

REV	DESCRIPTION	DATE
E	ISSUE FOR CONSULTANT COORDINATION	10.03.17
F	RE-ISSUE FOR DEVELOPMENT APPLICATION	20.03.17
G	ISSUE FOR FURTHER INFORMATION	29.06.17
H	ISSUE FOR FURTHER INFORMATION	04.08.17
I	ISSUE FOR FURTHER INFORMATION	24.01.18

**STEWART
ARCHITECTURE**

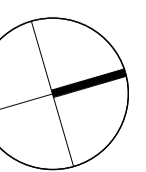
36 MILDURA STREET Fyshwick 2609
PO BOX 3489 MANUKA ACT 2603
OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **ARANDA TOWNHOUSES**
BLOCK 6 & 7 SECTION 18 ARANDA

PROJECT No. **1573**

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DRAWING No. **DA103**
DRAWING TITLE **PLAN - FIRST FLOOR**
SCALE **1:100 @ A1**
DATE **2017**



NOTE: EXISTING CONTOURS HAVE BEEN REMOVED FOR CLARIFICATION REFER TO A004

AREA ANALYSIS - GFA

SITE AREA	1755 m ²
ALLOWABLE PLOT RATIO (50%)	877.5m ²
UNDERCROFT	156.0m ²
GROUND FLOOR	528.0m ²
FIRST FLOOR LEVEL	193.0m ²
TOTAL GFA	877m²
PLOT RATIO	49.97%



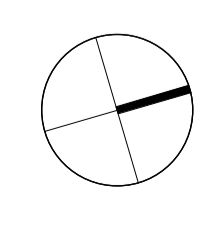
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name HAYDEN PINI
 Date 20/2/2020

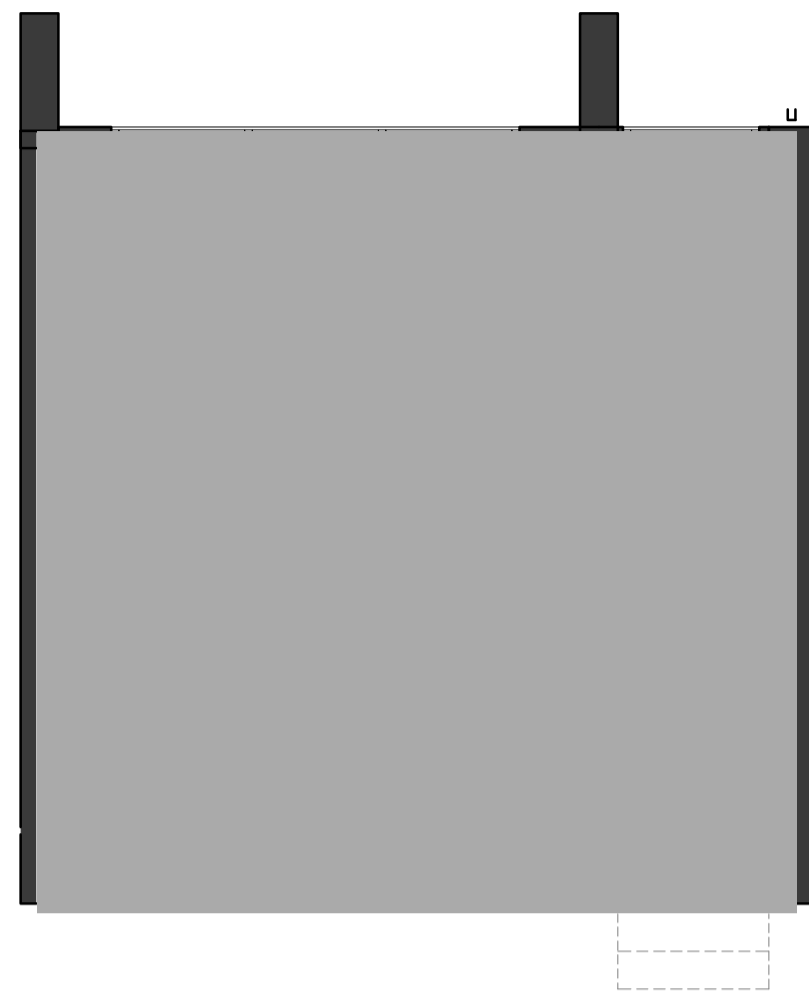
REV	DESCRIPTION	DATE
F	ISSUE FOR CONSULTANT COORDINATION	15.03.17
G	RE-ISSUE FOR DEVELOPMENT APPLICATION	20.03.17
H	ISSUE FOR FURTHER INFORMATION	29.06.17
I	ISSUE FOR FURTHER INFORMATION	04.08.17
J	ISSUE FOR FURTHER INFORMATION	24.01.18

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PROJECT **ARANDA TOWNHOUSES**
 BLOCK 6 & 7 SECTION 18 ARANDA
 PROJECT No. **1573**
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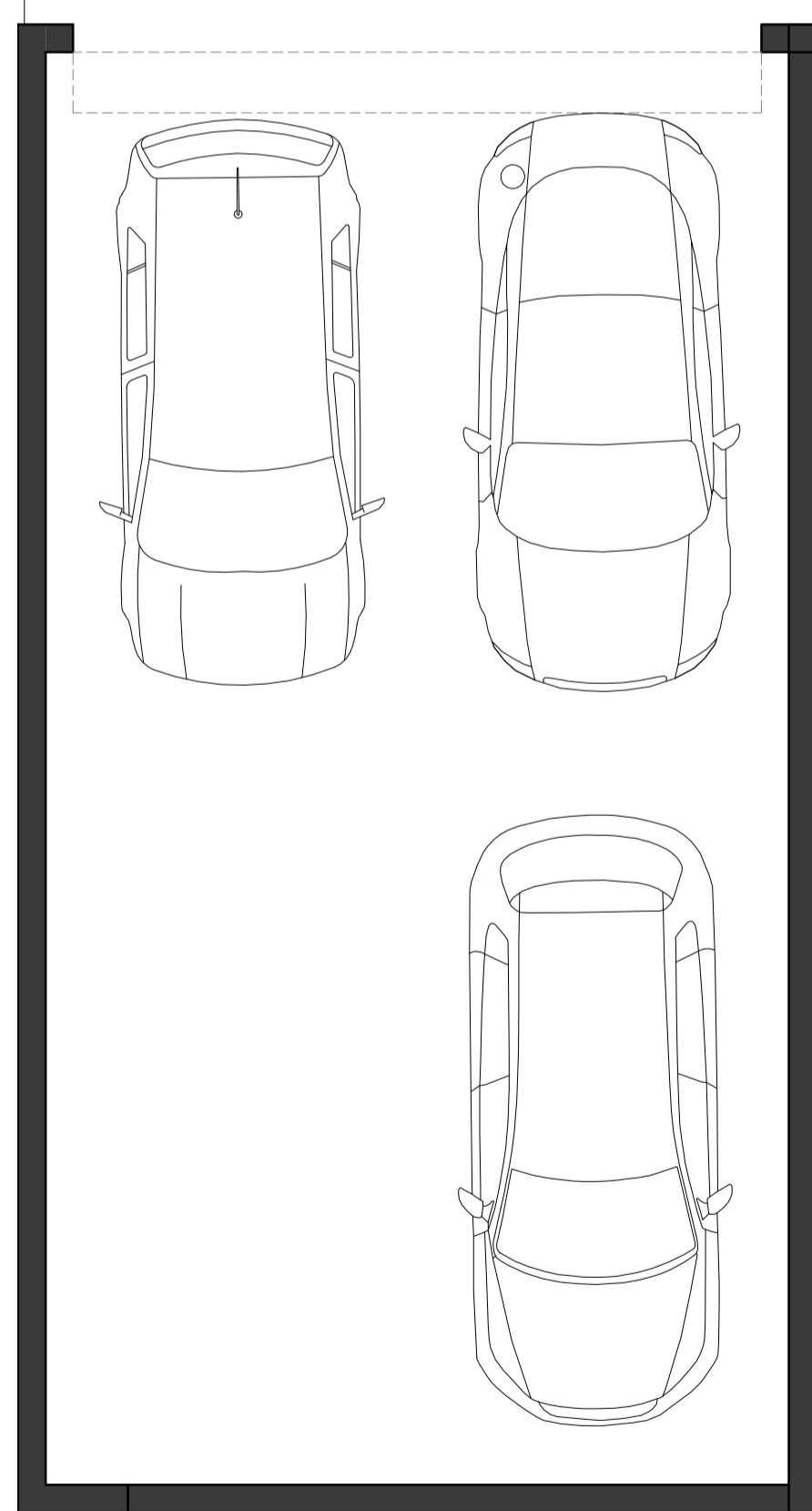
DRAWING No. **DA102**
 DRAWING TITLE **PLAN - GROUND FLOOR**
 SCALE **1:100 @ A1**
 DATE **2017**



