

# 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

03 Feb 2019 8:29:14 PM

Reference code

GVNTR

Thank you for your representation regarding development application number: DA201835106

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                      Given name \*                      Family name \*

Organisation name

Home phone number

Work phone number

Mobile number

Email address \*

# Development details

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## Site details

Development application number \*

DA

Suburb/District \*

Section \*

Block \*

Unit

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

## Representation

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Provide the details of your representation \*

Two of the trees marked for removal (identified as T4 & T5 on the demolition/tree protection plan) are regulated trees for the purposes of the Tree Protection Act 2005.

You may upload any additional supporting documentation or photos.

[Click here for more information on applying for exemption from the public register.](#)

# 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

04 Feb 2019 2:52:55 PM

Reference code

D42B8R

Thank you for your representation regarding development application number: DA201835106

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.

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## Representation

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Provide the details of your representation \*

Nearby resident just interested in outcome. No major concerns.

You may upload any additional supporting documentation or photos.

[Click here for more information on applying for exemption from the public register.](#)



**ACT**  
Government

Environment and Planning



Dear 

**ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION  
DEVELOPMENT APPLICATION NO: 201835106  
BLOCK: 17 SECTION: 47 DIVISION: TURNER**

Thank you for your representation made **15/02/2019** regarding development application number : **201835106**.

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.

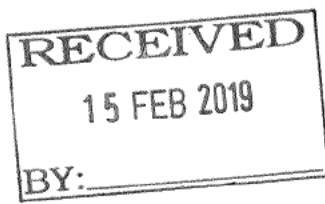
Please Note: A copy of your representation will be forwarded to the development application applicant and released to the public only on request. All representations are saved electronically within the Development Application file and are not placed on a website.

If you require any further information please contact Customer Services on (02) 6207 1923.

Regards

Matthew | Customer service officer

Access Canberra | ACT Government  
Environment, Planning and Land Building Services  
16 Challis Street, Dickson | 8 Darling Street, Mitchell  
Phone: 02 6207 1923 | Email: EPDCustomerServices@act.gov.au  
GPO Box 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**Assessment Officer**

ACT Government  
Environment and Planning Directorate

**Representation on Development Application 201835106  
Multi Dwelling -Demolition – 12 Unit Development – Lease Variation  
Blocks 17, 18, 19 section 47 Turner 22, 24, 26 Greenway Street**

**Dear Assessment Officer:**

I have several concerns regarding the above development application:

1. Being overlooked
2. Loss of visual amenity
3. Rear set back (Deep Root Planting Zone)

**1. Being Overlooked**

The proposed development will overlook most of my back yard thus taking away any sense of privacy I have in using or enjoying my backyard. The first storey balconies and designated outdoor areas will loom menacingly over the rear fence. Consideration is given to the privacy between neighbours within the two blocks in the development but there seems to be no consideration given to issues of privacy on adjacent block 4 section 47 (my block).

**2. Loss of Visual Amenity**

The view from my block will be severely affected. At present the view is that of single storey red brick and tile Garden City bungalows set low in the landscape with tall Haig Park trees providing a pleasant backdrop. The proposed development will be two storeys, of different form, materials and colours set closer to its boundaries and will therefore form two large obtrusive blocks.

### 3. Rear Set Back (Deep Root Planting Zone)

I refer to the Inner North Precinct Code Part A General Development Controls

Element 2

#### 2.4 Rear Setbacks

Units 9 to 12 have a reduced setback however the required 7 metre rear setback should be maintained for the entire length of the development. A wider setback on the western end should not be used to compensate for a much narrower setback on the eastern end especially when there is a substantial encroachment on the 2.44 metre wide sewerage easement as well as overhead power lines running both east west and north south in this area. There is certainly no space for large canopy trees in the area and the paved areas of the adjacent outdoor structures will inhibit rainwater penetration further limiting deep rooted plantings.

Coupled with this, the structured outdoor areas will be very close to my boundary with consequent reduction in my private enjoyment of my backyard. The development should provide a boundary fence of maximum height to compensate a little for this loss of privacy.

Sincerely,



Thursday 14 February ~~14~~, 2019

# 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

18 Feb 2019 10:54:30 AM

Reference code

H2JG7F

Thank you for your representation regarding development application number: DA201835106

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 your 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                      Given name \*                      Family name \*

[Redacted]

Organisation name

[Redacted]

Home phone number

[Redacted]

Work phone number

[Redacted]

Mobile number

[Redacted]

Email address \*

[Redacted]

# Development details

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## Site details

Development application number \*

DA

Suburb/District \*

Section \*

Block \*

Unit

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

## Representation

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Provide the details of your representation \*

Please see uploaded letter detailing my representation.

You may upload any additional supporting documentation or photos.

File:

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



17 February 2019

To whom it may concern,  
Environment, Planning and Land Building Services,  
16 Challis St, Dickson

**Re: DA Application Number: 201835106  
Nos 22,24,26 Greenway Street  
Blocks 17-19 Section 47 TURNER ACT**

I take the opportunity to respond to DA 201835106. I am lessee of Block 5 Section 47, 10 Holder St Turner. Our property is immediately behind and to north-east of the proposed development. We are immediately behind another development, 18 Greenway St, that has been completed by the same builder and architects. I should say that I believe that the 18 Greenway St development is of high quality and am confident that this will also be the case for the present proposal.

I do have some criticisms. In particular, I wish to present the following points:

- 1) Units 9, 10, 11, 12 have been positioned much closer to the rear boundary of this development on account of the "regulated tree" in their front garden. This will impact on ourselves and on our neighbour in block 4/47. I believe that these units will be within the minimum set-back to the rear fence. Units 10 and 11 are particularly worrying for us for overlooking.  
It is frequently reported in the press that many of Canberra's street trees are reaching the end of their lives and, indeed, the street trees in Holder St outside of our property have recently been replaced. I do not know of the expected lifetime of this specific regulated tree but would suggest that it was the same age as many street trees near here and will soon need to be cut down for the sake of public safety. In the context of the present DA I suggest that either it be removed or that the number of units be reduced to 11 with the present units 10 and 11 being amalgamated.
- 2) This development is the latest in a series of town-houses that are being constructed near us. There is significant overlooking of our property from many of these recent developments. Several units in the present DA will overlook our driveway and the western side of our garden from their upper stories. There will also be significant overlooking of our neighbour in block 4/47. It is time to demand that windows in the upper stories of developments such as this one have permanent shutters or other screening to admit light but not allow overlooking of neighbours. The sort of overlooking we will experience will be similar to that shown in Figure 1(a) where the upper stories of apartments in 18 Greenway St are evident just below the roof line; these apartments look out directly onto our driveway and front garden. The row of new town houses in the present DA will all overlook our driveway as inhabitants enjoy their views to the north east.

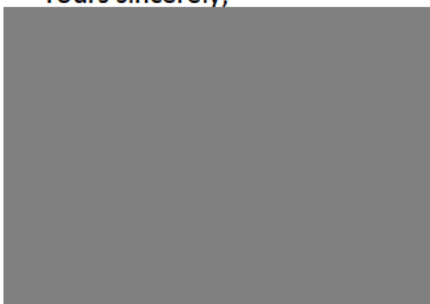
- 3) This development will support a forest of air-conditioning units on its roof similar to the apartments in 18 Greenway St. I think that they are really ugly and obtrusive. See Figures 1 (a) and (b). With a small amount of effort, it should be possible to come up with design solutions for these units. On other developments I have seen such units gathered together in a continuous block with a housing surrounding them. Alternately, the architect could make them look more like chimneys, perhaps by building a chimney like housing for each one with appropriate colouring. The bold white colour of these units is particularly jarring.
  
- 4) I believe that the ground level of this development will be built up by almost one metre above the natural ground level. I can see no reason for this and it leads to more overlooking of neighbours. Residents of these new apartments will loom over their neighbours to the north as they enjoy their backyards. There could be issues of drainage from the higher ground level onto the lower neighbours to the north.
  
- 5) I am worried about the abolishment of one of the water easements. I urge that relevant authorities conduct very careful modelling of the consequently increased load on the remaining easement.



**Figure 1 (a): View south towards our property showing the upper story and air-conditioning units of 18 Greenway St.**

**Figure 1 (b): View east towards 18 Greenway St showing air-conditioning units.**

Yours sincerely,





**From:** [Tetley, Kobee](#)  
**To:** [ross@dnaa.com.au](mailto:ross@dnaa.com.au)  
**Subject:** Further information required DA201835106 B17,18&19 S47 Turner [SEC=UNCLASSIFIED]  
**Date:** Friday, 17 May 2019 3:45:00 PM

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Hi Ross

Please see below list of further information required from entities;

The Conservator of Flora & Fauna:

The development application is not supported as Tree 1 ***Cupressus sempevirens***, Tree 5 ***Casuarina cunninghamiana*** and Tree 8 ***Liquidamber styraciflua*** proposed for removal are regulated trees of **Medium Quality** that do not meet criteria for removal under the Tree Protection ACT 2005. There is also a regulated (Prunus) Cherry Tree (not noted on any of the plans) located on the western neighbouring lease 28 Greenway Street (Block 20 Section 47) that has a basement cut approximately 3m from the trunk of the tree. Whilst it is felt that the tree will endure the basement cut the tree will have to have severe/disfiguring pruning undertaken to gain suitable 2 storey unit clearance. A Tree Management Plan clarifying how this tree will have successful tree root protection (possible hydrovac) to see if there are major roots in the cut area and what is proposed in regards to how the overhanging foliage is to be managed.

ICON Water:

Adequate equipment access has not been provided to permit Icon Water to maintain, repair or replace network assets as is required under section 124 of the Utilities Act. Emergency access to sewerage manholes has not been provided, contrary to section 124 of the Utility Act. Structure infringes an easement/pipe protection envelope, design to be modified to remove the infringement.

TCCS:

1. In relation to proposed driveway a clear sight triangle must be provided in accordance with the Section 3.2.4 of AS 2890.1 Off-street Car Parking. Location of letters boxes must be demonstrated too.
2. A detail Stormwater Master Plan must be submitted showing existing and proposed stormwater ties and other infrastructures.
3. As per General Arrangement Plan (Drawing 0101) proposed new stormwater lines will go through a few trees on the other side of Greenway Street. Hence, the proponent needs to provide survey and detailed plan on the other side of Greenway Street. The proponent also needs to advise the construction methodology and more details (depth and width of the stormwater trench etc.) and possible impacts on verge trees.

Please do not respond to this email, if you have any queries regarding this DA please send them to [DAcoordinator@act.gov.au](mailto:DAcoordinator@act.gov.au)

We will be awaiting your submission addressing further information requirements via E-development.

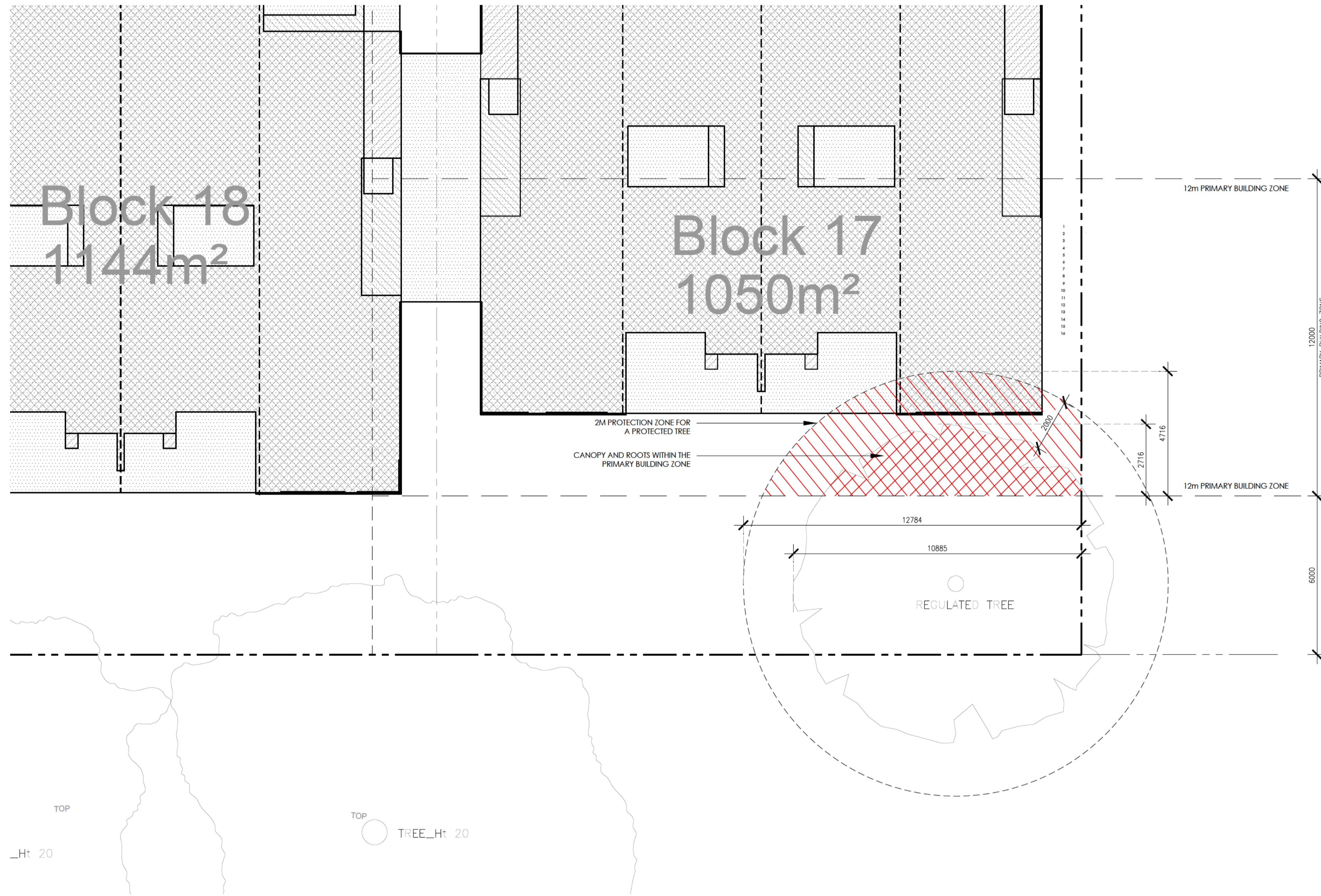
Kind Regards,

**Mrs Kobee Tetley** | Development Assessment

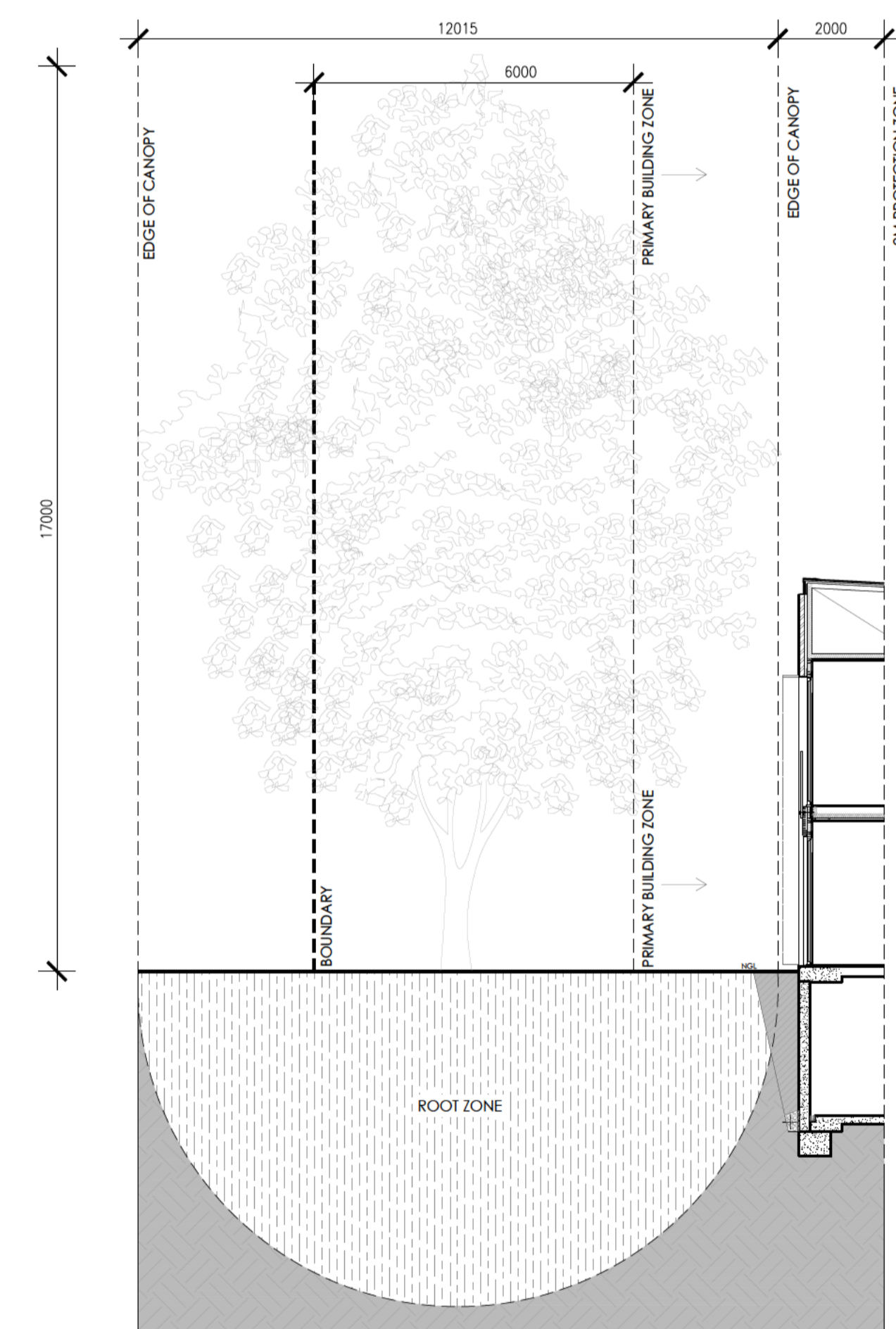
Planning Delivery | Environment, Planning and Sustainable Development Directorate | **ACT Government**

Dame Pattie Menzies House, 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601 P **02 6207 6383**

I acknowledge and pay my respects to Elders and Traditional Custodians of this land - past and present, and acknowledge their continuing cultures and connection to Country and community.



REGULATED TREE PLAN  
Scale 1:100 @ A1



REGULATED TREE SECTION  
Scale 1:100 @ A1

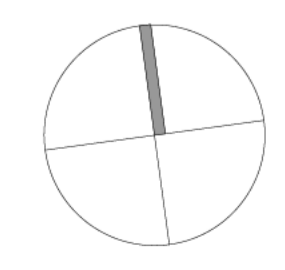


SUITE 10, 14 LONSDALE ST  
B R A D B O R N A C T  
A B N : 17 600 270 822  
T : 02 6230 4688  
F : 02 6230 4699  
www.dnaa.com.au

Registration 966  
Principal Nicholas Glen Dornie

GENERAL NOTES:  
All works are to comply with the relevant Australian standards & all relevant authority requirements.  
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.  
A registered surveyor to set out structure & confirm positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
All timber framing & construction must comply with AS1684 'the national timber framing code'. Provide temporary & permanent bracing to all framing in accordance with the standard.  
All concrete slabs & footings are subject to a soil classification & are to comply with engineers drawings or AS2870 'residential slabs & footings code' including all relevant region specific supplements.  
All storm water drainage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
All beams, beams, & supports to be specified by a registered engineer or relevant Australian Standard.  
provide female control to sub-floor in accordance with the BCA & all relevant local authority requirements or provide ant clapping and female barrier.  
The structure shall be maintained in a stable condition at all times, & no element shall be overstressed, during & after construction.  
All wet area fixtures shall be to client's selection or inclusions list.  
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UNAUTHORISED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.

