

Planning and Development Act 2007

Development Application

Application Number: **201834426**

Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Type of Application

The type of application you are applying for is a **New Application**

Are you applying for a:

☐ Development Application

Has a pre-application meeting been held in relation to this proposal?

☐ Yes

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

☐ Urban

Suburb

TURNER

Section

46

Block Number

9

Unit Number

Street Address

9 FORBES STREET, TURNER

Applicant Details

What type of applicant are you:

☐ Business

ACN or ABN

008534049

Company Name

Munns Sly Moore Architects

Position held / Title

Director

Salutation

None

First Name

Conrad

Surname

Moore

Postal Address 1

PO Box 5093

Postal Address 2

Postal Address 3

Suburb

Lyneham

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

62488922

Fax Number

Mobile Number

Email

info@munnsslymoore.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

☐ Organisation or Government entity

Australian Business Number (ABN)

90375813807

Company Name

Comissioner for Social Housing / Housing ACT

Position held / Title

Project Manager

Salutation

Mr

First Name

Wesley

Surname

Randall

Postal Address 1

Housing ACT

Postal Address 2

Locked Bag 3000

Postal Address 3

Suburb

Belconnen

State/Territory

ACT

Postcode

2616

Country

Australia

Phone Number

62054743

Fax Number

Mobile Number

Email

Wesley.Randall@act.gov.au

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

☐ Email

Are you applying for an [Estate Development Plan](#) OR *Home Business*?

☐ No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

☐ RZ4 Medium density residential zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

☐ Residential zones - Multi-Unit Housing Development Code

Please specify all relevant precinct code/s applied to your proposal

- RZ4 Medium Density Residential Zone Objectives;
- Residential Zones Development Code;
- Turner Precinct Map and Code;
- Inner North Precinct Code;
- Turner Neighbourhood Plan
- Multi Unit Housing Development Code;
- Single Dwelling Housing Development Code;
- Parking and Vehicular Access General Code;
- Bicycle Parking General Code
- Access and Mobility General Code;
- Crime Prevention Through Environmental Design Code
- Residential Boundary Fences General Code; and
- Lease Variation Code.

Loose-Fill Asbestos

Is this a loose-fill asbestos affected ("Mr Fluffy") block?

☐ No

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

The proposal is for the demolition of an existing single story, brick veneer three bedroom, dwelling, detached garage and carport structure, to be replaced by a three storey development containing 7 units for Housing ACT.

The proposed development is a mix of 2 and 3 bedroom units, including a Class C Adaptable unit; basement carparking and associated landscaping and site works.

The proposal includes a change of lease from an existing single dwelling lease to allow for a multi unit development as permitted within the RZ4 zoning of the site

Proposed Use of the Land

Describe the use of the development. **Example:** Residential use for a maximum of 7 residential units. (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

Residential use for a maximum of 7 residential units for Housing ACT

Is the proposed use consistent with the current Crown lease?

☐ No

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

☐ Merit

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

Please indicate which type of development applies to this development application.

☐ Multiple Dwelling

☐ Lease Variation

Does this proposal involve a variation to a Units Plan?

☐ No

Please select a [Lease Variation](#) sub type:

☐ Clause Changes

Nominating Remission

Are you seeking remission under the Planning and Development (Remission of Lease Variation Charges - Economic Stimulus and Sustainability) Determination 2014 (No 1) (DI-2014-48)?

☐ No

Multiple Dwelling

Please select a Multiple Dwelling sub type:

☐ New Development

Number of new dwellings to be constructed

7

Total number of Dwellings on the block

7

Does your proposal involve work on a Dual Occupancy development?

☐ No

Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

☐ No

A building with a gross floor area of more than 5000m²?

☐ No

A building or structure more than 25m above finished ground level?

☐ No

A variation of a lease to remove its concessional status?

☐ No

Please Note A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

230.00

B - Gross Floor Area to be demolished (m²)

230.00

C - Gross Floor Area to be added (m²)

722.37

D - Total Gross Floor Area of development (A-B+C)(m²)

722.37

E - COST OF WORKS (\$)

1285529.00

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application
(e.g. metal carport, pergola, deck, verandah) (m²)

10.00

G - Parking areas – undercover

380.3

H - COST OF WORKS (F & G) (\$)

513410.00

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

50000.00

J - Cost of all public works and/or off site works (\$)

15000.00

K - TOTAL COST OF WORKS (E+H+I+J)

1863939

Cost of works **MUST be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10*

million.

Demolition, Trees, Waste Management

Demolition

Is the [Demolition](#) item relevant to your proposal?

☐ Yes

Have you provided Entity Endorsement?

☐ No

Have you provided required documentation for [referral](#) to Entity?

☐ Yes

Trees

"Protected tree" is defined under the [Tree Protection Act 2005](#).

In accordance with section 148 of the [Planning and Development Act 2007](#), where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application is to be accompanied by a Tree Management Plan

For more information about urban tree protection in the ACT, please click [here](#).

Is the Trees item relevant to your proposal?

☐ Yes

Have you provided Entity Endorsement?

☐ No

Have you provided required documentation for [referral](#) to Entity?

☐ Yes

Waste Management

NOTE: Only relevant for single dwelling housing where the development will generate a total of 20 cubic metres or greater of demolition and/or excavation waste

Is the Waste Management item relevant to your proposal?

☐ No

Heritage

Heritage

Is the [Heritage](#) item relevant to your proposal?

☐ No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the [Hazardous Materials](#) item relevant to your proposal?

☐ No

Contamination

Is the [Contamination](#) item relevant to your proposal?

☐ No

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?

☐ Yes

Have you provided Entity Endorsement?

☐ No

Have you provided required documentation for [referral](#) to Entity?

☐ Yes

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

☐ No

Servicing & Site Management, Utilities, Verge Crossovers

Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

☐ Yes

Have you provided Entity Endorsement?

☐ No

Have you provided required documentation for [referral](#) to Entity?

☐ Yes

Utilities

NOTE: Stormwater clearance relevant/required from Asset Acceptance only where there is a stormwater/drainage easement or Territory owned stormwater pipe on the development site

Is the [Utilities](#) item relevant to your proposal?

☐ Yes

Please tick the relevant entities:

☐ Electricity

Have you provided Entity Endorsement?

☐ No

Have you provided required documentation for [referral](#) to Entity?

☐ Yes

Verge Crossovers

Is the Verge Crossovers item relevant to your proposal?

☐ Yes

Have you provided Entity Endorsement?

☐ No

Have you provided required documentation for [referral](#) to Entity?

☐ Yes

Subdivision (residential zones)

Subdivision (residential zones)

Is the Subdivision (residential zones) item relevant to your proposal?

☐ No

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

National Capital Plan

Is the [National Capital Plan](#) item relevant to your proposal?

☐ No

Crime Prevention through Environmental Design

Is the [Crime Prevention](#) item relevant to your proposal?

☐ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

☐ Yes

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

☐ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

☐ Yes

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

☐ Yes

Have you provided a Traffic and Parking Assessment Report/Statement prepared by a suitably qualified consultant?

☐ Yes

Parking

Parking (car)

Is the [Parking \(car\)](#) item relevant to your proposal?

☐ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

☐ Yes

Parking (bicycle)

Is the [Parking \(bicycle\)](#) item relevant to your proposal?

☐ No

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the [Signs](#) item relevant to your proposal?

☐ No

Neighbourhood Plans

Is the [Neighbourhood Plans](#) item relevant to your proposal?

☐ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

☐ Yes

Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

☐ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

☐ Yes

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

☐ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

☐ Yes

Water Sensitive Urban Design

Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

☐ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

☐ Yes

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

☐ Yes

Please indicate the works to be undertaken

☐ Construction of new driveway

Survey Requirements - S.139(2)(l) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a [survey certificate](#) with this application?

☐ Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

☐ No

*If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)*

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from [Public Inspection](#)?

☐ No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

☐ Yes

Please provide details:

ACT Government Organisation

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Authority;

I /we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for [public inspection](#) including via the Internet unless exclusion has been approved;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision. I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

I/we (lessee) appoint the applicant whose signature appears in the attached [letter of appointment](#) to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and

Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

I/we declare that all the information given on this form and its attachments is true and complete;

If lodging on behalf of a company, organisation or Government agency: -

I/we declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency;

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

☐ Accept

Acceptance Date

13 Sep 2018

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;

3. You MUST include a statement against the criteria for development applications that will be assessed in the Merit track;
 4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property
- If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPSDD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111

Contact Details: Environment, Planning and Sustainable Development Directorate Customer Service Centre GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923
Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au



HOUSING ACT
MULTI UNIT DEVELOPMENT

Block 9 Section 46 (9 Forbes Street) Turner



Nominated Architect Robert Sly FAIA ACT #331 NSW #6712

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AERIAL PHOTO (Source: ACTmapi)

INTRODUCTION

This Statement Against Relevant Criteria (SARC) has been prepared by Munns Sly Moore Architects in support of a Development Application for Block 9 Section 46 (9 Forbes Street) Turner for a three storey development containing 7 units for Housing ACT.

SITE DETAILS

Block	9
Section	46
Suburb	Turner
Address	9 Forbes St
Site Area	1045m ²
Zone	RZ4: Urban Residential
Easements	Sewer + Electrical easement along western (rear) boundary

PROPOSED DEVELOPMENT

The proposed development is for the demolition of an existing single story brick veneer dwelling, detached garage and carport structure, to be replaced by a three storey development containing 7 units for Housing ACT.

The propsoed development is a mix of 2 and 3 bedroom units, including a Class C Adapthale unit; basement carparking and associated landscaping and site works.

CONSULTATION

The proposed development has been presented at a pre-application meeting held on the 7 March 2017 under the proposal number 201731181. (Now DA 201834426) Refer to Appendix A for copy of minutes.

Public Consultation was also undertaken by Housing ACT representatives through:

- Mail out to Turner residents in February 2018;
- Information kiosk at Northside Community Services monthly barbeque Dickson Shops on 2 March 2018; and
- Information kiosk at O'Connor Shops on 8 March and 21 March 2018.

Please refer to Appendix B – Turner Listening Report and Appendix C – Tuner Consultation Report for details of consultation undertaken, comments provided by the community and the design response to these comments.

APPLICABLE CODES

The SARC has been prepared in response to the following codes and requirements contained in the Territory Plan:

- RZ4 Medium Density Residential Zone Objectives;
- Residential Zones Development Code;
- Turner Precinct Map and Code;
- Inner North Precinct Code;
- Turner Neighbourhood Plan
- Multi Unit Housing Development Code;
- Single Dwelling Housing Development Code;
- Parking and Vehicular Access General Code;
- Bicycle Parking General Code
- Access and Mobility General Code;
- Crime Prevention Through Environmental Design Code
- Residential Boundary Fences General Code; and
- Lease Variation Code.



TERRITORY PLAN (Source: ACTmap)

TURNER PRECINCT MAP + CODE

Block 9 Section 46 is within the MT1 Area in the Turner Precinct Map and Code. The proposed 'Residential' development is not referenced in Table 2 - Additional Merit Track assessment. The Turner Precinct Map and Code does not contain any additional requirements for the site or proposed development.

INNER NORTH PRECINCT CODE

Block 9 Section 46 is within the area subject to the Inner North Precinct Code.

PART A – GENERAL DEVELOPMENT CONTROLS

ELEMENT 1: RESTRICTIONS ON USE

Rules	Criteria	Response
1.1 Residential		
R1 Dual occupancy development is not permitted where the additional dwelling is located to the rear of the block behind an existing dwelling or a new dwelling.	This is a mandatory requirement. There is no applicable criterion.	Not applicable.
R2 On a block greater than 3000m ² , a variety of dwelling sizes must be provided i.e., 1, 2 and 3 bedroom dwellings are required.	This is a mandatory requirement. There is no applicable criterion.	Block is not greater than 3,000m ² , however proposed development includes a mix of 2 bedroom and 3 bedroom dwellings.

ELEMENT 2: BUILDING AND SITE CONTROLS

Rules	Criteria	Response
2.1 Subdivision		
R3 Required minimum block amalgamations are specified in the Control Plans (Part B)	This is a mandatory requirement. There is no applicable criterion.	Not applicable.
R4 Block amalgamations and integrated redevelopment are required where: a) Existing dwellings have shared walls, such as duplexes; b) Sites are less than 16 m wide; or c) Corner sites are too small to provide satisfactory open space	This is a mandatory requirement. There is no applicable criterion.	Not applicable.
2.2 Height		
R5 Development on corner blocks, identified in the Control Plans (Part B), must be built to the maximum height limit	This is a mandatory requirement. There is no applicable criterion.	Not applicable.

Rules	Criteria	Response
2.3 Front Setbacks		
R6 Minimum front street setbacks are 6m unless otherwise specified in Part C of the code (Site specific controls) On corner blocks identified as requiring corner treatment in the control plan (Part B) buildings must be built to the specified minimum front street setback.	This is a mandatory requirement. There is no applicable criterion.	Complies. Proposed development complies with 6m front setback requirements.
R7 No building or design elements including basement structure are to be located forward of the specified minimum front street setback.	This is a mandatory requirement. There is no applicable criterion.	Complies. Basement complies with 6m front setback requirements.
2.4 Rear Setbacks		
R8 Rear setbacks are 7 m on blocks specified in the Control Plans (Part B). Where blocks specified are corner blocks, this is to be a 7 x 7 m minimum area in the rear corner.	C8 Rear setbacks allow for a deep-root planting zone and ensure privacy on blocks.	Complies. Rear setbacks greater than 7m
2.5 Building Siting		
R9 There is no applicable rule.	C9 Design promotes perimeter block development by building primarily across the frontage of the site (and not down the length of the site), so as to: a) provide space to the rear of the block to retain or introduce large-canopy trees and create a treed backdrop to development b) maximise street address as well as physical and visual access to the rear garden c) minimise privacy impacts between adjacent sites d) optimise possibilities for private and communal open spaces to the rear of the block that can accommodate landscaping and large tree planting	Proposed development complies with building mass located to front of site and private and communal outdoor space provided to the rear of the site.
R10 Dual frontage design (Figure 1) is required for development on blocks specified in the Control Plans (Part B).	This is a mandatory requirement. There is no applicable criterion.	Not Applicable
There is no applicable rule	C11 Where dual frontage design is required for development on blocks specified in the Control Plan development is to; a) Maximise building frontage to both the main street	Not Applicable

Rules	Criteria	Response
	address from the primary building zone and frontage to public space or secondary street frontage from the secondary building zone. b) Provide and maximise overlooking and prospect into open spaces including pedestrian laneways from living areas within dwellings of the development. c) Promote the increased use (including walking and cycling) of open space by providing access to and overlooking of open spaces.	
2.6 Site Coverage		
There is no applicable rule.	C12 Maximum site coverage of up to 100% in the Primary Building Zone may be permitted subject to the agreement of adjoining lessees and lodging a plan for integrated development. Note: This requirement applies to all built-to-boundary proposals less than 100% site coverage in the Primary Building Zone.	Not Applicable. Proposed development does not propose built to boundary.
R13 Site coverage in the rear zone does not exceed 30%. This rule does not apply to: a) Braddon Sections 15, 16, 58 and 59 b) O'Connor Section 40 c) Lyneham Section 46 Block 1 and 2. Note: A basement structure that projects into the Rear Zone is included in calculations of site coverage.	C13 This criterion applies only to a site where at least one protected tree is proposed to be retained within the primary building zone. In all other cases the rule is mandatory. Sufficient space on the block is provided to retain or introduce large-canopy trees and create a treed backdrop to development. Compliance with this criterion is demonstrated by a report from a suitably qualified person. A protected tree is defined under the Tree Protection Act 2005.	Complies with C13. Development includes the proposed retention of a 'Protected Tree' within the PBZ. Area equal to that not developed in the PBZ has been added to maximum 30% coverage to rear zone. Refer to drawing <i>A010-Site Coverage Diagram</i> for area analysis to demonstrate compliance. Refer to correspondence at Appendix D for confirmation of approval in principle to the approach taken.

ELEMENT 3: BUILT FORM

Rules	Criteria	Response
3.1 Building Design		
R14 Development is built to the minimum front setback. The front façade of the development is articulated to a depth of 2-3 m behind the front setback, for all storeys of the development (Figure 2).	This is a mandatory requirement. There is no applicable criterion.	Complies The proposed design development is built to the minimum front setback with articulated elements between 2-3m behind the setback to all levels.

Rules	Criteria	Response
R15 The articulation of the front façade of a building must exceed 40% of the width of the building, at every storey level.	C15 The front façade of a building is articulated to: a) prevent continuous walls of development b) provide visual interest to building alignment	Complies The front façade of a building is articulated greater than 40% of the width of the building at all levels.
There is no applicable rule.	C16 The articulation responds to: a) architectural design b) local character c) access d) environmental conditions e) landscape features	Complies The articulation to the front façade adds to the character of the design through the provision of private outdoor space at the ground level and with balconies; stepping to the building facade in response to the existing Significant tree, and provision of screening to provide privacy.
There is no applicable rule.	C17 Development adjacent to pedestrian paths and laneways provide casual surveillance and overlooking of these spaces.	Complies The location of windows and balconies provides passive surveillance of the footpaths to Forbes Street.
3.2 Interface		
R18 Redevelopment of more than two dwellings on a block in RZ4 is not permitted where it adjoins an existing single dwelling that has an existing or approved redevelopment on the other side boundary, unless the single dwelling site is one or more of the following: a) included in the amalgamation of sites, b) developed at the same time as part of a plan for an integrated housing development and with the consent of the affected lessee, c) located in Turner Sections 38, 39, 44, 60 and 61 where the lessee of the single dwelling supports the proposed development occurring independently.	This is a mandatory requirement. There is no applicable criterion.	Complies The Applicant is not aware of any approved redevelopment to the adjoining blocks - Block 10 Section 46; or Block 11 Section 46 Turner.

ELEMENT 4: PARKING AND SITE ACCESS

Rules	Criteria	Response
4.1 Vehicle Access		
R19 A maximum of one basement entry per two blocks or per 40 m of street frontage, whichever is greater.	C19 Basement entries across the nature strip are limited to reduce visual impact.	Complies Block 8, Section 46 Tuner to north of subject site is only other basement entry in same section of Forbes Street. The existing verge crossing location is to be reused. Refer to Civil Engineers documentation
4.2 Parking		
There is no applicable rule.	C20 Car parking provision rates identified in the Parking and Vehicular Access General Code are the maximum rates for development.	Complies Refer to Civil Statement Against Relevant Criteria

ELEMENT 5: AMENITY

Rules	Criteria	Response
5.1 Neighbourhood Plans		
There is no applicable rule.	C21 Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.	Complies Refer to following section 'Turner Neighbourhood Plan' that responds to strategies and goals for Precinct 4: North-East of Haig Park.
5.2 Private Open Space		
R22 Dwellings with three bedrooms or more have direct access to ground floor private open space.	C22 This is a mandatory requirement. There is no applicable criterion.	Complies Proposed 3 bedroom dwelling is provided with direct access to ground floor private open space. Refer to A001 - Site Plan and A102 - Ground Floor Plan
5.3 Utilities		
R23 Overhead powerlines, telephone and data cables are undergrounded in coordination with the relevant utility provider.	C23 Powerlines, telephone and data cables are progressively undergrounded within sections to reduce visual impact, improve residential amenity and provide clearance for deep root planting zones.	Complies Refer to Electrical Engineer documentation.

PART B – CONTROL PLANS

Block 9 Section 46 is a 'Section covered by the Code'. The subject site requires a 'Rear Setback (deep root zone) 7 metres from rear boundary.

PART C – SITE SPECIFIC CONTROLS

Block 9 Section 46 does not have any specific site controls noted in Part C(5) Turner.

SUBJECT SITE
BLOCK 9 SECTION 46 TUNER



TURNER NEIGHBOURHOOD PLAN

The subject site is located in Precinct 4: North East of Haig Park of the Turner Neighbourhood Plan.

The proposed development is consistent with the precinct specific goals:

- Goal 1 - A High quality garden city setting
The proposed development has been designed to retain the existing hedge to the Forbes Street frontage and a significant tree in the front zone. These plantings contribute to the existing streetscape and will allow the proposed development to integrate with the garden setting.
In addition to the existing vegetation to be retained, the proposed landscaping includes the provision of additional deciduous trees and low level planting to enhance the private and communal spaces on site, and provide larger trees within the rear zone; and
- Goal 2 – A liveable and sustainable range of housing types.
The proposed development includes a mix of 2 and 3 bedroom units, including a Class C Adaptable unit. All other units have been designed in accordance with the requirements of Liveable Gold. These units will add to the range of housing types in the precinct and provide opportunities for a range of tenant to be allocated to the development by Housing ACT.

The proposed development is also consistent with the Strategies for Precinct 4, including:

- P4-1 – protecting key elements of the existing landscape and encouraging high quality landscaping in new residential developments;
- P4-2 – provision of quality development including the provision of entrances and habitable spaces addressing the street;
- P4-10 – providing car parking on site consistent with the requirements of the Parking and Vehicular Access General Code;
- P4-13 – providing a development consistent with the mass and scale defined by the Territory Plan, and ensuring privacy and over shadowing does not adversely impact the amenity of the neighbouring dwellings;
- P4-14 – maintain a mix of housing by providing additional public housing;
- P4-16 – providing permeable paving to paths and outdoor spaces where suitable;
- P4-17 – providing a development that reduces water consumption and is energy efficient; and
- P4-18 – proving a development that does not adversely affect street trees.

Strategies P4-3; P4-4; P4-5, P4-6; P4-7; P4-8; P4-9; P4-11; P4-12 and P4-15 relate to the public realm and are not affected by the proposed development.

RESIDENTIAL ZONES DEVELOPMENT CODE

PART A – RESIDENTIAL HOUSING DEVELOPMENT

This part refers to the relevant general codes for single dwelling housing and multi-unit housing development

ELEMENT 1: SINGLE DWELLING HOUSING DEVELOPMENT

Rules	Criteria	Response
1.1 Single dwelling housing development code		
R1 Single dwelling housing complies with the Single Dwelling Housing Development code.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Proposed development is for multi-unit housing

ELEMENT 2: MULTI UNIT HOUSING DEVELOPMENT

Rules	Criteria	Response
2.1 Increasing Rights		
R2 Multi unit housing complies with the Multi-unit Housing Development Code.	This is a mandatory requirement. There is no applicable criterion.	Complies. Refer to Multi Unit Housing Development code statement against the relevant criteria in following section

ELEMENT 3: SUPPORTIVE HOUSING AND RETIREMENT VILLAGE

Rules	Criteria	Response
3.1 Design and siting		
There is no applicable rule	C3 Buildings accommodating supportive housing or retirement village achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy for dwellings on adjoining residential blocks and their associated private open space c) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space d) compatibility with exterior building materials of existing buildings in the locality.	Not Applicable. The proposed development is not for supportive housing or retirement village.

