

From: [Pini, Hayden](#)
To: [EPD, Customer Services](#)
Subject: FW: DA201733198 - Withdrawal of S165-A [SEC=UNCLASSIFIED]
Date: 6 September 2019 10:27:00
Attachments: [S165A.OBR](#)

Good Morning Customer Services,

Can I please request that the S165 'A' submission for DA-201733198 be withdrawn, as requested by the applicant?

Please advise once this has been actioned.

Kind regards,

Hayden Pini | Assessment Officer
Development Assessment
Phone: **02 6207 8728** | Hayden.Pini@act.gov.au
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government


From: Michael Cusack [redacted]@CanberraTownPlanning.com.au]
Sent: Thursday, 5 September 2019 4:28 PM
To: Pini, Hayden <Hayden.Pini@act.gov.au>
Cc: Nichelle Jackson [redacted]@CanberraTownPlanning.com.au>
Subject: DA201733198 - Withdrawal of S165-A

Good afternoon Hayden,

As discussed earlier today we wish to withdraw S165-A for DA201733198.


Kind regards

Michael

CTP Logo 

Michael Cusack
Town Planner

5/32 Lonsdale Street, Braddon 2612
Mobile [redacted]
[redacted]@canplan.com.au
canberratownplanning.com.au



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ACT
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Environment, Planning and
Sustainable Development

CHECKLIST

Dispatch Advice Checklist

DA Number: 201733198 Block(s): 18 Section: 11 District/Division: MITCHELL

Case Officer: Contact Number: Decision Date:

Application Type: **Make Selection**

Dispatch Plans: **Make Selection** Dispatch by: **Make Selection**

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **Make Selection**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **Make Selection** Decision By: **Make Selection**

Representations: **Make Selection**

Appeal Rights

Applicant: **Make Selection** Person who made Representation: **Make Selection**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **Make Selection**
(If yes, create application for encroachment (minor) document from Intellex and attach to Notice of decision)

Draft crown leases/Instruments of Variations

Does the NOD require the draft crown leases or Instruments of Variation put with the NOD?
Make Selection

(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)

Entities to be advised

Referral Required: **Make Selection**

NB: Section 174 of the Act states that "The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred".

| | |
|--------------------------|--|
| <input type="checkbox"/> | DA Leasing Referral Required |
| <input type="checkbox"/> | Deed Mgt. Referral Required |
| <input type="checkbox"/> | Land Reg. Referral Required |
| <input type="checkbox"/> | Action Buses (refer to Asset Acceptance) |
| <input type="checkbox"/> | ICON Water (formerly ActewAGL Water) |
| <input type="checkbox"/> | ActewAGL (All other entities) |
| <input type="checkbox"/> | ACT Health |
| <input type="checkbox"/> | ACT Heritage Council |
| <input type="checkbox"/> | ACT Valuation Office |
| <input type="checkbox"/> | Asset Acceptance |
| <input type="checkbox"/> | Australian Communications and Media Authority |
| <input type="checkbox"/> | Australian National University |
| <input type="checkbox"/> | Conservator of Flora and Fauna (Referred under S147A or S148) |
| <input type="checkbox"/> | Commonwealth Department of the Environment (Only Applicable to Impact Track Applications Referred Under S127A. |
| <input type="checkbox"/> | Custodian of the land - |
| <input type="checkbox"/> | Emergency Services (Fire or Ambulance) |
| <input type="checkbox"/> | Environment Protection Agency |
| <input type="checkbox"/> | Gambling and Racing Commission |
| <input type="checkbox"/> | Gateway Team |
| <input type="checkbox"/> | Heritage |
| <input type="checkbox"/> | Housing and Community Services |
| <input type="checkbox"/> | Land Development Agency |
| <input type="checkbox"/> | Land and Property Services |
| <input type="checkbox"/> | Leasing – General Leasing Encroachments and Licences |
| <input type="checkbox"/> | Office of Regulatory Services - All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating. |
| <input type="checkbox"/> | Owners Corporation Lease variation for single units – please use relevant letter template |
| <input type="checkbox"/> | National Capital Authority |
| <input type="checkbox"/> | Police |
| <input type="checkbox"/> | Queanbeyan City Council |
| <input type="checkbox"/> | Register General's Office |
| <input type="checkbox"/> | Surveying and Spatial Data |
| <input type="checkbox"/> | Territory Plan Variation Unit |
| <input type="checkbox"/> | Transport Planning |
| <input type="checkbox"/> | Tree Protection |
| <input type="checkbox"/> | WorkCover |
| <input type="checkbox"/> | Yass City Council |
| <input type="checkbox"/> | ACT Place Names - Placenames@act.gov.au |
| <input type="checkbox"/> | Other - |

