

DEMOLITION PLAN
Scale 1:200 @ A3

DEMOLITION NOTES

A PROPOSED METHOD-DISMANTLE ROOF, TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND RE USE. REMOVAL OF ALL GLASS AND WINDOWS FOR RE USE. BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL GYPROCK WALLS AND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAINS WOULD THEN BE MADE UP OF CONCRETE SLABS AND VERANDAHS AND CONCRETE DRIVEWAYS AND CARPARKING. THIS WOULD BE DELIVERED TO CANBERRA RECYCLERS AT PIALLAGO FOR RECYCLING.

B: POLLUTION- AS PER ABOVE AND A.C.T. POLLUTION CONTROL LAWS.

C: ASBESTOS- FIBRO SHEET WHERE ENCOUNTERED WILL BE DISPOSED OF BY BAGGING WITH PROTECTIVE CLOTHING AS PER REGULATION AND DELIVERED AT THE APPROPRIATE AREA OF BELCONNEN TIP.

D: EXISTING SERVICES- ELECTRICITY TO BE DISCONNECTED AS PER ACTEW REQUIREMENTS AND RECONNECTED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF WHERE REQUIRED. WATER SUPPLY TO BE CAPPED OFF WHERE NECESSARY TO ALLOW FOR CONSTRUCTION. TELEPHONE LINE TO BE RELOCATED IF NECESSARY TO TELSTRA REQUIREMENTS.

ACT HERITAGE UNIT

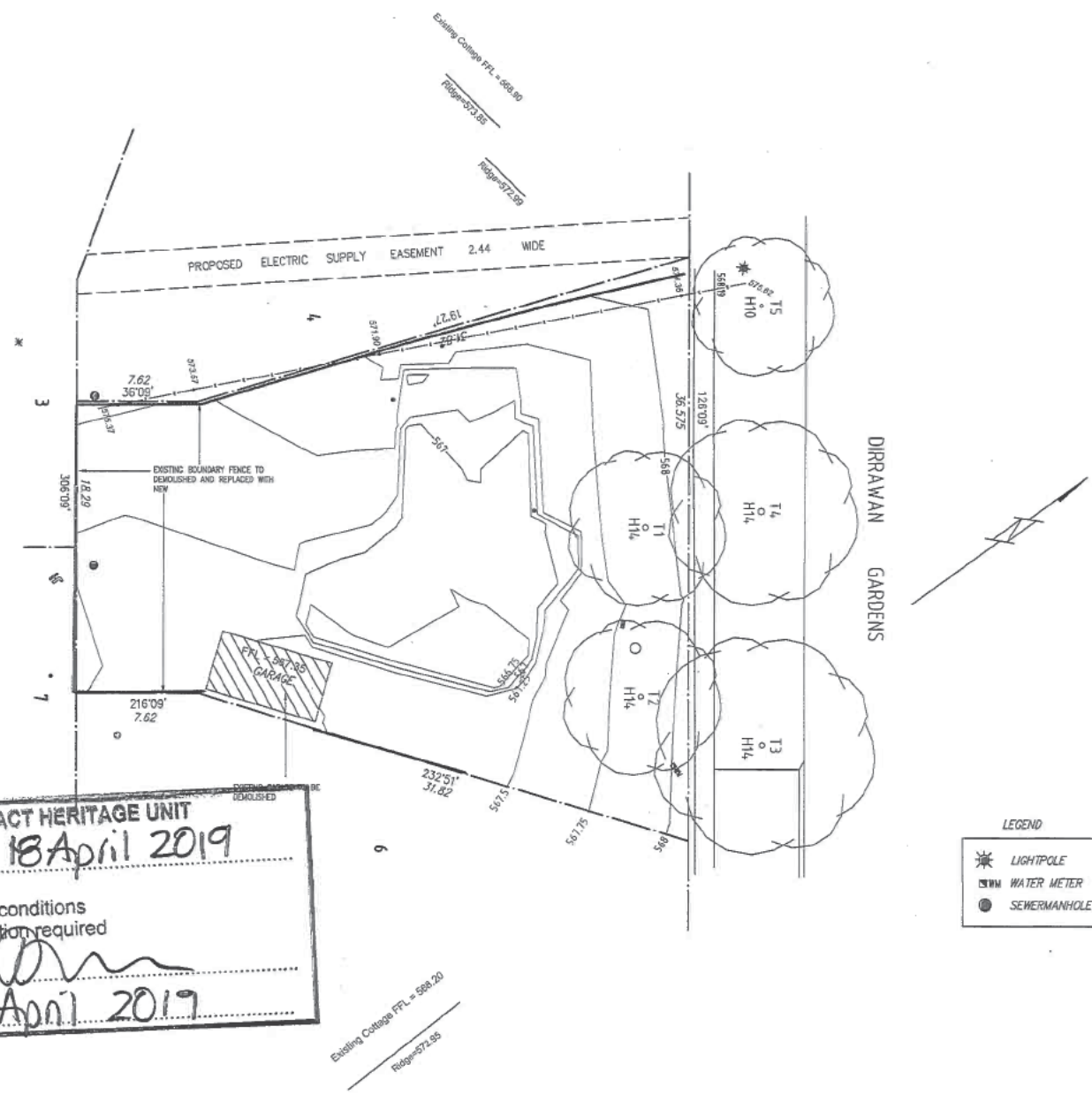
ADVICE Date Received: **18 April 2019**

Supported

Supported with conditions
Further clarification required

Action Officer: *[Signature]*

Date: **24 April 2019**



LEGEND

- LIGHTPOLE
- WATER METER
- SEWERMANHOLE



MAINTENANCE SCHEDULE MONTHLY

1. TURN OVER STABILISED CONSTRUCTION ENTRY MATERIAL AND TOP UP AS REQUIRED.

WEEKLY

2. CHECK AND REINSTATE SILT CONTROL FENCES.

DAILY

3. SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MINIMISE DUST POLLUTION ON LAND DEVELOPMENT AND CONSTRUCTION SITE.

DURING/AFTER WET WEATHER

4. LIMIT CONSTRUCTION VEHICLE ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER.

DUST MANAGEMENT

1. A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.
2. WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
3. STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.
4. AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
5. THE CONTRACTOR SHALL CONTACT ACTEWAGL TO OBTAIN AN EXEMPTION TO USE WATER ON THE SITE.

ACCESS

ACCESS POINT SHOULD BE STABILISED TO THE FOLLOWING CRITERIA:

- STABILISED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH.
- AGGREGATE SIZE 50mm AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS: NOT LESS THAN 150mm.
- WIDTH: 3M MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF VEHICLE ACCESS.
- LENGTH: AS REQUIRED, BUT NOT LESS THAN 15M
- FILTER CLOTH: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.

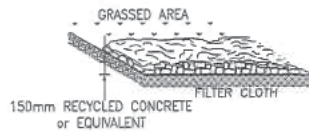
THE LOCATION OF ANY WASH DOWN AND BRICK/PAVING CUTTING AREAS ARE LOCATED UPSTREAM OF THE SEDIMENT FENCE WITH TRENCHING OR SMALL PONDS TO COLLECT WASTE WATER.

THE KERB IS TO BE SWEEP DAILY, AND THE SEDIMENT IS TO BE COLLECTED AND RETURNED TO SITE.

THE DUST FROM THE SITE IS TO BE MANAGED TO PREVENT SIGNIFICANT ADVERSE IMPACT ON NEIGHBOURING SITES.

REGULAR MONITORING AND MAINTENANCE OF THE ABOVE POLLUTION CONTROLS ARE TO BE UNDERTAKEN.

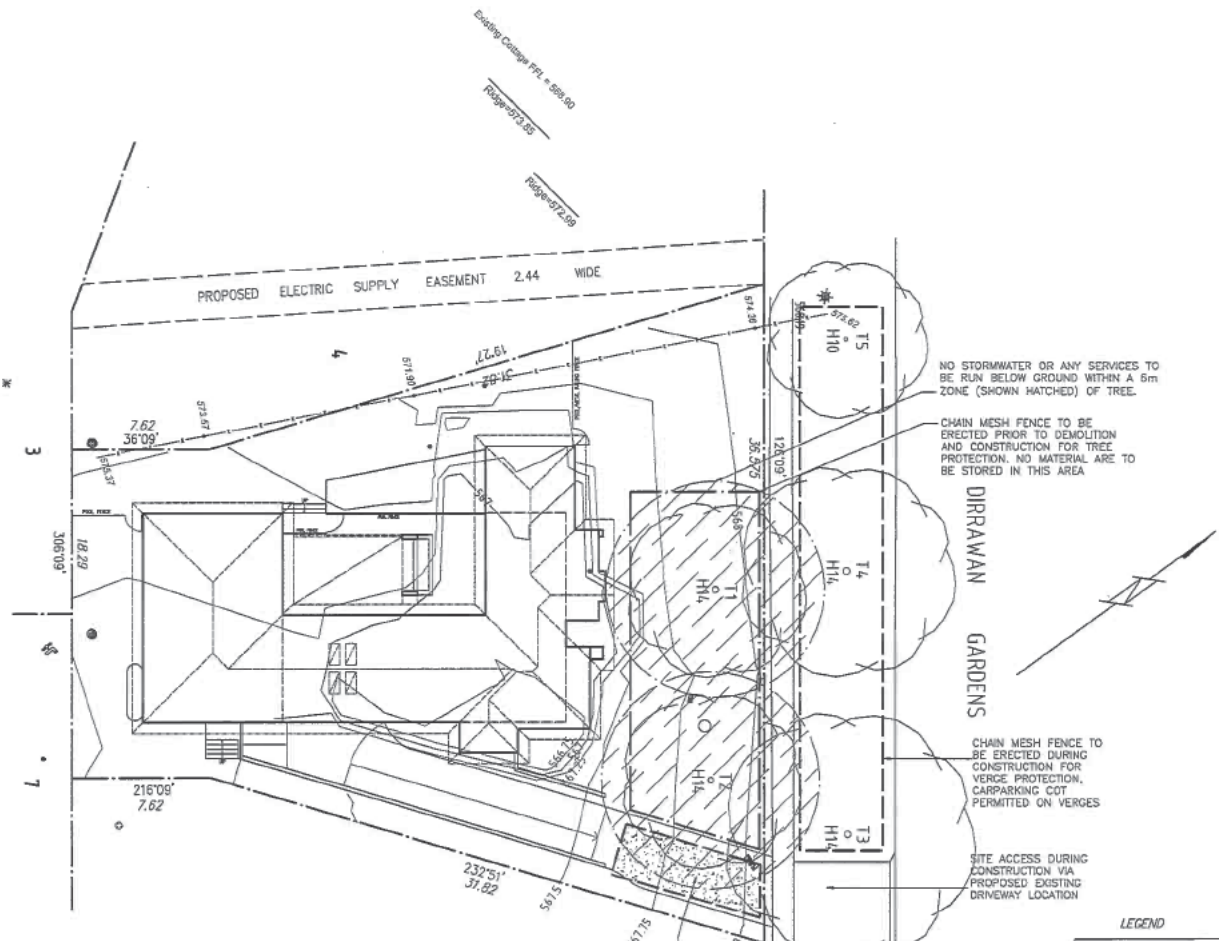
CARPARKING IS NOT PERMITTED ON VERGES



STABILISED CONSTRUCTION ENTRANCE INTS

DESIGN CRITERIA
 AGGREGATE SIZE-USE 50mm AGGREGATE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
 THICKNESS - NOT LESS THAN 150mm
 WIDTH - AS REQUIRED (PROPOSED DRIVEWAY WIDTH)
 LENGTH - AS REQUIRED BUT NOT LESS THAN 15m
 FILTER CLOTH TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE
 50M UP4 OR EQUIVALENT FILTER CLOTH TO BE USED

EROSION & SEDIMENT CONTROL PLAN
LANDSCAPE MANAGEMENT & PROTECTION PLAN
 Scale 1:200 @ A3



LEGEND

	LIGHTPOLE
	WATER METER
	SEWERMANHOLE

ACT HERITAGE UNIT
 CONSTRUCTION APPROVALS

ADVICE
 Date Received: **18 April 2019**
 Supported

Supported with conditions
 Further Clarification required

Author: *[Signature]*
 Date Received: **24 April 2019**



7 Dobbler Crescent
 Thornbury
 ACT
 2914
 PH: (02) 42338717
 FX: 0457903689



BLOCK	5	DRAWING	EROSION & SEDIMENT CONTROL PLAN/TREE MANAGEMENT & PROTECTION PLAN	DRAWN	BJ
SECTION	28	PROJECT	PROPOSED NEW RESIDENCE	DESIGN	
SUBURS	REID	CUSTOMER	RESIDENCE	JOB NO:	1807
SCALE	1:100 @ A2			PREP DATE	18/04/2019
				DWG NO.	BA02

