, diameter 150mm , at 10 o'clock 22.36 RT Tap Roots, reduction in cross sectional area , Obstruction: 51-75%, General Comments Cleaning Req for acc report, from 6 to 12 o'clock 22.57 SAR Inspection (survey) abandoned, roots, General Comments Cleaning Req for acc report	Concrete	375mm
46	1	2	11.83 JDL Joint displaced longitudinally, longitudinal displacement >30mm 11.94 OBC Obstruction, an object is entering through a connection, at joint, reduction in cross sectional area: <5% , from 12 to 6 o'clock	Concrete	300mm

Table 3.3 - Summary of Stormwater Defects (combined Serviceability and Structural)

Dickson Shops CCTV _ Summary of Stormwater Defects (combined Serviceability and Structural)					
Pipe Section	**Structural Grade**	**Service Grade**	**CCTV Survey Observation**	**Pipe Material**	**Pipe Size**
20	5	5	2.20 SH Hole in wall , at 2 o'clock 2.84 RF Fine Roots , reduction in cross sectional area, at joint, Obstruction: <5%, General Comments Cleaning Req for acc report, from 4 to 8 o'clock 3.75 CNPO Connection, poor workmanship, connection appears to be open , diameter 90mm 3.75 CXSR Defective Connection - Roots are growing into and/or down the connecting conduit, magnitude of obstruction >75%, General Comments Cleani 3.91 SAOB Inspection (survey) abandoned, obstruction ,General Comments From Connection	Concrete	150mm
21	5	3	0.31 CCS Circumferential surface crack , width 10mm , General Comments To be repaired, from 12 to 12 o'clock	Concrete	150mm

Dickson Shops CCTV _ Summary of Stormwater Defects (combined Serviceability and Structural)					
Pipe Section	**Structural Grade**	**Service Grade**	**CCTV Survey Observation**	**Pipe Material**	**Pipe Size**
			2.56 OBZ Obstruction, some other object is lying in the invert , reduction in cross sectional area: 5-20% , from 5 to 10 o'clock 10.38 BM Breaking, some pieces are missing , length of break 100, General Comments Exfiltration at Defect, at 2 o'clock 10.38 EYY Suspected Exfiltration , General Comments Through Defect, at 2 o'clock 10.38 SV Soil visible through defect , General Comments Through Defect 10.38 VV Void visible through defect , General Comments Through Defect 11.27 SAOB Inspection (survey) abandoned, obstruction , General Comments From Connection		
49	5	5	1.53 DES Deposit is fine sediments- Sand or Silt in the invert, at joint , Obstruction: 5-20%, General Comments Cleaning Req for acc report, from 4 t 2.19 JDA Joint displaced angular, angular displacement 3° , at 2 o'clock 5.99 EYY Suspected Exfiltration, at joint, General Comments To be Replaced, from 2 to 4 o'clock 6.01 CNPO Connection, poor workmanship, connection appears to be open , diameter 300mm 6.01 CXD Defective Connection - The connecting pipe is damaged, magnitude of obstruction 5-20%, General Comments To be Replaced, at 2 o'clock 6.01 VV Void visible through defect, at joint, General Comments To be Replaced 6.01 SV Soil visible through defect, at joint, General Comments To be Replaced 6.01 RT Tap Roots, reduction in cross sectional area, at joint, Obstruction: 21-50%, General Comments To be Replaced, from 5 to 9 o'clock	Concrete	225mm

Table 3.4 - Summary of Stormwater Defects (Graded low but considered significant)

Dickson Shops CCTV _ Summary of Stormwater Defects (Graded low but considered significant)					
Pipe Section	**Structural Grade**	**Service Grade**	**CCTV Survey Observation**	**Pipe Material**	**Pipe Size**
15	1	1	2.52 BYY Suspected Breaking , General Comments To be Replaced, from 10 to 2 o'clock 5.47 CM Multiple or complex surface crack(s) , width 2mm, General Comments To be repaired 8.56 CLW Longitudinal wall crack, at joint, width 3mm, General Comments To be repaired, at 3 o'clock 8.56 CLW Longitudinal wall crack, at joint, width 3mm , at 9 o'clock 11.62 CSW Simple wall crack, at joint, width 3mm , General Comments To be repaired, from 10 to 2 o'clock	Concrete	150mm
19	1	1	0.06 CCS Circumferential surface crack , width 5mm , General Comments To be repaired, from 12 to 12 o'clock 4.42 MC New material, PVC, at joint	Concrete	150mm
24	1	1	2.58 RF Fine Roots , reduction in cross sectional area , Obstruction: 21-50%, General Comments Cleaning Req for acc report, from 4 to 8 o'clock	Concrete	150mm
50	1	1	0.53 SAOB Inspection (survey) abandoned, obstruction , General Comments Cleaning Req for acc report	Concrete	225mm

4 Stormwater Drainage Upgrade and Renewal Options

4.1 Upgrade Options

4.1.1 Outline of Options

Three options are considered for the Dickson Shops precinct stormwater improvements.

- Option 1 – Maintenance Repairs
- Option 2 - Repairs and Minor Works
- Option 3 - Replacement

Plans for all threw options are included in Appendix A, and further details for each option presented in subsequent sections of the report.

4.2 Option 1 - Maintenance Repairs

4.2.1 Option 1 Description

This option aims to mainly address the structural defects within the existing pipe network. The structurally defective pipes (and pits) are to be removed with new sections of pipe and pit installed. The rehabilitation is to enable a pipe to extend the useful life of the stormwater and aside this some location-specific works such as joint repairs and sealing may be required to restore local structural integrity of some pipe segments. All pipe segments are to be retained as existing and replacement installed in the same alignment and to the same levels as existing.

Service defects within the existing network are to be addressed through localised maintenance renewal of the rest of the network with repairs such as cured in place pipe (CIPP) lining, pipe cleaning and jetting, and root cutting. Where trees are present in close vicinity, new pipes will be wrapped with a root protection barrier, and existing openings sealed to minimise the risk of root ingress.

This option provides the benefit that it is not entirely reliant on the proposed public realm works taking and would be a relatively low-cost solution. This option will however not fully resolve all the issues associated with the existing stormwater system.

4.2.2 Option 1 Hydraulics

There is no separate hydraulic assessment intended for Option 1 as no changes are proposed to the network sizing or alignment.

4.3 Option 2 - Repairs and Minor Works

4.3.1 Option 2 Description

Option 2 provides a similar treatment to Option 1 where only the structural upgrades necessitate new pipe and pit installation, with other sections of pipe rehabilitated insitu. Additional improvements are however proposed to increase the effectiveness of the surface water collection including large pits and grate covers to replace existing where feasible, and installation of linear channels in some of the courtyard spaces.

4.3.2 Option 2 Hydraulics

There is no separate hydraulic assessment intended for Option 2 as minimal changes are proposed to the network sizing or alignment.

4.4 Option 3 - Replacement

4.4.1 Option 3 Description

The objective of Option 3 is to provide upgrades that will enhance the existing stormwater assets and provide a higher level of service. This will also provide an extended life of the asset and reduce the need for frequent stormwater maintenance.

Subject to confirmation of downstream levels and existing services, the upgraded network will be lowered to provide more cover depth for the pipe and minimise the risk of hydraulic surcharge of the network. The new pipework is also to be installed in a new trench wrapped in root protection barrier.

The proposed upgrades are however likely to be spatially constrained by existing inground utilities and buried structures, as well as restrictions for tree protection zones.

4.4.2 Option 3 Hydraulics

Pipe hydraulic analyses are to be undertaken for the proposed upgrades for Option 3 to assess the adequacy and performance of the network. The analysis will be completed once the survey information becomes available.

4.5 Wider Considerations

4.5.1 Safety in Design

A preliminary safety in design report has been prepared as part of the documentation for Civil Works for the Dickson Shops and Streetscape. From the early design process, several risks have been identified, particularly in regards the proposed stormwater improvements and existing site conditions. In the report (included in Appendix C) the potential risks are highlighted with measures to eliminate or reduce the risks.

4.5.2 Departures from Standards

Though the stormwater issues are still being investigated and solutions are still being developed, proposed stormwater drainage measures have considered the TCCS Stormwater Municipal Infrastructure Standards 08 (MIS 08) requirements and how these can be achieved.

5 Conclusion

5.1 Summary of Findings

5.1.1 Existing Stormwater Condition

From the preliminary investigations carried out, the following are noted:

- The existing stormwater system is noted to be defective (structural and in service) with issues of root ingress, blockages, cracking and collapse of pipes.
- There is considerable leaf fall within some of the site areas due to the presence of established trees.
- There has been regular maintenance of the stormwater assets within the site.
- Stormwater flooding has been recorded in some areas of courtyard.
- Level data indicate flatter surfaces in some areas with stormwater pits/inlets not aligned with low points.
- Though the hydraulic capacity of the network is yet to be analysed but there may also be potential issues within the network, and some of the private connections.

On above basis, upgrades are proposed to the stormwater drainage, with three Options considered.

- Option 1 is focussed on minor maintenance works to the existing system.
- Option 2 is also based on maintenance with some minimal augmentation to address improve surface water collection.
- Option 3 proposes a full upgrade to the stormwater network with all pipe and pits removed and replaced to a new alignment.

5.1.2 Comparison of Options

An interim assessment of options was done against some key criteria as shown in Table 5.1, for a score of 1 to 5, with 5 indicating optimal performance for the criterion.

Table 5.1 - Stormwater Option Summary

	Function/ Capacity	Safety/ Reliability	Capital Cost/ Programme	Maintenance/ Durability
Option 1	1	2	4	2
Option 2	2	2	3	2
Option 3	4	4	1	4

It must be noted that this assessment is preliminary/subjective, no weight has been applied in the assessment. Any weighting, and any additional stakeholder criterion may skew the options in terms of their relative performance.

There are also limitations of the options comparison, particularly the inadequate data/information on the existing stormwater system to enable a full understanding of the issues in relation to hydraulic performance of the existing network.

5.2 Recommendations

5.2.1 Recommended Option

Based on the interim assessment, subject to other further design development and other considerations, Option 3 is recommended to be taken forward.

5.2.2 Next Steps

To ensure a comprehensive and reliable evaluation, further survey data and information on existing in ground utilities are essential. These will help to address the gaps in design input and resolve the discrepancies identified.

Hydraulic modelling is to be completed for the existing (baseline) and proposed upgrade to assess their adequacy against the technical requirements.

Binder 3 1

From: "Davis, SophieE"
Sent: 11/04/2024 9:27 AM
To: "Halgren, Luke" <Luke.Halgren@act.gov.au>; "Reza, Shium" <Shium.Reza@act.gov.au>
Subject: RE: Dickson Shops upgrade - parking and paving

OFFICIAL

Thanks for these comments Luke – really appreciate it.

I will pass onto our design consultants (OCULUS) to consider as they develop the next iteration of plans.

Kind regards

Sophie

From: Halgren, Luke
Sent: Thursday, April 11, 2024 9:18 AM
To: Davis, SophieE ; Reza, Shium
Subject: RE: Dickson Shops upgrade - parking and paving

OFFICIAL

Good Morning Sophie

Sorry I'll be on leave next week so I wont be able to attend a meeting then. I have reviewed the supplied documents and can provide the below comments:

- Our team looks after the paths and pavers maintenance. The biggest two issues that affect us are:
  - Tree roots
  - Vehicles driving where they shouldn't
- With tree roots, I like the look of the below sketch. There is a good amount of space between the tree and the designated path. Also keeping the tree surrounds open, rather than putting a material over the top is generally the most effective way to stop tree roots pushing up. It also looks good from my perspective having a different coloured designated path between the trees, this should keep most pedestrians on that path which will make maintenance easier in the future. This looks to be a good principle for the overall design.
- UTS should be able to provide more info but the type of tree, rootpave style products or the use of root barriers should be able to assist with limiting tree root damage to paths as well.

Binder 3 2



- Where vehicles are expected to operate in a particular space, can reinforced concrete please be used rather than segmental paving. Even using just reinforced concrete on a designated section or path for vehicles to operate would be beneficial. Segmental paving, even those designed for vehicle movements, will generally fail before reinforced concrete.
- Where segmental paving is to be used, can some consideration be given to using street furniture, bollards, etc. to stop vehicles entering the area. I cannot stress enough how much vehicle movements damage segmental paving.
- Where outdoor dining areas are expected, can reinforced concrete be used rather than pavers or trees be kept well away from the area if pavers are to be used. We are seeing more and more tree root damage to pavers incorporated into an outdoor dining area. These are particularly dangerous areas with high foot traffic and pedestrians not paying attention to the ground. Additionally they are difficult areas to maintain as businesses can be unrealistic in the level and timing of maintenance we can provide.
- Not so much a design issue but when construction is undertaken, can we ensure that 5% spares for any new pavers and TGSI's are included in the contract and that the spare pavers/TGSI's are delivered to our yard on pallets.