Rules	Criteria	Response
R4 All dwellings for the purpose of supportive housing or retirement village meet both of the following: a) Australian Standard AS4299 Adaptable housing (Class C) b) Access and Mobility General Code.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable The proposed development is not for supportive housing or retirement village; however the development does include the provision of a Class C Adaptable unit.
R5 For a single dwelling block containing supportive housing or retirement village the maximum plot ratio for the whole block is specified in table 2.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable

ELEMENT 4: SECONDARY RESIDENCES

Rules	Criteria	Response
4.1 Design and siting		
R6 A secondary residence is developed only in association with single dwelling housing.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a secondary residence.
R7 The maximum dwelling size* of a secondary residence is 90m ² . *For the purpose of this rule, dwelling size is the floor area measured to the outside face of external walls (including internal walls between the living areas and garage) but excludes the garage.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a secondary residence.
R8 The minimum gross floor area of a secondary residence is 40m ² .	C8 A secondary residence is of a size sufficient to meet the needs of a typical resident. Residents of the secondary residence sharing facilities such as storage or a laundry with the residents of the primary residence may be considered when determining compliance with this criterion.	Not Applicable. The proposed development is not for a secondary residence.
R9 The minimum block size for secondary residence is 500m ² .	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a secondary residence.

Rules	Criteria	Response
R10 The plot ratio for all buildings on a block with a secondary residence does not exceed the maximum plot ratio for single dwelling housing on the block, as prescribed in Element 1 of the Single Dwelling Housing Development Code.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a secondary residence.
R11 For blocks containing a secondary residence: a) Secondary residences comply with Element 1 and Element 6 of the Single Dwelling Housing Development Code b) The main residence continues to comply with the provisions of the Single Dwelling Housing Development Code.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a secondary residence.
R11A The total private open space on the block complies with the private open space for single dwelling housing as prescribed in Element 5 of the Single Dwelling Housing Development Code.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a secondary residence.
R12 No block contains more than one secondary residence.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a secondary residence.
R13 A secondary residence complies with Australian Standard AS 4299 Adaptable housing (Class C).	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a secondary residence.
There is no applicable rule.	C14 The development is consistent with the desired character.	Not Applicable. The proposed development is not for a secondary residence.
R15 The minimum separation between an unscreened element and an external wall on the same block is 3m.	C15 The outlook from an unscreened element is not unreasonably impeded by external walls.	Not Applicable. The proposed development is not for a secondary residence.
R16 The separation between external walls at the lower floor level on the same block is not less than 1m.	C16 The separation between blank walls on the same or adjoining blocks at ground level achieves reasonable access for maintenance.	Not Applicable. The proposed development is not for a secondary residence.
4.2 Subdivision		
R17 Subdivision to provide separate title to a secondary residence, including subdivision under the Unit Titles Act 2001, is not permitted.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development does not include subdivision.

Rules	Criteria	Response
4.3 Parking		
R18 At least one parking space is provided in addition to that required for the primary residence.	C18 Car parking on the block is adequate for current and future residents and visitors.	Not Applicable. The proposed development is not for a secondary residence.
R19 The parking space associated with the secondary residence is not located in the front zone.	C19 Car parking and related access on the block achieve all of the following: a) Reasonable amenity of neighbouring residential blocks b) Consistency with the value of the streetscape c) Public safety especially in relation to pedestrians and cyclists d) Reasonable surveillance of parking spaces	Not Applicable. The proposed development is not for a secondary residence.

ELEMENT 5: RESIDENTIAL CARE ACCOMMODATION

Rules	Criteria	Response
5.1 Design and siting		
R20 Residential care accommodation comprising 2 or more dwellings complies with Element 3 of the Multi Unit Housing Development Code, except provisions applying to plot ratio.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for residential care accommodation.
R21 Residential care accommodation comprising one dwelling complies with Element 1 of the Single Dwelling Housing Development Code, except for provisions relating to plot ratio.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for residential care accommodation.
R23 All dwellings for the purpose of residential care accommodation meet both of the following: a) Australian Standard AS4299 Adaptable housing (Class C) b) Access and Mobility General Code.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for residential care accommodation.
5.1 Distribution		
R24 No section has more than one residential care accommodation development.	C24 Residential care accommodation developments are distributed to protect the amenity of residential areas.	Not Applicable. The proposed development is not for residential care accommodation.

ELEMENT 6: BOARDING HOUSES

Rules	Criteria	Response
6.1 Design and siting		
R25 The minimum gross floor area of a boarding room is: a) for a single occupant - 12m ² b) for 2 or more occupants - 16m ² .	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a boarding house.
R26 If a boarding house is to be occupied by five or more adults, at least one communal living room of at least 16m ² with a minimum dimension of 3 metres is to be provided.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a boarding house.
R27 The maximum plot ratio for boarding houses is specified in table 2.	C27 Boarding houses achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy for dwellings on adjoining residential blocks and their associated private open space c) reasonable solar access to dwellings on adjoining residential blocks and their private open space d) compatibility with exterior building materials of existing buildings in the locality.	Not Applicable. The proposed development is not for a boarding house.
R28 Except where otherwise provided for above, boarding houses comply with Multi Unit Housing Development Code Elements 3, 4, 5, 6 and 8. Note: Adequate bathroom and kitchen facilities are provided within the boarding house for the use of residents. Individual boarding rooms may have kitchen and/or bathroom facilities, but these are not mandatory.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a boarding house.
6.2 Subdivision		
R29 The land is held as a single undivided parcel. Subdivision to provide separate title to an individual boarding room, including subdivision under the Unit Titles Act 2001, is not permitted.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a boarding house.
6.3 Distribution		
R30 No section has more than one boarding house.	C30 The amenity of the area is protected by restricting the agglomeration of non-residential activities.	Not Applicable. The proposed development is not for a boarding house.

ELEMENT 7: GUEST HOUSES

Rules	Criteria	Response
7.1 Design and siting		
R31 Except where otherwise provided for in this code guest houses comply with the Multi Unit Housing Development Code.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a guest house.
7.2 Distribution		
R32 Guest houses are permitted only where: a) there is a maximum of one per section b) the block is adjacent to a commercial zone This rule does not apply to the following parcels: i) Belconnen Section 55 Block 37 ii) Belconnen Section 66 iii) Belconnen Section 67 Block 3 and part Block 2 iv) Belconnen Section 88 part Block 1 v) Downer Section 34 Blocks 1-18 vi) Downer Section 44 Block 1 and Blocks 29-49	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development is not for a guest house.

ELEMENT 8: DEMOLITION

Rules	Criteria	Response
8.1 Statement of endorsement		
R33 A statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the Planning and Development Act 2007 is provided confirming all of the following: a) all network infrastructure on or immediately adjacent the site has been identified on the plan b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) all required network disconnections have been identified & the disconnection works comply with utility requirements d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.	This is a mandatory requirement. There is no applicable criterion.	Complies Refer to Civil Engineers and Electrical Engineers documentation for entity referral as part of application.

Rules	Criteria	Response
8.2 Hazardous materials surveys		
R34 This rule applies to one of the following: a) the demolition of multi-unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985 b) demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005. Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) endorsed by the Environment Protection Authority. A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one of the following: i) is a licensed disposal facility in the ACT ii) another site outside the ACT. If hazardous materials, including asbestos, are to be transported for disposal interstate, approval from the Environment Protection Authority prior to removal of material from the site. An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site. Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	C34 If an endorsed hazardous materials survey is not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.	Complies with C34. A hazardous materials survey is not provided and we understand the application will be referred to the relevant agency.

ELEMENT 9: SUBDIVISION AND CONSOLIDATION

Rules	Criteria	Response
9.1 Subdivision and consolidation of blocks - general		
R35 This rule applies to all blocks. Subdivision or consolidation is only permitted where one or more of the following apply: a) all the dwellings on the land are lawfully constructed b) the proposed development complies with all of the following - i) it is part of an integrated housing development ii) it is demonstrated that any building on a consequent lease is, or can be designed, in accordance with the relevant sections of this code. For this rule, subdivision does not include a minor boundary adjustment, unless that boundary adjustment results in the creation of one or more additional blocks.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development does not include subdivision or consolidation.
9.2 Consolidation of single dwelling blocks - RZ1		
R36 This rule applies to consolidation of blocks in RZ1, one or more of which is a single dwelling block, but does not apply to the consolidation of a single dwelling block with unleased territory land. Consolidation complies with all of the following: a) the consolidated block is to be used only for the purpose of supportive housing b) not more than 2 blocks are consolidated c) all blocks proposed to be consolidated have adjoining street frontages d) none of the blocks proposed to be consolidated has been previously consolidated.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone
9.3 Consolidation of single dwelling blocks - RZ2		
R37 This rule applies to consolidation of blocks in RZ2, one or more of which is a single dwelling block. The consolidated block has a single continuous street frontage.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ2 zone

Rules	Criteria	Response
9.4 Subdivision of single dwelling blocks - RZ1		
R38 This rule applies to single dwelling blocks in RZ1. Subdivision (including subdivision under the Unit Titles Act 2001) is permitted only where all dwellings on the block comply with one of the following: a) were lawfully constructed on or before 1 September 2003 b) were subject to development approval issued on or before 1 September 2003 c) were the subject of a development application lodged on or before 1 September 2003 that was subsequently approved. This rule does not apply to single dwelling blocks in RZ1 that were subject to the A10 residential core area specific policy under Territory Plan 2002 at the time the development was approved.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone
R38A This rule applies to surrendered residential blocks in RZ1. Subdivision under the Planning and Development Act 2007 is not permitted. Subdivision under the Unit Titles Act 2001 is permitted where all of the following are met: a) It is only for dual occupancy housing b) Both dwellings in the dual occupancy have been lawfully constructed. Note: Staged development under the Unit Titles Act 2001 is not permitted.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone
9.6 Subdivision of a dual occupancy - other than RZ1		
R40 This rule applies to blocks located in a residential zone other than RZ1. Subdivision of a dual occupancy housing development is permitted only where all of the following are met: a) not more than 2 leases are created b) each proposed block contains a lawfully constructed dwelling c) new boundaries created as a result of the subdivision are located such that the buildings comply with the relevant	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development does not include subdivision.

Rules	Criteria	Response
setback and building envelope provisions of the Single Dwelling Housing Development Code with respect to those boundaries d) each block is or can be (on the written advice of the relevant service provider) provided with separate utility services. Blocks created under this rule cannot be further subdivided.		
9.7 Requirements for access and utility easements		
R41 For developments involving shared access ways, the leases created as a consequence of the subdivision specify the location of any necessary easements for access.	This is a mandatory requirement. There is no applicable criterion.	Complies The development provided shared access way for access and utility easements- 2200mm clear access. Refer to <i>A001 Site Plan</i> for details.
R42 For developments involving utility services crossing adjoining leases (including electricity, gas, telecommunications, stormwater, sewer and water supply), the leases created as a consequence of the subdivision specify the location and width of any necessary utility service easements.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable
9.8 Requirements on irregular shaped blocks		
R43 Blocks created by the subdivision of a single dwelling block are rectangular or battleaxe in shape.	C43 Where possible, blocks created by the subdivision a single dwelling block have a regular shape without multiple corners or bends.	Not Applicable

ELEMENT 10: SUBDIVISION AND CONSOLIDATION - HERITAGE LISTED

Rules	Criteria	Response
10.1 Consolidation of single dwelling blocks - RZ1		
R44 In RZ1, consolidation involving one or more single dwelling blocks registered or provisionally registered under the Heritage Act 2004 is not permitted.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development does not include subdivision or consolidation.

Rules	Criteria	Response
10.2 Subdivision of single dwelling blocks - heritage listed - RZ1		
R45 This rule applies to single dwelling blocks in RZ1 that are registered or provisionally registered under the Heritage Act 2004. Subdivision (including subdivision under the Unit Titles Act 2001) is permitted only where all dwellings on the block comply with one of the following: a) were lawfully constructed on or before 1 September 2002 b) were subject to development approval issued on or before 1 September 2002 c) were the subject of a development application lodged on or before 1 September 2002 that was subsequently approved. This rule does not apply to single dwelling blocks in RZ1 that were subject to the A10 residential core area specific policy under Territory Plan 2002 at the time the development was approved.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development does not include subdivision or consolidation.
10.3 Subdivision or consolidation of blocks - other than RZ1		
R46 This rule applies to blocks other than blocks in RZ1 that are registered or provisionally registered under the Heritage Act 2004. Subdivision or consolidation of blocks is permitted where all of the following apply: a) the subdivision or consolidation is not specifically prohibited by a guideline, order or agreement made under that act b) the subdivision or consolidation complies with the relevant provisions of element 12.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development does not include subdivision or consolidation.

PART E – NON-RESIDENTIAL USES

This part applies to non-residential development in all residential zones.

ELEMENT 11: COMMUNITY USES

Rules	Criteria	Response
11.1 Distribution		
R47 No section has more than one of each of the following: a) child care centre b) community activity centre c) health facility. This rule does not apply to child care centres or health facilities on the following parcels: i) Belconnen Section 55 Block 37 ii) Belconnen Section 66 iii) Belconnen Section 67 Block 3 and part Block 2 iv) Belconnen Section 88 part Block 1.	C47 Community uses are distributed to avoid the concentration of non-residential uses in residential zones.	Not Applicable. The proposed development is for residential use.
There is no applicable rule.	C48 Buildings accommodating community uses achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy for dwellings on adjoining residential blocks and their associated private open space c) reasonable solar access to dwellings on adjoining residential blocks and their associated private open space d) compatibility of exterior building materials with existing buildings in the locality.	Not Applicable. The proposed development is for residential use.
There is no applicable rule.	C49 Child care centres and community activity centres achieve all of the following: a) consistency with the desired character b) reasonable levels of privacy for dwellings on adjoining residential blocks and their associated private open space c) reasonable solar access to dwellings on adjoining residential blocks & their private open space d) compatibility with exterior building materials of existing buildings in the locality.	Not Applicable. The proposed development is for residential use.

Rules	Criteria	Response
R50 For child care centres and community activity centres, the maximum plot ratio is specified in table 2.	C50 Child care centres and community activity centres are consistent with the desired character.	Not Applicable. The proposed development is for residential use.
R51 The design of community activity centres is in accordance with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority. A noise management plan shall address, as a minimum: a) anticipated noise levels from the use of proposed building b) appropriate noise thresholds for dwellings in the vicinity c) building construction measures that will attenuate the expected noise to levels at or below the identified thresholds.	C51 Buildings intended to be used as community activity centres attenuate noise from expected uses to a level that does not unreasonably diminish the residential amenity of dwellings in the vicinity. All of the following matters may be considered when determining compliance with this criterion: a) a noise management plan prepared on behalf of the applicant by a suitably qualified person b) advice from the Environment Protection Authority.	Not Applicable. The proposed development is for residential use.

PART F – OTHER DEVELOPMENT

This part applies to all development in residential zones other than RESIDENTIAL USE, COMMUNITY USE, demolition, subdivision, and consolidation.

ELEMENT 12: MATTERS FOR CONSIDERATION

Rules	Criteria	Response
12.1 Suitability of the site for the proposed development		
There is no applicable rule.	C52 This criterion applies to all development in residential zones other than RESIDENTIAL USE, COMMUNITY USE, demolition, subdivision, and consolidation. The site is suitable for the proposed development. Compliance with this criterion is demonstrated by reference to all of the following that are relevant to the proposal: a) any effect that the development may have on the environment, including social and economic effects b) the desired character c) the availability of public transport d) links to the shared path network e) accessibility to and within the site for those with a disability f) the availability of adequate reticulated services including water, electricity, drainage and sewerage g) the provision of car parking	Not Applicable. The proposed development is for residential use.

Rules	Criteria	Response
	h) the provision of loading and unloading facilities i) the adequacy of post occupancy waste management.	

PART G – GENERAL CONTROLS

This part applies all development in residential zones. It also includes controls that apply to the subdivision of existing residential blocks.

ELEMENT 13: REDEVELOPMENT

Rules	Criteria	Response
13.1 Redevelopment generally - RZ1 and RZ2		
There is no applicable rule.	C53 In RZ1 and RZ2, residential re-development on blocks originally used for multi-unit housing may be approved subject to consideration of adverse impacts on adjoining properties resulting from any increase in building bulk.	Not applicable. Subject site is not in RZ1 or RZ2 zone
13.2 Plot ratios - redevelopment		
There is no applicable rule.	C54 On land where a lawfully constructed building exceeds the stipulated maximum plot ratio, a new building or buildings up to the same plot ratio may be permitted provided that all of the following are achieved: a) the development does not involve an increase in the number of dwellings on the site b) there are no additional adverse impacts on adjoining properties including, but not limited to, solar access.	Not Applicable. Existing dwelling does not exceed the stipulated maximum plot ratio
13.3 Number of storeys - redevelopment - RZ1, RZ2, RZ3, RZ4 and RZ5		
There is no applicable rule.	C55 In all residential zones, where the number of storeys in a lawfully constructed building exceeds the maximum stipulated in the relevant code, a new building or buildings with no more storeys than the existing building may be permitted provided there are no additional adverse impacts on adjoining properties including, but not limited to, solar access.	Not Applicable. Existing dwelling does not exceed the stipulated maximum number of storeys

Rules	Criteria	Response
13.4 Height of buildings - redevelopment		
There is no applicable rule.	C56 In all residential zones, where a lawfully constructed building exceeds the height of building stipulated in the relevant code, a new building or buildings up to the height of the existing building may be permitted provided there are no additional adverse impacts on adjoining properties including, but not limited to, solar access.	Not Applicable. Existing dwelling does not exceed the stipulated maximum height of building

ELEMENT 14: ENVIRONMENT

Rules	Criteria	Response
14.1 Water sensitive urban design		
R57 This rule applies to all multi-unit residential development except for minor extensions and secondary residences. The development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, without any reliance on landscaping measures. Compliance with this rule is demonstrated by a report by a suitably qualified person using the ACTPLA on-line assessment tool or another tool referred to in the Water Ways: Water Sensitive Urban Design General Code. For this element: minor extension means an extension where the increase in the combined roof plan area, driveway, car manoeuvring areas and car parking areas is less than 25% of the total of the areas of these components at the date of lodgement of the development application.	This is a mandatory requirement. There is no applicable criterion.	Complies Refer to Civil Engineer documentation for details.
R58 This rule applies to all multi-unit housing except minor extensions. On sites larger than 2,000m² stormwater management measures comply with all of the following: a) provision for the retention of stormwater on the block is equivalent to at least 1.4kl per 100m² of impervious area	C58 On sites larger than 2,000m² all of the following stormwater management measures are achieved: a) the equivalent of 1-in-3 month stormwater peak pre-development stormwater run-off is retained on the block b) the retained stormwater complies with one or more of the following -	Not Applicable. The subject site is not larger than 2,000m ²

Rules	Criteria	Response
b) the retained stormwater complies with one or more of the following - i) it is stored for later reuse ii) it is released to the stormwater system over a period of not less than 1 day. Rainwater tanks connected to at least the toilet and all external taps may be counted towards this requirement.	i) it is stored for later reuse ii) its is released to the stormwater system over a reasonable period. Compliance with this criterion is demonstrated by a report by a suitably qualified person.	
R59 This rule applies to all multi-unit housing except minor extensions. For blocks 5,000m² or larger, the average annual stormwater pollutant export is reduced for all of the following: a) suspended solids by at least 60% b) total phosphorous by at least 45% c) total nitrogen by at least 40% compared with an urban catchment with no water quality management controls. Compliance with this rule is demonstrated by a report by a suitably qualified person, using the MUSIC model or another nationally recognised model.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The subject site is not larger than 5,000m²
R60 On previously developed blocks larger than 2,000m² the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in 1-in-100 year storm event. Compliance with this rule is demonstrated by a report by a suitably qualified person.	C60 On previously developed blocks larger than 2,000m² the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed predevelopment levels. Compliance with this criterion is demonstrated by a report by a suitably qualified person.	Not Applicable. The subject site is not larger than 2,000m²
14.2 Heritage		
R61 This rule applies to land containing places or objects registered or provisionally registered under section 41 of the Heritage Act 2004. The authority shall refer a development application to the Heritage Council. Note: The authority will consider any advice from the Heritage Council before determining the application.	This is a mandatory requirement. There is no applicable criterion.	Not applicable

Rules	Criteria	Response
14.3 Tree protection		
R62 This rule applies to a development that has one or more of the following characteristics: a) requires groundwork within the tree protection zone of a protected tree b) is likely to cause damage to or removal of any protected trees. The authority shall refer the development application to the Conservator of Flora and Fauna. Notes: 1. Under the Planning and Development Regulation 2008 a development application for a declared site under the Tree Protection Act 2005, must be referred to the Conservator of Flora and Fauna. 2. The authority will consider any advice from the Conservator of Flora and Fauna before determining the application in accordance with the Planning and Development Act 2007. 3. Protected tree and declared site are defined under the Tree Protection Act 2005.	This is a mandatory requirement. There is no applicable criterion.	A Significant Tree (Tree No.2) is proposed to be protected and retained with works occurring within the Tree Protection Zone. A Significant tree (Tree No.8), is proposed to be removed on the basis that it is in poor health. Please refer to landscape plan for proposed replacement landscaping in appropriate location for the development. Please refer to the demolition plan for location, and refer to Tree Survey and Management Plan. We understand the matter will be referred to the Conservator of Flora and Fauna and we have included a completed Application to Undertake Tree Damaging Activity form with the application.
14.4 Bushfire		
R63 Where identified in a precinct code or lease and development conditions as being within a bushfire prone area, buildings are to be constructed in accordance with the relevant Building Code of Australia bushfire provisions.	This is a mandatory requirement. There is no applicable criterion.	Not applicable
14.5 Erosion and sediment control		
R64 For sites less than 3,000m², the development complies with the Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT. Notes: 1. If no evidence of compliance with the above guideline is provided, the application may be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007. 2. see part D for sites over 3000m².	This is a mandatory requirement. There is no applicable criterion.	Complies – refer to Civil documentation.

Rules	Criteria	Response
14.6 Contamination		
R65 This rule applies where an assessment by the proponent in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the ACT Environment Protection Policy 2000 identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area. Development complies with an environmental site assessment report endorsed by Environment Protection Authority. Supporting document: Environmental site assessment report endorsed by Environment Protection Authority Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The subject site is not adjacent to a potentially polluting source.

MULTI UNIT HOUSING DEVELOPMENT CODE

PART A - GENERAL CONTROLS

This part applies to all multi-unit housing development irrespective of zone. Part B contains additional controls that apply to multi-unit housing with four or more storeys. Part C contains additional controls that apply to multi-unit housing in commercial zones.

ELEMENT 1: RESTRICTIONS ON USE

Rules	Criteria	Response
1.1 Dual occupancy housing – single dwelling blocks – RZ1		
R1 In RZ1, the minimum area of single dwelling blocks for dual occupancy housing is 800m ² .	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone
1.2 Dual occupancy housing – single dwelling blocks – RZ2		
R2 In RZ2, the minimum area of single dwelling blocks for dual occupancy housing is 700m ² .	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ2 zone
1.3 Apartments – single dwelling blocks – RZ1 and RZ2		
R3 This rule applies to <i>single dwelling blocks</i> in RZ1 and RZ2. No <i>new apartments</i> are permitted.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 or RZ2 zone

ELEMENT 2: LEASE AND DEVELOPMENT CONDITIONS

Rules	Criteria	Response
2.1 Development proposals affected by approved lease and development conditions		
R4 This rule applies to <i>blocks</i> affected by approved <i>lease and development conditions</i> that provide for one or more of the following matters: a) plot ratio b) building envelope c) building height d) front street setback e) side setback f) rear setback g) building design h) materials and finish i) interface j) vehicle access k) parking	C4 The development meets the intent of any approved lease and development conditions.	Not applicable. No additional lease or development conditions have been identified.