ACT HERITAGE UNIT

ADVICE
Date Received: 18 April 2019

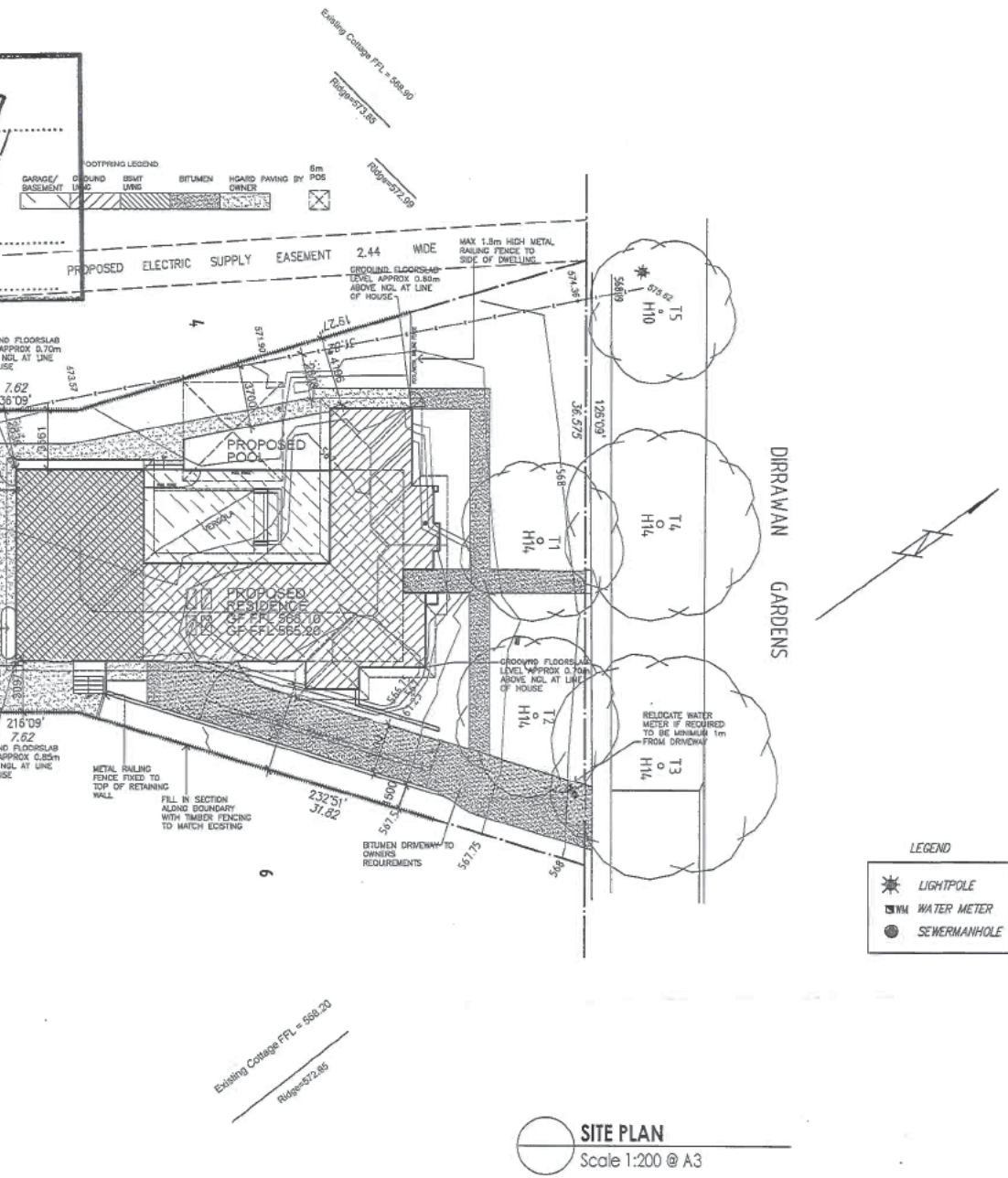
Supported
Supported with conditions
Further clarification required

Action Officer: *[Signature]*
Date: 24 April 2019

GENERAL NOTES

- Brick on edge sills throughout
- All concrete slabs and footings shall be determined by site classification and AS 2870.
- Provide termite protection to code in accordance with AS 3640-2000 part 1,2 and 3.
- All timber framing and construction must comply with the current version of the timber framing code AS 1684 and the BCA.
- All insulation to comply with Energy Rating Report.
- Provide smoke alarms in accordance with Part 3.7.2 of the BCA and AS 3746. Wiring to AS 3000
- All windows and glazing to all relevant codes and standards and in accordance with Energy Rating Report.
- All operable windows and doors to have fly screens on aluminium frames, powdercoat colour to match door and window frames.
- All operable doors and windows to have factory fitted fly screens on exterior
- All fire rated separation must be undertaken in accordance with the BCA and all relevant Australian standards. All fire rating construction must be certified by a qualified professional.
- Refer to structural engineers documents for all structural components.
- Bathroom, w.c. Ens and Laundry doors: fit frame type so that door is readily removable from outside of compartment. Sliding cavity doors allow lock set readily operable from outside of compartment.
- All lintel heights to be 2100mm from FFL or nearest brick course, unless otherwise specified on drawings.
- All windows to have brick on edge window sills with damp proof membrane under, all to meet code.
- Where proprietary light weight party wall systems specified between dwellings, all to manufacturers details as per BCA/NCC requirements.
- Provide mechanical ventilation and artificial lighting to BCA requirements where required.
- FFL's are subject to change and are up to builders discretion, to be discussed and agreed upon with client.
- Confirm all levels and contours on site against levels shown on site plan prior to commencement of construction. Builder is responsible to ensure all information shown in these documents regarding levels is accurate and represents existing on site levels.
- Development to comply with best practice guidelines- Prevent pollution from residential building sites. march 2004.
- Block boundaries, contours, services and easements to be verified on site prior to construction.
- Retaining wall heights and all levels to suite site conditions, final heights to be confirmed by builder.
- Builder to provide all labour, materials, fittings, paint, permits, insurances etc. necessary for the proper completion of the works and ensure that all labour and materials in all trades are the best of the respective kinds.
- Verify all services, ie storm water and sewer lines.
- All contractors to inform themselves of the scope of work before commencing.
- Follow figure dimensions only. Check and verify dimensions before starting and report any discrepancies to designer.
- Building setbacks, easements and dimensions to be verified by the surveyor and certifier prior to commencing of any work.
- Materials and workmanship to be in accordance with the BCA, and all other relevant codes and Australian standards.
- Water tightness to main subcontractors responsibility.

SITE ANALYSIS	
SITE AREA	=973m ²
GROUND FLOOR LIVING AREA	=241.0m ²
LOWER FLOOR LIVING AREA	=97.2m ²
TOTAL GFA	=330.2m ²
PLOT RATIO	=33.9%
GARAGE BASEMENT AREA	=181.4m ²
VERGOLA AREA	=26.5m ²
FOOTPRINT (SITE COVERAGE)	= 267.5m ² = 27.5%

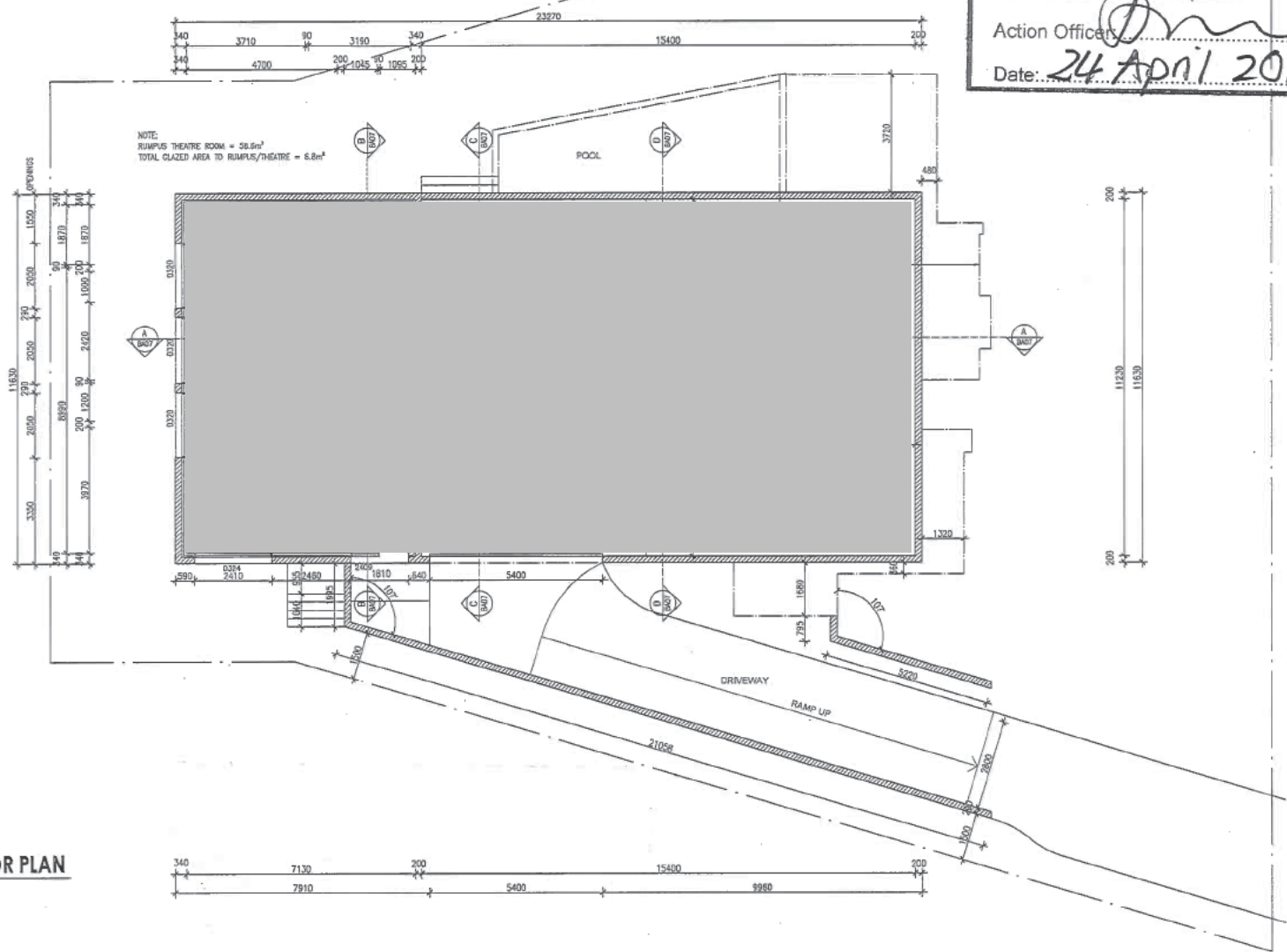


SITE PLAN
Scale 1:200 @ A3



BLOCK	5	DRAWING	SITE PLAN	DATE	02
SECTION	28	PROJECT	PROPOSED NEW RESIDENCE	REVISION DATE	
SUBSET	REB	CLIENT	RESIDENCE	JOB No:	1000
SCALE	1:200 @ A2			FIELD DATE	10/04/2019
				DWG No:	BA03

ACT HERITAGE UNIT
 ADVICE
 Date Received: 18 April 2019
Supported
 Supported with conditions
 Further clarification required
 Action Officer: [Signature]
 Date: 24 April 2019



BASEMENT FLOOR PLAN
 Scale 1:100 @ A2

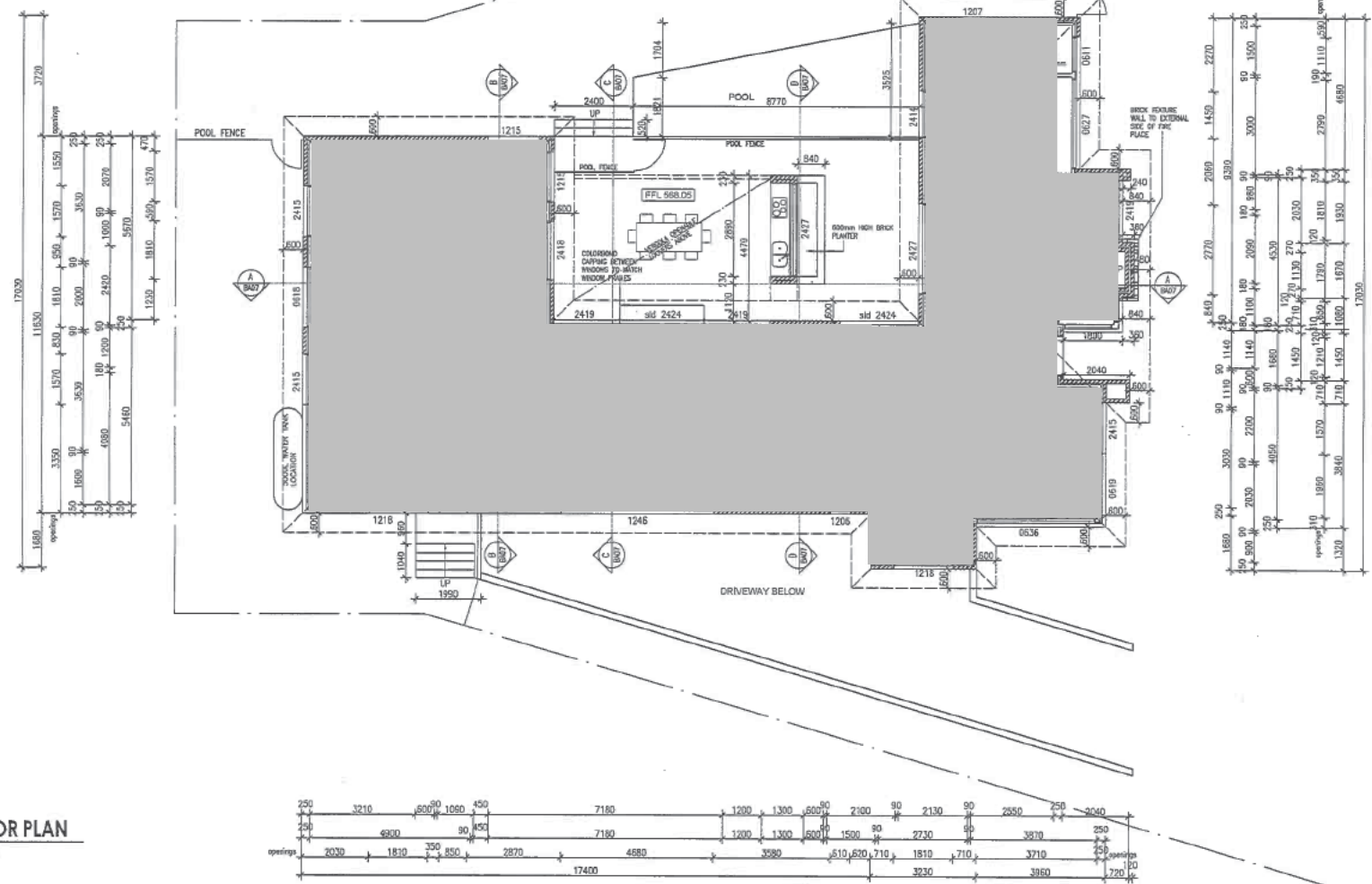


BLOCK	E	DRAWING	BASEMENT FLOOR PLAN	DRAWN	ED
SECTION	28	PROJECT	PROPOSED NEW RESIDENCE	REVISION	
SUBURS	8ED	CLIENT	RESIDENCE	PREPARED	18APR2019
SCALE	1:100 @ A2			DATE	18APR2019
				DWG NO	BA04