Kind Regards

Luke Halgren | Assistant Director – Pavements, Road and Path Networks (P29018)
Mobile Sch 2.2(a)(ii) | Email: luke.halgren@act.gov.au
Roads ACT| Transport Canberra and City Services Directorate | ACT Government
255 Canberra Avenue Fyshwick | PO Box 777 Fyshwick ACT 2609 | www.act.gov.au

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From: Davis, SophieE <SophieE.Davis@act.gov.au>
Sent: Wednesday, April 10, 2024 4:39 PM
To: Reza, Shium <Shium.Reza@act.gov.au>; Halgren, Luke <Luke.Halgren@act.gov.au>
Subject: RE: Dickson Shops upgrade - parking and paving

OFFICIAL

Thanks Reza for letting me know – I'll see if we can move the meeting to next week. Otherwise I will arrange another sesson to take you through it.

So sorry you weren't able to login to the meeting yesterday! I had to cancel the original meeting request and send a new one through but it sounds like maybe the cancellation didn't go through properly.

Cheers
Sophie

From: Reza, Shium <Shium.Reza@act.gov.au>
Sent: Wednesday, April 10, 2024 4:12 PM
To: Davis, SophieE <SophieE.Davis@act.gov.au>; Halgren, Luke <Luke.Halgren@act.gov.au>
Subject: Re: Dickson Shops upgrade - parking and paving

OFFICIAL

Hi Sophie,

Thanks for the invite. Unfortunately Luke and I will both be in interviews whole day tomorrow. Friday and Monday I have meetings most of the day.

Is it ok if we have the meeting on Tuesday (at a time when everyone is free as per the scheduling assistant)?

Kindly note that Luke and I did try to join the meeting yesterday afternoon however noticed there was no MS Teams link. Sorry about that. Thanks.

Kind regards,
Shium

From: Davis, SophieE <SophieE.Davis@act.gov.au>
Sent: Wednesday, April 10, 2024 3:57:33 PM
To: Halgren, Luke <Luke.Halgren@act.gov.au>; Reza, Shium <Shium.Reza@act.gov.au>
Subject: Dickson Shops upgrade - parking and paving
When: 11 April 2024 09:30-10:30.
Where: Microsoft Teams Meeting

Hi all

We're keen to meet with RoadsACT to discuss proposed changes as part of the Dickson Shops upgrade. This includes upgrades to paving, lighting and other public infrastructure, as well as reconfiguration of angled car parking.

In case you haven't received the draft PSP from TCCS DC, you may also access them here – let me know if you have issues.

Please note I have organised separate meetings with City Presentation, Urban Treescapes and lighting design.

Please forward this invite onto anyone else you think should be included.

Thanks,

Sophie

Sophie Davis
Project Manager | Design & Place Strategy

Sch 2.2(a)(ii)
E: SophieE.Davis@act.gov.au

I work Mondays, Wednesdays, Thursdays and part Friday.

City Renewal Authority
ACT Government
Nara Centre, 3 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
ABN 40 746 096 162
cityrenewalCBR.com.au
Follow us @cityrenewalCBR





We acknowledge the Ngunnawal people as Traditional Custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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

Microsoft Teams Need help?

Join the meeting now

Sch 2.2(a)(xvi)

For organizers: Meeting options | Reset dial-in PIN



Org help | Privacy and security

ACT Government | CITY RENEWAL AUTHORITY

Dickson Shops upgrade – Draft PSP – TCCS

Date: 16 April 2024, 1pm – 2pm

Location: MS Teams

Attendee	Apology	Name	Organisation
☒	☐	Sch 2.2(a)(ii)	Traffic Investigation and Planning Engineer, Roads ACT, TCCS
☒	☐		Development Assessment | Development Coordination Branch, TCCS
☒	☐		Director, Traffic Investigations & Design, Roads ACT, TCCS
☒	☐		A/g Senior Director, Road and Path Networks, Roads ACT, TCCS
☐	☒		Assistant Director – Pavements, Road and Path Networks, Roads ACT, TCCS
☒	☐		A/g Director, Snr Engineer, Design Review & Asset Acceptance, TCCS
☐	☒		Assistant Director, Road Maintenance, Roads ACT, TCCS
☐	☒		Asset Officer, Pavement and Path, TCCS
☒	☐		Project Manager, City Renewal Authority (CRA)
☒	☐		Infrastructure Officer, Major Projects Canberra
☒	☐		Infrastructure Officer, Major Projects Canberra
☒	☐		Project Manager & Senior Assoc. Landscape Architect, OCULUS
☒	☐		Assoc. Landscape Architect, OCULUS
☒	☐		Landscape Architect, OCULUS

Background

- CRA is planning public realm upgrades in the Dickson Shops starting mid-2025. This will include upgraded paving, lighting, furniture, planting beds, and other infrastructure.
- OCULUS has been engaged as led consultant, with various subconsultants including WSP.
- CRA has also met with place management and Urban Treescapes.
- Draft PSP developed. Intend to submit final PSP by 30 June 2024.

Discussion

Parking changes

- CRA confirmed that there is no net loss of car parking spaces under the proposed scheme. the existing angled parking spaces near the post office would be realigned to parallel parking, so that the kerb can be pushed out to achieve a more generous pedestrian connection toward Cowper Street. Several parking spaces would be shifted to the zone alongside the library, including part of the taxi zone. Parking data shoes the taxi zone is underutilised.
- RoadsACT queries proposed location of the taxi spaces between the 5-minute parking bays.
    - Action - OCULUS to review proposed arrangement of taxi and 5-minute parking.
- Also noted 5 minute parking is high turnover – consider slightly longer spaces.
- Impacts on post office delivery vehicles would be minimal. They would continue to have a dedicated space for their delivery van, the parking would be realigned to parallel.

- CRA will consult with the ACT Taxi Association and the post office about proposed changes.
- The community health centre should be consulted if there are any impacts on parking or access.
- The new parallel parking (east of post office) would be at grade to maximise accessibility. AW noted need for risk mitigating measures to address potential ram raiding and damage to sign poles along carpark edge. Also need to ensure there will be sufficient space to accommodate car door openings without obstructing movement of pedestrians and other users.
    - A – OCULUS to incorporate design measures to mitigate hostile vehicle risks.
- The parking along the library would continue to have a kerb and gutter.

Ground treatments

- Written advice from Luke Halgren (Attachment A) received prior to the meeting. Uplifting of paving by tree roots noted as a key issue. For outdoor dining areas, tree root damage to pavers is a particularly high risk as higher foot traffic increases risk of tripping).
- SD noted site includes a small courtyard with existing trees and outdoor dining. Urban Treescapes suggested that granite setts be used to provide both permeability for tree health as well as a durable surface that can withstand high use and furniture.
- Also need to limit damage caused by vehicle traffic. Written advice recommended reinforced concrete instead of segmental paving in areas where vehicle traffic is expected. Include design measures to stop vehicles entering areas with segmental paving. NK noted the Canberra Central Design Manual is a good reference.
- OCULUS noted there is no concrete substructure at present. Any substructure would need to be carefully considered alongside other requirements, for example, tree root protection.

Other works

- Lighting requirements and stormwater drainage also being considered as part of design.

Action list

- OCULUS to review proposed arrangement of taxi and 5-minute parking.
- OCULUS to incorporate design measures to mitigate hostile vehicle risks

Attachment A

Email

- Our team looks after the paths and pavers maintenance. The biggest two issues that affect us are:
    - Tree roots
    - Vehicles driving where they shouldn't
- With tree roots, I like the look of the below sketch. There is a good amount of space between the tree and the designated path. Also keeping the tree surrounds open, rather than putting a material over the top is generally the most effective way to stop tree roots pushing up. It also looks good from my perspective having a different coloured designated path between the trees, this should keep most pedestrians on that path which will make maintenance easier in the future. This looks to be a good principle for the overall design.
- UTS should be able to provide more info but the type of tree, rootpave style products or the use of root barriers should be able to assist with limiting tree root damage to paths as well.



- Where vehicles are expected to operate in a particular space, can reinforced concrete please be used rather than segmental paving. Even using just reinforced concrete on a designated section or path for vehicles to operate would be beneficial. Segmental paving, even those designed for vehicle movements, will generally fail before reinforced concrete.
- Where segmental paving is to be used, can some consideration be given to using street furniture, bollards, etc. to stop vehicles entering the area. I cannot stress enough how much vehicle movements damage segmental paving.
- Where outdoor dining areas are expected, can reinforced concrete be used rather than pavers or trees be kept well away from the area if pavers are to be used. We are seeing more and more tree root damage to pavers incorporated into an outdoor dining area. These are particularly dangerous areas with high foot traffic and pedestrians not paying attention to the ground.

Additionally they are difficult areas to maintain as businesses can be unrealistic in the level and timing of maintenance we can provide.

- Not so much a design issue but when construction is undertaken, can we ensure that 5% spares for any new pavers and TGSI's are included in the contract and that the spare pavers/TGSI's are delivered to our yard on pallets.

Kind Regards

Luke Halgren | Assistant Director – Pavements, Road and Path Networks (P29018)

Mobile: Sch 2.2(a)(ii) | Email: luke.halgren@act.gov.au

Roads ACT| Transport Canberra and City Services Directorate | ACT Government

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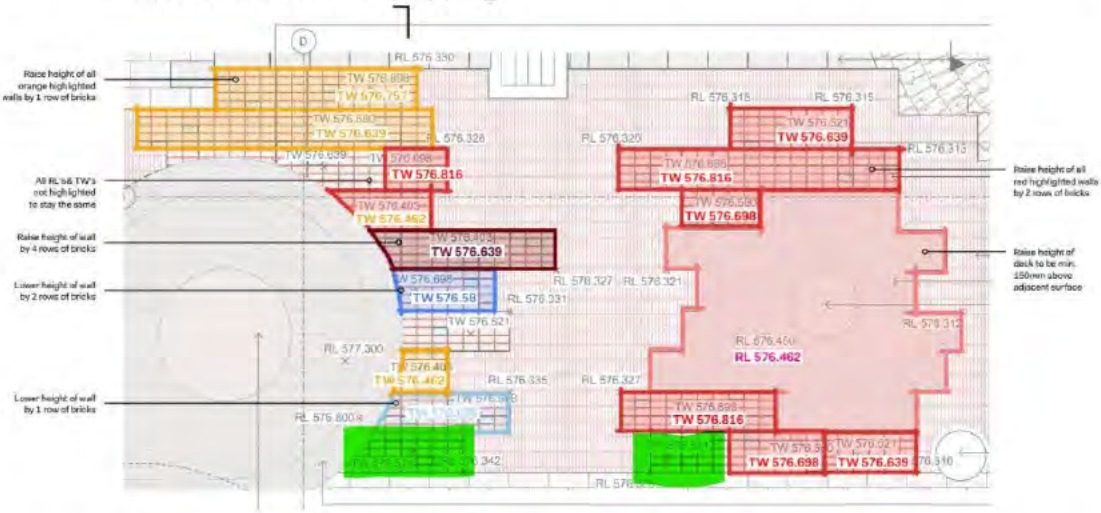
Binder 3 9

From: "Davis, SophieE"
Sent: 07/08/2025 2:46 PM
To: Sch 2.2(a)(ii) oculus.info>;Sch 2.2(a)(ii) @oculus.info>
Cc: "Rahman, Omar" <Omar.Rahman@act.gov.au>; "McLellan, Karen" <Karen.McLellan@act.gov.au>
Subject: RE: Dickson Shop - Raised landscape SiD
Attachments: OCULUS_Dickson Shops_SiD Response [30.07.25].pdf

Hi Sch 2.2(a)(ii)

As discussed, we have discussed internally and generally support the proposed modifications. There were a couple of modifications suggested (apologies I forgot to mention these):

1. Suggest raising the height of the southern tiers (highlighted in green) by one brick to reduce likelihood of accidental tripping.



Regarding the reduction in length of tiers shown below, we're not convinced about reducing the length of the southern tier highlighted below, as the irregularity is something we're keen to retain.

I gather this was more about offsetting the increase in bricks than safety – but if you do think it's valuable from a safety standpoint please let us know.



No need to update documentation at this stage – we can discuss with the managing contractor once they're engaged and go from there.

Cheers
Sophie

From: Sch 2.2(a)(ii) @oculus.info>
Sent: Wednesday, 30 July 2025 9:49 AM
To: Rahman, Omar <Omar.Rahman@act.gov.au>; Zhu, Julia <Julia.Zhu@act.gov.au>; Davis, SophieE <SophieE.Davis@act.gov.au>
Cc: Sch 2.2(a)(ii) @oculus.info>
Subject: RE: Dickson Shop - Raised landscape SiD

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning, All,

Please find attached responses to the SiD queries below.

Let us know if you have any questions or would like to discuss in detail.

Thank you,
Sch 2.2(a)(ii)

Sch 2.2(a)(ii)
Associate - Landscape Architect

OCULUS

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Canberra, ACT
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D. +61 2 83815103

We acknowledge the Traditional Owners of the lands on which we work, and pay our respects to Elders past and present.

Our Australian studios are proudly Climate Active certified.

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From: Rahman, Omar <Omar.Rahman@act.gov.au>
Sent: Tuesday, 1 July 2025 10:56 AM
To: Sch 2.2(a)(ii) @oculus.info>; Sch 2.2(a)(ii) @oculus.info>
Cc: Zhu, Julia <Julia.Zhu@act.gov.au>
Subject: FW: Dickson Shop - Raised landscape SiD

OFFICIAL

H Sch 2.2(a)(ii)

Please refer to the email below. Most of the items were discussed during our meeting; however, kindly ensure that all points listed in the email are addressed.