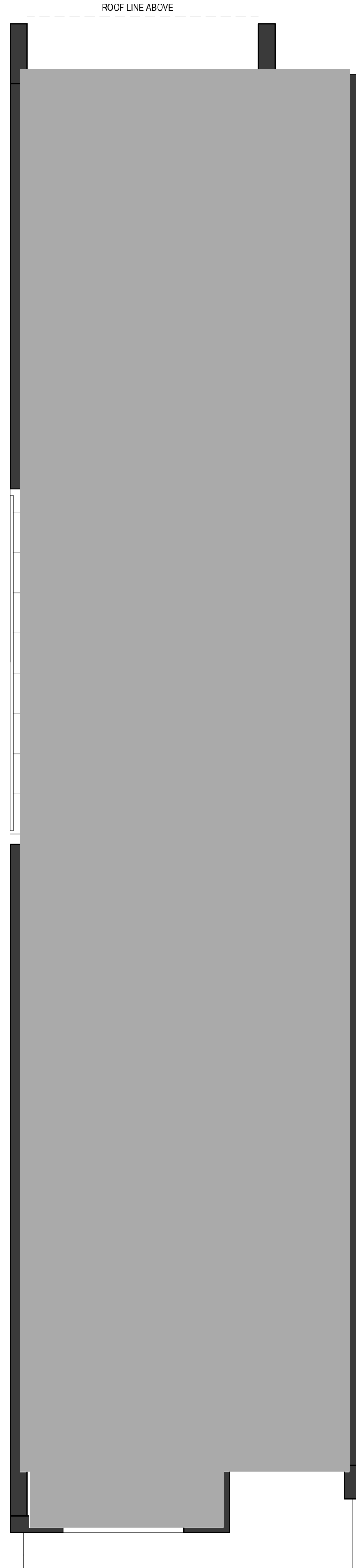


PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

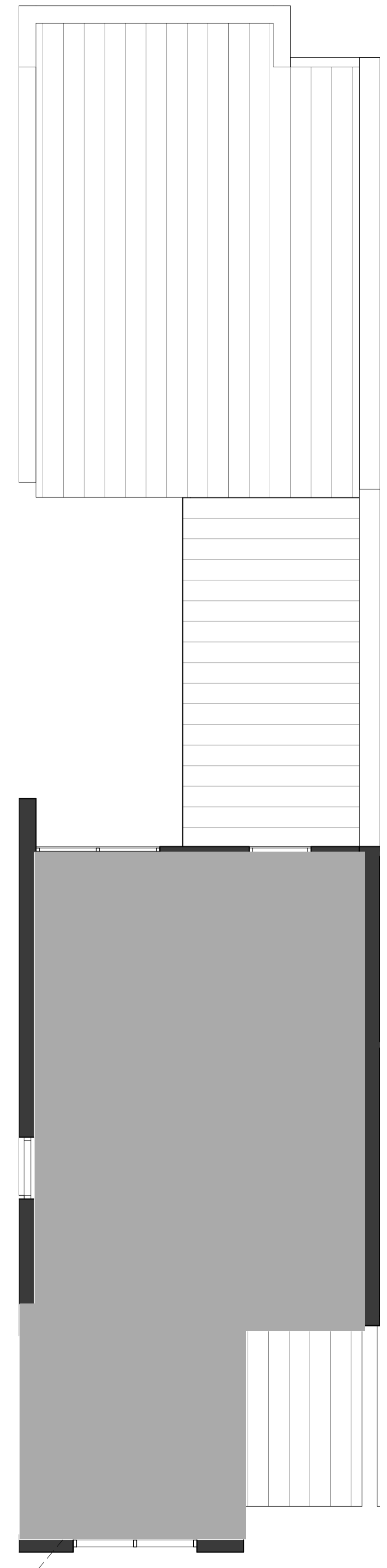
Delegate name HAYDEN PINI
 Date 20/2/2020



UNDERCROFT



GROUND FLOOR



FIRST FLOOR

REV	DESCRIPTION	DATE
A	ISSUE FOR 50% FSP	23.06.16
B	ISSUE FOR DEVELOPMENT APPLICATION	30.08.16
C	RE-ISSUE FOR DEVELOPMENT APPLICATION	20.03.17
D	ISSUE FOR FURTHER INFORMATION	29.06.17
E	ISSUE FOR FURTHER INFORMATION	24.01.18

**STEWART
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 BLOCK 6 & 7 SECTION 18 ARANDA

PROJECT No. **1573**

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DRAWING No. **DA182**
 DRAWING TITLE **TOWNHOUSE TYPE 3A**
 SCALE **1:50 @ A1**
 DATE **2017**

From: [Henriquez, Jose](#)
 To: [EPD, Customer Services](#)
 Cc: [TCCS_SPATAS_DA_COORD](#); [Upreti, Sushma](#); [Bell, Jeff](#)
 Subject: COMM: TCCS-201630242-6 & 7/18 ARANDA-01 [SEC=UNCLASSIFIED]
 Date: 4 November 2016 11:22:52
 Attachments: [image004.jpg](#)
[image001.png](#)

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201630242

Project Description:

PROPOSAL FOR MULTI UNIT DEVELOPMENT-LEASE VARIATION - Demolition of existing buildings and construction of 6 two storey townhouses with basement parking. Consolidation of two (2) Crown leases into one (1) parcel and variation of the purpose clause to specify the permitted number of dwellings, see application form for description.

BLOCK: 6-7	SECTION: 18	SUBURB: ARANDA
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This DA has been assessed in regards to the following:

Traffic		Driveways/Verge crossing	X
Parking (to be checked by EPD)	X	LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater Tie	X	Stormwater Easement	X
Noise		EDP	
Further Information		Amendments/Additions/Alteration	
Lease Variation	X	Capital Works	

X = Areas Assessed.

And our position is:

That It Is Supported	
That It Is Supported With Conditions	X
That is further information is Required For Compliance	
That It Is Not Supported	

Conditions

VERGE CROSSING

1. The existing verge crossing must be removed and the verge must be reinstated back to original condition.
2. The new verge crossing must be designed and constructed to a maximum width of 5.5m in accordance with TCCS Standards.
3. A plan showing Green and Red Light Signals must be installed at each end of the ramp with a sensor/tripping system to warn/control ingress and egress of vehicles and submitted at Design Acceptance stage.
4. A convex mirror needs to be installed at the bottom of the ramp and included in the

above plan.

5. A stop-line for vehicles inside the basement must be placed well clear of entering vehicles so that there are no passing conflicts.
6. The levels on the verge are not to be altered as a result of the newly constructed verge crossing.
7. Any infrastructure assets such as street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the verge crossing.

-

STORMWATER

8. The stormwater plan must be resubmitted at the Design Acceptance stage.

-

VERGE

9. A Landscape Management and Protection Plan (LMPP) must be revised so that it protects the whole verge and not just the street tree and resubmitted at the Design Acceptance stage.
10. A dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Review and Coordination-TCCS prior to commencement and on completion of the work.

PEDESTRIAN NETWORK

11. The pedestrian walkway is to take precedence over the proposed verge crossing and be constructed in accordance with TCCS Standards.
12. All fencing must be placed so that the verge is protected but access to the pedestrian network is provided at all times.

WASTE

13. The 12 bins can be collect along the kerb outside the street tree canopy.

Standard Conditions

The following general conditions will apply as appropriate for Works on and Use of Territory Land in addition to the above:

In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Asset Acceptance, TCCS by the ways 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 TCCS.

Design Acceptance and Operational Acceptance

A Certificate of Design Acceptance is required for all off-site works from the Senior Manager, Asset Acceptance, TCCS, prior to the construction.

In order to obtain the Certificate of Design Acceptance, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06: "Requirements for Design Acceptance Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Asset Acceptance, TCCS.

A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Asset Acceptance, TCCS, prior to the issue of a Certificate of Occupancy.

Similarly a Chartered Engineer/Landscape Architect should certify compliance with TCCS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Asset Acceptance, TCCS on completion of all off-site works

A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT should also be included if not approved at the Development Application stage.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, Transport and Infrastructure Division, TCCS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. 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.

Landscape Management & Protection Plan (LMPP)

LMPP approval from the Senior Manager, Asset Acceptance, TCCS. During construction, 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 the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Asset Acceptance, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

Use of Verges or other Unleased Territory land

In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and City Services, TCCS.

Repair of Damage to Public Assets

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

Notice of Commencement of Construction

Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Asset Acceptance, TCCS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

Additional Comments/Advice (as advice to EPD only, and not to be included in the Notice of Decision)

- 14. Please ask the applicant to update all relevant plans for this proposal so they reflect the final design before you approve, stamp and release the drawings.**
- 15. All internal circulation should be checked by EPD to make sure that vehicle can get in and out without difficulty.**
- 16. Internal landscaping (including signage) must not interfere with drivers' sightlines.**
- 17. All parking requirements should be checked by EPD in accordance with the Parking and Vehicular Access General Code.**
- 18. There is no SW easement through this block.**

Kind regards,

Jose Henriquez | DA Coordinator Development Review & Coordination

Phone 02 6207 7480 | Email: jose.henriquez@act.gov.au

Strategy, Innovation and Customer Experience | Transport Canberra and City Services Directorate | ACT Government

12 Wattle Street, Lyneham | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra

ACTGov_TCCS_inline_black



From: EPD, Customer Services

Sent: Friday, 14 October 2016 10:04 AM

To: TCCS_SPATAS DA

Subject: REFERRAL-TCCS-201630242-6 & 7/18 ARANDA-01 [SEC=UNCLASSIFIED]

DEVELOPMENT APPLICATION NO: 201630242

BLOCK: 6 & 7 **SECTION:** 18 **DIVISION:** ARANDA

Description - **PROPOSAL FOR MULTI UNIT DEVELOPMENT-LEASE VARIATION - Demolition of existing buildings and construction of 6 two storey townhouses with basement parking. Consolidation of two (2) Crown leases into one (1) parcel**

and variation of the purpose clause to specify the permitted number of dwellings, see application form for description.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(04/11/2016)**.

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

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

Please use the following format in the subject line of the email when providing advice:
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Regards

Customer Services

Phone 02 6207 1923

Access Canberra | ACT Government

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

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.

www.planning.act.gov.au | EPDcustomerservices@act.gov.au



From: [Henriquez, Jose](#)
 To: [EPD, Customer Services](#)
 Cc: [TCCS_SPATAS_DA_COORD](#)
 Subject: COMM: TCCS-201630242-S144A-7/18 ARANDA-01 [SEC=UNCLASSIFIED]
 Date: 22 May 2017 15:33:09
 Attachments: [image004.jpg](#)
[image003.png](#)

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201630242/S144A

Project Description:

S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA201 - PROPOSAL FOR MULTI UNIT DEVELOPMENT-LEASE VARIATION. Amendment to development application for demolition of existing buildings and construction of 6 two storey townhouses with basement parking. Consolidation of two (2) Crown leases into one (1) parcel and variation of the purpose clause to specify the permitted number of dwellings which is still under consideration - the amendment is –

- 1. Revision of proposal to separate dwellings into a two building design**
- 2. Redesign of proposed single driveway access**
- 3. Revision of building facade articulation and configuration**

BLOCK: 6-7	SECTION: 18	SUBURB: ARANDA
-------------------	--------------------	-----------------------

This DA has been assessed in regards to the following:

Traffic		Driveways/Verge crossing	X
Parking (to be checked by EPD)	X	LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater Tie	X	Stormwater Easement	X
Noise		EDP	
Further Information		Amendments/Additions/Alteration	
Lease Variation	X	Capital Works	

X = Areas Assessed.

