

From: [REDACTED]
Sent: Friday, 6 June 2014 10:34 AM
To: Boraiah, Thara; [REDACTED]
Cc: Freddie Mendoza
Subject: 1221 RE: Block 3 section 20 Weetangerra - DA response

Thara,

Thanks for keeping on our case, we have circulated the received comments to our client who is formulating a response, possibly with a traffic and parking report.

We will keep you in the loop.

Regards,

Small Quinton Coleman Architects

Suite 4, Hawker Professional Centre,
Hawker Place, Hawker, ACT 2614
T +61 2 6278 8500 [REDACTED]



Primary Nominee Murray Coleman ACT 975 NSW 7574

<http://www.sqca.com.au>

From: Boraiah, Thara [mailto:Thara.Boraiah@act.gov.au]
Sent: Friday, 6 June 2014 10:17 AM
To: studio@sqca.com.au
Cc: [REDACTED]
Subject: FW: Block 3 section 20 Weetangerra

Dear Mr Mendoza

Late last week, I sent the email below requesting additional information. I wanted to know if you will be submitting and if so how long it will take.

Regards
Thara Boraiah

From: Boraiah, Thara
Sent: Friday, 30 May 2014 3:17 PM
To: 'STUDIO@SQCA.COM.AU'
Cc: [REDACTED]
Subject: Block 3 section 20 Weetangerra

Dear Mendoza,

Following the initial assessment of the application, i require the following information to continue with the assessment.

- The landscape plan refers to landscape management plan and verge management plan. However, there are no copies of those submitting to us. Can you please email that to me.
- Are there any reason/ justification for the selection of this site. Also, were there any other sites considered for the proposal? if so, the advantages of this site over other sites.
- Also, please let us know if there are any other developments planned on this oval.

Regards

Thara Boraiah | Senior Assessment Officer (Merit Assessment)

Phone 02 6207 7373 | Fax 02 6207 1856

Planning Delivery Branch | ACTPLA | Environment and Sustainable Development | ACT Government

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

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From: Freddie Mendoza [REDACTED]
Sent: Monday, 16 June 2014 1:47 PM
To: Boraiah, Thara
Subject: RE: *FILED* RE: 1221- Blk 3/ Sec 20 Weetangera

Hi Thara

Just a follow up to my earlier email, it is anticipated that the traffic study will take some time to be finalised & submitted. Would it be possible to give the client an ample time to respond & complete the traffic report by 24th August. (2 months from the conclusion of the public notification).

Please note that we have only received the complete copy of representations on 3rd June.

Thanks you for your assistance.

Kind regards,

Ferdinand Mendoza |
Architectural Technical Officer

Small Quinton Coleman Architects

Suite 4, Hawker Professional Centre,
Hawker Place, Hawker, ACT 2614

[REDACTED]
Primary Nominee Murray Coleman ACT 975 NSW 7574

From: Boraiah, Thara [mailto:Thara.Boraiah@act.gov.au]
Sent: Monday, 16 June 2014 12:09 PM
To: Freddie Mendoza
Subject: *FILED* RE: 1221- Blk 3/ Sec 20 Weetangera

Hi Freddie,

Can you please give me a date by when you can submit the information.

Regards
Thara

From: Freddie Mendoza [REDACTED]
Sent: Monday, 16 June 2014 12:08 PM
To: Boraiah, Thara
Cc: [REDACTED] Murray Coleman
Subject: 1221- Blk 3/ Sec 20 Weetangera

Hi Thara

Excerpt from the client

“ ABACM is awaiting firstly a fixed fee proposal for the study and also a timeframe for delivery if engaged. I anticipate this will not be completed by the 26th and would recommend the request for extension.”

Kind regards,

Ferdinand Mendoza |
Architectural Technical Officer

Small Quinton Coleman Architects

Suite 4, Hawker Professional Centre,
Hawker Place, Hawker, ACT 2614



Primary Nominee Murray Coleman ACT 975 NSW 7574

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1221- OVAL RESTORATION PROJECT
Block 3, Section 20 WEETANGERA, Southwell Street

STATEMENT OF PURPOSE AND DESIGN INTENT
DA Response to Representations

Purpose and use

The Weetangera Neighbourhood Oval facility has been redeveloped to meet the needs of the Western Districts Rugby Club and Cricket ACT, with further strong support from the Education and Training Directorate and the nearby Weetangera Primary School. The field consists of two rugby field divided by the concrete cricket wicket this layout will allow for both winter and summer use respectively. The Western Districts Rugby juniors will play on these grounds from approx. 8am to 5 pm on Saturdays throughout winter, i.e. April to September. Training will be on weeknights from 5-9 pm predominantly from Tuesday to Thursday.

Siting

The siting for the building has been determined by a number of factors, these include field access, spectator viewing and site conditions. The existing carpark and level ground naturally lends itself to having the building located in the proposed site, and provide a level disability access link to the proposed pavilion. Despite the economic reasons, the existing car park allows suitable access for persons with mobility issues, waste trucks and ambulance access. In addition, this location provides the optimal viewing for spectators and officials providing an end to end view of the field, this due to the North/South alignment of the field. This alignment is required to avoid the direct path of the sun and the safety risks posed to players. The canteen allows for volunteers, who are usually parents, to have a clear view of the game this has proven critical in attracting volunteers at numerous other ACT Government sports grounds.

In contrast to the above, the remainder of the site is unsuitable for the building siting as the South and Eastern sides enclosing the field are quite steep which would require the building to either be "cut in" to the slope or on top of the embankment. Both of these cause problems including, water ingress, soil instability, excessive finished height and access issue for patrons especially those with mobility problems. A location beside the shopping centre, apart from having unfavourable topography, would be inappropriate as it would attract sports ground patrons directly to what is a private sector car park constructed to service the shopping centre.

Sport and Recreation Services have 19 existing neighbourhood ovals that have the amenities building located beside the oval car park.

Traffic and parking

Given the use of the facility is typically out of peak times and patron attendance is cycled the impact to traffic flow is minimal to none. The existing parking facility accommodates in excess of 30 vehicles which would accommodate the expected number of patrons attending. In the unlikelyhood that the capacity of the carpark is exceeded, Weetangera Primary School has approximately 50 sealed parking bays which can be utilised as agreed by Education and training directorate. With only two games in play at one time, there is a limit to the patronage that can be at the oval at one time and this is considered minimal and has proven manageable at same sized venues with similar size car parks.

Note:

This statement has been composed by ABA Construction Managers (ABACM), Sports & Recreation Services (SRS) and Small Quinton Coleman Architects.

Small Quinton Coleman Architects

02 July 2014

DATE PLOTTED: 29 January 2013 2:21 PM BY: GREG JOHNSTON (CANBERRA)

XREFs: 13018 TITLE SHEET A1 (H); X-WEETANGERRA-CIVIL-BASE; CVT-WEETANGERRA-12225.02_DT_001; X-URB_MEET CAD FILE: N:\Projects\1505\FY13\NA50513018_OVALS RESTORATION PROJECT\02-OVALS RESTORATION\DRAWINGS\13018-04_WESP.dwg

FIELD SETOUT

POINT No	CO-ORDINATES	
	EASTING	NORTHING
FIELD No 1		
F1	203269.917	607352.534
F2	203290.802	607458.495
F3	203338.180	607347.233
F4	203357.518	607445.345
FIELD No 2		
F10	203350.641	607344.777
F11	203369.979	607442.889
F12	203413.432	607332.401
F13	203432.770	607430.513

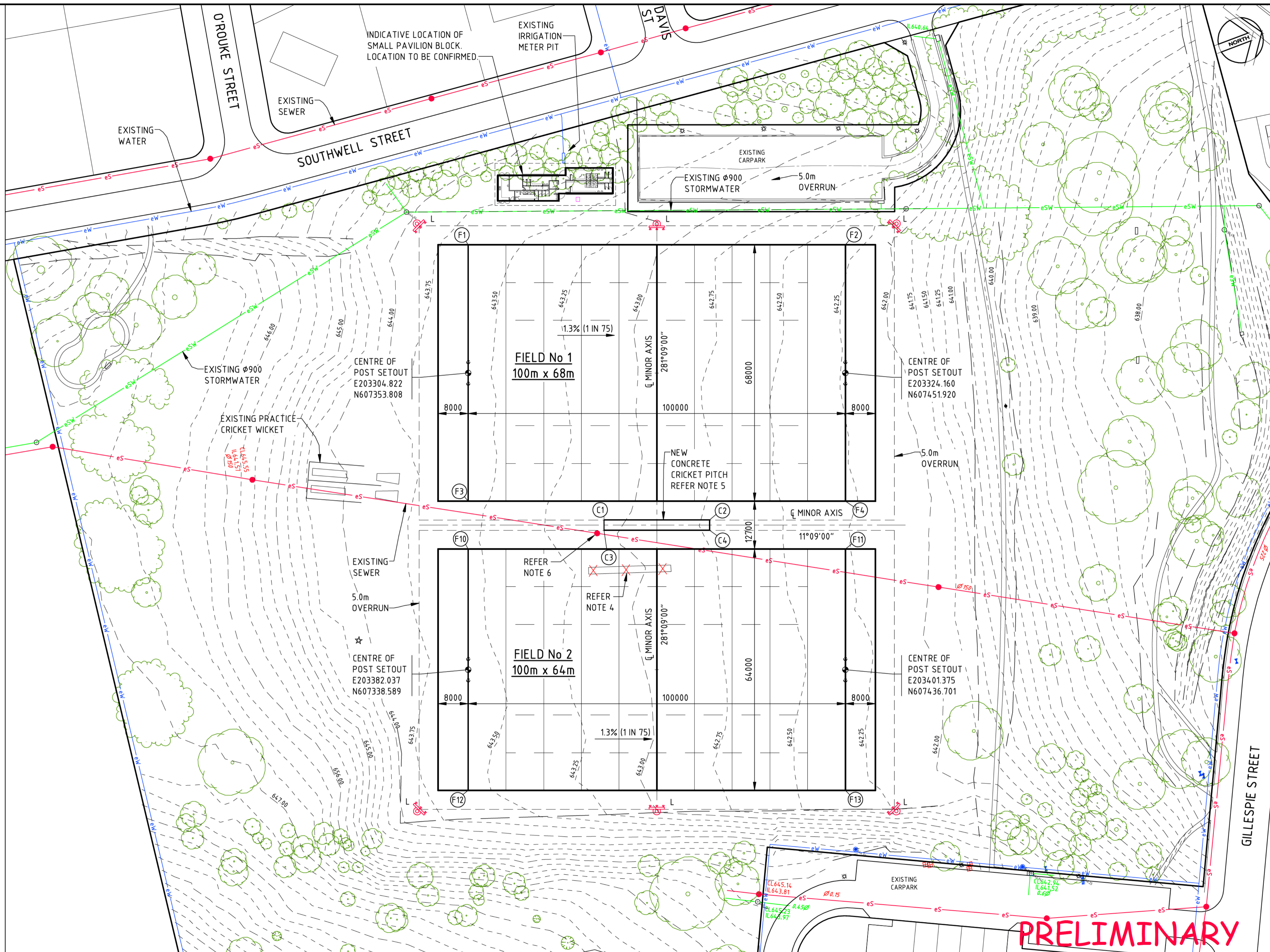
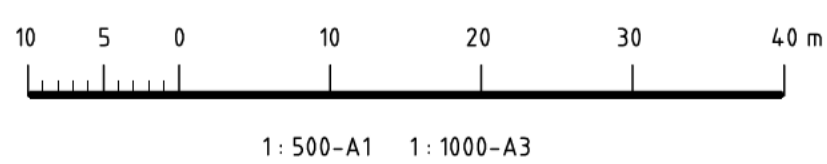
CRICKET WICKET SETOUT

POINT No	CO-ORDINATES	
	EASTING	NORTHING
C1	203350.048	607381.587
C2	203355.462	607409.058
C3	203352.697	607381.064
C4	203358.111	607408.536

GENERAL NOTES

- REFER DRG No NA50513018 - 01 FOR NOTES, LEGEND AND GOAL POST FOOTING DETAILS.
- REFER TO ABA CONSTRUCTION MANAGERS P/L FOR PLAYING FIELD SURFACE FINISH DETAILS, PLAYING SURFACE GRADING AND FINAL LEVELS.
- REMOVE ANY EXISTING GOAL POSTS AND DELIVER TO ACT SPORTS & RECREATION STORAGE AREA. REMOVE ANY EXISTING CONCRETE FOOTINGS.
- REMOVE EXISTING CONCRETE CRICKET WICKET.
- CONSTRUCT NEW CONCRETE CRICKET WICKET IN ACCORDANCE WITH FIGURE 24.13 STANDARD CONCRETE CRICKET WICKET DETAIL, DESIGN STANDARDS FOR URBAN INFRASTRUCTURE, 24 SPORTSGROUND DESIGN. PROVIDE SYNTHETIC TURF PITCH 'BALSAM' EVERGREEN SHIELD OR APPROVED EQUIVALENT GLUE FIXED TO CONCRETE SLAB IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- THE EXISTING SEWER UNDER THE PLAYING FIELD FROM SOUTH TO NORTH HAS AN EXISTING BURIED SEWER MANHOLE LOCATED NEAR THE SOUTH END OF THE PROPOSED NEW CRICKET WICKET. THIS SEWER MANHOLE NEEDS TO BE LOCATED AND LEVELS CHECKED PRIOR TO ANY PLAYING SURFACE GRADING WORKS COMMENCES.

PRELIMINARY



PRELIMINARY

Rev	Date	Description	Drawn	Appr.
A	29/01/2013	CLIENT REVIEW - NOT FOR CONSTRUCTION	G.J.	

Client:

Project Manager:

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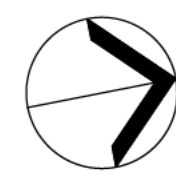
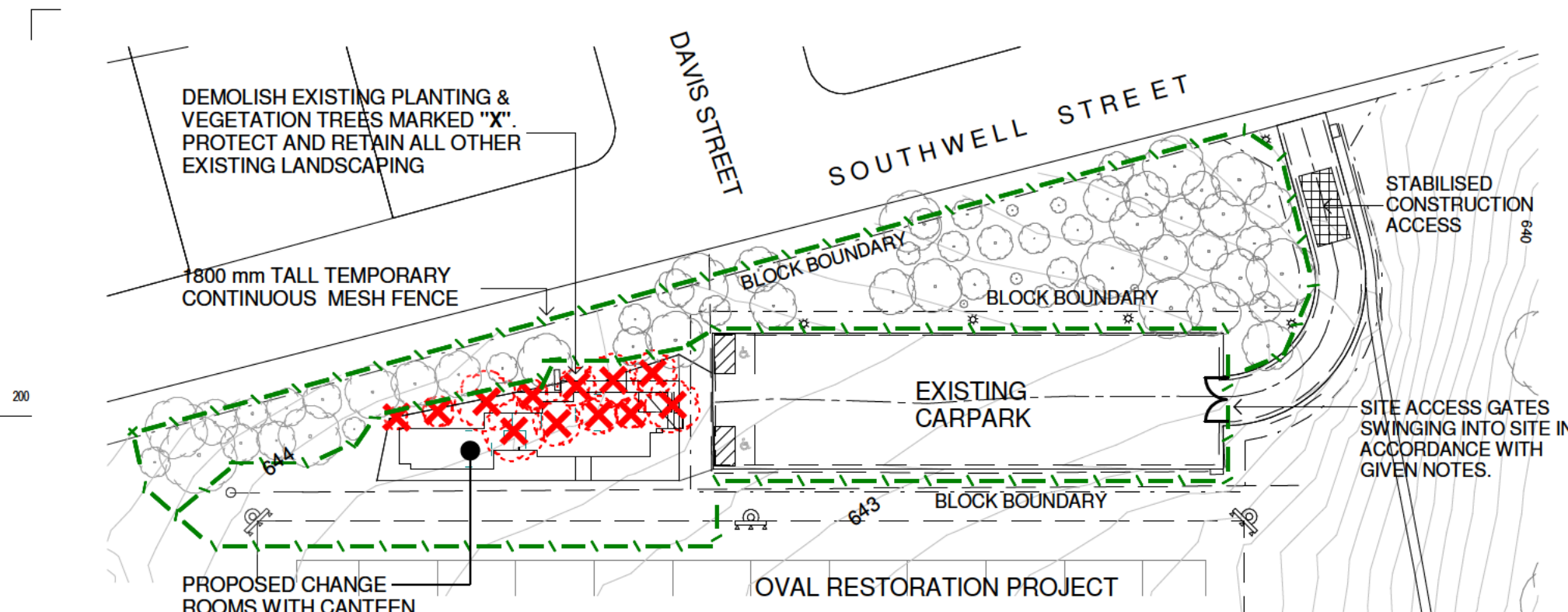
Quality Endorsed Company
AS 9001: 14-1960
Standard Australia

Drawn	G.J.	Date	Nov. 2012
Designed		Date	
Checked		Date	
Reviewed		Date	
Approved		Date	

Client: **ABA CONSTRUCTION MANAGERS PTY LTD**

Project: **OVALS RESTORATION PROJECT PROJECT No 3 WEETANGERA NEIGHBOURHOOD OVAL BLOCK 3, SECTION 20, WEETANGERA, ACT CIVIL ENGINEERING WORKS SITE PLAN AND SETOUT DETAILS**

Status: CLIENT REVIEW			
Date	Datum	Scale	Size
Dec. 2012	AHD	AS SHOWN	A1
Drawing Number: NA50513018 - 04			Revision: A



NOTE:
 REFER EROSION AND SEDIMENT CONTROL CONCEPT PLAN DRAWINGS NA50513018-40 & NA50513018-41 FOR LOCATION OF INDICATIVE STOCKPILE, SILT FENCING, CONTRACTOR'S SHED, FILTER ROLLS AND STABILISED CONSTRUCTION ACCESS