ACT HERITAGE UNIT
ADVICE
 Date Received: **18 April 2019**
 Supported
 Supported with conditions
 Further clarification required
 Action Officer: *[Signature]*
 Date: **24 April 2019**

INTERIOR DOORS:
 ALL INTERIOR DOORS 2400mm HIGH x 35mm THICK. WIDTH OF DOORS AS SHOWN ON PLAN. HOLLOW CORE DOOR/PLYTE UNLESS OTHERWISE INDICATED.
 SMOKE DETECTOR LOCATION ON PLAN INDICATED WITH (S)
 WINDOW MANUFACTURER TO BE DETERMINED AND SPECIFICATIONS SUPPLIED BY BUILDER REFER TO ELEVATIONS AND/OR SECTION FOR WINDOW PANEL LOCATIONS AND TYPES (W)

ENERGY RATING NOTES:
 *ALL EXTERNAL WALLS TO HAVE R2.5 INSULATION + R0.5 ISOLATION
 *ALL EXTERNAL WALLS TO BASMENT RUMPHUS THEATRE ROOM TO HAVE R2.5 INSULATION
 *R1.0 CEILING INSULATION TO ALL CEILING ROOF AREA.
 *R2.0 TO GARAGE CEILING AREA
 *SHEATH BELOW ROOF SHEETING
 *DOUBLE GLAZING THROUGHOUT
 *WEATHER STRIPS TO ALL EXTERNAL DOORS

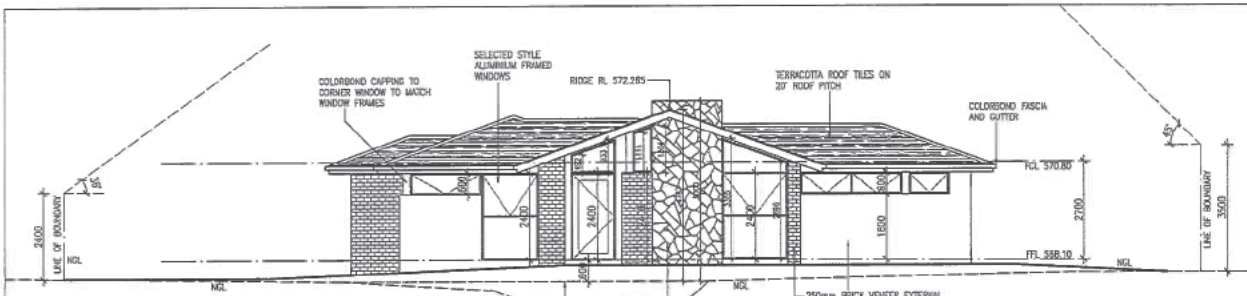


GROUND FLOOR PLAN
 Scale 1:100 @ A3



7 Dabala Crescent,
 Thornaby
 ACT
 2914
 Ph: (02) 6553747
 M: 043796428

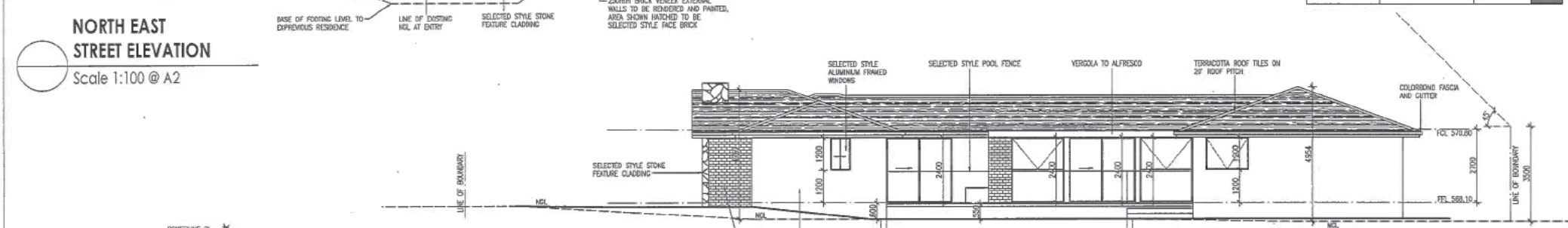
BLOCK	S	DRAWN	GROUND FLOOR PLAN	DESIGN	93
SECTION	28	REVISION		REVISION	
SUBJOB	REID	PROJECT	PROPOSED NEW RESIDENCE	JOB No	1801
SCALE	1:100 @ A2	CLIENT	RESIDENCE	DATE	18/04/2019
				DWG No	BA05



NORTH EAST STREET ELEVATION

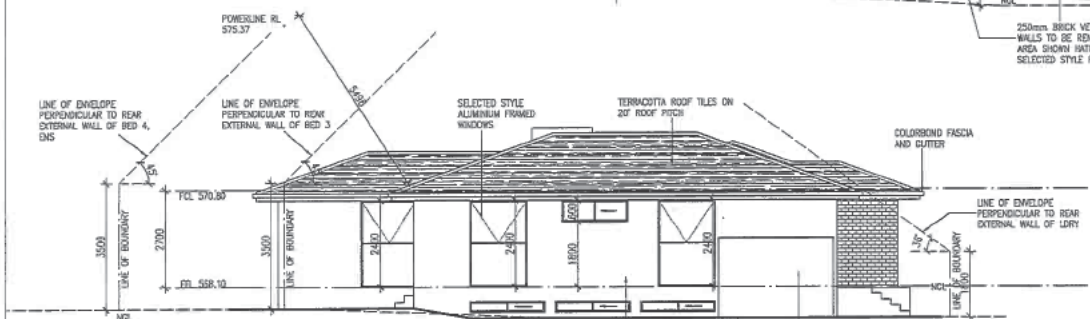
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BUILDING ELEMENT	MATERIAL	CLOUR SPEC
ROOF	TERRACOTA ROOF TILES	
FASCIA & GUTTERS	COLORBOND GUTTERING	BASALT
EXTERNAL WALL TYPE 1-FACE BRICK	FACE BRICKWORK	CANBERRA RED OR SIMILAR
EXTERNAL WALL TYPE 2-RENDER	SMOOTH RENDER	"DUALIX" MOUNT BULLER OR SIMILAR
ROCK FEATURE WALL	WEE JASPER-BLUESTONE OR SIMILAR	
GARAGE DOOR	PANEL LIFT	BASALT



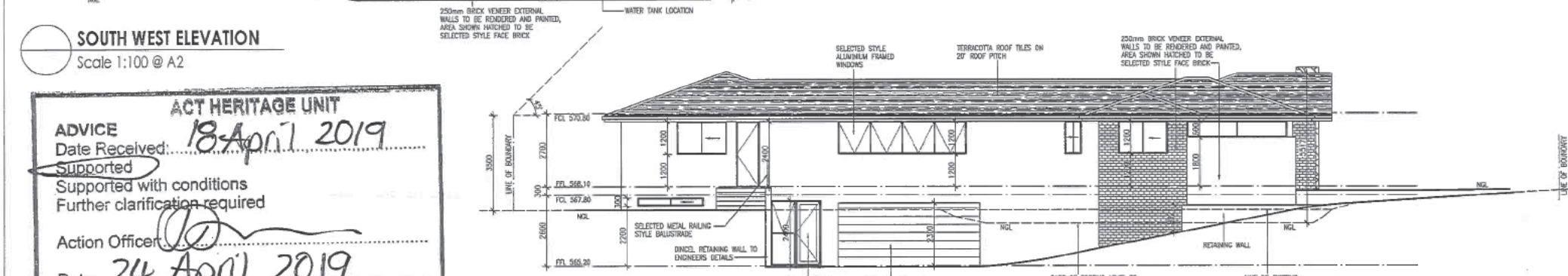
NORTH WEST ELEVATION

Scale 1:100 @ A2



SOUTH WEST ELEVATION

Scale 1:100 @ A2



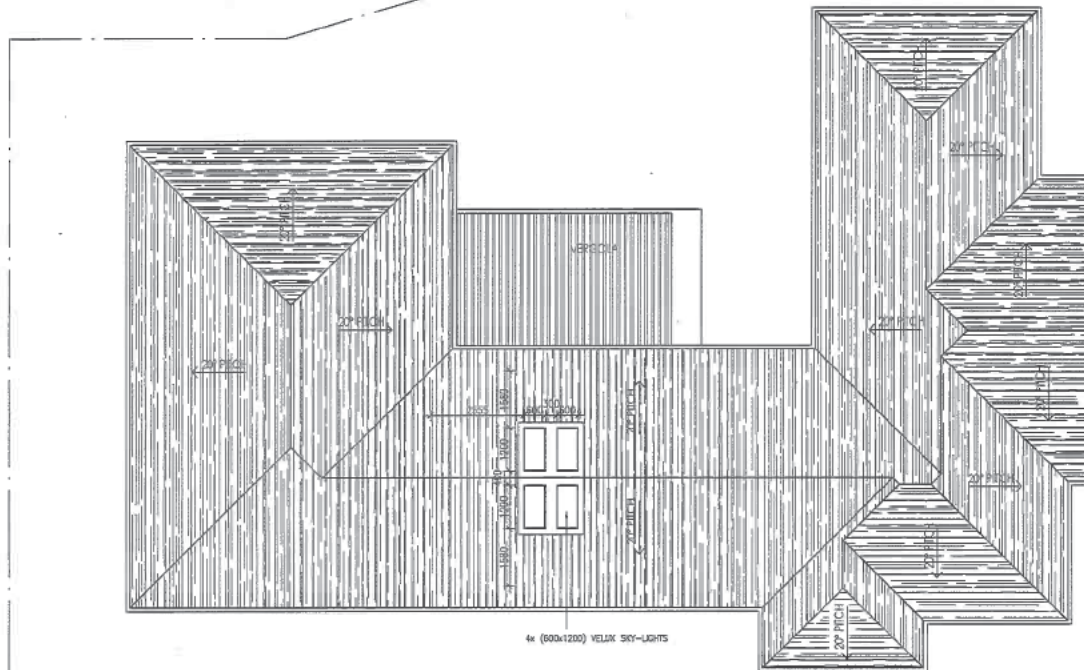
SOUTH EAST ELEVATION

Scale 1:100 @ A2

ACT HERITAGE UNIT
ADVICE
 Date Received: 18 April 2019
Supported
 Supported with conditions
 Further clarification required
 Action Officer: [Signature]
 Date: 24 April 2019



BLOCK	5	DRAWING	ELEVATIONS	DRAWN	BJ
SECTION	2B	PROJECT	PROPOSED NEW RESIDENCE	REVISION	
SUBURS	REID	JOB NO.		ISSUE DATE	18/04/2019
SCALE	1:100 @ A2	DATE		DWG NO.	BAD6
		CLIENT	RESIDENCE		