Comments

From: [Pini, Hayden](#)
To: [EPD, Customer Services](#)
Subject: DA-201733198 - S165 "B" Refusal [SEC=UNCLASSIFIED]
Date: 6 September 2019 13:54:00
Attachments: [DA-201733198 - S165B Refusal.pdf](#)
[S165B.OBR](#)

Good Afternoon Customer Services,

Please see attached S165 'B' Refusal letter regarding DA-201733198 to be dispatched.

Kind regards,

Hayden Pini | Assessment Officer

Development Assessment

Phone: **02 6207 8728** | Hayden.Pini@act.gov.au

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



ACT
Government

Environment, Planning and
Sustainable Development

Canberra Town Planning Pty Ltd
5/32 Lonsdale Street
Dickson ACT 2602

Dear Canberra Town Planning Pty Ltd,

BLOCK 18 SECTION 11 - MITCHELL
Application Number: 201733198-S165B
Lessee: Konstantinou Developments Pty Ltd

I refer to the information you submitted in response to conditions A3 and A4 of the Notice of Decision (the Decision) with respect to the above Development Application.

The information has been assessed and does not satisfy conditions A3 and A4 of the Decision and has therefore been refused.

Condition A3 was not satisfied because the documentation provided states that the proposal fails to comply with Evoenergy's electricity network requirements.

Condition A4 was not satisfied because the documentation fails to include a Statement of Acceptance from Icon Water in relation to water and sewer networks.

If you wish to lodge information consistent with the current Notice of Decision, please re-lodge a new S165 application in edevelopment.

If you would like to discuss this matter further please telephone me on 6207 8728.

Yours sincerely



Jyoti Pradhan
Delegate of the Authority
Environment, Planning and Sustainable Development Directorate
5 September 2019



ACT
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Environment, Planning and
Sustainable Development

Canberra Town Planning Pty Ltd
5/32 Lonsdale Street
Dickson ACT 2602

Dear Canberra Town Planning Pty Ltd,

BLOCK 18 SECTION 11 - MITCHELL
Application Number: 201733198-S165B
Lessee: Konstantinou Developments Pty Ltd

I refer to the information you submitted in response to conditions A3 and A4 of the Notice of Decision (the Decision) with respect to the above Development Application.

The information has been assessed and does not satisfy conditions A3 and A4 of the Decision and has therefore been refused.

Condition A3 was not satisfied because the documentation provided states that the proposal fails to comply with Evoenergy's electricity network requirements.

Condition A4 was not satisfied because the documentation fails to include a Statement of Acceptance from Icon Water in relation to water and sewer networks.

If you wish to lodge information consistent with the current Notice of Decision, please re-lodge a new S165 application in edevelopment.

If you would like to discuss this matter further please telephone me on 6207 8728.