Thanks,

Binder 3 11

Omar

From: Zhu, Julia <Julia.Zhu@act.gov.au>
Sent: Friday, 27 June 2025 12:17 PM
To: Rahman, Omar <Omar.Rahman@act.gov.au>
Cc: Sharma, ShobhaX <ShobhaX.Sharma@act.gov.au>; Dance, Victoria <Victoria.Dance@act.gov.au>; McLellan, Karen <Karen.McLellan@act.gov.au>; Davis, SophieE <SophieE.Davis@act.gov.au>
Subject: Dickson Shop - Raised landscape SiD

OFFICIAL

HI Omar,

As discussed during the last PCG meeting, please see below a list of questions from CRA regarding tiered landscape with the artistic glass bricks feature for Oculus to respond to.

Context:

Safety in Design (SiD) concerns have been raised regarding the tiered landscape feature in Zone A, which may pose potential risks to children who might use this are for play. Although this feature is not a designated playground, it has been designed as informal seating with artistic elements that encourage children play. As this is a public liability issue, further Safety in Design (SiD) assessment has been undertaken by the CRA Design Place and Capital Works teams.

CRA reiterates that this tiered landscape is intended for informal seating, with varying seat heights to accommodate diverse user groups, including adults, children, and people with lived disability experience, such as using mobility aides and vision impaired. The design aims to create an engaging, artistic, and playful environment -To enhance safety while preserving the design intent, it is recommended that Oculus conduct a design review of the tiered seating area and safety of use of glass bricks.

Identified risks:

Trip Hazards:

- Some brick walls are less than 180mm in height, which resembles a step more than a seat. This may lead to accidental tripping.
- The wall and adjacent ground surfaces have the same recycled brick finish. Although this risk was previously identified and paving orientation was adjusted to mitigate it, the lack of edge definition between vertical and horizontal surfaces may still pose a hazard, particularly for individuals with visual impairments.

Slippery Surfaces:

- Artistic glass bricks are installed on both horizontal and vertical surfaces of the brick walls. The horizontal ones may become slippery, especially if children walk on them.

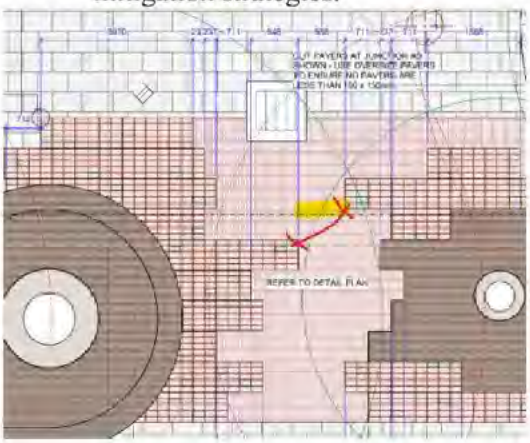
Sharp Edges:

- Several sharp edges protrude from the structure may impact the path of travel.

Suggest Review Focus:

- Assess brick wall heights to ensure they are appropriate for seating rather than stepping. Consider whether walls at the terrace edge are higher than those located internally.

- Evaluate the safety of horizontal glass brick placement and material finishes, ensuring surfaces are safe for children walking over them.
- Review junctions of vertical and horizontal planes, focusing on materials and finishes to enhance edge differentiation, particularly for visually impaired users.
- Consider incorporating lighting to improve visibility and enhance overall safety, especially in low-light conditions.
- Test spatial dimensions to minimise sharp or hazardous protrusions and ensure a clear, unobstructed path of travel for users with prams and wheelchairs (refer to image below).
- Update the Safety in Design (SiD) report to comprehensively capture all identified risks and corresponding mitigation strategies.



Please let me know if you need any further details.

Regards,
Julia

Julia Zhu
Project Manager, Design & Place Strategy

T: Sch 2.2(a)(ii)
E: julia.zhu@act.gov.au

City Renewal Authority
ACT Government
Nara Centre, 3 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
ABN 40 746 096 162
cityrenewalCBR.com.au
Follow us @cityrenewalCBR

We acknowledge the Ngunnawal people as Traditional Custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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

Binder 3 13

OCULUS

Dickson Shops
SiD Response

Date of Issue
30 July 2025

Prepared for
ACT Government | City Renewal Authority | Infrastructure Canberra

Context:

Safety in Design (SiD) concerns have been raised regarding the tiered landscape feature in Zone A, which may pose potential risks to children who might use this are for play. Although this feature is not a designated playground, it has been designed as informal seating with artistic elements that encourage children play. As this is a public liability issue, further Safety in Design (SiD) assessment has been undertaken by the CRA Design Place and Capital Works teams.

CRA reiterates that this tiered landscape is intended for informal seating, with varying seat heights to accommodate diverse user groups, including adults, children, and people with lived disability experience, such as using mobility aides and vision impaired. The design aims to create an engaging, artistic, and playful environment. To enhance safety while preserving the design intent, it is recommended that Oculus conduct a design review of the tiered seating area and safety of use of glass bricks.

Identified risks:

Trip Hazards:

- Some brick walls are less than 180mm in height, which resembles a step more than a seat. This may lead to accidental tripping.
- As per Australian Standards (AS1428.1) 7.3 (j) there is a minimum 65mm height for kerbs along walkways and ramps. See below extract.

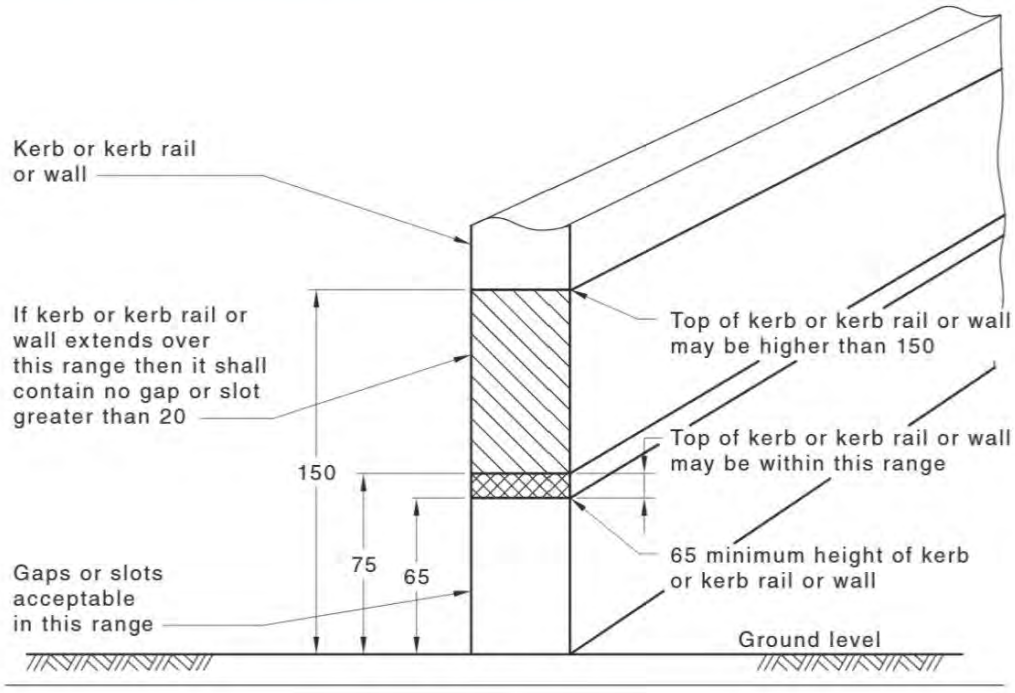


Figure 18 — Kerb

Whilst there is no minimum requirements for a terrace height in explicit terms, we note that the current design is in accordance with the above-mentioned AS, with the lowest terrace heights being 68-76mm in height.
To assist the CRA with their review, we have prepared a sketch to show the revised heights to alleviate concerns around trip hazards – refer to Attachment A.

- The wall and adjacent ground surfaces have the same recycled brick finish. Although this risk was previously identified and paving orientation was adjusted to mitigate it, the lack of edge definition between vertical and horizontal surfaces may still pose a hazard, particularly for individuals with visual impairments.
- We note that this item was raised by the CRA in the Package A comments register during the 75% DR Issue review (refer to comments register Item 234 dated 20.11.2024). OCULUS provided the below response and address this in the SiD Register for the 100% DR Issue, with no further commentary provided with the two additional updated 100% DR Issues.

Comments Register

75% DR	CRA	231	20/11/2024	Safety	Zone A	Will need to minimise potential trip hazards associated with the tiered landscape element. Please ensure this is assessed (e.g. tonal contrast) to ensure that people with visual impairment will be able to discern.	Refer to **Section 4.0 - Safety in Design.** Refer to risk mitigation associated with tiered landscape element."

SiD Item 1.25

1.25	Trip hazards	Raised landscape elements within public realm	The design includes a terraced landscape element within the public realm that utilises the same recycled bricks as the paved area. Potential trip hazard within the public realm with limited luminance contrast.	Likely	Major	18	Grey precast concrete pavers have been used to denote the primary pedestrian circulation spaces within this Zone (Zone A). Recycled brick paving has been proposed around the tiered landscape element to denote a change in environment with the public utilising the space for seating and internal activation. Colour contrast between the grey precast concrete pavers and the brick to achieve 30% contrast to ensure this is visible for the public.	OCULUS / Accessed	Possible	Minor	9

Further to the above response, we have previously discussed that the Landscape Terraces and Brick pavements within Zone A, is located outside of the main path of travel. The brick pavement is used to denote a change in environment that differs from the PV01 Precast Concrete Pavers that are used within all the main pedestrian circulation paths.

To assist the CRA with their review, we have prepared a sketch to show the revised interface detail between the brick pavement and brick terraces – refer to Attachment B.

Slippery Surfaces:

- Artistic glass bricks are installed on both horizontal and vertical surfaces of the brick walls. The horizontal ones may become slippery, especially if children walk on them.
- To be addressed as part of prototyping development of the resin art bricks. If unsuccessful in prototyping, placement of bricks to be removed from top face/surface of terraces.

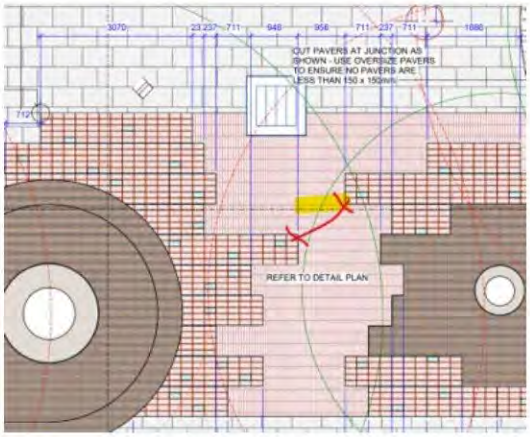
Sharp Edges:

- Several sharp edges protrude from the structure may impact the path of travel.
- To assist the CRA with their review, we have prepared a sketch to show the revised edge treatment to reduce the risk of sharp edges – refer to Attachment C.

Suggest Review Focus:

- Assess brick wall heights to ensure they are appropriate for seating rather than stepping. Consider whether walls at the terrace edge are higher than those located internally.
- Refer to above response and Attachment A.
- Evaluate the safety of horizontal glass brick placement and material finishes, ensuring surfaces are safe for children walking over them.
- Refer to above response.

- Review junctions of vertical and horizontal planes, focusing on materials and finishes to enhance edge differentiation, particularly for visually impaired users.
- Refer to above response and Attachment B.
- Consider incorporating lighting to improve visibility and enhance overall safety, especially in low-light conditions.
- To be included as part of the Design and Prototyping development of the Resin Art Bricks. Note that the previous allocation for the proposed artwork lighting (following Final FSP Cost Plan) is circa $20K.
- Test spatial dimensions to minimise sharp or hazardous protrusions and ensure a clear, unobstructed path of travel for users with prams and wheelchairs (refer to image below).