1 LANDSCAPE MANAGEMENT & VERGE PROTECTION PLAN
 SCALE 1:750

ON-SITE MANAGEMENT OF VERGES AND OPEN SPACE

- 1 GENERAL**
- BEFORE COMMENCING WORKS, THE APPLICANT OR THEIR REPRESENTATIVE MUST ADVISE TERRITORY AND MUNICIPAL SERVICES (TAMS) IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LMP. RANDOM AUDITS WILL BE ARRANGED BY TAMS TO ENSURE COMPLIANCE.
 - ALL DEVELOPMENT WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS IN THE VERGE. NOTE THAT THE WORKS MAY REQUIRE THE PROVISION OF AN APPROVED TEMPORARY TRAFFIC MANAGEMENT PLAN, WHICH WILL INFLUENCE THE LANDSCAPE MANAGEMENT AND PROTECTION PLAN (LMP) REQUIREMENTS.
 - DURING THE PROJECT, ALL EXISTING VERGE GRASS COVER MUST BE RETAINED IN ITS PRE-EXISTING CONDITION. WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.
- 2 SUPERVISION**
- FOR ALL PROJECTS, OTHER THAN MINOR WORKS (I.E. MINOR IN COMPLEXITY AND / OR SCOPE OF WORKS) A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST MUST BE EMPLOYED TO OVERSEE WORK IN THE VERGE TO ENSURE ALL REQUIREMENTS ARE FOLLOWED. THEY MUST BE PRESENT DURING ANY CULTIVATION / RESTORATION OF THE VERGE WHICH AFFECTS PLANT MATERIAL.
- 3 STORAGE OF CONSTRUCTION MATERIALS**
- NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGES OR PUBLIC OPEN SPACES.
 - NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR ADJACENT PARKLAND.
- 4 SITE ACCOMMODATION**
- GENERALLY, SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACES, HOWEVER, AN APPLICATION MAY BE LODGED TOGETHER WITH THE LMP, WITH THE MANAGER, MUNICIPAL SERVICES (AA) FOR THE USE OF VERGES, PUBLIC OPEN SPACES OR UNLEASED TERRITORY LAND. APPROVAL MAY BE GRANTED SUBJECT TO THE DEVELOPER'S AGREEMENT TO COMPLY WITH THE TERMS AND CONDITIONS, AS SPECIFIED BY MUNICIPAL SERVICES ON APPLICATION, FOR A SPECIFIC SITE.
- 5 PROTECTIVE FENCING**
- 5.1 EXTENT**
- ALL TEMPORARY PROTECTIVE FENCES ERECTED TO PROTECT EXISTING PUBLICLY OWNED LANDSCAPE ASSETS ARE TO BE IN ACCORDANCE WITH THE APPROVED LMP DRAWING.
 - FENCE OFF EXISTING TREES, PLANTINGS AND GRASS TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UN-LEASED TERRITORY LAND AREA. THE LOCATION OF PROTECTIVE FENCING WILL BE:
 - * FENCE EACH TREE ALONG ITS DRIP-LINE (AT A MINIMUM),
 - * 1.2M FROM THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED
 - FENCING MUST BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORKS AND REMOVED AT COMPLETION OF ALL CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION.
 - THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT.
- 5.2 MATERIALS**
- USE OF TEMPORARY 1800-MM TALL CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES IS MANDATORY. VARIATION FROM THIS REQUIREMENT MUST BE ACCOMPANIED BY WRITTEN AGREEMENT FROM MUNICIPAL SERVICES.
- 5.3 PEDESTRIAN AND TRAFFIC CONSIDERATIONS**
- EXISTING VERGE FOOTPATHS TO BE MAINTAINED AND MUST REMAIN UNOBSTRUCTED THROUGHOUT THE CONSTRUCTION PERIOD, TO PROVIDE SAFE PEDESTRIAN MOVEMENT AT ALL TIMES.
 - WHERE A CONSTRUCTED FOOTPATH OR CYCLEWAY EXISTS WITHIN THE VERGE, PROTECTIVE FENCING MUST IN ALL CASES BE SET BACK 0.6M FROM EACH SIDE OF THE FOOTPATH / CYCLEWAY TO ENSURE SAFE PASSAGE FOR CYCLISTS AND PEDESTRIANS.
 - IF THERE IS NO CONSTRUCTED PUBLIC FOOTPATH ON THE VERGE A FENCED CLEARWAY OF 1.8M IN WIDTH MUST BE MAINTAINED FOR THE ENTIRE FRONTAGE OF THE LEASE TO ALLOW FOR PEDESTRIANS AND CYCLISTS.
 - ACCESS GATES INTO THE SITE MUST SWING INTO THE SITE. THEY MUST NOT BE CAPABLE OF BLOCKING PEDESTRIAN ACCESS ALONG THE VERGE OR VEHICULAR TRAFFIC ON THE ROAD.
- 5.4 ACCESS FOR SERVICE INSTALLATIONS**
- FENCING MUST NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE UNLESS AA APPROVES THE SERVICE INSTALLATION.
 - REALIGN FENCE TO PROVIDE LANE FOR SERVICE TRENCHING, BUT RE-ERECT FENCE TO ENCLOSE TREES BEFORE TRENCHING COMMENCES. UPON COMPLETION OF TRENCHING, RETURN THE FENCE 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, ARE TO BE RETAINED AND REMAIN UNDAMAGED. WRITTEN AUTHORISATION FROM AA IS REQUIRED IF ANY PLANT MATERIAL IS TO BE DISTURBED AS A PART OF CONSTRUCTION. THIS APPROVAL WILL BE GIVEN AS A PART OF THE LMP
 - EXISTING CANOPY CLEARANCE IS NOT TO BE ALTERED.
 - CROWNS AND APEX OF CANOPIES ARE NOT TO BE ALTERED OR REDUCED.
 - ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CANOPY WITHOUT DAMAGE TO CROWN.
 - ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH LOWEST LIMB, THROUGH DRIVEWAY ACCESS.
- 6.2 TREE ROOT PROTECTION**
- THE MAJORITY OF TREE ROOTS GROW IN THE TOP 300 MM OF SOIL. THESE ARE THE FEEDER ROOTS, OFTEN VERY FINE ROOTS THAT PROVIDE THE TREE WITH WATER, OXYGEN AND NUTRIENTS. THESE ROOTS TYPICALLY GROW BETWEEN THE TREE'S TRUNK 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 MUST BE APPROVED AND IS TO BE RESTRICTED TO ONE SIDE OF THE TREE ONLY. APPROVAL CAN BE SOUGHT BY CONTACTING THE MUNICIPAL SERVICES OFFICER.
 - WHERE EXCAVATION IS APPROVED, THE FOLLOWING MEASURES ARE TO BE ADOPTED FOR TREE PROTECTION:
 - * DO NOT SEVER LARGE ROOTS (>30 MM DIAMETER) CLOSER THAN HALFWAY FROM THE DRIP-LINE TO THE TRUNK. HAND TRENCHING TO A DEPTH OF 300MM IS REQUIRED TO LOCATE THESE ROOTS BEFORE ANY MECHANICAL TRENCHING IS UNDERTAKEN.
 - * ALL ROOTS MUST BE CUT CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED TO CUT ROOTS CLEANLY OR OTHER SUITABLE PRUNING EQUIPMENT.
 - * ROOTS EXPOSED DURING EXCAVATION MUST BE PROTECTED FROM DESICCATION. KEEP LIGHTLY WATERED OR COVER WITH HESSIAN, WHICH MUST BE KEPT MOIST.
 - * WATER TREES THAT HAVE HAD DISTURBANCE IN THEIR ROOT ZONE. THE AMOUNT AND FREQUENCY OF WATER NEEDS TO BE ADAPTED TO THE TREES' REQUIREMENT, BASED ON SEASONAL CONDITIONS.
- 7 SITE ACCESS**
- SITE ACCESS MUST INITIALLY BE BY THE EXISTING DRIVEWAY ACCESS POINTS FOR THE NEW DEVELOPMENT.
 - IN SOME CASES, CONSIDERATION MAY BE GIVEN TO ALLOWING NEW ACCESS POINTS ACROSS PUBLIC LAND. APPROVAL FOR ALTERNATIVE OR ADDITIONAL ACCESS POINTS MUST BE OBTAINED THROUGH MUNICIPAL SERVICES. IN SUCH CASES, THE SITE ACCESS MUST BE POSITIONED MIDWAY BETWEEN EXISTING TREE TRUNKS. THIS, HOWEVER, IS DEPENDENT ON THE DISTANCE BETWEEN TREES. IN SOME CASES TREES MAY BE TOO CLOSE TO ALLOW ACCESS. ACCESS IS NOT TO OCCUR ON TWO SIDES OF A TREE.
 - CONSTRUCTION TECHNIQUE SHOULD 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 WRITTEN AUTHORISATION FROM MUNICIPAL SERVICES.
- 8 SERVICES AND UTILITIES**
- 8.1 SERVICE CONNECTION TO SITE**
- THE DEVELOPER MUST COORDINATE ALL SERVICE APPROVALS THAT ARE PROPOSED WITHIN THE ROAD RESERVE, PUBLIC OPEN SPACE AND UNLEASED TERRITORY LAND.
 - APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED THROUGH MUNICIPAL SERVICES AND THE RELEVANT CITY MANAGEMENT AGENCIES AT THE PLANNING AND DESIGN STAGES. IN MOST SITUATIONS, EXCAVATION MUST NOT OCCUR WITHIN THE VERGE. WHERE EXCAVATION IS ALLOWED THE FOLLOWING REQUIREMENTS APPLY:
 - * BORING OR TUNNELING BELOW THE ROOT ZONE MUST BE UNDERTAKEN IF THE EXCAVATION IS WITHIN THE CANOPY SPREAD OF ANY TREE.
 - * SHARED TRENCHING FOR SERVICES IS MANDATORY.
 - * NUMBER OF VERGE CROSSINGS TO BE MINIMISED.
 - * EXCAVATION FOR SERVICES ACROSS VERGE (I.E. AT RIGHT ANGLES TO KERB, PROPERTY LINE) IS TO BE MIDWAY BETWEEN THE TREE TRUNKS.
 - * ANY SERVICE INSTALLATION WITHIN 5.0M OF AN EXISTING TREE TRUNK, OR WITHIN THE TREE CANOPY REQUIRES PRIOR APPROVAL.
 - NOTE: A TEMPORARY TRAFFIC MANAGEMENT PLAN (TTM) AND A ROADS AND PUBLIC PLACES OPENING PERMIT (RPOP) MUST BE OBTAINED FROM ROADS ACT BEFORE ANY EXCAVATION IS UNDERTAKEN ON TERRITORY LAND.
- 8.2 SERVICES AND UTILITIES ALONG ROAD RESERVES**
- THE DEVELOPER MUST COORDINATE ALL SERVICE APPROVALS.
 - AA APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED AT THE PLANNING AND DESIGN STAGE.
 - NEW OR UPGRADED SERVICES PARALLEL TO KERB OR PROPERTY LINE ARE TO BE INSTALLED ON THE FOLLOWING ALIGNMENTS (SUBJECT TO APPROVAL) TO MINIMISE DAMAGE/DISTURBANCE TO ROOTS/ROOT ZONE.
 - * WITHIN ROAD PAVED AREA.
 - * BORING OR TUNNELING BELOW THE ROOT ZONE IS TO BE UNDERTAKEN IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE.
 - * BELOW EXISTING FOOTPATH ON THE PROPERTY LINE.
 - * IMMEDIATELY BEHIND KERB.

- 9 IRRIGATION**
- MUNICIPAL SERVICES ACTIVELY DISCOURAGES THE USE OF IN-GROUND IRRIGATION SYSTEMS, AND GENERALLY DOES NOT ENDORSE THEIR INSTALLATION IN THE VERGE. HOWEVER, A SYSTEM OF QUICK COUPLERS AT THE LEASE EDGE OF THE VERGE MAY BE INSTALLED, SUBJECT TO MUNICIPAL SERVICES'S APPROVAL OF THE IRRIGATION PLAN.
- 10 VERGE INFRASTRUCTURE CONDITION AND RESTORATION**
- CONTACT THE MUNICIPAL SERVICES OFFICER TO NOTIFY COMMENCEMENT OF VERGE RESTORATION AND AT THE COMPLETION OF WORK.
 - AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND THE SOIL LEVEL MUST NOT BE CHANGED.
 - IF THE STANDARD OF GRASS COVER ON THE VERGE IS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS APPLY:
 - * LIGHTLY CULTIVATE THE SOIL TO 25 MM TO 50 MM DEPTH 150 MM MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS). CULTIVATE ONLY IN ONE DIRECTION. AVOID MAJOR ROOTS, AND KEEP A MINIMUM OF 1M AWAY FROM TREE TRUNKS.
 - * ADD #B TYPE TOPSOIL AT 25 MM TO 50 MM DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40G/M2.
 - * LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE DEPARTMENT OF URBAN SERVICES (DUS) STANDARDS AND SPECIFICATIONS FOR URBAN INFRASTRUCTURE. KEEP MOIST DURING ESTABLISHMENT.
 - IF DAMAGE DOES OCCUR TO TREES OR OTHER PLANTINGS ON STREET VERGES OR PUBLIC OPEN SPACES, THEY ARE TO BE REPLACED OR REHABILITATED TO MUNICIPAL SERVICES'S SATISFACTION AT THE DEVELOPER'S EXPENSE. RESTORATION WORK IS TO BE APPROVED BY MUNICIPAL SERVICES AND CARRIED OUT BY APPROVED OPERATORS.

<p>Small Quinton Coleman Architects ABN 81091693350 Hawker Professional Centre, Hawker ACT 2614 Phone (02) 6278 8500 Fax (02) 6255 2921 studio@sqca.com.au Primary Nominee: M Coleman ACT 975, NSW 7574</p>		Project Title: OVALS RESTORATION PROJECT- NEW CHANGE ROOMS WITH CANTEEN- WEETANGERA	
		Client: ABA CONSTRUCTION MANAGERS (AUST) Pty Ltd on behalf of Shared Services Procurements for TaMS	
Project Address: SOUTHWELL STREET, WEETANGERA Block: 3 Section: 20 WEETANGERA, ACT		Drawing Title: LANDSCAPE MANAGEMENT & VERGE PROTECTION PLAN	
No. Date Description 1 17.06.14 Issue for DA		Drawn: Director: Reviewer: Verifier: FM MC MC	
Scale: As indicated @A3		Project No: 1221	
ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BY CONTRACTOR BEFORE COMMENCING WORK OR PREPARATION OF SHOP DRAWINGS. WHERE PROVIDED, DRAWINGS MUST BE READ IN CONJUNCTION WITH SCHEDULE OF WORK OR SPECIFICATION.		QA Reference: Sheet No: Amendment: 1221- A108- 1 A108 1	
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ACT
Government

Environment and
Sustainable Development

Form

Internal Referral Brief for MPRG

SUBMISSION TO MAJOR PROJECT REVIEW GROUP

AGENDA ITEM NO.	2
DATE OF MEETING	8/07/2014
SUBJECT	DA 201324722 – BLOCK 3 SECTION 20 WEETANGERA
BRANCH	DEVELOPMENT SERVICES
PRESENTED BY	THARA BORAI AH

This proposal has been referred to the Major Project Review Group because the development application has received 26 representations.

Purpose

1. To brief the Major Project Review Group on a development proposal for construction of a single storey building containing change rooms, toilet facilities and a small canteen area and associated paving and landscaping.
2. To seek MPRG advice on the development proposal.

Leasing

The block is unleased Territory land. The land custodian is TAMSD - Sport and Recreation Services.

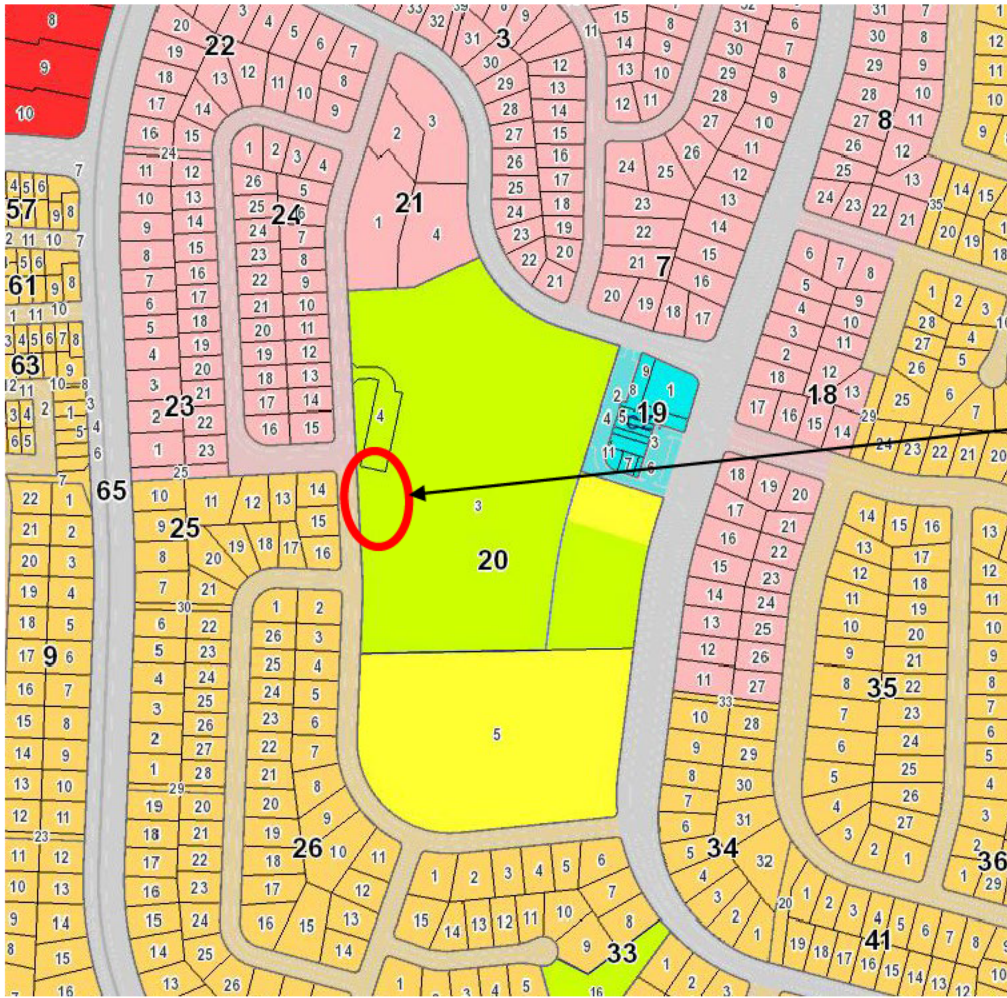
The site and surrounds

The applicant advised that the proposal is part of the oval restoration project.

The Weetangera oval is surrounded by streets on all sides except on the northern and southern side. On the northern side is a multi-unit development and on the southern side is Weetangera Primary School and Pre-school. Towards the north-eastern side is Weetangera Shops and across the streets from the oval are residential developments.

The chosen area for the development is adjacent to an existing car park accessed from Southwell Street. The area chosen for the development contains many young (non-regulated) trees. Eleven trees are proposed to be removed by leaving a line of trees adjacent to Southwell Street that could possibly work as vegetation screening to the proposed development.