And our position is:

That It Is Supported	
That It Is Supported With Conditions	X
That is further information is Required For Compliance	
That It Is Not Supported	

Conditions

VERGE CROSSING

- 1. The existing verge crossings must be removed and the verge must be reinstated back to original condition.**
- 2. The new verge crossing must be designed and constructed to a maximum width of**

5.5m in accordance with TCCS Standards.

3. A plan showing Green and Red Light Signals must be installed at each end of the ramp with a sensor/tripping system to warn/control ingress and egress of vehicles and submitted at Design Acceptance stage.
4. A convex mirror needs to be installed at the bottom of the ramp and included in the above plan.
5. A stop-line for vehicles inside the basement must be placed well clear of entering vehicles so that there are no passing conflicts.
6. The levels on the verge are not to be altered as a result of the newly constructed verge crossing.
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-
STORMWATER

8. The stormwater plan must be resubmitted at the Design Acceptance stage.

-
VERGE

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PEDESTRIAN NETWORK

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12. All fencing must be placed so that the verge is protected but access to the pedestrian network is provided at all times.

WASTE

13. The 12 bins can be collect along the kerb outside the street tree canopy.

Standard Conditions

Following general conditions will apply as appropriate for Works on and Use of Territory Land in addition to the above:

In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Development Review and Coordination, TCCS by the ways of:

1. A Letter of Design Review prior to the commencement of any work; and
2. A certificate of Operational Acceptance on completion of all works to be handed over to TCCS.

Design Review and Operational Acceptance

A Letter of Design Review is required for all off-site works from the Senior Manager, Development Review and Coordination, TCCS, prior to the construction.

In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06: "Requirements for Design Acceptance Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Development Review and Coordination, TCCS.

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A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT should also be included if not approved at the Development Application stage.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, TCCS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. 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.

Landscape Management & Protection Plan (LMPP)

LMPP approval from the Senior Manager, Development Review and Coordination, TCCS. During construction, 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 the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Development Review and Coordination, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

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-

Additional Comments/Advice (as advice to EPD only, and not to be included in the Notice of Decision)

-

- 14. Please ask the applicant to update all relevant plans for this proposal so they reflect the final design before you approve, stamp and release the drawings.**
- 15. All internal circulation should be checked by EPD to make sure that vehicle can get in and out without difficulty.**
- 16. Internal landscaping (including signage) must not interfere with drivers' sightlines.**
- 17. All parking requirements should be checked by EPD in accordance with the Parking and Vehicular Access General Code.**
- 18. There is no SW easement through this block.**

Kind regards,

Jose Henriquez | DA Coordinator Development Review & Coordination

Phone 02 6207 7480 | Email: jose.henriquez@act.gov.au

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496 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

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From: EPD, Customer Services
Sent: Friday, 21 April 2017 11:49 AM
To: TCCS_SPATAS DA

Subject: REFERRAL-TCCS-201630242-S144A-7/18 ARANDA-01

DEVELOPMENT APPLICATION NO: 201630242 – S144A
BLOCK: 7 **SECTION:** 18 **DIVISION:** ARANDA

S144 Amendment - Proposed amendment prior to decision - AMENDMENT TO DA201 - PROPOSAL FOR MULTI UNIT DEVELOPMENT-LEASE VARIATION. Amendment to development application for demolition of existing buildings and construction of 6 two storey townhouses with basement parking. Consolidation of two (2) Crown leases into one (1) parcel and variation of the purpose clause to specify the permitted number of dwellings which is still under consideration - the amendment is - 1. Revision of proposal to separate dwellings into a two building design 2. Redesign of proposed single driveway access 3. Revision of building facade articulation and configuration

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(15/05/2017)**.

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

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

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

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

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

Kind Regards

Benjamin Walker | 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

161024_AccessCbr_moving_SigBlock

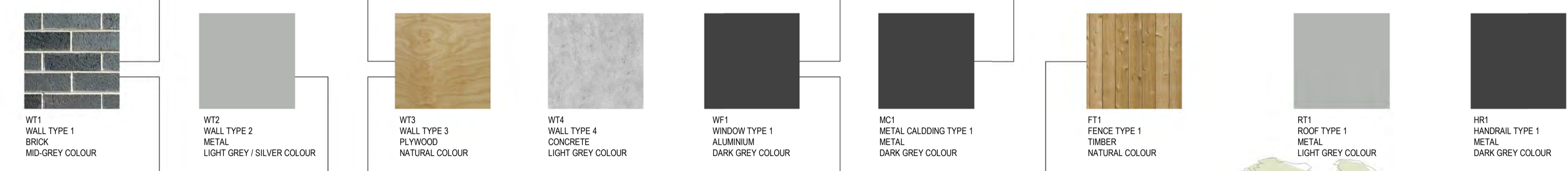


Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street,

Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit www.act.gov.au/accessCBR



1 EAST ELEVATION - BANDJALONG CRESCENT



2 WEST ELEVATION - GARDEN TERRACES

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name HAYDEN PINI
 Date 20/2/2020

REV	DESCRIPTION	DATE
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D	ISSUE FOR CONSULTANT COORDINATION	09.02.17
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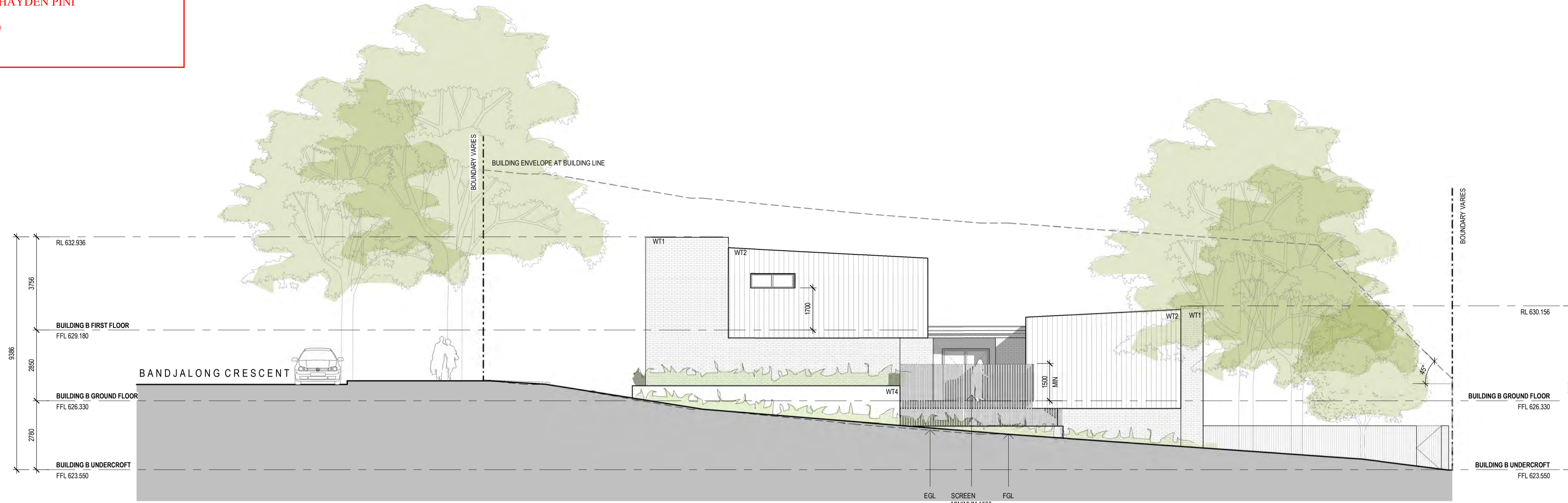
PROJECT **ARANDA TOWNHOUSES**
 BLOCK 6 & 7 SECTION 18 ARANDA
 PROJECT No. **1573**
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DRAWING No. **DA201**
 DRAWING TITLE **ELEVATIONS**
 SCALE **1:100 @ A1**
 DATE **2017**

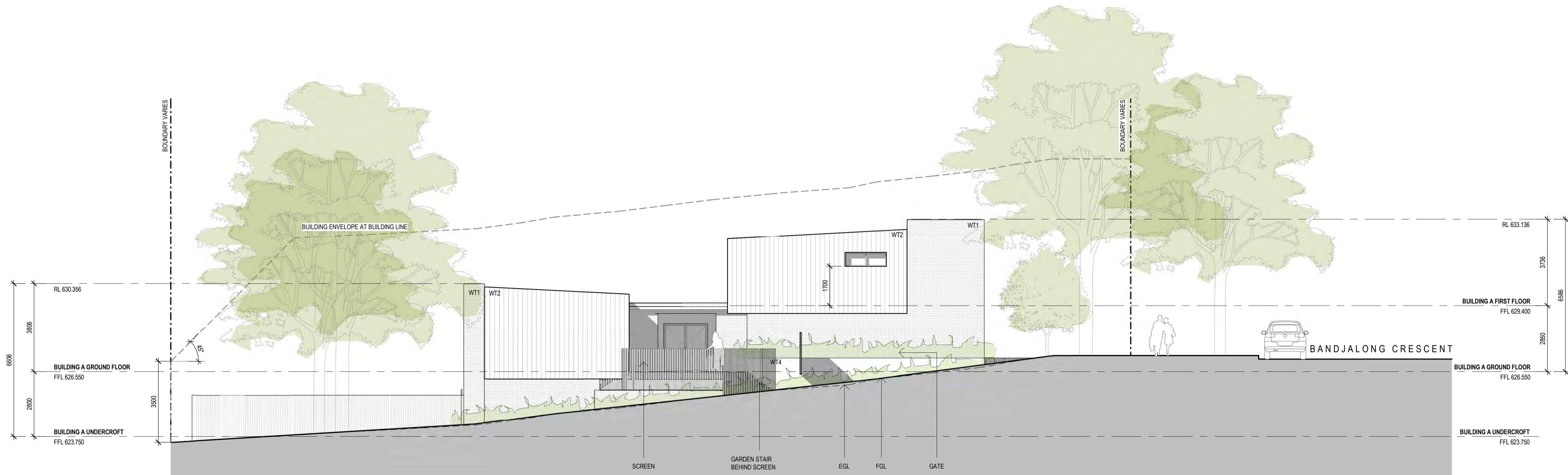
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name HAYDEN PINI