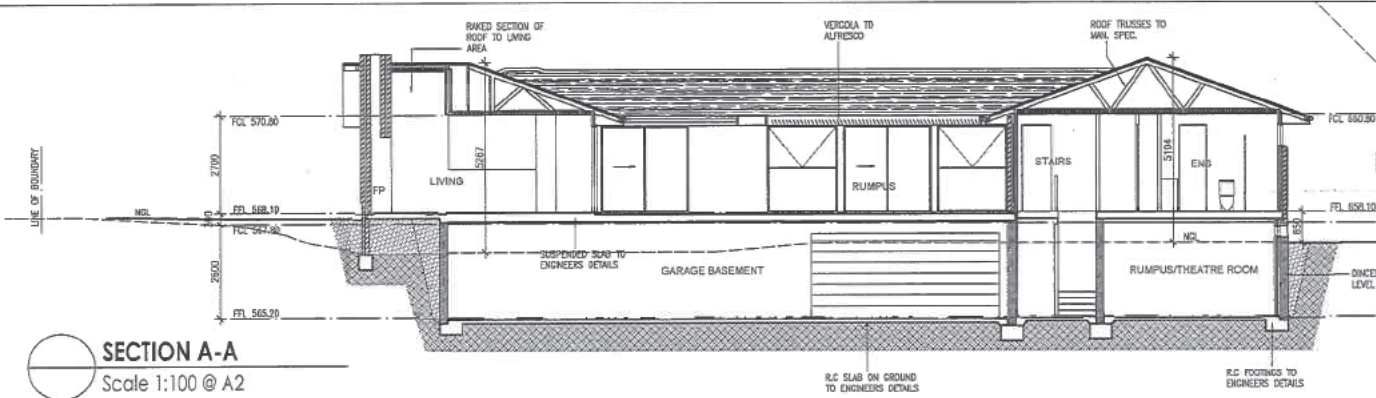


ROOF NOTES:

- NATURAL TERRAZZOTA ROOF TILES ON 20° ROOF PITCH UNLESS SHOWN OTHERWISE.
- INSTALL TO MANUFACTURERS RECOMMENDATION. EVIDER TO PROVIDE ROOF INSTALLATION SPECIFICATIONS FROM SELECTED MANUFACTURER.
- ALL EAVES, GUTTERS TO BE COLORBOND QUAD GUTTERING TO BE REFINISHED TO MANUFACTURERS RECOMMENDATIONS.
- PROVIDE FASCIA FLASHING AND PARAPET CAPPING AS REQUIRED.
- DOWN PIPES AND SPREADERS TO BE COLORBOND TO MATCH GUTTERING. FOR LOCATION OF DOWN PIPES REFER TO HYDRAULICS PLAN.
- PROVIDE PAINTED F.C SHEET LINING TO ALLEAVES.
- PROVIDE CEINGS TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF.

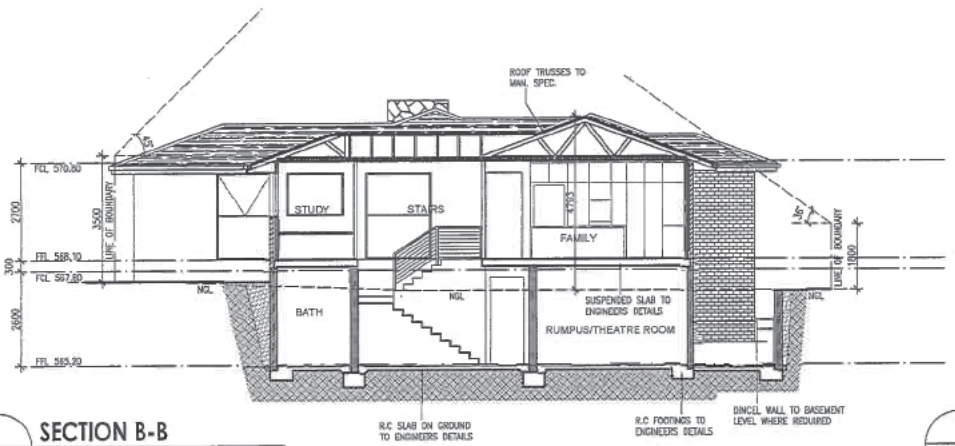
ROOF PLAN
Scale 1:100 @ A2

ACT HERITAGE UNIT	
ADVICE	18 April 2019
Date Received:	
Supported	
Supported with conditions Further clarification required	
Action Officer:	<i>[Signature]</i>
Date:	24 April 2019

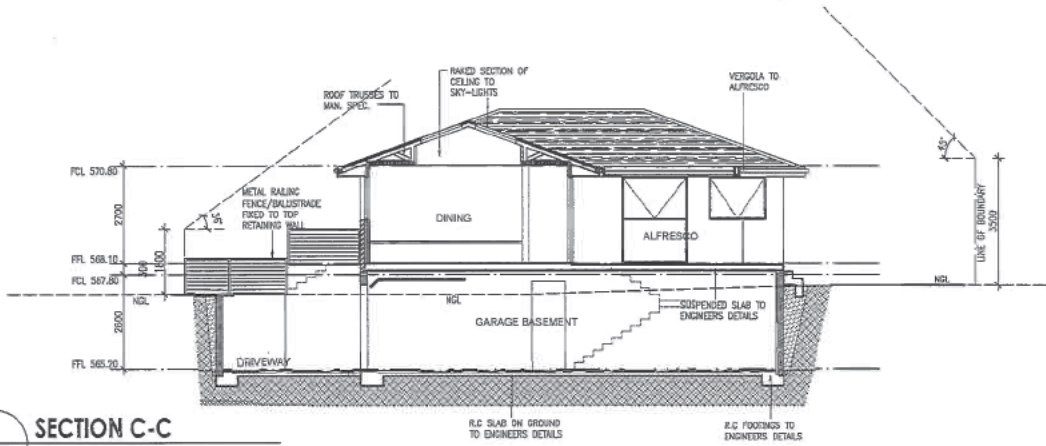


SECTION A-A
Scale 1:100 @ A2

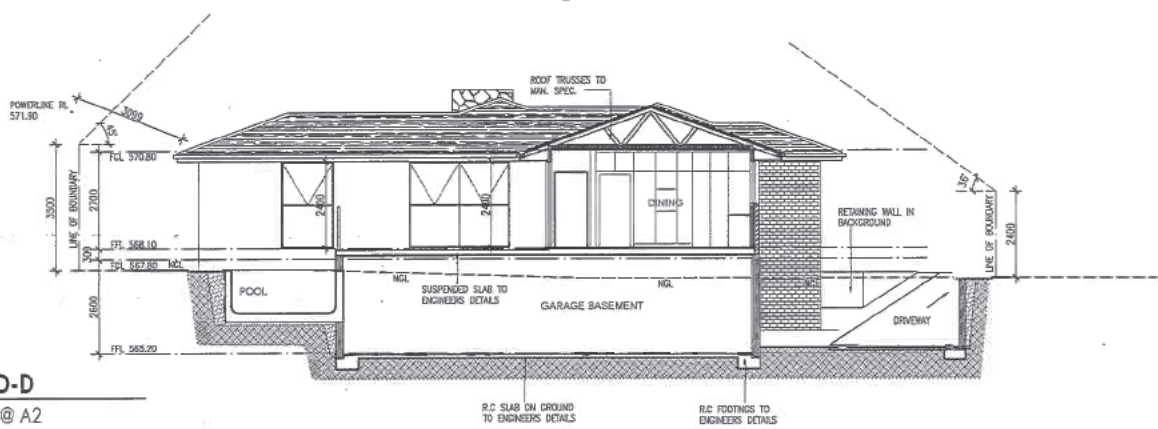
ACT HERITAGE UNIT
ADVICE
 Date Received: 18 April 2019
 Supported
 Supported with conditions
 Further clarification required
 Action Officer: [Signature]
 Date: 24 April 2019



SECTION B-B
Scale 1:100 @ A2



SECTION C-C
Scale 1:100 @ A2

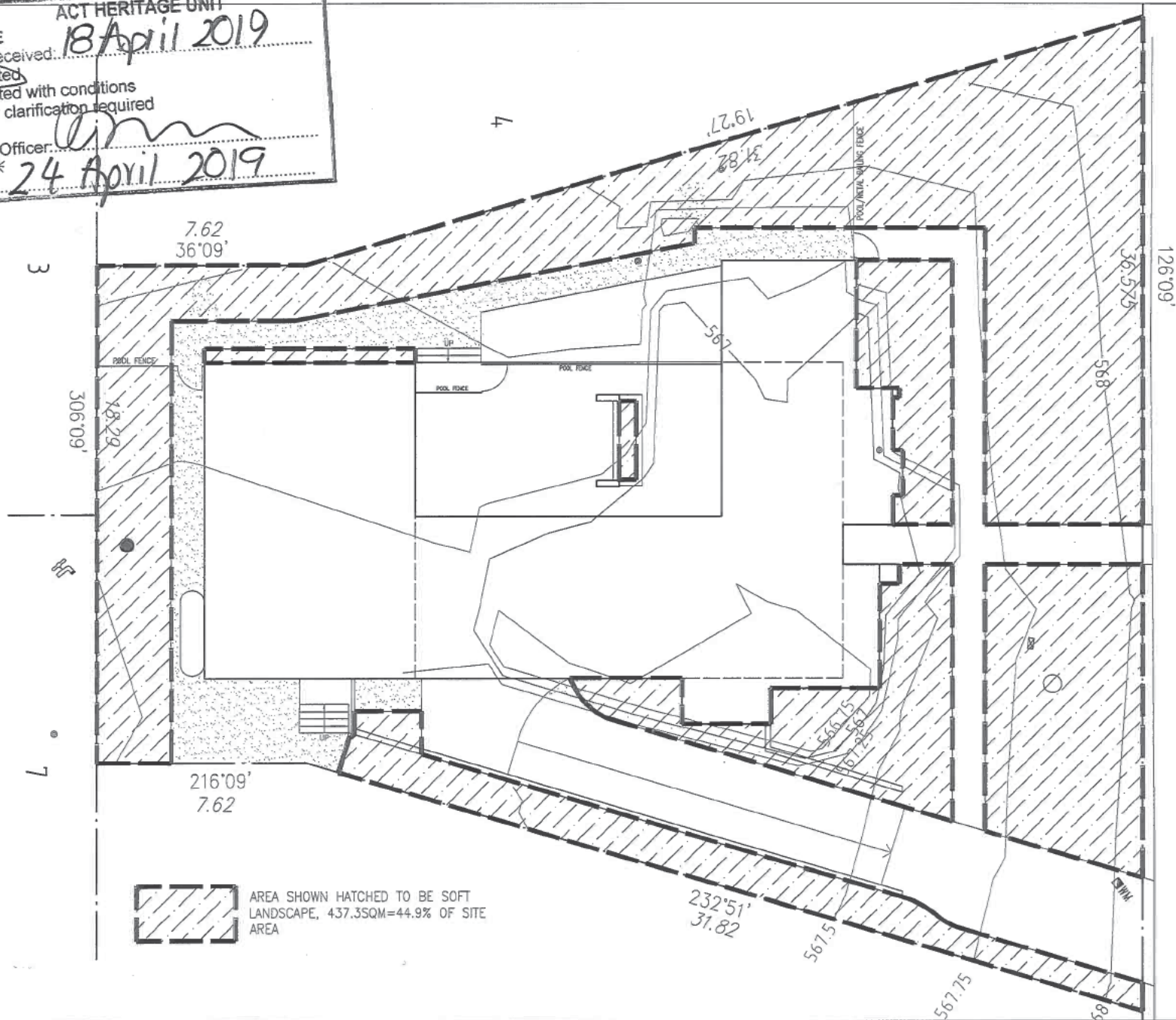



SECTION D-D
Scale 1:100 @ A2



BLOCK	5	DRAWING	SECTIONS	DRAWN	81
SECTION	28	PROJECT	PROPOSED NEW RESIDENCE	RESEARCH	
SUBURS	KEID	CLIENT	RESIDENCE	RESEARCH DATE	
SCALE	1:100 @ A2			JOB No	1807
				PRINT DATE	18/04/2019
				DWG No	BAD7

ACT HERITAGE UNIT
ADVICE
 Date Received: 18 April 2019
 Supported
 Supported with conditions
 Further clarification required
 Action Officer: [Signature]
 Date: * 24 April 2019