Form
Internal Referral Brief for MPRG



Site for the proposed
change room, toilet
and canteen building

Zoning of the site and surrounds

Form
Internal Referral Brief for MPRG



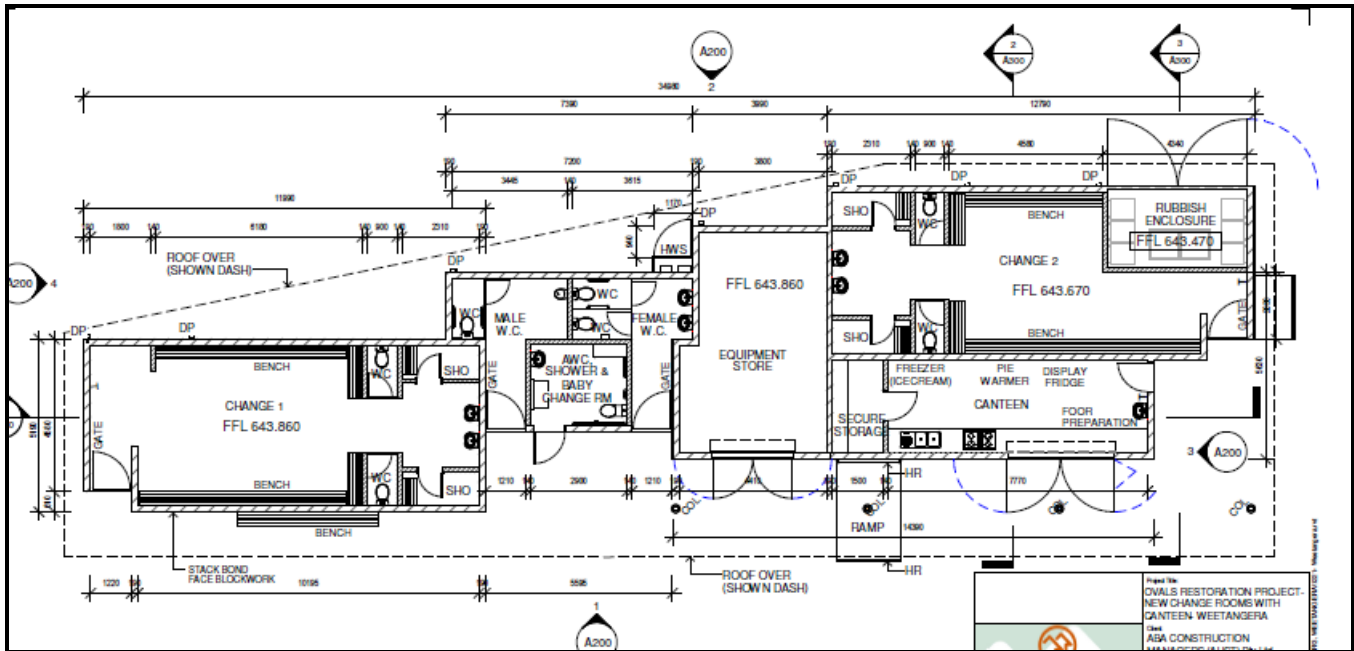
Weetangera shops

Site for the proposed
change room, toilet and
canteen building

Existing school

Aerial photo of the site and surrounds

Form
Internal Referral Brief for MPRG



Plan of the proposed development



View from existing car park



View from Oval

View towards the site (behind the trees)**Applicable Policies**

- Parks and Recreation Zone Development Code
- Weetangera precinct map and code
- Access and mobility General Code
- Crime prevention through environmental design General Code
- Parking and Vehicular Access General Code

Representations: 26 written representations were received. Main issues raised are:

- Impact on vehicular traffic and pedestrian traffic along Southwell Street.
- Southwell Street is a minor street. Parking will be increased along this narrow street.
- Advice to relocate the building to along Shumack Street
- Removal of vegetation, impact on safety as the intersection is nearby
- No community engagement
- The existing car park is small and would not cater for the number of people expected on game days.
- Access will be convenient if the facility is close to Schumack Street as there is a bus stop along Schumack Street. Access for emergency vehicles will also be simpler.
- The facility should be located on the vacant space adjacent to shops.

Issues identified for discussion:

Issues raised in the representations, particularly the location of the building and its impact on the surrounding area.

The proponent has been approached to respond to the need for the facility in the proposed location and whether any alternative locations have been considered.

S141 submission

The proponent submitted additional information as S141A. The information included a site plan demonstrating the location of the playing area and contours of the field, and a response/justification for the location of the facility. The main reasons for the location are:

1. The development makes use of the existing car park that accommodates for approximately 30 car parking spaces. This is sufficient to accommodate the expected number of patrons.
2. Despite the economic reasons, the existing car park allows suitable access to persons with mobility issues, waste trucks and ambulance access.
3. The location provides optimal viewing for officials and volunteers to have clear view of the game which is critical in attracting volunteers at Government sports grounds.
4. The chosen area is relatively flat when compared to other areas on the field;
Refer to attachment A
5. The area proposed by the representations for the development to be located adjacent to the shops by sharing car parking spaces was not considered appropriate as the shopping centre car park belongs to a private sector.
(Incorrect, the parking is on unleased land)
6. In the unlikelihood of increased parking requirement, Weetangera primary school parking spaces located on the southern side of the proposal could be utilised as agreed by Education and Training Directorate.
7. With only two games in play at one time, there is a limit to the patronage that can be at oval at one time and this is considered minimal and proven manageable at similar size venues and similar size car parks.

Entity comments

- **ActewAGL-Gas and Water and Sewerage:** supports the development with conditions
- **ActewAGL-Electricity Supply Networks:** does not support the application. Additional information will be requested.
- **Environment ACT:** Supports the application
- **TAMSD:** No comments received

Site Inspection

A site inspection carried out demonstrates that Southwell Street is a long, two-way, 6 metres wide quiet street when compared to other surrounding Streets such as Gillespie Street (9metres wide) and Schumack Street (6metres wide each way).

Communications

- Representations refer to an article in The Northside Chronicle dated 20 May 2014.
- If the development is approved, the representors could potentially bring the development to the media attention.
- No media release is however required at this stage

Options

The options for progressing this matter are as follows:

1. approve the application subject to conditions determined by the delegate and the MPRG; or
2. refuse the application based on the issues raised in the representations.

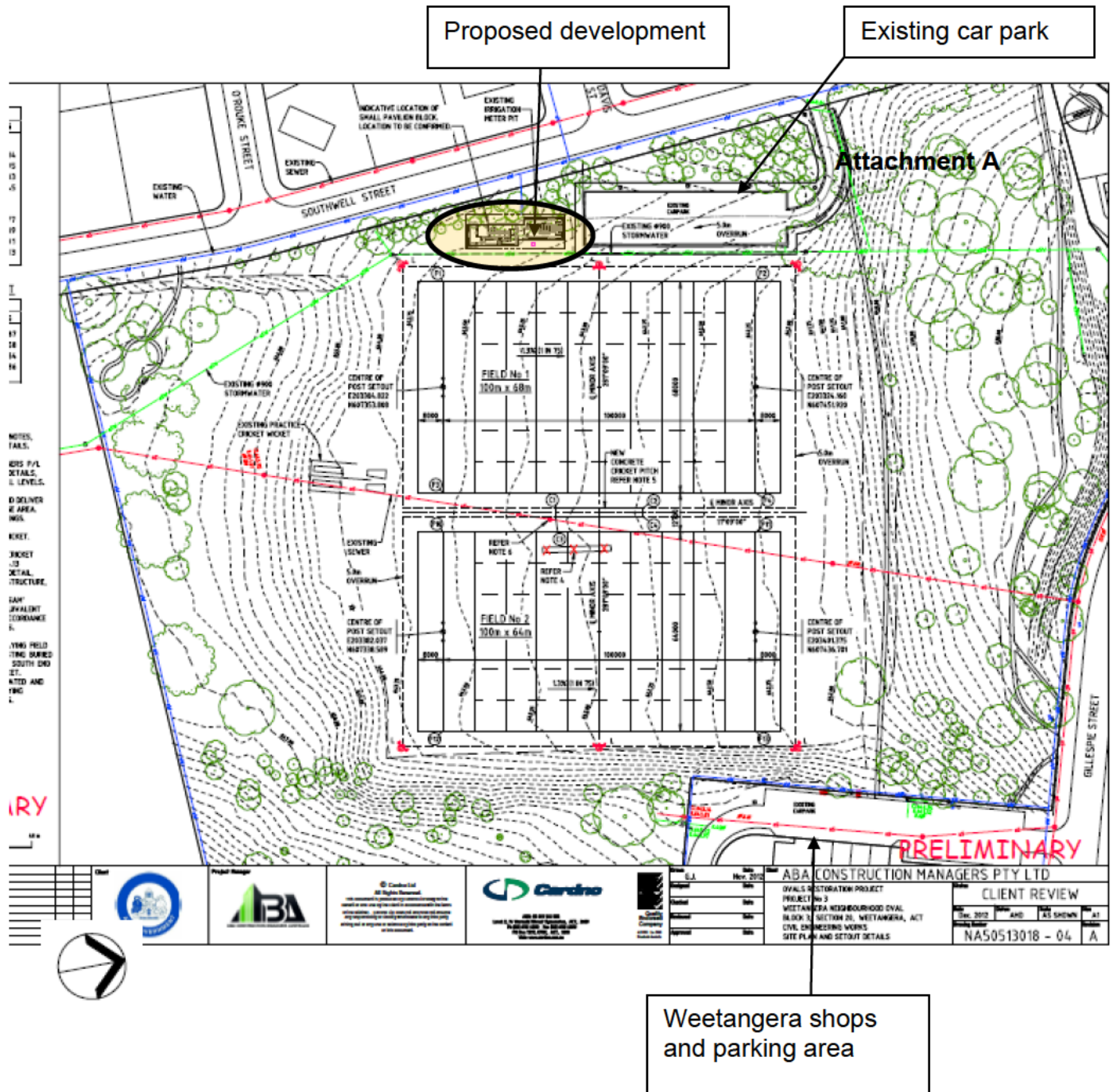
Recommendation

It is recommended that the development is approved subject to conditions determined by the delegate and the MPRG.

Thara Boraiah
Case Officer
04/7/14

Form
Internal Referral Brief for MPRG

Attachment A



Proposed development

Existing car park

Weetangera shops and parking area

- NOTES:
- 1. FALS.
- 2. EDS P/L DETAILS, LEVELS.
- 3. D DELIVER 2 AREA, NGA.
- 4. KREY.
- 5. SKREY 13 DETAIL, STRUCTURE.
- 6. SAMP, SPALANT, COORDINATE 5.
- 7. 10M FIELD 10M BOUND, SOUTH 100 20.
- 8. 10M FIELD 10M BOUND, SOUTH 100 20.
- 9. 10M FIELD 10M BOUND, SOUTH 100 20.
- 10. 10M FIELD 10M BOUND, SOUTH 100 20.
- 11. 10M FIELD 10M BOUND, SOUTH 100 20.
- 12. 10M FIELD 10M BOUND, SOUTH 100 20.
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- 16. 10M FIELD 10M BOUND, SOUTH 100 20.
- 17. 10M FIELD 10M BOUND, SOUTH 100 20.
- 18. 10M FIELD 10M BOUND, SOUTH 100 20.
- 19. 10M FIELD 10M BOUND, SOUTH 100 20.
- 20. 10M FIELD 10M BOUND, SOUTH 100 20.

RY

	<p>ABA CONSTRUCTION MANAGERS PTY LTD</p> <p>PROJECT No. 3</p> <p>WEETANGERA NEIGHBOURHOOD DVAL</p> <p>BLOCK 22 SECTION 21, WEETANGERA, ACT</p> <p>CIVIL ENGINEERING WORKS</p> <p>SITE PLAN AND SETOUT DETAILS</p>	<p>CLIENT REVIEW</p> <p>DATE: 2012 AND AS SHOWN AT</p> <p>NA50513018 - 04 A</p>
	<p>DATE: 11 Nov 2012</p> <p>SCALE: 1:100</p> <p>PROJECT: 3</p> <p>DATE: 11 Nov 2012</p> <p>SCALE: 1:100</p> <p>PROJECT: 3</p>	



Form

Territory Plan Code Requirements Merit Track

ASSESSMENT REPORT PRZ1

ASSESSMENT OFFICER: Thara Boraiah
 APPLICATION NUMBER: 201324722
 BLOCK: 3 SECTION: 20
 DIVISION: WEETANGERA

Territory Plan Code Requirements

This document provides analysis of a development proposal in relation to the relevant codes contained in the Territory Plan. The proposal meets all rules of the code(s) that are relevant to the development with the exception of those identified in the Assessment documents. The assessment demonstrates the proposal meets all relevant criteria that are, either:

- the applicable criterion to a relevant rule that is not met; or,
- the criterion is relevant and there is no applicable rule,

with the exception of those listed in the tables below.

1. Assessment of Compliance with Parks and Recreation Zone Development Code (PRZ1)

Refer to separate assessment sheets. Issues resolved and conditions are imposed as required.

2. Assessment of Compliance with Weetangera precinct map and code

The proposal is not inconsistent with the requirements of this code

3. Assessment of Compliance with Parking and Vehicular Access General Code

Refer to car parking analysis and the justification provided by the applicant. Not inconsistent with the code.

4. Assessment of Compliance with Access and Mobility General Code]

The proposal is not inconsistent with the requirements of this code subject to conditions.

5. Assessment of Compliance with Crime Prevention through Environmental Design General Code (Cpted Code)

The proposal is not inconsistent with the requirements of this code subject to conditions.

6. Assessment of Compliance with WSUD General Code

The proposal is not inconsistent with the requirements of this code. Refer to supporting information provided with the DA

7. Assessment of Compliance with Bicycle Parking General Code

The proposed Bicycle parking is acceptable.

Thara Boraiah
 Merit Assessment Unit.



Form

Legislated Requirements Merit Track

ASSESSMENT REPORT

ASSESSMENT OFFICER: Thara Boraiah

APPLICATION NUMBER: 201324722

BLOCK: 3 SECTION: 20

DIVISION: WEETANGERA

Zone: PRZ1 Urban Open Space Zone

The Planning and Development Act 2007

This document provides analysis of a development proposal in the Merit Track in relation to the legislated requirements of the Planning and Development Act 2007 (the Act), specifically Section 119 and Section 120.

Planning and Development Act 2007 - Section 119

In deciding a Merit Track development application, the decision maker must ensure the application meets the following four items numbered S119 (1)(a) to (c) and S119 (2). Approval of an application in the Merit Track must not be given unless the application meets the Section 119 requirements.

<p>S119 (1)(a) The relevant code</p> <p>NB: Refer to form Territory Plan Code Requirements Merit Track to complete this question</p>	The relevant code(s) for the development proposal are:	
	Precinct Code:	Weetangera Precinct map and code
	Development Code:	Parks and Recreation Zone Development Code
	General Code:	Parking and Vehicular Access General Code
	General Code:	Access and Mobility General Code
	General Code:	Crime Prevention Through Environmental Design General Code
	General Code:	Bicycle parking General code
<p>The proposal is consistent with the above code(s) subject to conditions for reasons identified in Form – Territory Plan Code Requirements – Merit Track.</p>		

Legislated Requirements – Merit Track

DA No.201324722

<p>S119 (1)(b) Any land management agreement for the land (for proposed development relating to land comprised in a rural lease)</p>	<p>The proposal is not for a proposed development relating to land comprised in a rural lease.</p>
<p>S119 (1)(c) the advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site)</p> <p>NB: In accordance with Section 119(3)(a), the application must not be approved unless the approval is consistent with the advice of the Conservator of Flora and Fauna in relation to a proposal that will affect a registered tree or declared site.</p>	<p>The proposal is not for a proposed development that will affect a registered tree or declared site.</p>
<p>S119 (2) Consistency with advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p>NB: Under Section 119 (2) of the Act, development approval must not be given for a development proposal in the merit track if approval would be inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 unless the person deciding the application is satisfied that –</p> <p>(a) the following have been considered:</p> <ul style="list-style-type: none"> (i) any applicable guidelines; (ii) any realistic alternative to the proposed development, or relevant aspects of it; and <p>(b) the decision is consistent with the objects of the Territory Plan</p>	<p>The decision is not inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p>

Legislated Requirements – Merit Track

DA No.201324722

Planning and Development Act 2007 - Section 120

In deciding a Merit Track development application, a decision maker must consider the following six items numbered S120 (a) to S120 (f).

S120 (a) Zone Objectives	<p>The development is proposed to take place in PRZ1 zone.</p> <p>The application meets all objectives of the zone with conditions</p>
S120 (b) Suitability of the Land	<p>The proposed development seeks approval to use the land or a building or structure of the land for the purpose(s) of sporting facility</p> <p>The proposed use is ancillary to a listed use as an assessable development in the PRZ1 zone development table, and is therefore determined to be a permissible use for the land.</p> <p>The land is suitable for the development proposed.</p>
S120 (c) Representations	Representations received are addressed in the Notice of Decision.
<p>S120 (d) advice given by an entity in accordance with section 149 of the Act</p> <p>NB: Under Section 150 of the Act, if entity advice is not received within 15 working days, the entity is taken to have given advice in support of the application</p>	Entity advice received is addressed in the Notice of Decision.
S120 (e) the plan of management for the land (if the proposed development relates to land that is Public Land)	<p>The proposal is for a proposed development relating to land that is public land.</p> <p>The proposed development is consistent with the Plan of Management because EACT supports the development</p>
Proposal for development on land reserved under S315 for the purpose of wilderness area, national park,	The proposal does not occur on land that is reserved under S315 of the Act for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.

Legislated Requirements – Merit Track

DA No.201324722

<p>nature reserve, or special purpose reserve.</p> <p>NB: If NO ESO has been submitted, request this as further information, or REFUSE the application. It CANNOT be a condition of the approval as the opinion may reject the findings of the applicant and the development will be IMPACT track.</p>	
<p>S120 (f) the probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts.</p>	<p>Based on the matters to be considered by the relevant Code there are no probable environmental impacts of significance associated with the proposed development.</p>
<p>Site Inspection (Although not a legislative requirement as such, a site inspection may assist with the assessment of the proposal against the provisions of S120)</p>	<p>A site inspection was conducted and photos are saved in DA file.</p>

Car parking analysis for DA 201324722

Based on the development plan provided as part of s141, there are two rugby fields and a cricket pitch. (Refer response from the applicant for the use and timings of the fields).

Parking and vehicular access general code

The number of car parking spaces for Rugby field is not provided under this code. It is subject to individual assessment.

Assessment

Between the two rugby fields and cricket pitch, the rugby fields generate more parking spaces.

Generally the Rugby team consists of 15 players on the field with an addition of 3 players on the bench which is totally 18 players in each team. For two fields,(36 players for one field) 72 spaces will be required.

The existing car park, if marked properly can accommodate 50 spaces. 22 spaces will be remaining. The car parking spaces adjacent to the shops can accommodate around 50 spaces. The on street parking adjacent to pre-school accommodates 6 spaces and the Weetangera primary school can accommodate another 50 spaces. It is considered that there are sufficient car parking spaces around the oval to accommodate the required spaces.