Date 20/2/2020



1 NORTH ELEVATION



2 SOUTH ELEVATION

REV	DESCRIPTION	DATE
C	ISSUE FOR CONSULTANT COORDINATION	09.02.17
D	RE-ISSUE FOR DEVELOPMENT APPLICATION	20.03.17
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STEWART ARCHITECTURE

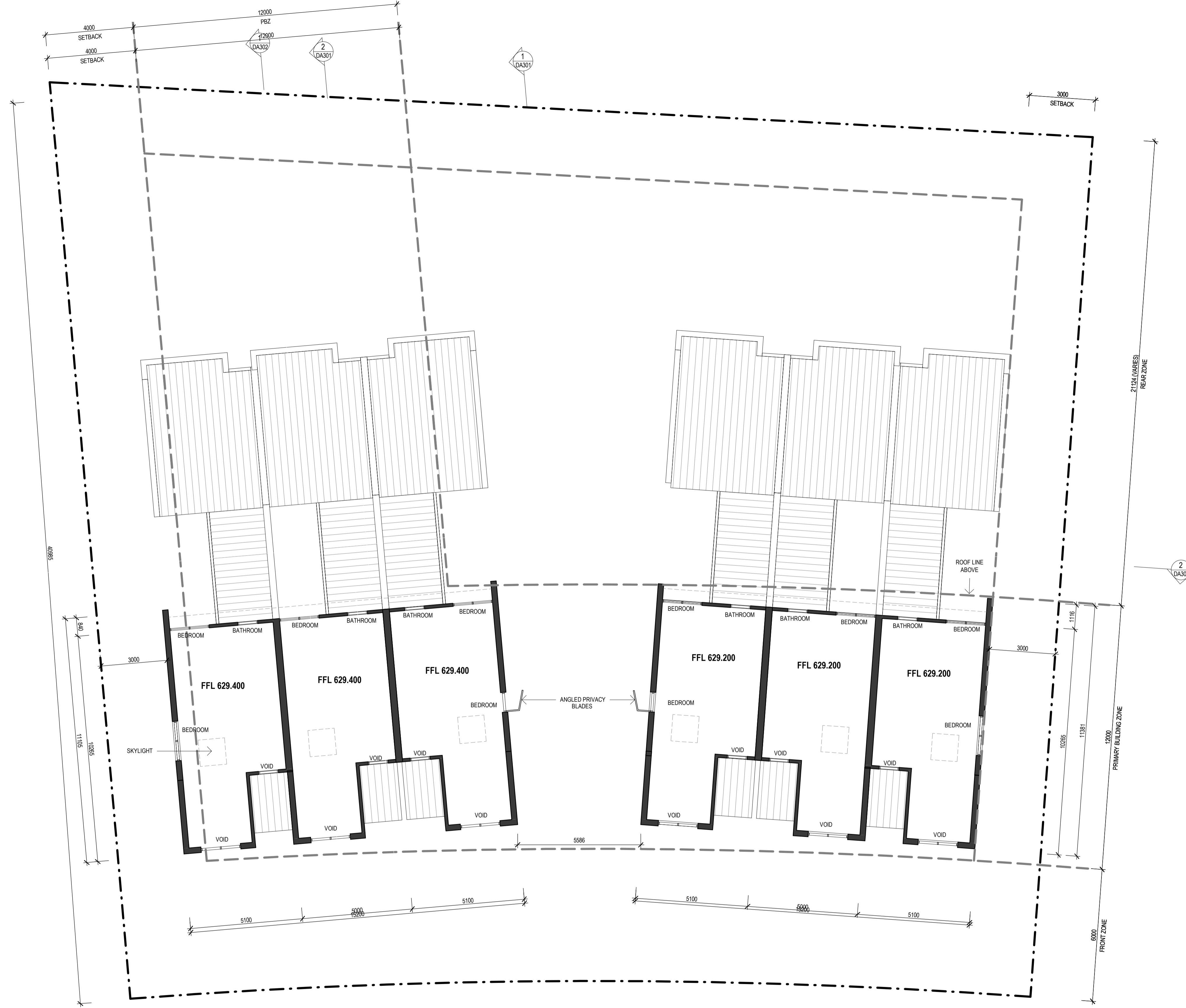
36 MILDURA STREET FISHWICK 2609
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PROJECT **ARANDA TOWNHOUSES**
 BLOCK 6 & 7 SECTION 18 ARANDA

PROJECT No. **1573**

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DRAWING No. **DA202**
 DRAWING TITLE **ELEVATIONS**
 SCALE **1:100 @ A1**
 DATE **2017**



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name HAYDEN PINI
 Date 20/2/2020

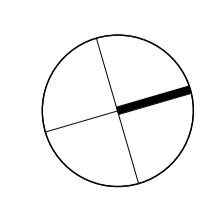
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PROJECT **ARANDA TOWNHOUSES**
 BLOCK 6 & 7 SECTION 18 ARANDA

PROJECT No. **1573**
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DRAWING No. **PN103**
 DRAWING TITLE **FIRST FLOOR**
 SCALE **1:100 @ A1**
 DATE **2017**

REV	DESCRIPTION	DATE
A	ISSUE FOR DEVELOPMENT APPLICATION	30.08.16
B	RE-ISSUE FOR DEVELOPMENT APPLICATION	20.03.17
C	ISSUE FOR FURTHER INFORMATION	29.06.17
D	ISSUE FOR FURTHER INFORMATION	04.08.17
E	ISSUE FOR FURTHER INFORMATION	24.01.18





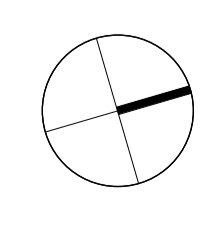
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name HAYDEN PINI
 Date 20/2/2020

REV	DESCRIPTION	DATE
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STEWART ARCHITECTURE
 36 MILDURA STREET Fyshwick 2609
 PO BOX 3489 MANUKA ACT 2603
 OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **ARANDA TOWNHOUSES**
 BLOCK 6 & 7 SECTION 18 ARANDA
 PROJECT No. **1573**
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DRAWING No. **PN102**
 DRAWING TITLE **GROUND FLOOR**
 SCALE **1:100 @ A1**
 DATE **2017**





PLANNING AND DEVELOPMENT ACT 2007
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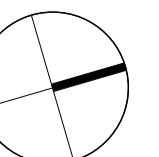
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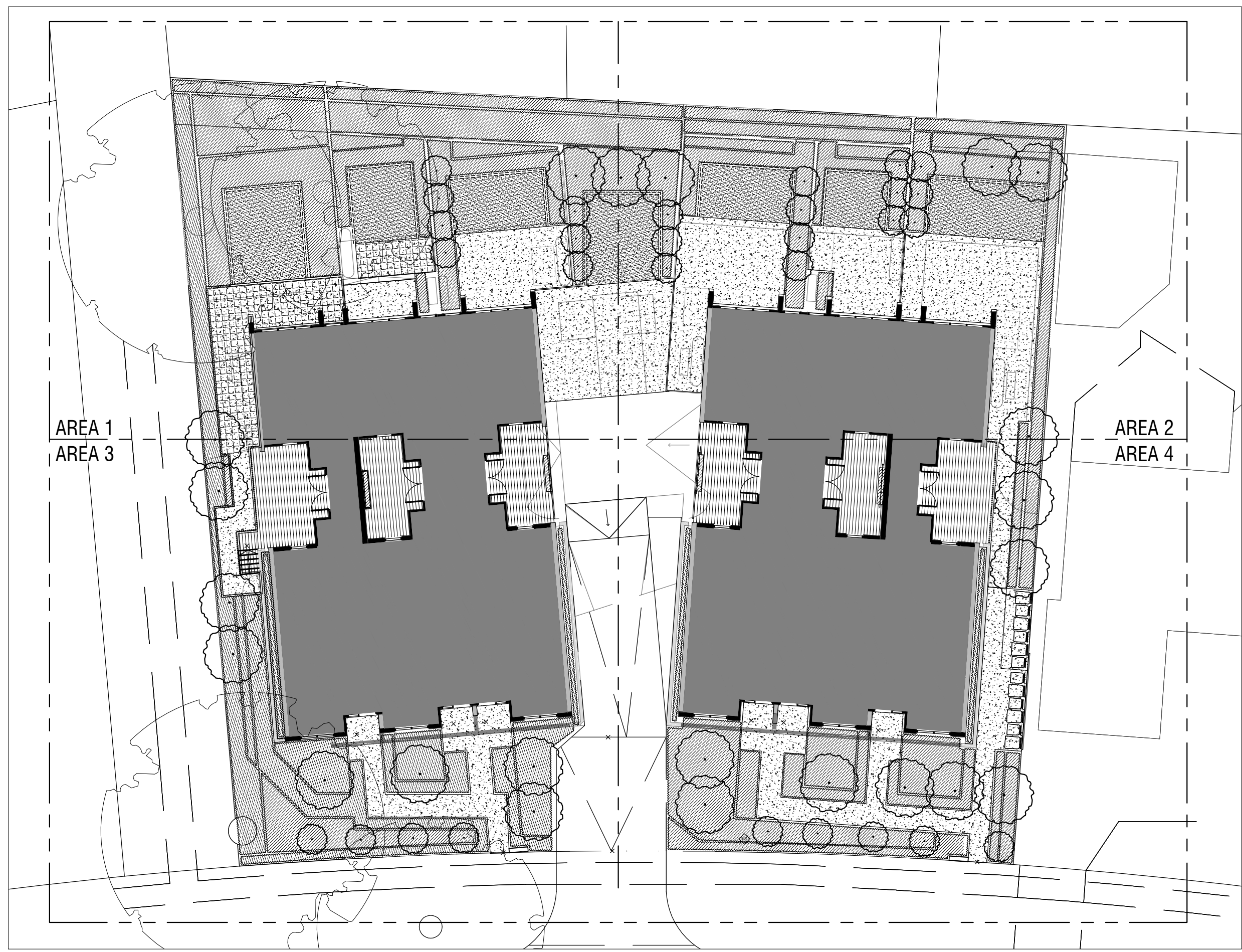
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PROJECT **ARANDA TOWNHOUSES**
 BLOCK 6 & 7 SECTION 18 ARANDA