Rules	Criteria	Response
l) solar access m) private open space n) water sensitive urban design o) landscaping. Approved <i>lease and development conditions</i> for the matters listed above shall take precedence over the provisions of this code, but only to the extent of any inconsistency.		

ELEMENT 3: BUILDING AND SITE CONTROLS

Rules	Criteria	Response
3.1 Dwelling replacement - single dwelling blocks		
R5 This rule applies to <i>single dwelling blocks</i> in all residential zones that are proposed to be redeveloped for <i>multi unit housing</i> , but does not apply to <i>supportive housing</i> . a) where there has been no consolidation of blocks – 1 replacement dwelling b) in all other cases – a number equal to the total number of blocks originally leased or used for the purpose of <i>single dwelling housing</i> that have been consolidated or proposed to be consolidated. For this rule the following number of bedrooms per replacement dwelling are provided: c) where the original dwelling is one or two bedrooms–2 d) where the original dwelling is three or more bedrooms – 3 or more	This is a mandatory requirement. There is no applicable criterion.	Complies. The existing dwelling is 3 bedrooms. The proposed multi unit development includes the provision of 1 three bedroom unit.
3.2 Plot ratio - dual occupancy - single dwelling blocks - RZ1 - except for surrendered residential blocks		
R6 This rule applies to single dwelling blocks in RZ1 unless the block is a <i>surrendered residential block</i> . The maximum <i>plot ratio</i> for <i>dual occupancy housing</i> is determined by the formula: $P = (140/B + 0.15) \times 100$. The maximum <i>plot ratio</i> for any additional new <i>dwelling</i> which is part of a <i>dual occupancy</i> and does not directly front a public road from which vehicular access is permitted is the lesser of:	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone

Rules	Criteria	Response
a) the plot ratio determined by the formula $P = (140/B + 0.15) \times 50;$ and b) 17.5%. For the purpose of calculating <i>plot ratio</i> for this rule, the <i>gross floor area</i> includes 18m² for each roofed car space provided to meet Territory requirements for resident car parking, but does not include <i>basement</i> car parking. For the formulae used in this rule: P is the maximum permissible <i>plot ratio</i> expressed as a percentage B is the <i>block</i> area in square metres.		
3.3 Plot ratio - dual occupancy - single dwelling blocks - RZ2 and surrendered residential blocks - RZ1		
R7 This rule applies to the following: a) single dwelling blocks in RZ2 b) blocks defined as a <i>surrendered residential block</i> in RZ1 The maximum <i>plot ratio</i> for <i>dual occupancy housing</i> is: i) where at least one dwelling does not directly front a public road from which vehicular access is permitted - 35% ii) in all other cases - 50% The maximum <i>plot ratio</i> for any additional new <i>dwelling</i> which is part of a <i>dual occupancy</i> and does not directly front a public road from which vehicular access is permitted is 17.5%. For the purpose of calculating <i>plot ratio</i> for this rule, the <i>gross floor area</i> includes 18m² for each roofed car space provided to meet Territory requirements for resident car parking, but does not include <i>basement</i> car parking.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ2 zone
3.4 Plot ratio - large single dwelling blocks - RZ2, RZ3 and RZ4		
R8 This rule applies to <i>large blocks</i> that are <i>single dwelling blocks</i> in RZ2, RZ3 and RZ4. In RZ2 the maximum <i>plot ratio</i> is 50%. In RZ3 the maximum <i>plot ratio</i> is 65%. In RZ4 the maximum <i>plot ratio</i> is 80%. For the purpose of calculating <i>plot ratio</i> for this rule, the <i>gross floor area</i> includes 18m² for each roofed car space provided to meet Territory requirements for resident car parking, but does not include <i>basement</i> car parking.	This is a mandatory requirement. There is no applicable criterion.	Complies Maximum plot ratio is 80%. Refer to <i>A001 Site Plan</i> for details.

Rules	Criteria	Response
3.5 Plot ratio – other than single dwelling blocks – RZ1, RZ2, RZ3 and RZ4		
R9 This rule applies to blocks other than <i>single dwelling blocks</i> in RZ1, RZ2, RZ3 and RZ4. The maximum <i>plot ratio</i> is: a) In RZ1, RZ2 and RZ3 – 65% b) In RZ4 – 80%. This rule does not apply to: i) <i>blocks</i> with both of the following characteristics: - Subject to either a residential B1 or B8 area specific policy under the Territory Plan at 30 March 2008 - held under a holding lease at 30 March 2008 ii) blocks in RZ1 approved before 5 July 2013 For the purpose of calculating <i>plot ratio</i> for this rule, the <i>gross floor area</i> includes 18m² for each roofed car space provided to meet Territory requirements for resident car <u>parking</u>, but does not include <i>basement</i> car parking.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is a single dwelling block
3.6 Additional dwellings – single dwelling blocks – RZ1		
R10 This rule applies to <i>single dwelling blocks</i> in RZ1 but not to <i>blocks</i> that are intended to be used for <i>supportive housing</i>. The maximum number of <i>dwellings</i> permitted on a <i>single dwelling block</i> is 2.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone
3.7 Residential density – supportive housing – single dwelling blocks – RZ1		
R11 This rule applies to <i>single dwelling blocks</i> in RZ1 that are intended to be used for <i>supportive housing</i>. Despite any other rule in this element, the maximum number of <i>dwellings</i> is shown in table A1.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone
3.8 Residential density – single dwelling blocks – RZ2		
R12 This rule applies to <i>single dwelling blocks</i> in RZ2. The maximum number of <i>dwellings</i> is shown in table A2. Note 1: Refer to element 4 of the Residential Zones Development Code for provisions relating to supportive housing. Note 2: Refer to element 3 for provisions relating to the number of dwellings permitted in each building.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ2 zone

Rules	Criteria	Response
3.9 Additional dwellings – single dwelling blocks – RZ2		
R13 This rule applies to <i>single dwelling blocks</i> in RZ2 where the length of the <i>front boundary</i> facing a public road that allows vehicular access is 20m or less. Despite any other rule in this element, the maximum number of <i>dwellings</i> is 3.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ2 zone
3.10 Residential density – adaptable housing – single dwelling blocks – RZ2		
R14 This rule applies to single dwelling blocks in RZ2 where all dwellings comply with Australian Standard AS4299 <i>Adaptable Housing</i> (Class C). Despite R2 and R12, the maximum number of dwellings is shown in table A3.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ2 zone
3.11 Number of dwellings in each building – single dwelling blocks – RZ2		
R15 In RZ2 on <i>single dwelling blocks</i> the maximum number of dwellings in any building is 4. For the purposes of this rule, <i>basements</i> are not part of a building.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ2 zone
3.12 Number of storeys – single dwelling blocks – RZ1		
R16 In RZ1 on <i>single dwelling blocks</i> buildings comply with all of the following: a) The number of <i>storeys</i> does not exceed: i) 1 storey for dual occupancies on <i>surrendered residential blocks</i> 700m² and larger to which the 35% plot ratio applies to one storey ii) 2 storeys for all other single dwelling blocks. b) attics or basement car parking are not permitted where they are located directly above or below any 2 storey element of the dwelling. Note: Where 50% plot ratio is permitted, two storey dwellings are also permitted. The single storey rule for dual occupancies applies to blocks where a dwelling does not directly front a public road from which vehicular access is permitted.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone

Rules	Criteria	Response
R17 This rule applies to a <i>detached house</i> with all of the following characteristics: i) located on a single dwelling block ii) located in RZ1 iii) is part of a dual occupancy housing iv) does not directly front a public road Despite the previous rule the building complies with all of the following: a) contains no more than 1 <i>storey</i> b) has no <i>basement</i> car parking.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone
3.13 Number of storeys – other than single dwelling blocks – RZ1		
R18 In RZ1 on <i>blocks</i> other than <i>single dwelling blocks</i>, the maximum number of <i>storeys</i> is 2.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone
3.14 Number of storeys – RZ2		
R19 In RZ2 the number of <i>storeys</i> does not exceed 2. Rooftop plant that is set back from the building's facade and screened from the street is not included in the number of storeys.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Subject site is not in RZ1 zone
3.15 Number of storeys – RZ3		
R20 In RZ3 the maximum number of <i>storeys</i> is 2. Rooftop plant that is set back from the building's facade and screened from the street is not included in the number of storeys.	C20 Buildings achieve all of the following: a) consistency with the <i>desired character</i> b) the appearance from the street of not more than two storeys for that part of the building facing the street c) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.	Not applicable. Subject site is not in RZ1 zone
3.16 Number of storeys – RZ4		
R21 In RZ4 the maximum number of <i>storeys</i> is 3. Rooftop plant that is set back and screened from the street is not included in the number of storeys.	C21 Buildings achieve all of the following: a) consistency with the <i>desired character</i> b) the appearance from the street of not more than three storeys for that part of the building facing the	Complies. The proposed development is 3 storeys

Rules	Criteria	Response
	street c) reasonable solar access to <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> .	
3.17 Number of storeys – RZ5		
R22 In RZ5, the maximum number of <i>storeys</i> is: a) for that part of the building within 50m of the boundaries of <i>blocks</i> in RZ1, RZ2 or RZ3 – 3 b) for that part of the building within 40m of the boundaries of <i>blocks</i> in CFZ, PRZ1 or PRZ2 – 3 c) for that part of the building within 30m of the boundaries of <i>blocks</i> in RZ4 – 4 d) in all other cases – 6. Roof top plant that is set back and screened from the street is not included in the number of storeys.	C22 Buildings achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> .	Not applicable. Subject site is not in RZ5 zone
3.18 Height of buildings – RZ1 and RZ2		
R23 In RZ1 and RZ2 the maximum <i>height of building</i> is 8.5m.	C23 Buildings achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> .	Not applicable. Subject site is not in RZ1 or RZ2 zone
3.19 Height of buildings – RZ3, RZ4 and RZ5		
R24 Maximum height of building is: a) in RZ3 – 9.5m b) in RZ4 – 12.5m c) in RZ5 – 21.5m.	This is a mandatory requirement. There is no applicable criterion.	Complies Maximum height of the building is less than 12.5m. Refer to <i>Elevations</i> and <i>Sections</i> for details.
3.20 Building envelope – all blocks except buildings over 3 storeys in RZ5 and commercial zones		
R25 This does not apply to either of the following: i) buildings with more than 3 storeys in RZ5 ii) buildings with more than 3 storeys in commercial zones. Buildings are sited wholly within the building envelope formed by planes projected over the subject <i>block</i> at 45° to	C25 Buildings achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable levels of privacy for <i>dwelling</i> s on adjoining <i>residential blocks</i> and their associated <i>private open space</i> .	Complies with Criteria C25 The proposed development includes minor encroachments of roof overhangs and parapets to the building envelope a) the building setbacks and heights for the proposed development are consistent with the desired

Rules	Criteria	Response
the horizontal from a height of 3.5m above each side and rear boundary, except as required by the next rule. Refer figure A1. Note: To remove any doubt, the reference to a building with more than 3 storeys is a reference to the whole building, not just that part of the building over 3 storeys.		character through its application of the RZ4 zone objectives, and design response that is consistent with the streetscape character in setbacks, scale and fenestration; and b) the encroachments do not include any windows and do not impact on the privacy of adjoining residential blocks. Refer to <i>Elevations, Sections and Envelope Diagrams</i>
R26 This does not apply to either of the following: i) <i>buildings</i> with more than 3 storeys in RZ5 ii) <i>buildings</i> with more than 3 storeys in commercial zones. <i>Buildings</i> are sited wholly within the solar building envelope formed by planes projected over the subject <i>block</i> at X° to the horizontal from the height of the 'solar fence' on any <i>northern boundary</i> of an adjoining <i>residential block</i>. X° is the apparent sun angle at noon on the winter solstice. Values for X are given in Table A4. The height of the 'solar fence' is: For a <i>block</i> approved before 5 July 2013: i) in the primary building zone – 2.4m ii) all other parts of the boundary – 1.8m For a <i>block</i> approved under an <i>estate development plan</i> on or after 5 July 2013: i) in the primary building zone – 3m ii) all other parts of the boundary – 2.3m This rule does not apply to those parts of a boundary where the adjacent part of the adjoining <i>residential block</i> comprises only an access driveway (i.e. a "battleaxe handle"). The previous rule applies to this part of the boundary. An example of a typical building envelope is shown in Figure A1. Note: To remove any doubt, the reference to a building with more than 3 storeys is a reference to the whole building, not just that part of the building over 3 storeys.	C26 <i>Buildings</i> achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i> c) reasonable levels of privacy for <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i> d) where an adjoining <i>block</i> is not yet developed, the potential for reasonable solar access and privacy on the adjoining <i>residential block(s)</i> is maintained.	Complies with Criteria C26 The proposed development includes minor encroachments of roof overhangs and parapets to the building envelope within the Primary Building Zone. Refer to <i>Elevations, Sections and Envelope Diagrams</i>

Rules	Criteria	Response
3.22 Front boundary setbacks		
R29 Front boundary setbacks comply with Table A5. Minimum boundary setbacks for corner <i>blocks</i> apply only to the street frontage nominated as a <i>secondary street frontage</i> . If street frontages on corner <i>blocks</i> are of equal length, the minimum setbacks apply only to one <i>secondary street frontage</i> . Chamfers may be included in the <i>secondary street frontage</i> .	C29 Front boundary setbacks achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable amenity for residents c) sufficient space for street trees to grow to maturity.	Complies Building setback to front boundary is 6m or greater consistent with Table A5.
3.23 Side and rear boundary setbacks		
R30 Side and rear boundary setbacks comply with the following: a) in RZ1 and RZ2 – Table A6 b) in RZ3, RZ4, RZ5 and commercial zones – Table A7 c) in all other zones – the relevant zone development code	C30 Buildings and other structures are sited to achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable separation between adjoining developments c) reasonable privacy for <i>dwellings</i> on adjoining <i>residential blocks</i> d) reasonable privacy for principal private open space on adjoining residential blocks e) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>principal private open space</i> .	Complies Building setback is 3m or greater to side and rear setbacks consistent with Table A7, and where window openings are less than 6m from the boundary to the first upper floor and second upper floor they have been provided with screens.
3.24 Allowable encroachments – setbacks		
R31 Encroachments into one or more of the following: i) minimum side setback ii) minimum rear setback are permitted for one or more of the following building elements: a) an eave or roof overhang with a horizontal width of not more than 600mm b) fascias, gutters, downpipes, rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, light fittings, electricity and gas meters, aerials, antennae, pergolas, sun blinds c) unroofed terraces, landings, steps or ramps. None of which are more than 1m above finished ground level.	C31 Buildings and other structures achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i>dwellings</i> and their associated <i>private open space</i> c) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i> .	Complies Screens to windows (allowable encroachment) are located within 3m setback on the northern façade.

Rules	Criteria	Response
R32 Encroachments into the front setback are permitted for one or more of the following building elements: a) an eave or roof overhang with a horizontal width or not more than 600mm b) fascias, gutters, downpipes, light fittings, sun blinds c) landings, steps or ramps, none of which are more than 1m above finished ground level.	C32 Buildings and other structures achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable levels of privacy on adjoining <i>residential blocks for dwellings</i> and their associated <i>private open space</i> c) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.	Complies The proposed development building does not any encroachment into the front setback.
3.25 Allowable encroachments – building envelopes		
R33 Encroachments outside the building envelope specified in this element are permitted for one or more of the following: a) flues b) chimneys c) antennae d) aerials e) cooling appliances f) heating appliances.	C33 Buildings and other structures achieve all of the following: a) consistency with the <i>desired character</i> b) reasonable levels of privacy on adjoining <i>residential blocks for dwellings</i> and their associated <i>private open space</i> c) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.	Complies Proposed development does not include encroachments defined by R33. Refer to response C25 and C26 in relation to proposed encroachments to building envelope.
3.27 Building separation – single dwelling blocks – RZ2		
R36 This rule applies to <i>single dwelling blocks</i> in RZ2. The minimum horizontal separation between a building containing 2 or more <i>dwellings</i> and any other building on the <i>site</i> is 4m. For the purposes of this rule, <i>basements</i> are not part of a building.	C36 The siting of buildings on <i>single dwelling blocks</i> in RZ2 achieves all of the following: a) consistency with the <i>desired character</i> b) consistency with the separation of existing buildings in the immediate neighbourhood.	Not applicable. Subject site is not in RZ2 zone

ELEMENT 4: SITE DESIGN

Rules	Criteria	Response
4.1 Site design		
R37 For developments (other than <i>apartments</i>) of 40 <i>dwellings</i> or more, the design of the common areas, pedestrian and vehicle access areas comply with all of the following provisions of the Estate Development Code: a) public realm standards for on-street parking b) pedestrian paths c) verge landscaping d) water sensitive urban design.	C37 Publicly accessible and communal areas within large developments that are intended to be unit titled or community titles achieve all of the following: a) reasonable safety b) reasonable functionality c) reasonable residential amenity d) landscaping beside internal driveways e) provision for pedestrians f) sufficient off-street parking.	Not Applicable. Proposed development is less than 40 dwellings.
4.2 Site open space – RZ1 and RZ2		
R38 This rule applies to RZ1 and RZ2. Not less than 40% of the total site area is allocated to one or more of the following: a) <i>communal open space</i> with a minimum dimension of 2.5m b) <i>private open space</i> that complies with all of the following i) a minimum dimension of 2.5m ii) is associated with dwellings at the <i>lower floor level</i>. Not less than 20% of the total site area is <i>planting area</i>.	C38 Open space on the site achieves all of the following: a) sufficient space for the recreation and relaxation of residents b) sufficient space for planting, particularly trees with deep root systems c) provision for on-site infiltration of stormwater run-off d) provision of outdoor areas that are readily accessible by residents for a range of uses and activities. One or more of the following matters may be considered when determining compliance with this criterion: i) whether the total area of <i>upper floor level private open space</i> contributes to the function of other open space on the site ii) whether any adjoining or adjacent public open space is readily available for the use of residents.	Not applicable. Subject site is not in RZ1 or RZ2 zone

Rules	Criteria	Response
4.3 Site open space – RZ3, RZ4, RZ5 and commercial zones		
R39 This rule applies to RZ3, RZ4, RZ5 and commercial zones. Not less than 20% of the total site area is allocated to the following: a) for developments with fewer than 20 <i>dwelling</i>s, none of which are <i>apartments</i>, one or more of the following – i) <i>communal open space</i> that complies with following a) a minimum dimension of 2.5m b) is directly accessible from common entries and pathways ii) <i>private open space</i> that complies with all of the following a) a minimum dimension of 2.5m b) is associated with <i>dwelling</i>s at the <i>lower floor</i> b) in all other cases, <i>communal open space</i> that complies with all of the following – i) a minimum dimension of 2.5m ii) is directly accessible from common entries and pathways. Not less than 10% of the total site area is <i>planting area</i>.	C39 Open space on the site achieves all of the following: a) sufficient space for a range of recreational activities for residents b) sufficient space for planting, particularly trees with deep root systems c) a contribution to on-site infiltration of stormwater run-off d) reasonable accessibility to all residents. One or more of the following matters may be considered when determining compliance with this criterion: i) whether the total area of <i>upper floor level private open space</i> contributes to the function of other open space on the site ii) whether any adjoining or adjacent public open space is readily available for the use of residents.	Complies The proposed development provides greater than 20% of the site to communal open space and private open space. Refer to A001 <i>Site Plan</i> for details.
4.4 Landscape design		
There is no applicable rule.	C40 Landscape and site design achieves all of the following: a) planting of trees of semi-mature stock b) planting of trees with a minimum mature height of 4m c) a contribution to energy efficiency by providing substantial shade in summer, especially to west-facing windows and open car-parking areas, and admitting winter sunlight to outdoor and indoor living areas, especially to the north d) reasonable residential amenity e) reasonable visibility along paths and driveways f) visual interest in pavement materials and finishes g) species with appropriate growth habits and mature height in relation to site conditions.	Complies Refer to Landscape Architect's documentation for details.

Rules	Criteria	Response
4.5 Fences		
R41 Fences are permitted forwards of the <i>building line</i> in the <i>front zone</i> or on the <i>front boundary</i> only where they comply with any of the following: a) it is a gate to a maximum height of 1.8m and 1m width in an established hedge b) exempt under the Planning and Development Act 2007 c) permitted under the Common Boundaries Act 1981.	C41 Fences may be permitted where the proposal meets the requirements contained in the Residential Boundary Fences General Code.	Complies. Fences are not proposed forward of the building line.
4.6 Courtyard walls		
R42 Courtyard walls are permitted forward of the <i>building line</i> where they comply with all of the following: a) maximum height of 1.8m above <i>datum ground level</i> b) a minimum setback to the front boundary complying with the following: i) where the wall encloses the <i>principal private open space</i> of a ground floor <i>dwelling</i> that is located to the west, north-west, north, north-east or east of the <i>dwelling</i> 0.7m ii) in all other cases – half the front boundary setback nominated elsewhere in this code c) trees and/or shrubs between the wall and the front boundary, in accordance with an approved landscape plan d) a variety of materials or indentations not less than 15m apart where the indents are not less than 1m in depth and 4m in length e) constructed of brick, block or stonework, any of which may be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel f) maintain clear sightlines between vehicles on driveways and pedestrians on public paths in accordance with A2890.1- <i>The Australian Standard for Off-Street Parking</i>.	C42 Courtyard walls achieve all of the following: a) consistency with the <i>desired character</i> b) visual softening through associated planting c) reduced traffic noise, where necessary d) reasonable privacy to <i>lower floor level</i> windows e) opportunities for natural surveillance of public areas and the street f) the articulation of elements g) a variety of materials h) reasonable solar access to principal private open space.	Complies Courtyard walls are setback greater than 0.7m and are constructed in a mix of face brick and metal screens in accordance with the requirements of R42. Walls are set behind existing hedge that is to be protected and retained. Refer to <i>A001 Site Plan</i> and <i>A201 Elevations</i>, <i>A202 Elevations</i> and <i>A203 Elevations</i> for details.