 AREA SHOWN HATCHED TO BE SOFT LANDSCAPE, 437.35SQM=44.9% OF SITE AREA

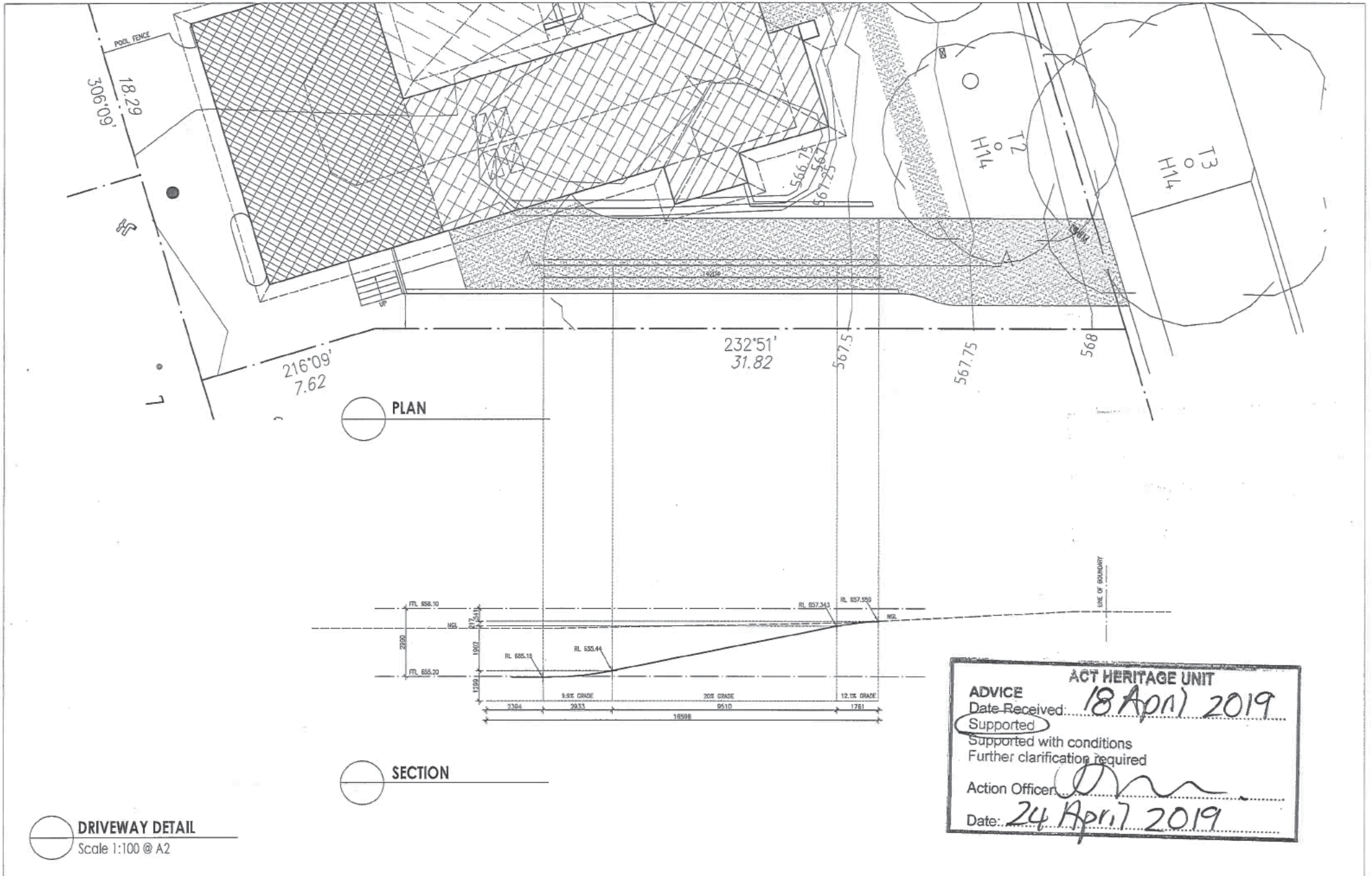
568.19		126'09"		568.19	
306'09"		36.575		568	
216'09"		232'51"		567.5	
7.62		31.82		567.75	
18.29		568		568.19	
7		567.75		568	
3		567.5		568	
4		567.75		568	



BLOCK 5
 SECTION 28
 SUBURB FEID
 SCALE 1:100 @ A2

DRAWING: SOFT LANDSCAPE DIAGRAM
 PROJECT: PROPOSED NEW RESIDENCE
 CLIENT: RESIDENCE

DRAWN BY: [Signature]
 REVISION: [Signature]
 JOB No: 1809
 DATE: 18/04/2019
 DWG No: BA09



PLAN

SECTION

DRIVEWAY DETAIL
Scale 1:100 @ A2

ACT HERITAGE UNIT
ADVICE
 Date Received: 18 April 2019
Supported
 Supported with conditions
 Further clarification required
 Action Officer: [Signature]
 Date: 24 April 2019



BLOCK	5	DRAWING	DRIVEWAY DETAIL	DRAWN	BT
SECTION	28			REVISED	
SUBJECT	REID	PROJECT	PROPOSED NEW RESIDENCE	REVISED DATE	
SCALE	1:100 @ A2	CLIENT	RESIDENCE	JOB No.	1009
				PROJ DATE	16/06/2017
				DWG No.	BAD8

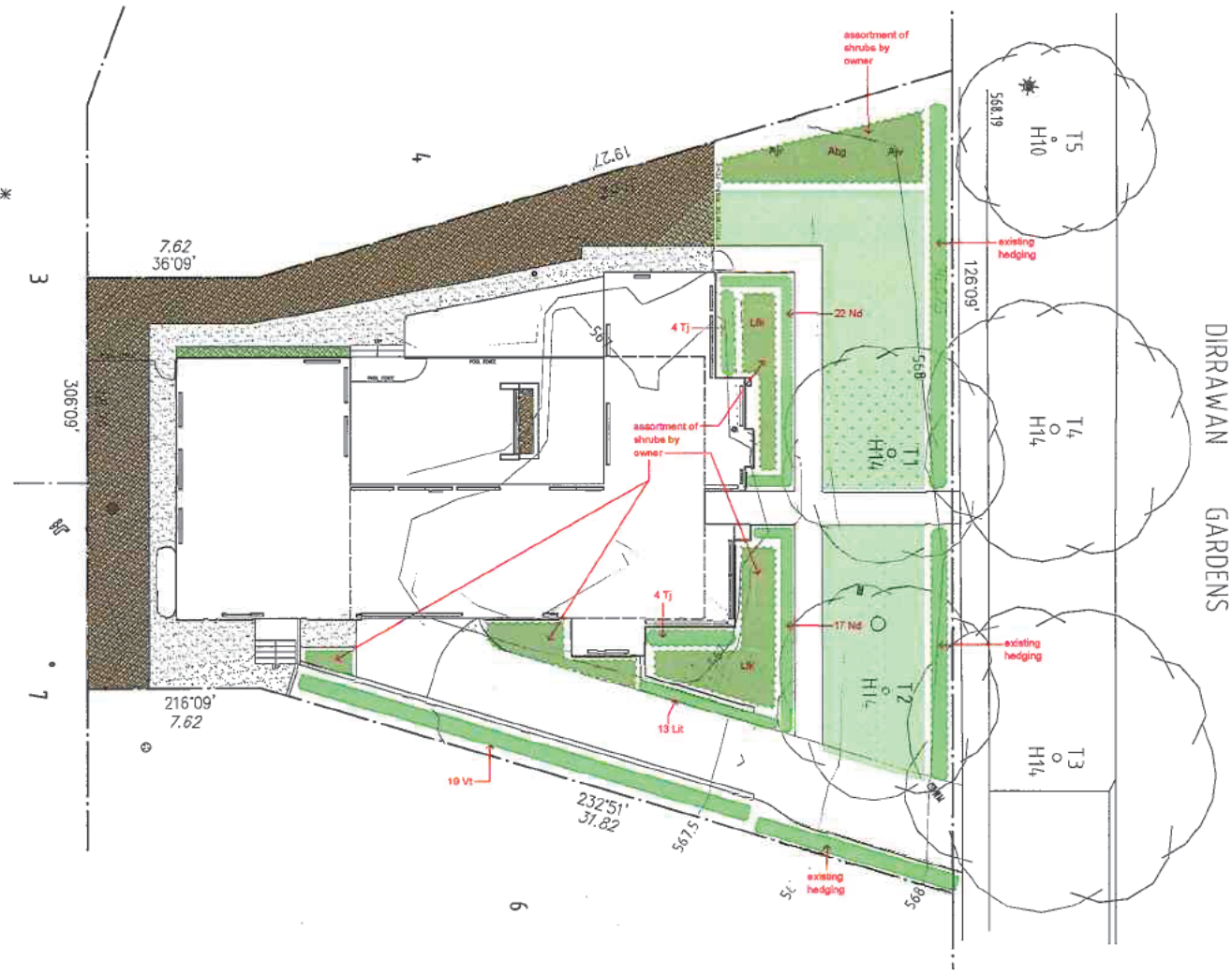
ACT HERITAGE UNIT
ADVICE
 Date Received: 18 April 2019
Supported
 Supported with conditions
 Further clarification required
 Action Officer: [Signature]
 Date: 24 April 2019

PLANT SCHEDULE

Code	Botanical Name	Plant Size (m)
TREES		
Afr	Acacia "Araucarica" "vittifolia"	450mm
Abg	Acacia "Mimosa"	450mm
US	Leptosiphonanthus "Savanna"	450mm
SHRUBS		
T1	Leptosiphonanthus "Savanna"	140
T2	Leptosiphonanthus "Savanna"	140
T3	Leptosiphonanthus "Savanna"	140
T4	Leptosiphonanthus "Savanna"	140
T5	Leptosiphonanthus "Savanna"	140



LEGEND
 CONCRETE DRIVEWAYS/PATHWAYS
 GRASS TO MATCH EXISTING
 PRIVATE OPEN SPACE SOFT LANDSCAPING TO MATCH EXISTING



SITE PLAN
 Scale 1:150 @ A3

DIRRAWAN GARDENS



7 Deakin Circuit
 Thornbury
 ACT
 2914
 Ph: 0294303707
 AL 043795838

BLOCK	5	DRAWING	LANDSCAPE CONCEPT PLAN	DRAWN BY	BJ
SECTION	28	PROJECT	PROPOSED NEW RESIDENCE	REVISION 1	
SUBJECT	RESID	CLIENT	RESIDENCE	REVISION 2 DATE	
SCALE	1:150 @ A2			JOB No:	1007
				PRINT DATE	18.04.2019
				DWG No	BA10



ACT Heritage Council

File Reference: Reid B5 S28
Contact Officer: JD
Phone: 13 22 81

R Inventive Building Design
Robert Jukic
robert@rinventive.com.au

Dear Mr Jukic

Proposed new dwelling – Block 5 Section 28 Reid

I refer to your revised submission of 18 April 2019 regarding the construction of a new single dwelling and basement parking at Block 5 Section 28 Reid (23 Dirrawan Gardens).

23 Dirrawan Gardens is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

On 27 May 2016, the ACT Heritage Council (the Council) approved a Statement of Heritage Effects (SHE) application for the demolition of the existing dwelling on the block as part of the ACT Government's Loose Fill Asbestos Insulation Eradication Scheme (the Scheme), as the dwelling was identified as containing 'Mr Fluffy' loose fill asbestos. The original dwelling on the block has subsequently been demolished.

A condition of the SHE approval required that any replacement construction at 23 Dirrawan Gardens conform to the Heritage Guidelines (the Guidelines) for the Precinct.

Previous Council advice of 10 April 2019 on the proposed development requested: clarification of material finishes and colour in relation to the driveway, external rendered and face brick walls and the stone feature wall to the chimney.

The 18 April 2019 proposal has been submitted in response.

Review of the revised submission against the Guidelines has identified the following:

- **Materials and Finishes**

Mandatory Requirement 3.1d of the Guidelines for the Precinct states: “ The roof form, roof pitch, wall and roof materials, eaves overhang, height-to-width ratio of windows within any new construction visible from the street or adjacent public domain shall complement the architectural character of the original dwellings in the street. Applied finishes to the roof of the dwelling shall complement the roof colours of original dwellings in the street.”

Revision of the roof tiles to a natural terracotta tile; red face brick to some of the external walls, and smooth painted render to the remaining external walls is noted. These finishes are consistent with this Mandatory Requirement.

Mandatory Requirement 2.4d of the Guidelines for the Precinct states: “*Strong textures including stamped concrete, and bright colours including bare or exposed aggregate concrete shall not be permitted on driveways or verge crossings*”. Further, Requirement 2.4h of the Guideline states: “*Driveways should be single vehicle width (<3.6m) between the front boundary and the building line and have a uniform surface of subdued charcoal or earthen tones. Gravel, brick, clay or concrete pavers or bitumen are the preferred surface finishes*”.

The proposed bitumen finish to the driveway is noted and the proposed works are now consistent with these Requirements.

The Council is satisfied that the proposed works as outlined in drawings *BAO2 – SP01* and *BAO2- BAO1 – BAO10* (dated 18 April 2019) are consistent with the Guidelines for the Precinct and are unlikely to diminish the heritage significance of the place. As such, no further advice or approvals are required under the provisions of the *Heritage Act 2004*.

Compliance with the *Heritage Act 2004* is one DA exemption criteria within Schedule 1 of the *Planning and Development Regulation 2008*, and this Council advice may assist in achieving DA exempt status. However, advice should also be sought from the ACT planning and land authority regarding any requirement for planning approval for the proposed works.

Yours sincerely



Jennifer O'Connell
**Associate Manager (as delegate for),
ACT Heritage Council**

24 April 2019

From: Dunn, Jennifer
Sent: Friday, 26 April 2019 9:17 AM
To: Robert Jukic
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]
Attachments: 20190424 - Stamped Plans B5 S 28 Reid.pdf; 20190426 - Advice - B5 S28 Reid - New Dwelling SIGNED.PDF

Good morning Robert,

Please find further ACT Heritage Council advice and stamped drawings attached.

Jennifer Dunn

Conservation Officer | Approvals and Advice
Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street Dickson
GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [mailto:robert@rinventive.com.au]
Sent: Thursday, 18 April 2019 9:03 AM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Cc: [REDACTED]
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer
Attached are revised drawings for 5 of 28 Reid.
We have allocated bitumen driveway, refer to site plan.
Materials schedule has been provided with the elevations.

How long for a reply this time around, now that we have consulted and emailed up at back a few times. Waiting 20+ days, for a reply is quite frustrating. Can we get a quicker response, as my clients are very keen to start the building process.