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DRAWING No. PN101
 DRAWING TITLE **PLAN - UNDERCROFT**
 SCALE 1:100 @ A1
 DATE 2017





DRAWING LIST

3356-D1	COVER & KEY PLAN
3356-D2	LANDSCAPE PLAN - AREA 1
3356-D3	LANDSCAPE PLAN - AREA 2
3356-D4	LANDSCAPE PLAN - AREA 3
3356-D5	LANDSCAPE PLAN - AREA 4
3356-D6	LANDSCAPE DETAILS - SOFT-SCAPE
3356-D7	LANDSCAPE DETAILS - HARD-SCAPE

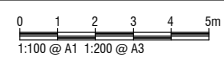
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AREA 1
 AREA 3

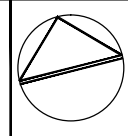
AREA 2
 AREA 4

NO.	DESIGN	DRAWN	CHECKED	VERD	DATE	AMENDMENT / ISSUE
H	AB	AB	DP	✓	25-08-17	ISSUE FOR APPROVAL
G	AB	AB	DP	✓	29-06-17	ISSUE FOR APPROVAL
F	AB	AB	DP	✓	20-03-17	ISSUE FOR APPROVAL
E	AB	AB	DP	✓	10-03-17	ISSUE FOR APPROVAL
D	AB	AB	DP	✓	28-09-16	ISSUE FOR APPROVAL - Building Internals Removed
C	AB	AB	DP	✓	02-09-16	ISSUE FOR APPROVAL
B	AB	AB	DP	✓	30-08-16	ISSUE FOR APPROVAL
A	AB	AB	DP	✓	29-08-16	ISSUE FOR APPROVAL

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 ORDERS.

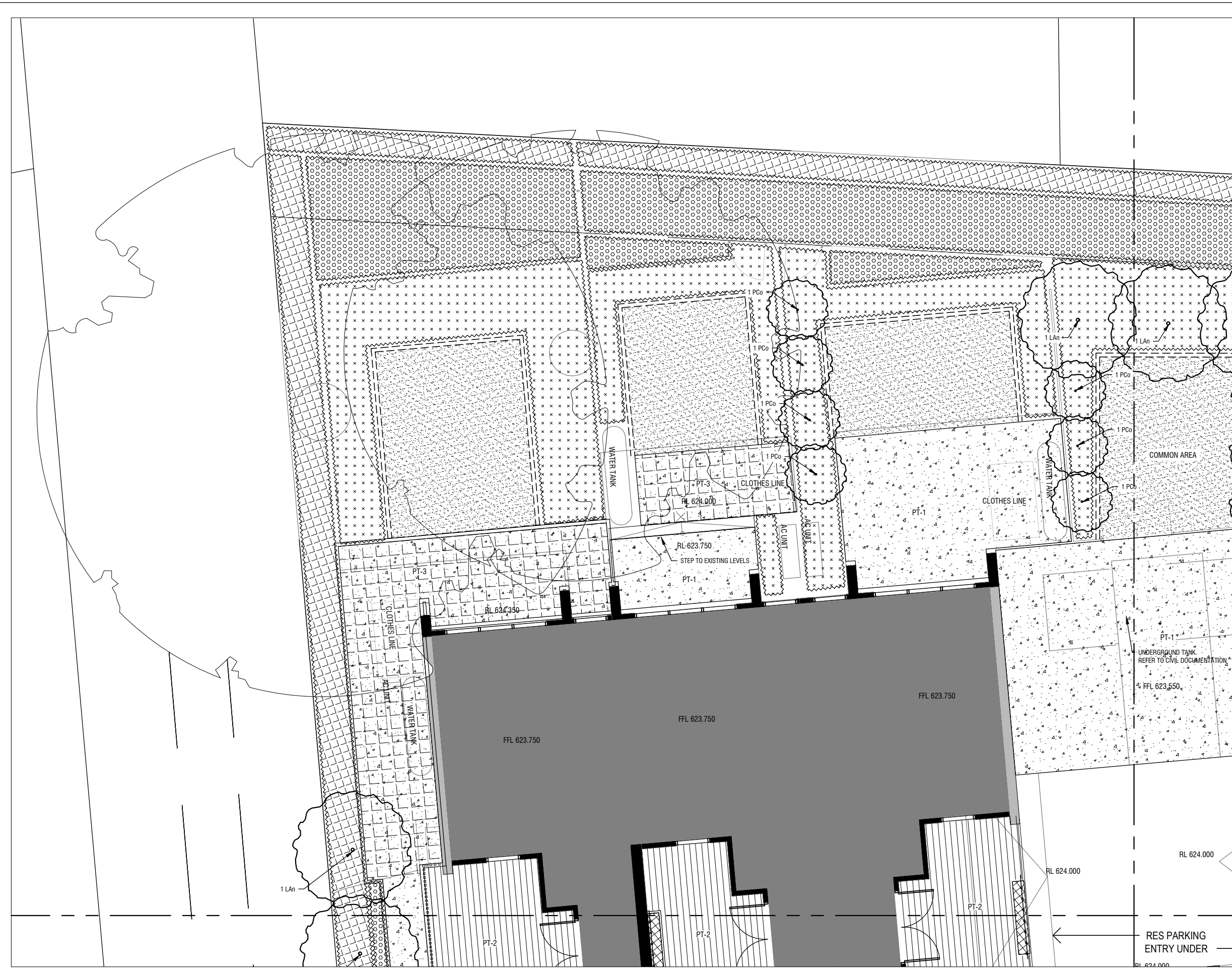


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 Landscape Architects
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 14 Hannah Place
 Deakin ACT 2600
 Tel 02 6285 1955
 dsb@dsbla.com.au



Project
**ARANDA TOWNHOUSES
 BLOCKS 6 & 7 SECTION 18
 ARANDA, ACT**
 Client
TP DYNAMICS

Drawing Title COVER/KEY PLAN		
Scale	Plot Date	Sheet No.
Dwg. No.	3356-D1 H	



- GENERAL LEGEND**
- EXISTING TREES TO BE RETAINED. REFER TO VEGETATION DOCUMENTATION 3356-G1 (VA) 3356-G2 (TMP) 3356-G3 (LMPP)
 - TREE PLANTING IN EXCAVATED PLANTING BED. REFER TO DETAIL
 - PLANTING ARRANGEMENTS REFER TO SPECIES LIST
 - M X NAT VE & EXOTIC GROUND COVERS (<0.4m)
 - M X NAT VE & EXOTIC SHRUBS & GRASSES (<0.8m)
 - M X NAT VE & EXOTIC TALL SHRUBS (1.2m +)
 - NON-IRRIGATED GRASSING. REFER TO GRASSING NOTES.
 - PT-1: CONCRETE PAVEMENT. REFER TO DETAIL.
 - PT-2: FAUX TIMBER TILE. TO ARCHITECTS DETAIL & SPECIFICATION
 - PT-3: POROUS PAVEMENT REFER TO DETAIL
 - CONCRETE EDGE TO GRASS/GARDEN BEDS. REFER TO DETAIL.
 - CLIMBING PLANT WIRES ATTACHED TO FENCE/WALL
 - QUATRO DESIGN TROUGH PLANTER 200x400x400mm. COLOUR CHARCOAL. www.quatrodsgn.com.au

PLANT LIST

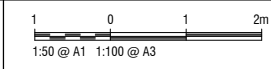
CODE	SPECIES	MINIMUM HEIGHT/CONTAINER SIZE
TREES		
LAn	LAGERSTROEM A INDICA X L. FAURIEI 'NATCHEZ'	2.5m
Pco	PRUNUS CERASIFERA 'OAKVILLE CRIMSON SPIRE'	2.5m
SHRUBS		
CNe	CONVOLVULUS CNEORUM	140mm
Esp	ESCALLON A 'PINK P XIE'	140mm
LWm	LAVANDULA 'MUNSTEAD'	140mm
ND	NANDINA MOON BAY/GULF STREAM	140mm
PTI	PITTIOSPORUM 'SCREEN MASTER'	200mm
WEI	WESTRINGIA 'BLUE GEM'	140mm
GRASSES/STRAPPY		
Dlcb	D'ANELLA 'CASSA BLUE'	140mm
DTg	DIETES GRANDIFLORA	140mm
BLp	BALOSKION PALLENS	140mm/ENVIROTUBE
LDlp	LOMANDRA 'LITTLE PAL'	140mm/ENVIROTUBE
LPS	LIRIOPE SAMANTHA	140mm
*ENVIROTUBES TO BE USED IN NON-EXCAVATED PLANTING BED ZONES		
GROUND COVERS/CLIMBERS		
BRm	BRACHYSCOME MULTIFIDA	140mm
CVs	CONVOLVULUS SABATIUS	140mm
CVm	CONVOLVULUS MAURITANICUS	140mm
GV	GREVILLEA LANIGERA 'MT TAMBORITHA'	140mm
MYpP	MYOPORUM PARVIFOLIUM 'PURPUREA'	140mm
PXs	PHLOX SUBULATA	140mm
TRj	TRACHELOSPERMUM JASMINOIDES	140mm
TREES SHALL BE GROWN, CONTAINERISED AND SUPPLIED IN ACCORDANCE WITH NATSPEC GUIDE NO.2 - PURCHASING LANDSCAPE TREES - A GUIDE TO ASSESSING TREE QUALITY		

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name HAYDEN PINI
 Date 20/2/2020

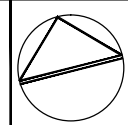
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G	AB	AB	DP		29-06-17	ISSUE FOR APPROVAL
F	AB	AB	DP		20-03-17	ISSUE FOR APPROVAL
E	AB	AB	DP		10-03-17	ISSUE FOR APPROVAL -
D	AB	AB	DP		28-09-16	ISSUE FOR APPROVAL - Building Internals Removed
C	AB	AB	DP		02-09-16	ISSUE FOR APPROVAL
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NO.	DESIGN	DRAWN	CHECKED	VERD	DATE	AMENDMENT / ISSUE