Rules	Criteria	Response
4.7 External facilities		
There is no applicable rule.	C43 The following external facilities or equipment are screened or adequately separated from public areas: a) external storage areas b) water tanks c) waste storage enclosures d) mechanical services (including air conditioners and hot water storage units) e) clothes drying areas.	Complies All external facilities (mechanical services, clothes drying areas and waste storage) are screened and located out of sight of public areas.
There is no applicable rule.	C44 Mailboxes are located for convenient access by residents and deliverers with passive surveillance from the street or from active uses. To demonstrate compliance with this criterion a site plan is submitted with the application showing the location and design of mail boxes.	Complies Mail boxes are located adjacent to entry pathway and in accordance with adjacent Australia Post requirements. Refer to <i>A001 Site Plan</i> for details.
4.8 Electrical and telecommunication facilities		
R45 Electrical and telecommunication reticulation within existing residential areas or streets with residential access complies with all of the following: a) do not result in continuous rows of supply poles erected on residential streets b) for developments involving up to 2 blocks or 2 dwellings, are underground or along the rear spine or side of blocks c) for developments involving more than 2 blocks or 2 dwellings, are underground d) there is no overhead cabling to dwellings within the site.	C45 Electrical and telecommunication reticulation within existing residential areas or streets with residential access limits the amount of visual clutter in the streetscape, particularly from supply poles and overhead cabling.	Complies All proposed electrical and telecommunication to block refers to electrical engineer details.
There is no applicable rule.	C46 Ground level electrical and telecommunication facilities (such as electrical substations, switching stations, telecommunications nodes) within existing residential areas or streets with residential access are screened from public view whilst allowing for reasonable access for service providers.	Consistent with R46. All proposed electrical and telecommunication facilities to block is located on the side of courtyard walls north-east of block. This provides easy access to service provides, and is out of site to public and residence.

ELEMENT 5: BUILDING DESIGN

Rules	Criteria	Response
5.1 Surveillance		
R47 This rule applies to building facades facing a public street or public open space. Building facades have all of the following: a) at least one window to a habitable room that is not screened by a courtyard wall b) at least one door with roofed element such as a verandah or <i>balcony</i> .	C47 Buildings achieve passive surveillance of all of the following: a) adjoining streets b) adjoining <i>public open space</i> .	Complies The proposed development included five units which address Forbes Street, including three units which are not screened by courtyard walls and include balconies. The other unit on the site have views of communal open space and provide passive surveillance for the site internally. Refer to Plans (Floor Plans, East elevation + streetscape elevation and 3D perspectives)
5.2 Building entries		
R48 Common entries to <i>dwelling</i> s have all of the following features: a) an external sheltered area outside the entrance b) a direct line of sight between the front door and the public footpath or road c) separate access to any non-residential uses, which are clearly distinguishable and secured after hours.	C48 Common entries to <i>dwelling</i> s achieve all of the following: a) a transitional area from the street b) secure, all-weather access c) surveillance of public areas (including between <i>buildings</i> and open space areas, paths, <i>dwelling</i> entries, car parking areas and driveways) d) safety, security and convenience for residents and visitors e) the separation of residential entries and commercial entries.	Complies The common entry is provided with shelter; a direct line of sight from the public footpath; and is able to be secured.
5.3 Building design		
R49 This rule applies to buildings containing more than 2 <i>dwelling</i> s. Maximum length of unarticulated walls in buildings is 15m. Wall articulation is provided by at least one of the following: a) changes in wall planes of a minimum 1m in depth and 4m in length b) inclusion of balconies, bay windows, verandas, fin walls, etc. c) horizontally stepping facades by at least 1m.	C49 Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between <i>dwelling</i> s when viewed from adjoining public spaces and adjoining <i>residential blocks</i> .	Complies Proposed development does not include walls greater than 15m without articulation.

Rules	Criteria	Response
R50 This rule applies to buildings containing more than 2 dwellings. Maximum length of an unarticulated roof is 15m.	C50 Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between <i>dwellings</i> when viewed from adjoining public spaces and adjoining <i>residential blocks</i> .	Complies Roof forms and building mass is articulated to all facades.
R51 Garages and carports within 15m of the front boundary are constructed with the same material as the corresponding elements of the <i>dwelling</i> .	C51 The exterior colours and finishes of garages and carports achieve all of the following: a) compatibility with the <i>dwelling</i> design when viewed from public spaces b) integration with the overall design c) a contribution	Not Applicable. Proposed development does not include garages or carports.
5.4 Building design – RZ2		
R52 This rule applies to <i>single dwelling blocks</i> in RZ2 containing 2 or more <i>dwellings</i> . All <i>dwellings</i> adjacent to a public street (other than a <i>rear lane</i>) have at least one of the following facing the street: a) front door b) living room window c) living room glass sliding door.	C52 Dwellings address the street wherever practicable.	Not applicable. Subject site is not in RZ2 zone
5.5 Basements and undercroft parking		
R53 This rule applies to all of the following: i) basements ii) undercroft parking. Exposed <i>external walls</i> comply with all of the following: a) except for ventilation openings, are finished in the same manner as the building b) where ventilation openings are provided, they are treated as part of the façade with grilles and screens.	C53 Basements and undercroft parking structures achieve all of the following: a) visual interest through architectural elements, features or modulation b) visual softening by landscaping c) avoidance of prominent ventilation openings.	Complies Basement is proposed to be fully underground, and where walls are exposed (ie. ramp entry), they are provided with face brick finish to match the proposed development. Refer to <i>A203 South Elevation</i>
5.6 Adaptable housing – multi-unit housing comprising 10 or more dwellings		
R54 This rule applies to <i>multi-unit housing</i> comprising 10 or more <i>dwellings</i> . The minimum number of <i>dwellings</i> designed to meet Australian Standard AS4299 – <i>Adaptable Housing</i> (Class C) is shown in table A8.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. Proposed development is less than 10 units, however Unit 4 is provided as Class C Adaptable. Refer to <i>A103 Level 1 Floor Plan</i>

Rules	Criteria	Response
5.7 Minimum dwelling size		
R55 Minimum <i>dwelling</i> floor areas are as follows: a) studio <i>dwelling</i>s - 40 m² b) one-bedroom <i>dwelling</i>s - 50 m² c) 2-bedroom <i>dwelling</i>s - 70 m² d) <i>dwelling</i>s with 3 or more bedrooms - 95 m² The minimum <i>dwelling</i> floor area excludes balconies and car parking facilities. Storage within <i>dwelling</i>s is included in the area calculations.	C55 <i>Dwelling</i> sizes and layouts provide functional living spaces, flexibility in furniture layout, and adequate storage and service areas. The provision of shared facilities (eg. open space, laundry, lounge and storage) may be considered when determining compliance with the criterion.	Complies Refer to Area Schedule on <i>A001 Site Plan</i>
5.8 Housing diversity		
R56 For developments containing 40 or more <i>dwelling</i>s, a combination of dwelling types, including studio or 1-bedroom <i>dwelling</i>s, 2- bedroom <i>dwelling</i>s, and <i>dwelling</i>s with 3 or more bedrooms are provided.	C56 Housing developments comprising multiple <i>dwelling</i>s are required to achieve all of the following: a) a range of housing types b) increased diversity of <i>dwelling</i> types within a neighbourhood.	Not applicable. Proposed development is less than 40 units.
5.9 Building design – dual occupancy on surrendered residential blocks in RZ1		
There is no applicable rule.	C56A This criterion applies to dual occupancy development on surrendered residential blocks. The design of buildings encourages high quality architectural standards that contribute to a visually harmonious streetscape character with variety and interest, whilst not detrimental to, or overtly detracting from the existing streetscape character.	Not applicable. Subject site is not a surrendered residential block in RZ1 zone.

ELEMENT 6: AMENITY

Rules	Criteria	Response
6.1 Solar access –other than apartments		
R57 This rule applies to multi unit housing on <i>blocks</i> approved before 5 July 2013. This rule does not apply to <i>apartments</i>. The floor or internal wall of a daytime living area of a dwelling is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June). For this rule: Daytime living area means a <i>habitable room</i> other than a bedroom Note: Where a development comprises a mixture of <i>apartments</i> and other multi unit housing, this rule applies to the other multi unit housing, but does not apply to the apartments. Note: To remove any doubt, when assessing a development on a block with existing dwellings, the development must comply and must not cause an existing dwelling to then contravene this requirement. However, if the existing dwelling does not currently comply, the development must not increase the level of non compliance for that other dwelling.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development contains apartments. Refer to R58.
R57A This rule applies to multi unit housing on <i>blocks</i> approved under an estate development plan on or after 5 July 2013. This rule does not apply to apartments. A daytime living area of each new <i>dwelling</i> is provided with a minimum of 4m² of transparent vertical glazing that: a) is oriented between 45° east of north and 45° west of north; and b) is not overshadowed at noon on the winter solstice (21 June) by: i) buildings and structures on the subject block ii) the solar fence on the <i>northern boundary</i> of the subject block	C57A One or more daytime living areas in each <i>dwelling</i> is provided with reasonable access to direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June). For this criterion: Daytime living area means a <i>habitable room</i> other than a bedroom	Not Applicable. The proposed development contains apartments. Refer to R58.

Rules	Criteria	Response
For this rule: Daytime living area means a <i>habitable room</i> other than a bedroom The height of the 'solar fence' is: i) in the primary building zone – 3m ii) all other parts of the boundary – 2.3m Note: Where a development comprises a mixture of apartments and other multi unit housing, this rule applies to the other multi unit housing, but does not apply to the apartments. Compliance with this rule may be demonstrated through plans, elevations and supporting documentation (e.g. shadow diagrams) showing that the required minimum area of glazing is not overshadowed. Note: To remove any doubt, when assessing a development on a block with existing dwellings, the development must comply and must not cause an existing dwelling to then contravene this requirement. However, if the existing dwelling does not currently comply, the development must not increase the level of non compliance for that other dwelling.		
6.2 Solar access - apartments		
R58 This rule applies to <i>apartments</i>. The floor or internal wall of a daytime living area of not fewer than 70% of <i>apartments</i> on a site is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June). Note: Where a development comprises a mixture of <i>apartments</i> and other multi unit housing, this rule will apply to the <i>apartments</i>.	C58 Daytime living areas have reasonable access to sunlight.	Complies The proposed development includes living areas to not less than 70% of the units that are exposed to not less 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June). Refer to A821-A827 Unit Shadow Diagrams
6.3 Privacy		
R59 This rule applies to <i>dwellings</i> on the same <i>block</i>. The relationship between <i>unscreened elements</i> of one dwelling and the primary windows of another <i>dwelling</i> complies with one of the following: a) a person (with an eye height of 1.5m)	C59 Reasonable privacy between <i>dwellings</i> on the same <i>block</i> is achieved.	Complies There is no line of direct sight between unscreened elements and primary windows of other dwellings located on the same block.

Rules	Criteria	Response
standing at any and every point on the extremity of an <i>unscreened element</i> of one <i>dwelling</i> shall not have a direct line of sight into the <i>primary window</i> of any other dwelling b) the direct line of sight referred to in item a) is more than 12m.		
R60 This rule applies to principal private open space on the same <i>block</i> and on adjacent <i>blocks</i> . The relationship between <i>unscreened elements</i> of one dwelling and the principal private open <i>space</i> of another <i>dwelling</i> complies with one of the following: a) a person (with an eye height of 1.5m) standing at any and every point on the extremity of an <i>unscreened element</i> of one <i>dwelling</i> shall not have a direct line of sight to more than 50% of the minimum <i>principal</i> private open space of any other dwelling b) the direct line of sight referred to in item a) is more than 12m.	C60 Reasonable privacy of <i>principal private open space</i> of each <i>dwelling</i> is achieved.	Complies with C60 Reasonable levels of privacy are provided to principal private open spaces to ground floor and upper floor units through the use of solid balustrades to restrict views in and out upper floor balconies, and the configuration and recessing of upper floor balconies.
6.4 Principal private open space		
R61 Each <i>dwelling</i> has at least one area of <i>principal private open space</i> that complies with all of the following: a) located on the site b) has minimum area and dimensions specified in table A9 c) is screened from adjoining public streets and public open space d) is directly accessible from, and adjacent to, a <i>habitable room</i> other than a bedroom e) is not located to the south, south-east or south-west of the <i>dwelling</i> , unless it achieves one or more of the following i) not less than 3 hours of direct sunlight onto 50% of the minimum required area between the hours of 9am and 3pm on the winter solstice (21 June) ii) located at an <i>upper floor level</i> and overlooks a public street or public open space.	C61 Principal private open space for each dwelling achieves all of the following: a) an area proportionate to the size of the dwelling b) an extension of the function of the <i>dwelling</i> for relaxation, dining, entertainment, recreation c) directly accessible from the <i>dwelling</i> d) service functions such as clothes drying and mechanical services e) reasonable privacy f) reasonable solar access.	Complies Each unit is provided with a POS in accordance with the area requirements of table A9; is screened from the Forbes Street; is directly accessible from each dwelling; and is provided with not less than 3 hours direct sunlight. Refer to A001 Site Plan and A812-A814 Solar Diagrams.

Rules	Criteria	Response
6.5 Separation between external walls		
R62 The minimum separation between an <i>unscreened</i> element and an external wall on the same block or an adjoining <i>block</i> , is 3m.	C62 The outlook from an <i>unscreened element</i> is not Unreasonably impeded by <i>external walls</i> on the same or adjoining <i>blocks</i> .	Complies No unscreened elements are impeded by external walls within 3m. Refer to <i>A001 Site Plan</i> , and <i>A102-A104 Floor Plans</i>
R63 The separation between <i>external walls</i> at the lower floor level on the same block or an adjoining <i>block</i> is not less than 1m.	C63 The separation between blank walls on the same or adjoining blocks at ground level achieves both of the following: a) reasonable access for maintenance b) reasonable management of rodents.	Complies External walls at the ground level are not located less than 1m apart Refer to <i>A001 Site Plan</i> , and <i>A102Ground Floor Plan</i>
6.6 Balustrades		
R64 This rule applies to balconies with both of the following characteristics: i) located on the third <i>upper floor level</i> or lower (ie the first four storeys) ii) facing public streets or public open space. Balustrades are constructed of one or more of the following: a) obscure glass panels OR b) solid panels with a total of all openings or clear glass panels not more than 25% of the surface area of the balustrade. For this rule <i>obscure glass</i> prevents printed text of 10mm high characters from being read through the glass when positioned 1m from the glass.	C64 Balustrades achieve reasonable privacy for residents and screen household items from adjoining public streets and public open space.	Complies Balconies are provided with solid balustrades consistent with the requirements of R64.
6.7 Storage		
R65 This rule applies to <i>dwellings</i> without an associated <i>garage</i> . An enclosed storage area complying with all of the following is provided for each <i>dwelling</i> : a) at least 2m in height and 0.6m internal dimension b) an area of not less than - i) in RZ1 and RZ2 - 4m ² ii) in all other zones -1.5m ² c) one of the following - i) accessible externally from the <i>dwelling</i> ii) adjacent to a dedicated car space.	C65 All <i>dwellings</i> are provided with adequate and secure storage areas for all of the following: a) equipment such as gardening, sporting, leisure and fitness equipment b) accommodate bicycles as per Bicycle Parking Code.	Complies All units are provided with a storage area located in the shared area in the basement. Each lockable cage is 2.4m ² –nominally 1.2m wide x 2m deep x 2.1m high

Rules	Criteria	Response
6.8 Natural Ventilation		
There is no applicable rule.	C66 For buildings containing 3 or more <i>dwelling</i> s, dwelling layouts are to ensure natural ventilation is provided to <i>habitable rooms</i> by cross or stack effect ventilation by maximising separation between opening windows.	Complies Units are provided with openings to two 2 facades each to aid cross flow ventilation.
6.9 Noise attenuation – external sources		
R67 Where a <i>block</i> has one of the following characteristics: i) identified in a precinct code as being potentially affected by noise from external sources ii) adjacent to a road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day iii) located in a commercial zone iv) adjacent to a commercial or industrial zone dwelling s shall be constructed to comply with the relevant sections of all of the following: a) AS/NZS 2107:2000 - <i>Acoustics</i> – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level) b) AS/NZS 3671 - <i>Acoustics</i> – Road Traffic Noise Intrusion Building Siting and Design. For other than road traffic noise, compliance with this rule is demonstrated by a noise management plan prepared by a member of the Australian Acoustical Society with experience in the assessment of noise, and endorsed by the EPA. For other than road traffic noise, the noise level immediately adjacent to the dwelling is assumed to be the relevant noise zone standard specified in the ACT Environment Protection Regulation 2005. For road traffic noise, compliance with this rule is demonstrated by an acoustic assessment and noise management plan, prepared by a member of the Australian Acoustical Society with experience in the assessment of road traffic noise, and endorsed by the Transport Planning & Projects Section in ESDD.	This is a mandatory requirement. There is no Applicable criterion.	Not Applicable. The subject site does not have any of the nominated characteristics that require noise attenuation.

ELEMENT 7: PARKING AND VEHICULAR ACCESS

Related codes: Parking and Access General Code, Bicycle Parking General Code

Rules	Criteria	Response
7.1 Ramps to basement car parking – RZ1 and RZ2		
R68 This rule applies to blocks with all of the following characteristics: a) zoned RZ1 or RZ2 b) single dwelling blocks c) less than 30 m wide at the street frontage. Ramps accessing <i>basement</i> car parking are not permitted forward of the <i>building line</i> .	C68 Ramps accessing <i>basement</i> car parking forward of the <i>building line</i> may be allowed where all of the following are achieved: i) compatibility with the streetscape ii) retention of existing street trees iii) safe and convenient pedestrian and bicycle crossings iv) adequate line of sight for cars entering	Not applicable. Subject site is not in RZ1 or RZ2 zone
7.2 Driveway verge crossings		
R69 This rule applies to previously undeveloped blocks. No more than one driveway verge crossing is provided to each <i>block</i> .	C69 More than one driveway verge crossing to each <i>block</i> may be allowed in one of the following circumstances: a) where forward entry to roads carrying more than 3000 vehicles per day is desirable b) where all of the following are achieved: i) compatibility with the <i>streetscape</i> ii) priority for pedestrians and cyclists iii) retention of existing street trees iv) protection of existing landscape features v) public safety c) where the <i>block</i> is a corner block.	Not Applicable. The subject site has been developed previously.
R70 This rule applies to previously developed <i>blocks</i> or the consolidation of previously developed blocks. No additional driveway verge crossings are permitted.	C70 Additional driveway verge crossings may be allowed in one of the following circumstances: a) where forward entry to roads carrying more than 3000 vehicles per day is desirable b) where all of the following are achieved – i) compatibility with the <i>streetscape</i> ii) priority for pedestrians and cyclists iii) retention of existing street trees iv) protection of existing landscape features v) public safety c) where the <i>block</i> is a corner block.	Complies Existing drive crossover location to be reused. Refer to <i>A001 Site Plan</i> and Civil Engineer documentation for details.

Rules	Criteria	Response
R71 This rule applies to previously developed <i>blocks</i> or the consolidation of previously developed blocks. Redundant driveway verge crossings are removed, and the verge and kerb restored. Note: a condition of development approval may be imposed to ensure compliance with this rule.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The existing drive crossover location is to be reused. Refer to <i>A001 Site Plan</i> and Civil Engineer documentation for details.
R72 Driveway verge crossings comply with all of the following: a) 1.2m horizontally clear of stormwater sumps and other services b) 1.5m horizontally clear of transformers, bus stops, public light poles c) 6m horizontally clear of the tangent point of the radius of the curve on a corner <i>block</i> (excluding locations with roundabouts and signalised intersections, which require separate formal approval & support from Asset Acceptance) d) uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from the kerb e) at a right angle to the kerb line with a maximum 10% deviation f) a maximum of 5.5m wide, and a minimum of 5m wide at the kerb, a minimum 3m wide at the front boundary, and a maximum width no greater than the width at the kerb g) except for <i>blocks</i> 250m² or less, 3m wide at the front street boundary h) outside of the drip line of mature street trees i) a minimum of 3m clear of small and new street trees j) compliant with Australian Standard AS2890.1 – Off Street Parking, having particular regard for sightlines and cross fall of the site k) where there is a public footpath across the driveway verge crossing, the footpath is continuous (i.e. the footpath is to have precedence) l) if the existing footpath is replaced, it is to be constructed at the same level in the same material and colour as the original. Note: a condition of development approval may be imposed to ensure compliance with this rule.	C72 Driveway verge crossings are endorsed by the Territory and Municipal Services Directorate.	Complies with C72. Refer to Civil Engineer documentation for details.

Rules	Criteria	Response
7.3 Internal driveways		
R73 This rule applies to internal driveways that are used by residents of more than one <i>dwelling</i>. Internal driveways comply with all of the following: a) are set back from external <i>block</i> boundaries by not less than 1m b) are set back from the <i>external walls</i> of buildings on the site by not less than 1m c) the setbacks referred to in items a) and b) are planted to a width of not less than 1m d) windows to <i>habitable rooms</i> and exterior doors within 1.5 of an internal driveway have at least one of the following - i) an intervening fence or wall not less than 1.5m high ii) for windows, a sill height not less than 1.5m above the driveway e) the relevant requirements in Australian Standard AS2890.1 - Off Street Parking for sightlines and gradients f) provide internal radius of at least 4m at changes in direction and intersections g) have a surface treatment that is distinct from car parking spaces.	C73 Internal driveways achieve all of the following: a) sufficient space for planting along property boundaries b) sufficient space for planting between internal driveways and buildings c) reasonable residential amenity, particularly in relation to the intrusion of light and noise into habitable rooms d) clear differentiation between the driveway and parking spaces.	Not Applicable. The proposed development does not include internal driveways.
R74 This rule applies to internal driveways with both of the following characteristics: a) serve 4 or more car parking spaces b) connect to a major road. Turning spaces are provided on the block to allow vehicles to leave in a forward direction.	C74 Internal driveways achieve reasonable levels of public safety.	Not Applicable. The proposed development does not include internal driveways.
R75 This rule applies to internal driveways with both of the following characteristics: a) serve more than 10 car parking spaces b) connect to a public road. The internal driveway is not less than 5m wide for not less than the first 7m of its length measured from the relevant <i>block</i> boundary.	C75 Internal driveways avoid unreasonable levels of queuing and congestion at vehicular entrances.	Not Applicable. The proposed development does not include internal driveways.

Rules	Criteria	Response
There is no applicable rule.	C76 Internal driveways are designed to be safely used by both pedestrians and vehicles, including emergency vehicles. Measures to reduce vehicle speed on internal driveways will be considered when determining compliance with this criterion, including one or more of the following: a) changes in pavement materials b) the lack of kerb and gutters c) difference in height to adjacent streets d) avoiding long lengths of driveway e) suitable planting f) signage.	Not Applicable. The proposed development does not include internal driveways.
7.4 Residents' car parking		
R77 Car-parking spaces on the site for residents comply with all of the following: a) located behind the <i>front zone</i> (except for <i>apartment</i> car parking) b) can be in tandem where they belong to the same dwelling c) do not encroach any property boundaries d) one car space per <i>dwelling</i> is roofed and located behind the <i>front zone</i> e) are separated by not less than 1.5m from windows or doors to <i>habitable rooms</i> of <i>dwellings</i> that are not associated with the parking space.	C77 Car parking for residents achieves all of the following: a) reasonable residential amenity b) consistency with the <i>desired character</i> c) public safety d) reasonable opportunities for surveillance e) the reasonable requirements of residents for car parking f) reasonable privacy.	Complies The proposed development includes car parking for residents in accordance with the requirements of R77. Refer to <i>A001 Site Plan</i> and <i>A101 Basement Plan</i> for details.
R78 This rule applies to resident car parking spaces with both of the following characteristics: a) not allocated to a particular <i>dwelling</i> b) shared between 2 or more <i>dwellings</i>. Parking spaces are located within 50m walking distance of any <i>dwelling</i> that is sharing the space.	C78 Car parking spaces are located close to, and with convenient access to <i>dwellings</i>.	Complies The proposed development does not include car spaces not allocated to a particular dwelling or shared between two or more dwellings. Refer to <i>A101 Basement Plan</i>
R79 The maximum total width of garage door openings and external width of <i>carports</i> facing a street complies with the following: a) for up to 3 <i>dwellings</i>, the lesser of the following	C79 Garages and car parking structures are consistent with the <i>desired character</i>.	Not Applicable. The proposed development does not include garage openings or carports facing the street.