It should also be noted that it is a neighbourhood oval and a lot of children will be from the nearby areas that may walk to the oval. Some may share cars and yet some may park at the shops. However, most of them drop and pick up.

Giving consideration to the above, the existing car parking spaces are considered sufficient.

Bicycle Parking analysis

The code does not provide bicycle parking requirement for the proposed use. It is subject to individual assessment. The applicant has considered that the cycle parking would be similar to primary school (that is 1 per 15 students). The applicant has considered for 15 players per side + plus coach + bench = 20 people . For 4 teams 80 People 5.3 cycle spaces are required.

The applicant has considered another 80 persons as spectators
5 rails are provided to accommodate 10 bicycles.

The proposed Bicycle spaces are considered acceptable.

Thara Boraiah
30.7.14



Da 201324722
Block 3 section 20 Weetangera
Proposal for the addition of new change
rooms and canteen.
PRZ1-Urban open space

Parks and Recreation Zones Development Code

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Introduction

Application of this code

This Development Code applies to all development in the Parks and Recreation Zones identified in the zones' Development Tables as being within the code, merit and impact assessment tracks.

Purpose of codes

Codes provide additional planning, design and environmental controls to support the zone objectives and assessable uses in the Development Tables.

The Codes are used by the Authority to assess development applications. The Codes therefore also provide guidance to intending applicants in designing their developments and preparing their development applications.

Each Code's controls are expressed as either **rules**, which are generally quantitative, or as qualitative **criteria**.

- Proposals in the **code track** must comply with all rules relevant to the development.
- Proposals in the **merit track** and **impact track** have the option to comply with the rules or criteria, unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.
- Proposals in the **impact track** also have the option to justify any non-compliance with the rules and the criteria, unless the rule is mandatory. Where it is proposed to not meet the rules and the criteria, the onus is on the applicant to justify the non-compliance by demonstrating that the proposed development is consistent with the relevant principles of the Statement of Strategic Directions. Supporting plans and written documentation, providing consideration of the relevant Intents of the Code and the Zone objectives, are to accompany the development application.

Structure of codes

The Parks and Recreation Zones Development Code is divided into two Parts:

Part A – Zone Specific Controls provide any specific controls for each of the Parks and Recreation Zones (PRZ1 – Urban Open Space Zone and PRZ2 – Restricted Access Recreation Zone).

Part B – General Development Controls provide general controls that are applicable to all development within the Parks and Recreation Zones.

Each Part is divided into sections referred to as **Elements**, although each Part may not include provisions for every Element. The Elements describe the various issues for consideration:

1. Restrictions on Use
2. Building and Site Controls
3. Built Form
4. Parking and Site Access
5. Amenity

6. Environment

7. Services

Each Element consists of Intents and Items under which are Rules and Criteria.

Intent describes the purpose of the development controls

Rules provide the quantitative, or definitive, controls for development

Criteria provide the qualitative controls for development

In some instances, there are rules that are mandatory. For clarity of use, the mandatory rules are emphasized by the following words: “**This is a mandatory requirement. There are no applicable criteria**”. Non-compliance with these provisions will result in the refusal of a development application. Conversely, the words “**There is no rule applicable**” is used when controls cannot be quantitative or definitive and only criteria exist.

Any application of a **General Code** to a development proposal, is identified as part of the relevant rule or criteria.

Where more than one type of Code applies to a development, the order of precedence when there is inconsistency of provisions between Codes, as defined by the Act, is **Precinct Code**, then **Development Code**, and then **General Code**.

Further information

Please refer to the Planning Explained Guide, for more information on preparing applications under the Territory Plan, including the use of assessment codes.

Relevant codes

In addition to this code, **precinct codes** and **general codes** may be relevant.

Precinct codes are located in section 10 of the Territory Plan.

The following **general codes**, in particular, may be relevant to development in residential zones.

Access and Mobility General Code

Bicycle Parking General Code

Communications Facilities and Associated Infrastructure General Code

Community and Recreational Facilities Location Guidelines General Code

Crime Prevention through Environmental Design General Code

Home Business General Code

Parking and Vehicular Access General Code

Planning for Bushfire Risk Management General Code

Signs General Code

Water Use and Catchment General Code

Water Ways: Water Sensitive Urban Design General Code

General codes are found in part 11 of the Territory Plan.

Development must comply with the relevant codes (including other general codes that may not be listed above), subject to the code hierarchy outlined in the introduction to this code.

Part A – Zone Specific Controls

Part A(1) - PRZ1 – Urban Open Space Zone

Element 1: Restrictions on Use

Intent:

- a) To provide for small-scale community and ancillary uses, which do not significantly detract from the open space character or impact on surrounding development

Rules	Criteria	
1.1 Municipal Depot		
R1 Municipal depot may be used only for the purpose of park maintenance depots.	This is a mandatory rule. There is no criterion.	na
There is no applicable rule.	C1A Development of a municipal depot for the purpose of park maintenance depot provides landscaping and screen fences around any outside storage area.	na
1.2 Community Activity Centre, Outdoor Recreation Facility and Municipal Depot		
R2 Maximum proportion of gross area of any single open space parcel to be used for Community activity centre, Outdoor recreation facility, and Municipal depot purposes – 15%.	C2 Development for these purposes in the PRZ1 urban open space zone meets all of the following: a) Does not unreasonably restrict access to recreation space b) Is of an appropriate scale and compatible with its open space setting.	Proposed change room=216 SQM (apprx 3% of the site area) The proposal is of an appropriate scale to the open space and surrounding area.
1.3 Community Activity Centre and Outdoor Recreation Facilities		
There is no applicable rule. <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">Consistent</div>	C3 A Community Activity Centre or Outdoor Recreation Facilities are permitted as follows: a) The proposed location is suitable in terms the catchment to be served and access routes for users b) There is a community requirement for such a facility c) There will be adequate opportunities for the public or community to use the facilities d) The nature of landscape works to be carried out is consistent with the surrounding open space or identified landscape theme	

Rules	Criteria
	<p>e) Public access to adjoining open space is adequate and sufficient open space is retained for other future purposes</p> <p>f) The proposal will not have an adverse impact on the open space environment in terms of design and aesthetics</p> <p>g) The proposal will not adversely affect naturally occurring plant communities and patterns of wildlife movement</p> <p>h) Important natural and cultural features including existing mature trees are conserved</p> <p>i) There are no adverse noise and safety impacts on adjoining residential areas.</p>

Element 2: Building and Site Controls

Intent:

- a) To ensure development in the PRZ1 - Urban Open Space Zone is compatible with, and does not adversely impact on, the urban environment

Rules	Criteria	
2.1 Height		
R4 Maximum height of buildings adjacent to Residential Zones: one storey	C4 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.	Consistent
2.2 Setbacks		
R5 Minimum setback of building from boundary of blocks adjacent to Residential Zones: 6 m	C5 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.	Consistent 7.8 metres
2.3 Gross Floor Area		
R6 Maximum gross floor area of enclosed structures: 200 m ²	C6 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.	

NI2008-27

7.2 P

Authorised by the AC

The proposal is 216sqm and is sited at the edge of the open space across the street from residential dwellings. The proposal is located within the landscaped zone with adequate setback distance to protect the surrounding development from any impact due to the development. The excess in Gfa is not considered to have significant impact on the surrounding area. Consistent

Part A (2) - PRZ2 - Restricted Access Recreation Zone

PRZ2 is not applicable.

Element 1: Restrictions on Use

Intent:

- a) To provide for high quality recreation facilities without adverse effects on the amenity of the locality

Rules	Criteria
1.1 Club, Educational Establishment, Guest House, Hotel, Motel	
<p>R7</p> <p>Development for these purposes meets one of the following:</p> <p>a) Is ancillary to the use of the land for recreation purposes</p> <p>b) The proportion of the land area of any discrete PRZ2 restricted access recreation zone (i.e. not separated by another zone) used for these purposes and associated car parking and other site facilities is a maximum of 15%.</p>	<p>C7</p> <p>Development for these purposes in the PRZ2 restricted access recreation zone meets all of the following:</p> <p>a) Does not unreasonably restrict the availability of land in the zone for recreation purposes</p> <p>b) Is of an appropriate scale and compatible with the recreational purposes of the zone.</p>

Element 2: Building and Site Controls

Intent:

- a) To ensure development in the PRZ2 – Restricted Access Recreation Zone is compatible with, and does not adversely impact on, the urban environment

Rules	Criteria
2.1 Height	
<p>R8</p> <p>Maximum height of buildings in blocks adjacent to Residential Zones: two storeys or 10 m</p>	<p>C8</p> <p>The building height minimises the impact of developments on adjoining residential zones.</p>
2.2 Setbacks	
<p>R9</p> <p>Minimum setback of building from boundaries to Residential Zones: 6m</p>	<p>C9</p> <p>The building setback minimises the impact of developments on adjoining residential zones.</p>
2.3 Scale of Development	
<p>There is no applicable rule.</p>	<p>C10</p> <p>The development is of an appropriate scale and form, and is compatible with surrounding development and the anticipated use.</p>

Part B – General Development Controls

Part B provides the general development controls applicable to the Urban Parks and Recreation Zones (PRZ1 – Urban Open Space and PRZ2 – Restricted Access Recreation Zones)

Element 1: Restrictions on Use

Intent:

- a) To provide for high quality recreation facilities without adverse effects on the amenity of the locality
- b) To ensure development is consistent with the approved Plan of Management

Rules	Criteria	
1.1 Location Requirements		
There is no applicable rule.	C11 The development meets the requirements of the Community and Recreation Facilities Location General Code.	Consistent. The facility already exists.
1.2 Plans of Management		
There is no applicable rule.	C12 Where relevant, the proposed development consistent with the approved Plan of Management.	EACT has provided comments stating that the proposal is consistent with the POM 1998
1.3 Major Utility Installation		
There is no applicable rule.	C12A The development of land for a MAJOR UTILITY INSTALLATION can be integrated with the recreational use of the land and does not result in the exclusion of the land from its use for recreational enjoyment purposes.	na

Element 2: Building and Site Controls

Intent:

- a) To ensure development is compatible with, and does not adversely impact on, the urban environment

Rules	Criteria
2.1 Subdivision	
<p>R13</p> <p>Subdivision is only permitted where:</p> <p>a) it is part of a development application for another assessable development</p> <p>b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant section of this Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div data-bbox="1267 696 1490 801" style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;">na</div>
2.2 Demolition	
<p>R14</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, the application is accompanied by a Statement of Endorsement from utility providers (including Water, Sewerage, Stormwater, Electricity and Gas) stating that:</p> <p>a) All network infrastructure on or immediately adjacent the site has been identified on the plan</p> <p>b) All potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified</p> <p>c) All required network disconnections have been identified and the disconnection works comply with utility requirements</p> <p>d) All works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.</p>	<p>C14</p> <p>If a Statement of Endorsement is not provided the application will be referred to relevant utility provider in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p> <div data-bbox="874 1234 1401 1765" style="border: 1px solid black; padding: 10px; margin-top: 20px;"> <p>A statement of endorsement was not submitted. Hence the application was referred to relevant entities for comments. Comments are not yet received.</p> <p>1.5.14-- EACT supported.</p> <p>2.5.14 Actew- water. conditional support.</p> <p>2.5.14 –Actew GAS – conditional approval.</p> <p>19.5.14 Electricity not approved</p> <p>22.7.14 contacted applicant</p> <p>29.7.14 Electricity – conditional approval</p> </div>

Rules	Criteria
2.3 National Capital Plan	
<p>There is no applicable rule.</p> <div data-bbox="416 472 692 607" style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">na</div>	<p>C15</p> <p>Where a development is subject to Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, the development is not inconsistent with the Special Requirements or Development Control Plan. Where any provision of this code is inconsistent with Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, that provision has no effect.</p>

Element 3: Built Form

Intent:

- a) To provide for buildings that promote a safe and attractive urban environment

Note: Under the *Building Act 2004* buildings need to meet the requirements of the Building Code of Australia. For certain classes of buildings, this will include prescribed energy requirements.

Rules	Criteria
3.1 Materials and Finish	
There is no applicable rule.	C16 Where the development exposes a blank façade of an adjoining building, a visually interesting architectural treatment is applied to that wall such as through the use of colour, articulation, materials and shadows.
<p>The materials used are stack bond block work to walls, Custom ORB roof sheeting and vandal proof ventilating screens on top of the block work walls.</p> <p>The development has sufficient articulation, colour and roof form to provide interesting architectural treatment. The colours and materials proposed are also appropriate to the facility.</p>	C17 The development uses high quality materials that are not incompatible with the character of existing adjacent development and the desired architectural character of the area.
3.2 Interface	
There is no applicable rule.	C18 Where appropriate, compatible uses of any existing buildings are integrated with new development and provide physical connections and linkages between buildings, and between buildings and public spaces.
<p>The facility is adjacent to car park to the playing field and is physically connected. consistent</p>	
There is no applicable rule.	C19 Elements of the development that present to, or are visible from, the street, promote an attractive and appropriate streetscape.
Not inconsistent. Some vegetation is retained along the street that acts as screening to the street.	
3.3 Crime Prevention Through Environmental Design	
There is no applicable rule.	C20 The development meets the requirements of the Crime Prevention Through Environmental Design General Code.
Refer cpted assessment	
3.4 Access and Mobility	
There is no applicable rule.	C21 The development meets the requirements of the Access and Mobility General Code.
Refer to A and M assessment.	

Rules	Criteria
3.5 Location Requirements for Community and Recreation Facilities	
<p>There is no applicable rule.</p> <p style="text-align: center;">As existing</p>	<p>C21A</p> <p>The development meets the requirements of the Community and Recreation Facilities Location Guidelines General Code.</p>

Element 4: Parking and Site Access

Intent:

- a) To encourage design of access and parking as part of the overall design of the development
- b) To provide for safe, convenient access to meet the needs of all users and visitors

Rules	Criteria
4.1 Traffic Generation	
<p>There is no applicable rule.</p> <p>Traffic increase is not anticipated. Transport planning Unit advised that the Southwell street can take the extra traffic .</p>	<p>C22</p> <p>The existing road network can accommodate the amount of traffic likely to be generated by the development.</p>
4.2 Vehicle Access and Parking	
<p>There is no applicable rule.</p> <p>As existing. Two accessible parking spaces have been included.</p>	<p>C23</p> <p>Vehicle Access and parking complies with the requirements of the Parking and Vehicular Access General Code.</p>
4.3 Bicycle Parking	
<p>There is no applicable rule.</p> <p>Provided between car park and the proposed facility.</p>	<p>C24</p> <p>Bicycle Parking complies with the requirements of the Bicycle Parking General Code.</p>
4.4 Pedestrian Movement	
<p>There is no applicable rule.</p> <p>New pavement is proposed around the building and continuous from the car park area. Other walkways are as existing</p>	<p>C25</p> <p>Safe and convenient movement of public transport passengers, pedestrians and cyclists is provided.</p>

Element 5: Amenity

Intent:

- a) To ensure visual and acoustic privacy of users, within and adjacent to the proposed development
- b) To ensure a safe and attractive urban environment is maintained

Rules	Criteria
5.2 Lighting	
R27 External lighting is provided to building frontages, all pathways, roads, laneways and car parking areas in accordance with Australian Standard AS1158.3.1 <i>Pedestrian Lighting</i> .	C27 External lighting is provided in accordance with the Crime Prevention Through Environmental Design General Code
R28 All external lighting provided is in accordance with AS 4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	C28 All outdoor lighting, including security and car park lighting, is designed and sited to minimise light spill.
5.3 Signs	
There is no applicable rule. NA	C29 Signs comply with the Signs General Code.
5.4 Neighbourhood Plan	
There is no applicable rule. NA.	C30 Where a Neighbourhood Plan exists, development demonstrates a response to the key strategies of the relevant Neighbourhood Plan.

One lighting tower is proposed. A condition is to be imposed to provide as per AS.

Element 6: Environment

Intent:

- a) To provide for ecologically sustainable development that does not have adverse impacts on the surrounding environment

Rules	Criteria
6.1 Assessment of Environmental Effects	
<p>There is no applicable rule.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <ul style="list-style-type: none"> A. Some existing vegetation /planting is retained. B. None affected. C. increases the amenity of the oval. D. TPU advises that the road can take on the extra traffic. E. As existing F. The facility can be accessed conveniently through the existing car park. G. No significant impact on the environment H. No impact on the water courses. EPA has not commented. I. No impact on the surrounding land uses. </div>	<p>C31</p> <p>The development application is accompanied by an Assessment of Environmental Effects that addresses the following:</p> <ul style="list-style-type: none"> a) provision for tree planting and appropriate landscape treatment b) impacts on the character and appearance of any building, area of architectural, historic, aesthetic or scientific interest, or otherwise of special cultural or heritage value c) impacts on public health and safety, including crime prevention d) the amount of traffic likely to be generated and its impact on the movement of traffic on the road system e) whether public transport services are necessary and, if so, whether they are available and adequate f) impacts on the likely accessibility to facilities and services for users and consumers g) any significant short or long-term effect that the relevant authority considers the use or development may have on the environment, including social and economic effects and potential cumulative effects h) impacts on the watercourses and drainage characteristics of the area, including water quality i) impacts on the amenity of surrounding land uses, including impacts on air quality, noise, overshadowing, privacy, and the level of wind turbulence generated.

Rules	Criteria
<p>6.2 Water Sensitive Urban Design – Mains Water Consumption</p> <p>Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design</p>	
<p>R32</p> <p>Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption.</p> <p>This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p>	<p>C32</p> <p>This is a mandatory requirement. There is no applicable criterion.</p> <div data-bbox="826 479 1404 801" style="border: 1px solid black; padding: 5px;"> <p>Refer to statement against criteria. The playing fields have been returned to couch grass that requires approximately 50% of the regular water consumption. This significant reduction offsets the minimal additional mains water consumption associated with the proposed change room.</p> </div>
<p>6.3 Water Sensitive Urban Design – Stormwater Quality</p> <p>Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design</p>	
<p>R33</p> <p>All sites of size greater than 2,000m² need to provide evidence of stormwater storage greater than or equal to the volume of 1.4kL per 100m² of impervious area and release over a period of 1 to 3 days. 50% of the volume of rainwater tanks with a toilet connection may be regarded as contributing towards this requirement.</p> <p>This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p>	<p>C33</p> <p>Evidence is provided that demonstrates that for all sites of size greater than 2,000m², a reduction of 1-in-3 month stormwater peak run off flow to pre-development levels with release of captured flow over a period of 1 to 3 days can be achieved.</p> <p>This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p>

Na. The actual built area is very small –216 m².