AMENDMENTS REVISION NO	DESCRIPTION	DATE



DA AMEND APPLICATION  
11.10.2019

BLOCK 17-19  
SECTION 47  
ADDRESS GREENWAY STREET  
SUBURB TURNER  
STATE ACT  
SCALE 1:100@A1/1:200@A3

DRAWING TREE CANOPY AND ROOT ZONE  
PROJECT HAIG PARKSIDE  
CLIENT MIND  
2:\2018\184a\_Mind 5\_Turner ACT\CAD\DA Amendmend A1\02 PLANS\100\_TREE CANOPY DIAGRAM.dwg

DRAWN RN/KP  
REVISION A  
REVISION DATE 11.10.2019  
PROJECT NO 1846  
PRINT DATE 11.10.2019  
DWG NO A104

11<sup>th</sup> October 2019

Environment, Planning and Sustainable Development Directorate  
GPO Box 158  
Canberra City ACT 2601

Dear Assessment Team,

**RE: Block 17-19 Section 47 Turner – DA 201835106**

Please accept this letter as part of the response to the request for Further Information issued on 31<sup>st</sup> September 2019.

**1. Please address Rule 13 of the Inner North Precinct Code by providing a reduction in the rear site coverage to take into account the plunge pools. Also please provide greater detail on how the tree in the front zone impacts on the primary building zone.**

- Attached is a diagram that details the significant trees impact on the front building zone. The position of the tree prevents the basement being built under the significant tree's canopy. The basement needs to be positioned under the building to minimise the extent of rear zone site coverage. The basement to units 9-12 has been pushed back to stay outside the drip/root zone of the significant tree.

The development has been designed to meet the Rule 13 - 30% rear zone coverage when all 12 units are positioned at the minimum 6m front setback, however there is a high-quality significant tree extends within the primary building zone that we believe should be maintained. In order to maintain the significant tree units 9-12 (block of 4 units) have been pushed back into the rear zone in order to maintain the tree. Pushing the building back increases the rear zone coverage marginally to approximately 34.4%. Maintaining the tree has significant advantages as it improves the streetscape by breaking up the building form, this allows the development to integrate with the eastern existing 'Haig' development. There is significant rear setback behind units 1-8 to allow for a very large common area with extensive deep root planting outside the influence of the rear power lines. Refer to tree management plan for the retention of the existing significant tree.

Rule R13 has a strict rear zone site coverage percentage. R13 states: *Site coverage in the rear zone does not exceed 30%*

By retaining the significant tree within the primary building zone, the proposal falls under **Criteria C13**

**Criteria 13 has no rear zone site coverage percentage requirement.** To ensure the development meets the intention of the Inner North Precinct Code the development has been designed to meet the Rule 13 - 30% rear zone coverage when all 12 units are positioned at the minimum 6m front setback. The proposed increased rear zone coverage is only to the extent of how far units 9-12 have been pushed back to maintain the significant tree.

The following outlines how criteria C13 requirements are met:

C13 Criteria states:

*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 the 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 proposal meets the criteria as follows:

The retained significant tree sits within the primary building zone. See attached survey diagram that shows the location of the tree relative to the primary building zone. Note that a significant tree includes the **tree protection zone** defined below as **groundwork** is prohibited within the **tree protection zone**.

The existing significant tree is a protected tree under the Tree Protection Act 2005, refer to definition of a significant tree below:

- The tree is more than 12m high (17m High), Refer to Arboricultural Impact Assessment Report prepared by Steve Griffiths of Tree works Pty Ltd (a level 5 Arborist).

There is sufficient space provided on the block to retain or introduce large canopy trees and create a treed backdrop to the development:

- Sufficient space will be retained to maintain tree 13 (the existing significant tree) to the front of the development (in front of units 9-12) Refer to Arboricultural Impact Assessment Report prepared by Steve Griffiths of Tree works Pty Ltd confirming this is acceptable, and
- The proposal introduces additional large canopy trees to the rear of units 1-8 outside the influence of the rear powerlines, refer to proposed landscape plan.

Compliance with this criterion is confirmed through the Arboricultural Impact Assessment Report prepared by Steve Griffiths of Tree works Pty Ltd who is a level 5 Arborist.

The tree to be retained (Tree 13) is a protected tree as it is more than 12m high – refer to definitions below:

- Under the Tree Protection Act 2005 a **regulated tree** is:  
*A regulated tree is a living tree that is on leased land within a tree management precinct and –*
  - a) **Is 12m or more high; or**
  - b) *Has a trunk with a circumference of 1.5m or more, 1m above natural ground level; or*
  - c) *Has 2 or more trunks and the total circumference of all the trunks, 1m above natural ground level, is 1.5m or more; or*
  - d) *Has a canopy 12m or more wide*

Under the Tree Protection Act 2005 the **tree protection zone** is:

*Protection zone for a protected tree:*

- 1) *The protection zone for a protected tree is-*

- a. The area under the canopy of the tree; and
- b. The 2m wide area surrounding the vertical projection of the canopy; and
- c. The 4m wide area surrounding the trunk as measured at 1m above natural ground level

Under the Tree Protection Act 2005 the **prohibited groundwork** is:

Prohibited groundwork-

- A) in relation to the protection zone for a protected tree – a person does prohibited groundwork in the protection zone if the person-
- i) ....
  - ii) Cuts any of the tree roots in the protection zone that have a diameter greater than 50mm, or
  - iii) Does either of the following in the protection zone, other than cultivating the soil for horticultural purposes:
    - a) Excavates to a depth greater than 10cm over an area of 4m<sup>2</sup> or larger;
    - b) Raises the soil level...
  - iv) ....

Note: This request to retain the existing significant tree within the primary building zone and exceed the 30% rear zone coverage was highlighted in the pre-application meeting and at the time had in-principle support.



Photo of proposed significant tree to be retained

- The proposed pools should not be included in the 30% rear site coverage as pools do not fall under the definition of **site coverage**. Outlined below are the extracted definitions that highlight this:

**Rule 13 states:**

**R13. Site coverage in the rear zone does not exceed 30%...**

The definition of **site coverage** is:

*The proportion of the actual site covered by **dwelling**s and all other **buildings***

The Territory Plan definition of **Building** is:

**Building** includes:

- a) An addition to a **building**
- b) A structure attached to a **building**; and
- c) A part of a **building**

The proposed pools are separated from the proposed **building**, therefore: the proposed pools are not an addition to the **building** (not connected). The pools are not a structure attached to the **building** and they are not part of the **building** (internal or attached).

Therefore, they do not fall under the definition of **Building**

The definition of **dwelling** is:

**Dwelling** has the same meaning as in the Planning and Development Regulation 2008

Under the Planning and Development Regulation 2008 the definition of **dwelling** is:

Meaning of **Dwelling**

1) In this regulation:

**Dwelling-**

- a) Means a class 1 building, or self-contained part of a class 2 building, that-
  - i) Includes the following that are accessible from within the building, or the self-contained part of the building:
    - a) At least 1 but not more than 2 kitchens;
    - b) At least 1 bath or shower;
    - c) At least 1 toilet pan;
  - ii) Does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and
- b) Includes any ancillary parts of the building and any class 10a building associated with the building.

2) In this section:

**Kitchen does not include-**

- a) Outdoor cooking facilities; or
- b) A barbeque in an enclosed garden room

The proposed pools are not a **class 1 building** or **self-contained part of a class 2 building**. The proposed pools are not an **ancillary part of the building** (they are not connected to or within the building) and they are not a class 10a building associated with the building – A pool is a **class 10b structure** under the Building Code of Australia definitions.

Under the Building Code of Australia, the definition of a 10b structure shows that a 10b structure is not a building:

*Part A3.2 Classification*

*Buildings are classified as follows:....*

*Class 10: a non-habitable building or **structure** –*

- a) *Class 10a – a non-habitable **building** being a private garage, carport, shed, or the like; or*
- b) ***Class 10b** – a **structure** being a fence, mast, antenna, retaining or freestanding wall, **swimming pool**, or the like; or*
- c) *Class 10c a private bush fire shelter*

The building code here makes a clear distinction between what is determined to be a building and what is a structure.

Further to this, pools were approved within the rear zone at the 'Haig' development next door following the above reasoning (now block 25 Section 47 Turner – DA 201528124). It was also agreed that by not allowing pools we were limiting the recreation use of the rear-zone which is a significant area, to provide compensation we have provided significant deep root planting and soft landscaping (no driveways) in the rear zone – refer to updated landscaping plan.

**2. Please address Rule 7 of the Inner North Precinct Code by providing greater detail on the separation of the blade walls at the front.**

- See attached drawings detailing the separation of all the front courtyard walls from the building. Note that a separation between the building and the blade walls must be provided to prevent cracking as there would be a differential movement between the building and the courtyard walls.

**3. Please address Criteria 20 of the Inner North Precinct Code by indicate the utilisation of the additional car spaces.**

- Each unit is provided with a Disabled Persons car space and shared zone (for wheelchair movement) to cater for owners who wish to age in place. We have updated the basement parking plan to show the size of a 6m x 6m garage space and the 5.4m x 2.4 clear shared space adjacent (clear space as described in AS 2890.6). The shared space is located adjacent the lift core to provide clear unobstructed access to the lift door. The lift core links to all floors of each unit for adaptable access.

**5. Please address rule 2 of the Inner North Precinct Code for block greater than 3000m<sup>2</sup>.**

- Unit 1 is a two-bedroom unit, units 2-12 are three-bedroom units, this gives a variety of unit types, meeting the requirement of Rule 2. We have updated the first-floor plan to unit 1 to ensure the Multi-purpose room is clearly defined as a living space

- Note this rule came about to reduce the extent of 1B units throughout the inner north and ensure that there is sufficient three-bedroom units for families available

**6. Please address rear setbacks encroachment for Unit 1, 2, 9, 10, 11 and 12.**

- Inner North Precinct Code Criteria 8. The rule calls up:

*'Rear setbacks allow for deep root planting zone and ensure privacy on blocks'*

The proposed design has significant deep root planting (more than most inner north proposals as there is no rear driveway or access ways). Particularly with the proposal to retain the significant tree (deep root zone) to the front of the block.

Units 1-8 (block of 8) are setback significantly more than 7m from the rear Boundary. Units 9-12 (block of 4) have a reduced setback from the rear boundary. The setback for units 9-12 is reduced in order to maintain a high-quality significant tree in the primary building zone. The reduced setback for the block of 4 units is compensated by the much larger setback and large common landscaped area behind units 1-8. The increased setback to units 1-8 allows for proper deep root tree planting within the common area beyond the influence of the power lines. We have updated the landscape plan to provide additional large canopy trees (refer to updated landscape plan)

The rear alfresco's are single storey at ground level (not elevated) and set back a minimum of 2.5m ensuring privacy from neighbours (below fence height).

- Although the proposal is following the criteria, the Inner North Precinct Code Rule 8. The rule calls up: *'rear setbacks are 7m on blocks specified in the Control Plan (Part B). Where blocks specified are corner blocks, this is to be 7 x 7m minimum area in the corner'*

The block is not a corner block, the control plan shows the 7m rear setback to the northern rear boundary only (not down the western rear boundary).

Following this units 1 and 2 comply with the rule as they are set back more than 7m. Units 9-12 are setback over 11m from the rear boundary, the pools are set back more than 7m, the alfresco pergolas are set back less than 7m. The alfresco pergolas are open pergola structures with permeable decking that allow deep root planting around and over the structures which is consistent with allowing deep root planting. We have added additional tree planting around the 'alfresco' pergolas to units 9-12, refer to updated landscape plan.

**7. Please provide a new plot ratio based on the changes and to comply with Rule 8 of the Multi-Unit Housing Development Code.**

- The plot ratio does not change and remains under the maximum 65% for an RZ3 zoning

**8. Please provide a revised Landscape Plan.**

- A new updated landscape plan will be submitted with the amendment. The updated landscape plan includes:
  - Increased tree (deep root planting) adjacent units 9-12.
  - Increased tree (deep root planting) to the common area behind units 1-8.

**9. Please address Rule 64 of the Multi-Unit Housing Development Code.**

- The proposal is to have clear balustrades facing the street.

The criteria C64 calls up:

*'Balustrades achieve reasonable privacy for the residents and screen household items from adjoining streets and public open space'*

The intention is to provide clear uninterrupted views over Haig Park from the upper floor bedrooms and balconies (the same as the approved 'Haig' development next door to block 25 Section 47 Turner). The neighbouring development (which these mimic, has been occupied for the last year has no unsightly household items to the balconies - this can be checked by driving past).

The proposed balustrades are not off main living areas, all household items are positioned away from the street in either the internal light wells or within their rear northern courtyards or balconies. The street balconies face south and are off bedrooms so clothes drying is not appropriate. Drying is allowed for at the rear or internal balconies.

Greenway Street is very quiet, here is very little passing traffic or pedestrian movement, so privacy is not considered an issue.



Existing 'Haig' development next door showing clear glass to the first-floor balconies

If you require any further information or clarification, please do not hesitate to call me on 6230 4688

Regards



Dowse Norwood & Associates Architects  
PTY.LTD.



Ross Norwood

Director

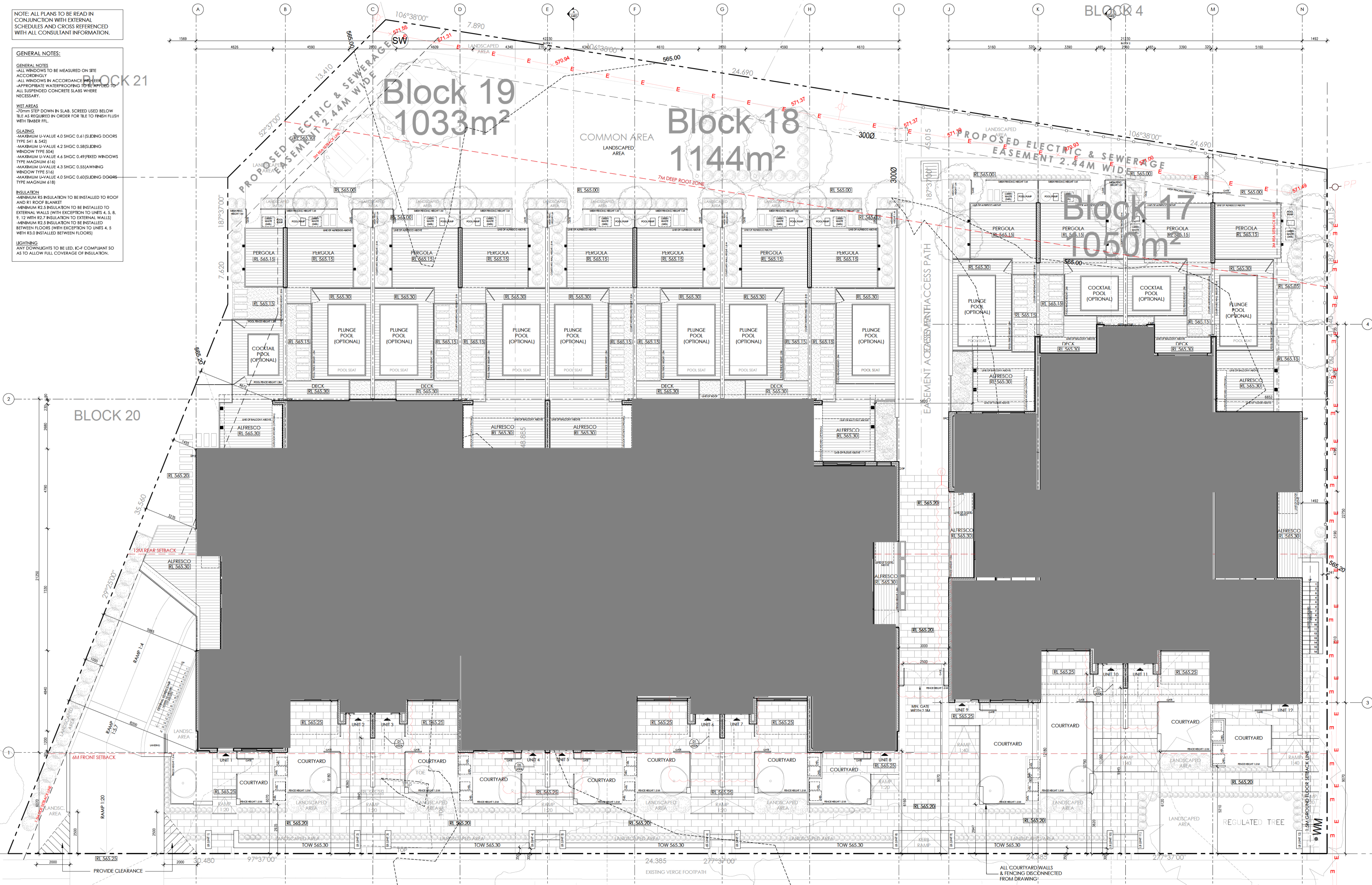
Dowse Norwood and Associates Architects



NOTE: ALL PLANS TO BE READ IN CONJUNCTION WITH EXTERNAL SCHEDULES AND CROSS REFERENCED WITH ALL CONSULTANT INFORMATION.

**GENERAL NOTES:**

**GENERAL NOTES**  
 - ALL WINDOWS TO BE MEASURED ON SITE ACCORDINGLY  
 - ALL WINDOWS IN ACCORDANCE WITH RELEVANT APPROPRIATE WATERPROOFING TO BE APPLIED TO ALL SUSPENDED CONCRETE SLABS WHERE NECESSARY  
**WET AREAS**  
 - 70mm STEP DOWN IN SLAB. SCREED USED BELOW TILE AS REQUIRED IN ORDER FOR TILE TO FINISH FLUSH WITH TIMBER FFL.  
**GLAZING**  
 - MAXIMUM U-VALUE 4.0 SHGC 0.61 (SLIDING DOORS TYPE S41 & S42)  
 - MAXIMUM U-VALUE 4.2 SHGC 0.58 (SLIDING WINDOW TYPE S54)  
 - MAXIMUM U-VALUE 4.4 SHGC 0.49 (FIXED WINDOWS TYPE MAGNUM 616)  
 - MAXIMUM U-VALUE 4.3 SHGC 0.55 (AWNING WINDOW TYPE S14)  
 - MAXIMUM U-VALUE 4.0 SHGC 0.60 (SLIDING DOORS TYPE MAGNUM 618)  
**INSULATION**  
 - MINIMUM R5 INSULATION TO BE INSTALLED TO ROOF AND R1 ROOF BLANKET  
 - MINIMUM R2.5 INSULATION TO BE INSTALLED TO EXTERNAL WALLS (WITH EXCEPTION TO UNITS 4, 5, 8, 9, 12 WITH R2.7 INSULATION TO EXTERNAL WALLS)  
 - MINIMUM R2.5 INSULATION TO BE INSTALLED BETWEEN FLOORS (WITH EXCEPTION TO UNITS 4, 5 WITH R3.0 INSTALLED BETWEEN FLOORS)  
**LIGHTING**  
 - ANY DOWNLIGHTS TO BE LED, IC-F COMPLIANT SO AS TO ALLOW FULL COVERAGE OF INSULATION.