Rules	Criteria	Response
i) 6m ii) 50% of the total length of the building façade facing that street b) for more than 3 <i>dwelling</i> s, 50% of the total length of the building façade facing that street.		
R80 The maximum total width of an entry and/or exit to <i>basement</i> car parking facing the street is 8m.	C80 Entries to <i>basements</i> do not dominate the <i>streetscape</i> .	Complies The width of the basement entry/exit is less than 8m. Refer to <i>A001 Site Plan</i> .
R81 This rule applies to all of the following: i) developments containing 10 <i>dwelling</i> s or more ii) development with a combined entry and exit to <i>apartment</i> car parking less than 6m wide. Approaches to <i>basements</i> containing car parking comply with one of the following: a) include sufficient areas for vehicles to wait to allow for an entering or leaving vehicle to pass b) at least one waiting area and traffic signals.	C81 Approaches to <i>basements</i> achieve all of the following: a) public safety b) convenience for all users.	Complies The combined entry and exit to the basement car parking is less than 6.0m wide and is provided with a waiting bay and traffic signal. . Refer to Civil Engineer documentation for details.
7.5 Visitor parking		
R82 Visitor car-parking spaces on the site comply with all of the following: a) located behind the <i>front zone</i> (except for <i>apartment</i> car parking) b) do not encroach any property boundaries c) are separated by not less than 1.5m from windows and doors to <i>habitable rooms</i> of <i>dwelling</i> s d) are not more than 50m walking distance from any common building entry e) clearly identified and visible from driveways.	C82 Visitor parking achieves all of the following: a) accessible for all visitors b) safe and direct visitor entry to common building entries.	Complies The visitor car spaces are be provided as on street parking within site frontage to Forbes Street. Refer to Civil Engineers documentation for details.
R83 Visitor car parking complies with one of the following: a) is located outside of any security barriers b) an intercom and remote barrier release system allows access to visitor parking located behind security barriers.	C83 Visitor parking is accessible to all visitors.	Complies Visitor parking is provided on street outside of any security barriers. Refer to Civil Engineers documentation for details.

Rules	Criteria	Response
7.6 Number of co-located parking spaces – RZ2		
R84 In RZ2 on <i>single dwelling blocks</i> , co-located car parking spaces on the <i>site</i> comply with all of the following: a) the maximum number of car parking spaces (including spaces in garages but excluding those in basements) is 4; b) the minimum separation between groups of co-located car parking spaces (including spaces in garages but excluding those in basements) is 4m.	C84 Car parking spaces on the <i>site</i> (including garages but excluding basement car parking) achieves all of the following: a) do not dominate site landscaping b) are consistent with the <i>desired character</i>	Not applicable. Subject site is not in RZ2 zone
7.7 Delivery and removalist vans		
R85 For developments with 40 or more <i>dwellings</i> , at least one short stay parking space and associated access is provided for delivery trucks such as furniture delivery and removalist vans.	C85 Reasonable provision is made for short stay parking for delivery trucks.	Not applicable. The proposed development does not contain 40 or more dwellings

ELEMENT 8: ENVIRONMENT

Related codes: Water Ways: Water Sensitive Urban Design General Code, Planning for Bushfire Risk Mitigation General Code.

Rules	Criteria	Response
8.1 Water sensitive urban design		
R86 This rule applies to all multi-unit residential development except for <i>minor extensions</i> . The development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, without any reliance on landscaping measures. Compliance with this rule is demonstrated by a report by a suitably qualified person using the ACTPLA on-line assessment tool or another tool referred to in the Water Ways: Water Sensitive Urban Design General Code. For this element: minor extension means an extension where the increase in the combined roof plan area, driveway, car manoeuvring areas and car parking areas is less than 25% of the total of the areas of these components at the date of lodgement of the development application.	This is a mandatory requirement. There is no applicable criterion.	Complies Refer to Civil Engineers documentation for details.

Rules	Criteria	Response
R87 This rule applies to all <i>multi-unit housing</i> except minor extensions. On sites larger than 2,000m² stormwater management measures comply with all of the following: a) provision for the retention of stormwater on the <i>block</i> is equivalent to at least 1.4kl per 100m² of impervious area b) the retained stormwater complies with one or more of the following - i) it is stored for later reuse ii) it is released to the stormwater system over a period of not less than 1 day. Rainwater tanks connected to at least the toilet and all external taps may be counted towards this requirement.	C87 On sites larger than 2,000m² all of the following stormwater management measures are achieved: a) the equivalent of 1-in-3 month stormwater peak pre-development stormwater run-off is retained on the <i>block</i> b) the retained stormwater complies with one or more of the following - i) it is stored for later reuse ii) its is released to the stormwater system over a reasonable period. Compliance with this criterion is demonstrated by a report by a suitably qualified person.	Not Applicable. The subject site is less than 2,000m².
R88 This rule applies to all <i>multi-unit housing</i> except minor extensions. For <i>blocks</i> 5,000m² or larger, the average annual stormwater pollutant export is reduced for all of the following: a) suspended solids by at least 60% b) total phosphorous by at least 45% c) total nitrogen by at least 40% compared with an urban catchment with no water quality management controls. Compliance with this rule is demonstrated by a report by a suitably qualified person, using the MUSIC model or another nationally recognised model.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The subject site is less than 5,000m².
R89 On previously developed <i>blocks</i> larger than 2,000m² the capacity of the existing pipe (minor) stormwater connection is not exceeded in 1-in-10 year storm event and the capacity of the existing major overland stormwater system is not exceeded in 1-in-100 year storm event Compliance with this rule is demonstrated by a report by a suitably qualified person.	C89 On previously developed <i>blocks</i> larger than 2,000m² the 1-in-5 year and 1-in-100 year stormwater peak run off does not exceed predevelopment levels. Compliance with this criterion is demonstrated by a report by a suitably qualified person.	Not Applicable. The subject site is less than 2,000m².

Rules	Criteria	Response
8.2 Heritage		
R90 This rule applies to land containing places or objects registered or provisionally registered under section 41 of the <i>Heritage Act 2004</i>. The authority shall refer a development application to the Heritage Council. Note: The authority will consider any advice from the Heritage Council before determining the application.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The subject site, nor any objects on the site, are registered or provisionally registered.
8.3 Tree protection		
R91 This rule applies to a development that has one or more of the following characteristics: a) requires groundwork within the tree protection zone of a <i>protected tree</i> b) is likely to cause damage to or removal of any protected trees. The authority shall refer the development application to the Conservator of Flora and Fauna. Note: The authority will consider any advice from the Conservator of Flora and Fauna before determining the application in accordance with the <i>Planning and Development Act 2007</i>. Protected tree and declared site are defined under the Tree Protection Act 2005.	This is a mandatory requirement. There is no applicable criterion.	A Significant Tree (Tree No.2) is proposed to be protected and retained with works occurring within the Tree Protection Zone. A Significant tree (Tree No.8), is proposed to be removed on the basis that it is in poor health. Please refer to landscape plan for proposed replacement landscaping in appropriate location for the development. Please refer to the demolition plan for location, and refer to Tree Survey and Management Plan. We understand the matter will be referred to the Conservator of Flora and Fauna as discussed and supported by TCCS representatives during the Pre-Application meeting. We have included a completed Application to Undertake Tree Damaging Activity form with the application.
8.4 Bushfire		
R92 Where identified in a precinct code or <i>lease and development conditions</i> as being within a bushfire prone area, buildings are to be constructed in accordance with the relevant Building Code of Australia bushfire provisions.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The subject site is not identified as being within a bushfire prone area.

Rules	Criteria	Response
8.5 Erosion and sediment control		
R93 For sites less than 3,000m², the development complies with the Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT. Note 1: If no evidence of compliance with the above guideline is provided, the application may be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>. Note 2: see part D for sites over 3000m².	This is a mandatory requirement. There is no applicable criterion.	A concept erosion and sediment control plan demonstrating compliance with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT has been provided.

ELEMENT 9: SERVICES

Rules	Criteria	Response
9.1 Post occupancy waste management		
There is no applicable rule.	C94 Post occupancy waste management achieves all of the following: a) consistency with the <i>desired character</i> b) reasonable levels of residential amenity for dwellings and their associated private open space on the subject site c) reasonable levels of amenity for <i>dwellings</i> on adjoining residential blocks and their associated private open space.	Complies Post occupancy waste management involves storing the MGBs in the designated waste storage area nominated on the architectural plans. The waste bins are then moved to the external waste pick up area on Forbes Street for kerbside collection where they do not interfere with residents private open space during collection.

PART B - ADDITIONAL CONTROLS FOR MULTI UNIT HOUSING WITH 4 OR MORE STOREYS

Not Applicable. The proposed development is not 4 or more storeys.

PART C - ADDITIONAL CONTROLS FOR MULTI UNIT HOUSING IN COMMERCIAL ZONES

Not Applicable. The proposed development is not in a Commercial Zone.

PART D – ENDORSEMENT BY GOVERNMENT AGENCIES
ELEMENT 12: WASTE MANAGEMENT

Rules	Criteria	Response
12.1 Construction waste management		
R98 This rule applies to <i>residential</i> development that is likely to generate more than 20m³ of construction waste comprising one or more of the following: a) demolition waste b) construction waste c) excavation material. The management of construction waste is to be endorsed by TAMS. TAMS will endorse waste facilities and management associated with the development if they comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMS may endorse departures. Note: a condition of approval may be imposed to ensure compliance.	This is a mandatory requirement. There is no applicable criterion.	Complies Refer to Waste Management details in Civil Engineers documentation.
12.2 Post occupancy waste management		
R99 Post occupancy waste management facilities are to be endorsed by TAMS. TAMS will endorse post occupancy waste management facilities where they are in accordance with the current version of the Development Control Code for Best Practice Waste Management in the ACT. TAMS may endorse departures. Note: a condition of approval may be imposed to ensure compliance.	This is a mandatory requirement. There is no applicable criterion.	Complies Refer to Waste Management details in Civil Engineers documentation.

ELEMENT 13: UTILITIES

Rules	Criteria	Response
13.1 Utilities		
R100 This rule applies to any proposed encroachment into a registered easement. The proposed encroachment is to be approved in writing by the relevant service provider.	This is a mandatory requirement. There is no applicable criterion.	Complies The proposed development does not encroach into a registered easement.
R101 A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones. Note 1: If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained Note 2: Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions Note 3: If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	This is a mandatory requirement. There is no applicable criterion.	Complies Refer to Civil Engineers and Electrical Engineers documentation for entity referral as part of application.

ELEMENT 14: ENVIRONMENTAL MANAGEMENT

Rules	Criteria	Response
14.1 Contamination		
R102 This rule applies to any site located adjacent to a potentially polluting source (including a site used or formerly used as a petrol station). The site is assessed for the potential for land contamination in accordance with the ACT Government Strategic Plan – Contaminated Sites Management 1995 and the Contaminated Sites Environment Protection Policy 2000. If land contamination is identified, the development complies with the requirements of Environment Protection Authority. Note 1: If no evidence of assessment of the site for land contamination is provided, the application may be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>. Note 2: a condition of approval may be imposed to ensure compliance.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The subject site is not adjacent to a potentially polluting source.
14.2 Erosion and sediment control		
R103 This rule applies to sites 3,000m² or larger. The development complies with an erosion and sediment control plan endorsed by the ACT Environment Protection Authority. Note 1: If no evidence of assessment of the site for erosion and sediment control is provided, the application may be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>. Note 2: a condition of approval may be imposed to ensure compliance.	This is a mandatory requirement. There is no applicable criterion.	Proposed sites area is 1045m². Refer to Civil Engineer details for Erosion and Sediment Control.

SINGLE DWELLING HOUSING DEVELOPMENT CODE

The proposed demolition is consistent with the requirements of the Single Dwelling Housing Development Code.

PARKING AND VEHICULAR ACCESS GENERAL CODE

Car parking is provided in accordance with the requirements of the '*Parking and Vehicular Access General Code*'. Refer to *Civil Statement Against Relevant Criteria* prepared by TTW.

BICYCLE PARKING GENERAL CODE

Bicycle Parking is provided in accordance with the requirements of the '*Bicycle Parking General Code*' through the provision of individual storage lockers for each unit located in the basement

ACCESS AND MOBILITY GENERAL CODE

The proposed development complies with the requirements of the 'Access and Mobility General Code' and Australian Standard AS4299 – *Adaptable Housing* (Class C). Refer to Access and Mobility Report prepared by Small Quinton and Coleman Architects.

RESIDENTIAL BOUNDARY FENCES GENERAL CODE

The proposed development complies with the requirements of the 'Residential Boundary Fences General Code' with no fences proposed forward of the building line. Courtyard walls provided to Unit 1 and Unit 2 are provided in accordance with the requirements of the Multi Unit Housing Development Code.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN GENERAL CODE

ELEMENT 1: NEIGHBOURHOOD DESIGN

Rules	Criteria	Response
1.1 Neighbourhood Design		
There is no applicable rule	C1 Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.	Not Applicable. Proposed development does not include neighbourhood design.

ELEMENT 2: USE

Rules	Criteria	Response
2.1 General Code		
There is no applicable rule	C2 The development described in Table 1 meets the Crime Prevention Through Environmental Design General Code.	The proposed Multi Unit housing is required to meet the Crime Prevention Through Environmental Design General Code.

ELEMENT 3: PUBLIC REALM

Rules	Criteria	Response
3.1 Open Space and Community (Shared) Areas		
There is no applicable rule	C3 Natural surveillance of open space and community areas is provided by: a) locating to adjacent activity centers; b) encouraging pedestrian (or cyclist) movement through the space; c) ensuring clear site lines from, and between, buildings and open space areas: community areas; and d) designing out any entrapment spaces.	Complies Natural Surveillance is provided to Forbes Street through the provision of windows to habitable spaces and balconies to this frontage. Internal residential access path to the north of the site is provided with passive surveillance from habitable spaces to Unit 1 and Unit 4. The building entry is clearly visible from the street, with the site planning and building footprint designed to remove entrapment spaces.
There is no applicable rule	C4 Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.	Complies with C4 The building has a clear and considered entry and exit points, including direct access to Forbes Street

Rules	Criteria	Response
There is no applicable rule	C5 Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	Complies The existing hedge along Forbes Street is to be retained, however the street is provided with passive surveillance from habitable room to all three levels and the building entry is provided with a direct connection to Forbes Street. Refer to Landscape Plan for location and detail of planting.
There is no applicable rule	C6 Selection of plant material are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.	Complies Selection of plants has been completed with in response to requirements of C6.
There is no applicable rule	C7 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.	Complies Selection of and location of plants has been completed with in response to requirements of C7.
There is no applicable rule	C8 Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.	Complies Courtyard and landscape walls are provided to define the building entry, service access, and private open spaces to ground floor units.
3.2 Children's Play Areas		
There is no applicable rule	C9 Children's play areas are located and designed to comply with each of the following: a) there is natural surveillance from adjoining areas b) adjacent areas are used by compatible groups c) there are multiple entry/exits	Not applicable. The proposed development does not include children's play areas.
3.3 Lighting		
There is no applicable rule	C10 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements	Complies Pedestrian lighting is provided to all public areas of the development in accordance with AS1158. Refer to Electrical Services documentation for details.

Rules	Criteria	Response
	b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting	
There is no applicable rule	C11 Legitimate users and activities at night are encouraged by lighting: a) spaces evenly and consistently (except where accent/feature lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance	Complies Lighting provided to building entry, common areas, service access and basement to reduce shadows and encourage safe movement through the development. Refer to Electrical Services documentation for details.
There is no applicable rule	C12 Areas that are not intended for night time are not lit and are closed off to pedestrians.	Not applicable There are no areas of the development identified to not be used at night time.
There is no applicable rule	C13 Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.	Complies Selection and location of external lighting has been completed with consideration to vandal resistance. Refer to Electrical Services documentation for details
3.4 Signs		
R14 A statement is provided that all directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection	This is a mandatory requirement. There is no applicable criterion.	Complies Directional, where applicable, will be provided in accordance with requirements of AS1742.10.
There is no applicable rule	C15 Locate signs so that they comply with each of the following: a) they are clearly visible from a distance at all times b) they are not likely to be obscured by vegetation	Not Applicable

Rules	Criteria	Response
	c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities	
There is no applicable rule	C16 Provide legible signs for all users: a) specify signs of high contrast, with light lettering on dark backgrounds with non reflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages.	Not Applicable

ELEMENT 4: BUILT FORM

Rules	Criteria	Response
4.1 Interface between buildings and public realm		
There is no applicable rule	C17 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.	Complies Building entry is easily identified and directly accessing from the public footpath to Forbes Street.
There is no applicable rule	C18 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.	Complies The building foyer provides a clear line of sight to the public footpath. Access to basement car parking is proved with secure internal access.
There is no applicable rule	C19 Recessed sections in the building elevation/façade are detailed and located so as that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.	Complies The building footprint and fenestration minimises recessed sections and provides opportunities for natural surveillance and spilled light.
There is no applicable rule	C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	Complies The building façade, and locatin of courtyard walls and fences reduce opportunitues for climbing.
There is no applicable rule	C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	Complies The building and provate open spaces are location as close to the street as permissble to reduce areas of entrapment and hiding spots

Rules	Criteria	Response
4.2 Materials and Finish		
There is no applicable rule	C22 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	Complies Building materials and finishes have been selected for durability and ease of maintenance through reduction of applied finishes and removal of large exposed wall surfaces.

ELEMENT 6: TRAVEL AND ACCESS

Rules	Criteria	Response
6.1 Pedestrian Routes, Bicycle Paths and Lanes		
There is no applicable rule	C23 Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by: a) maintaining sightlines along paths between destination points b) allowing overlooking from adjacent areas	Complies Pedestrian circulation on site is provided with direct sight lines and passive surveillance from habitable rooms.
There is no applicable rule	C24 Provide direct access routes to buildings streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.	
There is no applicable rule	C25 Security of pedestrian routes, bicycle paths and lanes are provided by: a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark; b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.	Complies The building is detailed in manner that provide security of pedestrian routes and bicycle paths.
There is no applicable rule	C26 When planting adjacent to pedestrian /bicycle routes: a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used;	Complies The landscape design includes the retention of the existing hedge to Forbes street, but provides breaks to the existing hedge to allow sightlines and clear visibility to building entry, driveway, and service access.

Rules	Criteria	Response
	b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.	
R27 A Statement is provided that pedestrian paths are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians	This is a mandatory requirement. There is no applicable criterion.	Complies Interface of drive cross over and pedestrian path is provided in accordance with AUSTROADS requirements. Refer to Civil Engineers documentation.
R28 A Statement is provided that Bicycle Paths are designed in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 14. – Bicycles.	This is a mandatory requirement. There is no applicable criterion.	Not applicable. The proposed development does not include bicycle path.
6.2 Pedestrian Underpasses and Overpasses		
There is no applicable rule	C29 The use of pedestrian underpasses is to be avoided. Where there is no practical or feasible alternative underpasses are designed: a) wide enough to accommodate both pedestrian and cycle traffic b) straight and without recesses c) with mirrors so pedestrians can see around corners if there is a turn of 60 degrees or more d) with entrances and exits that are visible from shops, homes or other areas of frequent pedestrian traffic e) to ensure there is no screening of entries/exits f) with signs at each end indicating where it leads and an alternative route to use at night	Not applicable. The proposed development does not include underpass or overpass.
There is no applicable rule	C30 Overpasses are designed to reduce opportunities to throw missiles at cars or pedestrians.	Not applicable. The proposed development does not include underpass or overpass.
6.3 Bus Interchange, Bus Stops and Taxi Ranks		
There is no applicable rule	C31 Locate bus stops and taxi ranks so that: a) natural surveillance is possible	Not applicable. The proposed development does not include bus interchange, bus stop or taxi rank.

Rules	Criteria	Response
	b) there are no walls, landscaping, fences or other structures which block sightlines to bus stops and taxi ranks c) they are not located adjacent to vacant land, alleys, car parks or near possible entrapment spots d) there are short, safe routes to bus stops and taxi ranks from night-time venues such as cinemas, theatres etc	
There is no applicable rule	C32 Major bus stops and taxi ranks are well lit and protected from the weather, or adjacent to areas which are well lit or that provide protection from the weather.	Not applicable. The proposed development does not include bus interchange, bus stop or taxi rank.
There is no applicable rule	C33 Directional signage makes it easy to find bus stops or taxi ranks, and provides up-to-date passenger information	Not applicable. The proposed development does not include bus interchange, bus stop or taxi rank.
There is no applicable rule	C34 Interchanges are located on the same level as significant activity generators to avoid entrapment, increase natural surveillance and provide direct routes of access.	Not applicable. The proposed development does not include bus interchange, bus stop or taxi rank.

ELEMENT 7: SERVICES

Rules	Criteria	Response
7.1 Automatic Teller Machines (ATMs)		
There is no applicable rule	C35 Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen	Not applicable. The proposed development does not include an ATM.
There is no applicable rule	C36 Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders.	Not applicable. The proposed development does not include an ATM.
There is no applicable rule	C37 Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-legitimate users	Not applicable. The proposed development does not include an ATM.

Rules	Criteria	Response
There is no applicable rule	C38 Use bollards, or other landscaping, to restrict the potential for vehicle incursions.	Not applicable. The proposed development does not include an ATM.
7.2 Local Waste Storage Facilities		
There is no applicable rule	C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	Complies Bin storage is provided as recess open to service access path to northern side of development.
7.3 Local Utility Facilities		
There is no applicable rule	C40 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	Complies A/C units are within unit's private open space. Meter box and water mains are located within enclosures.
7.4 Delivery and Storage Facilities		
There is no applicable rule	C41 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	Not applicable. The proposed development does not include delivery and storage facilities.
7.5 Public Toilets		
There is no applicable rule	C42 Ensure that: a) Public toilets are located in obvious locations, but not in isolated areas of activity centres b) Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's' playgrounds c) Public seating and telephones are located away from public toilets to avoid opportunities for loitering.	Not applicable. The proposed development does not include public toilets.
7.6 Public Telephones		
There is no applicable rule	C43 Public telephones are located in obvious locations, are well lit and well signposted, eg near bus stops or taxi ranks.	Not applicable. The proposed development does not include public telephones.