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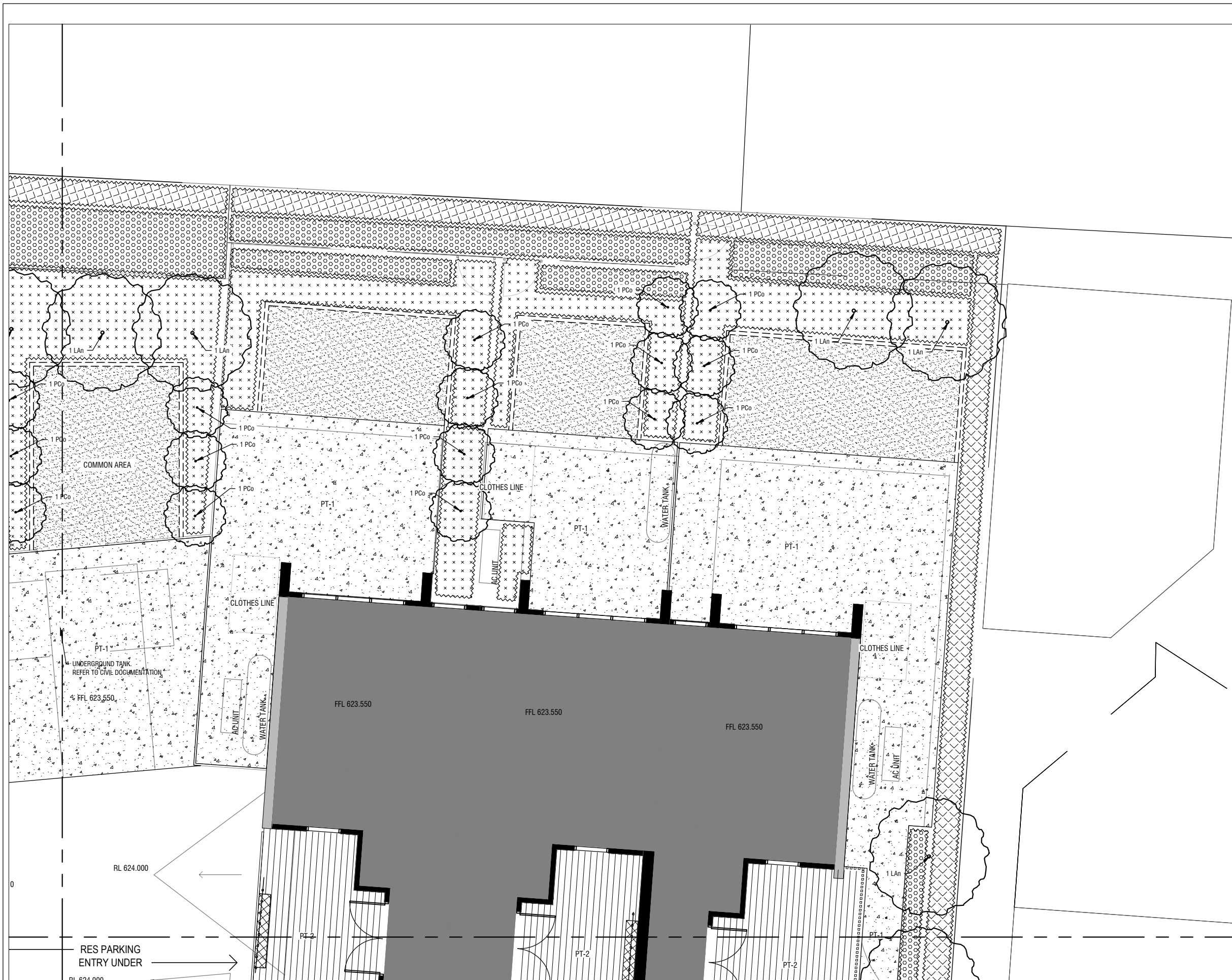
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 Tel 02 6285 1955
 dsb@dsbla.com.au



Project
**ARANDA TOWNHOUSES
 BLOCKS 6 & 7 SECTION 18
 ARANDA, ACT**

Client
TP DYNAMICS

Drawing Title LANDSCAPE PLAN AREA 1		
Scale	Plot Date	Sheet No.
Dr. No. 3356-D2 H		



- GENERAL LEGEND**
- EXISTING TREES TO BE RETAINED. REFER TO VEGETATION DOCUMENTATION 3356-G1 (VA) 3356-G2 (TMP) 3356-G3 (LMPP)
 - TREE PLANTING IN EXCAVATED PLANTING BED. REFER TO DETAIL
 - PLANTING ARRANGEMENTS REFER TO SPECIES LIST
 - M X NAT VE & EXOTIC GROUND COVERS (<0.4m)
 - M X NAT VE & EXOTIC SHRUBS & GRASSES (<0.8m)
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 - NON-IRRIGATED GRASSING. REFER TO GRASSING NOTES.
 - PT-1: CONCRETE PAVEMENT. REFER TO DETAIL.
 - PT-2: FAUX TIMBER TILE. TO ARCHITECTS DETAIL & SPECIFICATION
 - PT-3: POROUS PAVEMENT REFER TO DETAIL
 - CONCRETE EDGE TO GRASS/GARDEN BEDS. REFER TO DETAIL.
 - CLIMBING PLANT WIRES ATTACHED TO FENCE/WALL
 - QUATRO DESIGN TROUGH PLANTER 2000x400x400mm. COLOUR CHARCOAL. www.quatrodsgn.com.au

PLANT LIST

CODE	SPECIES	MINIMUM HEIGHT/CONTAINER SIZE
TREES		
LAN	LAGERSTROEM A INDICA X L. FAURIEI 'NATCHEZ'	2.5m
PCO	PRUNUS CERASIFERA 'OAKVILLE CRIMSON SPIRE'	2.5m
SHRUBS		
CNe	CONVOLVULUS CNEORUM	140mm
Esp	ESCALLON A 'PINK P XIE'	140mm
Lvm	LAVANDULA 'MUNSTEAD'	140mm
ND	NANDINA MOON BAY/GULF STREAM	140mm
PTI	PITTIOSPORUM 'SCREEN MASTER'	200mm
WEI	WESTRINGIA 'BLUE GEM'	140mm
GRASSES/STRAPPY		
Dcb	D ANELLA 'CASSA BLUE'	140mm
Dtg	DIETES GRANDIFLORA	140mm
Blp	BALOSKION PALLENS	140mm/ENVIROTUBE
LDp	LOMANDRA 'LITTLE PAL'	140mm/ENVIROTUBE
Lps	LIRIOPE SAMANTHA	140mm

*ENVIROTUBES TO BE USED IN NON-EXCAVATED PLANTING BED ZONES

GROUND COVERS/CLIMBERS

BRm	BRACHYSCOME MULTIFIDA	140mm
Cvs	CONVOLVULUS SABATIUS	140mm
CVm	CONVOLVULUS MAURITANICUS	140mm
GV	GREVILLEA LANIGERA 'MT TAMBORITHA'	140mm
MypP	MYOPORUM PARVIFOLIUM 'PURPUREA'	140mm
Pxs	PHLOX SUBULATA	140mm
TRj	TRACHELOSPERMUM JASMINOIDES	140mm

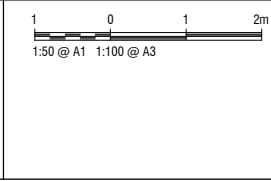
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PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name **HAYDEN PINI**
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A	AB	AB	DP		29-08-16	ISSUE FOR APPROVAL

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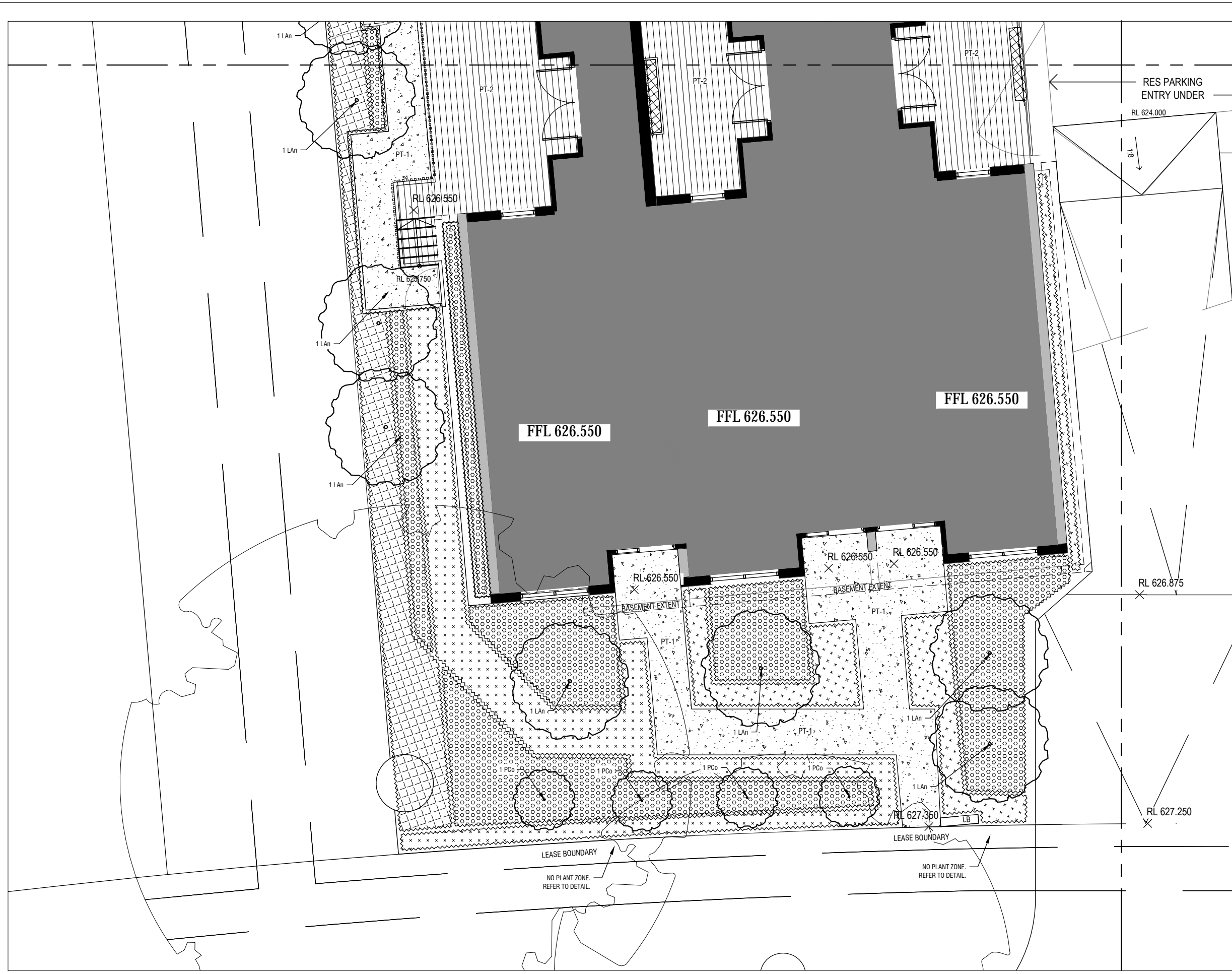
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Project
ARANDA TOWNHOUSES
BLOCKS 6 & 7 SECTION 18
ARANDA, ACT