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au **e:** robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Wednesday, April 10, 2019 3:01 PM
To: Robert Jukic <robert@rinventive.com.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

This should open

From: Robert Jukic [<mailto:robert@rinventive.com.au>]
Sent: Wednesday, 10 April 2019 1:07 PM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi
I am unable to open the attached for some reason



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au **e:** robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Wednesday, April 10, 2019 12:34 PM
To: Robert Jukic <robert@rinventive.com.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Robert,

Further ACT Heritage Council advice attached. Also below is the link Heritage Guidelines for the Reid Precinct, for your reference.

https://www.environment.act.gov.au/data/assets/pdf_file/0010/148474/462.pdf

Jennifer Dunn

Conservation Officer | Approvals and Advice
Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street Dickson
GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]
Sent: Tuesday, 12 March 2019 4:06 PM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Cc: [REDACTED]
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer

Attached is a final set of plans, for your final comments, hopefully approval. Can you please let us know of a time frame for when we can expect a response from you guys.

Thanks



Robert Jukic

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p: (02) 62538767 m: 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au e: robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Tuesday, February 12, 2019 3:28 PM
To: Robert Jukic <robert@rinventive.com.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Good afternoon Robert,

Please find ACT Heritage Council advice attached.

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]

Sent: Thursday, 17 January 2019 2:57 PM

To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>

Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>; [REDACTED]

Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer

In response to your email below, I have attached a revised set of sketch plans and 3D sketch images. (I will send the 3D images next email)

My client [REDACTED] and I would like to be able to set up a time for a meeting in relation to his proposed home. Unless of course you guys feel the plans are OK and a meeting is not required please let us know. I have responded to your points below in red.

1. Clarification of the front setback of the proposed new dwelling in relation to the original dwelling is required to ensure consistency with **Mandatory Requirement 2.1b** of the Guidelines which stipulates that additions or new dwellings shall not be permitted closer to the front boundary than the original building line (of the original dwelling). **No original plans show a front setback as they are very very old. However I was able to take a snap shot from google maps still showing the old residence, and overlaid my site plan over the top (refer to attached) showing we are actually set a little further back then the original residence.**
2. At 30.5% the site coverage of the proposed development exceeds the **27.5%** maximum permitted by **Mandatory Requirement 2.1d** of the Guidelines. A reduction to comply with this Guideline is required. **The site coverage now sits at 26.8%, 260.9sqm. excluding the vergola, louvers above the alsfresco area, as we would classify it as an unroofed area. (open louvers)**
3. In the absence of a detailed Landscape Plan for the block, clarification of the extent of any proposed hard surfacing is required to ensure that a minimum of 40% of the area of the block is retained as planting area in accordance with **Mandatory Requirement 2.1e** of the Guidelines. **I have provided a diagram showing soft landscape hatched (SP02)**
4. Clarification of the level (RL) of the new dwelling is required to ensure that the RL of the dwelling is consistent with **Mandatory Requirement 3.1b** which stipulates that the RL of any development shall not exceed the RL of the original dwelling. **No original plans show any existing levels as they are very very old. The existing plans show 4 steps that lead up to the front porch, meaning the floor level would be a minimum of 600mm above ground level and street setback. Meaning it would have been anywhere above 568.2. After studying levels of the proposed driveway, basement levels and so on, the ground floor slab level will be 568.1.**
5. Revision of the siting of the basement entry ramp is required to ensure that the top of the ramp decline does not come forward of the building line in accordance with **Mandatory Requirement 3.2a** of the Guidelines. **The ramp will start behind the building line.**



Robert Jukic

R Inventive Building Design

p: (02) 62538767 m: 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au e: robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Friday, November 2, 2018 4:37 PM
To: robert@rinventive.com.au
Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Dear Robert,

Thank you for your email submission below regarding the construction of a new dwelling at Block 5 Section 28 Reid (23 Dirrawan Gardens).

As you are aware, the subject block is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

In approving a Statement of Heritage Effects (SHE) for the demolition of the original dwelling on the block due to the presence of loose fill (Mr Fluffy) asbestos, the ACT Heritage Council required that any replacement dwelling on the block must comply with the relevant Heritage Guidelines (the Guidelines) for the Precinct (as attached).

As such, review of the proposal has identified the following:

1. Clarification of the front setback of the proposed new dwelling in relation to the original dwelling is required to ensure consistency with **Mandatory Requirement 2.1b** of the Guidelines which stipulates that additions or new dwellings shall not be permitted closer to the front boundary than the original building line (of the original dwelling).
2. At 30.5% the site coverage of the proposed development exceeds the **27.5%** maximum permitted by **Mandatory Requirement 2.1d** of the Guidelines. A reduction to comply with this Guideline is required.
3. In the absence of a detailed Landscape Plan for the block, clarification of the extent of any proposed hard surfacing is required to ensure that a minimum of 40% of the area of the block is retained as planting area in accordance with **Mandatory Requirement 2.1e** of the Guidelines.
4. Clarification of the level (RL) of the new dwelling is required to ensure that the RL of the dwelling is consistent with **Mandatory Requirement 3.1b** which stipulates that the RL of any development shall not exceed the RL of the original dwelling.
5. Revision of the siting of the basement entry ramp is required to ensure that the top of the ramp decline does not come forward of the building line in accordance with **Mandatory Requirement 3.2a** of the Guidelines.

Elevations of the proposed building and details of materials and finishes have not been provided with this submission. As a new dwelling within the Precinct the Heritage Council expects that the form, scale and materials of the development complement the architectural character of the existing dwellings ie hipped tiled roof single storey form with a rendered or face brick finish and timber windows

Following submission of a revised scheme that addresses these concerns ACT Heritage is happy to meet to discuss the proposed works in further detail. Please note that any request for a meeting should be forwarded to heritage@act.gov.au

Kind regards,

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]

Sent: Thursday, 25 October 2018 3:40 PM

To: Heritage <Heritage@act.gov.au>

Cc: OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>

Subject: Block 5 Section 28 Reid

Hi Jennifer & Meaghan

I was hoping to set up a meeting in relation to a proposed sketch plan I have attached for my clients. The proposed sketch plans is a proposal for a new single res development with basement garage.

I would appreciate it if someone could give me a buzz to tee up a time, to discuss the plans before we start to get into the detail of the development.

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 60A Phyllis Ashton Circuit Gungahlin, ACT 2912

w: www.rinventive.com.au **e:** robert@rinventive.com.au

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

From: Hubert, Pamela
Sent: Wednesday, 8 April 2015 1:57 PM
To: EPD, Customer Services
Subject: COMM-HERITAGE-201527234-BLOCK 3 SECTION 37 REID-01
Attachments: 20150408 - advice.pdf

Please find Heritage Council advice attached.

Regards

Pamela Hubert B. Arch RAlA | Team Leader (Advice)

Phone 02 6205 3195

ACT Heritage | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: EPD, Customer Services
Sent: Wednesday, 25 March 2015 11:44 AM
To: Heritage Referrals
Subject: REFERRAL-HERITAGE-201527234-3/37 REID-01

DEVELOPMENT APPLICATION NO: 201527234
BLOCK: 3 SECTION: 37 DIVISION: REID

Description - **SINGLE RESIDENTIAL-DEMOLITION-HERITAGE. Proposed demolition of existing asbestos affected heritage residence and construction of a new 3 bedroom single storey dwelling.**

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 (17/04/2015).

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

Customer Services

Phone 02 6207 1923

Client Services Branch | Environment and Planning | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au



ACT Heritage Council

HERITAGE ADVICE

Under Part 10 of the *Heritage Act 2004*

ACT Planning Ref: DA201527234
 Heritage Ref: Reid 3-37
 Contact Officer: Pamela Hubert
 Received: 25 March 2015
 Due date: 17 April 2015

TO: ACT planning and land authority
 Environment and Planning Directorate
 EPDCustomerServices@act.gov.au

Block:	Section:	Division / District:	Heritage Place:
3	37	Reid	Reid Housing Precinct

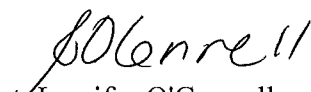
Status of Place: Registered Heritage Place
 Description of Works: Residential – demolition and new dwelling
 Council Advice provided by: Secretary / ACT Heritage Manager

Pursuant to s.148(1) of the *Planning and Development Act 2007* and part 10 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- there is **insufficient information** supplied with this application and further information is required.
- there are **no perceived heritage issues** with this application and a detailed assessment is not required.
- due to the nature or minor scope of the works / lack of visibility from the street the proposed development is **unlikely to detrimentally impact** upon the heritage values of the place and a detailed assessment is not required.
- the proposed development is **unlikely to detrimentally impact** upon the heritage values of the place on the basis of the attached heritage impact assessment.
- the proposed development **will have a detrimental impact** upon the heritage values of the place, and to reduce some of the impacts the conditions of the attached heritage impact assessment should be complied with; and
- the proposed development **will have a detrimental impact** upon the heritage values of the place on the basis of the attached heritage assessment, and to prevent such impact would require change to the fundamental nature or concept of the development.
- the proposed development **will have a significant adverse impact** under section 124A of the *Planning and Development Act 2007*.

NOTES:

Refer to attached Heritage Impact Assessment.


 Jennifer O'Connell
 Secretary (as delegate for),
 ACT Heritage Council

8 April 2015



ACT Heritage Council

Phone: 6205 3195
 ACTPLA Ref: DA 201527234
 Heritage Ref: Reid 3-37
 Contact Officer: Pamela Hubert
 Date Received: 25 March 2015
 Date Due: 17 April 2015

ACT planning and land authority
 Environment and Planning Directorate
 EPDCustomerServices@act.gov.au

Heritage Impact Assessment

Block 3 Section 37 Reid – DA 201527234

BACKGROUND

Reason for Referral to the ACT Heritage Council

Block 3 Section 37 Reid (46 Euree Crescent) is included in the ACT Heritage Register as part of the Reid Housing Precinct. The development application has been referred to the ACT Heritage Council (Council) for comment in accordance with s.148(1) of the *Planning and Development Act 2007*.

The Proposal

The proposal is for demolition of the existing dwelling and construction of a new dwelling

Not provided with the proposal:

1. Photographic archival recording of the exterior of the existing dwelling.

Characteristics and Cultural Significance of the Environs

The *Statement of Significance* for the Reid Heritage Precinct describes the heritage values of the place. In addition to the heritage values common to the Garden City heritage precincts, values specific to the Reid Housing Precinct are:

- The majority of the precinct was constructed in 1926 – 27 to meet the urgent need to provide housing for public servants prior to the opening of the provisional Parliament House in 1927.
- The suburb of Reid was named after the Australian politician Sir George Reid (1845-1918). Reid was the 4th Prime Minister of Australia.
- The Reid Pre-School, built in 1944 and opened in 1945, as a mothercraft centre provided a focal point for women living in the area and was developed through community interest and effort.
- The tennis courts and pavilion in Dirrawan Gardens formed a focal point for social life in the founding community of the newly established suburb of Reid.
- The Reid Uniting Church, built in 1927, was the first church built specifically for the new city of Canberra.
- The precinct contains privately built examples of the domestic architecture of Kenneth H Oliphant and other local architects. Oliphant was one of Canberra's first

independent practising architects and his work has contributed notably to the urban architectural character of Canberra.

- The public domain landscape was directed by Thomas Charles Weston who was Canberra's first Superintendent of Parks and Gardens. The species used are typical of Weston's choice of planting for Canberra.

HERITAGE IMPACT ASSESSMENT AGAINST THE SPECIFIC REQUIREMENTS OF THE ENTRY TO THE HERITAGE REGISTER

In accordance with s.54(1) of the Land (Planning and Environment) Act 1991, a series of specific requirements were identified to implement conservation objectives to ensure the retention of the heritage significance of the Reid Housing Precinct. In accordance with transitional provisions of the *Heritage Act 2004*, these requirements are now considered to be Heritage Guidelines under Part 5 of the *Heritage Act 2004*.

Intent:

To retain and conserve the intrinsic features of the precinct:

- for their ability to demonstrate historical values including 'Garden City' planning principles and architectural and landscape design from the initial period of urban development within Canberra;
 - for the aesthetic unity of the streetscapes arising from the harmonious integration of low-density built forms within a mature landscape setting, and high proportion of landscape space and trees; and
 - for the social values associated with the retention of communal landscaped reserves and community facilities,
- whilst managing change to meet the contemporary requirements of residential usage.

This assessment addresses the proposed development in relation to the relevant Specific Requirements. Where the proposed development complies with a Specific Requirement, no reference is made to that Specific Requirement. The following comments are made where the proposal does not strictly comply with the Requirements.

1.0 CONSERVING LANDSCAPE AND STREETSCAPE VALUES

Objective 2.1 - Siting, Setbacks and Garden Settings for all dwellings:

To conserve and reinstate the historical arrangement of dwellings across the precinct and the provision of a generous garden setting for each dwelling.

Mandatory Requirements:

- 2.1b *Additions to dwellings or the construction of new dwellings, buildings or structures shall not be permitted closer to a front boundary than the original building line, irrespective of existing encroachments.*

Comment:

The application proposes a new dwelling closer to the front boundary than the original building alignment. This will not reinstate the historical arrangement of dwellings across the precinct and will reduce the potential to provide a generous garden setting for the dwelling on this block as required by Objective 2.1.