LEASE VARIATION CODE

ELEMENT 1: VARIATIONS - GENERAL

Rules	Criteria	Response
1.1 Varying leases - general		
There is no applicable rule	C1 A lease is varied only where all of the following are achieved: i) the varied lease is consistent with the Territory Plan including all relevant codes ii) the land to which the lease applies is suitable for the development or use authorised by the varied lease.	Complies The proposed development is consistent with the Territory Plan; all relevant codes associated for the application; and is suitable for the proposed Multi Unit housing development.

ELEMENT 2: VARIATIONS TO INCREASE RIGHTS

Rules	Criteria	Response
2.1 Increasing Rights		
There is no applicable rule	C2 A right under a lease is increased only when all of the following are achieved if the additional rights are granted and activated: i) sufficient car parking is provided on site or is available off site in accordance with the Parking and Vehicular Access General Code. ii) any increase in traffic flow is within the capacity of the surrounding road network. iii) adequate post occupancy waste management and disposal can be provided to the relevant Territory standard. iv) no unreasonable increase in the level of noise for the occupants of dwellings on the block or on adjoining land. Note: examples of rights are the maximum gross floor area, the maximum floor area allocated to a particular use, building heights.	Complies The proposed development complies with the requirements of C2: i) Car parking is provided in accordance with the parking and vehicular access General code; ii) Additional traffic flow proposed is within the capacity of existing network; iii) Adequate post occupancy waste facilities are provided accordance with Territory standards; and iv) There is no unreasonable increase in the level of noise anticipated as a result of the proposed variation to the lease.

ELEMENT 3: VARIATIONS TO ADD PARTICULAR USES

Rules	Criteria	Response
3.1 Adding uses generally		
There is no applicable rule	C3 An additional use is authorised by a lease only when all of the following are achieved if the additional use is granted and activated: i) sufficient car parking is provided on site or is available off site in accordance with the Parking and Vehicular Access General Code. ii) any increase in traffic flow is within the capacity of the surrounding road network. iii) adequate post occupancy waste management and disposal can be provided to the relevant Territory standard. iv) no unreasonable increase in level of noise for the occupants of dwellings on the block or on adjoining land. v) no unreasonable risk to occupants of the block through any contamination of the block or on adjoining land. vi) no unreasonable level of odour for the occupants of dwellings on the block or on adjoining land. vii) no unreasonable level of light emission for the occupants of dwellings on the block or on adjoining land.	Not Applicable. The proposed development does not include any proposed change to the use of Block 9, Section 46, nor additional uses.

ELEMENT 4: VARIATIONS TO ADD PARTICULAR USES

Rules	Criteria	Response
4.1 Community and Recreational Facilities		
There is no applicable rule	C4 Community facilities or recreational facilities that are authorised by a lease comply with the Community and Recreational Facilities Location Guidelines General Code.	Not Applicable. The proposed development does not include community facilities or recreational facilities.

Rules	Criteria	Response
4.3 Secondary residence		
R6 A variation to a lease to authorise a secondary residence is approved only where the block affected by the lease is 500m ² or larger.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development does not include a secondary residence.

ELEMENT 5: VARIATIONS TO EXPRESS THE NUMBER OF DWELLINGS

Rules	Criteria	Response
5.1 Expressing the number of dwellings or units		
R7 This rule applies to any of the following: a) Varying a lease to express the number of approved or lawfully erected dwellings or units. b) Varying a lease to change the number of approved or lawfully erected dwellings or units. c) Varying a lease to add a secondary residence where erection of a secondary residence has been approved. The variation to the lease is consistent with the following: i) all other provisions of the lease; and ii) the Territory Plan, including all relevant codes.	This is a mandatory requirement. There is no applicable criterion.	Complies. Vary to lease for number of dwellings to be assessed as part of application. Proposed development is consistent with lease, Territory Plan and relevant codes.

ELEMENT 6: VARIATIONS TO REMOVE, RELOCATE OR CHANGE EASEMENTS

Rules	Criteria	Response
6.1 Removing, relocating or changing easements		
R8 A proposal to vary a lease to remove, relocate or change easements is consistent with both of the following: a) is supported by written endorsement from the relevant service provider. b) is supported by drawings and information demonstrating that easements are not required or are provided elsewhere on the land.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. The proposed development does not include removal, relocation or change to any easement.

ACTFB CORRESPONDENCE

BASEMENT EGRESS REQUIREMENTS CONFIRMATION

Conrad Moore

From: Lindsay Garrick <lindsay@cbscanberra.com.au>
Sent: Monday, 18 June 2018 10:26 AM
To: Conrad Moore
Cc: Randall, Wesley; Christie Player
Subject: RE: B9 S46 TURNER

Good morning Conrad.

Yes, you are correct. The rationale is as follows:

- As soon as they get out onto the ramp they are in a "quasi" open space when occupants will be unlikely to be overcome by fire/fumes.
- A stair would have been DTs as we are here only talking of egress.....the thinking is that a 1:4 ramp provided with a handrail would be similar for egress to a stair.

Confirming that all parties are fully aware of the 1 in 4 slope of the ramp.

Regards



G.A. Lindsay Garrick
 M Building Surveying (Distinction)
 M Eng (Building Fire Safety & Risk Engineering - First Class Honours)
 Grad. Dip (Design for Bushfire-Prone Areas)
 Principal Building Surveyor
 Certified Building Solutions Pty Ltd | COI, A No. 200426203
 Unit 1, 25-35 Buckland Street, Mitchell, ACT 2911
 T: +61 (0)2 6253 9911 | F: +61 (0)2 6253 9922 | M: +61 (0)4 01 766 570
 E: lindsay@cbscanberra.com.au | W: www.cbscanberra.com.au



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From: Conrad Moore [mailto:CMoore@munnslymoore.com.au]
Sent: Monday, 18 June 2018 9:17 AM
To: Lindsay Garrick
Cc: Randall, Wesley; Christie Player
Subject: RE: B9 S46 TURNER

Lindsay

Just to double check. There is no mention of the 1:4 ramp angle which is shown on the drawings circulated – as discussed we cannot change or achieve 1:6.

Specifically I assume as they had the drawings (attached) that the 1:4 ramp angle is accepted on the basis of the remainder of provisions required for any area of ramp steeper than 1:20.

Regards

Conrad

From: Lindsay Garrick [mailto:lindsay@cbscanberra.com.au]
Sent: Tuesday, 12 June 2018 4:05 PM
To: Conrad Moore <CMoore@munnslymoore.com.au>
Subject: RE: B9 S46 TURNER

Hi Conrad,

Please find attached the email trail for correspondence with ACT Fire & Rescue. I will put together a Fee Proposal and get it to you asap.

Regards



G. A. Lindsay Garrick
M Building Surveying (Distinction)
M Eng (Building Fire Safety & Risk Engineering - First Class Honours)
Grad. Dip (Design for Bushfire-Prone Areas)
 Principal Building Surveyor
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From: Conrad Moore [<mailto:CMoore@munnslymoore.com.au>]
Sent: Tuesday, 12 June 2018 12:53 PM
To: Lindsay Garrick
Subject: RE: B9 S46 TURNER

Lindsay

Thanks for the chat this morning.

I note that the email hasn't popped up as yet my end?

As discussed please send through a proposal to assist with advice through to DA – it is likely this will then be converted across to BA approval and construction phase as previously.

Regards
 Conrad

From: Lindsay Garrick [<mailto:lindsay@cbscanberra.com.au>]
Sent: Friday, 8 June 2018 1:54 PM
To: Conrad Moore <CMoore@munnslymoore.com.au>; Erik Innes <EInnes@munnslymoore.com.au>
Cc: David Sloan <david.sloan@florianfire.com.au>
Subject: FW: B9 S46 TURNER

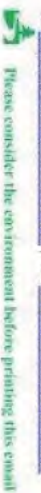
Conrad / Erik,
 Please disregard my earlier email.

Requirements for the Alt Sol for Turner are as per my below email to the ACT Fire & Rescue.

Regards



G. A. Lindsay Garrick
M Building Surveying (Distinction)
M Eng (Building Fire Safety & Risk Engineering - First Class Honours)
Grad. Dip (Design for Bushfire-Prone Areas)
 Principal Building Surveyor
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From: Lindsay Garrick
Sent: Friday, 8 June 2018 1:49 PM

To: Owens, Paul (Paul.Owens@act.gov.au)
Subject: B9 S46 TURNER

Good afternoon Paul and thank you for returning my call earlier today.

Just a line to confirm our discussions as to what would be acceptable to ACT Fire & Rescue for consideration of a Performance Solution for a single exit for the basement carpark as follows:

- A door will be provided in the basement that opens directly onto the driveway, and a 1 metre wide non-slip pedestrian path will be painted on the driveway and vehicle passing bay to prevent cars from permanently parking in the delineated 1 metre path/zone.
- A continuous handrail will be installed along the pedestrian path.
- The door will be signed inside the basement as an Emergency Exit Only door with an emergency light in the vicinity of the door to ensure the signage is clearly visible. Emergency lighting and exit signs will be provided to the whole of the basement as per BCA.

The above will be incorporated in a Performance Solution developed by a Fire Engineer for the project and will be submitted to ACT Fire & Rescue in due course.

Thanks Paul for your assistance with the above and for taking the time to look at this project outside of the "normal" process.

Regards



G. A. Lindsay Garrick
M Building Surveying (Distinction)
M Eng (Building Fire Safety & Risk Engineering – First Class Honours)
Grad. Dip (Design for Bushfire-Prone Areas)
 Principal Building Surveyor
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 E: lindsay@cbshelterra.com.au | W: www.cbshelterra.com.au

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APPENDIX A – PRE APPLICATION MEETING NOTES



ACT
Government
Environment, Planning and
Sustainable Development

Pre-Application Meeting Notes

REVISED DA #
FORM GENERATED 201834426

BLOCK/S:	9	PROPOSAL NUMBER:	201731181
SECTION:	46	DATE OF MEETING:	7 March 2017
SUBURB:	Turner		
PROPOSAL:	Demolition of existing dwelling and construction of an 8 unit apartment building with basement car parking.		
EPSDD CONTACT DETAILS:	Rebecca and Trent DA Gateway Team planningenquiries@act.gov.au 02 6205 2888		
PROPOSONENT:	Munnis Sly Moore Architects OBO Commissioner for Social Housing		
ENTITY COMMENTS	DA Leasing provided below		
ENTITY ATTENDEES:	– TCCS (Jose) – Icon Water (Eddie)		

KEY CONTACTS FOR ENTITIES

Transport Canberra and City Services (TCCS):	TCCS.DA@act.gov.au (02) 6207 0019
Icon Water:	BAsubmission_watersewer@iconwater.com.au
Environment Protection Authority (EPA):	EPAPlanningLiaison@act.gov.au
Heritage Office:	heritage@act.gov.au

COMMENTS ON PROPOSAL

What is the proposal	Multi unit residential development
Is there a Crown lease	Yes
Use/s permissible under lease	No
Zone/s	RZ4: Medium Density Residential
Use proposed	Residential
Is use assessable in zone	Yes
Development codes	Residential Zones Development Code Single Dwelling Housing Development Code (for demolition of existing dwelling) Multi Unit Housing Development Code
Precinct codes	Inner North Precinct Code
General codes to consider	Parking and Vehicular Access General Code Bicycle Parking General Code Access and Mobility General Code (not mandatory for the

Pre-Application Meeting Notes

	development, but useful for the adaptable unit's compliance) Crime Prevention through Environmental Design General Code Signs General Code (for complex signage on letterbox) Waterways: Water Sensitive Urban Design General Code Residential Boundary Fences General Code Lease Variation General Code
Entity referral and consultation	Yes
Mandatory referrals	• TCCS • Icon Water • ACTEW • Tree Protection Unit
Further entity consultation required or recommended before lodgement?	TCCS & ICON
Assessment track	Merit
If impact track, requirements for lodgement	N/A
Is pre-DA community consultation required?	No
Key issues	Inner North Precinct Code R13/C13 – The rule stipulates that site coverage in the rear zone does not exceed 30%. The criteria can be addressed where at least one protected tree is proposed to be retained within the primary building zone. In all other cases the rule is mandatory. In this case the rule is likely to apply as the two regulated trees are located in the front zone and the rear zone.
Other comments on proposal	Inner North Precinct Code • C9 – building siting – address criteria as there is no applicable rule • R19/C19 – basement vehicular access – address criteria as an adjoining block has existing basement car parking. • C20 – It appears that there are an average of 1.43 car spaces for all 2-bedroom dwellings. This meets the INPC, but is under the minimum average provision in the Parking and Vehicular Access General Code (although the hierarchy of codes means that the INPC overrides PVAGC). • C21 – refer to Turner Neighbourhood Plan in lodgement documents Multi Unit Housing Development Code • R9 – plot ratio = 80%. • R25/C25 and R26/C26 – building envelopes – address criteria where appropriate

Pre-Application Meeting Notes

	• R30/C30 – Screens on upper floor windows are noted where they do not meet the required 6m setbacks • R39/C39 – site open space – rule may be met through 2 locations on site. • C40 – landscape design • R41/C41 – fences – including hedges • R42/C42 – courtyard walls – provide further details • C43 – screening of external facilities - provide further details • C44 – mailboxes - provide further details • R53/C53 – basements and undercroft parking - provide further details • R58/C58 – solar access for apartments - provide further details. Shadowing from neighbouring 3-storey development on northern boundary may have some impact on solar access. • R60/C60 – privacy of PPOS – may need to address criteria • R65/C65 – storage spaces – address criteria where not adjacent to car spaces • C66 – natural ventilation • R72/C72 – driveway verge crossing upgrade requirements • R73/C73 – internal driveways – address criteria due to setbacks from buildings • R74/C74 – provide turning templates for DA submission • R75/C75 – turning spaces - provide further details • R80/C80 - provide further details • R86 mandatory – WSUD • R91 mandatory – tree protection • R93 mandatory – erosion and sediment control • C94 & R99 – post occupancy waste management • R98 mandatory – construction waste management • R100 & R101 mandatory - utilities
DA Leasing comments	• The Crown lease permits a maximum of 2 dwellings per building. It is noted that 8 dwellings are proposed within one building. A lease variation will be required to remove this restriction. • If you intend to have more than two dwellings contained in a building, but do not apply for a lease variation to permit a maximum number of dwellings, a lease variation to remove the limit of two dwelling per building is required. This variation, if no application for a variation to permit a maximum number of dwellings is made, is subject to assessment of lease variation charge under section 277 of the <i>Planning and Development Act 2007</i>. A valuation certificate and report must be provided to accompany that proposal.

Pre-Application Meeting Notes

	- If the lease variation charge is calculated under section 277, additional remission under the Economic Stimulus may apply. A valuer may be able to give you more definitive advice of the possible lease variation charge cost under section 277. If you apply for an increase to the number of dwellings permitted, it is likely to cost \$70000 x 5 less the remission, which is currently 55%, so currently \$189,000. - If you have further questions, please direct them in writing to ACTPLADALeasing@act.gov.au
Meeting discussion points	TCCS - Double width verge crossing required - Double width internal driveway for the first 6m - Ramp not to exceed 5% gradient for the first 6m - Traffic control system e.g. traffic lights - L&PP for verge - Be able to fit 16 bins across front verge for collection - Waste management plan - Stormwater plan ICON Water - Easement at the back - Access to the easement from side - Removable fence between units for easement access - Possible relocation of water metre - Water metre needs to be accessible at all times 1m clearance around water metre - External services plan for water metre relocation (if applicable) - Notes provided during meeting Development - Discussed compliance with Territory Plan as noted above. Leasing - No representatives in attendance; advice provided in this document noted.

Pre-Application Meeting Notes

STANDARD DA LODGEMENT REQUIREMENTS - DESIGN AND SITING

There may be additional requirements for your development required by the Territory Plan. Please also note the acknowledgement at the end of this document.

DA form – correctly completed with lessee details	☒ Yes
<i>Please note: for works involving a body corporate (for example, works affecting a common boundary wall), the body corporate must have signed as a lessee. For works on unleased territory land (for example, the road reserve) the land custodian must sign the DA form as lessee.</i>	☒ Yes
Survey certificate	☒ Yes
Statement against relevant criteria	☒ Yes
Site plan	☒ Yes
Floor plan	☒ Yes
<i>Please note: for residential development two floor plans are required, one showing an internal layout and one without the internal layout. The public register and public notification do not show the internal floor plan.</i>	☒ Yes
Area plan	☒ Yes
<i>Not required for single residential development.</i>	
Elevations	☒ Yes
Sections	☒ Yes
Driveway plan and turning circles	☒ Yes
Colour sample schedule	☒ Yes
Shadow diagrams	☒ Yes
Demolition plan	☒ Yes
Pollution control plan	☒ Yes
Water sensitive urban design documentation	☒ Yes
<i>Please note: this is required for all new single dwellings and additions and alterations that trigger Water Sensitive Urban Design requirements. Also required for new multi unit development & developments that trigger the Water Sensitive Urban Design General Code.</i>	
Unapproved existing works plan	☒ No
<i>Please note: this needs to be signed by a surveyor.</i>	
Tree Management Plan	☒ Yes
<i>Please note: this is required where any trees under the Tree Protection Act 2005 requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees.</i>	☒ Yes
Composite streetscape elevation	☒ Yes
Noise Management Plan	☒ Maybe
<i>Please note: the EPA have been requesting a Noise Management Plan for new developments and must address all permissible uses regardless of use being taken up.</i>	
Bill of costs (must be provided for projects over \$10 million)	☒ No

Pre-Application Meeting Notes

Parking plan	☒ Yes
Off site works plan	☒ Yes
Landscape plan	☒ Yes
Access and Mobility Report/Adaptability report	☒ Yes
Signage plan	☒ Yes
Waste management plan	☒ Maybe
Assessment of Environmental Effects	☒ No

STANDARD DA LODGEMENT REQUIREMENTS – LEASE VARIATION

There may be additional requirements for your development required by the Territory Plan. Please also note the acknowledgement at the end of this document.

List of registered interested parties (eg mortgagees etc) and their addresses or a written statement advising that there are no registered interested parties	☒ Yes
---	---

IMPORTANT INFORMATION ABOUT YOUR DEVELOPMENT AND THESE NOTES

- Lodgement of development applications are electronic in the ACT and must be lodged using eDevelopment. Further information can be obtained at www.planning.act.gov.au.
- This information shall not be taken to be pre-application advice for the purposes of s138 of the *Planning and Development Act 2007*. Pre-application advice can be formally requested from the planning and land authority under s138.
- This document reflects preliminary information provided by the applicant and/or concept sketches submitted to the planning and land authority. The submitted information was not subjected to a formal assessment and this advice will not be binding on the determination of any future development application that may be lodged. It is also advised that relevant policies may alter between the time the information on this form is provided and the lodgement of the development application.
- Any information relating to advice by other authorities or entities reflected in these notes are for guidance only and must not be relied upon. It is the responsibility of the proponent to confirm any requirements of other authorities or entities directly with that authority or entity.
- A decision to sell unit 'off a plan', or a property forming part of an unapproved development, is a marketing decision entirely for the risk of the developer or Crown lessee. This practice will by no means be given any consideration in the assessment of a future development application, and sales contracts or 'off-the-plan' sales does not pre-empt or influence the planning and land authority's decision in any way.

APPENDIX B – ACTPLA CORRESPONDENCE

REAR ZONE COVERAGE

Conrad Moore

From: Jamaly, Rumana <Rumana.Jamaly@act.gov.au>
Sent: Tuesday, 29 August 2017 5:11 PM
To: Conrad Moore
Cc: Boraiah, Thara; Randall, Wesley
Subject: RE: 9/46 TURNER PART 1 of 2 [SEC=UNCLASSIFIED]

Hello Conrad

Thank you for your patience regarding this matter. I have now had an opportunity to review the plans that you forwarded to me on 21 August 2017. Please note a detailed assessment, including calculation of rear site coverage, has not been undertaken at this stage. On the basis of your description regarding the changes and how you have addressed the comments provided in the earlier e-mails, I can advise that you are heading in the right direction. However, the basement seems quite restrictive in relation to car manoeuvring, particularly for the two car parking spaces at the northern end. Also, please note for 3-bedroom dwellings, a B99 vehicle should be able to manoeuvre from at least one car parking space allocated to that dwelling.

I trust you will find the comments above helpful in making any further modifications required prior to lodging a DA.

Regards
Rumana

From: Conrad Moore [mailto:CMoore@munnslymoore.com.au]
Sent: Tuesday, 29 August 2017 9:13 AM
To: Jamaly, Rumana
Cc: Boraiah, Thara; Randall, Wesley
Subject: RE: 9/46 TURNER PART 1 of 2 [SEC=UNCLASSIFIED]

Rumana

Wes just called to see how we are travelling – have you had a chance to look at it as yet?

Is it easier if I drop over for a chat / have a phone call?

Regards

Conrad

From: Conrad Moore
Sent: Thursday, 24 August 2017 12:08 PM
To: 'Jamaly, Rumana'
Cc: Boraiah, Thara; 'Randall, Wesley'
Subject: RE: 9/46 TURNER PART 1 of 2 [SEC=UNCLASSIFIED]

Thanks Rumana

Again – very much appreciated.

I am in all day today/tomorrow if it is quicker to have a chat.

Regards

Conrad

62488922

From: Jamaly, Rumana [<mailto:Rumana.Jamaly@act.gov.au>]
Sent: Thursday, 24 August 2017 11:57 AM
To: Conrad Moore
Cc: Boralah, Thara
Subject: RE: 9/46 TURNER PART 1 of 2 [SEC=UNCLASSIFIED]

Hello Conrad
 I have not had a chance to review your plans. I will try to do it by tomorrow.
 Thanks
 Rumana

From: Conrad Moore [<mailto:CMoore@munnslymoore.com.au>]
Sent: Wednesday, 23 August 2017 4:46 PM
To: Jamaly, Rumana; Boralah, Thara
Subject: RE: 9/46 TURNER PART 1 of 2

Thara

Wesley is anxious that we keep moving on this project.

I was wondering if you have had a chance to review the material as yet – did you want to book a phone conversation for 10 minutes if that was easier?

Regards

Conrad

From: Conrad Moore
Sent: Monday, 21 August 2017 9:37 AM
To: 'Jamaly, Rumana'; Boralah, Thara
Cc: Randall, Wesley'; Jai Huynh
Subject: 9/46 TURNER PART 1 of 2

Rumana

Thank you again for your time in reviewing this proposal.

We have now resolved most of the outstanding issues.

We wanted to run past you our approach to balancing the incursion into the allowable rear zone coverage against the area that we have pushed the building and ramp back in the front zone - to allow for the retention of the existing regulated tree in the front zone.