Yours sincerely

Jyoti Pradhan
Delegate of the Authority
Environment, Planning and Sustainable Development Directorate
5 September 2019

From: [EPD, Customer Services](#)
To: admin@canberratownplanning.com.au
Subject: ENDORSEMENT LETTER-201733198-S165B-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]
Date: 9 September 2019 10:50:00
Attachments: [ENDORSEMENT LETTER-201733198-SIGNED.PDF](#)
[image001.jpg](#)

Good morning,

Please see attached Endorsement letter for Block 18 Section 11 Suburb MITCHELL Development Application No: 201733198-S165B

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

Online Form: https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Kind regards,

Emil George | Customer service officer

Access Canberra | ACT Government

Environment, Planning and Land Building Services

16 Challis Street, Dickson | 8 Darling Street, Mitchell

Phone: **02 6207 1923** | Email: EPDCustomerServices@act.gov.au

GPO Box 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR

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

From: [Pini, Hayden](#)
To: [EPD, Customer Services](#)
Subject: DA-201733198-S165C - Endorsement
Date: 20 February 2020 16:29:00
Attachments: [DA-201733198-S165C - Endorsement Letter.pdf](#)
[S165C - Endorsement.obr](#)
[S165C - Plans.obr](#)

UNCLASSIFIED

Good Afternoon Customer Services,

Please see attached S165C letter of endorsement regarding DA-201733198 to be dispatched.

Stamped plans and Entity advice have been added to the 'Approved Plans' Objective folder and are to be dispatched with the endorsement letter.

Kind regards,

Hayden Pini | Assessment Officer

Development Assessment

Phone: **02 6207 8728** | Hayden.Pini@act.gov.au

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



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Sustainable Development

Canberra Town Planning Pty Ltd
Attention: Jodie Roberson
5/32 Lonsdale Street
Braddon ACT 2612

BLOCK 18 SECTION 11 – MITCHELL
Application Number: 201733198-S165C

Dear Ms. Roberson,

I refer to the plans you submitted in response to condition **A3** and **A4** of the Notice of Decision with respect to the above Development Application.

The plans now satisfy condition **A3** and **A4** of the Decision and have been endorsed to form part of the above Development Approval.

Enclosed are copies of the approved plans.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further, please telephone DA Coordinator on (02) 6207 6383.

Yours sincerely


Hayden Pini
Delegate of the planning and land authority
Environment, Planning and Sustainable Development Directorate
20 February 2020



ACT
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Environment, Planning and
Sustainable Development

Canberra Town Planning Pty Ltd
Attention: Jodie Roberson
5/32 Lonsdale Street
Braddon ACT 2612

BLOCK 18 SECTION 11 – MITCHELL
Application Number: 201733198-S165C

Dear Ms. Roberson,

I refer to the plans you submitted in response to condition **A3** and **A4** of the Notice of Decision with respect to the above Development Application.

The plans now satisfy condition **A3** and **A4** of the Decision and have been endorsed to form part of the above Development Approval.

Enclosed are copies of the approved plans.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further, please telephone DA Coordinator on (02) 6207 6383.

Yours sincerely

Hayden Pini
Delegate of the planning and land authority
Environment, Planning and Sustainable Development Directorate
20 February 2020



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Environment, Planning and
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CHECKLIST

Dispatch Advice Checklist

DA Number: 201733198 Block(s): 18 Section: 11 District/Division: MITCHELL

Case Officer: HAYDEN PINI Contact Number: 62078728 Decision Date: 20-Feb-20

Application Type: **S165 CONDITIONS SATISFIED**

Dispatch Plans: **YES** Dispatch by: **AS PER DA FORM**

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **YES**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **APPROVED** Decision By: **DELEGATE OF THE AUTHORITY**

Representations: **NOT APPLICABLE**

Appeal Rights

Applicant: **YES**

Person who made Representation: **NOT APPLICABLE**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **NOT APPLICABLE**
(If yes, create application for encroachment (minor) document from Intelldox and attach to Notice of decision)

Draft crown leases/Instruments of Variations

Does the NOD require the draft crown leases or Instruments of Variation put with the NOD?
NOT APPLICABLE

(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)

Entities to be advised

Referral Required: **NOT APPLICABLE**

NB: Section 174 of the Act states that "The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred".