**dna architects**  
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 Registration 966  
 Principal Nicholas Glenn Dove

**GENERAL NOTES:**  
 All works are to comply with the relevant Australian standards & all relevant authority requirements.  
 All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.  
 A registered surveyor to set out structures & confirm positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
 All timber framing & construction must comply with AS1854 'The national timber framing code'. Provide temporary & permanent bracing to all framing in accordance with the standard.  
 All concrete slabs & footings are subject to a soil classification & are to comply with engineers drawings or AS2870 'residential slabs & footings code' including all relevant region specific supplements.  
 All storm water drainage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
 All bricks, beams, & supports to be specified by a registered engineer or relevant Australian Standard.  
 Provide termite control to sub-floor in accordance with the BCA & all relevant local authority requirements or provide ant termite barrier.  
 The structure shall be maintained in a stable condition at all times, & no element shall be over-stressed, during & after construction.  
 All wet area fixtures shall be to client's selection or inclusion list.  
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AMENDMENTS REVISION NO	DESCRIPTION	DATE
3.	ADDITIONAL DETAILS PROVIDED	11.10.2019
6.	CONDITIONAL APPROVAL - GATE ENLARGED AND PLANTER BOX REMOVED FOR MEET TCCS REQUIREMENTS	15.11.2019

**DA AMEND APPLICATION**  
 11.10.2019

**BLOCK** 17-19  
**SECTION** 47  
**ADDRESS** GREENWAY STREET  
**SUBURB** TURNER  
**STATE**  
**SCALE** 1:100@A1/1:200@A3

**DRAWING** GROUND FLOOR  
**PROJECT** HAIG PARKSIDE  
**CLIENT** MIND  
21/01/18 184\_Mind 5\_Turner ACT/CAD/DA Amendment A/02 PLANS/200\_GROUND FLOOR.dwg

**DRAWN** RN/JR/JM  
**REVISION** REV B  
**REVISION DATE** 11.10.2019  
**PROJECT NO** 1846  
**PRINT DATE** 15.11.2019  
**DWG NO** A202

NOTE: ALL PLANS TO BE READ IN CONJUNCTION WITH EXTERNAL SCHEDULES AND CROSS REFERENCED WITH ALL CONSULTANT INFORMATION.

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**DWG NO** A202

## **Adaptable Housing Appraisal Report**

Peter Adamson Architects Pty Ltd  
Unit 181 / 1 Mouat Street  
Lyneham ACT 2602

0412 268 552

14.12.18

**To:** ACTEPD

**From:** Peter Adamson  
Accredited Member of Association of Consultants in Access, Australia

**Project:** Proposed Development  
Block 17-19 Section 47 Turner ACT

### **Provision of Services:**

Adaptable Housing Appraisal for Development Approval of the above project.

### **Drawings Provided:**

Site Plan	A101
Floor Plan B1	A201
Floor Plan Ground	A202
Plan Level 1	A203
Unit D Pre AdaptableFloor Plan	A213
Unit D Post AdaptableFloor Plan	A214

### **Executive Summary:**

The proposed development comprises housing totaling 12 units listed under Table 1 of the Access and Mobility General Code as being required to meet the Code. These units include 2 units of adaptable house type c. They have met – Access and Mobility General Code.

### **Background:**

#### Element 1 : Parking

##### 1.1 Car Parking

R1 – Accessible car parking in the garage complies with AS2890.6

R2 – The accessible car parking space comply with height and adjacent shared area as described in AS2890.6. The minimum height required is 2.5m to the carparks.

#### Element 2 : External Access to Entrances

##### 2.1 Continuous Accessible Path of Travel and Walkways

R3 –

1. Accessible paths of travel comply with AS1428.1. Access is provided from the site boundary to the door of units and common facilities by gradients of 1:14.
2. Facilities do not intrude into accessible path of travel.
3. Walkways to comply with AS1428.1

#### Element 3 : Entry and Doorways

##### 3.1 Doorways and Doors

R8 – Doorways and doors to public circulation areas and common areas and within the units comply with AS1428.1.

#### Part B – Additional Specific Controls

#### Element 1 : Built Form

##### 1.1 Building Design

R10 – Two dwellings are designed to be adaptable and comply with AS4299 Class C. Refer to the adaptable unit type on A214.

R11 – The adaptable unit type is two bedroom.

#### Element 2 : Parking

##### 2.1 Car Parking

R12 – 1 accessible car parking space has been provided to comply with AS2890.6

R13 – A door is provided for access to the unit, and also a lift.

#### Element 3 : Access to common use areas

##### 3.1 Entries

R14 – Access to the common use areas such as the common shared external space from within the development complies with AS1428.1. There is a street level access to the front door of less than 1:20.

#### Element 4 : Circulation

##### 4.1 Accessible

R15 – The unit is accessible, with everything provided.

#### Compliance with AS4299 Adaptable Housing.

All doors within and to the adaptable apartment are a min. 850mm clear. Areas and layout of areas within the adaptable units comply with AS1428.1 and AS4299. Layout of bathroom and kitchen facilities in the pre adapted layout allows for minimal or zero movement of services and wastes for plumbing fittings. Layout of rooms minimizes relocation of internal walls for the post adapted state. Accessible rather than visitable toilets have been accommodated. There is no step at the entrance.

#### **Introduction**

This appraisal has been carried out against the 'essential required features' of AS4299 (Adaptable house class C) and with reference to AS1428.1 and AS1428.2.

## Appraisal

There is two adaptable units indicated.

Ref	Item	Requirement	Comment
2.1	Drawings	Pre-adaption and post-adaptation stages to be shown	Provided
2.2	Siting	Site gradient max 1:14	Complies
		Continuous accessible path of travel from street and vehicle parking to building entry to AS1428.1	Complies
2.3	Letterboxes	To be located on hard standing connected to accessible pathway	Complies
2.4	Parking (private)	Car space to be a min 6m x 2.4m, with a shared area	Spaces are in accordance with AS2890.6
2.5	Accessible entry	Entry to be accessible to AS1428.1 i.e. level (max 1:40), low threshold, landing, weatherproofed entry door	Complies
		Main entrance door minimum 850mm clear opening	Clear door opening appears to comply
		Door lever handles and hardware to AS1428.1 (operable with one hand)	Further info required
2.6	Interior	Doors to be 850mm min	Complies
		Corridors to be 1000mm min	Complies
		Door approaches to AS 1428.1	Complies
2.7	Living & Dining , Lounge Rooms	Circulation space min 2250mm diameter	Complies
		Telephone adjacent to GPO	To be confirmed
		Illumination level min 300 lux	To be confirmed
2.8	Kitchen	Minimum size AS4299	Complies
		Circulation space 1550mm between benches	Complies
		Circulation at doors to AS1428.1	Complies
		Benches planned to include at least one work surface of 800mm length, adjustable in height from 750-850mm or adjustable	Complies
		Refrigerator adjacent to work surface	Complies
		Kitchen sink adjustable to between 750-850mm or replaceable	Complies
		Kitchen sink bowl max. 150mm deep	Complies
		Tap set capstan, lever handles or lever mixer	Complies
		Tap set located within 300mm of front of sink	Complies
		Cooktops to include either front or side controls with raised cross bars	Complies

Ref	Item	Requirement	Comment
		Cooktops to include isolating switch	Complies
		Worksurfaces min 800mm length adjacent to cooktop at same height	Complies
		Oven located adjacent to an adjustable height or an adjustable height or replacement work surface	Complies
		GPO's to comply with AS1428.1. At least one GPO within 300mm from front of work surface	Complies
		GPO for refrigerator to be easily reachable when refrigerator is in its operating position	Complies
		Slip resistant floor surface	Complies
<b>2.9</b>	<b>Master bedroom</b>	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space to AS1428.2	Complies
<b>2.10</b>	<b>Bathroom</b>	Provision for bathroom to comply with AS1428.1	Complies
		Slip resistant floor surface	Complies
		Shower recess to have no hob and min size 1160 x 1100 and to comply with AS1428.1	No hob shown. AS1428.1 to be confirmed
		Shower area waterproofed to AS3740 with floor to fall to waste	Complies
		Recessed soap holder	Complies
		Shower tap positions for easy reach to access side of of shower sliding rack	Complies
		Adjustable, detachable hand held shower rose on a slider grabrail or fixed hook	Complies
		Provision for grabrail in shower to AS1428.1	Complies
		Tap sets to be capstan or lever handles with single outlet	Complies
		Provision of washbasin with clearances to comply with AS1428.1	Position and circulation space complies. Elevation required to assess knee clearances.
		Double GPO beside mirror	Complies
<b>2.11</b>	<b>Toilet</b>	Accessible toilet	Complies
		To comply with AS1428.1	Complies
		Location of pan correct distance from walls	Complies
		Provision of grab rail zone	Complies
		Slip resistant floor surface	Complies
<b>2.12</b>	<b>Laundry</b>	Circulation at doors to comply with AS1428.1	Complies

Ref	Item	Requirement	Comment
		Adequate circulation space in front or beside (min 1550mm)	Complies
		Provision for automatic washing machine	Complies
		Double GPO	Complies
		Slip resistant floor	Complies
<b>2.13</b>	<b>Door locks</b>	Door hardware operable with one hand, located 900-1100 above floor	Complies



Peter Adamson ACAA  
14.12.18

**STATEMENT AGAINST RELEVANT CRITERIA**

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN GENERAL CODE**

PROJECT: Turner Townhouses  
 ZONE: RZ3  
 PROJECT NUMBER: 1846  
 LOCATION: Blocks 17-19 Section 47 Turner

PART A - GENERAL REQUIREMENTS				
ELEMENT 1: NEIGHBOURHOOD DESIGN				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
1.1 Neighbourhood Design				
		C1	Yes	
ELEMENT 2: USE				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
2.1 General Code				
		C2	Yes	
ELEMENT 3: PUBLIC REALM				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
3.1 Open Space and Community (Shared) Areas				
		C3	Yes	
		C4	Yes	
		C5	Yes	
		C6	Yes	

**STATEMENT AGAINST RELEVANT CRITERIA**

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN GENERAL CODE**

PROJECT: Turner Towhouses  
 ZONE: RZ3  
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 LOCATION: Blocks 17-19 Section 47 Turner

	C7	Yes	
	C8	Yes	
<b>3.2 Children's Play Areas</b>			
	C9	N/A	
<b>3.3 Lighting</b>			
	C10	Yes	
	C11	Yes	
	C12	Yes	
	C13	Yes	
<b>3.4 Signs</b>			
R14	Yes		Please refer to civil drawings for traffic control devices.
	C15	N/A	
	C16	Yes	
<b>ELEMENT 4: BUILT FORM</b>			
<b>RULE</b>	<b>COMPLIES</b>	<b>CRITERIA</b>	<b>COMPLIES STATEMENT</b>
<b>4.1 Interface between Buildings and Public Realm</b>			
	C17	Yes	

**STATEMENT AGAINST RELEVANT CRITERIA**

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN GENERAL CODE**

PROJECT: Turner Townhouses  
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 LOCATION: Blocks 17-19 Section 47 Turner

		C18	Yes	
		C19	Yes	
		C20	Yes	
		C21	Yes	
<b>4.2 Materials and Finishes</b>				
		C22	Yes	
<b>ELEMENT 6: TRAVEL AND ACCESS</b>				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
<b>6.1 Pedestrian Routes, Bicycle Paths and Lanes</b>				
		C23	Yes	
		C24	Yes	
		C25	Yes	
		C26	Yes	
R27	N/A			
R28	N/A			
<b>6.2 Pedestrian Underpasses and Overpasses</b>				
		C29	N/A	

**STATEMENT AGAINST RELEVANT CRITERIA**

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN GENERAL CODE**

PROJECT: Turner Townhouses  
 ZONE: RZ3  
 PROJECT NUMBER: 1846  
 LOCATION: Blocks 17-19 Section 47 Turner

		C30	N/A	
<b>6.3 Bus Interchange, Bus Stops and Taxi Ranks</b>				
		C31	N/A	
		C32	N/A	
		C33	N/A	
		C34	N/A	
<b>ELEMENT 7: SERVICES</b>				
<b>RULE</b>	<b>COMPLIES</b>	<b>CRITERIA</b>	<b>COMPLIES</b>	<b>STATEMENT</b>
<b>7.1 Automatic Teller Machines</b>				
		C35	N/A	
		C36	N/A	
		C37	N/A	
		C38	N/A	
<b>7.2 Local Waste Storage Facilities</b>				
		C39	N/A	
<b>7.3 Local Utility Facilities</b>				
		C40	Yes	

**STATEMENT AGAINST RELEVANT CRITERIA**

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN GENERAL CODE**

**PROJECT:** Turner Towhouses  
**ZONE:** RZ3  
**PROJECT NUMBER:** 1846  
**LOCATION:** Blocks 17-19 Section 47 Turner

<b>7.4 Delivery and Storage Facilities</b>		
	C41	Yes
<b>7.5 Public Toilets</b>		
	C42	N/A
<b>7.6 Public Telephones</b>		
	C43	N/A

## STATEMENT AGAINST RELEVANT CRITERIA

### ACCESS AND MOBILITY GENERAL CODE

PROJECT: Turner Townhouses  
 ZONE: RZ3  
 PROJECT NUMBER: 1846  
 LOCATION: Blocks 17-19 Section 47 TURNER

PART A - GENERAL DEVELOPMENT CONTROLS				
ELEMENT 1: PARKING				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
<b>1.1 Car Parking</b>				
R1	N/A	C1		The proposed development does not require designated accessible parking spaces. Adaptable housing parking meets adaptable housing
R2	N/A	C2		The proposed development does not require designated accessible parking spaces. Adaptable housing parking has 2.5m clearance
ELEMENT 2: EXTERNAL ACCESS TO ENTRANCES				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
<b>2.1 Continuous Accessible Path of Travel and Walkways</b>				
R3	Yes	C3		
<b>2.2 Lighting</b>				
R4	Yes	C4		
R5	Yes	C5		
<b>2.3 Way Finding</b>				
R6	Yes	C6		
		C7	N/A	Illuminated signage is not proposed for this development

**STATEMENT AGAINST RELEVANT CRITERIA**

**ACCESS AND MOBILITY GENERAL CODE**

PROJECT: Turner Townhouses  
 ZONE: RZ3  
 PROJECT NUMBER: 1846  
 LOCATION: Blocks 17-19 Section 47 TURNER

ELEMENT 3: ENTRY AND DOORWAYS				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
<b>3.1 Doorways and Doors</b>				
R8	N/A	C8		
		C9	N/A	There are no automatic doors proposed, Individual garage doors will be remote function.
ELEMENT 4: CIRCULATION				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
	Yes			
ELEMENT 5: TOILETS				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
	N/A			There are no common Toilet facilities proposed
ELEMENT 6: FACILITIES				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
	N/A			
PART B: ADDITIONAL SPECIFIC CONTROLS				
ELEMENT 1: BUILT FORM				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT

**STATEMENT AGAINST RELEVANT CRITERIA**

**ACCESS AND MOBILITY GENERAL CODE**

PROJECT: Turner Townhouses  
 ZONE: RZ3  
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 LOCATION: Blocks 17-19 Section 47 TURNER

<b>1.1 Building Design</b>				
R10	Yes	C10		2 adaptable dwellings are provided. Adaptable dwellings are designed to meet AS4299 Class c - refer to Adaptable Housing Consultants report
		C11	N/A	
<b>ELEMENT 2: PARKING</b>				
<b>RULE</b>	<b>COMPLIES</b>	<b>CRITERIA</b>	<b>COMPLIES</b>	<b>STATEMENT</b>
<b>2.1 Car Parking</b>				
R12	Yes	C12		Car parking for adaptable dwellings comply with AS 2890.6 - refer to Adaptable Housing Consultants report
R13		C13	Yes	The option for a lift is provided
<b>ELEMENT 3: ACCESS TO COMMON USE AREAS</b>				
<b>RULE</b>	<b>COMPLIES</b>	<b>CRITERIA</b>	<b>COMPLIES</b>	<b>STATEMENT</b>
<b>3.1 Entries</b>				
R14	N/A	C14		
<b>ELEMENT 4: CIRCULATION</b>				
<b>RULE</b>	<b>COMPLIES</b>	<b>CRITERIA</b>	<b>COMPLIES</b>	<b>STATEMENT</b>
<b>4.1 Lifts</b>				
R15	N/A	C15	N/A	

**STATEMENT AGAINST RELEVANT CRITERIA**

**ACCESS AND MOBILITY GENERAL CODE**

PROJECT: Turner Townhouses  
 ZONE: RZ3  
 PROJECT NUMBER: 1846  
 LOCATION: Blocks 17-19 Section 47 TURNER

SPECIAL PURPOSE DEVELOPMENTS				
ELEMENT 1: ACCESS				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
1.1 Special Purpose Developments				
		C16	N/A	
		C17	N/A	
FIXED SEATING VENUE				
ELEMENT 1: BUILT FORM				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
	N/A			
ELEMENT 2: HEARING AUGMENTATION FACILITIES				
RULE	COMPLIES	CRITERIA	COMPLIES	STATEMENT
	N/A			

Inner North Precinct Code

**PROJECT:** Turner Townhouses  
**ZONE:** RZ 3  
**PROJECT NUMBER:** 1846  
**LOCATION:** Blocks 17-19 Section 47 TURNER

**Part A - General Development Controls**

**Element 1 - Restrictions on Use**

Rule	Complies	Criteria	Complies	Statement
<b>1.1 Residential</b>				
R1	N/A			
R2	N/A			Block is 3227m2 - A Variety of 2 and 3 Bedroom dwellings are provided (unit 1 is a 2 bedroom unit, units 2-12 are 3 bedroom units)

**Element 2 - Building and Site Controls**

Rule	Complies	Criteria	Complies	Statement
<b>2.1 Subdivision</b>				
R3	N/A			No minimum block amalgamation required
R4	N/A			Block amalgamations not required
<b>2.2 Height</b>				
R5	N/A			Not a corner block
<b>2.3 Front Setbacks</b>				
R6	Yes			Overall development complies with min 6m setback (units 1-12 setback 6m). Note: There is a high quality significant tree within the primary building zone in front of units 9-12, these units have been setback to maintain the significant tree. No building or design element forward of front setback
R7	Yes			
<b>2.4 Rear setbacks</b>				
R8		C8	Yes	Units 1 -8 are setback more than 7m from the rear Boundary. Units 9-12 (block of 4) have a reduced setback from the rear boundary, the setback is reduced as this block of units has been pushed further to the rear in order to maintain a high quality significant tree in the primary building zone. The reduced setback for the block of 4 units is compensated by the much larger setback and large common landscaped area behind units 1-8. The increased setback to units 1-8 allows for proper deep root tree planting within the common area beyond the influence of the power lines (refer to landscape plan)
<b>2.5 Building siting</b>				
		C9a	Yes	The rear of the block to be landscaped with large-canopy trees to create a treed backdrop to development. The rear area Street address is maximised with each units front door facing the street, visual access to rear garden is from either side of block with a central visual and access link between units 8 and 9 to break up the building form. Privacy has been maintained between adjacent sites with integrated screens to upper floor balconies
		C9b	Yes	
		C9c	Yes	

statement against relevant criteria

Inner North Precinct Code

**PROJECT:** Turner Townhouses  
**ZONE:** RZ 3  
**PROJECT NUMBER:** 1846  
**LOCATION:** Blocks 17-19 Section 47 TURNER

R10	N/A	C9d	Yes	The block has significant northern rear private open space and a large common area directly accessible from each unit. This common area is heavily landscaped. This has been highly successful in the previous development on the adjacent eastern site (the 'Haig') No dual frontage
		C11	N/A	Not a dual frontage block
<b>2.6 site coverage</b>				
R13	Yes	C12	Yes	Less than 100% site coverage in Primary Building Zone. The building and basement is setback from the neighbour boundaries. The development has been designed to meet the 30% rear zone coverage, however there is a high quality significant tree within the primary building zone that we believe should be maintained. In order to maintain the significant tree units 9-12 (block of 4 units) have been pushed back into the rear zone in order to maintain the tree. Pushing the building back increases the rear zone coverage marginally to approximately 34.4%. Maintaining the tree has significant advantages as it improves the streetscape by breaking up the building form, this allows the development to integrate with the eastern existing 'Haig' development. There is significant rear setback behind units 1-8 to allow for a very large common area with extensive deep root planting outside the influence of the rear power lines. Refer to tree management plan for the retention of the existing significant tree.
<b>Element 3 - Built form</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>3.1 Building Design</b>				
R14	Yes			Front façade is built to the minimum front setback and articulated to a depth of 2m across all storeys.
R15	Yes	C16	Yes	Front façade articulation varies from 0.2m to 2.0m across more than 40% of the frontage The articulation responds to the architectural design, the local character, access, environmental conditions and landscape features.
		C17	N/A	Development is not adjacent to pedestrian paths or laneways, however the ground floor and upper floor of all units overlook Haig Park for surveillance
<b>3.2 Interface</b>				
R18	N/A			Proposed development is not in RZ4
<b>Element 4 - Parking and site access</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>4.1 Building Design</b>				
R19	Yes			Only one basement entry provided

statement against relevant criteria

Inner North Precinct Code

**PROJECT:** Turner Townhouses  
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<b>4.2 Parking</b>				Two car spaces are provided to each 3 bedroom unit and 1.5 cars to the 2 bedroom unit as required. A visitor/adaptable space has been provided to each unit. All units are designed for the downsizer to allow them to age in place; for this each unit has the option of having a lift accessing every floor. The visitor/adaptable space will allow them clear access from their car to the lift lobby.
	C20	Yes		
<b>Element 5 - Amenity</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>5.1 Building Design</b>				
		C21	N/A	
R22	Yes			Dwellings with three bedrooms or more have direct access to ground floor private open space
R23	Yes			Overhead powerlines, telephone and data cables will be provided underground as required
<b>Part C (5) Turner</b>				
<b>Element 2 - Building and site controls</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>2.5 Height in Turner Section 44</b>				
R35	N/A			
<b>2.6 Setbacks in Turner Section 44</b>				
R36	N/A			
<b>2.7 Setbacks in Turner Section 48</b>				
R37	N/A			
<b>2.8 Setbacks in Turner Section 62</b>				
R38	N/A			

statement against relevant criteria

Lease Variation General Code

**PROJECT:** Turner Townhouses  
**ZONE:** RZ 3  
**PROJECT NUMBER:** 1846  
**LOCATION:** Blocks 17-19 Section 47 Turner