Client
TP DYNAMICS

Drawing Title		
LANDSCAPE PLAN		
AREA 2		
Scale	Plot Date:	Sheet No.
Dr. No.	3356-D3 G	



- GENERAL LEGEND**
- EXISTING TREES TO BE RETAINED. REFER TO VEGETATION DOCUMENTATION 3356-G1 (VA) 3356-G2 (TMP) 3356-G3 (LMPP)
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 - QUATRO DESIGN TROUGH PLANTER 2000x400x400mm. COLOUR CHARCOAL. www.quatrodsgn.com.au

PLANT LIST

CODE	SPECIES	MINIMUM HEIGHT/CONTAINER SIZE
TREES		
LAn	LAGERSTROEM A INDICA X L FAURIEI 'NATCHEZ'	2.5m
Pco	PRUNUS CERASIFERA 'OAKVILLE CRIMSON SPIRE'	2.5m
SHRUBS		
CNe	CONVOLVULUS CNEORUM	140mm
Esp	ESCALLON A 'PINK P XIE'	140mm
Lvm	LAVANDULA 'MUNSTEAD'	140mm
ND	NANDINA MOON BAY/GULF STREAM	140mm
PTI	PITTIOSPORUM 'SCREEN MASTER'	200mm
WEI	WESTRINGIA 'BLUE GEM'	140mm
GRASSES/STRAPPY		
Dlcb	D'ANIELLA 'CASSA BLUE'	140mm
Dtg	DIETES GRANDIFLORA	140mm
Blp	BALOSKION PALLENS	140mm/ENVIROTUBE
Ldp	LOMANDRA 'LITTLE PAL'	140mm/ENVIROTUBE
Lps	LIRIOPE SAMANTHA	140mm

**ENVIROTUBES TO BE USED IN NON-EXCAVATED PLANTING BED ZONES*

GROUND COVERS/CLIMBERS

BRm	BRACHYSCOME MULTIFIDA	140mm
CVs	CONVOLVULUS SABATIUS	140mm
CVm	CONVOLVULUS MAURITANICUS	140mm
GV	GREVILLEA LANIGERA 'MT TAMBORITHA'	140mm
MYpP	MYOPORUM PARVIFOLIUM 'PURPUREA'	140mm
PXS	PHLOX SUBULATA	140mm
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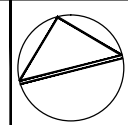
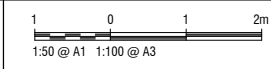
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A	AB	AB	DP		29-08-16	ISSUE FOR APPROVAL

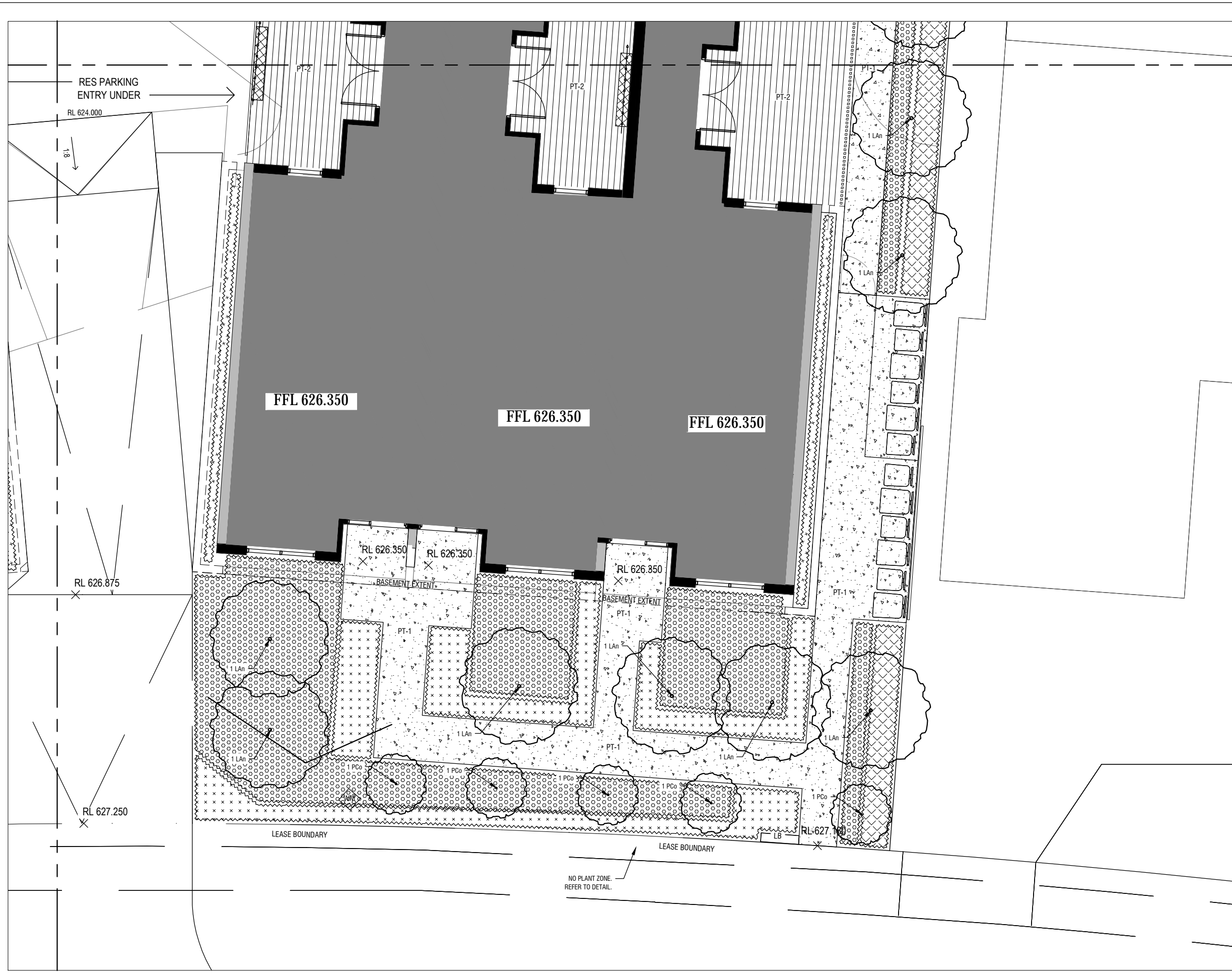
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Project
ARANDA TOWNHOUSES
BLOCKS 6 & 7 SECTION 18
ARANDA, ACT

Client
TP DYNAMICS

Drawing Title LANDSCAPE PLAN AREA 3		
Scale	Plot Date	Sheet No.
Drg. No. 3356-D4 H		



- GENERAL LEGEND**
- EXISTING TREES TO BE RETAINED. REFER TO VEGETATION DOCUMENTATION 3356-G1 (VA) 3356-G2 (TMP) 3356-G3 (LMPP)
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PLANT LIST

CODE	SPECIES	MINIMUM HEIGHT/CONTAINER SIZE
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Pco	PRUNUS CERASIFERA 'OAKVILLE CRIMSON SPIRE'	2.5m
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Cne	CONVOLVULUS CNEORUM	140mm
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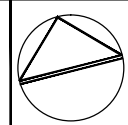
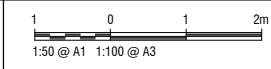
TREES SHALL BE GROWN, CONTAINERISED AND SUPPLIED IN ACCORDANCE WITH NATSPEC GUIDE NO.2 - PURCHASING LANDSCAPE TREES - A GUIDE TO ASSESSING TREE QUALITY

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name HAYDEN PINI
 Date 20/2/2020

NO.	DESIGN	DRAWN	CHECKED	VERD	DATE	AMENDMENT / ISSUE
H	AB	AB	DP		25-08-17	ISSUE FOR APPROVAL
G	AB	AB	DP		29-06-17	ISSUE FOR APPROVAL
F	AB	AB	DP		20-03-17	ISSUE FOR APPROVAL
E	AB	AB	DP		10-03-17	ISSUE FOR APPROVAL
D	AB	AB	DP		28-09-16	ISSUE FOR APPROVAL - Building Internals Removed
C	AB	AB	DP		02-09-16	ISSUE FOR APPROVAL
B	AB	AB	DP		30-08-16	ISSUE FOR APPROVAL
A	AB	AB	DP		29-08-16	ISSUE FOR APPROVAL

NOTES
 DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AT ON.
 DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
 USE F GURED DIMENSIONS - DO NOT SCALE FROM DRAWING.
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LIST NO LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKE G A Y SHOP DRAWINGS. A Y DISCREPANCIES TO BE REFERRED TO THE SUPERINTENDENT.
 PROVIDE SAMPLES OF ANY SPECIFIED OR PREFERRED MATERIALS OR FINISHES (E.G. BRICKS, PAVERS) FOR SUPERINTENDENTS APPROVAL PRIOR TO PLACING ORDERS.