Rules	Criteria
<p>R34</p> <p>Sites of size greater than 5,000m² need to provide evidence showing a reduction in average annual stormwater pollutant export load of:</p> <p>a) suspended solids by 60%</p> <p>b) total phosphorous by 45%</p> <p>c) total nitrogen by 40%</p> <p>compared to an urban catchment with no water quality management controls, using the MUSIC model to demonstrate compliance.</p> <p>This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p>	<p>C34</p> <p>Sites of size greater than 5,000m² need to provide evidence showing a reduction in average annual stormwater pollutant export load of:</p> <p>a) suspended solids by 60%</p> <p>b) total phosphorous by 45%</p> <p>c) total nitrogen by 40%</p> <p>compared to an urban catchment with no water quality management controls, using any other method.</p> <p>This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.</p> <div data-bbox="1299 439 1418 551" style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto; margin-right: auto;">na</div>
<p>6.4 Water Sensitive Urban Design – Stormwater Quantity</p> <p>Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design</p>	
<p>R35</p> <p>All sites of size greater than 2,000m² and subject to redevelopment need to ensure that the capacity of the existing pipe (minor) stormwater connection to the site is not exceeded in the 1-in-10 year storm event.</p> <p>All sites of size greater than 2,000m² and subject to redevelopment need to ensure that the capacity of the existing overland (major) stormwater system to the site is not exceeded in the 1-in-100 year storm event.</p> <div data-bbox="193 1447 718 1630" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The site is 7153sqm. (Oval).However, the size of the development is 216sqm only.</p> </div> <p>For estate and multiple block developments larger than 5000 m², retardation of stormwater to meet the above requirements are to be met at the estate scale rather than by measures on individual blocks.</p>	<p>C35</p> <p>Evidence is provided by a suitably qualified person that shows that for all sites of size greater than 2,000m² and subject to redevelopment</p> <p>EITHER</p> <p>a reduction of 1-in-5 year and 1-in-100 year stormwater peak run off flow to pre-development levels. See WaterWays General Code for more detail.</p> <p>OR</p> <p>That the capacity of the downstream piped stormwater system to its outlet with an open channel is not exceeded in the 1-in-10 year storm event.</p> <p>For estate and multiple block developments larger than 5000 m², retardation of stormwater to meet the above requirements are to be met at the estate scale unless it can be demonstrated that this is less feasible than measures on individual blocks.</p>

Rules	Criteria
6.5 Heritage	
<p>R36</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications for development on land or buildings subject to interim or full heritage registration are to be accompanied by advice from the Heritage Council stating that the development meets the requirements of the <i>Heritage Act 2004</i>.</p>	<p>C36</p> <p>If advice from the Heritage Council is required, but not provided, then the application will be referred to the Heritage Council in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p> <div data-bbox="1233 524 1417 584" style="border: 1px solid black; padding: 2px; width: fit-content; margin-left: auto;">na</div>
6.6 Contamination	
<p>R37</p> <p>A statement is provided that the potential for land contamination has been assessed in accordance with the <i>ACT Government Strategic Plan – Contaminated Sites Management 1995</i> and the <i>ACT Environment Protection Authority Contaminated Sites Environmental Protection Policy 2000</i>, and it is demonstrated that the land is suitable for the proposed development.</p>	<p>C37</p> <p>If a statement that the site has been assessed is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p> <div data-bbox="995 902 1358 1055" style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;">EPA has not commented on the contamination of the site.</div>
6.7 Trees	
<p>R38</p> <p>This rule applies to a development that has one or more of the following characteristics:</p> <ul style="list-style-type: none"> a) requires groundwork within the tree protection zone of a <i>protected tree</i> b) is likely to cause damage to or removal of any <i>protected trees</i> <p>The authority shall refer the development application to the Conservator of Flora and Fauna.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Under the <i>Planning and Development Regulation 2008</i> a development application for a <i>declared site</i> under the <i>Tree Protection Act 2005</i>, must be referred to the Conservator of Flora and Fauna. 2. The authority will consider any advice from the Conservator of Flora and Fauna before determining the application in accordance with the <i>Planning and Development Act 2007</i>. 3. <i>Protected tree</i> and <i>declared site</i> are defined under the <i>Tree Protection Act 2005</i>. 	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div data-bbox="983 1279 1350 1496" style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;">The da form indicates that trees are not relevant to this development. There are no regulated trees near the development.</div>

Rules	Criteria
6.8 Erosion and Sediment Control	
<p>R39</p> <p>For sites less than 0.3 of a hectare, a plan is provided to demonstrate that the development complies with the <i>ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007</i>.</p>	<p>C39</p> <p>If a plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R40</p> <p>For development on a site greater than 0.3 of a hectare, the application is accompanied by an Erosion and Sediment Control Plan endorsed by the ACT Environment Protection Authority.</p>	<p>C40</p> <p>If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
6.9 Hazardous Material	
<p>R41</p> <p>For the demolition of multi-unit housing (including garages and carports) constructed* prior to 1985, and Commercial / Industrial premises constructed prior to 2005, a Hazardous Materials Survey (including an asbestos survey) is carried out and signed by an appropriately licensed person and is endorsed by Environment Protection.</p> <p>The Survey is provided and covers the disposal of hazardous materials, showing that:</p> <p>a) Hazardous material disposal (including asbestos) is to be at a licensed disposal facility in the ACT</p> <p>b) If hazardous materials are to be transported for disposal interstate, approval from the Environment Protection Authority is obtained prior to removal of material from the site</p> <p>c) An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.</p> <p>* construction date means the date when the Certificate of Occupancy was issued</p>	<p>C41</p> <p>If an endorsed Hazardous Materials Survey is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p> <p>na</p>

Sediment and erosion control plan is submitted.

na

Rules	Criteria
6.10 Water Use	
There is no applicable rule.	C42 Where relevant, development complies with the requirements of the Water Use and Catchment General Code.
consistent	

Element 7: Services

Intent:

- a) To provide for appropriately serviced developments that meet the needs of service providers and users of the proposed development

Rules	Criteria
7.1 Waste Management	
<p>R43</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, the application is accompanied by a Statement of Compliance from the Department of Territory and Municipal Services stating that the waste facilities and management associated with the development are in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i>.</p>	<p>C43</p> <p>If a Statement of Compliance is not provided the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>Waste vehicle turning circle provided. TAMSD COMMENTS ARE REQUIRED</p> </div>
7.2 Waste Water	
<p>R44</p> <p>Subject to ACTEWAGL approval, all under cover areas drain to the sewer.</p>	<p>C44</p> <p>This is a mandatory requirement. There is no applicable criterion.</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>NA</p> </div>
7.3 Utilities	
<p>R45</p> <p>A Statement of Compliance from each relevant utility provider (for water, sewerage, stormwater, electricity and gas) is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.</p> <p>Note: Where there is a conflict between planning and utility requirements, the utility requirements take precedence over other provisions of this Code.</p>	<p>C45</p> <p>If a Statement of Compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>Waiting for comments. All utility service providers have supported with conditions.</p> </div>

Rules	Criteria	
7.4 Storage		
R46 Outdoor storage areas must be screened from view from any road or other public area.	C46 Where the proposed use of the site requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site.	consistent
R47 Outdoor storage areas do not encroach on required car-parking spaces, driveways exclusively required for vehicular circulation or landscape areas.	This is a mandatory requirement. There is no applicable criterion.	consistent
7.5 Servicing and Site Management		
R48 In accordance with section 148 of the <i>Planning and Development Act 2007</i> , the application is accompanied by a Statement of Endorsement from the relevant agency stating that the waste facilities and management associated with the development are in accordance with the <i>Design Standards for Urban Infrastructure</i> .	C48 If a Statement of Endorsement is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	Tams comments required



Block 3 section 20
Weetangera.
Proposal for the addition of
new change rooms and
canteen.

Access and Mobility General Code

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Introduction

The importance of providing equitable access is acknowledged in the Statement of Strategic Directions of the Territory Plan, which specifies that the needs of the people with disabilities to be recognised in all facets of urban planning, including in particular the assessment of development proposals and design and operation of transport and access systems.

The Access and Mobility General Code (the A & M General Code) has been prepared under section 55(5) of the *Planning and Development Act 2007* (P & D Act), which sets out the requirements for the provision of access to buildings and public places in the ACT. The A & M General Code applies to defined development types and or planning and design issues in the ACT. Section 55(5) of the P & D Act stipulates that any development proposal that requires compliance with the A & M General Code, needs to satisfy applicable policies, rules and criteria of the A & M General Code. The A & M General Code has been prepared to be consistent with other parts in the Territory Plan and may contain mandatory and non-mandatory Rules and Criteria.

After development approval has been given for a particular development, the lessee needs to obtain building approval before construction work can begin and therefore the building plan needs to comply with the access requirements at the building approval stage. The *Building Act 2004* regulates the approval and carrying out of building work in the ACT. Building approval may be given to certain developments, which are exempted from requiring a development approval.

The *Building Act 2004* requires building work to be carried out only in a way that will result in compliance with the Building Code of Australia (BCA), except for certain minor exempt work. The BCA requires access to be provided to certain buildings and to certain facilities within buildings. The BCA also references Australian Standards, such as *AS1428.1 – Design for Access and Mobility – General Requirements for Access – New Buildings* and *AS1428.4 - Design for Access and Mobility – Tactile Indicators*. Both the BCA and Australian Standards prescribe the minimum standards to provide equitable access for people with disabilities. However, the BCA is a performance-based document, so it does not mandate compliance with those Australian Standards. Rather, the BCA provides that compliance with certain such standards is deemed-to-satisfy the BCA's requirements.

Currently the A & M General Code covers a much wider scope of development than the BCA and therefore does not necessarily correlate with all provisions of the BCA. In some cases, the A & M General Code and BCA cover the same subject matter and therefore considered to be overlapping with the Australian Standards. The Commonwealth Government has prepared the Access to Premises Standards under the *Disability Discrimination Act 1992*. When approved, the Access to Premises Standards will be incorporated into the BCA through amended Australian Standards. Once the reviewed access standards are approved, the Territory Plan will be reviewed in order to better align the access requirements with other Australian jurisdictions and remove any duplication from the Territory Plan. This reviewed A & M General Code will be an interim document until the Territory Plan is reviewed again for the purpose of development assessment in relation to access provisions.

Aim of the A & M General Code

The A & M General Code aims to provide as far as is reasonable, non-discriminatory, equitable and dignified access for people regardless of disability, to buildings, services and facilities that are designed to have general access.

Why access and mobility is important

Demographic research makes it clear that the prevalence of disabilities in the population is increasing and the ageing Australian population faces increasing mobility challenges. Accessible environments make life safer and promote ease of use for everyone. To adequately reflect the needs and diversity of the community now and in the future it is essential to work towards an accessible built environment that includes a range of housing options.

Housing options will include accessible housing for particular groups especially the aged and people with disabilities. The adaptable housing where a unit has a number of essential accessible features and or other features that can be adapted at minimal cost to make it fully accessible for people who are aged or with disability.

Other relevant law

The A & M General Code is designed to complement the provisions of Commonwealth and Territory legislation relating to access and mobility. Human rights legislation at Federal and Territory levels makes it unlawful to discriminate against individuals due to specified characteristics. These laws include the *Disability Discrimination Act 1992* (Cwth) (DDA), the *Discrimination Act 1991* (ACT) (ACTDA), and the *Human Rights Commission Act 2005* (ACT). There is also a requirement in the *Building Act 2004* (ACT) to comply with the access and egress requirements of the BCA. However, meeting BCA does not necessarily mean that a development proposal has met all the obligations of the DDA. The DDA and ACTDA both cover direct and indirect discrimination.

The A & M General Code applies to new work and any major extensions or alterations that are subject to a development application but the DDA applies to all existing and proposed places and facilities. The ACTDA aims to protect the rights of people in the ACT. It makes it unlawful for a person to be treated unfavourably because of specified personal attributes, including disability, in relation to access to various areas and premises where public access is permitted.

Section 19 of the DDA deals specifically with access and states the following: It is unlawful for a person to discriminate against another person –

- a) by refusing to allow the other person access to, or the use of, any premises that the community or a section of the community is entitled or allowed to enter or use (whether for payment or not); or
- b) in the terms or conditions on which the discriminator is prepared to allow the other person access to, or the use of, any such premises; or
- c) in relation to the provision of means of access to such premises; or
- d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or
- e) by requiring the other person to leave such premises or cease to use such facilities.

The DDA considers all places that can be used by the public, or a section of the public. The definition includes schools, universities, shopping centres, publicly accessible facilities, shops, car parks, parks and recreational facilities, theatres, museums and more. It also includes access to aircraft, public transport vehicles and vessels regardless of a requirement for entrance fees.

The DDA aims to eliminate bias against people with disabilities and protect their rights to equality as a community member. The disability legislation is essentially complaints-based and therefore the responsibility lies with the building owner, the ACT Planning and Land Authority, designers, developers and building certifiers to consider the DDA principles. Under the ACTDA, a person who believes they have been discriminated against can make a formal written complaint to the Discrimination Commissioner, located in the ACT Human Rights Commission. The Commonwealth *Disability Discrimination Act 1992* (DDA) is administered by the Federal Human Rights and Equal Opportunities Commission (the Commission). Unresolved complaints may be referred to the Commission or the Federal Court.

There is some guidance for the DDA principles in the Draft Access to Premises Standards and proposed draft amendments to Australian Standards. The A & M General Code only refers to the legislation, but the development application needs to demonstrate that the proposal complies with the A & M General Code but at the same time relevant DDA principles are considered.

The A & M General Code will be reviewed as the BCA is amended when the Draft Access to Premises Code is approved. More information on the Draft Access to Premises Code can be found on <http://www.abcb.gov.au/go/whatweredoing/workprogram/projectsae/access>.

Structure of the A & M General Code

The code is divided into two parts:

- a) Part A contains the general controls that apply to all development applications where this code is triggered. These controls are in addition to any relevant controls contained in Part B.
- b) Part B contains the specific controls that relate to particular types of development where access to buildings and facilities is necessary.

The controls in this Code are expressed either as Rules, which are generally quantitative, or as qualitative Criteria.

Using the A & M General Code

The following website contains detailed information on the Territory Plan, including the use of assessment codes in the planning and development process and the relevance to different Development Applications.

http://www.actpla.act.gov.au/publications_forms/info_packs/development_application_information_pack

Application of the Code

This Code applies to all new developments and major alterations and or extensions to existing buildings (if the work affects more than 50% of the floor area of the whole of an existing building) across all zones in the ACT. **Table 1** identifies the developments that are required to comply with this Code.

Table 1: Development required to meet the Access and Mobility General Code

Airport	Hazardous waste facility	Religious associated use
Animal care facility	Health facility	Residential care accommodation
Aquatic recreation facility	Hospital	Restaurant
Boarding house	Hotel	Retail plant nursery
Bulky goods retailing	Indoor entertainment facility	Retirement Village
Business agency	Indoor recreation facility	Road
Car park	Land management facility	Rural Produce Retailing
Caravan park/camping ground	Light industry	Rural Supply retailing
Cemetery	Liquid fuel depot	Scientific research establishment
Child care centre	Mint	Serviced apartment
Civic administration	Mobile home park	Service station
Club	Motel	Special dwelling
	Multi unit housing (comprising more than 9 dwellings)	
Community activity centre		Store
Community theatre	Municipal depot	Supermarket
Corrections facility	Offensive industry	Supportive housing
Craft workshop	Office	Take-away food shop
Cultural facility	Outdoor recreation facility	Tourist facility
Department Store	Overnight camping area	Tourist resort
Drink establishment	Parkland	Transport depot
Drive-in cinema	Pedestrian plaza	Vehicle sales
Educational establishment	Personal services	Veterinary hospital
Emergency services facility	Place of assembly	Warehouse
Financial establishment	Place of worship	Water based recreation
	Plant and equipment hire establishment	
Freight transport facility		Zoological facility
Funeral parlour	Playing field	
General industry	Produce market	
Group or organised camp	Public agency	
Guest house	Public transport facility	
Hazardous industry	Railway use	

Note 1: All spaces affected by a DA need to be considered when addressing accessibility, including spaces in and around the above-mentioned development types.

Note 2: Development that includes assisted care may need special requirements.

Part A - General Development Controls

Objectives:

- f) Ensure that non-discriminatory and equitable access is provided to all members of the community to buildings, services and facilities
- g) Ensure access is achieved through pedestrian networks, including footpaths, public arcades, underpasses and overpasses
- h) Provide access to all public open spaces including parks, reserves and shopping centres, where topographically possible

Element 1: Parking

Intent:

- i) To ensure car parking is provided to meet the needs of people with disabilities.

Rules	Criteria
1.1 Car Parking	
R1 j) Designated accessible car parking spaces meet the requirements of <i>AS2890.1</i> and <i>Parking and Vehicular Access General Code</i> .	C1 Car parking is provided at designated locations to meet the needs of people with disabilities. Provided but dimensions are to be indicated
R2 Car parking spaces provided for people with disabilities must have vertical clearance for the entire width of the space and the adjacent shared area of not less than 2.5m described in Figure 2.7 of the <i>AS2890.6</i> .	C2 Adequate space is provided to allow a roof-mounted wheelchair to be unloaded either front – in or reverse-in position. The car parking area is open and the vertical height requirement is not an issue.

Element 2: External Access to Entrances

Intent:

- a) To ensure safe and convenient access is provided to entrances of buildings and public spaces for people with a disability, or with impaired mobility

Rules	Criteria	
2.1 Continuous Accessible Path of Travel and Walkways		consistent
<p>R3</p> <p>A continuous accessible path of travel is provided that complies with:</p> <ul style="list-style-type: none"> i) <i>AS 1428.1 - Design For Access and Mobility</i>; ii) <i>AS 1428.4</i> – Tactile ground surface indicators for the orientation of people with vision impairment to highlight hazards or provide direction; iii) <i>AS 4586</i> – Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces; and iv) designed so that the placement of facilities does not intrude into the continuous accessible path of travel. v) Walkways and glass adjacent to walkways to comply with <i>AS1428.1</i> and <i>AS1428.2</i> 	<p>C3</p> <p>Continuous accessible path of travel is provided for owners, occupants, employees and visitors:</p> <ul style="list-style-type: none"> a) to all areas and all required facilities of the building; b) from property boundary, designated accessible parking spaces, passenger drop off points and public spaces to entrances of buildings; c) to connect buildings, facilities and spaces that are on the same block or part of the same complex unless topographically impossible; and d) to minimise distances travelled between elements of buildings and facilities. e) Walkways are of an appropriate scale and if clear glass is used adjacent to walkways, are identified by appropriate luminance contrast. 	
2.2 Lighting		
<p>R4</p> <p>Internal lighting along the whole of the continuous accessible path of travel designed to meet <i>AS1680.0</i>.</p>	<p>C4</p> <p>This is a mandatory requirement. The applicable criterion.</p>	Condition to be imposed.
<p>R5</p> <p>External lighting along the whole of the continuous accessible path of travel meets <i>AS1158.3.1</i> and the <i>ACT Crime Prevention and Environmental Design General Code</i>.</p>	<p>C5</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>	
2.3 Way finding		
<p>R6</p> <p>Where installed directional signage or other wayfinding methods, e.g. tactile indicators, to be in accordance with <i>AS1428.1</i> and <i>AS1428.4</i> and must identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. Details to meet <i>AS1428.1</i> and <i>AS1428.4</i>.</p>	<p>C6</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>	Statement indicates that the details will be provided at BA Stage.