The proponent has suggested that the reduced setback is acceptable noting the smaller front setbacks of adjacent dwellings. While the original dwelling on this block was further from the front boundary than the original dwellings on adjacent blocks, this is part of the historical arrangement of dwellings across the precinct. Reference should be made to the list of features intrinsic to the heritage significance of the Reid Housing Precinct. This list includes (1) (ix) “generally uniform front setbacks with occasional variations where one or two houses will have an increased setback to break the unity and create visual interest in the streetscape”. The greater front setback of the original dwelling on this block in relation to the front setbacks of dwellings on adjacent blocks is a feature of the garden city characteristics of this precinct.

It is also noted that the proposed reduction in the front setback will further increase the visibility of the proposed new dwelling in the streetscape noting that the roof of the new dwelling is proposed to be substantially higher than the existing roof (refer comment on guideline 3.1b).

- 2.1d *Site coverage of built development (including the area of any dwelling, garage, carport, outbuilding or other roofed area but excluding driveways and unroofed paved areas) on a residential block shall not exceed 27.5% of the area of the block.*

Comment:

Existing development on the block has a site coverage of approximately 29% (based on DA 201425616). The proposed new development will create a site coverage of approximately 35.67%.

The proposed increase in site coverage is created by a reduced front setback in relation to the original dwelling on the block combined with a wider elevation facing the street. The reduced setback from the front boundary is discussed in the comments relating to heritage guideline 2.1b.

Reference is made to item (1) (vii) of the list of features intrinsic to the heritage significance of the Reid Housing Precinct; “patterns of modest dwellings in a generous garden setting whereby the gardens enhance the streetscape and form a buffer of landscaped open space between adjacent dwellings”. The proposed increase in site coverage further compromises the provision of a generous garden setting for the dwelling and increases the density of development in the precinct; both actual density and the perceived density from the public realm.

While the Council will not object to development up to the existing site coverage, the proposed increase in site coverage is not supported by the Council as it.

2.0 CONSERVING THE UNITY OF BUILT FORM WITHIN THE STREETScape

Objective 3.1 - Unity of Built Form for all Dwellings:

To conserve the unity of built form within the streetscape by ensuring that additions to existing dwellings and new dwellings that are visible from the street or adjacent public domain, reflect and complement the scale, form, and materials of the identified original dwellings in the street.

Mandatory Requirements:

- 3.1b *The level (RL) of the ridgeline or highest roof point of any development shall not exceed the level of the ridgeline or highest roof point of the original dwelling.*

Comment:

The proposed new dwelling has a ridgeline with RL 576.092. This is substantially higher than the highest roof point of the original dwelling (RL 574.80). This higher ridge is created by the increased depth of the front part of the dwelling in comparison to the original dwelling. The span of the roof from the front to the back wall of the original dwelling and for most dwellings in the precinct was narrower than what is proposed for the new dwelling. This increased span results in roof that has substantially greater bulk in comparison to the walls of the dwelling than is normal for dwellings in the Reid Housing Precinct. Noting that the proposed new dwelling has a reduced setback to the front boundary, the increased scale and bulk will be more apparent from the public realm.

The Council believes that the proposed increase in roof height and scale does not reflect and complement the scale and form of identified original dwellings in the street.

- 3.1d *The roof form, roof pitch, wall and roof materials, eaves overhang and height-to-width ratio of windows within any new construction visible from the street or adjacent public domain shall complement the architectural character of the original dwellings in the street. Applied finishes to the roof of the dwellings shall complement the roof colours of original dwellings in the street.*

Comment:

Refer to comments on 3.1b.

3.0 DEMOLITION

Objective 5.1 – Preserving the Historical Integrity of the Precinct:

To retain original dwellings.

Mandatory Requirements:

5.1a *The total demolition of identified dwellings shall not be permitted except in exceptional circumstances, including:*

- *the dwelling is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or*
- *the existing condition poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition; or*
- *where, in the opinion of the Authority, the integrity of the built form and street elevations of an original dwelling has been extensively and irreversibly diminished by unsympathetic alterations and additions.*

AND any replacement construction conforms to all provisions applicable to non-original dwellings.

Comment:

Demolition of the existing dwelling is proposed due to the presence of loose fill asbestos. The Council has agreed to a policy that:

“Where a report from a licensed asbestos assessor identifies the presence of loose-fill asbestos in a building at a heritage place, the Council will not object to the demolition of the building subject to the following:

1. archival recording of the building exterior is undertaken;
2. any replacement construction conforms to any relevant heritage guidelines for the heritage place; and
3. where no heritage guidelines exist for the heritage place, the design of any replacement construction will be subject to discussion with the Council.”

In consideration of the above mandatory requirement and the Council’s policy, the Council will not object to the demolition of the existing dwelling subject to:

- The design of the new dwelling being modified to meet the Heritage Guidelines for the Reid Housing Precinct with the concession that site coverage after the new development can match but not exceed the existing site coverage, and
- The submission of an archival photographic recording of the building exterior. This can be in the form of digital photographs of each elevation of the exterior of the existing dwelling. The digital photographs should be submitted in a TIFF format and submitted on a CD along with three copies of the photographs printed on archival paper.

5.1b *Except where a dwelling presents an immediate threat to public safety, the total demolition of an identified dwelling shall not be permitted unless an application for a replacement dwelling within a garden setting is approved.*

Comment:

Refer to comments for 2.1b, 2.1d and 5.1a.

ASSESSMENT SUMMARY

The proposed development is not consistent with all of the Heritage Guidelines for the Reid Housing Precinct. Therefore the Council concludes that the proposed development is likely to have a detrimental impact upon the heritage values of the Reid Housing Precinct.

Changes as set out below would be required to mitigate the current impacts:

1. The design of the new dwelling is to be amended to reduce the total site coverage on the block to be no greater than the existing site coverage on the block.
2. The front setback of the new dwelling is to be no less than the front setback of the existing original dwelling on the block.
3. The level of the ridgeline or highest roof point of the new dwelling shall not exceed the level of the ridgeline or highest roof point of the existing original dwelling.

The conditions set out below are required to mitigate the current impacts on the heritage values of the place:

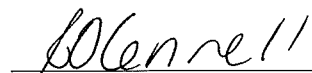
1. An archival photographic recording of the building exterior is to be submitted prior to the commencement of demolition. This can be in the form of digital photographs of each elevation of the exterior of the existing dwelling. The digital photographs should be submitted in a TIFF format and submitted on a CD along with three copies of the photographs printed on archival paper.

The Heritage Council is willing to consider a revised application that addresses these issues.

EVIDENCE

The above background and assessment is based on consideration of the following material:

- registration details for the Reid Housing Precinct in the ACT Heritage Register,
- Heritage Guidelines for the Reid Housing Precinct,
- information on the relevant block and section file, and
- submitted Development Application 201527234 (including all plans submitted)



Jennifer O'Connell
Secretary (as delegate for),
ACT Heritage Council
8 April 2015


ACT
 Government

Environment and Planning

Notice of decision

 Under Part 7 of the *Planning and Development Act 2007*

Merit track

DA NO: 201527234		DATE LODGED: 24/03/2015
DATE OF DECISION: 30 July 2015		
BLOCK: 3	SECTION: 37	SUBURB: REID
STREET NO AND NAME: 46 Euree Street Reid		
APPLICANT: Aikaterina Vlahos		
LESSEE: Aikaterina Vlahos		

THE DECISION

This application was lodged in the merit track. Pursuant to section 113(2) of the *Planning and Development Act 2007*, the application must be assessed according to the provisions relevant to merit track applications.

I, George Cilliers, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

- **The demolition of an asbestos affected heritage residence;**
- **The erection of a new single dwelling and associated landscaping, paving and other site works;**

in accordance with the plans, drawings and other documents and items submitted with the application and, subject to compliance with conditions, endorsed as forming part of this approval.

This decision is subject to the conditions of approval at **PART 1** being satisfied. Please note that plans will not be dispatched until all conditions are satisfied.

PART 2 sets out the Reasons for the Decision

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE

George Cilliers
 Delegate of the planning and land authority
 Environment and Planning Directorate

30/07/2015

CONTACT OFFICER

Ms Gabrielle Caddy
 Phone: 6207 1799
 Email: gabrielle.caddy@act.gov.au

PART 1 CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of approval will require attention before the approved drawings will be released, others before work commences or before the completion of building work.

A. ADMINISTRATIVE / PROCESS CONDITIONS

A1. FURTHER INFORMATION REQUIRED FOR RELEASE OF STAMPED PLANS

Within 28 days from the date of this decision, or within such further time as may be approved in writing by the planning and land authority, the applicant shall lodge with the planning and land authority for approval:

- (a) Revised site plan, landscape plan and architectural drawings, based on the relevant drawings submitted as part of the application, showing:
- (i) The porch of the new dwelling reduced to have a depth of no more than 2.5m forward from the main line of the front building wall and a width of no more than 4m;
 - (ii) The dwelling reduced in size by a strip 1 meter wide running the full width of the front section and the line of the front building wall moved 1m toward the rear of the block;
 - (iii) The roof form altered such that the ridgeline is no higher at any point than the existing roof RL of 574.82 and the roof appears from the street as a standard roof form consistent with the character of the neighbourhood and the heritage guidelines.

A2. FURTHER INFORMATION REQUIRED PRIOR TO DEMOLITION OF THE EXISTING DWELLING

Documentation of the existing dwelling in accordance with ACT Heritage requirements must be undertaken and submitted to ACT Heritage prior to the demolition of the original dwelling.

B. PRIOR TO CONSTRUCTION AND/OR DEMOLITION

B1. TREE PROTECTION

Tree protection fencing, if required, shall be erected prior to the commencement of any work on the site.

C. DURING CONSTRUCTION AND/OR DEMOLITION

C1. POLLUTION CONTROL

All works shall be carried out in accordance with Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011.

All unsurfaced entry and exit points must be consolidated with crushed aggregate or similar extending from the road kerb to the building line.

Temporary sediment controls – comprising, as a minimum, geotextile silt fencing along the lowest points of the site and hay bale filters as required – are to be installed and maintained at least daily to prevent sediment from reaching the stormwater mains system.

C2. TREE PROTECTION

The applicant/lessee shall protect and maintain all existing trees and shrubs located on the subject site, on adjoining blocks overhanging the subject site, on the verge and unleased Territory land immediately adjacent, except for those specifically identified for removal in the approved drawings and a Tree Management Plan.

C3. LANDSCAPE MANAGEMENT & PROTECTION PLAN (LMPP)/VERGE MANAGEMENT

During any work undertaken on the site, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with TAMS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04

C4. WASTE MANAGEMENT

All building waste is to be stored on the site in suitable receptacles and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind borne litter, does not affect adjoining or adjacent properties.

D. ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

- D1. The applicant is directed to Appendix 1 for information about further approvals required for the proposed works and directed to act in accordance with the information.

PART 2 REASONS FOR THE DECISION

The application satisfactorily meets the requirements for approval. The application was approved because, based on the documentation and in the form modified by the imposed conditions, it was considered to meet the relevant code, being the Single Dwelling Housing Development Code.

The key issue identified in the assessment is that the proposal does not have the support of the ACT Heritage Council. While no resolution on this issue has been achieved, conditions have been imposed to address the issue and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

The decision is inconsistent with advice received from ACT Heritage on 8 April 2015 and accordingly was made under section 119 (2) of the Act. In making the decision, the planning and land authority (authority) considered the Heritage advice given on the matter, in addition to the Territory Plan; the Objects of the Planning and Development Act 2007; and the Guiding Principles outlined in Asbestos Response Taskforce's publication: *The ACT Government's Preferred Way Forward on Loose Fill Asbestos: Overview*, published 28 October 2014.

While the advice from the ACT Heritage Council was carefully considered, the requirement of the authority to consider other legislation and guidelines and take a wider planning view was also carefully considered; and when these other factors were taken into account the conclusion was that the DA should be approved.

In this case the heritage streetscape will be disrupted by the necessity to demolish the original dwelling. In making the decision on this application, the authority has determined the balance between the maintenance of the remaining parts of the heritage streetscape and the orderly and appropriate redevelopment of the subject site.

In addition to the other matters considered, three issues specific to the case were given extra consideration:

- Other development options available on the site

The site is unusual for a Mr Fluffy site in that it has been determined that some structures may be retained, as contamination with the loose fill asbestos was confined to the main original house when the insulation was installed. These retained structures fix some points for any proposed future development.

In addition, the applicant, by way of this application for a replacement house has proposed some internal changes and increased floor space to make the new house more modern in its function and layout. These changes, moderated by conditions, are considered to be a reasonable expectation in the context of the commitment referred to in the next point.

- The applicant's previously demonstrated commitment (and current commitment) to build a replacement dwelling to the standards of the existing dwelling.

Ms Vlahos has previously made a significant financial commitment to constructing a wing to the existing house which matched the original finishes and materials. The authority formed the view that allowing some leeway with setback and site coverage requirements, in the context of a quality built outcome represents a reasonable balance in this instance. The decision on this application requires amendments to the design which increase the proposed front setback, reduce the porch to a more modest size, and maintain the level of the upper ridgeline of the roof

to no more than its current highest level. While these changes do not fully respond to the Heritage Council's advice, they are applied in careful consideration of that advice.