**LEASE VARIATION GENERAL CODE**

<b>PART A - Lease variations in the merit or impact track</b>				
<b>Element 1 - Variations - general</b>				
Rule	Complies	Criteria	Complies	Statement
<b>1.1 Varying leases - general</b>				
		C1	Yes	<i>i) The varied lease is consistent with the Territory plan. ii) The land is suitable for the development authorised by the varied lease.</i>
<b>Element 2 - Variations to increase rights</b>				
Rule	Complies	Criteria	Complies	Statement
<b>2.1 increasing rights</b>				
		C2	Yes	<i>i) There is sufficient car parking provided on 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) waste management and disposal complies with Territory standard (see waste management plan) iv) there will be no unreasonable increase in noise levels for occupants or adjoining residents</i>
<b>Element 3 - Variations to add uses - general</b>				
Rule	Complies	Criteria	Complies	Statement
<b>3.1 adding uses generally</b>				
		C3	NA	
<b>Element 4 - Variations to add particular uses</b>				
Rule	Complies	Criteria	Complies	Statement
<b>4.1 Community and Recreation facilities</b>				
		C4	NA	
<b>4.3 Secondary Residence</b>				
R6			NA	
<b>Element 5 - Variations to express the number of dwellings</b>				
Rule	Complies	Criteria	Complies	Statement
<b>5.1 Expressing the number of dwellings</b>				
R7	Yes			<i>a) the proposal to increase the number of dwellings is consistent with all other provisions of the lease b) the increase in number of dwellings is consistent with the territory plan</i>
<b>Element 6 - Variations to remove, relocate or change easements</b>				
Rule	Complies	Criteria	Complies	Statement
<b>6.1 Removing relocating or changing easements</b>				

statement against relevant criteria

Lease Variation General Code

**PROJECT:** Turner Townhouses  
**ZONE:** RZ 3  
**PROJECT NUMBER:** 1846  
**LOCATION:** Blocks 17-19 Section 47 Turner

R8

*Proposed stormwater easement relocation has been supported by TAMS and documented by civil engineers (see documents provided with DA submission)*



statement against relevant criteria

<b>PROJECT:</b>	<b>Multi Unit Housing Development Code</b> Townhouse Development
<b>ZONE:</b>	RZ3
<b>PROJECT NUMBER:</b>	1846
<b>LOCATION:</b>	Block 17-19 Section 47 TURNER

**PART A - GENERAL CONTROLS**

<i>Element 1 - Restriction on use</i>				
Rule	Complies	Criteria	Complies	Statement
<b>1.1 Dual occupancy housing - single dwelling blocks - RZ1</b>				
R1	N/A			
<b>1.2 Dual occupancy housing - single swelling blocks - RZ2</b>				
R2	N/A			
<b>1.3 Apartments - single dwelling blocks - RZ1 and RZ2</b>				
R3	N/A			
<i>Element 2 - Lease and development conditions</i>				
Rule	Complies	Criteria	Complies	Statement
<b>2.1 Development proposals affected by approved lease and development conditions</b>				
R4a	N/A	C4		
R4b	N/A			
R4c	N/A			
R4d	N/A			
R4e	N/A			
R4f	N/A			
R4g	N/A			
R4h	N/A			
R4i	N/A			
R4j	N/A			
R4k	N/A			
R4l	N/A			
R4m	N/A			
R4n	N/A			
R4o	N/A			
<i>Element 3 - Building and site controls</i>				
Rule	Complies	Criteria	Complies	Statement
<b>3.1 Dwelling replacement - single dwelling blocks</b>				
R5	Yes			Proposal is to consolidate three original single dwelling housing blocks and demolish three existing dwellings of 3 or more bedrooms. The new development includes three new replacement dwellings of three bedrooms.
<b>3.2 Plot ratio - dual occupancy - single dwelling blocks - RZ1</b>				
R6a	N/A			
R6b	N/A			
<b>3.3 Plot ratio - dual occupancy - single dwelling blocks - RZ2</b>				
R7	N/A			

statement against relevant criteria

<b>3.4 Plot ratio - large single dwelling blocks - RZ2, RZ3 and RZ4</b>			
R8	Yes	Proposal has a maximum plot ratio of 65% - refer to drawings for calculations	
<b>3.5 Plot ratio - other than single dwelling blocks - RZ1, RZ2, RZ3 and RZ4</b>			
R9a	N/A		
R9b	N/A		
R9i	N/A		
R9ii	N/A		
<b>3.6 Additional dwelling - single dwelling blocks - RZ1</b>			
R10	N/A		
<b>3.7 Residential density - supportive housing - single dwelling blocks - RZ1</b>			
R11	N/A		
<b>3.8 Residential density - single dwelling blocks - RZ2</b>			
R12	N/A		
<b>3.9 Additional dwelling - single dwelling blocks - RZ2</b>			
R13	N/A		
<b>3.10 Residential density - adaptable housing - single dwelling blocks - RZ2</b>			
R14	N/A		
<b>3.11 Number of dwelling in each building - single dwelling blocks - RZ2</b>			
R15	N/A		
<b>3.12 Number of storeys - single dwelling blocks - RZ1</b>			
R16a	N/A		
R16b	N/A		
R17i	N/A		
R17ii	N/A		
R17iii	N/A		
R17iv	N/A		
R17a	N/A		
R17b	N/A		
<b>3.13 Number of storeys - RZ2</b>			
R18	N/A		
<b>3.14 Number of storeys - RZ2</b>			
R19	N/A		
<b>3.15 Number of storeys - RZ3</b>			
R20	Yes	C20	The proposal has maximum two storeys
	N/A		
	N/A		
<b>3.16 Number of storeys - RZ4</b>			
R21	N/A	C21	
<b>3.17 Number of storeys - RZ5</b>			
R22a	N/A	C22	
R22b	N/A		
R22c	N/A		
R22d	N/A		
<b>3.18 Height of building RZ1 and RZ2</b>			
R23	N/A	C23	
	N/A		

statement against relevant criteria

<b>3.19 Height of buildings - RZ3, RZ4 and RZ5</b>			
			In all circumstances the height of the proposed development stays well below the 9.5m maximum height. Consistency with desired character is achieved through a low pitched roof and horizontal material changes to reduce bulk and material and colour use. Reasonable solar access has been maximised throughout the development. Each unit has an open courtyard which allows natural light to penetrate to each level.
R24a	Yes		
R24b	N/A		
R24c	N/A		
<b>3.20 Building Envelope - all blocks except buildings over 3 storeys in RZ5 and commercial zones</b>			
			There is a minor encroachment to the north-western corner of the building (block of 8) and the building encroaches to the eastern side boundary (block of 4) - refer to drawings. A) To create a consistent streetscape along Greenway Street the block of 12 units have been split into a block of 8 and a block of 4 with a 3m access way between them. The block of 8 units mirror the existing 8 'Haig' townhouses (a previous development by the same developer) to the east in scale and form, the eastern 4 units (central to the two developments) have a slightly different architectural style creating a central focus whilst being consistent with the overall theme. To create a consistent streetscape over the two developments (a block of 8, block of 4 and another block of 8) the block of 4 units have been pushed slightly closer to the eastern boundary to ensure the gap between each block is relatively consistent (3m gap between the block of 8 units and the block of 4 units, and a 4.5m gap between the adjacent existing 'Haig' block of 8 units. This creates some encroachment but creates a much better streetscape outcome. To further enhance the streetscape the block of 4 units have been setback a few metres to retain a very healthy significant tree. B) Privacy has been maintained between both western and eastern neighbours through the use of highlight windows to the upper floor and large extended wall screens to upper floor balconies and windows. The screens have been extended significantly to ensure there is no overlooking of adjacent principle private open spaces.
R25		C25	Yes
R26	N/A	C26	
<b>3.22 Front boundary setbacks</b>			
R29	Yes	C29	The building is set back 6 metres

statement against relevant criteria

<b>3.23 Side and rear boundary setback</b>				
				<p>There is a minor encroachment into the side setbacks. Unit 1 ground floor living area encroaches within the western 3m rear zone setback – setback approximately 1.5m, there are no windows facing the neighbour within this encroachment. Unit 1 first floor balcony encroaches into the western 3m side setback – there are no windows facing the neighbour and the terrace has a significant screen to prevent overlooking, the western boundary also angles away from the building which will minimise overshadowing. Unit 1 rear open pergola and cocktail pool encroach into the 3m rear zone setback, these are at ground level have a 1.8m side fence which will prevent any overlooking. Unit 12 ground floor living area encroaches into within the eastern 3m rear zone setback – setback approximately 1.5m, there are no windows facing the neighbour within this encroachment. Unit 12 upper floor bedroom encroaches within the rear zone 3m setback - encroachment 1.5m, the bedroom has a highlight window and a significant screen to prevent overlooking of the neighbour; Note: this upper floor encroachment has occurred because the block of 4 units has been pushed further back into the rear zone to allow for the retention of the significant tree to the front of the block (within the primary building zone) A/B) To create a consistent streetscape along Greenway Street the block of 12 units have been split into a block of 8 and a block of 4 with a 3m access way between them. The block of 8 units mirror the existing 8 'Haig' townhouses (a previous development by the same developer) to the east in scale and form, the eastern 4 units (central to the two developments) have a slightly different architectural style creating a central focus whilst being consistent with the overall theme. To create a consistent streetscape over the two developments (a block of 8, block of 4 and another block of 8) the block of 4 units have been pushed slightly closer to the eastern boundary to ensure the gap between each block is relatively consistent (3m gap between the block of 8 units and the block of 4 units, and a 4.5m gap between the adjacent existing 'Haig' block of 8 units. This creates some encroachment but creates a much better streetscape outcome. To further enhance the streetscape the block of 4 units have been setback a few metres to retain a very healthy significant tree. C) Privacy has been maintained between both western and eastern neighbours through the use of highlight windows to the upper floor and large extended wall screens to upper floor balconies and windows. The screens have been extended significantly to ensure there is no overlooking of adjacent principle private open spaces. D) The eastern and western upper floor encroachments are significantly screened by protruding blade screens that will minimise overlooking of the principle private open space of the neighbours, the PPOS of the neighbours are generally set behind the balconies. E) The western neighbour's boundary angles away ensuring overshadowing is minimised – refer to shadow diagrams. The eastern neighbour has some overshadowing of their building (not the PPOS) in the late afternoon (3pm) but does not affect their northern glazing.</p>
R30	C30	Yes		
<b>3.24 Allowable encroachments - setbacks</b>				
R31	N/A	C33		<p>The site is surrounded by roads and does not have any side or rear boundaries</p>
				<p>Articulation elements such as vertical blades have been added to the façade in order to add interest to the facades and allow the development to be in keeping with the desired character of the development, streetscape and surrounding developments. The development has no adjoining sites and none of the encroachments have any impact on privacy or solar access for dwellings on close by sites. Majority of the encroachments by habitable rooms have external screens which are integrated into the facades to enhance the desired character.</p>
R32	C32	Yes		
<b>3.25 Allowable encroachments - building envelopes</b>				
R33	N/A	C33		
<b>3.27 Building separation - single dwelling blocks - R22</b>				
R36	N/A	C36a		
<b>Element 4 - Site Design</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>4.1 Site design</b>				
R37	N/A	C37a		
		C37b		
		C37c		
		C37d		
		C37e		

C37f			
C37g			
C37h			
<b>4.2 Site open space - RZ1 and RZ2</b>			
R38	N/A	C38	
<b>4.3 Site open space - RZ3, RZ4, RZ5 and commercial zones</b>			
R39	Yes	C39a	There is significant landscaped site open space
		C39b	
		C39c	
		C39d	
		C39e	
		C39i	
		C39ii	
<b>4.4 Landscape design</b>			
		C40a	Yes Landscape design address the required criteria.
		C40b	Yes Landscape design address the required criteria.
		C40c	Yes Landscape design address the required criteria.
		C40d	Yes Landscape design address the required criteria.
		C40e	Yes Landscape design address the required criteria.
		C40f	Yes Landscape design address the required criteria.
		C40g	Yes Landscape design address the required criteria.
<b>4.5 Fences</b>			
R41a	N/A	C41	The development has no fences in the front zone.
R41b	N/A		
R41c	N/A		
<b>4.6 Courtyard walls</b>			
R42	N/A	C42	
R42A	Yes	C42A	Courtyard walls meet the rule
<b>4.7 External facilities</b>			
		C43a	Yes External storage is within basement garaging
		C43b	Yes Common water tank is set underground
		C43c	Yes Waste bins are screened within screen walls (the same as the successful adjacent eastern existing 'Haig' development)
		C43d	Yes Mechanical Services will be screened and located away from public areas.
		C43e	Yes Clothes drying areas will be located in the internal courtyards screened from view.
		C44	Yes Mai boxes have been provided individually for residents amenity by allowing for the most convenient access to their mai box. All mailboxes have passive surveillance from the street.
<b>4.8 Electrical and telecommunication facilities</b>			
R45a	Yes	C45	Electrical and telecommunication reticulation will be located underground.
R45b	N/A		
R45c	Yes		Electrical and telecommunication reticulation will be located underground.
R45d	Yes		Electrical and telecommunication reticulation will be located underground.
		C46	Yes Ground level electrical and telecommunication facilities will be screened from public areas where possible and will allow adequate service access.
<b>Element 5 - Building design</b>			
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>   <b>Statement</b>
<b>5.1 Surveillance</b>			

statement against relevant criteria

R47a	Yes	C47a	The building facade has windows facing public street or open space to provide passive surveillance .
R47b	Yes	C47b	The building facade has windows facing public street or open space to provide passive surveillance .
<b>5.2 Building entries</b>			
R48a	N/A	C48a	The development will not have common entries to dwellings, all dwelling maintain individual entries.
R48b	N/A	C48b	
R48c	N/A	C48c	
R48d	N/A	C48d	
		C48e	
<b>5.3 Building design</b>			
R49	Yes	C49	
R50	Yes	C50	
R51	N/A	C51a	
<b>5.4 Building design - RZ2</b>			
R52	N/A	C52	
<b>5.5 Basements and undercroft parking</b>			
R53	Yes	C53a	Only the basement roller door is exposed to the street
<b>5.6 Adaptability of dwellings for use by disabled persons</b>			
R54	Yes		The development complies with the minimum number of dwellings (2) designed to meet AS4299. Refer to adaptation plans and Adaptable Housing Appraisal Report prepared by Peter Adamson Architects Pty Ltd.
<b>5.7 Minimum dwelling size</b>			
R55a	N/A	C55	
R55b	N/A		
R55c	N/A		
R55d	Yes	C50	All three bedroom dwellings meet the minimum required floor area.
<b>5.8 Housing diversity</b>			
R56	N/A	C56a	
		C56b	
		C56A	
<b>Element 6 Amenity</b>			
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>   <b>Statement</b>
<b>6.1 Solar access - other than apartments</b>			
R57	Yes		All units will be exposed to a minimum of 3 hours direct sunlight during the winter solstice to day time living areas
R57A	N/a	C57A	
<b>6.2 Solar access - apartments</b>			
R58	N/A		
<b>6.3 Privacy</b>			
R59	Yes	C59	Privacy between dwellings is achieved by adequate siting to avoid direct line of sight into primary windows.
			Primary windows that are within a 12m direct line of site with another dwelling have been screened accordingly in order to achieve the required privacy
R59b	Yes		
R60a	Yes	C60	Privacy between dwellings is achieved by adequate siting and screening of elements to avoid direct line of sight into private open space.
R60b	Yes	C60	Unscreened elements are sited to avoid direct line of sight less than 12m into private open space.
<b>6.4 Principal private open space</b>			
R61a		C61a	Principle private open spaces of a proportionate size have been provided with direct access from livings spaces. Units have significantly more area than the minimum 36m2, they have a variety of spaces including rear northern courtyard, southern courtyard, first floor courtyards and central internal courtyards. In addition to the individual private open space the proposal has a large rear central common open space provided with excellent amenity for the residents.
	Yes		

statement against relevant criteria

R61b	C61b	Yes	Private open space for relaxation, dining, entertainment and recreation is located directly adjacent to the living area of each dwelling both on ground and upper level terraces
R61c	C61c	Yes	Private open space is accessed directly from the living area of each dwelling.
R61d	C61d	Yes	Fold away clotheslines and mechanical services will be located in courtyards away from public view
R61ei	C61e	Yes	Courtyard walls will provide reasonable privacy to each dwellings private open space through 1800mm high privacy screens.
R61eii	C61f	Yes	Reasonable solar access will be maintained for courtyards.
<b>6.5 Separation between external walls</b>			
R62	Yes	C62	The development will have greater than 3m separation between an unscreened element and an external wall.
R63	Yes	C63a	The development will have no external walls at the lower level within 1m of each other.
<b>6.6 Balustrades</b>			
R64	C64	Yes	The upper floor balconies facing the street are not off living spaces and will not be required for storage or clothes drying as these facilities are provided at ground level. Clear balustrades are provided to ensure a clear view of Haig Park from within the unit.
<b>6.7 Storage</b>			
R65a	N/A	C65a	Garages provided
R65b	N/A	C65b	
R65ci	N/A		
R65cii	N/A		
<b>6.8 Natural Ventilation</b>			
	C66	Yes	Natural ventilation is provided to habitable rooms by adequate doors and windows to create cross ventilation in each unit.
<b>6.9 Noise attenuation - external sources</b>			
R67i	Yes		Dwellings will be constructed to comply with all relevant Australian standards.
<b>Element 7 Parking and vehicular access</b>			
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>   <b>Statement</b>
<b>7.1 ramps to basement car parking - RZ1 and RZ2</b>			
R68	Yes		
<b>7.2 Driveway verge crossings</b>			
R69	Yes	C69	
R70	Yes	C70	
R71	Yes		
R72	Yes		Refer to Civil Engineers drawings
<b>7.3 Internal driveways</b>			
R73	Yes	C73	Refer to Civil Engineers drawings
R74	Yes	C74	The shape of the driveway and the use of shared areas allows for vehicles to safely enter and leave in a forward direction.
R75	Yes	C75	The internal driveway has a minimum dimension of more than 5.5m width, plus additional clearances for safety.
		C76	N/A
		C76a	N/A
		C76b	N/A
		C76c	N/A
		C76d	N/A
		C76e	N/A
		C76f	N/A
<b>7.4 Residents' car parking</b>			
R77	Yes		
R77a	Yes	C77a	All parking spaces are located wholly within the site and are behind the front zone.
R77b	N/A	C77b	
R77c	Yes	C77c	All parking spaces are located wholly within the site and are behind the front zone.
R77d	Yes	C77d	All residents will have a minimum of one covered car parking space