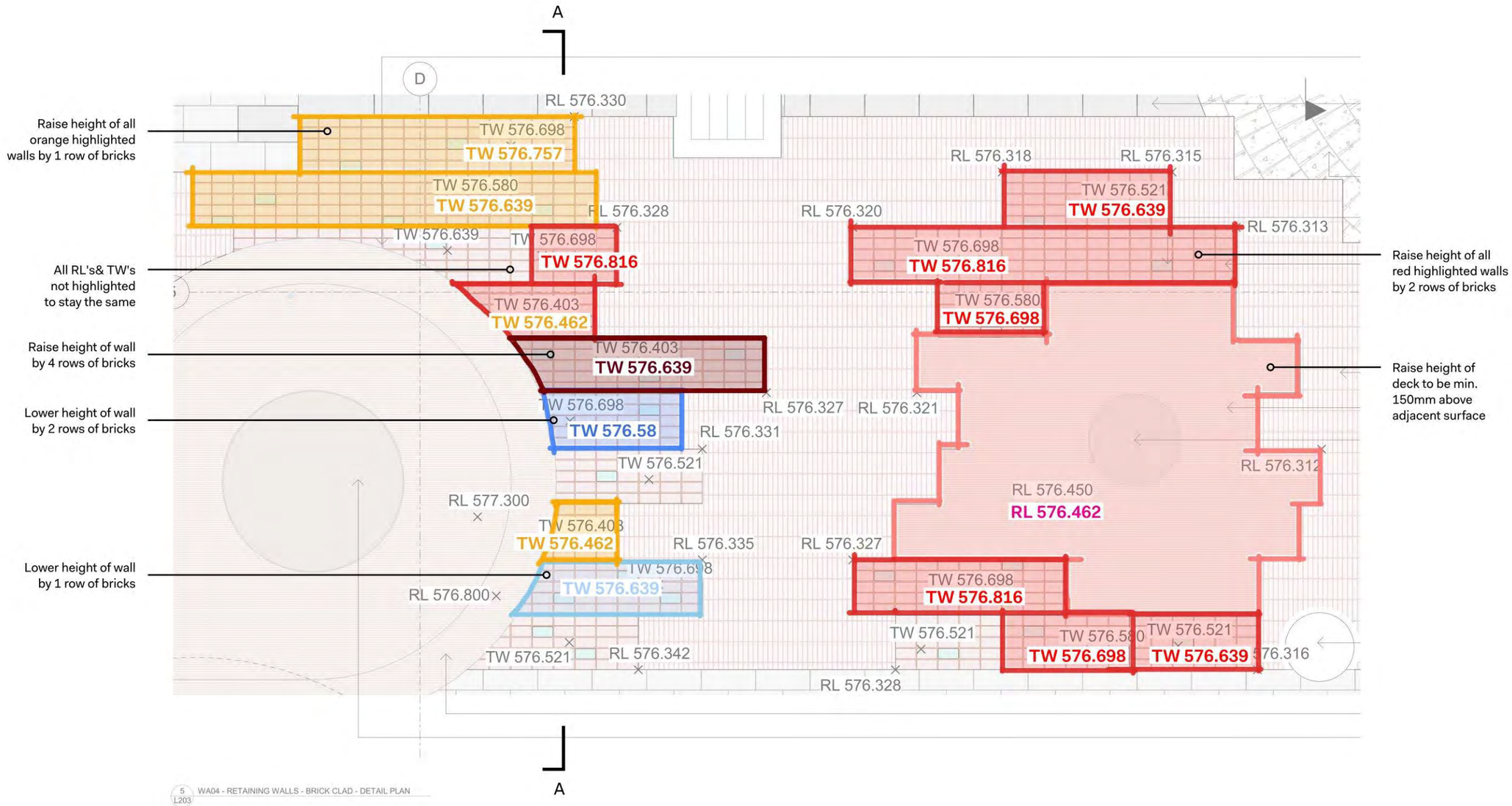


- Below dimension is approximately 1.14m – refer to Attachment D for revised interface.
- Update the Safety in Design (SiD) report to comprehensively capture all identified risks and corresponding mitigation strategies.
- TBC.

Wall Heights
Attachment A

Legend

- raise by 4 rows of bricks
- raise by 2 rows of bricks
- raise by 1 row of bricks
- raise to new RL
- lower by 2 rows of bricks
- lower by 1 row of bricks

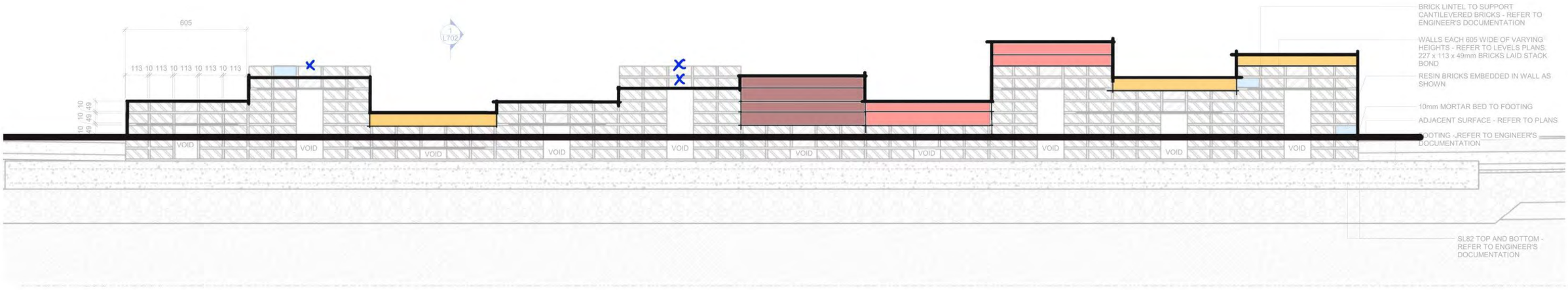


OCULUS © 2025

Wall Heights
Attachment A

Legend

- raise by 4 rows of bricks
- raise by 2 rows of bricks
- raise by 1 row of bricks



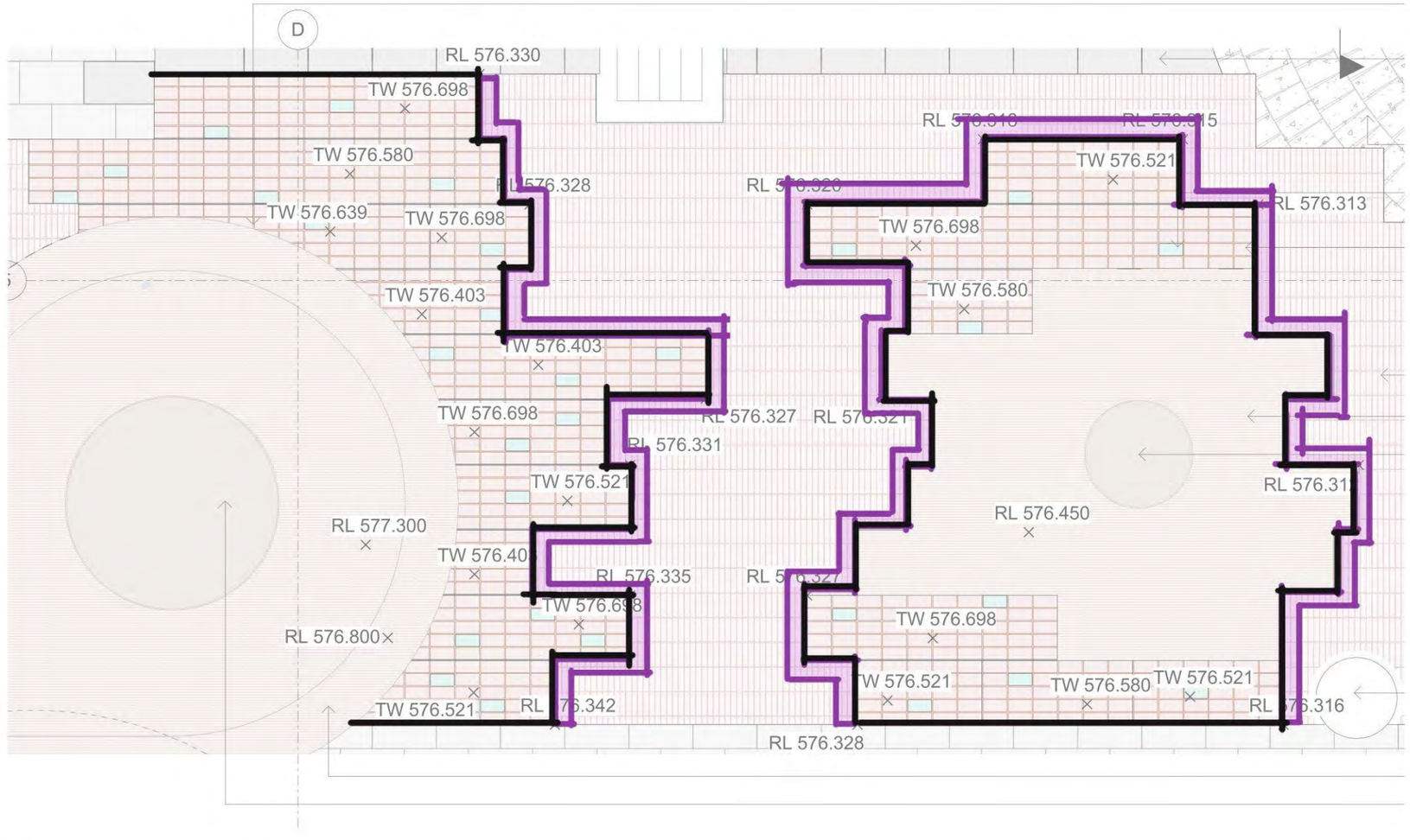
4 L203 WA04 - FREESTANDING WALLS - BRICK CLAD - SECTION 01

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Interface detail
Attachment B

Legend

Change of material / finish for edge differentiation



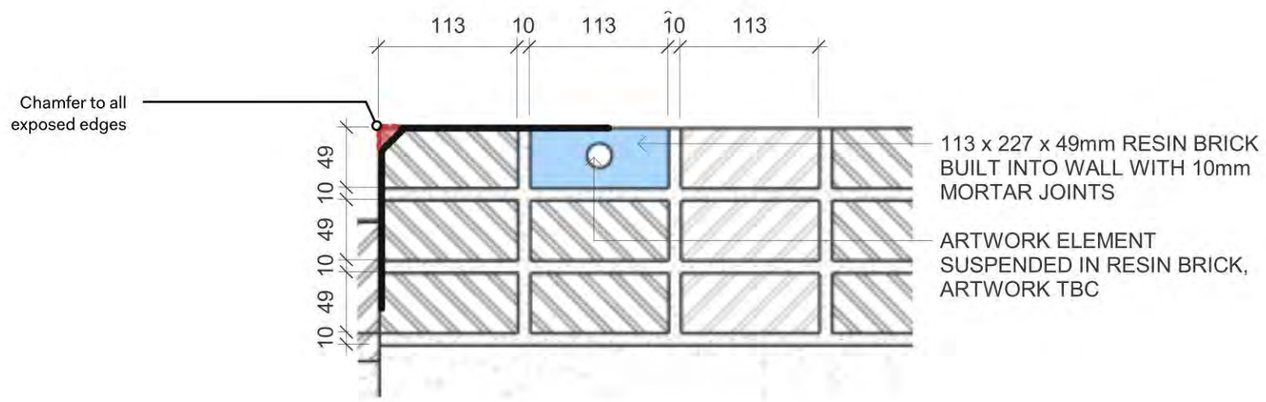
5 L203 WA04 - RETAINING WALLS - BRICK CLAD - DETAIL PLAN

OCULUS © 2025

Edge detail
Attachment C

Legend

- Outline of brick - add chamfer to all exposed edges
- Portion of brick to be removed



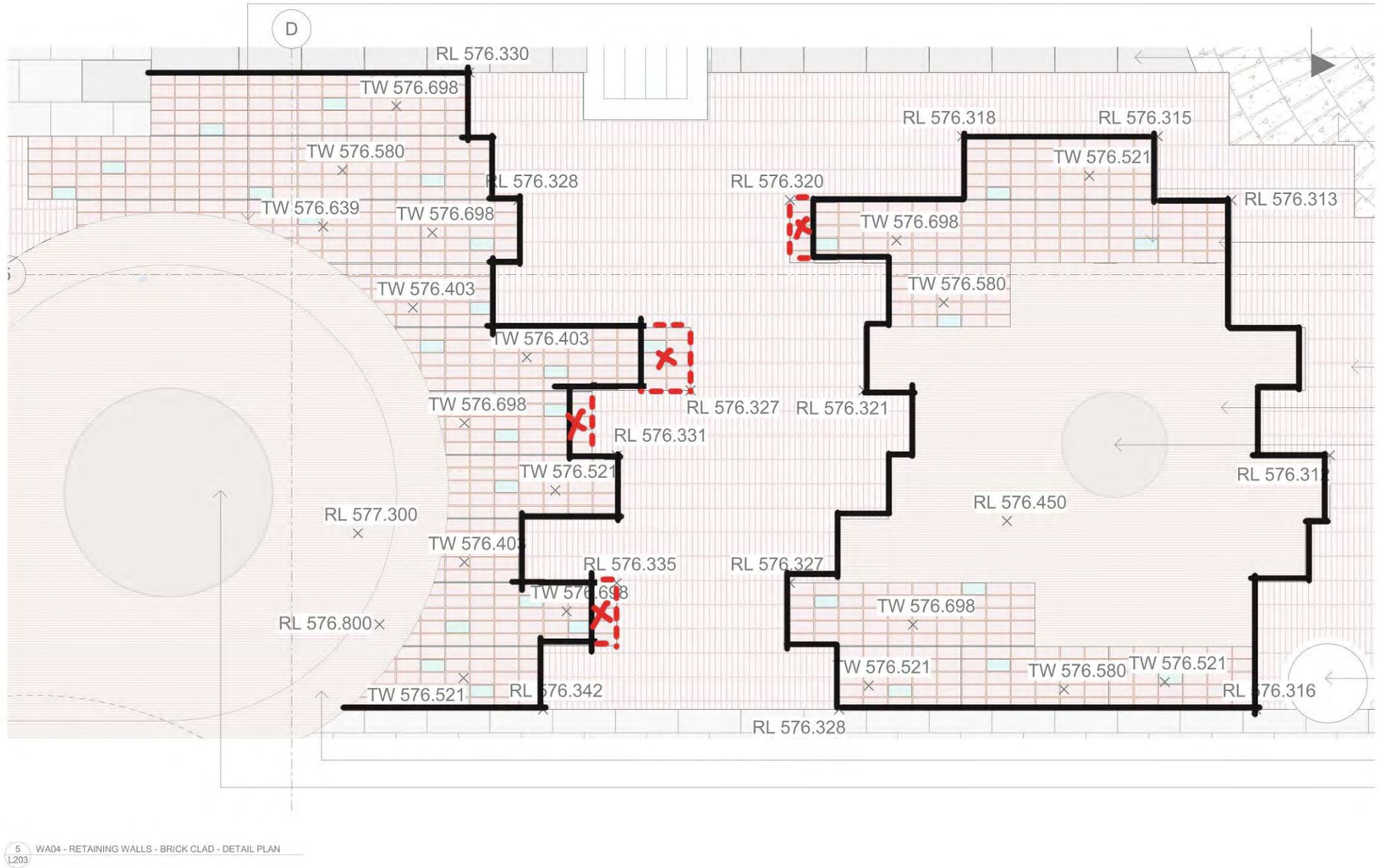
2 WA04 - RESIN BRICK DETAIL SECTION

OCULUS © 2025

Clearance
Attachment D

Legend

X	Portion of wall to be deleted to provide greater clearance



5 L203 WA04 - RETAINING WALLS - BRICK CLAD - DETAIL PLAN

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Binder 3 22

OCULUS

Dickson Shops
SiD Response

Date of Issue
30 July 2025

Prepared for
ACT Government | City Renewal Authority | Infrastructure Canberra

Context:

Safety in Design (SiD) concerns have been raised regarding the tiered landscape feature in Zone A, which may pose potential risks to children who might use this are for play. Although this feature is not a designated playground, it has been designed as informal seating with artistic elements that encourage children play. As this is a public liability issue, further Safety in Design (SiD) assessment has been undertaken by the CRA Design Place and Capital Works teams.

CRA reiterates that this tiered landscape is intended for informal seating, with varying seat heights to accommodate diverse user groups, including adults, children, and people with lived disability experience, such as using mobility aides and vision impaired. The design aims to create an engaging, artistic, and playful environment. To enhance safety while preserving the design intent, it is recommended that Oculus conduct a design review of the tiered seating area and safety of use of glass bricks.

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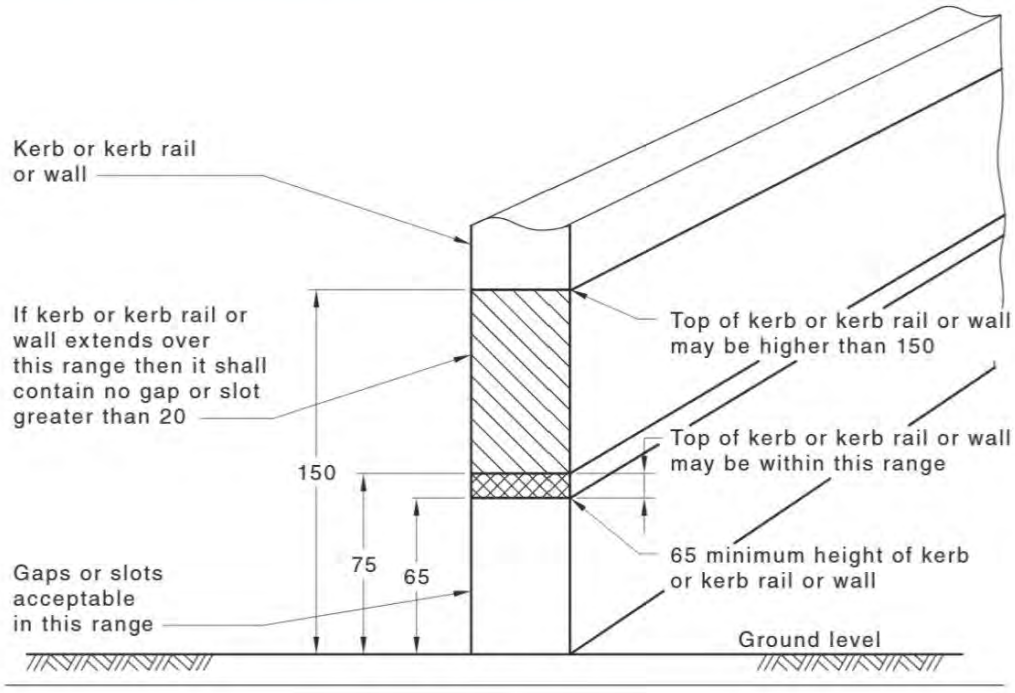


Figure 18 — Kerb

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To assist the CRA with their review, we have prepared a sketch to show the revised heights to alleviate concerns around trip hazards – refer to Attachment A.

- The wall and adjacent ground surfaces have the same recycled brick finish. Although this risk was previously identified and paving orientation was adjusted to mitigate it, the lack of edge definition between vertical and horizontal surfaces may still pose a hazard, particularly for individuals with visual impairments.
- We note that this item was raised by the CRA in the Package A comments register during the 75% DR Issue review (refer to comments register Item 234 dated 20.11.2024). OCULUS provided the below response and address this in the SiD Register for the 100% DR Issue, with no further commentary provided with the two additional updated 100% DR Issues.

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SiD Item 1.25

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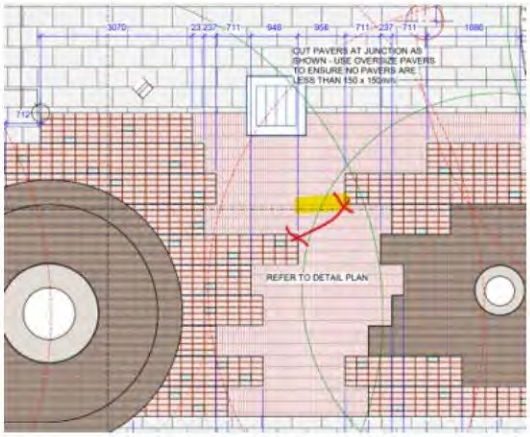
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Suggest Review Focus:

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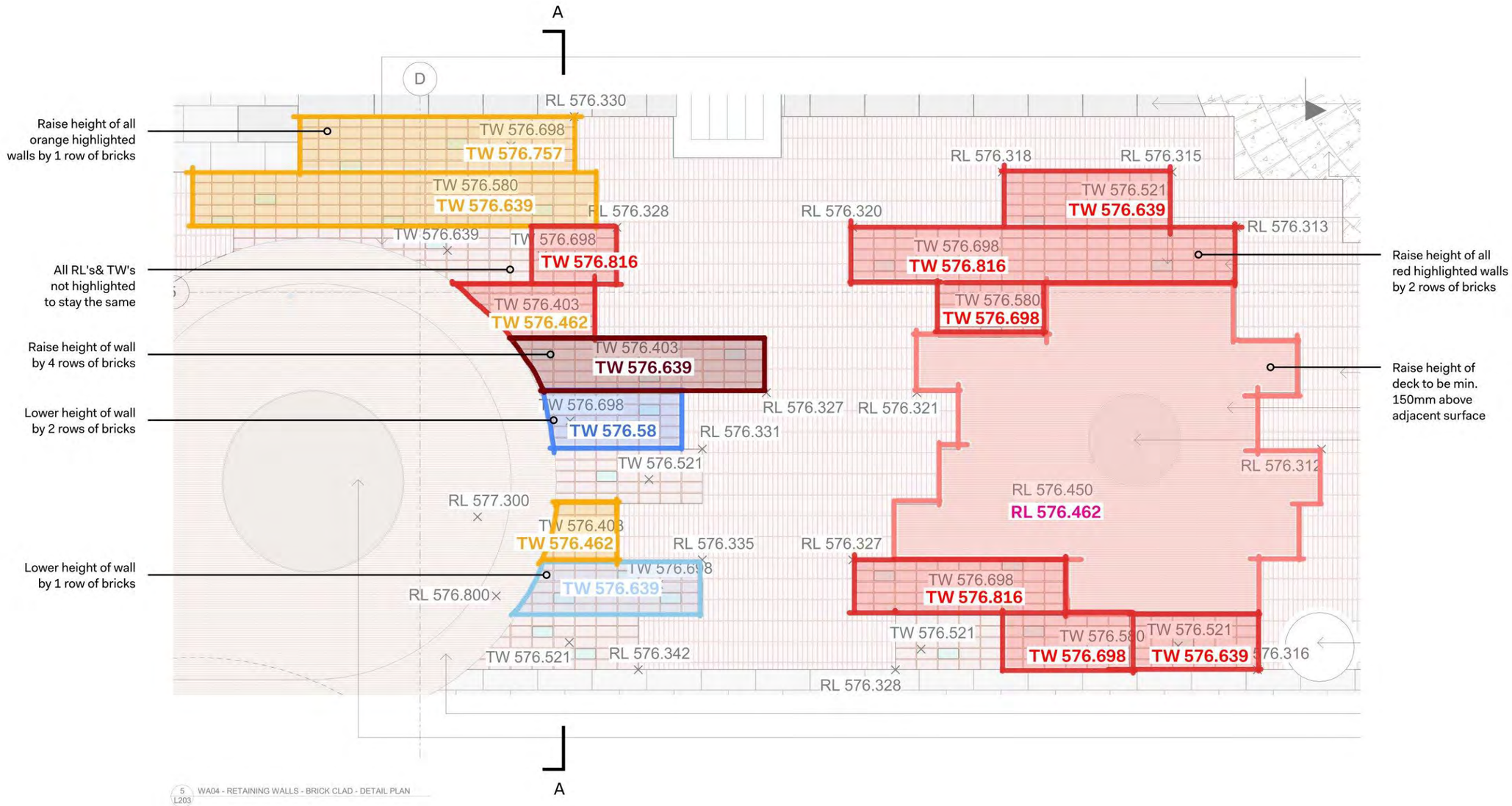


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Wall Heights
Attachment A

Legend

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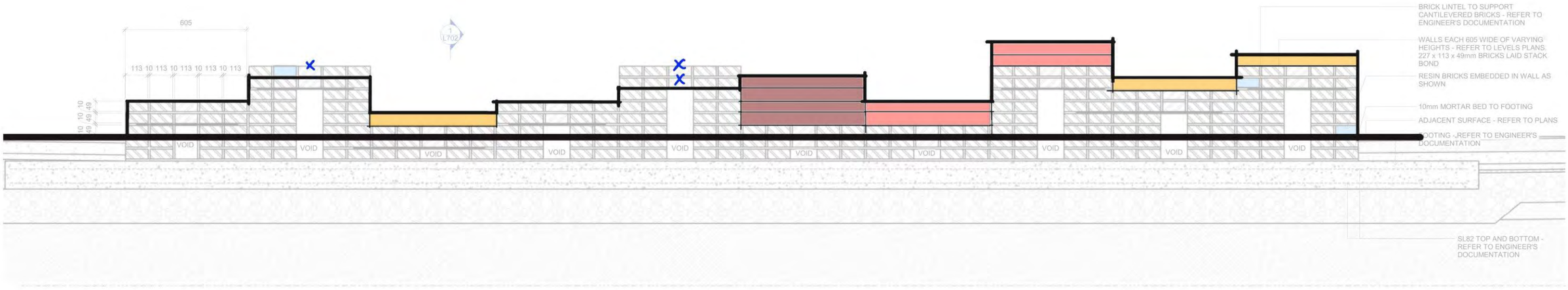


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Wall Heights
Attachment A

Legend

- raise by 4 rows of bricks
- raise by 2 rows of bricks
- raise by 1 row of bricks