| | |
|--------------------------|---|
| <input type="checkbox"/> | DA Leasing Referral Required – ACTPLADALeasing@act.gov.au |
| <input type="checkbox"/> | Deed Mgt. Referral Required |
| <input type="checkbox"/> | Land Reg. Referral Required |
| <input type="checkbox"/> | Action Buses (refer to Asset Acceptance) |
| <input type="checkbox"/> | ICON Water (formerly ActewAGL Water) |
| <input type="checkbox"/> | ActewAGL (All other entities) |
| <input type="checkbox"/> | ACT Health |
| <input type="checkbox"/> | ACT Heritage Council |
| <input type="checkbox"/> | ACT Valuation Office |
| <input type="checkbox"/> | Asset Acceptance |
| <input type="checkbox"/> | Australian Communications and Media Authority |
| <input type="checkbox"/> | Australian National University |
| <input type="checkbox"/> | City Renewal Authority |
| <input type="checkbox"/> | Conservator of Flora and Fauna (Referred under S147A or S148) |
| <input type="checkbox"/> | Commonwealth Department of the Environment (Only Applicable to Impact Track Applications Referred Under S127A. |
| <input type="checkbox"/> | Custodian of the land - |
| <input type="checkbox"/> | Emergency Services (Fire or Ambulance) |
| <input type="checkbox"/> | Environment Protection Agency |
| <input type="checkbox"/> | Gambling and Racing Commission |
| <input type="checkbox"/> | Gateway Team |
| <input type="checkbox"/> | Heritage |
| <input type="checkbox"/> | Housing and Community Services |
| <input type="checkbox"/> | Land Development Agency |
| <input type="checkbox"/> | Land and Property Services |
| <input type="checkbox"/> | Leasing – General Leasing Encroachments and Licences |
| <input type="checkbox"/> | Megan Corrigan-Access Canberra All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating. |
| <input type="checkbox"/> | Owners Corporation Lease variation for single units – please use relevant letter template |
| <input type="checkbox"/> | National Capital Authority |
| <input type="checkbox"/> | Police |
| <input type="checkbox"/> | Queanbeyan City Council |
| <input type="checkbox"/> | Register General's Office |
| <input type="checkbox"/> | Surveying and Spatial Data |
| <input type="checkbox"/> | Territory Plan Variation Unit |
| <input type="checkbox"/> | Transport Planning |
| <input type="checkbox"/> | Tree Protection |
| <input type="checkbox"/> | WorkCover |
| <input type="checkbox"/> | Yass City Council |
| <input type="checkbox"/> | ACT Place Names - Placenames@act.gov.au |
| <input type="checkbox"/> | Other - |

Comments

From: [EPD, Customer Services](#)
To: ["admin@canberratownplanning.com.au"](mailto:admin@canberratownplanning.com.au)
Subject: ENDORSEMENT LETTER-201733198-S165C-18/11 MITCHELL-01 [SEC=UNCLASSIFIED]
Date: 21 February 2020 14:38:00
Attachments: [ENDORSEMENT LETTER-201733198-S165C-SIGNED.PDF](#)
[ELEV-201733198-01.pdf](#)
[ELEV-201733198-02.pdf](#)
[LSCAPE-201733198-01.pdf](#)
[LSCAPE-201733198-LEVEL 1-01.pdf](#)
[LSCAPE-201733198-LEVEL 2-01.pdf](#)
[PLAN-201733198-FIRST-01.pdf](#)
[PLAN-201733198-GROUND-01.pdf](#)
[PLAN-201733198-SECOND-01.pdf](#)
[ROOF-201733198-01.pdf](#)
[SECTION-201733198-01.pdf](#)
[SECTION-201733198-02.pdf](#)
[SECTION-201733198-03.pdf](#)
[SITE-201733198-01.pdf](#)
[SUPP-201733198-S165C-ENDORSEMENT STATEMENT-01 alias.pdf](#)
[SUPP-201733198-S165C-ENDORSEMENT STATEMENT-02 alias.pdf](#)
[image001.png](#)

Good Afternoon,

Please see attached Endorsement Letter & Approved Plans for Block 18 Section 11 Suburb MITCHELL

Development Application No: 201733198-S165C

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

Online Form: https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Kind Regards

David

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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

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