R77e	Yes	C77e	All parks are separated by more than 1.5m from windows and doors of habitable rooms on any dwelling.	
		C77f		
R78	N/A	C78	There are no shared car parking spaces proposed for this development, all spaces are located with convenient access for residence.	
R79	N/A	C79		
R80	Yes	C80		
R81	Yes	C81		
<b>7.5 Visitor parking</b>				
R82	Yes	C82	Each unit has been provided with a visitor/adaptable car space within their garage area. Each unit has the option of a lift for future adaptable living	
R83		C83	Yes	Each unit visitor car space can be accessed by calling the owner. Note: There is also significant accessible street parking, Greenway street is an extremely quiet street with significant short term parking
<b>7.6 Number of co-located parking spaces - R22</b>				
R84	N/A	C84		
<b>7.7 Delivery and removalist vans</b>				
R85	N/A	C85		
<b>Element 8 Environment</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>8.1 Water sensitive urban design</b>				
R86	Yes			Refer Civil Engineers documentation for details
R87	Yes	C87		Refer Civil Engineers documentation for details
R88	Yes			Refer Civil Engineers documentation for details
R89	Yes	C89		Refer Civil Engineers documentation for details
<b>8.2 Heritage</b>				
R90	N/A			The site does not contain places or objects with heritage significance.
<b>8.3 Tree protection</b>				
R91	Yes			Refer to attached tree report for the removal and retention of site trees. Note; the design has intentionally retained the best quality significant tree to the front of the site.
<b>8.4 Bushfire</b>				
R92	N/A			
<b>8.5 Erosion and sediment control</b>				
R93	N/A			
<b>Element 9 Services</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>9.1 Post occupancy waste management</b>				
		C94a	Yes	Wheelie bins are located conveniently within screened enclosures
		C94b	Yes	Wheelie bins are located conveniently within screened enclosures
		C94c	Yes	Wheelie bins are located conveniently within screened enclosures
<b>PART B - ADDITIONAL CONTROLS FOR MULTI UNIT HOUSING WITH 4 OR MORE STOREYS</b>				
<b>Element 10 Building and site design - building with 4 or more storeys</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>10.1 Side and rear boundary setback</b>				
R95	N/A	C95a		
		C95b		

C95c
C95d
C95e
<b>10.2 Access to lifts or stairs</b>
R96      N/A      C96a
C96b
C96c
C96d
<b>PART C - ADDITIONAL CONTROLS FOR MULTI UNIT HOUSING IN COMMERCIAL ZONES</b>
<b>Element 11 Ground floor commercial use</b>
<b>Rule      Complies      Criteria      Complies      Statement</b>
<b>11.1 Ground floor commercial use</b>
R97      N/A      C97
<b>PART D - ENDORSEMENT BY GOVERNMENT AGENCIES (entities)</b>
<b>Element 12 Waste management</b>
<b>Rule      Complies      Criteria      Complies      Statement</b>
<b>12.1 Construction waste management</b>
R98      Yes                This application will be referred to the relevant agencies.
<b>12.2 Post occupancy waste management</b>
R99      Yes                This application will be referred to the relevant agencies.
<b>Element 13 Utilities</b>
<b>Rule      Complies      Criteria      Complies      Statement</b>
<b>13.1 Utilities</b>
R100      Yes                The development does not encroach into registered easements.
R101      Yes                This application will be referred to the relevant agencies.
<b>Element 14 Environmental management</b>
<b>Rule      Complies      Criteria      Complies      Statement</b>
<b>14.1 Contamination</b>
R102      N/A                The site is not located adjacent to a potentially polluting source.
<b>14.2 Erosion and sediment control</b>
R103      Yes                Refer Civil Engineers documentation for details

statement against relevant criteria

**PROJECT:** Townhouse Development  
**ZONE:** RZ3  
**PROJECT NUMBER:** 1846  
**LOCATION:** Blocks 17-19 Section 47 TURNER

**Residential Zones Development Code**

PART A - RESIDENTIAL HOUSING DEVELOPMENT				
<i>Element 1 - Single dwelling housing development</i>				
Rule	Complies	Criteria	Complies	Statement
<i>1.1 Single dwelling housing development code</i>				
R1	N/A			
<i>Element 2 - Multi unit housing development</i>				
Rule	Complies	Criteria	Complies	Statement
<i>2.1 Multi unit housing development code</i>				
R2	Yes			Refer to statement against criteria
PART B - Other forms of residential development				
<i>Element 3 - Supportive housing and retirement village</i>				
Rule	Complies	Criteria	Complies	Statement
<i>3.1 Design and siting</i>				
		C3	N/A	
R4	N/A			
R5	N/A			
<i>Element 4 - Secondary residences</i>				
Rule	Complies	Criteria	Complies	Statement
<i>4.1 Design and siting</i>				
R6	N/A			
R7	N/A			
R8	N/A	C8		
R9	N/A			
R10	N/A			
R11	N/A			
R12	N/A			
R13	N/A	C13		
R14	N/A	C14		
R15	N/A	C15		
R16	N/A	C16		
<i>4.2 Subdivision</i>				
R17	N/A			
<i>4.3 Parking</i>				
R18	N/A	C18		
R19	N/A	C19		
<i>Element 5 - Residential care accommodation</i>				
Rule	Complies	Criteria	Complies	Statement
<i>5.1 Design and siting</i>				
R20	N/A	C20		

statement against relevant criteria

**Residential Zones Development Code**

PROJECT: Townhouse Development  
 ZONE: RZ3  
 PROJECT NUMBER: 1846  
 LOCATION: Blocks 17-19 Section 47 TURNER

R21	N/A			
R22	N/A			
R23	N/A			
<b>5.2 Distribution</b>				
R24	N/A	C24		
<b>Element 6 - Boarding houses</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>6.1 Design and siting</b>				
R25	N/A			
R26	N/A			
R27	N/A			
R28	N/A			
<b>6.2 Subdivision</b>				
R29	N/A			
<b>6.3 Distribution</b>				
R30	N/A	C30		
<b>Element 7 - Guest Houses</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>7.1 Design and Siting</b>				
R31	N/A			
<b>7.2 Distribution</b>				
R32	N/A			
<b>PART C - Demolition</b>				
<b>Element 8 - Demolition</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>8.1 Statement of endorsement</b>				
R33	N/A			
<b>8.2 Hazardous materials survey</b>				
R34	N/A	C34		
<b>PART D - Subdivision and consolidation</b>				
<b>Element 9 - Subdivision and consolidation</b>				
<b>Rule</b>	<b>Complies</b>	<b>Criteria</b>	<b>Complies</b>	<b>Statement</b>
<b>9.1 Subdivision and consolidation of blocks - general</b>				
R35	N/A			
<b>9.2 Consolidation of single dwelling blocks - RZ1</b>				
R36	N/A			
<b>9.3 Consolidation of single dwelling blocks - RZ2</b>				
R37	N/A			
<b>9.4 Subdivision of single dwelling blocks - RZ1</b>				
R38	N/A			

statement against relevant criteria

**PROJECT:** Residential Zones Development Code  
Townhouse Development  
**ZONE:** RZ3  
**PROJECT NUMBER:** 1846  
**LOCATION:** Blocks 17-19 Section 47 TURNER

R38 A	N/A			
<b>9.6 Subdivision of a dual occupancy - other than RZ1</b>				
R40	N/A			
<b>9.7 Requirements for access and utility easements</b>				
R41	N/A			
R42	N/A			
<b>9.8 Restrictions on irregular shaped blocks</b>				
R43	N/A	C43		
<b>Element 10 - Subdivision and consolidation - heritage listed</b>				
Rule	Complies	Criteria	Complies	Statement
<b>10.1 Consolidation of single dwelling blocks - RZ1</b>				
R44	N/A			
<b>10.2 Subdivision of single dwelling blocks - heritage registered - RZ1</b>				
R45	N/A			
<b>10.3 Subdivision or consolidation of blocks - other than RZ1</b>				
R46	N/A			
<b>PART E - Non-Residential uses</b>				
<b>Element 11 - Community uses</b>				
Rule	Complies	Criteria	Complies	Statement
<b>11.1 Distribution</b>				
R47	N/A	C47		
		C48	N/A	
		C49	N/A	
R50	N/A	C50		
R51	N/A	C51		
<b>PART F - Other development</b>				
<b>Element 12 - Matters for consideration</b>				
Rule	Complies	Criteria	Complies	Statement
<b>12.1 Suitability of the site for the proposed development</b>				
		C52	N/A	
<b>PART G - General controls</b>				
<b>Element 13- Redevelopment</b>				
<b>13.1 Redevelopment generally - RZ1 and RZ2</b>				
		C53	N/A	
<b>13.2 plot ratio - redevelopment</b>				
		C54	N/A	
<b>13.3 Number of storeys - redevelopment - RZ1, RZ2, RZ3, RZ4 and RZ5</b>				
		C55	N/A	
<b>13.4 Height of buildings - redevelopment</b>				

statement against relevant criteria

**PROJECT:** Residential Zones Development Code  
Townhouse Development  
**ZONE:** RZ3  
**PROJECT NUMBER:** 1846  
**LOCATION:** Blocks 17-19 Section 47 TURNER

	C56	N/A	
<b>Element 14- Environment</b>			
<b>14.1 Water sensitive urban design</b>			
R57	Yes		Refer to civil engineers documents for compliance
R58	Yes	C58	Refer to civil engineers documents for compliance
R59	Yes		Refer to civil engineers documents for compliance
R60	Yes	C60	Refer to civil engineers documents for compliance
<b>14.2 Heritage</b>			
R61	N/A		
<b>14.3 Tree Protection</b>			
R62	Yes		Application will need to be referred to the relevant agency.
<b>14.4 Bushfire</b>			
R63	N/A		
<b>14.5 Erosion and sediment control</b>			
R64	N/A		
<b>14.6 Contamination</b>			
R65	N/A		

statement against relevant criteria

**From:** [ConservatorFloraFauna](#)  
**To:** [EPD, Customer Services](#); [Gell, Chris](#)  
**Cc:** [Watts, Michaela](#)  
**Subject:** RE: REFERRAL-FLORA & FAUNA-201835106-S144B-17,18,19/47 TURNER-01 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 21 August 2019 3:34:45 PM  
**Attachments:** [COMM-TREE PROTECTION-201835106S144B-17181947 TURNER-01\\_SECUNCLASSIFIED.msg](#)  
[image001.png](#)

---

UNCLASSIFIED

Hi Ebony & Chris,

Apologies for the delay on this one, I had missed the email from the TPU (attached).

Kind regards,

**Eliza Larson | Conservation Officer | Conservator Liaison**

Phone: +61 2 6207 7009 | Email: [eliza.larson@act.gov.au](mailto:eliza.larson@act.gov.au)

---

**From:** Gell, Chris <[Chris.Gell@act.gov.au](mailto:Chris.Gell@act.gov.au)>

**Sent:** Wednesday, 21 August 2019 12:54 PM

**To:** [ConservatorFloraFauna](#) <[ConservatorFloraFauna@act.gov.au](mailto:ConservatorFloraFauna@act.gov.au)>

**Cc:** EPD, Customer Services <[EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)>

**Subject:** RE: REFERRAL-FLORA & FAUNA-201835106-S144B-17,18,19/47 TURNER-01  
[SEC=UNCLASSIFIED]

Hi (Michaela?)

Just a reminder that comments on this one were due yesterday – the applicant is chasing us...

Thanks

Chris Gell

Director Merit Development Assessment

Planning Delivery Division - Environment Planning and Sustainable Development Directorate

P. 02 62072642 e. [chris.gell@act.gov.au](mailto:chris.gell@act.gov.au)

---

**From:** EPD, Customer Services

**Sent:** Tuesday, 30 July 2019 3:58 PM

**To:** [ConservatorFloraFauna](#) <[ConservatorFloraFauna@act.gov.au](mailto:ConservatorFloraFauna@act.gov.au)>

**Subject:** REFERRAL-FLORA & FAUNA-201835106-S144B-17,18,19/47 TURNER-01  
[SEC=UNCLASSIFIED]

**DEVELOPMENT APPLICATION NO:** 201835106-S144B

**BLOCKS:** 17,18,19 **SECTION:** 47 **DIVISION:** TURNER

**S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA-201835106 - 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 easement access path increased and extended through backyard, decrease size of pergola, relocation of garden beds and updating landscaping, clearances of driveway, existing stormwater pit removed and proposed new location.**

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 **(20/08/2019).**

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](mailto: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 SuburbXXXX-01**

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

Kind Regards,

Ebony

Phone 6207 1923

[EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)

[www.act.gov.au/accesscbr](http://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:** [Lewis-Hughes, Geoff](#)  
**To:** [Larson, Eliza](#)  
**Subject:** COMM-TREE PROTECTION-201835106-S144B-17,18,19/47 TURNER-01 [SEC=UNCLASSIFIED]  
**Date:** Friday, 9 August 2019 1:57:47 PM  
**Attachments:** [plans - S144B.OBR](#)  
[supporting docs - S144B.OBR](#)

---

DA No 201835106-S144B

**S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA-201835106 - 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 easement access path increased and extended through backyard, decrease size of pergola, relocation of garden beds and updating landscaping, clearances of driveway, existing stormwater pit removed and proposed new location.**

BLOCK:	SECTION:	DIVISION:
17,18,19	47	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:

The Development Application can be supported, provided it is a condition of the approval that all works are in accordance with the Arboricultural Impact Assessment Report, Author, Steve Griffiths, Report Date: 23 December 2018, Amended: 1 June 2019.

Regards

**Geoff Lewis-Hughes** | A/g Tree Protection Officer | **Urban Treescapes**

Phone: 62072147 | Fax: 62075956 | e-mail: [Geoff.Lewis-Hughes@act.gov.au](mailto:Geoff.Lewis-Hughes@act.gov.au)

City Presentation | Transport Canberra and City Services Directorate - TCCS | ACT Government



**From:** [Schwartzkoff, Brent](#)  
**To:** [EPD, Customer Services](#)  
**Subject:** COMM-TREE PROTECTION-201835106-17/47 TURNER-01  
**Date:** Wednesday, 13 February 2019 5:04:48 PM

---

DA No 201835106

BLOCK:	SECTION:	DIVISION:
17	47	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	
Advice for the applicant	
Not Supported	X
Further Information/amendments required	X

Conditions/Comments/Advice:

The development application is not supported as Tree 1 ***Cupressus sempevirens***, Tree 5 ***Casuarina cunninghamiana*** and Tree 8 ***Liquidamber styraciflua*** proposed for removal are regulated trees of **Medium Quality** that do not meet criteria for removal under the Tree Protection ACT 2005. There is also a regulated (Prunus) Cherry Tree (not noted on any of the plans) located on the western neighbouring lease 28 Greenway Street (Block 20 Section 47) that has a basement cut approximately 3m from the trunk of the tree. Whilst it is felt that the tree will endure the basement cut the tree will have to have severe/disfiguring pruning undertaken to gain suitable 2 storey unit clearance. A Tree Management Plan clarifying how this tree will have successful tree root protection (possible hydrovac) to see if there are major roots in the cut area and what is proposed in regards to how the overhanging foliage is to be managed.

Brent Schwartzkoff | A/g Tree Protection Officer-Urban Trees  
**Phone 0262076203 | Mobile [REDACTED] | Email [brent.schwartzkoff@act.gov.au](mailto: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](http://www.act.gov.au)**

**From:** [EPD, Customer Services](#)  
**To:** [TREEPROTECTION-AC@ACT.GOV.AU](mailto:TREEPROTECTION-AC@ACT.GOV.AU)  
**Subject:** REFERRAL-TREE PROTECTION-201835106-17/47 TURNER-01 [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 22 January 2019 10:11:00 AM  
**Attachments:** [plans.obr](#)  
[supporting\\_docs.obr](#)  
[image001.jpg](#)

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**Regulated tree to the front of the block.**

**DEVELOPMENT APPLICATION NO: 201835106**

**BLOCK: 17 SECTION: 47 DIVISION: TURNER**

**Description: PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION – demolition of the existing dwellings and construction of 12 new two storey dwellings, garages, and associated works. LEASE VARIATION to specify twelve (12) dwellings and consolidation of blocks 17, 18 and 19 into two blocks.**

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 (**13/02/2019**).

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

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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[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

*Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)*

cid:image009.jpg@01D31C1B.E0820B30



**From:** [Gorripati, Sundeep](#)  
**To:** [Sneyers, Andre](#)  
**Subject:** Pre-application meeting - 201935137 [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 16 January 2019 10:30:00 AM

---

Good Morning Andre,

Happy New Year!

I am writing on behalf of the DA-gateway team to enquire whether Tree Protection will be present at the attached pre-application meeting scheduled to take place tomorrow. The applicant has identified a tree for removal on the application form, alternatively if you provide any notes we will forward them to the applicant.

Thank you.

Kind Regards,

Sundeep Gorripati

**RESUBMISSION CHECKLIST**  
(All failure reasons to go to the lodgement checklist)

Unit(s):  Block(s):  Section:  Suburb:

\* This checklist is to be used after the DA has been allocated

**1. Documentation**

Can all uploaded documents be opened and are correctly showing in objective?  <i>Open, check, rename any documents using the appropriate document type.</i> Add a '%' sign in front any documents with a residential component displaying the internal layout	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Have any documents with a residential component been identified with a '%' in front of the document type (ie with internal layout) <i>(Yes-and Public register version provided)</i> <i>(No-Fail and request Public register version)</i>	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>	
If applicant uploads a replacement document, move the old version to the Failed Documents folder. <i>(Create a Failed Documents folder if required.)</i>	<input type="checkbox"/>	
If applicant uploads a "new version" of the document, rename the document in objective to reflect change. The latest version of the document must be the document that is to be used.	<input type="checkbox"/>	

**2. Customer Service failure reasons (Lodgement Checklist)**

Are there customer service failure reasons?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
If yes has resubmission satisfied customer service failure reasons?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	

**3. Finalise Completeness Check**

*(See Lodgement Checklist on who is to perform completeness check)*

<b>Exemption S411/412:</b> Has the Applicant requested exemption for part of the Development Application?	NO
Allocated to DA Officer	Yes
Finalise lodgement checklist. Reallocate DA to original Gateway Officer in eDevelopment	<input checked="" type="checkbox"/>

<b>Processed by:</b>	<b>Luke</b>	<b>DATE:</b>	<b>17/01/19</b>
----------------------	-------------	--------------	-----------------

**From:** [REDACTED] Bellevue Building Projects [REDACTED]  
**Sent:** Monday, 20 August 2018 7:40 AM  
**To:** Ross Norwood  
**Subject:** Fwd: 180821 FW: In-Principle Support Block 17 Section 47 Turner [SEC=UNCLASSIFIED]  
**Attachments:** image001.png; ATT00001.htm; image005.jpg; ATT00002.htm; image006.jpg; ATT00003.htm; image005.jpg; ATT00004.htm; 23072018145306-0001.pdf; ATT00005.htm

FYI

Good news below.

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 19 August 2018 at 1:42:24 PM AEST  
**To:** Bellevue Building Projects <[belbuild@bigpond.net.au](mailto:belbuild@bigpond.net.au)>  
**Cc:** [REDACTED]  
**Subject:** 180821 FW: In-Principle Support Block 17 Section 47 Turner [SEC=UNCLASSIFIED]

Millsy,  
See in-principle support below for attached concept.  
Let me know what you would like us to do from here.  
Cheers,  
Bernie.

---

**From:** Aster-Stater, Alek <[Alek.Aster-Stater@act.gov.au](mailto:Alek.Aster-Stater@act.gov.au)>  
**Sent:** Friday, 17 August 2018 5:21 PM  
**To:** [REDACTED]  
**Cc:** Bell, Jeff <[Jeff.Bell@act.gov.au](mailto:Jeff.Bell@act.gov.au)>; Bernie Cusack [REDACTED]  
**Subject:** RE: In-Principle Support Block 17 Section 47 Turner [SEC=UNCLASSIFIED]

[REDACTED]

This proposal is supported in principle.