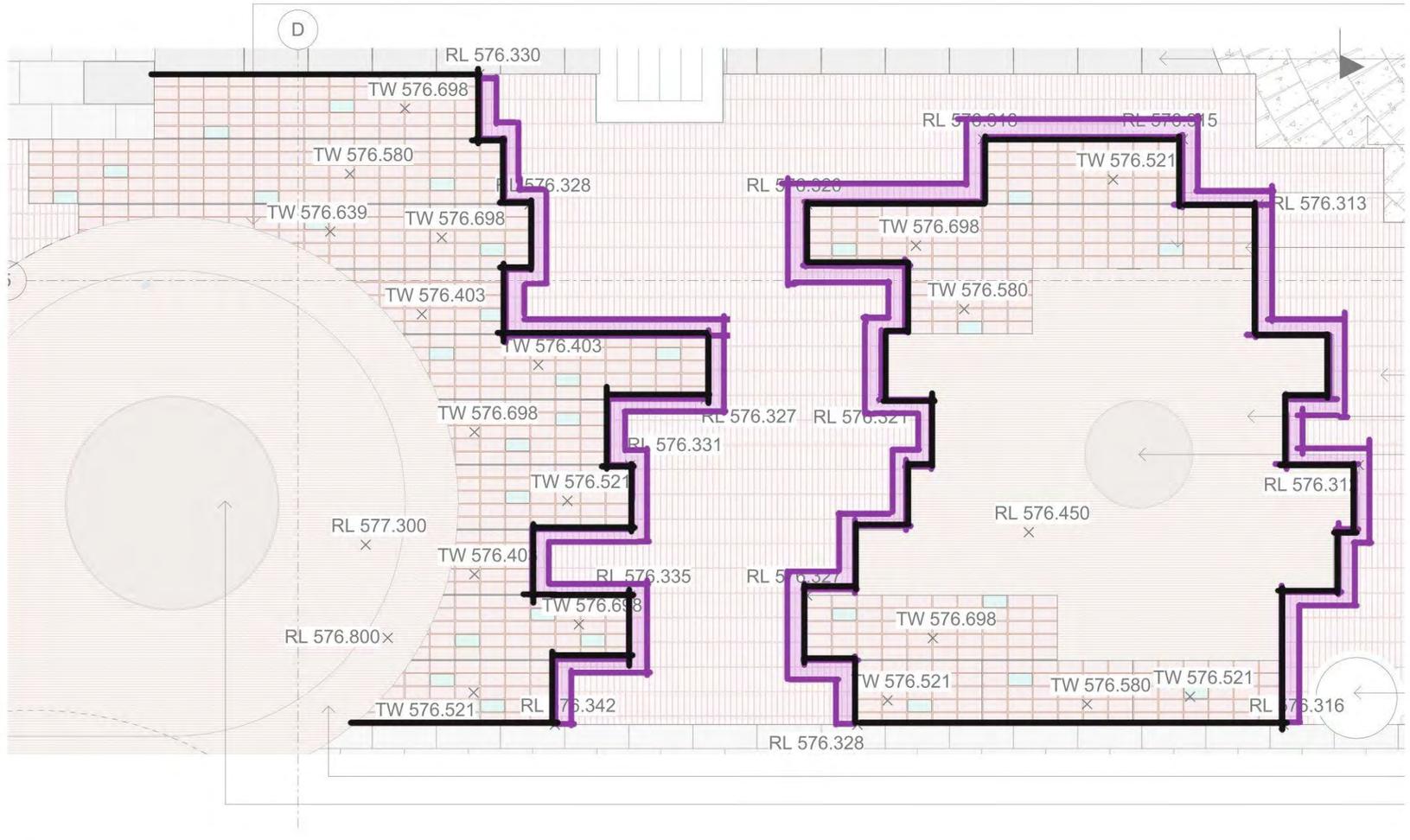
4 L203 WA04 - FREESTANDING WALLS - BRICK CLAD - SECTION 01

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Interface detail
Attachment B

Legend

Change of material / finish for edge differentiation



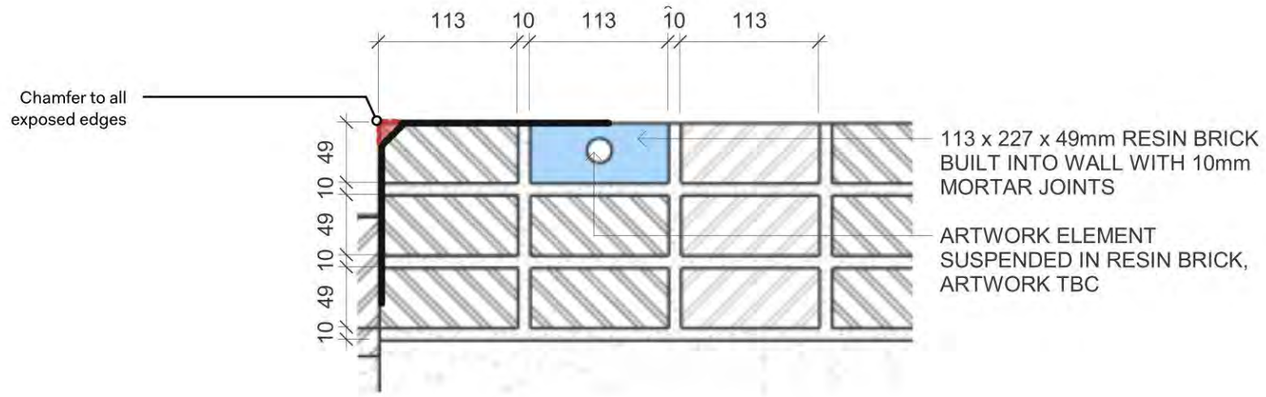
5 L203 WA04 - RETAINING WALLS - BRICK CLAD - DETAIL PLAN

OCULUS © 2025

Edge detail
Attachment C

Legend

- Outline of brick - add chamfer to all exposed edges
- Portion of brick to be removed



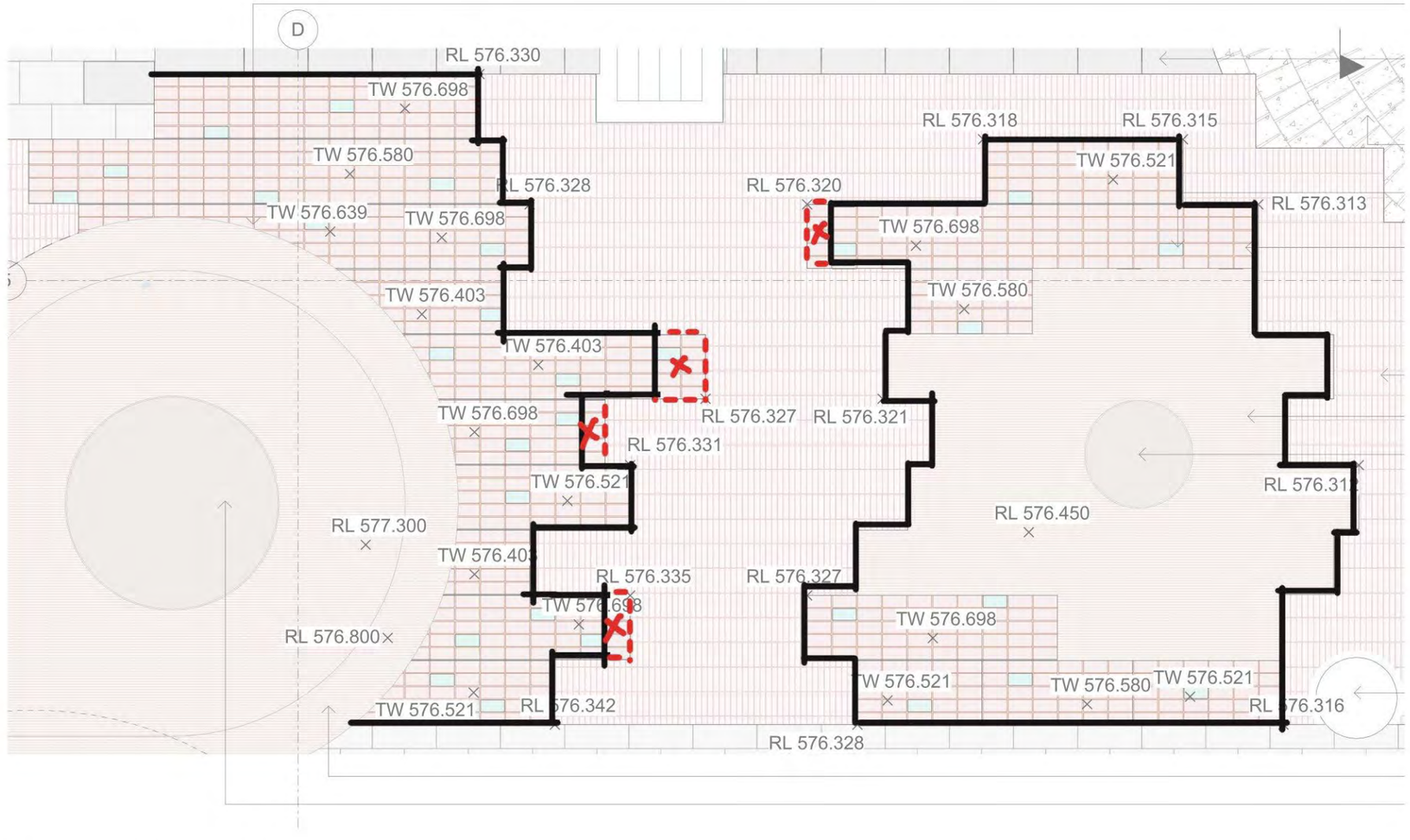
2 WA04 - RESIN BRICK DETAIL SECTION

OCULUS © 2025

Clearance
Attachment D

Legend

X	Portion of wall to be deleted to provide greater clearance



5 L203 WA04 - RETAINING WALLS - BRICK CLAD - DETAIL PLAN

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FORTIFY
GEOTECH

Dickson Shops & Streetscape Upgrade

CLIENT
OCULUS

ADDRESS
Block 33, Section 30, Dickson, ACT

DATE
January 2025



2/157 Newcastle St, Fyshwick, ACT, 2609
PO Box 9225, Deakin ACT 2600

ACT Geotechnical Engineers
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ABN:19 063 673 530

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23 January 2025
Our ref: AP/C15916

Client: OCULUS

Via email: PETA@OCULUS.INFO

Attention: Peta

DICKSON SHOPS & STREETSCAPE UPGRADE
BLOCK 33, SECTION 30, DICKSON, ACT
Geotechnical Investigation Report

We are pleased to present our geotechnical investigation report for the proposed Dickson Shops & Streetscape Upgrade at Dickson shops area, in Dickson ACT.

The report outlines the methods and results of exploration, describes site subsurface conditions and provides recommendations for building footing design, excavation conditions, excavation support, preparation of subgrades, stability of cut and fill batters, retaining wall design, earthquake classification, site drainage and other geotechnical advice.

Should you require any further information regarding this report, please do not hesitate to contact our office.

Yours faithfully,

Fortify Geotech Pty Ltd

Written by:

Sch 2.2(a)(ii)

Ajaya Poudel
Geotechnical Engineer
M. Eng (Civil)

Reviewed by:

Sch 2.2(a)(ii)

Senior Geotechnical Engineer | Director
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NSW Professional Engineer Registration #PRE0001487

About us

We work with our clients to provide practical advice and solutions tailored to each project. Our professional services are reliable, responsive and efficient.

Our highly capable Geotechnical Engineers and Geologists have a comprehensive understanding of the industry. We provide the best engineering solution for complicated geotechnical engineering issues. This has earned us a solid reputation with our Construction Industry, Municipal and Government clients.

INDUSTRIES WE WORK IN

- Residential
- Commercial
- Transport Infrastructure
- Industrial Developments of all sizes.

SERVICES

- Geotechnical Site Investigations and Reporting;
- Engineering Geology;
- Mining/Rock Geotechnics;
- Foundation Engineering;
- Dam Engineering; Embankment Design and Specification;
- Geotechnical Design Recommendations;
- Pavement Engineering and Design;
- Pavement Condition Surveys;
- Slope Stability and Risk Assessments;
- Geotechnical and Hydrological Instrumentation and Monitoring;
- Footing and Excavation Supervision and Certifications;
- Excavated soil/rock assessments and VENM assessments;
- Supervision and Certification of Earthworks and Controlled Fill, including Level 1 supervision;
- Geotechnical Construction Specifications;
- Deep Excavation Support; and
- Slope/Retaining Structure Analysis and Design

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Geotechnical Investigation Report

Dickson Shops & Streetscape Upgrade - Block 33, Section 30, Dickson, ACT

QUALITY INFORMATION

Revision history

Reference/ Revision	Description	Date	Author	Reviewer
AP/C15916 Rev0	Geotechnical Investigation Report	22/01/2025	AP	JM

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OCULUS

Dickson Shops & Streetscape Upgrade – Block 33, Section 30, Dickson, ACT

Geotechnical Investigation Report

1 INTRODUCTION

At the request of Oculus, Fortify Geotech Pty Ltd carried out a geotechnical investigation for a proposed Dickson Shops & Streetscape Upgrade at Dickson shops area, in Dickson, ACT.

It has been indicated that the project will comprise stormwater system upgrade, lighting replacement, paving replacement, furniture installation, planter bed retaining walls, decking, landscape terraces, and soft landscaping works.

The aim of the investigation was to:

(i) Identify subsurface conditions including the extent and nature of any fill materials, soil strata, bedrock type and depth, and groundwater presence.

(ii) Provide site classification to AS2870 “Residential Slabs & Footings”.

(iii) Advise on suitable footings systems, founding depths, allowable bearing pressures and

(iv) Advise on design soil parameters, including unit weight, internal friction angle, cohesion, Young’s Modulus, Ka, Ko, & Kp.

(v) Advise on excavation conditions and suitability of excavated material for use as structural fill.

(vi) Provide guidelines for construction of controlled fill platforms.

(vii) Advise on stable batter slopes and retaining wall design parameters.

(viii) Provide earthquake classification of this site.