We note from your email from the 30/3/17

- *We can consider the area that the proposed building needs to be setback to minimise impact on the two trees in the front zone, to be added to the 30% site coverage in the rear zone. In other words, the amount by which 30% site coverage can be exceeded should be equivalent to the area that the building (including basement) needs to be setback;*

We would appreciate it if you could confirm that we have interpreted this position correctly as follows:-

1. Drawing A010 shows the 23m2 that we have pushed the building and carpark access ramp back into the site to allow for the retention of the significant tree. As is noted on the drawing:-
 REAR ZONE TOTAL AREA = 634M2

- 30% ALLOWABLE COVERAGE = 190M²
 - PREVIOUSLY PROPOSED COVERAGE = 190M²
 - AREA PUSHED BACK IN FRONT ZONE = 23M²
 - ADDITIONAL AREA ADDED TO REAR ZONE COVERAGE = 23M²
 - PROPOSED REAR ZONE COVERAGE 190+23=213M²
2. Drawing A011 shows how these areas relate to the basement arrangement
 - a. Refer to attached for confirmation of turning circle access – including B85 generally, B99 to at least one space and small car space access to the tightest location
 3. Drawing A012 shows how this then translates to other levels of the building. The red line indicating the previous building envelope.
 - a. Critically at Level 1 we have
 - i. retained the previous footprint at the SW corner of the front 2 bedroom unit so as to limit the incursion of that point on the building envelope
 - ii. maintained the balcony location for this unit in discussion with the arborist but pulled back the building
 - b. Critically at Level 2 we have retained the building footprint

On other matters confirming that we have attended to the issues raised in preparation for lodgement of the DA - and further to my email of 2/8:-

- We have resolved all turning circles and refined the basement layout to allow the building to step back – turning circles for all spaces have been completed to show compliance (attached here)
- We have completed the tree management report to guide the resolution of the design (attached here)
- We are finalising the traffic report now and will seek endorsement of arrangements prior to submission.
- We have clearly separated the courtyard walls from the main building structure in the front zone
- We have incorporated planting along Icon access easement to soften arrangements
- We have provided a roof to the bin enclosure arrangements
- We are finalising the solar access diagrams – stepping the building back makes it increasingly difficult for the SE units to comply with all solar access requirements so we may need to extend the access window beyond 9-3 as discussed.

The set now includes shadow diagrams – showing the impact of the allowable envelope / proposed development – indicating that the development has a reduced impact in comparison with the allowable development in many instances.

I understand that Housing ACT intend to conduct their consultation in the near future and we then anticipate submitting the DA later this month.

If you could confirm that we have interpreted the balancing of areas in the rear zone coverage correctly ASAP it would be appreciated.

Regards

CONRAD MOORE FRAIA
DIRECTOR

MUNNS **SLY MOORE** architects



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Planning and Development Act 2007

Development Application

Application Number: **201834426**

Type of Application

The type of application you are applying for is Further Information - S141

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
TURNER	46	9	
Street Address			
9 FORBES STREET, TURNER			

Applicant Details

ACN or ABN			
008534049			
Company Name		Position held / Title	
Munns Sly Moore Architects		Director	
Salutation	First Name	Surname	
None	Conrad	Moore	
Postal Address 1		Postal Address 2	
PO Box 5093			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Lyneham	ACT	2602	Australia
Phone Number	Fax Number	Mobile Number	
62488922			
Email			
cmoore@munnsslymoore.com.au			

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

☒ Agency

Australian Business Number (ABN)

90375813807

Company Name

Comissioner for Social Housing / Housing ACT

Position held / Title

Project Manager

Salutation

Mr

First Name

Wesley

Surname

Randall

Postal Address 1

Housing ACT

Postal Address 2

Locked Bag 3000

Postal Address 3

Suburb

Belconnen

State/Territory

ACT

Postcode

2616

Country

Australia

Phone Number

62054743

Fax Number

Mobile Number

Email

Wesley.Randall@act.gov.au

Describe the Additional Information Being Provided

Please find attached revised Valuation Report

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents as requested by the Environment, Planning and Sustainable Development Directorate in accordance with Section 141 of the Planning and Development Act 2007;

I/we understand that the documentation provided via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;

I/we declare that all the information given on this form and its attachments is true and complete;

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations:

☒ Accept

Acceptance Date

2/10/2018

From: [EPD Customer Services](#)
To: [cityrenewal](#)
Subject: REFERRAL-CITY RENEWAL-2018.34426-9/46 TURNER-01
Date: Monday, 24 September 2018 2:25:00 PM
Attachments: [plans.obr](#)
[supporting docs.obr](#)
[image001.png](#)

DEVELOPMENT APPLICATION NO: 201834426
BLOCK: 9 **SECTION:** 46 **DIVISION:** TURNER

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing dwelling and construction of a 3 storey dwelling comprising 7 units, basement car parking and associated works. LEASE VARIATION to specify seven (7) dwellings.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(16/10/2018)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services
EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Katherine
Phone 6207 1923

EPDCustomerService@act.gov.au
www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

cid:image004.png@01D3DE12.73C7D510



Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.

From: [EPD Customer Services](#)
To: [EPD DA Leasing referrals](#)
Subject: REFERRAL-DA LEASING-2018.34426-9/46 TURNER-01
Date: Monday, 24 September 2018 2:26:00 PM
Attachments: [plans.obr](#)
[supporting docs.obr](#)
[image001.png](#)

DEVELOPMENT APPLICATION NO: 201834426
BLOCK: 9 **SECTION:** 46 **DIVISION:** TURNER

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing dwelling and construction of a 3 storey dwelling comprising 7 units, basement car parking and associated works. LEASE VARIATION to specify seven (7) dwellings.

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EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Katherine
Phone 6207 1923

EPDCustomerService@act.gov.au
www.act.gov.au/accesscbr

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cid:image004.png@01D3DE12.73C7D510



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From: [EPD, Customer Services](#)
To: esddstrategicplanningreferrals@act.gov.au
Subject: REFERRAL-STRATEGIC PLANNING-201834426-9/46 TURNER-01 [SEC=UNCLASSIFIED]
Date: Wednesday, 27 February 2019 12:31:00 PM
Attachments: [plans.obr](#)
[supporting docs.obr](#)
[image001.png](#)

DEVELOPMENT APPLICATION NO: 201834426
BLOCK: 9 **SECTION:** 46 **DIVISION:** TURNER

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing dwelling and construction of a 3 storey dwelling comprising 7 units, basement car parking and associated works. LEASE VARIATION to specify seven (7) dwellings.

Note: No visitor parking proposed on site the development is relying on off-street visitor parking

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(21/03/2019)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services
EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Emil George
Phone 6207 1923

EPDCustomerService@act.gov.au
www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

cid:image004.png@01D3DE12.73C7D510



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From: [EPD Customer Services](#)
To: [TCCS_CW_DRCDA](#)
Subject: REFERRAL-TCCS-2018.34426-9/46 TURNER-01
Date: Monday, 24 September 2018 2:25:00 PM
Attachments: [plans.obr](#)
[supporting docs.obr](#)
[image001.png](#)

DEVELOPMENT APPLICATION NO: 201834426
BLOCK: 9 **SECTION:** 46 **DIVISION:** TURNER

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing dwelling and construction of a 3 storey dwelling comprising 7 units, basement car parking and associated works. LEASE VARIATION to specify seven (7) dwellings.

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COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Katherine
Phone 6207 1923

EPDCustomerService@act.gov.au
www.act.gov.au/accesscbr

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16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

cid:image004.png@01D3DE12.73C7D510



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From: [EPD Customer Services](#)
To: [TCCS_CP_TreeProtectionACTPLARef](#)
Subject: REFERRAL-TREE PROTECTION-2018.34426-9/46 TURNER-01
Date: Monday, 24 September 2018 2:26:00 PM
Attachments: [plans.obr](#)
[supporting docs.obr](#)
[image001.png](#)

DEVELOPMENT APPLICATION NO: 201834426
BLOCK: 9 **SECTION:** 46 **DIVISION:** TURNER

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing dwelling and construction of a 3 storey dwelling comprising 7 units, basement car parking and associated works. LEASE VARIATION to specify seven (7) dwellings.

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Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Katherine
Phone 6207 1923

EPDCustomerService@act.gov.au

www.act.gov.au/accesscbr

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cid:image004.png@01D3DE12.73C7D510



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From: [Cityrenewal](#)
To: [EPD, Customer Services](#)
Cc: [Ryan, KellyL](#)
Subject: COMM-CITY RENEWAL-201834426-S144D-9/46 TURNER-01 [SEC=UNCLASSIFIED]
Date: Wednesday, 6 March 2019 11:28:07 AM
Attachments: [image001.jpg](#)
[COMMS_CRA_201834426-S144D -Turner Block 9 Section 46- March 2019.pdf](#)
[image002.png](#)

Good morning

The CRA supports this DA amendment. Further comments are attached.

Cheers

Sophie

Sophie Davis
Project Officer, City Activation – Design and Place Strategy

T: 02 6205 3684 **E:** sophiee.davis@act.gov.au

City Renewal Authority ACT Government

Canberra Nara Centre, 1 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
ABN 40 746 096 162

cityrenewalCBR.com.au
Follow us @cityrenewalCBR



From: EPD, Customer Services
Sent: Monday, 18 February 2019 10:17 AM
To: Cityrenewal <cityrenewal@act.gov.au>
Subject: REFERRAL-CITY RENEWAL-201834426-S144D-9/46 TURNER-01 [SEC=UNCLASSIFIED]

Please disregard previous email

DEVELOPMENT APPLICATION NO: 201834426-S144D

BLOCK: 9 SECTION: 46 DIVISION: TURNER

S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA201834426- PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION. Amendment to development application for proposal for multi unit development and lease variation which is still under consideration - the amendment is Response to representations, including amended documents and

additional information:

1. Revised roof to Level 2 to reduce building height;
2. Amended front parapet to reduce bulk;
3. Amended Solar Diagram to show shadowing impact of proposed development vs allowable building envelope;
4. Solar diagrams to demonstrate solar penetration within units to each level in response to City Renewal Authority comments;
5. Amended External Services Plan in response to ICON comments;
6. ICON 'In Principle' approval in response to ICON comments;
7. Structural details in response to ICON comments; and
8. Pergola details in response to ICON comments.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(11/03/2019)**.

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services

EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:
COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards,

Matthew Forman

Customer Services

Phone 02 6207 1923

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Customer Services
Environment, Planning and Sustainable Development Directorate
16 Challis Street
DICKSON ACT 2602

DEVELOPMENT APPLICATION NO: 201834426-S144D **DATE:** 06-Mar-2019

DESCRIPTION OF THE PROPOSAL:

Amendments in response to previous comments on DA, including:
- Revised roof to Level 2 to reduce building height;
- Amended front parapet to reduce bulk;
- Amended Solar Diagram to show shadow of proposed development vs allowable building envelope;
4. Solar diagrams to demonstrate solar penetration within units to each level

BLOCK:	9	SECTION:	46	DIVISION:	TURNER
---------------	----------	-----------------	-----------	------------------	---------------

This proposal was reviewed by the City Renewal Authority	☒
The proponent has provided a place proposition and place plan	☐

The City Renewal Authority 's position is:	
That the proposal is supported	☒
That the proposal is not supported	☐
That advice is provided	☒
No comment	☐
That further information is required	☐

How we assess development in the City Renewal Authority (CRA) Precinct

As a referral Authority the CRA is required to provide consent to the Environment, Planning and Sustainable Development Directorate (EPSDD) for all development that falls within the renewal precinct. For consistency, the review of development proposals within the CRA precinct is assessed under the following nine key Design Quality Principles;

- Principle 1: Context and Neighbourhood Character
- Principle 2: Built Form and Scale
- Principle 3: Density
- Principle 4: Sustainability
- Principle 5: Landscape
- Principle 6: Amenity
- Principle 7: Safety
- Principle 8: Housing Diversity and Social Interaction
- Principle 9: Aesthetics

Comments pertaining to the development are made under the nine key principles and are provided to the proponent to encourage high quality design outcomes.



Design Quality Principles

Design Quality Principles are best considered by design professionals for all development, by design review panels and approving authorities at the earliest phase of the development proposal.

Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Namely, the relationships and interactions of natural and built forms with consideration of the social, economic, health and environmental conditions they create.

Well-designed buildings respond to and enhance the qualities and identity of the area, including adjacent sites, streetscapes and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Place planning is considered an appropriate form of demonstrating neighbourhood character and place intent. Proposals with clearly defined place propositions and place plans are required to be submitted in support of Principal 1.

CRA Comments – Principle 1: Context and Neighbourhood Character

The City Renewal Authority ('the Authority') thanks the applicant for its responses to previous comments and providing information on the development's environmental sustainability performance and solar access diagrams (floor-plate by floor-plate).

For future projects, consultation with the Authority at early stages of development would help to enhance urban design outcomes, including the amenity and place experience for residents.

Principle 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings, inclusive of considerations of building alignments, proportions, building type, articulation and the manipulation of building elements.

The built form defines the public domain, contributes to the character of streetscapes and parks including their views and vistas, and provides internal amenity and outlook.

CRA Comments – Principle 2: Built Form and Scale

No comment.

Principle 3: Density

Good design achieves a high level of amenity for uses through density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, services, community facilities and the environment.

CRA Comments – Principle 3: Density

No comment.

Principle 4: Sustainability

Good sustainable design combines positive environmental, social and economic outcomes. Good, sustainable design includes use of natural cross ventilation and passive solar design to reduce reliance on technology and lower operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation which contribute to the overall sustainability of a development.

CRA Comments – Principle 4: Sustainability

The Authority thanks the applicant for submitting information on the environmental sustainability performance of the development. The 7 star energy rating is commended, but please note the minimum NatHERS rating is scheduled to be raised as part of pending changes to the National Construction Code. The Authority encourages the applicant to continue exceeding minimum standards in future developments.

Principle 5: Landscape

Good landscape design recognises that built and natural systems operate as an integrated system. Landscape design strongly influences the amenity and contextual fit of a development sited within the streetscape and surrounding neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment of long term management.

CRA Comments – Principle 5: Landscape

No comment.

Principle 6: Amenity

Good design positively influences internal and external amenity for users, the public and neighbours. Achieving good amenity contributes to positive living environments and user well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

CRA Comments – Principle 6: Amenity

No comment.

Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

CRA Comments – Principle 7: Safety

No comment.

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of dwelling sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed development responds to social context by providing facilities to suit the existing and future social and development mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst users.

CRA Comments – Principle 8: Housing Diversity and Social Interaction

No comment.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

CRA Comments – Principle 9: Aesthetics

No comment.

From: [EPD Customer Services](#)
To: [Cityrenewal](#)
Subject: REFERRAL-CITY RENEWAL-201834426-S144D-9/46 TURNER-01 [SEC=UNCLASSIFIED]
Date: Monday, 18 February 2019 10:16:00 AM
Attachments: [image001.jpg](#)
[Plans - S144D.OBR](#)
[supporting docs - S144D.OBR](#)

Please disregard previous email

DEVELOPMENT APPLICATION NO: 201834426-S144D

BLOCK: 9 SECTION: 46 DIVISION: TURNER

S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA201834426- PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION. Amendment to development application for proposal for multi unit development and lease variation which is still under consideration - the amendment is Response to representations, including amended documents and additional information:

1. Revised roof to Level 2 to reduce building height;
 2. Amended front parapet to reduce bulk;
 3. Amended Solar Diagram to show shadowing impact of proposed development vs allowable building envelope;
 4. Solar diagrams to demonstrate solar penetration within units to each level in response to City Renewal Authority comments;
 5. Amended External Services Plan in response to ICON comments;
 6. ICON 'In Principle' approval in response to ICON comments;
 7. Structural details in response to ICON comments; and
 8. Pergola details in response to ICON comments.
- .

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(11/03/2019)**.

In accordance with Section 150 of the Planning and Development Act 2007 If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services

EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards,

Matthew Forman

Customer Services

Phone 02 6207 1923

Access Canberra | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

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cid:image009.jpg@01D31C1B.E0820B30



From: [Walker, Karen](#)
To: [DiCampli, Nicki](#)
Subject: COMM-DA LEASING-2018.34426-9/46 TURNER-01 [SEC=UNCLASSIFIED]
Date: Thursday, 16 May 2019 1:21:23 PM
Attachments: [plans.obr](#)
[supporting docs.obr](#)
[image001.png](#)
[%ASSESSMENTCUC-201834426-S141A-FULL VALUATION REPORT-01.obr](#)

Hi Nicki,

Yes the S141 valuation report resolves comment. The original report is in the assessment folder. Could you please remove the following from NOD condition 1 as I understand all plans are to be released.

, and no approved plans other than demolition and site decontamination plans will be released,

Thanks,
Karen.

From: DiCampli, Nicki
Sent: Thursday, 16 May 2019 1:03 PM
To: Walker, Karen <Karen.Walker@act.gov.au>
Subject: FW: COMM-DA LEASING-2018.34426-9/46 TURNER-01 [SEC=UNCLASSIFIED]

Hi Karen

Can I please confirm that the Full Valuation report (reference attached) resolves your original comments below? (Note I couldn't see where the original report was saved)

Thanks

Nicki

From: EPSD DALeasingreferrals
Sent: Tuesday, 25 September 2018 3:10 PM
To: EPD, Customer Services <EPDCustomerServices@act.gov.au>
Subject: COMM-DA LEASING-2018.34426-9/46 TURNER-01 [SEC=UNCLASSIFIED]

Hi Customer Service,

Thank you for referring this DA to DA Leasing for comment. The proposal is for the construction of 7 dwellings and the variation of the lease to remove the number specified.

The notification incorrectly describes the variation (a separate email has been sent to customer service regarding this) and the valuation report is insufficient as it values the incorrect proposal.

At this stage from a leasing perspective there is no reason not to support the proposal however in addition to standard leasing conditions any approval will need to include conditions that

require a new valuation report to be submitted as further information.

Thanks,
Karen.

Karen Walker | Leasing DA

Phone 02 6207 7257 | Fax 02 6207 1856

Planning and Delivery Division | Environment, Planning and Sustainable Development | **ACT Government**
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | www.planning.act.gov.au

Mon - Fri, 9:30 - 14:30

From: EPD, Customer Services

Sent: Monday, 24 September 2018 2:27 PM

To: EPSD DALeasingreferrals <DALeasingreferrals@act.gov.au>

Subject: REFERRAL-DA LEASING-2018.34426-9/46 TURNER-01

DEVELOPMENT APPLICATION NO: 201834426

BLOCK: 9 **SECTION:** 46 **DIVISION:** TURNER

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION - demolition of the existing dwelling and construction of a 3 storey dwelling comprising 7 units, basement car parking and associated works. LEASE VARIATION to specify seven (7) dwellings.

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COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards

Katherine

Phone 6207 1923

EPDCustomerService@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | **ACT Government**

16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

cid:image004.png@01D3DE12.73C7D510



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Planning and Development Act 2007

Development Application

Application Number: **201834426**

Type of Application

The type of application you are applying for is Further Information - S141

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
TURNER	46	9	
Street Address			
9 FORBES STREET, TURNER			

Applicant Details

ACN or ABN			
008534049			
Company Name		Position held / Title	
Munns Sly Moore Architects		Director	
Salutation	First Name	Surname	
None	Conrad	Moore	
Postal Address 1		Postal Address 2	
PO Box 5093			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Lyneham	ACT	2602	Australia
Phone Number	Fax Number	Mobile Number	
62488922			
Email			
cmoore@munnsslymoore.com.au			

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

☒ Agency

Australian Business Number (ABN)

90375813807

Company Name

Comissioner for Social Housing / Housing ACT

Position held / Title

Project Manager

Salutation

Mr

First Name

Wesley

Surname

Randall

Postal Address 1

Housing ACT

Postal Address 2

Locked Bag 3000

Postal Address 3

Suburb

Belconnen

State/Territory

ACT

Postcode

2616

Country

Australia

Phone Number

62054743

Fax Number

Mobile Number

Email

Wesley.Randall@act.gov.au

Describe the Additional Information Being Provided

Please find attached revised Valuation Report

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents as requested by the Environment, Planning and Sustainable Development Directorate in accordance with Section 141 of the Planning and Development Act 2007;

I/we understand that the documentation provided via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;

I/we declare that all the information given on this form and its attachments is true and complete;

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations:

☒ Accept

Acceptance Date

2/10/2018

From: [Schwartzkoff, Brent](#)
To: [EPD, Customer Services](#)
Cc: [Watts, Michaela](#)
Subject: COMM-TREE PROTECTION-201834426-S144F-02-9/46 Turner
Date: Thursday, 2 May 2019 2:38:55 PM

DA No: 201834426-S144F-02

BLOCK:	SECTION:	DIVISION:
9	46	Turner

This DA has been assessed and the following Conservators Advice in accordance with Section 82 *Tree Protection Act 2005* is provided:

No regulated trees on the site	
Supported provided there are conditions of approval	X
Advice for the applicant	
Not Supported	
Further Information/amendments required	

Conditions/Comments/Advice:

Development is approved if all works proceed in accordance with the Tree Protection Plan (Drawing) B.

Regards

Brent Schwartzkoff | A/g Tree Protection Officer-Urban Trees

Phone 0262076203 | Mobile [REDACTED] | Email brent.schwartzkoff@act.gov.au

**City Presentation | Roads and Infrastructure | Transport Canberra & City Services Directorate
| ACT Government**

**Level 2, Wotso House, 490 Northbourne Avenue, Dickson ACT 2602 | gpo Box 158 Canberra
2601 | www.act.gov.au**

JOB REPORT - Public Notification Generator

JOB DATE: 25 September 2018 8:55 am
JOB CODE: 085203
OPERATOR: MATTHEW FORMAN

Development Application 201834426

PUBLIC NOTIFICATION

Application lodged on 18 September 2018.

Notification begins on 2 October 2018 and ends on 22 October 2018.

SUBJECT BLOCK

BLOCK: TURNER SECTION 46 BLOCK 9
STREET ADDRESS: 9 FORBES STREET
LESSEE(S): COMMISSIONER FOR SOCIAL HOUSING
ADDRESS: LOCKED BAG 3000

APPL_TYPE: SUBC
DEV DESC: PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION -
demolition of the existing dwelling and construction of a 3 storey dwelling
comprising 7 units, basement car parking and associated works. LEASE
VARIATION to specify seven (7) dwellings.