Regards,  
Alek

Alek Aster-Stater | Senior Engineer - Development Review & Coordination  
Phone: 02 6207 4554 | Email: [alek.aster-stater@act.gov.au](mailto:alek.aster-stater@act.gov.au)  
Capital Works and Development Support | Transport Canberra and City Services Directorate | ACT Government  
490 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601  
[www.act.gov.au](http://www.act.gov.au) | [www.tccs.act.gov.au](http://www.tccs.act.gov.au) | [@tccs\\_act](https://twitter.com/tccs_act)



BENT STREET

PROPOSED BLOCK CONSOLIDATION

RETAIN AS SERVICE TIE

REMOVE EXISTING STORMWATER MAIN

HEADWALL DISCHARGE INTO EXISTING OPEN CHANNEL

REGRADE EXISTING MAIN TO FLOW IN OTHER DIRECTION GREENWAY STREET

RETAIN EXISTING STORMWATER SUMPS

NEW STORMWATER MAIN

NEW STORMWATER MAIN

NEW STORMWATER MANHOLE

66

47

20

21

5

25

22

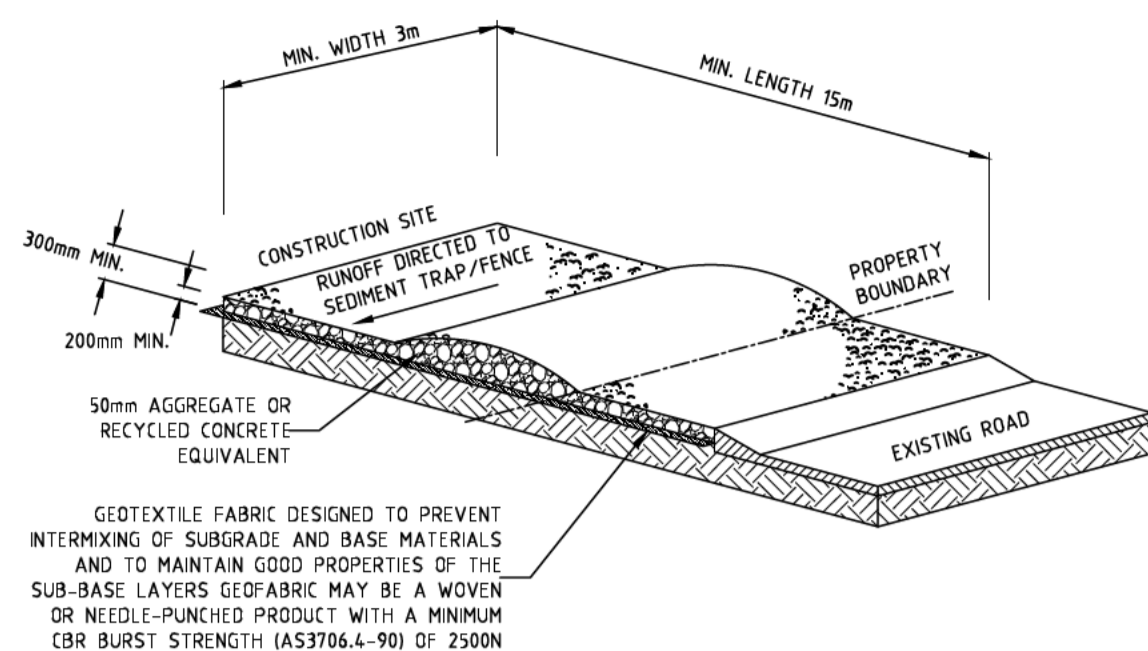
6

11

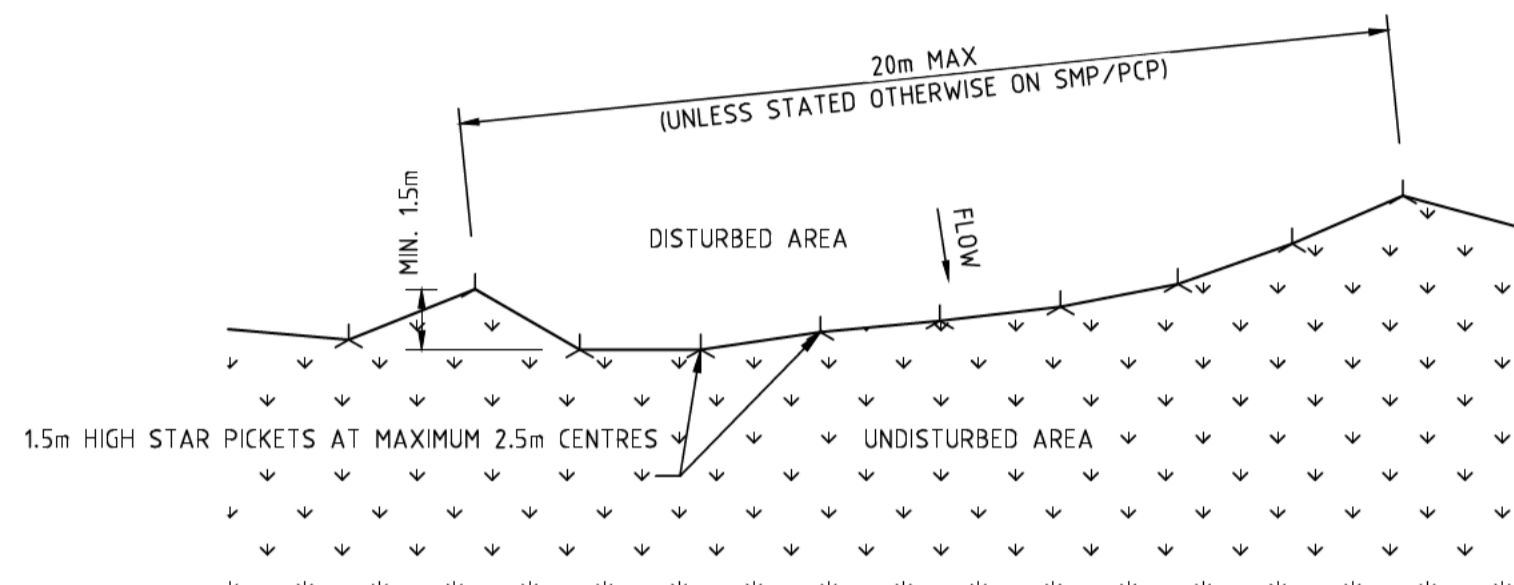
28

26

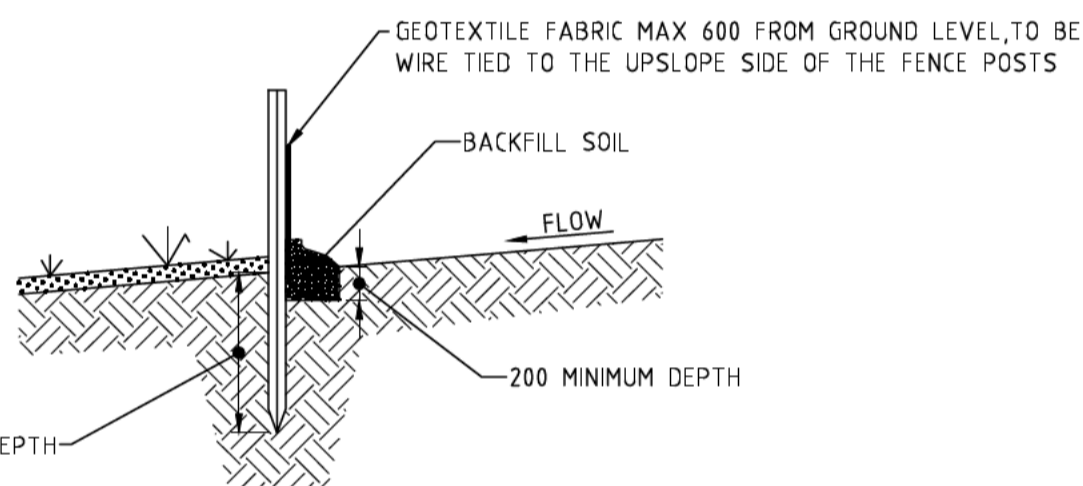
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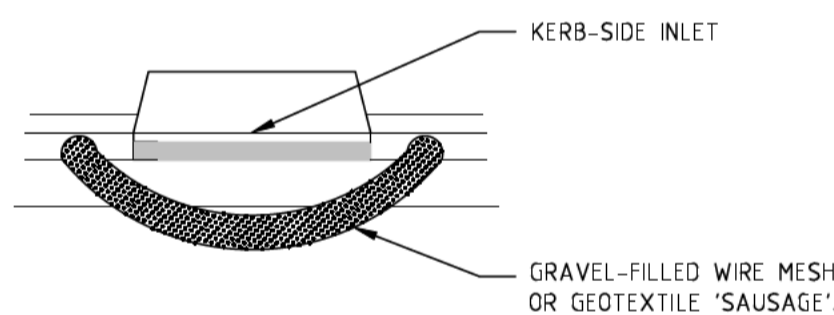
**STABILISED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



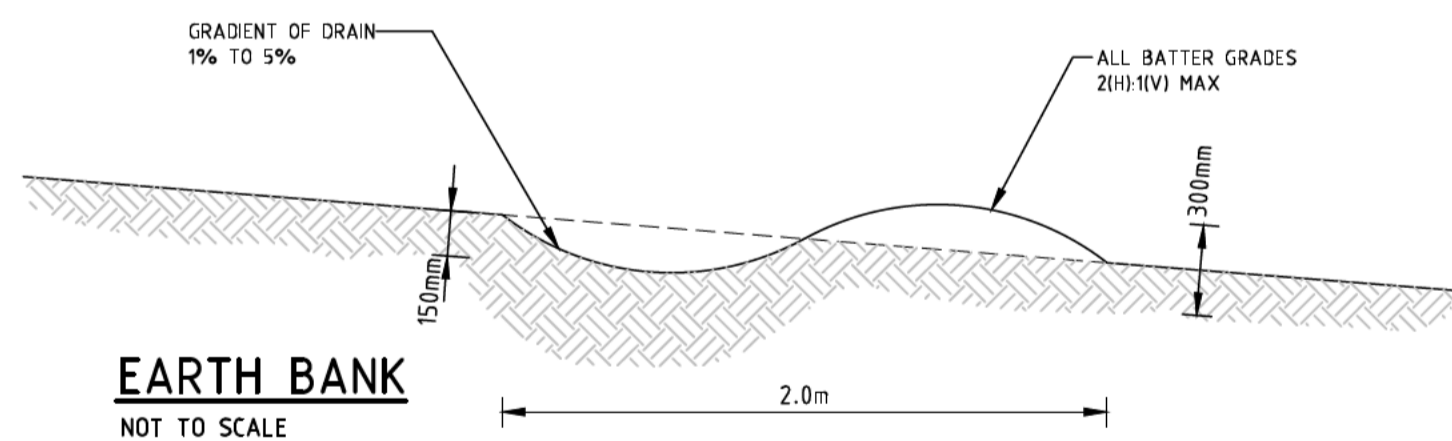
**GEOTEXTILE FABRIC SEDIMENT CONTROL BARRIER**  
NOT TO SCALE



**GEOTEXTILE FABRIC SEDIMENT CONTROL BARRIER SECTION**  
NOT TO SCALE



**KERB INLET FILTER**  
NOT TO SCALE



**EARTH BANK**  
NOT TO SCALE

**CONTACT DETAILS**

PROJECT MANAGER: TBC  
SITE MANAGER: TBC

**HOURS OF OPERATION**

SITE WORKS TO BE CONDUCTED ONLY BETWEEN THE FOLLOWING HOURS:

- WEEKDAYS 7:00AM TO 6:00PM,
- SATURDAYS 7:00AM TO 6:00PM
- SUNDAYS BUILDING WORK MUST NOT EXCEED NOISE STANDARD

**WASTE NOTES**

1. WASTE ENCLOSURE(S) ARE TO BE USED FOR ALL RUBBISH ON SITE AND RUBBISH REMOVED FROM ENCLOSURE(S) WHEN REQUIRED OR FULL.

**CUT AND FILL VOLUMES**

CUT TBCm<sup>3</sup>  
FILL TBCm<sup>3</sup>  
EXCESS SOIL TO BE DISPOSED OF AT AN ENVIRONMENT PROTECTION AUTHORITY APPROVED LOCATION.

**NOISE**

ENSURE ALL BUILDING WORK THAT GENERATES NOISE IS CONDUCTED WITHIN THE TIME PERIODS DETAILED IN SCHEDULE 2 OF THE ENVIRONMENT PROTECTION REGULATIONS 2005.

BUILDING WORK DETAILS	MONDAY TO SATURDAY	SUNDAY AND PUBLIC HOLIDAYS
INDUSTRIAL, CITY AND TOWN CENTRE AREAS	6AM TO 8PM	6AM TO 8PM
ANY OTHER AREA WHEN WORK COMPLETED WITHIN 2 WEEKS	7AM TO 6PM	8AM TO 8PM
ANY OTHER AREA WHEN WORK NOT COMPLETED WITHIN 2 WEEKS	7AM TO 6PM	BUILDING WORK MUST NOT EXCEED NOISE STANDARD

- IN ADDITION:
- SCHEDULE NOISY ACTIVITIES FOR THE LEAST SENSITIVE TIMES OF THE DAY SUCH AS MID-MORNING AND MID-AFTERNOON.
  - SELECT MACHINERY THAT PRODUCE LESS NOISE; AND ENSURE MACHINERY IS WELL MAINTAINED.

**SEDIMENT CONTROL POND NOTES**

- DISCHARGE FROM THE POND IS PERMISSIBLE WHEN THE WATER pH IS 6.5-8.5 AND IS CLARIFIED TO OR AT BELOW 60mg/L (S0NTU). IF SEDIMENT LEVEL IS GREATER, THEN PRIOR TO DISCHARGE, THE DAM MUST BE DOSED WITH EITHER ALUM OR GYPSUM AND ALLOWED TO SETTLE UNTIL THE SEDIMENT IS LESS THAN 60mg/L (S0NTU).
- WATER LEVEL TO BE MAINTAINED AT LESS THAN 20% OF CAPACITY TO ALLOW RUNOFF STORAGE DURING A RAIN EVENT.
- REGULAR DREDGING OF THE DAM MUST BE CARRIED OUT TO REMOVE SILT.
- SITE DRAWING AND DETAILS MUST BE PROVIDED TO ENVIRONMENT PROTECTION AUTHORITY, FOR APPROVAL PRIOR TO WORKS COMMENCING.

**NOTE**

ALL WORK IS TO COMPLY WITH ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT 2011

**FIRE**

BURNING OF WASTE MATERIALS ON THE SITE, SUCH AS PLASTICS, CHEMICALS OR WOOD THAT MAY BE PAINTED, CHEMICALLY TREATED OR CONTAMINATED WITH CHEMICALS IS ILLEGAL. A FIRE MAY BE PERMITTED FOR HEATING PURPOSES PROVIDED IT IS IN A BRAZIER OR CONSTRUCTED FIREPLACE. ONLY SEASONED, UNTREATED TIMBER CAN BE BURNED FOR HEATING PURPOSES.

**SEDIMENT CONTROL NOTES**

- SEDIMENT AND EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH "ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT" (ENVIRONMENT PROTECTION AUTHORITY MARCH 2011) AND FULLY OPERATIONAL PRIOR TO STRIPPING OF SITE TOP SOIL.
- STOCK PILES/STOPS TO BE LOCATED AWAY FROM DRAINAGE LINES AND SURFACE FLOW PATHS. CONTOURED STRIATIONS OR FURROWS TO BE PROVIDED TO STOCK PILES TO MINIMISE EROSION.
- STABILISED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO ACCESS TO SITE BY CONSTRUCTION VEHICLES. AGGREGATE TO BE TURNED WHEN SEDIMENT BUILDS UP AND RENEWED WHEN REQUIRED.
- WHERE UNDERGROUND STORMWATER DRAINAGE IS INSTALLED TO INTERNAL ROADWORKS, PROVIDE INLET FILTER IN ACCORDANCE WITH GIVEN DETAIL.
- TOTAL SITE AREA: 3,229m<sup>2</sup>
- ENVIRONMENT PROTECTION AGREEMENT TO BE TAKEN OUT BY BUILDING CONTRACTOR WITH ENVIRONMENT PROTECTION AUTHORITY. (TELEPHONE 132281)
- ALL NEW CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS AND ROADWORKS.
- LIMIT ACCESS TO SITE DURING AND IMMEDIATELY AFTER WET WEATHER.
- REMOVE ANY SOIL FROM ROADS ADJACENT TO THE SITE END OF EACH DAY.
- NO STORAGE OF CONSTRUCTION MATERIALS, PARKING OF VEHICLES NOR EQUIPMENT PERMITTED OUTSIDE OF BLOCK WITHOUT TCCS APPROVAL.
- NO SITE SHEDS, STORAGE SHEDS OR SITE AMENITIES TO BE ERECTED OUTSIDE OF BLOCK WITHOUT TCCS APPROVAL.
- PROVIDE KERBSIDE FILTER ROLL TO EXISTING SUMPS WHERE INDICATED, REFER TO GIVEN DETAIL.
- KERBSIDE FILTER ROLLS TO BE REMOVED, CLEANED AND REINSTATED ON A WEEKLY BASIS AT A MINIMUM. TRAPPED SEDIMENT ABOUT SUMPS ALSO TO BE REMOVED. CLEANING IS ALSO TO TAKE PLACE IMMEDIATELY AFTER PERIODS OF RAINFALL DURING CONSTRUCTION.
- ALL SERVICE TRENCHES TO BE BACK FILLED WITHIN 24 HOURS OF INSPECTION.
- EXCESS SOIL IS TO BE DISPOSED AT AN ENVIRONMENT PROTECTION AUTHORITY APPROVED LOCATION.
- THE SITE FOREMAN IS TO CONTACT THE ENVIRONMENT PROTECTION AUTHORITY (132281) TO ARRANGE A SITE INSPECTION AND ENDORSEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO WORKS COMMENCING.
- THE SITE FOREMAN IS TO CONTACT THE ENVIRONMENT PROTECTION AUTHORITY (132281) TO DISCUSS ANY PROPOSED MAJOR CHANGES TO SEDIMENT AND EROSION CONTROLS ON SITE PRIOR TO IMPLEMENTING THE CHANGES.
- THE SITE FOREMAN IS TO ENSURE CONTRACTOR'S ACCESS AND EXIT THE SITE USING ONLY ENVIRONMENT PROTECTION AUTHORITY APPROVED STABILISED ACCESS/EXIT POINTS AS DETAILED ON ENDORSED SEDIMENT AND EROSION CONTROL PLANS.

**MAINTENANCE SCHEDULE**

**WEEKLY:**

CHECK AND REINSTATE SILT CONTROL FENCES.

**DAILY:**

SWEEP AND REMOVE DIRT AND ANY OTHER BUILDING MATERIAL FROM GUTTERS, FOOTPATHS AND ROADWAYS ADJACENT TO THE SITE BY CLOSE OF BUSINESS AND PRIOR TO RAIN AND AS REQUIRED. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MINIMISE DUST POLLUTION.

**DURING/AFTER WET WEATHER:**

LIMIT CONSTRUCTION VEHICLE ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER CHECK AND REINSTATE SEDIMENT EROSION CONTROL MEASURES AND CHECK ROAD.