Rules	Criteria
R7 There is no applicable rule.	C7 For illuminated signs, the luminance of the symbols to be at least 30% in contrast to the background.
	No illuminated signs proposed.

Element 3: Entry and doorways

Intent:

- e) To provide for a built form that provides safe and convenient entry to, and egress from buildings and to floors within buildings.

Rules	Criteria
3.1 Doorways and Doors	
R8 Doorways and doors are designed to meet <i>AS 1428.1- Design for Access and Mobility</i> for: f) pedestrian entrances and exits; g) public circulation areas; and any common use areas.	C8 This is a mandatory requirement. There is no applicable criterion. The statement indicates that the proposal will meet this requirement
R9 There is no applicable rule.	C9 Automatic doors for public entrances should be installed in high use commercial and public buildings.

Element 4: Circulation

Intent: To provide for design elements that are safe and convenient for circulation within and entry to buildings.

Stairways, Stairway lifts, Passenger lifts, Ramps, Handrails and Grab rails are provided in accordance with appropriate Australian Standards (**refer to Appendix A**).

Element 5: Toilets

Intent: To provide access and use of sanitary facilities.

Sanitary facilities and associated signage are designed and provided to meet the purpose of the buildings and appropriate Australian Standards (**refer to Appendix A**).

Element 6: Facilities

Intent: To provide access to other appropriate facilities such as street furniture and ATM.

Street furniture (seating, drinking fountains, litterbins and the like) and ATM facilities are designed and provided in accordance with appropriate Australian Standards (**refer to Appendix A**).

Part B - Additional Specific Controls

Objectives:

The objectives for Part B are:

- h) To provide for adaptable dwellings that recognise the diverse needs of the community, particularly people with disabilities and older people
- i) To provide convenient access to, and within facilities that meet the needs of all users
- j) To ensure safe and efficient and convenient parking facilities for vehicles of all users.

Adaptable Housing

na

Element 1: Built Form

Intent:

- k) To provide for the appropriate design, location and choice of sizes of adaptable dwellings within multi-unit developments and places of shared accommodation.

Rules	Criteria
1.1 Building Design	
R10 Where dwellings are required to be adaptable, the dwellings must be designed in accordance with <i>AS4299 Class C (Adaptable Housing)</i>	C10 This is a mandatory requirement. There is no applicable criterion.
R11 There is no applicable rule.	C11 In multi-unit residential complexes, adaptable dwellings are required to be distributed in the development and be representative sample of sizes provided.

Element 2: Parking

Intent:

- l) To provide for adequate and convenient parking for owners, residents, tenants and visitors to adaptable dwellings

Rules	Criteria
2.1 Car Parking	
R12 Minimum of one accessible car parking space for each adaptable dwelling is designed in accordance with <i>AS2890.6</i> .	C12 Accessible car spaces are to be located in close proximity to the entrance of the adaptable units, and if a lift or stair platform lift is provided to serve adaptable units in multi-unit buildings.

Rules	Criteria
R13 There is no applicable rule.	C13 Where there is a change in grade between the carparking and the adaptable unit, a lift or access ramp is to be provided from any basement or internal car parking for the adaptable units or visitors to the floor level of any adaptable dwelling. Access ramp to comply with AS1428.1.

Element 3: Access to common use areas

Intent:

- m) To provide for convenient access for owners, residents, tenants and visitors to common use areas in adaptable dwellings

Rules	Criteria
3.1 Entries	
R14 Common use areas including shared corridors in multi unit developments to meet AS1428.1.	C14 This is a mandatory requirement. There are no Criteria

Element 4: Circulation

Intent:

To provide appropriate access within developments for people with disabilities or to provide design options for easy adaptation.

4.1 Lifts	
R15 Passenger lifts meet AS1735.12 - <i>Lifts, Escalators and Moving Walks – Facilities for Persons with Disabilities</i> where they are provided as part of a multi-unit housing development, which includes adaptable dwellings.	C15 Where a multi-storey –multi unit development proposal does not incorporate a lift, the building is designed to be capable of having lift access for future use as adaptable units.

Special Purpose Developments

Element 1: Access

Intent:

To provide access to people with disabilities or special needs to all parts of the developments.

1.1 Special Purpose Developments	
R16 There is no applicable rule.	C16 Access in a special purpose development for older people with disabilities to be in accordance with <i>AS4299 – Adaptable Housing – Class C</i> and access is provided to, and within, 100% of units within the development.
R17 There is no applicable rule.	C17 For places of shared accommodation for people with disabilities: n) Where developments have a gross floor area not exceeding 300m ² , and no more than 12 person capacity – provide 1 accessible room o) Where developments have a gross floor area exceeding 300m ² provide accessible rooms at the following rates: i) Less than 49 person capacity – 2 rooms ii) More than 49, but less than 99 – 4 rooms iii) More than 99 persons – 6 rooms. Note – capacity based on no more than average of 2 people per room.

Fixed Seating Venue

Element 1: Built Form

Intent:

- p) To provide for appropriate seating for people with disabilities and limited mobility at venues with fixed or temporary seating, for example entertainment and sporting venues

Seating arrangements to meet with appropriate Australian Standards (**refer to Appendix A**).

Element 2: Hearing Augmentation Facilities

Intent:

- q) To provide for appropriate design of hearing augmentation facilities to assist people with hearing impediments

Hearing Augmentation Facilities, Emergency Warning Systems and Public Phones are provided according to appropriate Australian Standards (**refer to Appendix A**).

Appendices

Appendix A

Summary of Standards that are relevant to this code

The BCA makes reference to some of the Australian Standards applicable to the design of equitable access. The BCA indicates which edition of Australian Standards it refers to. The BCA does not always refer to the most recent version of a standard. However, under the Code, the most up to date Australian Standards applied by the code are applicable to relevant development proposals. At the time of the preparation of this Code the following standards apply:

- a) AS1158.3.1 Road lighting – Pedestrian area (Category P) lighting – Performance and installation design requirements
- b) AS1428.1 Design for Access and Mobility – *General Requirements for Access – New Building Work*
- c) AS1428.2 Design for Access and Mobility - *Enhanced and Additional Requirements – Buildings and Facilities*
- d) AS1428.3 Design for Access and Mobility - *Requirements for Children Adolescents with Physical Disabilities*
- e) AS1428.4 Design for Access Mobility - *Tactile Indicators*
- f) AS 1680.0 Interior Lighting – *Safe Movement*
- g) AS1735.7 Lifts, Escalators and Moving Walks – *Stairway Lifts*
- h) AS1735.12 Lifts, Escalators and Moving Walks – *Facilities for Persons With Disabilities*
- i) AS1735.14 Lifts for people with limited mobility – *Restricted use – low rise platforms*
- j) AS1735.15 Lifts, escalators and moving walks – *Low-rise passenger lifts – Non-automatically controlled*
- k) AS1735.16 Lifts, escalators and moving walks – *Lifts for persons with limited mobility – Restricted use- Automatically controlled*
- l) AS2890.1 Parking Facilities: Part 1 – *Off Street Car Parking*
- m) AS2890.6 Parking facilities: Part 6 – *Off-street parking for people with disabilities*
- n) AS2899 Public Information Symbol Signs - Part 1 *General Information Signs*
- o) AS3769 Automatic Teller Machines – *User access*
- p) AS4299 *Adaptable Housing*
- q) AS4428.4 Fire Detection, warning, control and intercom systems- *Control and indicating equipment - Intercommunication systems for emergency purposes*
- r) AS4586 *Slip Resistance Classification of New Pedestrian Surface materials*

Appendix B

Glossary of Terms

Accessible means having features to enable use by people with disability including those who rely upon a wheelchair.

Accessibility - The key contributions to the accessibility of a place are providing a continuous accessible path of travel, ensuring access is available to all required buildings, facilities and services and having an appreciation of how people with disabilities access and use facilities.

Adaptability refers to the means of designing a building that enables easy adaptation to make it fully comply with access standards.

Adaptable housing is housing specifically designed to enable easy modification and is recognised as a common sense approach to housing design as it involves considering a broad range of user requirements. Adaptable housing promotes convenience and safety and is based on the principle that homes should be accessible to all (children, older people and people with disabilities), making dwellings more suitable for people at all stages of their lives. This is also referred to as “Housing for Life”.

Barrier is an object (either physical or perceived) that obstructs or impedes, for example, a physical barrier may be a step that some people are not physically capable of traversing. A perceived impediment to access may be, for example, only an impression that a ramp is too steep to negotiate. Furthermore, a lack of understanding of people’s access needs can result in physical designs that pose barriers for some people. A door may or may not be considered a barrier depending on the extent to which it obstructs or impedes access.

BCA refers to the Building Code of Australia published by the Australian Building Codes Board.

Continuous Accessible Path of Travel is an uninterrupted path of travel to and within a place (whether a building or not). For non-ambulatory people, the accessible path should not incorporate any steps, humps, stairways, revolving doors, escalators or other impediments, which prevent the path being utilised by people with disabilities.

Disability refers to a physical, intellectual, psychiatric, sensory or neurological impairment or a combination of those impairments or reduced capacity of a person for learning, communication or mobility or physical disfigurement, or the presence of disease causing organism.

Facilities include, reception counters, gateways and checkouts, public telephones, drinking fountains, vending machines, automatic teller machines, bus shelters, viewing platforms, fishing platforms, public BBQ’s, post boxes, outdoor furniture including tables and seating, refuse receptacles and playground equipment.

Places of shared accommodation are boarding houses, guest houses, lodging house or hostels; residential parts of a hotel or motel; residential part of a school; residential part of a health care facility; and specific purpose accommodation, such as supportive housing.

Special purpose developments for the purpose of this code, buildings that are specifically designed for people with disabilities belonging to different age groups such as children, adolescents and older people.

Visitability to be visitable by people who use wheelchairs, in that there must be at least one wheelchair accessible entry and path of travel from the block boundary to the living area and to a toilet that is either accessible or visitable.

Visitable housing unit means a housing unit which has at least one wheelchair accessible entry with an accessible path of travel from the block boundary to the living area and to a toilet that is either accessible or visitable.



Block 3 section20
Weetangera
Proposal for the addition
of new change rooms and
canteen.

Crime Prevention Through Environmental Design General Code

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Introduction

This General Code applies to developments across all zones in the ACT, except for development in rural and broadacre zone, and for proposals for single dwellings regardless of the zone.

How to use this code

Please refer to the Territory Plan User Guide, which contains detailed information on the Territory Plan, including the use of assessment codes in the planning and development process.

Purpose of the Code

This Code outlines specific requirements for crime prevention through environmental design (CPTED) for development within the ACT. While all of the Development Codes contain objectives, rules and criteria important to producing safer environments, the purpose of this Code is to provide more explicit direction to ensure that issues of community safety are adequately addressed in decision making for land use and development activities in the ACT.

Terms Used in the Code

There are four key principles of crime prevention through environmental design:

Natural Surveillance: This is intended to limit the opportunity for crime by designing spaces and buildings that foster human activity and interaction as well as overlooking of the environment. Included in the designs are such features as:

- a) clear, direct paths that encourage pedestrian movement through spaces;
- b) streets that allow passing traffic to observe open spaces and car parks;
- c) obvious building entry points, clearly visible from the street and/or pedestrian spaces;
- d) building entrances and windows that look out on to streets, open spaces and parking areas.

Natural access: This is the 'channelling' of the movement of people in the environment either to encourage them into spaces to increase activity and hence increase natural surveillance, or to discourage people from entering areas where it is generally inappropriate for pedestrian movement. It is possible to alter the movement of people through the environment by the use of symbolic and/ or actual barriers. These may take the form of changes in level, gardens, ground markings, lighting, entrances, fences, bollards etc.

Territorial reinforcement: This involves developing and/or maintaining a sense of proprietary for the space or development by the community. If people feel a pride of ownership then there is a greater propensity to take care of the environment and look after those in the community. Territorial reinforcement requires a sense of 'place' and amenity to be established. This is best when it is considered through the whole design process and when there is a clear delineation between private, semi-private and public realm. This delineation may be achieved by changes in level, formal entries, fences, garden beds or signs. Increasing the use of the site by legitimate groups in the community increases the sense of ownership and the legitimate users may take on the role of voluntary custodians of the site.

Target hardening: This is where the property owner or occupier seeks to deter criminal activity by making it as difficult as practicable to steal or vandalise property, or buildings. This includes making the physical security of a site stronger and increasing the perceived risk to an offender. The basis of target hardening is to strengthen the defences of a site to deter the attack and/or delay the success of an attack.

Definitions Used in the Code

Activity centres

The traditional focus for services, employment and social interaction in cities and towns. People shop, work, meet, relax and live in activity centres. Usually well served by public transport, they range in size and intensity from local centres to Group and Town Centres and the City Centre.

Activity generators

Land uses that encourage and intensify use of the public domain – may include outdoor cafes and restaurants, shops and outdoor sporting areas located in open space.

Community safety

The actual and perceived safety existing in any community. 'Actual' safety is measurable and usually expressed as 'a rate of crime'. This may differ from 'perceived' community safety – derived from interviews and attitude surveys.

Crime Prevention Through Environmental Design (CPTED)

An analytical tool used to redesign and modify the built environment to reduce opportunities for crime. CPTED focuses on the effective design and use of the built environment to reduce the incidence and fear of crime and improve quality of life.

Entrapment spots/hiding places

Small confined areas, shielded on three sides by some sort of barrier that may be used by criminal offenders to trap potential victims or conceal themselves.

Escape route

An alternative and safe means of exit.

Legibility

The ease with which visitors are able to see, understand and use an area or development. A 'legible' layout is one that visitors and residents find easy to move through and to use.

Permeable layout

Layout that allows for visible and frequent access routes through an area.

Public spaces/Public Realm

Spaces that are publicly owned and intended for use by the public and spaces that are privately owned but encourage public use free of any rules or constraints of normal public behaviour.

Sightlines

Lines of clear physically uninterrupted sight.

Part A - General Requirements

Element 1: Neighbourhood Design

Intent:

The Development Code for Subdivision, as well as the relevant Precinct Code for an area, address aspects such as the overall urban composition, street layout, location and design of open space, public transport, pedestrian and cycle networks. These aspects are addressed to ensure they are considered in a comprehensive manner and with express intent of establishing safe, accessible Neighbourhoods.

Intent:

Achieving key principles of natural surveillance, natural access control and territorial reinforcement through the establishment of:

- a) easily navigable and legible network of streets
- b) clearly delineated and hierarchy of public open space, community open space (shared areas) and private open space
- c) convenient access for all users across to activity centres

Rules	Criteria
1.1 Neighbourhood Design	
There is no rule applicable.	C1 Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.

Lighting requirements are to be imposed as conditions

Element 2: Use

Intent:

- a) To provide developments with an increased level of safety for its users and the wider community

Rules	Criteria
2.1 General Code	
There is no applicable rule.	C2 The development described in Table 1 meet the Crime Prevention Through Environmental Design General Code.

noted

Table 1: Development required to meet the Crime Prevention Through Environmental Design General Code.

Airport	Health facility	Retirement Village
Ancillary use	Hospital	Road
Aquatic recreation facility	Hotel	Rural Produce Retailing
Boarding house	Indoor entertainment facility	Rural Supply retailing
Bulky goods retailing	Indoor recreation facility	Scientific research establishment
Business agency	Mint	Service station
Car park	Mobile home park	Serviced apartment
Caravan park/camping ground	Motel	Shop
Child care centre	Multi-unit housing	Special care establishment
Civic administration	Municipal depot	Special care hostel
Club	Office	Special dwelling
Community activity centre	Outdoor recreation facility	Store
Community theatre	Parkland	Subdivision
Corrections facility	Pedestrian plaza	Supermarket
Craft workshop	Personal services	Supportive housing
Cultural facility	Place of assembly	Take-away food shop
Defence installation	Place of worship	Tourist facility
Department Store	Playing field	Tourist resort
Drink establishment	Produce market	Transport depot
Drive-in cinema	Public agency	Vehicle sales
Educational establishment	Public transport facility	Veterinary hospital
Emergency services facility	Railway use	Water based recreation
Financial establishment	Religious associated use	Zoological facility
Funeral parlour	Residential care accommodation	
Guest house	Restaurant	

Element 3: Public Realm

The Development Code for Subdivision, as well as the relevant Precinct Code for an area, address the design of the public realm. The following rules and criteria are to be generally applied to the design of the public realm and shared community spaces in addition to the relevant Development Code.