- Whole of Government support for those affected by asbestos

"Providing assistance and support to the many Canberrans impacted by loose-fill asbestos (Mr Fluffy) insulation is a priority for the ACT Government."

(<http://www.act.gov.au/ococ/spring2014/act-asbestos-response-taskforce>)

The authority considers that assisting the lessee to recreate her home to a standard that is reasonable in terms of function and layout, in the context of a commitment by that lessee to a high quality built outcome, is an appropriate way to provide assistance and support in this situation.

A decision to approve this application is consistent with the Statement of Strategic Directions of the Territory Plan, as well as the Zone Objectives.

EVIDENCE

Application No. 201527234

File No. qA611436

Territory Lease File No.

The Territory Plan zone – RZ1

The Development Codes – Single Dwelling Housing Development Code

The Precinct Codes – Reid Precinct Map and Code

Current Crown Lease – Volume 7 Folio 677

Representations - Nil

Entity advice – ACT Heritage Council; TaMSD; ActewAGL Electricity Networks;

Icon Water; ActewAGL Gas Networks.

PART 3 PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 27 March 2015 to 14 April 2015. No written representations were received during public notification.

ENTITY ADVICE

Pursuant to Division 7.3.3 of the Act, the application was referred to entities and advice was received. The referral entities' comments are as follows. A response to the advice is provided as appropriate.

ACT HERITAGE COUNCIL

On date 8 April 2015 advice was received from the ACT Heritage Council in relation to the proposal. The advice states that the proposal will have a detrimental effect on the heritage values of the place.

The proposal as applied for was taken to the Major Project Review Group (MPRG) on 26 May 2015, whereat ACT Heritage officers spoke to concerns raised in the Council's advice. The MPRG noted that there didn't seem to be enough justification for the departures proposed by the applicant, but noting the circumstances of the matter, concluded that there may be room for some departures, and that a meeting between the applicant, the authority and representatives of the Heritage Council was warranted.

After the authority undertook further discussion involving the applicant, representatives of the ACT Heritage Unit and the Chair of the ACT Heritage Council about some possible changes in the proposal, the applicant provided an amended concept. This was not supported by the Heritage Unit.

The conditions of approval by the authority represent a moderation of the impacts inherent in the applicant's amended concept, and represent an outcome that balances the heritage requirements with other considerations.

TERRITORY AND MUNICIPAL SERVICES DIRECTORATE

On date 26 March 2015 advice was received from Territory and Municipal Services in relation to the proposal. The advice states that the application is supported subject to conditions.

Matters raised have been incorporated as either conditions of approval or advice.

ActewAGL – Electricity

On date 14 April 2015 advice was received from ActewAGL Electricity Networks in relation to the proposal. The advice states that a Statement of Conditional Compliance is given for the proposal.

Matters raised have been incorporated as advice. A copy of the advice is provided with this decision.

Icon Water (formerly ActewAGL Water)

On date 30 March 2015 advice was received from Icon Water in relation to the proposal. The advice states that a Statement of Conditional Compliance is given for the proposal.

Matters raised have been incorporated as advice. A copy of the advice is provided with this decision.

ActewAGL Gas Networks

On date 14 April 2015 advice was received from ActewAGL Gas Networks in relation to the proposal. The advice states that a Statement of Conditional Compliance is given for the proposal.

Matters raised have been incorporated as advice. A copy of the advice is provided with this decision.

PART 4 ADMINISTRATIVE INFORMATION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval is effective from the day after the date of this notice. The effective date for development applications approved subject conditions could also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked under section 189 of the Act.

Under section 184 of the Act, the applicant may apply to the planning and land authority to extend the prescribed period to finish the development, but such an application must be made within the original period specified for completion.

A development approval, to which section 184 of the Act applies, continues unless the approval ends under sections 184, 185, 186 or 187 of the Act.

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment and Planning Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with the decision to approve the application subject to conditions, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision or within any longer period allowed by the planning and land authority.

To submit an application for reconsideration, documents must be provided electrically by email to epdcustomerservices@act.gov.au or provided at the customer service centre on a CD/DVD. The delegate of the Authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal. Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulation 2008* – Matters exempt from third-party ACAT review.

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment and Planning Directorate <i>Planning and land authority</i> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> - threatened species/wildlife management	Website: www.actpla.act.gov.au Telephone: (02) 6207 1923 Website: www.environment.act.gov.au Telephone: (02) 6207 6251 Website: www.environment.act.gov.au Telephone: (02) 6207 1911
Territory and Municipal Services Directorate - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets	Website: www.tams.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation	Telephone: (02) 8576 9799 Telephone: (02) 6229 8000 Telephone: (02) 6248 3111 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

If a condition of approval requires the applicant to lodge revised drawings and/or documentation with the planning and land authority for approval under section 165 of the *Planning and Development Act 2007* the submission shall be made by:

- Completing an application for S165 Satisfying Conditions of Approval and submitting the documentation online using edevelopment. More information on edevelopment can be found at http://www.actpla.act.gov.au/tools_resources/e-services/edevelopment

For further information regarding the lodgement of this information please contact Customer Service Centre by Phone: (02) 6207 1923, Email: esddcustomerservices@act.gov.au or on the planning and land authority website at www.actpla.act.gov.au.

FURTHER APPROVALS FOR CONSTRUCTION

The Notice of Decision grants development approval, but does not cover building approval or approvals which may be required during construction, which commonly include the following.

BUILDING APPROVAL

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. If this applies to this proposal, the lessee should engage a private building certifier to assess and approve the building plans before construction begins. A list of licensed certifiers and information about building approval is available from the planning and land authority's website and Customer Service Centres.

PERMITTED VARIATIONS TO APPROVED DEVELOPMENT

Under section 35 of the Planning and Development Regulation 2008 the development as built may vary from the approved development in accordance with section 35 and the permitted construction tolerances and other permitted variations identified in Schedule 1A of that regulation.

Note 1 The development may still need building approval, or further building approval, under the *Building Act 2004*

Note 2 The development must also comply with the lease for the land on which it is carried out.

"TREE DAMAGING ACTIVITY" APPROVAL

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Territory and Municipal Services Directorate.

USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

In accordance with the *Public Unleased Land Act of 2013*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. Approval can be obtained from the Territory and Municipal Services Directorate.

WORKS ON UNLEASED TERRITORY LAND – DESIGN AND OPERATIONAL ACCEPTANCE

In accordance with the *Public Unleased Land Act of 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Asset Acceptance, Asset Services Group, TAMSD by way of:

1. a certificate of design acceptance prior to the commencement of any work and
2. a certificate of operational acceptance on completion of all works to be handed over to TAMSD

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

A certificate of compliance under s296 of the *Planning and Development Act 2007* may not be issued unless a certificate of design acceptance **AND** a certificate of operational acceptance has both been obtained from TAMSD.

CONSTRUCTION REQUIREMENTS

The following information are some key requirements that apply to building work in the Territory. Other requirements may apply to this development.

DEMOLITION OF LOOSE FILL ASBESTOS ("MR FLUFFY") AFFECTED HOUSES

Prior to commencement of any demolition on the block, the applicant is to seek advice from, and obtain any necessary approvals from Worksafe ACT (Ph: 6207 3000) in relation to the presence and/or management of loose fill asbestos and for the management of any other matters covered by the Dangerous Substances Act 2004 and the Work Health & Safety Act 2011. Guidance on these matters is available at the following link:

<http://www.worksafe.act.gov.au/page/view/1207#Overview>

ENVIRONMENT PROTECTION

All building work must be undertaken in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More information is available from the Environment Protection Authority.

REPAIR OF DAMAGE TO PUBLIC ASSETS

The applicant/lessee is held responsible for all damage to ACT Government assets (including footpaths) caused by the development and they must properly repair any damage to those assets. Before work commences, they should notify the Territory and Municipal Services Directorate of any existing damage to public facilities.

UTILITY ASSETS RETENTION

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary. The lessee is to ensure that the water service and water meter are retained in position and in good condition. Icon Water's water meters are accountable items and must not be removed from the site or otherwise disposed of.

WATER RESTRICTIONS AND FILLING OF NEW POOLS, PONDS AND FOUNTAINS

Water restrictions or permanent water conservation measures may be in force in the ACT and may prohibit or affect the filling of new pools, ponds and fountains using potable (tap) water drawn from Icon Water's potable water supply system. Applicants wishing to use water drawn from the potable water supply system to fill a new pool, pond or fountain are advised to first contact Icon Water's conservation office on (02) 62483131. Where water restrictions or permanent water conservation measures would otherwise prevent or affect the filling of a new pool, pond or fountain, it might be possible to obtain an exemption to fill the pool, pond or fountain using potable water.

DRAINAGE

The Building Code of Australia contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

REVIEW OF THE DECISION

The following notes are provided in accordance with regulation 7 of the *ACT Civil and Administrative Tribunal Regulation 2009*. Refer to the Review by the ACT Civil and Administrative Tribunal (ACAT) section of the Notice of Decision for information about its relevance to this development application.

CONTACT DETAILS

The review authority is the ACT Civil and Administrative Tribunal (ACAT).

Location	Contact details
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ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601	Website: www.acat.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6205 4855 Post: GPO Box 370, CANBERRA, ACT, 2601
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POWERS OF THE ACAT

The ACAT is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.

APPLICATIONS TO THE ACAT

To apply for a review, obtain an application form from the ACAT. You can also download the form from the ACT Legislation Register <http://www.legislation.act.gov.au/af/2009-278/current/pdf/2009-278.pdf>.

If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.

TIME LIMITS FOR APPLICATIONS

The time limit to make a request for a review is 28 days from the date of this Notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).

FEES

Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

The following organisations can provide advice and assistance if you are eligible:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;
- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and

- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

AWARDING OF COSTS

You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

ACCESS TO DOCUMENTS ABOUT THE DECISION

You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on (02) 6207 1923.

PROCEDURES OF THE ACAT

The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

TRANSLATION AND INTERPRETER SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف:
CHINESE	如果你需要传译员的帮助，请打电话:
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

From: Dunn, Jennifer
Sent: Wednesday, 5 June 2019 3:39 PM
To: EPD, Customer Services
Subject: Comm: Heritage Block 3 Section 31 Reid (DA201935499) [SEC=UNCLASSIFIED]
Attachments: 20190605 - Advice - DA201935499 - B3 S31 Reid.pdf

Good afternoon,

Please find ACT Heritage Council advice attached.

Jennifer Dunn

Conservation Officer | Approvals and Advice
Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street Dickson
GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au





ACT Heritage Council

HERITAGE ADVICE

Under Section 60 of the *Heritage Act 2004*

ACTPLA Reference: DA201935499
 Heritage Reference: Reid B3 S31
 Contact Officer: JD
 Received by Council: 14 May 2019
 Due date: 5 June 2019

TO: ACT planning and land authority
 Environment, Planning and Sustainable Development Directorate
[EPDCustomer Services@act.gov.au](mailto:EPDCustomerServices@act.gov.au)

Block:	Section:	Division / District:	Heritage Place:
3	31	Reid	Reid Housing Precinct

Status of Place: Registered Heritage Place
 Description of Works: Residential - dual occupancy
 Council Advice provided by: Chair / Heritage Council

Pursuant to Sections 148 and 149 of the *Planning and Development Act 2007* and Section 60 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- Further information is needed** to determine whether the proposed development may diminish the heritage significance of the Reid Housing Precinct.

Background:

On 14 May 2019, the ACT Heritage Council (the Council) received a development application referral (DA201935499) for proposed works at Block 3 Section 31 Reid (72 Coranderrk Street).

72 Coranderrk Street is located within the Reid Housing Precinct (the Precinct), a place registered on the ACT Heritage Register.

Previously, on 14 April 2016, the Council approved with conditions a Statement of Heritage Effect (SHE) application for the demolition of the original dwelling on the block as part of the ACT Government's Loose Fill Asbestos Insulation Eradication Scheme, due to the presence of loose fill asbestos (Mr Fluffy) insulation. The original dwelling on the block has subsequently been demolished.

A condition of the approved SHE was that any replacement construction within the block comply with heritage guidelines for the Precinct, reflecting *Heritage Act 2004* obligations and Council's '*Loose Fill Asbestos in Heritage Places*' policy.

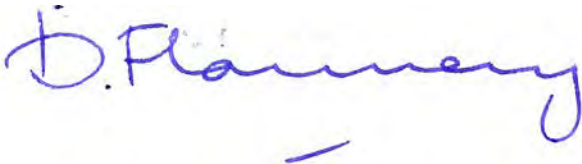
The current proposal includes the demolition of the existing single garage on the block and the construction of a single storey dual occupancy, basement parking and associated landscaping.

Advice:

Following review, the Council advises that further information is required to allow assessment of the proposed development against *Heritage Act 2004* requirements. Specifically:

- Identification of the building line of the original dwelling on the block is required, to determine compliance with Mandatory Requirement 2.1b; and
- Identification of the RL of the original dwelling is required, to determine compliance with Mandatory Requirement 3.1b. In the event that the RL of the original dwelling cannot be accurately identified, information on the RL of both adjacent original dwellings should be provided.

Following receipt of this additional information, the Council will provide further advice on the development proposed by DA201935499.



David Flannery FRAIA MPIA
**Chair (as delegate for),
ACT Heritage Council**

5 June 2019