**DUST MANAGEMENT**

WHERE BUILDING WORK GENERATES DUST, ALL REASONABLE AND PRACTICABLE MEASURES SHOULD BE TAKEN TO MINIMISE THAT DUST. THIS CAN OFTEN BE ACHIEVED BY:

- RETAINING EXISTING VEGETATION WHERE POSSIBLE.
- STRIPPING AREAS PROGRESSIVELY AND ONLY WHERE IT IS NECESSARY FOR WORKS TO OCCUR.
- EMPLOYING STABILISING METHODS SUCH AS MATTING, GRASSING OR MULCH.
- DAMPENING THE GROUND WITH A LIGHT WATER SPRAY (CONTACT THE ENVIRONMENT PROTECTION AUTHORITY FOR REQUIREMENTS DURING EXTREME DROUGHT CONDITIONS).
- ROUGHENING SURFACE OF EXPOSED SOIL.
- COVERING STOCKPILES AND LOCATING THEM WHERE THEY ARE PROTECTED FROM THE WIND.
- RESTRICTING VEHICLE MOVEMENTS.
- COVERING THE LOAD WHEN TRANSPORTING MATERIAL.
- CONSTRUCTING WIND BREAKS SUCH AS WIND FENCES IN ACCORDANCE WITH THE BLUE BOOK A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE AT ALL TIMES. IN ADVERSE CONDITIONS WHEN DUST CANNOT BE ADEQUATELY CONTROLLED WHEN WORKS ARE BEING UNDERTAKEN, WORKS WILL CEASE IN THESE AREAS UNTIL CONDITIONS IMPROVE.
- WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
- AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
- THE CONTRACTOR SHALL CONTACT ICON WATER TO OBTAIN RECYCLED WATER FROM THE LOWER MOLLONGLO.
- THE CONTRACTOR IS TO CONTACT THE WATER RESOURCES UNIT TO OBTAIN AN EXEMPTION TO USE NON-POTABLE WATER FROM ON OR OFF THE SITE IF REQUIRED.
- DURING WINDY CONDITIONS, THE CONTRACTOR IS TO MINIMISE DUST GENERATING ACTIVITIES AND REGULARLY APPLY DUST SUPPRESSING MEASURES. IF DUST SUPPRESSION MEASURES FAIL THE CONTRACTOR IS TO CEASE DUST GENERATING ACTIVITIES.
- ALL DUST GENERATING ACTIVITIES MUST STOP WHEN WINDS REACH 10km/s OVER 10 MINUTE PERIOD.

**DISPOSAL OF SPOIL**

PRIOR TO ANY WORKS COMMENCING INVOLVING EXPORT OF SPOIL GREATER THAN 100m<sup>3</sup>, THE FOLLOWING INFORMATION MUST BE PROVIDED TO THE ENVIRONMENT PROTECTION AUTHORITY VIA EMAIL (environment.protection@act.gov.au):

- WHERE THE SPOIL WILL ORIGINATE FROM: WHO IS DISPOSING OF THE SPOIL: WHERE THE SPOIL WILL BE TAKEN: THE AMOUNT OF SPOIL TO BE TAKEN AWAY.
- MOVEMENT DATES AND CONTACT DETAILS: DESCRIPTION OF THE TYPE OF SPOIL TAKEN AWAY: DETAILS OF HOW RECORDS WILL BE KEPT; AND
- TIME FRAME TO COMPLETE THE WORKS TO THE SATISFACTION OF THE ENVIRONMENT PROTECTION AUTHORITY.

SPOIL MAY BE TAKEN TO AN APPROVED LANDFILL SITE WITHOUT APPROVAL. IF THE SPOIL IS TO BE TAKEN TO AN AREA OTHER THAN APPROVED LANDFILL SITE, ENSURE THE ACCEPTOR OF THE SPOIL IS AWARE OF THE REQUIREMENTS SETOUT IN SECTION 8.2 OF THE ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT.

**ON-SITE MANAGEMENT OF VERGES AND OPEN SPACE**

**1 GENERAL**

- BEFORE COMMENCING WORKS, THE COORDINATOR SHALL ADVISE DEVELOPMENT, REVIEW AND COORDINATION (DRCA) IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE MANAGEMENT PROTECTION PLAN (LMPP). RANDOM AUDITS WILL BE UNDERTAKEN BY DRCA TO ENSURE COMPLIANCE. FAILURE TO COMPLY MAY INCUR THE ISSUE OF A STOP WORK NOTICE.
- ALL WORKS SHALL BE CONTAINED WITHIN THE AUTHORISED SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS IN THE VERGE OR OTHER APPROVED EXCEPTIONS.
- DURING THE PROGRESS OF THE WORKS ALL EXISTING VERGE GRASS COVER SHALL BE MAINTAINED IN ITS PRE-EXISTING CONDITION. PROTECTIVE MEASURES SHALL INCLUDE REGULAR WATERING TO MAINTAIN GRASS AND TREES IN GOOD CONDITION.
- WHERE THE SURFACE IS GRASS OR BARE SOIL WITHOUT TREES, NO PROTECTION IS REQUIRED. WHERE TOPSOIL AND GRASS OR OTHER APPROVED SURFACES, ARE INSTALLED AT THE COMPLETION OF THE WORKS IN ACCORDANCE WITH THE "STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS".

**2 SUPERVISION**

- FOR ALL WORKS, OTHER THAN MINOR WORKS (I.E. MINOR IN COMPLEXITY AND/OR SCOPE OF WORKS AND CONFIRMED AS MINOR WORKS BY DRCA), AND UNLESS OTHERWISE APPROVED BY DRCA, A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST SHALL BE EMPLOYED TO ENSURE THAT THE WORK IN THE VERGE MEETS THE REQUIREMENTS. THE ARCHITECT/HORTICULTURIST SHALL ALSO BE PRESENT DURING ANY CULTIVATION OR RESTORATION OF THE VERGE WHICH AFFECTS PLANT MATERIAL AND SHALL PROVIDE CERTIFICATION, ENDORSED BY THE COORDINATOR, THAT ALL WORK, CULTIVATION AND RESTORATION HAVE BEEN PERFORMED TO INDUSTRY STANDARDS.

**3 STORAGE OF CONSTRUCTION MATERIALS**

- THE STORAGE OF CONSTRUCTION MATERIALS AND THE PARKING OF VEHICLES OR EQUIPMENT ON VERGES OR ADJACENT PUBLIC OPEN SPACES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM TCCS. WHERE THERE IS NO ALTERNATIVE AVAILABLE OTHER THAN TO USE THESE AREAS FOR STORAGE AND/OR PARKING, THE COORDINATOR MAY LODGE AN APPLICATION WITH THE LMPP REQUESTING APPROVAL FOR THE USE OF THESE AREAS FOR THE DESIGNATED PURPOSES. APPROVAL MAY BE GIVEN BY TCCS SUBJECT TO CERTAIN TERMS AND CONDITIONS OF USE.

**4 SITE ACCOMMODATION**

- GENERALLY, SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACES WITHOUT PRIOR APPROVAL. SHOULD THERE BE NO ALTERNATIVE, THE COORDINATOR MAY LODGE AN APPLICATION WITH THE LMPP REQUESTING APPROVAL TO ERECT SUCH A STRUCTURE ON THE AREA. THE ERECTION OF SITE ACCOMMODATION MAY BE APPROVED SUBJECT TO THE COORDINATOR'S AGREEMENT TO COMPLY WITH THE TERMS AND CONDITIONS SPECIFIED BY DRCA AND OBTAINING A PERMIT UNDER THE ROADS AND PUBLIC PLACES ACT 1937 FROM TCCS PCL.

**5 PROTECTIVE FENCING**

**5.1 EXTENT**

- ALL TEMPORARY PROTECTIVE FENCES ERECTED TO PROTECT EXISTING ASSETS SHALL BE IN ACCORDANCE WITH THE APPROVED LMPP DRAWING. FENCING SHALL BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORKS AND REMOVED AT THE COMPLETION OF ALL CONSTRUCTION ACTIVITY EXCEPT DURING VERGE RESTORATION. THE FENCE SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
- EXISTING TREES, PLANTINGS AND GRASS SHALL BE FENCED OFF TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UNLEASED TERRITORY LAND AREA UNLESS OTHERWISE APPROVED BY DRCA. PROTECTIVE FENCING SHALL BE LOCATED:
  - ALONG THE DRIP-LINE OF EACH TREE (AS A MINIMUM), AND
  - 1.2M FROM THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG THE APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED.

**5.2 MATERIALS**

- USE OF TEMPORARY 1800MM TALL CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES, OR PREFABRICATED FENCING PANELS WITH CONCRETE BASES, IS MANDATORY. ANY VARIATION FROM THIS REQUIREMENT SHALL BE ACCOMPANIED BY WRITTEN APPROVAL FROM DRCA.

**5.3 PEDESTRIAN AND TRAFFIC CONSIDERATIONS**

- EXISTING VERGE FOOTPATHS SHALL BE MAINTAINED. ALL EXISTING VERGE FOOTPATHS AND DRIVEWAYS SHALL REMAIN UNOBSTRUCTED THROUGHOUT THE CONSTRUCTION PERIOD TO PROVIDE SAFE PEDESTRIAN MOVEMENT AT ALL TIMES UNLESS AN ALTERNATIVE IS APPROVED BY TCCS.
- WHERE A CONSTRUCTED FOOTPATH OR CYCLEWAY EXISTS WITHIN THE VERGE, PROTECTIVE FENCING INCLUDING THE CONCRETE PEDESTALS SHALL BE ERECTED TO PROVIDE A CLEAR AND UNOBSTRUCTED SET BACK OF 0.6M FROM EACH SIDE OF THE FOOTPATH/CYCLEWAY IN ALL CASES TO ENSURE SAFE PASSAGE FOR CYCLISTS AND PEDESTRIANS.
- IF THERE IS NO CONSTRUCTED PUBLIC FOOTPATH ON THE VERGE A FENCED CLEARWAY OF 18M IN WIDTH SHALL BE MAINTAINED FOR THE ENTIRE FRONTAGE OF THE LEASE TO ALLOW FOR CYCLISTS AND PEDESTRIANS.
- ANY DEVIATIONS FROM THE DISTANCES SPECIFIED IN THIS CLAUSE DEEMED NECESSARY BECAUSE OF LOCAL RESTRAINTS REQUIRE PRIOR APPROVAL FROM DRCA.
- ACCESS GATES INTO THE SITE SHALL SWING INTO THE SITE AND NOT BE CAPABLE OF BLOCKING PEDESTRIAN ACCESS ALONG THE VERGE OR VEHICULAR TRAFFIC ON THE ROAD.

**5.4 ACCESS FOR SERVICE INSTALLATIONS**

- FENCING SHALL NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE WITHOUT PRIOR APPROVAL FROM DRCA FOR THE SERVICE INSTALLATION.
- WHERE APPROVAL HAS BEEN GRANTED, THE FENCE SHALL BE REALIGNED TO PROVIDE A LANE FOR SERVICE TRENCHING BUT FENCES SHALL BE RE-ERECT TO ENCLOSE TREES BEFORE TRENCHING COMMENCES. UPON COMPLETION OF TRENCHING, THE FENCE SHALL BE RETURNED TO ITS ORIGINAL ALIGNMENT.

**6 EXISTING TREES**

**6.1 GENERAL**

- ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND ON UNLEASED TERRITORY LAND, SHALL BE RETAINED AND MUST REMAIN UNDAMAGED. THE LMPP PROCESS REQUIRES THE COORDINATOR TO IDENTIFY ANY TREES THAT MAY BE AFFECTED BY THE WORKS AND TO SUBMIT A REQUEST FOR APPROVAL TO PROCEED WITH THE WORK CLEARLY IDENTIFYING THE NATURE OF THE WORK AFFECTING THE TREE AND PROTECTIVE MEASURES PROPOSED TO MINIMISE DAMAGE TO THE TREE. WRITTEN AUTHORISATION FROM DRCA IS REQUIRED PRIOR TO ANY WORK AFFECTING THE TREE TAKING PLACE. AUTHORISATION WILL BE SUBJECT TO:
  - EXISTING CANOPY CLEARANCE NOT BEING ALTERED;
  - CROWNS AND APOX OF CANOPIES NOT BEING ALTERED OR REDUCED;
  - LIFTING EQUIPMENT AND LOAD CAPABLE OF OPERATING IN A MANNER THAT IT CLEARS THE HEIGHT AND WIDTH OF THE TREE CANOPY WITHOUT DAMAGING THE CROWN, AND
  - CONSTRUCTION EQUIPMENT CAN PASS BENEATH THE TREES' LOWEST LIMB THROUGH THE DESIGNATED DRIVEWAY ACCESS ROUTE.

**6.2 TREE ROOT PROTECTION**

- THE MAJORITY OF TREE ROOTS GROW IN THE TOP 300MM OF SOIL. THESE ARE THE FEEDER ROOTS, OFTEN VERY FINE ROOTS THAT PROVIDE THE TREE WITH WATER, OXYGEN AND NUTRIENTS. THESE ROOTS TYPICALLY GROW FROM THE TRUNK OF THE TREE TO WELL BEYOND ITS 'DRIP-LINE' (THE CANOPY EDGE).
- EXCAVATION WITHIN THE DRIP ZONE OF A TREE DOES CONSIDERABLE DAMAGE TO ITS ROOT SYSTEM. IT CAN AFFECT TREE STABILITY AND TREE HEALTH TO SUCH AN EXTENT THAT IT WILL LEAD TO THE DECLINE AND POSSIBLE DEATH OF THE TREE OVER A PERIOD OF YEARS.
- EXCAVATION THAT OCCURS WITHIN THE DRIP ZONE OF A TREE SHALL BE RESTRICTED TO ONE SIDE OF THE TREE ONLY AND SHALL HAVE PRIOR APPROVAL FROM DRCA.
- WHERE EXCAVATION IS APPROVED, THE FOLLOWING MEASURES SHALL BE ADOPTED FOR TREE PROTECTION:
  - DO NOT SEVER LARGE ROOTS (>30MM DIAMETER) CLOSER THAN HALFWAY FROM THE DRIP-LINE TO THE TRUNK;
  - LOCATE THESE ROOTS BY HAND TRENCHING TO A DEPTH OF 300MM BEFORE ANY MECHANICAL TRENCHING IS UNDERTAKEN;
  - CUT ALL ROOTS CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED FOR THIS PURPOSE OR BY SUITABLE PRUNING EQUIPMENT;
  - PROTECT ROOTS EXPOSED FROM DESICCATION BY LIGHTLY WATERED OR COVERING WITH HESSIAN, WHICH MUST BE KEPT MOIST; AND
  - MAINTAIN THE GOOD HEALTH OF THE TREES THAT HAVE HAD DISTURBANCE IN THEIR ROOT ZONE BY CONTINUAL WATERING, AT NO TIME SHALL THE DISTURBED AREA BE ALLOWED TO DRY OUT TO THE DETRIMENT OF THE TREES HEALTH.

**7 SITE ACCESS**

- SITE ACCESS SHALL BE BY THE EXISTING DRIVEWAY ACCESS POINTS FOR THE WORKS.
- IN SOME CASES CONSIDERATION MAY BE GIVEN TO ALLOWING NEW ACCESS POINTS ACROSS PUBLIC LAND, HOWEVER, ALTERNATIVE OR ADDITIONAL ACCESS POINTS REQUIRE APPROVAL FROM DRCA. WHERE APPROVAL HAS BEEN GRANTED, THE SITE ACCESS SHALL BE POSITIONED MIDWAY BETWEEN TWO EXISTING TREE TRUNKS DEPENDENT ON THE DISTANCE BETWEEN TREES. ACCESS SHALL NOT OCCUR ON TWO SIDES OF A TREE WITHIN THE APPROVED CLEARANCE DIMENSION.
- CONSTRUCTION TECHNIQUE SHALL MINIMISE THE NEED FOR EXCAVATION ACROSS THE VERGE.
- ACCESS ACROSS ADJOINING PUBLIC OPEN SPACES, PARKS, RECREATIONAL RESERVES, ADJOINING PROPERTIES (E.G. SCHOOL, PLAYGROUNDS, COMMUNITY HALLS ETC. IS PROHIBITED WITHOUT PRIOR WRITTEN AUTHORISATION FROM TCCS, AND ANY OTHER ASSET OWNER WHERE APPLICABLE.

**8 SERVICES AND UTILITIES**

**8.1 SERVICE CONNECTION TO SITE**

- THE COORDINATOR SHALL COORDINATE AND COLLATE ALL APPROVALS FOR PROPOSED SERVICES WITHIN THE AREA.
- APPROVAL FOR TRENCH LOCATIONS AND EXCAVATIONS WITHIN THE VERGE SHALL BE OBTAINED THROUGH THE RELEVANT TCCS AGENCIES AT THE PLANNING AND DESIGN STAGES. APPROVAL IS SUBJECT TO THE FOLLOWING REQUIREMENTS:
  - IF THE PROPOSED EXCAVATION IS WITHIN THE CANOPY SPREAD OF ANY TREE, BORING OR TUNNELING BELOW THE ROOT ZONE MUST BE UNDERTAKEN;
  - SHARED TRENCHING FOR SERVICES IS MANDATORY;
  - THE NUMBER OF VERGE CROSSINGS SHALL BE MINIMISED;
  - EXCAVATION FOR SERVICES ACROSS VERGE (I.E. AT RIGHT ANGLES TO KERB OR PROPERTY LINE) SHALL BE MIDWAY BETWEEN THE TREE TRUNKS
  - ANY SERVICE INSTALLATION WITHIN 50M OF AN EXISTING TREE TRUNK, OR WITHIN THE TREE CANOPY, REQUIRES PRIOR APPROVAL.

**8.2 SERVICES AND UTILITIES ALONG ROAD RESERVES**

- THE COORDINATOR SHALL COORDINATE ALL SERVICE APPROVALS. APPROVAL BY DRCA FOR TRENCH LOCATIONS SHALL BE OBTAINED AS PART OF THE LMPP PROCESS.
- TO MINIMISE DAMAGE AND/OR DISTURBANCES TO THE ROOTS OR ROOT ZONE AND SUBJECT TO APPROVAL BY DRCA, ANY NEW OR UPGRADED SERVICES PARALLEL TO THE KERB OR PROPERTY LINE SHALL BE INSTALLED ON THE FOLLOWING ALIGNMENTS:
  - WITHIN ROAD PAVED AREA,
  - BELOW THE ROOT ZONE IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE,
  - BELOW THE EXISTING FOOTPATH ON THE PROPERTY LINE, AND
  - IMMEDIATELY BEHIND THE KERB.

**9 IRRIGATION**

- PARKS CONSERVATION AND LANDS (PCL) ACTIVELY DISCOURAGES THE USE OF IN-GROUND IRRIGATION SYSTEMS AND GENERALLY DOES NOT ENDORSE THEIR INSTALLATION IN THE VERGE. HOWEVER, A SYSTEM OF DRIK-COUPERS AT THE LEASE EDGE OF THE VERGE MAY BE INSTALLED SUBJECT TO APPROVAL OF THE IRRIGATION PLAN BY PCL. A PREFERRED ALTERNATIVE IS THE PLANTING OF DROUGHT TOLERANT GRASSES AND SHRUBS THAT ARE NOT RELIANT ON WATERING TO SURVIVE.

**10 VERGE INFRASTRUCTURE CONDITION AND RESTORATION**

- THE COORDINATOR SHALL NOTIFY DRCA AT THE COMPLETION OF WORK AND OBTAIN APPROVAL PRIOR TO COMMENCEMENT OF ANY VERGE RESTORATION DURING VERGE RESTORATION, TOPSOIL SHALL NOT BE REMOVED AND THE SOIL LEVEL SHALL NOT BE CHANGED WITHIN THE DRIP ZONE OF TREES OR AS OTHERWISE APPROVED AND, UPON COMPLETION OF THE WORKS, VERGES SHALL HAVE ESTABLISHED APPROPRIATE GRASS COVER AS APPROVED BY DRCA, E.G. DRYLAND GRASS, NATIVE GRASS OR COUCH.
- IF THE STANDARD OF GRASS COVER ON THE VERGE NEEDS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS SHALL APPLY:
  - WITHIN THE ROOT ZONE OF TREES, LIGHTLY CULTIVATE THE SOIL IN ONE DIRECTION ONLY TO BETWEEN 25MM TO 50MM DEPTH (50MM MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS), AVOID MAJOR ROOTS AND KEEP A MINIMUM OF 1M AWAY FROM TREE TRUNKS;
  - OUTSIDE THE ROOT ZONE OF TREES NORMAL CULTIVATION PRACTICE APPLIES;
  - ADD 'B TYPE' TOPSOIL AT 25MM TO 50MM DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40G/M<sup>2</sup>, AND
  - LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS. KEEP MOST DURING ESTABLISHMENT.