Intent:

- a) To establish natural surveillance, territorial reinforcement and natural access

Rules	Criteria
3.1 Open Space and Community (Shared) Areas	
<p>There is no rule applicable.</p> <div data-bbox="284 824 699 981" style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>The development is open to the oval and is in direct line of sight to the open space.</p> </div>	<p>C3</p> <p>Natural surveillance of open space and community areas is provided by:</p> <ul style="list-style-type: none"> a) locating to adjacent activity centres; b) encouraging pedestrian (or cyclist) movement through the space; c) ensuring clear site lines from, and between, buildings and open space areas: community areas; and d) designing out any entrapment spaces.
<p>There is no rule applicable.</p> <div data-bbox="619 1182 798 1272" style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>consistent</p> </div>	<p>C4</p> <p>Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.</p>
<p>There is no rule applicable.</p> <div data-bbox="236 1395 810 1507" style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>No additional planting is proposed that will obscure the views.</p> </div>	<p>C5</p> <p>Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.</p>
<p>There is no rule applicable.</p>	<p>C6</p> <p>Selection of plant material are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.</p>
<p>There is no rule applicable.</p> <div data-bbox="220 1854 798 1993" style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p>Existing landscaping is away from the building and the development do not have windows to climb.</p> </div>	<p>C7</p> <p>Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.</p>

Rules	Criteria
<p>There is no rule applicable.</p> <div data-bbox="225 338 499 405" style="border: 1px solid black; padding: 5px; width: fit-content;">consistent</div>	<p>C8</p> <p>Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.</p>
3.2 Children's Play Areas	
<p>There is no rule applicable.</p> <div data-bbox="268 600 560 714" style="border: 1px solid black; padding: 5px; width: fit-content;">None proposed</div>	<p>C9</p> <p>Children's play areas are located and designed to to comply with each of the following:</p> <ul style="list-style-type: none"> a) there is natural surveillance from adjoining areas b) adjacent areas are used by compatible groups c) there are multiple entry/exits
3.3 Lighting	
<p>There is no rule applicable.</p> <div data-bbox="288 972 683 1104" style="border: 1px solid black; padding: 5px; width: fit-content;">Condition to be imposed</div>	<p>C10</p> <p>Provide a schedule of lighting showing that lighting complies with each of the following:</p> <ul style="list-style-type: none"> a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting
<p>There is no rule applicable.</p>	<p>C11</p> <p>Legitimate users and activities at night are encouraged by lighting:</p> <ul style="list-style-type: none"> a) spaces evenly and consistently (except where accent/feature lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance

Rules	Criteria
There is no rule applicable.	C12 Areas that are not intended for night time are not lit and are closed off to pedestrians.
There is no rule applicable. <div data-bbox="306 474 663 551" style="border: 1px solid black; padding: 2px; display: inline-block;">Condition to be imposed</div>	C13 Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.
3.4 Signs	
R14 A statement is provided that all directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection	This is a mandatory requirement. There is no applicable criterion. <div data-bbox="992 790 1198 846" style="border: 1px solid black; padding: 2px; display: inline-block;">na</div>
There is no rule applicable	C15 Locate signs so that they comply with each of the following: a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities <div data-bbox="1394 1207 1513 1285" style="border: 1px solid black; padding: 2px; display: inline-block;">na</div>
There is no rule applicable.	C16 Provide legible signs for all users: a) specify signs of high contrast, with light lettering on dark backgrounds with non-reflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages. <div data-bbox="1402 1391 1530 1469" style="border: 1px solid black; padding: 2px; display: inline-block;">na</div>

Element 4: Built Form

Intent:

- a) To ensure the building design, especially in regard to its elevation and façade treatments, contributes to establishing safer environments through the use of appropriate quality material and detailing in the building, maximizing visibility and clearly delineating access and functional areas

Rules	Criteria
4.1 Interface between buildings and public realm	
<p>There is no rule applicable.</p> <p style="text-align: center;">consistent</p>	<p>C17</p> <p>Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.</p>
<p>There is no rule applicable.</p> <p style="text-align: center;">consistent</p>	<p>C18</p> <p>Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.</p>
<p>There is no rule applicable.</p> <p style="text-align: center;">Consistent. Not many recessed sections that enable hiding</p>	<p>C19</p> <p>Recessed sections in the building elevation/façade are detailed and located so as that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.</p>
<p>There is no rule applicable.</p> <p style="text-align: center;">consistent</p>	<p>C20</p> <p>Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.</p>
<p>There is no rule applicable.</p> <p style="text-align: center;">consistent</p>	<p>C21</p> <p>Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.</p>

Rules	Criteria
4.2 Materials and Finish	
<p>There is no rule applicable.</p> <div style="border: 1px solid black; width: 150px; height: 40px; margin: 10px auto; text-align: center;">consistent</div>	<p>C22</p> <p>Building materials and finishes are of an appropriate quality and detailed in a manner to:</p> <ul style="list-style-type: none"> a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services

Element 6: Travel and Access

Intent:

The Development Code for Subdivision, as well as the relevant Precinct Code for an area, address travel and access. The following rules and criteria are to be generally applied to Travel and Access in conjunction with the relevant Development Code.

- a) To encourage walking and cycling and thereby increase the number of people in the public realm
- b) To optimise the safe use of public transport by providing direct access routes as well as maximizing natural surveillance

Rules	Criteria
6.1 Pedestrian Routes, Bicycle Paths and Lanes	
<p>There is no rule applicable.</p> <div style="border: 1px solid black; width: 120px; height: 30px; margin: 10px auto; text-align: center;">na</div>	<p>C23</p> <p>Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by:</p> <ul style="list-style-type: none"> a) maintaining sightlines along paths between destination points b) allowing overlooking from adjacent areas
<p>There is no rule applicable.</p>	<p>C24</p> <p>Provide direct access routes to buildings streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.</p>

Rules	Criteria
<p>There is no rule applicable.</p> <div data-bbox="392 517 695 633" style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">na</div>	<p>C25</p> <p>Security of pedestrian routes, bicycle paths and lanes are provided by:</p> <ul style="list-style-type: none"> a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark; b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.
<p>There is no rule applicable.</p> <div data-bbox="323 824 786 918" style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">consistent</div>	<p>C26</p> <p>When planting adjacent to pedestrian /bicycle routes:</p> <ul style="list-style-type: none"> a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used; b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.
<p>R27</p> <p>A Statement is provided that pedestrian paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div data-bbox="1034 1272 1262 1413" style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">na</div>
<p>R28</p> <p>A Statement is provided that Bicycle Paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 14. – Bicycles.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
6.2 Pedestrian Underpasses and Overpasses	
<p>There is no rule applicable.</p> <div data-bbox="258 461 571 663" style="border: 1px solid black; padding: 5px; width: fit-content;">na</div>	<p>C29</p> <p>The use of pedestrian underpasses is to be avoided. Where there is no practical or feasible alternative underpasses are designed:</p> <ul style="list-style-type: none"> a) wide enough to accommodate both pedestrian and cycle traffic b) straight and without recesses c) with mirrors so pedestrians can see around corners if there is a turn of 60 degrees or more d) with entrances and exits that are visible from shops, homes or other areas of frequent pedestrian traffic e) to ensure there is no screening of entries/exits f) with signs at each end indicating where it leads and an alternative route to use at night
<p>There is no rule applicable.</p> <div data-bbox="560 1077 724 1133" style="border: 1px solid black; padding: 2px; display: inline-block;">na</div>	<p>C30</p> <p>Overpasses are designed to reduce opportunities to throw missiles at cars or pedestrians.</p>
6.3 Bus Interchange, Bus Stops and Taxi Ranks	
<p>There is no rule applicable.</p>	<p>C31</p> <p>Locate bus stops and taxi ranks so that:</p> <ul style="list-style-type: none"> a) natural surveillance is possible b) there are no walls, landscaping, fences or other structures which block sightlines to bus stops and taxi ranks c) they are not located adjacent to vacant land, alleys, car parks or near possible entrapment spots d) there are short, safe routes to bus stops and taxi ranks from night-time venues such as cinemas, theatres etc
<p>There is no rule applicable.</p>	<p>C32</p> <p>Major bus stops and taxi ranks are well lit and protected from the weather, or adjacent to areas which are well lit or that provide protection from the weather.</p>

Rules	Criteria
There is no rule applicable.	C33 Directional signage makes it easy to find bus stops or taxi ranks, and provides up-to-date passenger information.
There is no rule applicable.	C34 Interchanges are located on the same level as significant activity generators to avoid entrapment, increase natural surveillance and provide direct routes of access.

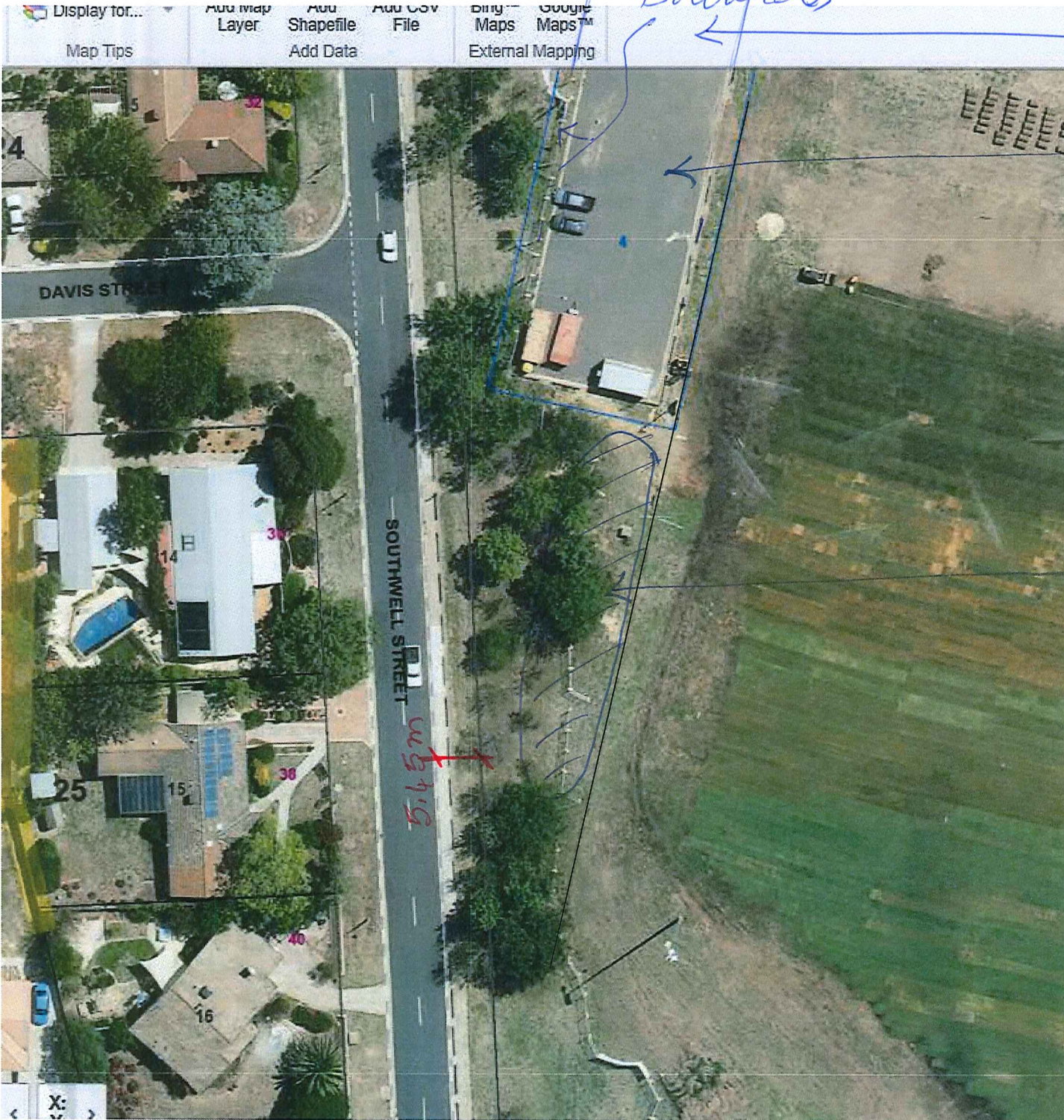
Element 7: Services

Intent:

- a) To provide services that are highly visible and in accessible locations.

Rules	Criteria
7.1 Automatic Teller Machines (ATMs)	
There is no rule applicable.	C35 Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen.
There is no rule applicable.	C36 Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders.
There is no rule applicable.	C37 Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-legitimate users
There is no rule applicable.	C38 Use bollards, or other landscaping, to restrict the potential for vehicle incursions.
7.2 Local Waste Storage Facilities	
There is no rule applicable. consistent	C39 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.

Rules	Criteria
7.3 Local Utility Facilities	
<p>There is no rule applicable.</p> <div data-bbox="592 376 775 477" style="border: 1px solid black; padding: 5px; display: inline-block;">na</div>	<p>C40</p> <p>Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.</p>
7.4 Delivery and Storage Facilities	
<p>There is no rule applicable.</p> <div data-bbox="268 685 544 797" style="border: 1px solid black; padding: 5px; display: inline-block;">consistent</div>	<p>C41</p> <p>Ensure that:</p> <ul style="list-style-type: none"> a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners
7.5 Public Toilets	
<p>There is no rule applicable.</p> <div data-bbox="336 1111 544 1211" style="border: 1px solid black; padding: 5px; display: inline-block;">consistent</div>	<p>C42</p> <p>Ensure that:</p> <ul style="list-style-type: none"> a) Public toilets are located in obvious locations, but not in isolated areas of activity centres b) Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's' playgrounds c) Public seating and telephones are located away from public toilets to avoid opportunities for loitering.
7.6 Public Telephones	
<p>There is no rule applicable.</p> <div data-bbox="639 1491 775 1570" style="border: 1px solid black; padding: 5px; display: inline-block;">na</div>	<p>C43</p> <p>Public telephones are located in obvious locations, are well lit and well signposted, eg near bus stops or taxi ranks.</p>



Bollards

63m x 17.5 metres
(further up)

63m x 16.5 metres

25 x 2 = 50 spaces
approximately

the site

5.4m

Display for... Add map Layer Add Shapefile Add CSV File Bing Maps Google Maps™ Map Tips Add Data External Mapping

DAVIS STREET

SOUTHWELL STREET

4

5

32

14

38

25

15

36

16

40

X: Y:

From: Chowdhury, Abu Sayem
Sent: Thursday, 7 August 2014 2:53 PM
To: Boraiah, Thara
Subject: RE: 3/20 Weetangera

Hi Thara
I have made some minor changes.
Hope you would be ok with these changes.
Thanks
Sayem

Abu Sayem Chowdhury | Transport Engineer / Planner
Major Projects & Transport | Environment and Planning Directorate | **ACT Government**
Phone: 02 62059091 Email: abusayem.chowdhury@act.gov.au
Dame Pattie Menzies House 16 Challis St Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

From: Boraiah, Thara
Sent: Thursday, 7 August 2014 2:23 PM
To: Chowdhury, Abu Sayem
Subject: 3/20 Weetangera

Sayem,

I have made a brief note of what was discussed. Please let me know if it is ok.

Discussed the impact of traffic and parking with [Major Projects and Transport](#) unit. Transport team indicated that Southwell street is a local street [which has a capacity to accommodate more traffic in their observation](#). Any through traffic across this suburb is mainly via Schumack Street. Weetangera is also the last suburb in that region and through traffic or 'rat [running](#)' is less [likely to happen](#). The traffic generation due to the development will be on weekends and evenings and can be accommodated on Southwell Street as there will be no conflict with peak times. The parking areas are scattered and the traffic will also be distributed around the oval. [There is no major road safety issues around the subject site as per Transport team's concern](#).

With the car parking It should be noted that even though two rugby fields generates nearly 60 to 70 car parking spaces (18 members in each team including 3 on the bench), it is a neighbourhood oval with many children walking, [cycling](#) or sharing a car to the oval. Many of them will be dropped [off](#) and picked up after the practice. With car parking area adjacent to the school and shops the existing car parking space is considered sufficient. A condition is to be imposed to line mark the car parking area for efficient use of the space.

Regards
Thara Boraiah

Notice of decision

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

Merit track

DA NO: 201324722 and 201324722A		DATE LODGED: 22/04/2014
DATE OF DECISION: 7 August 2014		
BLOCK: 3	SECTION: 20	SUBURB: WEETANGERA
STREET NO AND NAME: Shumack Street Weetangera		
APPLICANT: Small Quinton Coleman Architects		
LESSEE: Territory and Municipal Services Directorate (unleased land)		

THE DECISION

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

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

- **the construction of a new single storey building containing change rooms, toilets and canteen facilities; and**
- **associated site works**

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

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

PART 2 sets out the Reasons for the Decision

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE



Aaron Oshyer
Delegate of the planning and land authority
Environment and Planning Directorate
7/8/2014

CONTACT OFFICER

Thara Boraiah
Phone: (02) 6207 7373
Email: thara.boraiah@act.gov.au

PART 1 CONDITIONS OF APPROVAL

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

A. ADMINISTRATIVE / PROCESS CONDITIONS

A1. FURTHER INFORMATION

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

- (a) revised site plan and landscape plan, based on the relevant drawings submitted as part of the application, showing:
 - (i) the external lighting as per the Australian Standard AS1158 - Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements and Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting; and
 - (ii) the existing car parking area upgraded with line marking in accordance with the Australian Standard 2890 - off street car parking.

B. PRIOR TO CONSTRUCTION AND/OR DEMOLITION

B1. POLLUTION CONTROL PLAN

That prior to any work on the site commencing, the applicant/lessee must submit two copies of the pollution control plan to Environment Protection Authority for approval;

B2. TREE PROTECTION

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

B3. VERGE MANAGEMENT

This plan is to be approved and implemented before the commencement of any work on the site, and is to be in accordance with the *City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04*.

B4. TRAFFIC MANAGEMENT

A Temporary Traffic Management (TTM) Plan shall be prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety, Roads ACT, Roads and Public Transport Division, Territory and Municipal Services Directorate (TAMSD) prior to commencement of any work on the site. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

C. DURING CONSTRUCTION AND/OR DEMOLITION

C1. POLLUTION CONTROL

All works shall be undertaken in accordance with the approved pollution control plan.

C2. VERGE MANAGEMENT

During any work undertaken on the site, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with a Landscape Management Plan approved by the Manager, Asset Acceptance, Operational Support, Directorate Services, Territory and Municipal Services Directorate, TAMSD.

C3. TRAFFIC MANAGEMENT

At all times, the site and surrounds shall be managed in accordance with the approved Temporary Traffic Management (TTM) Plan.

C4. WASTE MANAGEMENT

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

D. POST CONSTRUCTION AND/OR DEMOLITION

None

E. ADVISORY NOTES

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

E1. ACTEWAGL-GAS NETWORKS

- Attached statement for Gas Networks
- The location and area allocated for gas regulating and metering equipment is to comply with ActewAGL standards. The following documents provide guidance:
 - Ref ActewAGL Drawings (attached): "Exclusion Zone – Domestic Meter Installation" "Domestic Gas Meter Location Reference Drawings"
 - Ref ActewAGL Document (attached): "Gas Metering Equipment – Prohibited Locations"
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities
- If a meter location or service pipe relocation is required in order to comply with ActewAGL standards, please contact your gas retailer and book a meter relocation. Only people accredited by ActewAGL can carry out this work.
- Compliance with ActewAGL's Service and Installation Rules and all other relevant legislation including the ACT Utilities Act (2000)

E2. ACTEWAGL-WATER DIVISION

ACTEW Corporation assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to ACTEW assets resulting from the construction works shall be repaired by ACTEW Water at the contractors expense. Access to ACTEW assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Other: Refer DESIGN ACCEPTANCE IN PRINCIPLE DRAWINGS.

E3. ACTEWAGL-ELECTRICITY NETWORKS

- Development is to comply with minimum separation requirements to underground assets. Ref ActewAGL Drawing 3832-018
- Proponent is required to contact ActewAGL prior to the commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.
- Proponent is required to submit the Request for "Preliminary Network Advice" form to enworks@actewagl.com.au (available on ActewAGL website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets
- Developer is required to get the supply disconnected and removed at developers cost prior to any development activity.

Refer to Appendix 1 for information about approvals that may be required for construction.

PART 2 REASONS FOR THE DECISION

The application satisfactorily meets the requirements for approval. The application was approved because, based on the documentation and in the form modified by the imposed conditions, it was considered to meet:

- the relevant code, being the Community Facility Zone Development Code and Parks and Recreation Zone Development Code;

The key issues identified in the assessment are the issues raised by the representations. The following matters were of main concern:

- Increased traffic and parking along Southwell Street
- Impact on intersection of Davis Street and Southwell Street and
- Advice to relocate the facility.