NEIGHBOURING LESSEES

1. BLOCK: TURNER SECTION 46 BLOCK 10
NAME(S): [REDACTED]
ADDRESS: 7 FORBES STREET
TURNER ACT 2612
2. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 1
NAME(S): THE RESIDENT
ADDRESS: 1/40 MACLEAY STREET
TURNER ACT 2612
3. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/40 MACLEAY STREET
TURNER ACT 2612
4. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 3
NAME(S): THE RESIDENT

ADDRESS: 3/40 MACLEAY STREET
TURNER ACT 2612

5. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 4
NAME(S): THE RESIDENT
ADDRESS: 4/40 MACLEAY STREET
TURNER ACT 2612

6. BLOCK: TURNER SECTION 46 BLOCK 25
NAME(S): THE RESIDENT
ADDRESS: 40 MACLEAY STREET
TURNER ACT 2612

7. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 5
NAME(S): THE RESIDENT
ADDRESS: 5/40 MACLEAY STREET
TURNER ACT 2612

8. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 6
NAME(S): 
ADDRESS: 6/40 MACLEAY STREET
TURNER ACT 2612

9. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 6
NAME(S): 
ADDRESS: 6/40 MACLEAY STREET
TURNER ACT 2612

10. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 7
NAME(S): THE RESIDENT
ADDRESS: 7/40 MACLEAY STREET
TURNER ACT 2612

11. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 8
NAME(S): THE RESIDENT
ADDRESS: 8/40 MACLEAY STREET
TURNER ACT 2612

12. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 3
NAME(S): 
ADDRESS: 

13. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 1
NAME(S): 
ADDRESS: 

14. BLOCK: TURNER SECTION 46 BLOCK 25
NAME(S): 
ADDRESS: 

15. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 7
NAME(S): 
ADDRESS: 7/40-42 MACLEAY STREET
TURNER ACT 2612

16. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 5
NAME(S): 

ADDRESS:	5-40/42 MACLEAY STREET TURNER ACT 2612
17. BLOCK:	TURNER SECTION 46 BLOCK 19
NAME(S):	
ADDRESS:	
18. BLOCK:	TURNER SECTION 46 BLOCK 19
NAME(S):	THE RESIDENT
ADDRESS:	44 MACLEAY STREET TURNER ACT 2612
19. BLOCK:	TURNER SECTION 46 BLOCK 20
NAME(S):	
ADDRESS:	
20. BLOCK:	TURNER SECTION 46 BLOCK 20
NAME(S):	THE RESIDENT
ADDRESS:	46 MACLEAY STREET TURNER ACT 2612
21. BLOCK:	TURNER SECTION 46 BLOCK 8 UNIT 1
NAME(S):	THE RESIDENT
ADDRESS:	1/11 FORBES STREET TURNER ACT 2612
22. BLOCK:	TURNER SECTION 46 BLOCK 8 UNIT 10
NAME(S):	THE RESIDENT
ADDRESS:	10/11 FORBES STREET TURNER ACT 2612
23. BLOCK:	TURNER SECTION 46 BLOCK 8
NAME(S):	THE RESIDENT
ADDRESS:	11 FORBES STREET TURNER ACT 2612
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ADDRESS:	
28. BLOCK:	TURNER SECTION 46 BLOCK 8 UNIT 2
NAME(S):	

ADDRESS:



29. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 4
NAME(S): THE RESIDENT
ADDRESS: 4/11 FORBES STREET
TURNER ACT 2612

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TURNER ACT 2612

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NAME(S): THE RESIDENT
ADDRESS: 7/11 FORBES STREET
TURNER ACT 2612

33. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 4
NAME(S):
ADDRESS:



34. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 6
NAME(S):
ADDRESS:



35. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 1
NAME(S):
ADDRESS: 1/11 FORBES STREET
TURNER ACT 2612



36. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/11 FORBES STREET
TURNER ACT 2612

37. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 3
NAME(S): THE RESIDENT
ADDRESS: 3/11 FORBES STREET
TURNER ACT 2612

38. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 5
NAME(S):
ADDRESS:



39. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 3
NAME(S):
ADDRESS:



40. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 7
NAME(S):



ADDRESS:



41. BLOCK: TURNER SECTION 46 BLOCK 8
NAME(S):
ADDRESS:



42. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 2
NAME(S):
ADDRESS:



43. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 9
NAME(S):
ADDRESS:



44. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 3
NAME(S):
ADDRESS:



45. BLOCK: TURNER SECTION 57 BLOCK 1
NAME(S): THE RESIDENT
ADDRESS: NORTHBOURNE AVENUE
TURNER ACT 2612

46. BLOCK: TURNER SECTION 57 BLOCK 1
NAME(S): THE RESIDENT
ADDRESS: 2 FORBES STREET
TURNER ACT 2612

APPLICANTS

1. NAME(S): CONRAD MOORE
ADDRESS: MUNNS SLY MOORE ARCHITECTS
PO Box 5093
Lyneham ACT 2602

S U M M A R Y

No of lessee notifications created = 46
No of developer notifications created = 0
No of interested party notifications created = 0
No of advertisement authorisation letters created = 1
No of outdoor signs created = 1
No of letters to applicants created = 1



ACT
Government

Environment, Planning and
Sustainable Development

25 September 2018

NOTE: If you are not the owner of this property please
forward this letter to your landlord or managing agent

7 FORBES STREET
TURNER ACT 2612

Dear Property Owner

The following Development Application in relation to 9 FORBES STREET has been lodged with the Planning and Land Authority for consideration.

Development Application 201834426:

**PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION
- demolition of the existing dwelling and construction of a 3 storey
dwelling comprising 7 units, basement car parking and associated
works. LEASE VARIATION to specify seven (7) dwellings.**

**Location: Block: 9 Section: 46 Suburb: TURNER
9 FORBES STREET**

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspections between 8.30am and 4.30pm weekdays at:

**Environment, Planning and Sustainable Development Directorate
Customer Service Centre
Dame Pattie Menzies House
Ground Floor (right hand building)
16 Challis Street, DICKSON ACT**

Please bring this letter with you for reference.

The application can also be viewed on the Authority website
<http://www.act.gov.au/developmentapplications>

Representations **must** be made within the specified public notification period to be considered during the assessment of the application. Representations received outside the notification period **will not** be considered.

The public notification period will commence on **2 October 2018**
Representations must be received by the Authority by close of business **22 October 2018**.

Representations can be submitted in the following ways:

**Environment, Planning and Sustainable Development Directorate
Customer Service Centre**

16 Challis Street, Dickson
PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au

Online:

www.act.gov.au/DArepresentation

Post:

Customer Service
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON ACT

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted.

You may request to have part or all of your representation excluded from the public register under Sections 411 or 412 of the *Planning and Development Act 2007*. The request for exclusion must be in writing and clearly identify what you are seeking to exclude and how the request satisfies the exclusion criteria. The Authority may approve or refuse to approve an exclusion application.

If your request for exclusion is approved the Authority will seek to protect the information from disclosure. However, the Authority can not guarantee that the information will not have to be disclosed pursuant to a legal obligation.

If you would like any further information in relation to this letter please contact the Dickson Customer Service Centre on (02) 6207 1923 or email epdcustomerservices@act.gov.au

Yours faithfully

Customer Services
Environment, Planning and Sustainable Development Directorate

JOB REPORT - Public Notification Generator

JOB DATE: 25 September 2018 1:19 pm
JOB CODE: 131331
OPERATOR: MATTHEW FORMAN

Development Application 201834426

PUBLIC NOTIFICATION

Application lodged on 18 September 2018.

Notification begins on 2 October 2018 and ends on 22 October 2018.

SUBJECT BLOCK

BLOCK: TURNER SECTION 46 BLOCK 9
STREET ADDRESS: 9 FORBES STREET
LESSEE(S): COMMISSIONER FOR SOCIAL HOUSING
ADDRESS: LOCKED BAG 3000

APPL_TYPE: SUBC
DEV DESC: PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION -
demolition of the existing dwelling and construction of a 3 storey dwelling
comprising 7 units, basement car parking and associated works. LEASE
VARIATION to specify seven (7) dwellings.

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NAME(S): [REDACTED]
ADDRESS: 7 FORBES STREET
TURNER ACT 2612
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NAME(S): THE RESIDENT
ADDRESS: 1/40 MACLEAY STREET
TURNER ACT 2612
3. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/40 MACLEAY STREET
TURNER ACT 2612
4. BLOCK: TURNER SECTION 46 BLOCK 25 UNIT 3
NAME(S): THE RESIDENT

ADDRESS:	3/40 MACLEAY STREET TURNER ACT 2612
5. BLOCK:	TURNER SECTION 46 BLOCK 25 UNIT 4
NAME(S):	THE RESIDENT
ADDRESS:	4/40 MACLEAY STREET TURNER ACT 2612
6. BLOCK:	TURNER SECTION 46 BLOCK 25
NAME(S):	THE RESIDENT
ADDRESS:	40 MACLEAY STREET TURNER ACT 2612
7. BLOCK:	TURNER SECTION 46 BLOCK 25 UNIT 5
NAME(S):	THE RESIDENT
ADDRESS:	5/40 MACLEAY STREET TURNER ACT 2612
8. BLOCK:	TURNER SECTION 46 BLOCK 25 UNIT 6
NAME(S):	[REDACTED]
ADDRESS:	6/40 MACLEAY STREET TURNER ACT 2612
9. BLOCK:	TURNER SECTION 46 BLOCK 25 UNIT 6
NAME(S):	[REDACTED]
ADDRESS:	6/40 MACLEAY STREET TURNER ACT 2612
10. BLOCK:	TURNER SECTION 46 BLOCK 25 UNIT 7
NAME(S):	THE RESIDENT
ADDRESS:	7/40 MACLEAY STREET TURNER ACT 2612
11. BLOCK:	TURNER SECTION 46 BLOCK 25 UNIT 8
NAME(S):	THE RESIDENT
ADDRESS:	8/40 MACLEAY STREET TURNER ACT 2612
12. BLOCK:	TURNER SECTION 46 BLOCK 25 UNIT 3
NAME(S):	[REDACTED]
ADDRESS:	[REDACTED]
13. BLOCK:	TURNER SECTION 46 BLOCK 25 UNIT 1
NAME(S):	[REDACTED]
ADDRESS:	[REDACTED]
14. BLOCK:	TURNER SECTION 46 BLOCK 25
NAME(S):	[REDACTED]
ADDRESS:	[REDACTED]
15. BLOCK:	TURNER SECTION 46 BLOCK 25 UNIT 7
NAME(S):	[REDACTED]
ADDRESS:	7/40-42 MACLEAY STREET TURNER ACT 2612
16. BLOCK:	TURNER SECTION 46 BLOCK 25 UNIT 5
NAME(S):	[REDACTED]

ADDRESS: 5-40/42 MACLEAY STREET
TURNER ACT 2612

17. BLOCK: TURNER SECTION 46 BLOCK 19
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

18. BLOCK: TURNER SECTION 46 BLOCK 19
NAME(S): THE RESIDENT
ADDRESS: 44 MACLEAY STREET
TURNER ACT 2612

19. BLOCK: TURNER SECTION 46 BLOCK 20
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

20. BLOCK: TURNER SECTION 46 BLOCK 20
NAME(S): THE RESIDENT
ADDRESS: 46 MACLEAY STREET
TURNER ACT 2612

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NAME(S): THE RESIDENT
ADDRESS: 10/11 FORBES STREET
TURNER ACT 2612

23. BLOCK: TURNER SECTION 46 BLOCK 8
NAME(S): THE RESIDENT
ADDRESS: 11 FORBES STREET
TURNER ACT 2612

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26. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 10
NAME(S): [REDACTED]
ADDRESS: 10/11 FORBES STREET
TURNER ACT 2612

27. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 8
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

28. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 2
NAME(S): [REDACTED]

ADDRESS:

29. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 4
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33. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 4
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34. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 6
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35. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 1
NAME(S):
ADDRESS: 1/11 FORBES STREET
TURNER ACT 2612
36. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/11 FORBES STREET
TURNER ACT 2612
37. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 3
NAME(S): THE RESIDENT
ADDRESS: 3/11 FORBES STREET
TURNER ACT 2612
38. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 5
NAME(S):
ADDRESS:
39. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 3
NAME(S):
ADDRESS:
40. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 7
NAME(S):

ADDRESS:

41. BLOCK: TURNER SECTION 46 BLOCK 8
NAME(S):
ADDRESS:
42. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 2
NAME(S):
ADDRESS:
43. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 9
NAME(S):
ADDRESS:
44. BLOCK: TURNER SECTION 46 BLOCK 8 UNIT 3
NAME(S):
ADDRESS:
45. BLOCK: TURNER SECTION 57 BLOCK 1
NAME(S): THE RESIDENT
ADDRESS: NORTHBOURNE AVENUE
TURNER ACT 2612
46. BLOCK: TURNER SECTION 57 BLOCK 1
NAME(S): THE RESIDENT
ADDRESS: 2 FORBES STREET
TURNER ACT 2612

APPLICANTS

1. NAME(S): CONRAD MOORE
ADDRESS: MUNNS SLY MOORE ARCHITECTS
PO Box 5093
Lyneham ACT 2602

S U M M A R Y

No of lessee notifications created = 46
No of developer notifications created = 0
No of interested party notifications created = 0
No of advertisement authorisation letters created = 1
No of outdoor signs created = 1
No of letters to applicants created = 1

From: smartforms@act.gov.au
To: [EPD, Customer Services](#)
Subject: DA201834426 - REPRESENTATION - [REDACTED]
Date: Monday, 22 October 2018 10:47:04 AM
Attachments: [REDACTED]

Representation for Current Development Application

Form data summary

Customer name [REDACTED]
Reference code V8PWHN

For issues or questions relating to SmartForms please contact the Payment Services Integration Team on *5 4607 or email smartforms.admin@act.gov.au

Representation for Current Development Application - submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

22 Oct 2018 10:45:29 AM

Reference code

V8PWHN

Thank you for your representation regarding development application number: DA201834426

The issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once a decision has been made.

Section 156(2) of the *Planning and Development Act 2007* states that a representation about a development application must be made during the public consultation period for the application. If your representation was made outside the public consultation period it cannot be considered during the assessment of the application.

Please Note: A copy of your representation will be forwarded to the development application applicant and can be released to the public on request, unless you have requested and been granted an exemption.

Access Canberra
Environment and Planning Directorate

GPO Box 158
Canberra City ACT 2601

Telephone: (02) 6207 1923

Representor details

Title

Mr

Given name *

Family name *

Organisation name

7 Forbes Street, Turner ACT

Home phone number

Work phone number

Mobile number

Email address *

Development details

Site details

Development application number *

DA

Suburb/District *	Section *	Block *	Unit
TURNER	46	9	

If you require help with suburb/district, section or block details, visit [ACTMAPi](#).

Representation

Provide the details of your representation *

I am writing to lodge an objection to DA201834426 (9 Forbes Street Turner) because the plan does not meet the rules and the criteria specified. Document attached.

You may upload any additional supporting documentation or photos.

File: DA201834426.pdf

☐ Click here for more information on applying for exemption from the public register.

Objection to Development Application DA201834426 Block 9 Section 46 Turner (9 Forbes Street, Turner 2612)

21 October 2018

We, [REDACTED] of Block 10 Section 46 (7 Forbes Street, Turner, 2612) object to the proposed development on the following grounds:

Statement Against Inner North Precinct Code

Rear Site Coverage

R8:

"Rear set-backs are 7 metres on blocks specified in the Control Plans (Part B). Where blocks specified are corner blocks, this is to be a 7 X 7 m minimum area in the rear corner".

C8:

"Rear setbacks allow for a deep root planting zone and ensure privacy on blocks"

Building Envelope

Rear Site Setback

(See Site Analysis 2 offset for tree TMP diagram)

R13

Site coverage in the rear zone does not exceed 30%. This rule does not apply to:

- a) Braddon Sections 15, 16, 58 and 59
- b) O'Connor Section 40
- c) Lyneham Section 46 Block 1 and 2.

Note: A basement structure that projects into the Rear Zone must be included in calculations of site coverage.

However, because the applicant's proffered calculations of the Rear Setback, pertaining to the off-sets claimed for the Protected Tree in the front of the property, are wrong, the basement is too large for the site.

Hence, the plan does not meet the rule or criteria and the DA is non-compliant.

C13

"This criterion applies only to a site where at least one protected tree is proposed to be retained within the primary building zone. In all other cases the rule is mandatory.

Sufficient space on the block is provided to retain or introduce large-canopy trees and create a treed backdrop to development. Compliance with this criterion is demonstrated by a report from a suitably qualified person. A protected tree is defined under the Tree Protection Act 2005."

The applicant states that the proposal complies with C13:

i.e. "Development includes the proposed retention of a 'Protected Tree' within the PBZ. Area equal to that not developed in the PBZ has been added to maximum 30% coverage to rear zone. Refer to drawing *A010-Site Coverage Diagram* for area analysis to demonstrate compliance. Refer to correspondence at Appendix D for confirmation of approval in principle to the approach taken."

However, the Tree Protect Measures (TPM) in the Tree Management Plan (TMP) mentions only one regulated tree located in the front zone with intrusions of roots into the Primary Building Zone. There is a claimed offset of 23 m² of PZU (Primary Zone Uncoverage), 7 m² of which is under the ramp and area that is excavated to a depth of at least 0.6 m.

In other words, while 23 square metres are being claimed as off-sets, in fact only 16 square meters can be claimed because the remainder is under the driveway and surround, already excavated 600 mm, and under a thickness of concrete. Moreover, as the applicant has claimed 23 square meters as off-sets when the entitlement is only for 16 square metres; this conflicts with the size of the basement shown in the plans, and the construction will have to be reduced in size.

Consequently, the building planned for DA 200834426 is too large for the site and must be reduced by at least one or two units.

Hence, the plan does not meet the rule or the criteria and the DA is non-compliant.

Statement Against the Multi Unit Housing Development Code

Building Envelope

R26:

Buildings (are to) be sited *wholly* within the solar building envelope formed by planes projected over the subject *block* at X° to the horizontal from the height of the 'solar fence' on any *northern boundary* of an adjoining *residential block*.

X° is the apparent sun angle at noon on the winter solstice.

Values for X are given in Table A4.

The height of the 'solar fence' is:

For a *block* approved before 5 July 2013:

- i) in the primary building zone – 2.4m
- ii) all other parts of the boundary – 1.8m

C26:

Buildings (are to) achieve all of the following:

- a) Consistency with the *desired character*;
- b) Reasonable solar access to *dwellings* on adjoining *residential blocks* and their associated *private open space*;
- c) Reasonable levels of privacy for *dwellings* on adjoining *residential blocks* and their associated *private open space*;
- d) Where an adjoining *block* is not yet developed, the potential for reasonable solar access and *privacy on the adjoining residential block(s) is maintained*.

Non-compliance with Criteria 26

According to the DA, the proposed development: includes “minor encroachments of roof overhangs and parapets to the building envelope within the Primary Building Zone.”

According to the plan, the incursion in the primary zone is in the order of 600mm for the entire roof length and approximately 1600mm for a length of 2200 mm in the rear zone. However, the result of this plan is that at midday the shadows cast by the roof in the primary zone are approximately 1200mm longer than permissible, and behind the primary zone 3200mm further than permitted. This plan takes no account of the impact of the massive box over the second level balcony. (See drawing A201).

As stated in C26 (a) containing the building within the envelope is more than just being about solar access for neighbours it is also about keeping buildings to a reasonable size and similar to what the rest of the street will eventually become; which this plan fails to do.

Hence, the plan does not meet the rule or criteria and the DA is non-compliant.

Privacy:

Window Screens

Definitions that apply under the Territory Plan define a Screening Device as:

“Means a permanent structure that comprise one or more of the following

- a) Opaque or translucent glazing
- b) Solid panels
- c) Perforated panels or trellises with a maximum 25% openings.”

Even if the 25% opening trellises (as illustrated in the drawings) are used on the south facing bedroom windows of Unit 5 the screens and the window sill levels would still permit passive oversight of the rear open space and living areas of the residents of Block 10 (7 Forbes St.). The screens would require the trellises to be at an angle of 45 degrees to the vertical plane of the windows to avoid oversight.

The configuration of 'all' neighbouring living areas need to be considered when assessing oversight and privacy considerations.

Consequently, to avoid obvious privacy issues impacting the neighbouring block on the southern side of the proposed development, the vertical overlapping louvres attached to windows WT 1 and WT 5 on the southern side of the development, must be angled to take morning light from the east. The privacy criteria of neighbouring residences is not adequately addressed by the applicant's development application.

Hence, the plan does not meet the criteria, and the DA is non-compliant.

Parking and Vehicular Access

Provision for visitor parking on the site is absent. The applicant claims that the (posted) limited on-street parking is adequate for the required 2 visitor car parking spaces. This is disingenuous.

The Parking and Vehicular Access General Code, (under Section 3.1.1 d) defines the objectives for residential zones the code. It states:

"safe and efficient access for all users, with the needs of residents and visitors being catered for by the onsite provision of adequate parking"

Additionally, it is not possible to park on any of the streets within 100 metres of the site at certain times during the day.

We are aware that a lack of any visitor parking on site was tested in a recent case in Macleay Street (DA 201624931), which has less restrictive hours of parking than does Forbes St. In that case the Delegate finding was:

"• No visitor parking on the site

Response:

Plans were amended to include two visitor parking spaces on site and a condition of approval is imposed to ensure that the visitor parking spaces are provided on the site."

No other developments on Forbes St has had a proposal approved without the provision of adequate visitor parking on-site. Nor does it apply that future parking in a development on the

Northbourne Avenue Flats site (site of a future private development) will be available to the DA201834426.

Hence, the plan does not meet the criteria and the DA is non-compliant.

Car Parking Generation

The Parking and Vehicular Access General Code (PVAGC) states:

“Apartment One (1) parking space per single bedroom dwelling;
and

A minimum average provision of 1.5 spaces per two bedroom dwelling, provided that each two bedroom dwelling is allocated a minimum of one (1) parking space and each two (2) bedroom dwelling is allocated no more than two (2) parking spaces;

or

Two (2) parking spaces per two bedroom dwelling;

and

Two (2) parking spaces for each dwelling with three or more bedrooms;

plus

One (1) visitor space per four (4) dwellings or part thereof where a complex comprises four (4) or more dwellings

Attached house One (1) parking space per single bedroom dwelling;”

The parking generation figures in the “Statement Against Criteria – Civil” document provided by the applicant the figures used are incorrect. There are six two-bedroom apartments and one three bedroom apartment.

Hence, the correct figure for generation is 6 x 1.5 space plus 1 x 2 for a total of 11 resident spaces plus 2 visitor spaces for a total of 13 spaces rather than the 11 foreshadowed in the DA.

Consequently, the development application has shown it is too big for the site.

Thus, the plan does not meet the criteria and the DA is non-compliant.

Driveway Verge Crossing

R72

Driveway verge crossings comply with all of the following:

(f) a maximum of 5.5m wide, and a minimum of 5m wide at the kerb, a minimum 3m wide at the front boundary, and a maximum width no greater than the width at the kerb.

The planned new driveway shown in the DA is 9.43 m wide at the kerb, exceeding the maximum permitted width, and causing it to cut into the neighbouring verge on both sides, including the nature strip on the southern side i.e. in front of Block 10 Section 46.

Thus, the plan does not meet the rule and the DA is non-compliant.

Conclusion

Therefore, given the inaccurate assertions contained in DA201834426, we individually object to this development as it will absolutely result in a deleterious impact on surrounding residences and Forbes Street as a whole.

Yours faithfully

A large rectangular grey box redacting the signature of the first individual.A rectangular grey box redacting the signature of the second individual.

From: smartforms@act.gov.au
To: [EPD, Customer Services](#)
Subject: DA201834426 - REPRESENTATION - [REDACTED]
Date: Monday, 22 October 2018 10:51:33 AM
Attachments: [REDACTED]

Representation for Current Development Application

Form data summary

Customer name

Reference code

[REDACTED]
GCHY59

For issues or questions relating to SmartForms please contact the Payment Services Integration Team on *5 4607 or email smartforms.admin@act.gov.au