ALL RESTORATION WORK SHALL BE APPROVED BY DEVELOPMENT, REVIEW AND COORDINATION (DRCA) AND CARRIED OUT BY APPROVED OPERATORS.

Scales		North		Client Logo		Status		Project Name and Location	
						<b>DEVELOPMENT APPROVAL</b>		<b>Haig Parkside</b> Block 17 and 18 Section 47 Turner	
DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK. COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants, Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.		Date		Drawn By		Original Size		Drawing Title	
A		20.12.2018		RI		A1		ENVIRONMENTAL MANAGEMENT	
Rev		Description		Date		Date Plotted		NOTES AND DETAILS	
						20-Dec-18		Project Number	
						Designed By		Type	
						BC		DRG	
						Approved		Discipline	
						BC		CIV	
						Approved Date		Sub-Discipline	
						20.12.2018		Drg No.	
						Approved Signature		Rev	
						AHD		0901	
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**PROJECT NAME:**

# HAIG PARKSIDE

**JOB NUMBER:**

# 180821

**DISCIPLINE**

# CIVIL ENGINEERING

**PROJECT LOCATION:**

# BLOCKS 17,18,19 SECTION 47 TURNER, ACT

**SUBMISSION TYPE:**

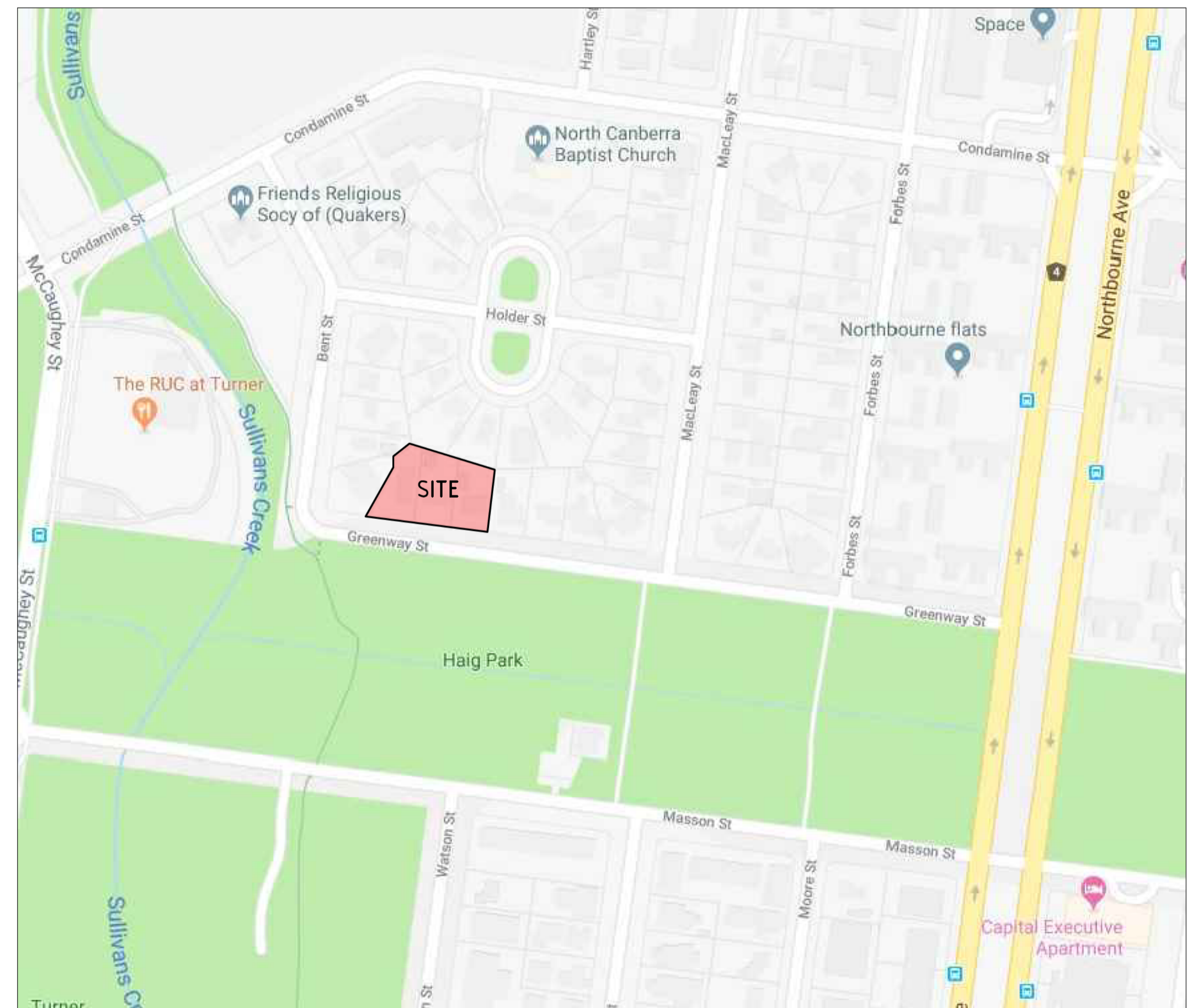
# DEVELOPMENT APPLICATION

**CLIENT:**

# DNA ARCHITECTS

**DRAWING INDEX:**

GN-0001	COVER SHEET, DRAWING INDEX AND LOCALITY PLAN
GN-0002	GENERAL NOTES AND LEGEND
AL-0101	GENERAL ARRANGEMENT PLAN
PV-0301	PAVEMENT PLAN
PV-0321	PAVEMENT DRIVEWAY JOINTING PLAN
PV-0331	PAVEMENT DETAILS SHEET 1
DR-0401	STORMWATER DRAINAGE AND SUBSOIL PLAN
UT-0501	UTILITIES PLAN
UT-0511	UTILITIES DETAILS
TM-0801	TEMPORARY TRAFFIC MANAGEMENT PLAN
EV-0901	ENVIRONMENTAL MANAGEMENT GENERAL NOTES AND DETAILS
EV-0911	ENVIRONMENTAL MANAGEMENT SEDIMENT EROSION CONTROL PLAN
EV-0921	ENVIRONMENTAL MANAGEMENT LANDSCAPE MANAGEMENT AND PROTECTION PLAN
WA-2101	WATER SENSITIVE URBAN DESIGN



LOCALITY PLAN

GOOGLE MAPS. COPYRIGHT 2018



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				Status				Project Name and Location			
				DEVELOPMENT APPROVAL				Haig Parkside			
				Original Size				Block 17 and 18 Section 47 Turner			
				A1				Drawing Title			
				Date Plotted				GENERAL			
				20-Dec-18				COVER SHEET			
				Coordinate System				Project Number			
				STROMLO GRID				180821			
				Height Datum				Type			
				AHD				DRG			
				Approved Signature				Discipline			
								CIV			
								Sub-Discipline			
								GN			
								Drg No.			
								0001			
								Rev			
								A			

**From:** [EPD, Customer Services](#)  
**To:** [ConservatorFloraFauna](#)  
**Subject:** REFERRAL-FLORA & FAUNA-201835106--S144B-17,18,19/47 TURNER-01 [SEC=UNCLASSIFIED]  
**Date:** Tuesday, 30 July 2019 3:57:00 PM  
**Attachments:** [image001.png](#)  
[plans - S144B.OBR](#)  
[supporting docs - S144B.OBR](#)

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**DEVELOPMENT APPLICATION NO:** 201835106--S144B

**BLOCKS:** 17,18,19 **SECTION:** 47 **DIVISION:** TURNER

**S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA-201835106 - 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 easement access path increased and extended through backyard, decrease size of pergola, relocation of garden beds and updating landscaping, clearances of driveway, existing stormwater pit removed and proposed new location.**

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 **(20/08/2019)**.

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](mailto: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 SuburbXXXX-01**

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

Kind Regards,

Ebony

Phone 6207 1923

[EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)

[www.act.gov.au/accesscbr](http://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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**COMBINED DA ASSESSMENT WORKSHEET**

**B17, 18 & 19/S47 Turner – DA NUMBER 201835106**

**DA LEASING OFFICER: Kobee**

**RESPONSE DUE: 19 February 2019**

*15 days from referral request (due date in referral email)*

**REQUIRED**

SPREADSHEET	<input type="checkbox"/>	FINAL DOCS CHECKED & CLEARED	<input checked="" type="checkbox"/>
LV APPLICATION FEE RECEIPT	<input checked="" type="checkbox"/>	By Karen Walker on 20 Feb 2019	
LEASE VARIATION NOTIFIED	<input checked="" type="checkbox"/>	SPREADSHEET UPDATED 20-02-2019	<input checked="" type="checkbox"/>
NOTICE OF DECISION	<input checked="" type="checkbox"/>	EMAIL REFERENCE TO EPSD DACoordinator	<input checked="" type="checkbox"/>
ACTLIS	<input checked="" type="checkbox"/>	20-02-2019.	
DRAFT CROWN LEASE	<input checked="" type="checkbox"/>		
DISPATCH ADVICE CHECKLIST	<input checked="" type="checkbox"/>		
DA Leasing; Reg Gen;	<input checked="" type="checkbox"/>		

**OPTIONAL**

**Proposal:** *(is it permissible in the relevant Zone development table?)*

**A variation to the Crown lease purpose clause to permit a maximum of twelve (12) dwellings Consolidation of Block 17 Section 47 Division of Turner, Block 18 Section 47 Division of Turner and Block 19 Section 47 Division of Turner**

**Proposed Use of the Land:**

<b><u>Lease Block 17:</u></b>	<b>Vol 36: Folio 3589.</b>	<b>Lessee Mind 5 Pty Ltd:</b>
<b><u>Lease Block 18:</u></b>	<b>Vol 788: Folio 86.</b>	<b>Lessee Mind 5 Pty Ltd:</b>
<b><u>Lease Block 19:</u></b>	<b>Vol 1279: Folio 66.</b>	<b>Lessee: Heather Jean Thomson and Robert Grant Orr</b>

**Lodgement checklist:**

**PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION – demolition of the existing dwellings and construction of 12 new two storey dwellings, garages, and associated works. LEASE VARIATION to specify twelve (12) dwellings and consolidation of blocks 17, 18 and 19 into two blocks.**

**DA Leasing Entity Advice:**

Hi Customer service,

Thank you for referring this DA to DA Leasing for comment.

The proposal is for the consolidation of the three blocks, variation of the lease to specify 12 dwellings and the construction of those dwellings. It is suggested in the application that the consolidated block is to be further subdivided into two blocks. Clarification should be sought from the applicant regarding the re-subdivision into two blocks. The following advice is based on the blocks being consolidated and lease varied to specify 12 dwellings only. If there is to be a further subdivision please refer back to DA Leasing for additional comments and conditions.

There is an existing drainage easement on block 18 running adjacent to block 17. It is unclear if this is to remain in the current location or be relocated. Conditions of approval will be required that the consolidation does not take effect until a consolidated services plan is provided.

**COMBINED DA ASSESSMENT WORKSHEET**

**B17, 18 & 19/S47 Turner – DA NUMBER 201835106**

**DA LEASING OFFICER: Kobee**

**RESPONSE DUE: 19 February 2019**

*15 days from referral request (due date in referral email)*

The lessee of block 19 differs from the other two blocks. It will be a requirement that all three leases are held by the same entity prior to the new lease being issued.

Notwithstanding the above, provided the design and siting meets the requirements of the Territory Plan and the entities support the proposal, I see no reason not to support the proposal from a leasing perspective with the necessary leasing conditions of approval.

Thanks, Karen.

**NOD:**

*(See leasing standard Conditions for NODs)*

**Conditions:** "Leasing Entity" (because Lessees are different)  
"Commencement of Building work" (qualifier clause & joint res consolidation; new uses);  
"Consolidation" new block survey; surrender/regrant; lease registration

**Advice:** "minimum term for subdivision under UTA"  
"unimproved value": "LVC": "block numbers"; "expiry of approval"

**Proposed [Purpose] Clause:**

To use the land for the purpose of multi-unit housing for not more than twelve (12) dwellings;

**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]; "Building Approvals - Icon Water"; [REDACTED];  
[TCCS\\_PC DA](#); [ACTPLA DA Leasing](#); [EPAPanningLiaison](#); [ORSRCS](#); "[treeprotectionACTPLARet@act.gov.au](mailto:treeprotectionACTPLARet@act.gov.au)"  
**Subject:** NOTICE OF DECISION-201835106-17/47 TURNER-01 [SEC=UNCLASSIFIED]  
**Date:** Friday, 15 November 2019 10:24:00 AM  
**Attachments:** [NOTICE OF DECISION-201835106-SIGNED.PDF](#)  
[NOD - Attachment to NOD - administrative information.pdf](#)  
[image001.png](#)  
[DISPATCHADVICECHECKLIST-201835106-01.doc](#)  
[DISPATCHADVICECHECKLIST-201835106-01.obr](#)  
[NOD - Attachment to NOD - administrative information.obr](#)  
[NOTICE OF DECISION-201835106-SIGNED.OBR](#)

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Good Morning,  
Please see attached Notice of Decision & Checklist for Block 17 Section 47  
Suburb TURNER

Development Application No: 201835106

For further information please contact: **6207 6383**.

Online Form: [https://www.accesscanberra.act.gov.au/app/forms/epd\\_feedback](https://www.accesscanberra.act.gov.au/app/forms/epd_feedback)

Kind Regards

David

Phone 6207 1923

[EPDCustomerServices@act.gov.au](mailto:EPDCustomerServices@act.gov.au)

[www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

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cid:image004.png@01D3DE12.73C7D510



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## **ATTACHMENT 1 - ADMINISTRATIVE INFORMATION RELATING TO NOTICE OF DECISION.**

### Submission of revised drawings or 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 must be made by completing an application in e-development.

### DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval takes effect 20 working days after the day this notice of decision is given to every person who made a representation on the application. 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.

### Reconsideration of the Decision

If the applicant is not satisfied with the decision made by the planning and land authority, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision under section 191 of the *Planning and Development Act 2007*. A longer timeframe may apply only if granted in writing by the planning and land authority under section 184 of the *Planning and Development Act 2007*.

### Other approvals

A notice of decision grants development approval only. Other approvals may be required, including:

#### 1. Building Approval

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve

the building plans before construction commences. A list of certifiers can be obtained from the [Environment, Planning and Sustainable Development Directorate](#).

2. 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.

3. 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.

4. Works on unleased Territory Land

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, Transport Canberra and City Services Directorate by way of:

- (a) a certificate of design acceptance prior to the commencement of any work; and
- (b) a certificate of operational acceptance on completion of all works to be handed over to TCCS.

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.

Review by the ACT Civil and Administrative Tribunal (ACAT)

1. Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for matters that are exempted under Schedule 3 of the *Planning and Development Regulations 2008* (matters exempt from third party review).
2. The notice of decision and this advice has been sent to all people who made a representation in relation to the application.
3. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. 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.

4. If you think you have a right of appeal, you may apply for a review. Application forms can be obtained from the ACAT. You can also download the form from the ACT Legislation Register.
5. 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.
6. 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*).
7. 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 Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.
8. 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.
9. The following organisations may be able provide you with advice and assistance if you are eligible:
  - ACT Attorney-General, write to the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601
  - the ACT Legal Aid Office, telephone 1300 654 314
  - ACT Council of the Ageing, telephone 02 6154 9740
  - Welfare Rights Centre, telephone 1800 226 028
  - Environmental Defender's Office (ACT), telephone 02 6243 3460.
10. 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.
11. 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.

12. 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.

## Contact details for relevant agencies

<b>ACT Civil and Administrative Tribunal</b> Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT, 2601	www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855
<b>Health Directorate</b>	www.health.act.gov.au 02 6205 1700
<b>Environment, Planning and Sustainable Development Directorate</b> <i>Planning and land authority</i> <ul style="list-style-type: none"><li>- list of certifiers for building approval</li><li>- demolition information</li><li>- asbestos information</li></ul> <i>Environment Protection Authority</i> <ul style="list-style-type: none"><li>- environment protection</li><li>- water resources</li><li>- asbestos information</li></ul> <i>Conservation, Planning and Research</i> <ul style="list-style-type: none"><li>- threatened species/wildlife management</li></ul>	www.planning.act.gov.au 02 6207 1923  www.environment.act.gov.au 02 6207 6251  www.environment.act.gov.au 02 6207 1911
<b>Transport Canberra and City Services</b> <ul style="list-style-type: none"><li>- tree damaging activity approval</li><li>- use of verges or other unleased Territory land</li><li>- works on unleased Territory land - design acceptance</li><li>- damage to public assets</li></ul>	www.tccs.gov.au  132 281 02 6207 7480 (asset acceptance)
<b>Utilities</b> <ul style="list-style-type: none"><li>- Telstra (networks)</li><li>- TransACT (networks)</li><li>- Icon Water</li><li>- Electricity reticulation</li></ul>	02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5738

## Translation and interpretation services

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week by calling 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 τηλεφωνήσετε 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:
<b>TRANSLATING AND INTERPRETING SERVICE</b> <b>131 450</b> Canberra and District - 24 hours a day, seven days a week	

**From:** [EPD, Customer Services](#)  
**To:** [REDACTED]  
**Subject:** NOTICE OF DECISION-201835106-17/47 TURNER-01 [SEC=UNCLASSIFIED]  
**Date:** Friday, 15 November 2019 10:29:00 AM  
**Attachments:** [NOD - Attachment to NOD - administrative information.pdf](#)  
[NOTICE OF DECISION-201835106-SIGNED.PDF](#)  
[image001.jpg](#)

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## ADVICE TO REPRESENTOR AFTER DECISION

Dear Sir/Madam,

**BLOCK: 17 SECTION: 47 SUBURB: TURNER**

**DEVELOPMENT APPLICATION NUMBER: 201835106**

Development Application Number **201835106** has been **Approved Subject to Conditions**.

As you lodged a representation in relation to this Development Application please find attached a copy of the Notice of Decision in accordance with the requirements of Section 170 of the *Planning and Development Act 2007*.

A copy of the application and the decision are also available for inspection on the Public Register. The register can be inspected between 8:30am and 4:30pm weekdays at Access Canberra Customer Service Centre, 16 Challis Street, Dickson, ACT.

If you wish to seek a review of the decision with the ACT Civil and Administrative Appeals Tribunal (ACAT), you must lodge an application form together with the required fee within 28 days from the date of this letter to:

ACT Civil and Administrative Tribunal  
Level 4, 1 Moore Street (the Health Building)  
CANBERRA CITY, ACT, 2601

An application form can be obtained from the ACAT at Level 4, 1 Moore Street, Canberra City. Alternatively you can access the form from the ACAT website [www.act.gov.au](http://www.act.gov.au) under approved forms. If you require further information about the ACAT's requirements or the review process, their office can be contacted on (02) 6207 1740.

If you apply for a review of the decision, the Authority will at the direction of the ACAT, give written notice to the applicant, and any interested parties that:

- You have applied to the ACAT for a review of the decision; and
- They are entitled to apply to be made a party to the proceedings for the review.

The applicant's name and postal address can be obtained from the Public Register.

As this application has been **Approved Subject to Conditions**, the applicant may also apply to the ACAT for a review of the decision. If this occurs you will be advised, and have a right to the Tribunal to be made a party to the proceedings (i.e. you can apply to the Tribunal to attend the review hearings where you will have the opportunity to present your case).

For further information please contact: 6207 6383

Online Form: [https://www.accesscanberra.act.gov.au/app/forms/epd\\_feedback](https://www.accesscanberra.act.gov.au/app/forms/epd_feedback)

Yours sincerely

Customer Services | Notification

**Phone 02 6207 1923** | [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

**Access Canberra | ACT Government | Environment, Planning and Land Building Services**

16 Challis st, Dickson 2602 | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au/accesscbr](http://www.act.gov.au/accesscbr)

*Access Canberra brings together customer and regulatory services*

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