The issues raised in the representations were referred to the applicant and asked to address the issues. The applicant subsequently lodged additional documentation under s141 of *the Planning and Development Act 2007* as DA 201324722A. The documents included:

- Justification for the location of the building;
- The redevelopment plans for the oval and
- A landscape management and protection plan.

The main extracts of the documents indicate that:

The proposed building is part of the overall development of the Weetangera oval. The development plan of the oval indicates two rugby fields at the centre of the field separated by a cricket pitch. The area surrounding these fields is gradually sloping towards the centre of the oval and any development on this slope would require the land to be cut in or the building to be built on top of the slope. The resulting building would end up with excessive finished height with soil instability and access issues that would be economically not viable. Any other location would also require a new car parking facility to be built and the lessees (Sport and Recreation Services) did not consider the proposal as economically feasible.

The current building is located on a levelled land with direct access from a car park that already exists. The existing car park allows for convenient waste collection, levelled access to people with disabilities and easy access to emergency vehicles as well.

The current location of the canteen area also provides an end to end view (the rugby fields are oriented north-south to avoid direct sunlight into the players' eyes) of the field allowing the volunteers to have a clear view of the game. This is an advantage and has proven critical in attracting volunteers at numerous other ACT Government sports ground

The lessee has indicated that the facility will not increase the existing traffic on the street. The two rugby fields will be used during winter and at off peak times between 5pm to 9pm on week days for training, and on Saturdays for matches between 8am to 5pm. The cricket takes place during summer on Saturdays 9am to 4pm for matches and the practice can vary depending on team's preference, normally it is one night a week 6pm-7pm. Any traffic is spread out throughout the year at off peak times. The use of the field is through prior booking of the field so that there is minimum overlap of players and traffic.

A condition is imposed to line mark the existing car parking area. It measures approximately 64 metres x 17 metres and can accommodate in the order of 50 car parking spaces. Any excess parking required can be accommodated on the on street parking along the Southwell Street adjacent to preschool. Further, it is advised that the lessees (Sports and Recreation Services) and the Education and Training Directorate have an agreement to utilise the school parking spaces (approximately 50 spaces) if needed. With only two games in play at any one time there is a limit to the patronage that can be on the oval and this generation of traffic is considered minimal. This is proven manageable at same sized venues with similar sized car parks.

Transport Planning Unit, within Environment and Planning Directorate has advised that the Southwell Street is a local road and has the capacity to take the additional off peak traffic. Weetangera is one of the last suburbs in Belconnen area and any through traffic via this suburb is less and is limited to Schumack Street.

The justification and the site plan provided by the applicant were considered to be of sufficient evidence to make the decision. Although the building could have been located in another location with the addition of a new car park, the proposed location is not an unacceptable location. The lessees have chosen an economically viable location by locating it adjacent to the existing car park.

Other issues identified are to ensure relevant entity requirements were met. Conditions are imposed to ensure relevant entity requirements are met and that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

EVIDENCE

Application No. 201324722

File No. 1-2013/26341

The Development Codes – Community Facility Zone Development Code and parks and recreation Zone Development Code (specify)

The Precinct Codes – Weetangera Precinct Map and Code

Current Crown Lease – Unleased land

Representations

Entity advice

PART 3 PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 5 May 2014 to 23 May 2014. Twenty six (26) written representations were received during public notification.

The main issues raised were as follows. Comments are provided as appropriate.

- (a) Southwell Street is a minor suburban road not designed to carry traffic associated with sporting events. The field will be occupied during weekends, weeknights, school holidays, occupying several days in a row.

The applicant has responded stating that with only two games in play at any one time there is a limit to the patronage that can be on the oval and this generation of traffic is considered minimal and is proven manageable at same sized venues with similar sized car parks.

- (b) *The proposal is close to intersection where visibility will be impaired by vehicles parked along the road. The car parking spaces are inadequate for the likely increased usage of the field.*

The use of the facility is typically out of peak times when other traffic is less. Any traffic will be due to the two rugby fields and is considered minimal.

- (c) *The development has to be located on the opposite side, so that it is accessed from Schumack Street which is a wider street. It is easy to access and has increased distance from the houses. It is a desirable location in the long term,*

The building is proposed adjacent to the existing car park. Any other location will require building a new car parking area and is therefore not economically viable.

- (d) *Trees and shrubs will be removed, this is a flood hazard area. Removing the trees will also have negative impact.*

Some trees will be removed to accommodate the proposed building but a row of trees at the front will remain forming a vegetation screen to the building. Additional landscaping is proposed as part of the new development.

- (e) *There is significant traffic and parking due to preschool and school also.*

The peak timings of the school are not the same as the timings of the oval use. The use of the proposal remains independent of the school timings.

- (f) *Location of the building to the opposite will enhance business to the shops, more room for parking*

It is noted that other locations, particularly the location adjacent to shops may have been acceptable but only with the provision of additional car parking spaces. The existing car parking spaces belong to Territory and Municipal Services Directorate for the use of shops (and possible future development).

ENTITY ADVICE

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

NATURE CONSERVATION

On 1.5.14, advice was received from the EACT in relation to the proposal. The advice states that the application is supported.

ACTEWAGL-ELECTRICITY

On 19.5.14, advice was received from ActewAGL-Electricity in relation to the proposal. The advice states that the application fails to comply.

The applicant was asked to provide further information to address the issues. The applicant submitted further information

On 29.7.14, further advice was received from ActewAGL-Electricity which stated that the application complies with conditions.

The conditions are imposed at Part 1, Item E of this document

ACTEWAGL-WATER DIVISION

On 2.5.14, advice was received from ActewAGL-Water Division in relation to the proposal. The advice states that the application is supported with conditions.

The conditions are imposed at Part 1, Item E of this document.

ACTEWAGL-GAS NETWORKS

On 19.5.14, advice was received from ActewAGL-Gas networks in relation to the proposal. The advice states that the application is supported with conditions.

The conditions are imposed at Part 1, Item E of this document.

TERRITORY AND MUNICIPAL SERVICES DIRECTORATE

Pursuant to s148 (1) of the Planning and Development Act 2007 (the act), the application was referred to TAMSD on 30.4.14 for comments. Pursuant to s149 (2) of the act the entity failed to give comments within 15 working days after the date of the referral. Hence, in accordance with s150 of the act it is taken to have given advice that the entity supports the application.

The applicant is advised to contact TAMSD for design acceptance

ENVIRONMENT ACT

The application can be supported. The proposal is consistent with the relevant Management Objectives for public land and is consistent with the Belconnen Urban Parks, Sportsgrounds and Lake Ginninderra Plan of Management 1998.

PART 4 ADMINISTRATIVE INFORMATION

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.

INSPECTION OF THE APPLICATION AND DECISION

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

RECONSIDERATION OF THE DECISION

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

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

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

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

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment and Sustainable Development Directorate <i>Planning and land authority</i> <ul style="list-style-type: none"> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> <ul style="list-style-type: none"> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> <ul style="list-style-type: none"> - threatened species/wildlife management 	Website: www.actpla.act.gov.au Telephone: (02) 6207 1923 Website: www.environment.act.gov.au Telephone: (02) 6207 6251 Website: www.environment.act.gov.au Telephone: (02) 6207 1911
Territory and Municipal Services Directorate <ul style="list-style-type: none"> - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets 	Website: www.tams.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities <ul style="list-style-type: none"> - Telstra (networks) - TransACT (networks) - ActewAGL - Electricity reticulation 	Telephone: (02) 9397 2090 Telephone: (02) 6229 8000 Telephone: 1100 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

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

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

For further information regarding the lodgement of this information please contact Customer Service Centre by Phone: (02) 6207 1923, Fax: (02) 6207 1925 TTY: (02) 6207 2622, Email: esddcustomerservices@act.gov.au or on the planning and land authority website at www.actpla.act.gov.au.

FURTHER APPROVALS FOR CONSTRUCTION

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

BUILDING APPROVAL

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

PERMITTED VARIATIONS TO APPROVED DEVELOPMENT

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

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

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

"TREE DAMAGING ACTIVITY" APPROVAL

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

USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

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

WORKS ON UNLEASED TERRITORY LAND – DESIGN AND OPERATIONAL ACCEPTANCE

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

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

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

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

CONSTRUCTION REQUIREMENTS

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

DEMOLITION AND ASBESTOS MANAGEMENT

Demolition and asbestos management must be undertaken in accordance with the *Building Act 2004* (including the Building Code of Australia) and the *Dangerous Substances Act 2004*. Information about demolition and asbestos management is available from the planning and land authority's web site and Customer Service Centres.

ENVIRONMENT PROTECTION

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

REPAIR OF DAMAGE TO PUBLIC ASSETS

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

UTILITY ASSETS RETENTION

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

WATER RESTRICTIONS AND FILLING OF NEW POOLS, PONDS AND FOUNTAINS

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

DRAINAGE

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

REVIEW OF THE DECISION

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

CONTACT DETAILS

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

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

POWERS OF THE ACAT

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

APPLICATIONS TO THE ACAT

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

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

TIME LIMITS FOR APPLICATIONS

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

FEES

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

TIME LIMITS FOR REVIEWS OF DECISIONS

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

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

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

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;
- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and
- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

AWARDING OF COSTS

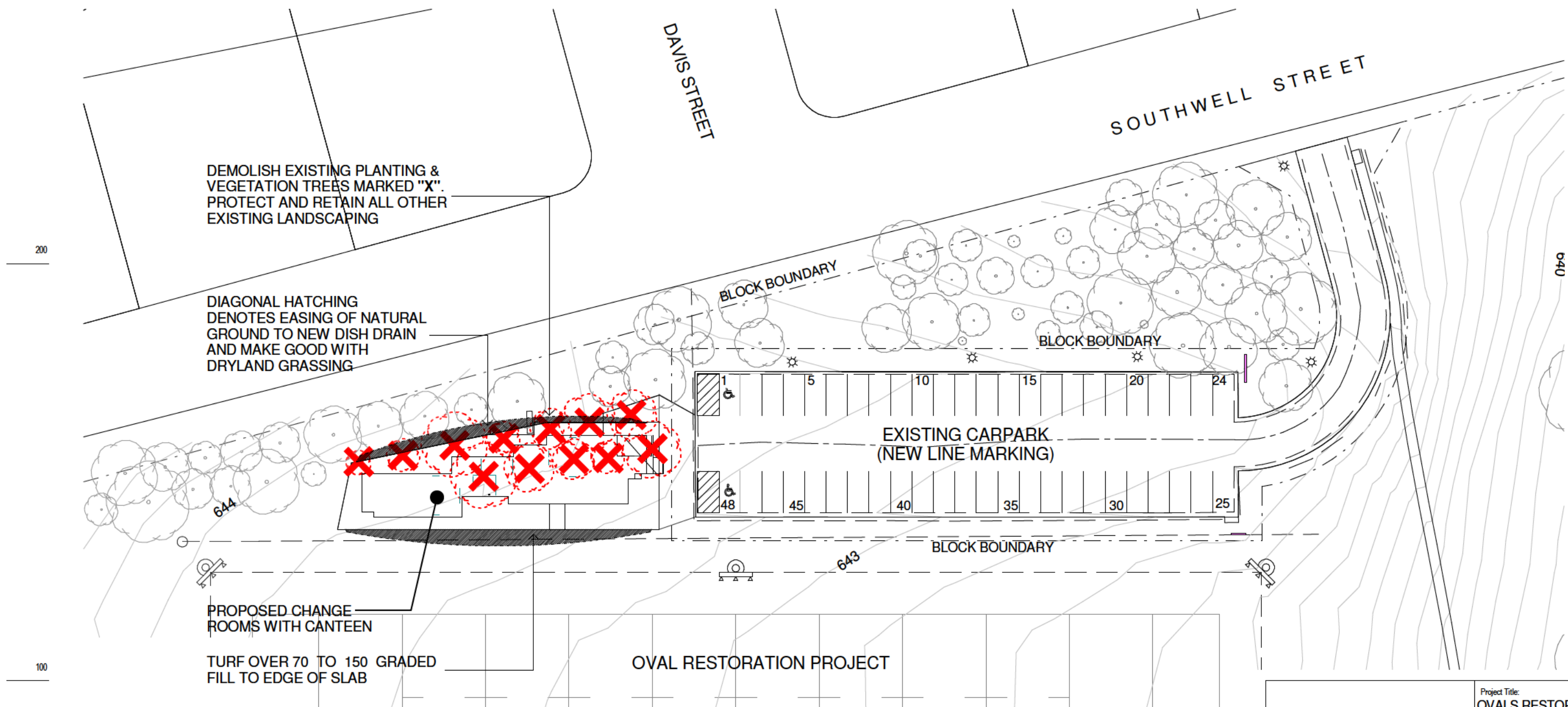
You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power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

ACCESS TO DOCUMENTS ABOUT THE DECISION

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

PROCEDURES OF THE ACAT

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



NOTE :
 ALL LANDSCAPE WORKS IN ACCORDANCE WITH TERRITORY AND MUNICIPAL SERVICES (TaMS) STANDARD SPECIFICATION

1 LANDSCAPE PLAN
 SCALE 1:500



Small Quinton Coleman Architects

ABN 81091693350 Hawker Professional Centre, Hawker ACT 2614
 Phone (02) 6278 8500 Fax (02) 6255 2921 studio@sqca.com.au
 Primary Nominee: M Coleman ACT 975, NSW 7574

Project Title:
 OVALS RESTORATION PROJECT-
 NEW CHANGE ROOMS WITH
 CANTEEN- WEETANGERA

Client:
 ABA CONSTRUCTION
 MANAGERS (AUST) Pty Ltd
 on behalf of Shared Services
 Procurements for TaMS

Project Address:
 SOWELL STREET, WEETANGERA
 Block: 3 Section: 20 WEETANGERA, ACT

No.	Date	Description
1	17.03.14	Issue for D.A.
2	03.09.14	Carpark Linemarking added

Drawn: FM **Director:** MC **Reviewer:** MC **Verifier:** MC

Scale:
 As indicated @A3

Project No:
 1221

QA Reference: 1221- A107- 2 **Sheet No:** A107 **Amendment:** 2

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ACT
Government

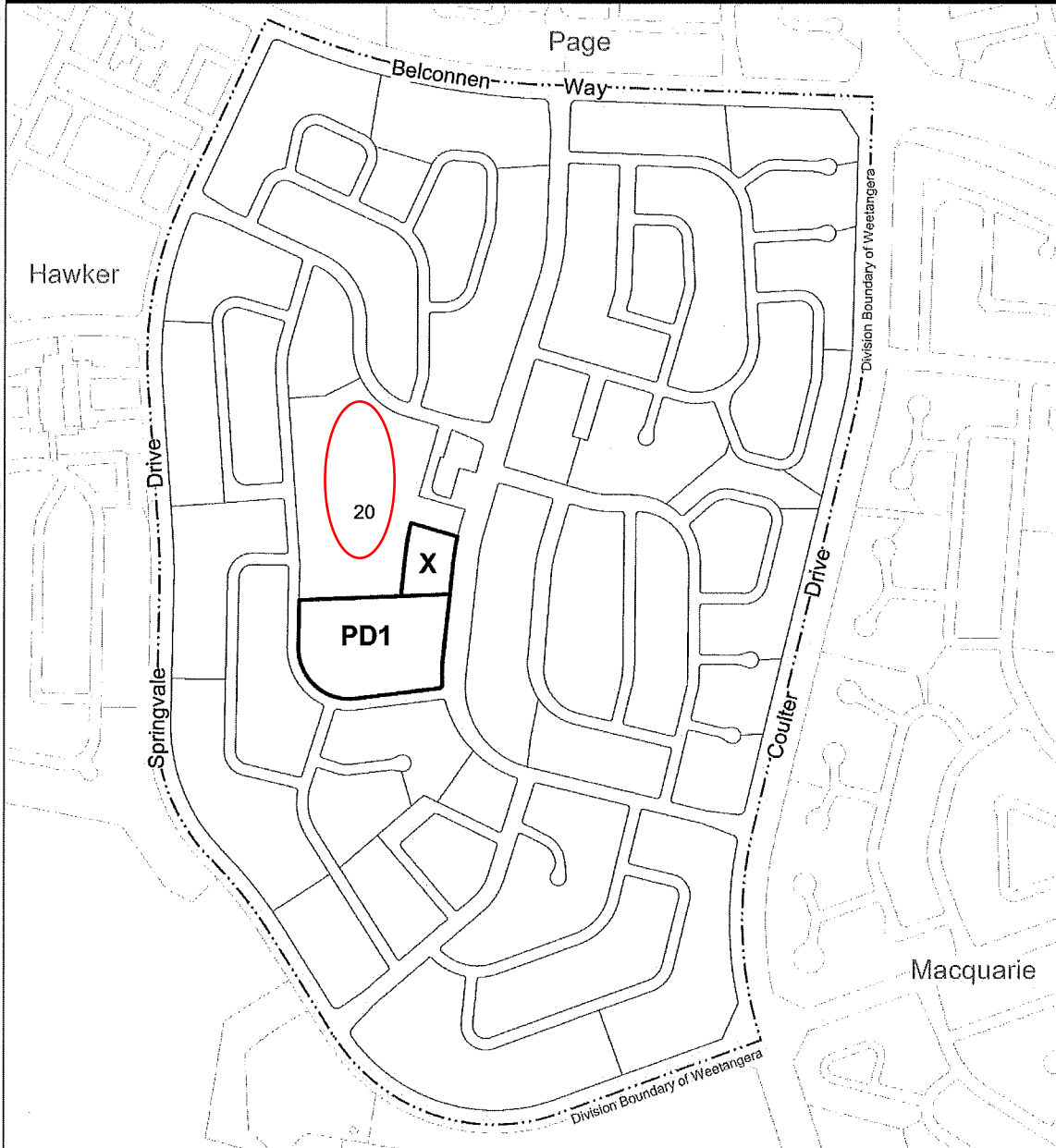
Environment and
Sustainable Development

Da 201324722
Block 3 section 20
Weetangera
Proposal for the addition of
new change rooms and
canteen.
PRZ1-Urban open space

Weetangera Precinct Map

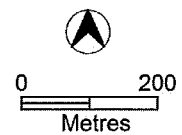
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Weetangera Precinct Map



PDn Additional prohibited development applies see Table 1

X Urban open space - not public land



Assessment Tracks

The following tables identify the assessment tracks for additional prohibited development and additional merit track development for the blocks and parcels shown in the Weetangera Precinct Map (identified as MTn or PDn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal are set out in the relevant zone development table.

The following table constitutes part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>retirement village supportive housing</i>

na