(ix) Advise on subgrade preparation and design CBR values

(x) Advise on drainage

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2 SITE DESCRIPTION & GEOLOGY

2.1 SITE LOCATION AND SITE DESCRIPTION

The site is located within the Dickson Shops precinct, in proximity to the existing Woolworths, the Commonwealth Bank, and Australia Post. It is bounded by Dickson Place to the north and south, Cowper Street to the east, and Badham Street to the west. Figure 1 at the end of this report is a recent aerial photo showing the present site locality.

2.2 TOPOGRAPHY AND DRAINAGE

The majority of the investigated area falls within the vicinity of the local shop's building perimeter, which is predominantly covered with brick pavers. While the brick paver surface is generally flat in certain sections, signs of deformation were observed in some areas. Figure 2 is a recent satellite image showing the approximate location of the investigated boreholes. Drainage in surrounding streets is expected to be through pits and pipe network via street guttering.

2.3 REGIONAL GEOLOGY

The MinView online Seamless Geology map (*Reference 1)* indicates the site to be covered by Quaternary age alluvial deposits of unconsolidated grey to brown to beige humic (±)micaceous silty clay, quartz-(±)lithic silt, fine- to medium-grained quartz-rich to quartz-lithic sand, polymictic pebble to cobble gravel (as sporadic lenses); sporadic palaeosol horizons, underlain by Silurian age Canberra Formation bedrock, which includes mudstone, siltstone, minor sandstone, limestone, hornfels, dacitic ignimbrite volcaniclastics, minor agglomerate and lithic tuff. Plate 2-1 shows the seamless geology map extract.

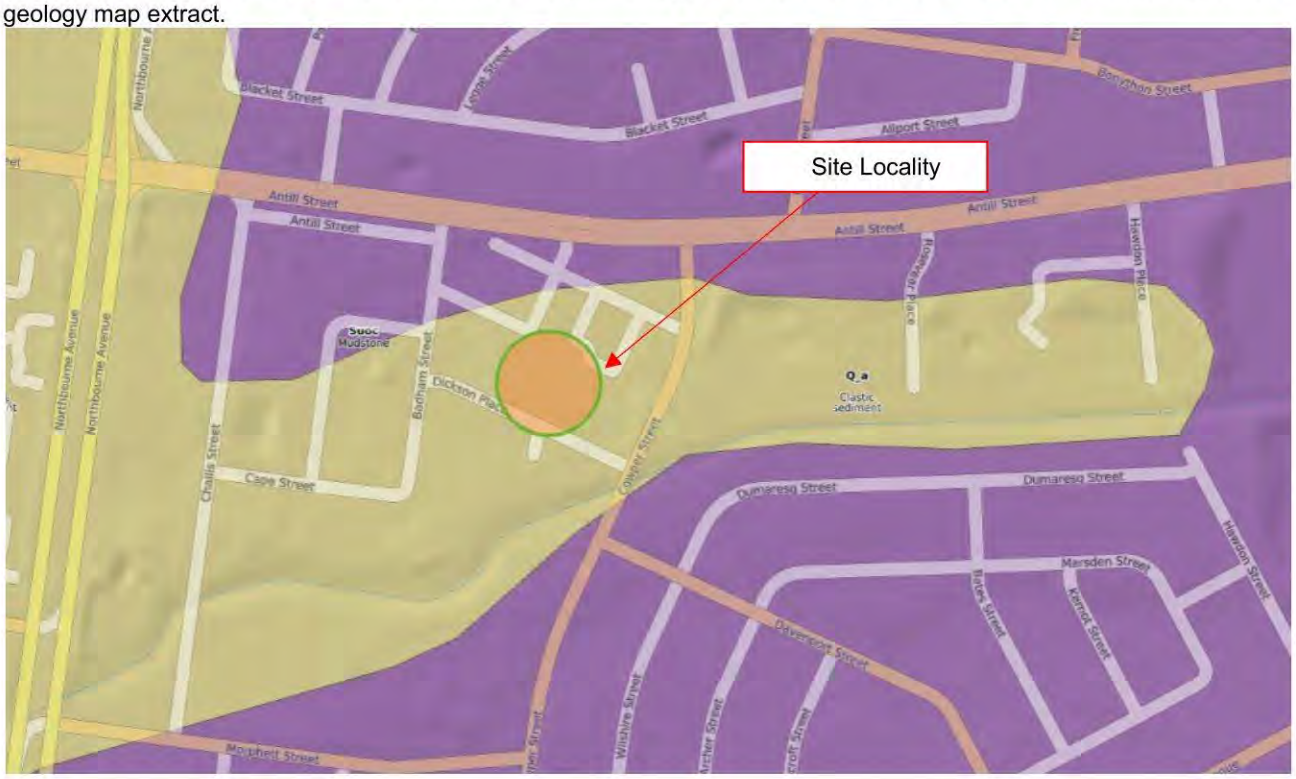


Plate 2-1: Seamless geology map extract

3 INVESTIGATION METHODS

To establish the subsurface conditions, a 50mm diameter push tube was used to drill five (5) boreholes, designated BH1 to BH5, on 20 January 2025. Additionally, two more boreholes, designated BH6 & BH7, were also drilled using concrete coring to check the thickness of the existing concrete slab. The investigation boreholes were targeted to drill to 2m depth from existing ground level, however, some of the boreholes encountered earlier refusal. The subsurface profiles were logged in general accordance with AS1726-2017 (*Reference 2*). The locations of the boreholes are shown on Figure 2, and the detailed logs are included in Appendix A. Definitions of geotechnical engineering terms used in the report on the borehole logs, including a copy of the USCS chart, are provided in Appendix B.

4 INVESTIGATION RESULTS

4.1 SUBSURFACE CONDITIONS

In summary, the results of the investigation indicate that the subsurface profile across the site comprises brick pavement over gravel and concrete slab, which is underlain by alluvial soil. The logs in Appendix A can be referred to for more detail. The investigation by 7 boreholes found the subsurface profile to comprise as shown in Table 4-1a.

Table 4-1a: Subsurface Profile Summary

Geological Profile	Unit	Description
BRICK PAVERS	Unit 1	Approximately 50mm thick layer of brick pavers
FILL	Unit 2a	Sandy GRAVEL/(DGB20): fine gravel/fine to coarse gravel, fine to coarse sand, grey/dark grey/black, dry, medium dense/medium dense to dense.
	Unit 2b	Silty Sandy CLAY: low to medium plasticity clay, fine to coarse sand, grey, brown, dry of plastic limit, firm.
CONCRETE SLAB	Unit 3	CONCRETE SLAB: Plain concrete slab with approx. 25mm thick on the streets and approx. 40mm thick on building slab.
SLOPEWASH	Unit 4	Silty SAND: fine to coarse sand, low plasticity silt, grey, trace of ferruginous nodules, dry to moist, medium dense.
ALLUVIAL SOIL	Unit 5a	Sandy CLAY: low to medium plasticity clay, fine to coarse sand, mottled red and yellow brown, trace of ferruginous nodules, stiff to very stiff.
	Unit 5b	Sandy CLAY: low to medium plasticity clay, fine to coarse sand, yellow brown, dry of plastic limit, very stiff.
	Unit 5c	Clayey Silty SAND: fine to coarse sand, low plasticity silt, low to medium plasticity clay, grey, dry to moist, dense.

The depth intervals of encountered soil in each borehole are shown in Table 4-1b.

Table 4-1b: Depth Interval of Each Soil Unit in Each Borehole

Geological Profile	Unit	Depth Interval Below Ground Level in Each Borehole (m)						
		BH1	BH2	BH3	BH4	BH5	BH6	BH7
BRICK PAVERS	Unit 1	0-0.05	0-0.05	0-0.05	0-0.05	0-0.05	0-0.05	0-0.05
FILL	Unit 2a	0.05-0.2	0.05-0.2	0.05-0.15	0.05-0.15	0.05-0.2	0.05-0.26	0.05-0.26
	Unit 2b	-	0.2-0.3	-	-	-	-	-
CONCRETE SLAB	Unit 3	-	Refusal on Hard Surface at 0.3m below (*Likely Concrete Slab*)	0.15-0.175	-	-	0.26-0.3	0.26-0.3
SLOPEWASH	Unit 4	-		0.175-0.4	-	-		
ALLUVIAL SOIL	Unit 5a	0.2-1.0		0.4-0.9	0.15-1.0	0.2-0.85		
	Unit 5b	1.0->1.9		0.9->1.6	-	-		
	Unit 5c				1.0->1.5	0.85->1.5		

4.2 GROUNDWATER

Groundwater was not encountered in the boreholes and the soils were mostly dry & dry to moist. Permanent groundwater is not expected within at least 2m depth of existing ground surface levels. However, temporary, perched seepages could be encountered within the more pervious alluvial soils following rainfall.

5 DISCUSSION & RECOMMENDATIONS

5.1 GEOTECHNICAL PARAMETERS

Table 5-1 shows the estimated geotechnical parameters of the soil/rock units based on our visual assessment.

Table 5-1: Estimated Geotechnical Parameters

Geological Profile	Unit	Bulk Density γ_b (kN/m^3)	Cu (kPa)	Ø' (degrees)	Young's Modulus (MPa)	Poisson's Ratio	K_a	K_o	K_p
BRICK PAVEMENT	Unit 1	N. A	N. A	N. A	N. A	N. A	N. A	N. A	N. A
FILL	Unit 2a	N. A	N. A	N. A	N. A	N. A	N. A	N. A	N. A
	Unit 2b	N. A	N. A	N. A	N. A	N. A	N. A	N. A	N. A
CONCRETE SLAB	Unit 3	N. A	N. A	N. A	N. A	N. A	N. A	N. A	N. A
SLOPEWASH	Unit 4	19	0	25	20	0.35	0.41	0.58	2.45
ALLUVIAL SOIL	Unit 5a	20	50	25	30	0.3	0.41	0.58	2.45
	Unit 5b	20	75	25	30	0.3	0.41	0.58	2.45
	Unit 5c	20	25	30	30	0.3	0.33	0.50	3.0

Where,

γ_b = in-situ, dry unit weight, in kN/m^3
Cu = undrained cohesion, in kPa
Ø' = effective internal friction angle, in degrees
K_a = active pressure coefficient
K_0 = at rest coefficient
K_p = passive pressure coefficient

The above values can be used in software programs for design; however, it is recommended that the values for lateral earth pressures in Section 5.5 be used as a minimum.

5.2 SITE CLASSIFICATION

Due to the presence of mature trees within the influence distance of the proposed upgrade area, the site is designated as a Class "P" (problem) site in accordance with AS2870. (*Reference 3*)

With consideration to the reactivity of the soils within the depth of suction change, in terms of potential shrink-swell movements that may occur due to the soil moisture changes, including the additional suction induced by the trees in accordance with the method described by AS2870-2011 Appendix H, a characteristic ground surface movement "ys", is

estimated to be between 20mm to 40mm. Therefore the surface movement is equivalent to that of a Class “M” (moderately reactive) site.

Should earthworks (cut or fill) be undertaken on the site, or other activities which may cause abnormal moisture conditions to impact the soils within or near the building envelope beyond those addressed herein, the site classification shall be reassessed.

5.3 BUILDING FOOTINGS & GROUND SLABS

AS2870 provides “deemed-to-comply” footing/slab designs, which for a Class “M” site includes stiffened rafts, stiffened footing slabs, waffle rafts, and strip and/or pad footings with above ground floors. Footings and slabs should be designed in accordance with the principles of AS2870.

Footings including thickened sections of slabs must be founded below any topsoil, loose material and uncontrolled fill, into the alluvial soils. A depth of ~0.15/0.4m from existing levels may be required to reach a suitable founding stratum. Shallow excavations are expected to expose stiff to very stiff alluvial soils over the foundation, and suitable footings include shallow strip/pad footings foundations in the stiff alluvial soil.

If designing footings based on engineering principles, recommended allowable end-bearing pressures for various footing systems and likely foundation materials are provided in Table 5-3.

Table 5-3: Recommended Allowable End-Bearing Pressures for Footings

Foundation Material Type	Unit	Depth Below Existing Surface Level	Allowable End-Bearing Pressure			Allowable Shaft Adhesion on Piles	
			Strips	Pads	Piles	Downward Loading	Uplift
BRICK PAVEMENT	Unit 1	-	-	-	-	-	-
FILL	Unit 2a	-	N. A	N. A	N. A	N. A	N. A
	Unit 2b	-	N. A	N. A	N. A	N. A	N. A
CONCRETE SLAB	Unit 3	-	N. A	N. A	N. A	N. A	N. A
SLOPEWASH	Unit 4	-	N. A	N. A	N. A	N. A	N. A
ALLUVIAL SOIL	Unit 5a	Below 0.15m/0.4m	125kPa	150kPa	200kPa	20kPa	10kPa
	Unit 5b	Below 0.9m/1.0m	150kPa	200kPa	200kPa	20kPa	10kPa
	Unit 5c	Below >0.85m/>1.0m	150kPa	200kPa	250kPa	25kPa	12.5kPa

At allowable bearing pressure foundation settlement would be less than 1% of the footing width. All footings should be inspected and approved by an experienced geotechnical engineer to confirm the foundation material and design values, and to ensure the excavations are clean and stable.

Ground slabs can be constructed on the natural soils, following the removal of any topsoil and loose material. Following excavation to required level, slab areas on soil should be test rolled by a pad foot roller to check for any weak, wet or deforming soils that may require replacement. Suitable replacement fill should be compacted in not thicker than 150mm layers to not less than 95%ModMDD.

If required for design of ground slabs, a modulus of subgrade reaction of 50kPa/mm can be assumed for a natural alluvial soil or controlled fill foundation.

5.4 EXCAVATION CONDITIONS AND EXCAVATION SUPPORT

Proposed excavation depths have not been advised. The alluvial soil within the upper ~1.5/1.9m are readily diggable by backhoe and medium sized excavator.

The low/medium plasticity alluvial soils and weathered bedrock can be used in controlled fill construction of building platforms, although rock particles should be broken down to <75mm size. Any medium to high plasticity soil, and silty topsoil material are not typically used in controlled fill construction, but the topsoil could be used in non-structural applications such as landscaping, while high plasticity clays could be used as a clay capping/lining material.

If imported fill is required, a suitable select fill material would include a low or medium plasticity soil such as clayey sand or gravelly clayey sand, containing between 25% and 50% fines less than 0.075mm size (silt and clay), and no particles greater than 75mm size.

5.5 LOW RETAINING WALLS

Retaining walls constructed in open excavation, with the gap between the excavation face and the wall backfilled later, can be designed for an earth pressure distribution given by:

$$\sigma h = (K\gamma' h) + Kq$$

where,

σh	is the horizontal earth pressure acting on the back of the wall, in kPa
K	is the dimensionless coefficient of earth pressure; this can be assumed to be 0.4 when the top of the wall is unrestrained horizontally, and 0.6 when the top of the wall is restrained (i.e. by building slabs etc.)
γ'	is the effective unit weight of the backfill, and can be assumed to be 20kN/m3 for a lightly compacted soil backfill
h	is the height of the backfill, in metres
q	is any uniform distributed vertical surcharge acting on the top of the backfill, in kPa

5.6 CONTROLLED FILL CONSTRUCTION

For construction of any new fill foundation platforms and road subgrades, it is recommended that:

- Areas are fully stripped of all topsoil and uncontrolled fill material. A typical stripping depth of ~0.15m/0.4m is expected. Stripped foundations should be test rolled by a vibratory pad-foot roller of not less than 9 tonne static mass to check for any weak or wet areas that would require replacement. No fill should be placed until a geotechnical engineer has confirmed the suitability of the foundation.

- Controlled fill comprising suitable site excavated or imported materials of not greater than 75mm maximum particle size, be compacted in not greater than 150mm layers to a Density Ration not less than 95%ModMDD at about OMC.

- Fill placement and control testing be overviewed and certified by a geotechnical engineer at Level 1 or 2 involvement of AS3798 – 2007 "Guidelines on Earthworks for Commercial & Residential Developments". (*Reference 4*)

5.7 DESIGN CBR VALUES

On-grade carpark, and access ramp subgrades should be stripped of all unsuitable material (uncontrolled fill/topsoil), and soil subgrades then test rolled by a pad-foot roller to check for any wet or otherwise weak spots which may require additional removal. Suitable replacement fill can be compacted in not thicker than 150mm layers, to not less than 95%ModMDD.

Carpark and access road pavements are expected to comprise alluvial soils, and pavements can be designed for a subgrade CBR value of 3% (for high plasticity clay subgrades) and *5% (for low and medium plasticity clay subgrades)*, when compacted to 95%ModMDD. A geotechnical engineer should inspect prepared subgrades to confirm design values and preferably view a test roll to identify any soft spots or other weaknesses.

5.8 EARTHQUAKE SITE FACTOR

Table 2.3 of AS1170.4 "Minimum Design Loads on Structures - Part 4: Earthquake Loads" lists the earthquake acceleration coefficients for major centres to be considered in structural design. The Canberra area has an acceleration coefficient of 0.08.

Section 4.2 of AS1170.4 "Minimum Design Loads on Structures – Part 4: Earthquake Loads" lists the site sub-soil classes to be considered in structural design. The site is classified as a "Class C_e – Shallow Soil Site".

5.9 SITE DRAINAGE & SCOUR PROTECTION

Suitable surface drainage should be provided to ensure rainfall run-off or other surface water cannot pond against streetscape structures and ground slabs or pavements. Drainage should be provided behind all retaining walls, and subsoil drains should be installed along the upslope sides of access roads/street and carparks.

5.10 HOLD POINTS FOR GEOTECHNICAL INSPECTIONS

The following should be used as a guideline for hold points that require geotechnical inspections:

- All Footing excavations prior to pouring concrete
- All ground slabs to confirm the soil profile and bearing in adequate material.
- All unsupported excavations deeper than 1.5m to ensure batter stability
- Between 10% and 20% of all ground anchors be fully logged by a geotechnical engineer to confirm the design assumption for bond stress are correct
- All mobile crane and concrete pump foundations prior to mobile crane setting up on site
- All scaffold and formwork foundations on soil
- Vibration monitoring where rock hammering for the basement excavation is being conducted
- All ground slab and pavement subgrade foundations

Fortify Geotech Pty Ltd

REFERENCES

Reference 1 minview.geoscience.nsw.gov.au.

Reference 2 AS 1726:2017 “Geotechnical Site Investigations”

Reference 3 Standards Australia, “AS2870 - Residential slabs and footings - Construction”, 2011.

Reference 4 Standards Australia, “AS3798 - Guidelines on Earthworks for Commercial & Residential Developments”, 1996.

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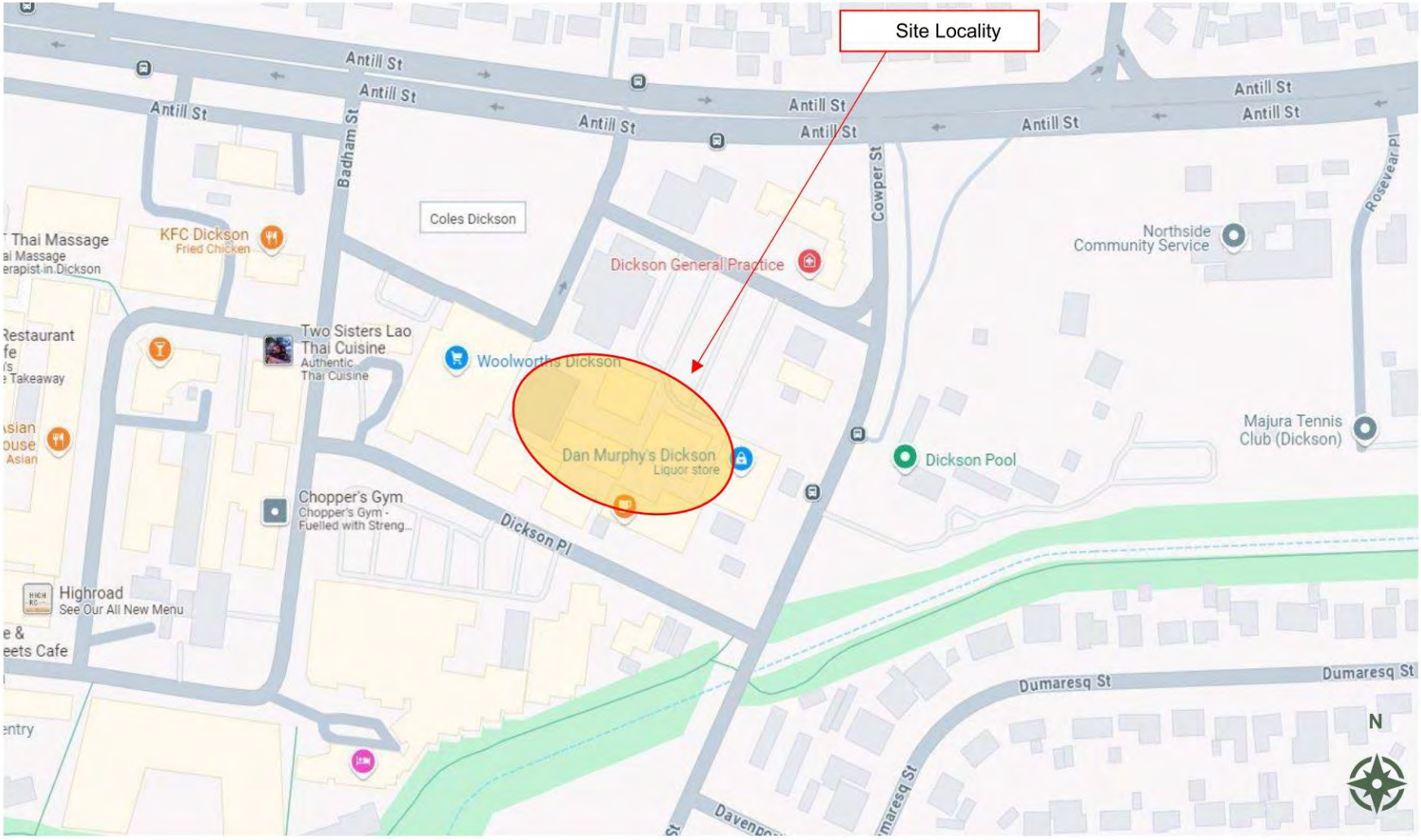


FIGURE 1: SITE LOCALITY | C15916

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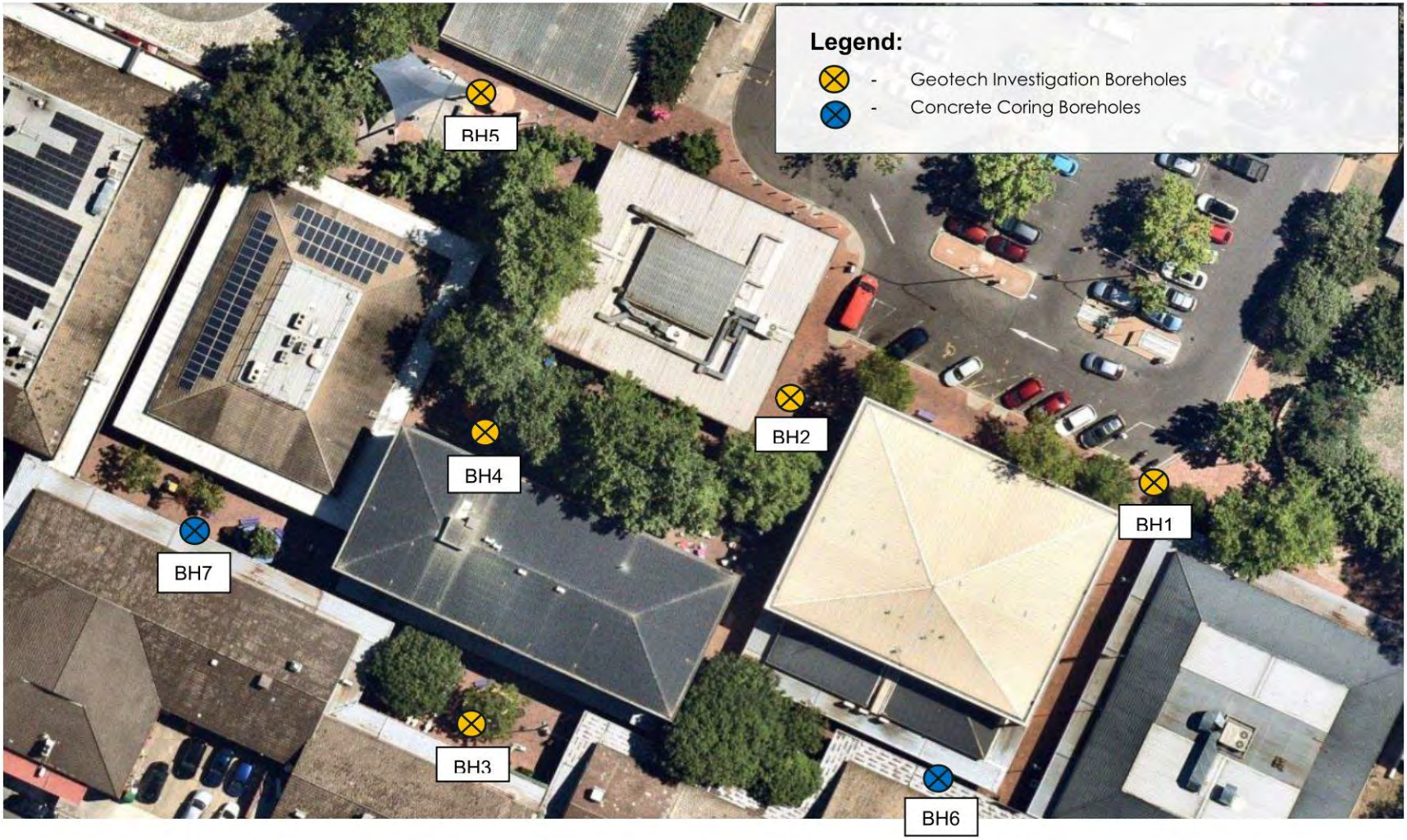


FIGURE 2: AERIAL PHOTO WITH APPROXIMATE BOREHOLE LOCATIONS | C15916