Project
**ARANDA TOWNHOUSES
 BLOCKS 6 & 7 SECTION 18
 ARANDA, ACT**

Client
TP DYNAMICS

Drawing Title LANDSCAPE PLAN AREA 4		
Scale	Plot Date:	Sheet No.
Dr. No. 3356-D5 H		



ACT
Government

Environment, Planning and
Sustainable Development

Notice of decision

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

Merit track

DA NO: 201630242 201630242 S144G		DATE LODGED: 12/10/2016 3/11/2017
DATE OF DECISION: 5 December 2017		
BLOCK: 6 and 7	SECTION: 18	SUBURB: ARANDA
STREET NO AND NAME: 37 and 39 Bandjalong Crescent Aranda		
APPLICANT: Canberra Town Planning Pty Ltd		
LESSEE: Rh Property (ACT) Pty Limited		

THE DECISION

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

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

- the demolition of the existing two dwellings, outbuildings and associated development;
- the erection of two, two-storey buildings containing 6 adaptable dwellings with basement car parking;
- associated landscaping, servicing and other site works;
- Consolidation of Block 6 Section 18 Division of Aranda and Block 7 Section 18 Division of Aranda; and
- A variation to the Crown lease purpose clause to permit a maximum of six (6) dwellings;

in accordance with the plans, drawings and other documents and items submitted with the application for approval and endorsed as forming part of this approval and substantially in accordance with the draft Crown lease at Attachment 1.

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

Richard Davies
Delegate of the planning and land authority
Environment, Planning and Sustainable Development Directorate
5/12/2017

Phone: (02) 6207 4557
Email: richard.davies@act.gov.au

**PART 1
CONDITIONS OF APPROVAL**

Please note that this approval includes leasing requirements.

THE APPROVAL WILL EXPIRE 2 YEARS AFTER THE APPROVAL TAKES EFFECT or otherwise in accordance with the conditions of approval. In addition, there are legislative requirements that must be met prior to the registration of the instrument of variation. See Advisory Notes for further information about those legislative requirements.

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 architectural drawings, based on the relevant drawings submitted as part of the application, showing:
 - (i) the northern elevation plan to extend the outdoor porch screening to a minimum of 1.5m in height with a maximum of 20% openings.
 - (ii) Windows facing south and north within Dwellings 1 and 6 upper floor bedrooms shall be screened consistent with the definition in the Territory Plan or have a minimum sill height of 1.7m above the relevant finished floor level.
 - (iii) Plans demonstrating (in detail) the plot ratio and Gross Floor Area meeting the requirements of Rule 8 of the Multi Unit Housing Development Code

Note that numerical values or schedule will not be sufficient as meeting this requirement and condition. A plan clearly identifying the measured area for each floor consistent with the Territory Plan and authority practices shall be provided.

Note that **all** plans must be consistent with one another before they will be stamped.

A2. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

The development shall comply with the following conditions to the satisfaction of TCCS:

VERGE CROSSING

- a) The existing verge crossings must be removed and the verge must be reinstated back to original condition.
- b) The new verge crossing must be designed and constructed to a maximum width of 5.5m in accordance with TCCS Standards.

- c) A plan showing Green and Red Light Signals must be installed at each end of the ramp with a sensor/tripping system to warn/control ingress and egress of vehicles and submitted at Design Acceptance stage.
- d) A convex mirror needs to be installed at the bottom of the ramp and included in the above plan.
- e) A stop-line for vehicles inside the basement must be placed well clear of entering vehicles so that there are no passing conflicts.
- f) The levels on the verge are not to be altered as a result of the newly constructed verge crossing.
- g) Any infrastructure assets such as street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the verge crossing.

STORMWATER

- h) The stormwater plan must be resubmitted at the Design Acceptance stage.

VERGE

- i) A Landscape Management and Protection Plan (LMPP) must be revised so that it protects the whole verge and not just the street tree and resubmitted at the Design Acceptance stage.
- j) A dilapidation report for all Government Assets adjacent to the site must be submitted to the Development Review and Coordination-TCCS prior to commencement and on completion of the work.

PEDESTRIAN NETWORK

- k) The pedestrian walkway is to take precedence over the proposed verge crossing and be constructed in accordance with TCCS Standards.
- l) All fencing must be placed so that the verge is protected but access to the pedestrian network is provided at all times.

WASTE

- m) The 12 bins can be collect along the kerb outside the street tree canopy.

Note that the full advice from TCCS is provided in Part 3 of this Notice of Decision which also provides standard conditions which may apply to this development.

A3. CONSERVATOR OF FLORA AND FAUNA

The development shall comply with the following conditions to the satisfaction of the Conservator of Flora and Fauna (the Conservator):

- a) Prior to any demolition or construction on the site, the regulated trees shall be fenced off by a continuous 1800 mm high chain wire protective fence, no closer than a minimum distance 3.5m from the trunk of the tree or along the lease boundary where appropriate.

- b) No work, that includes but is not limited to, excavation (e.g. for services including gas, water, sewer, stormwater, electricity, telecommunications, footings and irrigation) or modification of existing ground levels and placement of site sheds, building materials, equipment, fill or vehicles shall occur within the tree protection zone (dripline + 2 metres), except for works noted in the submitted drawings.
- c) If root pruning/removal is required, roots shall be cut cleanly (not pulled, torn or ripped).
- d) All relevant plans shall be revised and be consistent with one another prior to the commencement of any construction works.
- e) Where there is an inconsistency between the drawings and items listed above and the conditions shall prevail to the extent of that inconsistency.
- f) Removal of existing surfaces are to be undertaken with care and in a manner which minimizes the removal of tree roots

A4. COMPLIANCE WITH ENTITY REQUIREMENTS

The applicant is advised to carefully consider all the relevant advice (in addition to the conditions imposed) from each of the entities stated in Part 3 of this decision throughout the process of development (prior to, during & post construction) as applicable.

A5. Fencing Condition

Pursuant to sub paragraph 165(3) (o) (ii) of the Planning and Development Act 2007, at the lessee's expense and before the completion of building work, the existing fence between Block 5, 22, 23, and 24 of Section 18 shall be replaced with a 1.8 m high timber lapped and capped fence, or to another standard acceptable to the subject lessee and the adjoining lessees'. In the event the adjacent lessees do not wish to replace their respective fence the existing fence can be retained. The lessee must take all reasonable steps to obtain the written agreement of the respective lessees before the erection of any new fencing. New fencing shall not extend further forward than the new building line.

B. CONDITIONS RELATING TO THE CONSOLIDATION OF CROWN LEASES

B1. COMMENCEMENT OF BUILDING WORK

That no building work in relation to this Development Application except demolition is to commence on the site, and no approved plans other than demolition plans will be released, until the new consolidated Crown lease is registered at Access Canberra (Land Titles and Rental Bonds).

B2. NEW BLOCK SURVEY

That the applicant/lessee shall arrange for a survey of the consolidated block. When advised of the new block number, the applicant/lessee shall lodge the survey plan with the Environment, Planning and Sustainable Development Directorate for examination and clearance by the Surveyor-General, Surveying and Spatial Data Section, and pay the appropriate examination fee.

The new block survey must show:

- (i) the dimensioned location of the proposed boundaries for each of the new blocks generally in accordance with the approved consolidation plan (including the centreline of any party wall as constructed);

- (ii) the surveyed block size; and
- (iii) the location of all service easements in accordance with the requirements of the relevant service providers.

B3. SURRENDER AND REGRANT

That the lessee surrender the existing Crown leases over Block 6 Section 18 Division of Aranda - (Volume 268 : Folio 38) and Block 7 Section 18 Division of Aranda - (Volume 270 : Folio 76) and accept a new Crown lease substantially in accordance with the draft lease appearing at **Attachment 1**.

B4. LEASE REGISTRATION

That the lessee shall do all that is necessary to ensure that the new Crown lease is registered at Access Canberra (Land Titles and Rental Bonds) prior to the end of the approval for the variation of the Crown lease.

Please also see the Advisory Notes for additional information on the lease variation.

C. PRIOR TO CONSTRUCTION AND/OR DEMOLITION

C1. SEDIMENT AND EROSION CONTROL

The proposed development must comply with the Environment Protection Authority, *Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011*.

C2. TREE PROTECTION

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

D. DURING CONSTRUCTION AND/OR DEMOLITION

D1. SEDIMENT AND EROSION CONTROL

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

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

D2. TREE PROTECTION

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

D3. 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.

E. POST CONSTRUCTION AND/OR DEMOLITION**E1. VISITOR PARKING**

The visitor parking areas are to be clearly identified for visitor parking by appropriate line marking and signage.

F. 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.

F1. LEASE VARIATION CHARGE

Prior to the registration of the new Crown lease, the lessee must, as is required under the *Planning and Development Act 2007*, pay any assessed Lease Variation Charge. Once advised of the lease variation charge, the charge should be paid not less than 6 months prior to the expiration of this approval. This will ensure that sufficient time remains to enable the new Crown lease and new survey plan to be registered at Access Canberra (Land Titles and Rental Bonds) prior to expiry of this approval.

Note: this development application meets the requirements for the LVC to be assessed under Schedule 1 Items 1A, 1AA, 1B or 1BB of *Planning and Development (Lease Variation Charges) Determination 2017 (No 2) DI2017-208 (DI2017-208)*.

F2. BLOCK NUMBERS

The new block numbers will not be provided until the Lease Variation Charge is paid. The new survey plan must be cleared by the Surveyor-General prior to the execution of the new Crown lease.

F3. EXPIRY OF APPROVAL

For approvals that include a lease variation, there is no provision under the *Planning and Development Act 2007* to extend the timeframe for compliance with the lease variation and consolidation conditions of the approval beyond 2 years after the date this approval takes effect.

F4. MINIMUM TERM OF LEASE FOR SUBDIVISION UNDER THE UNIT TITLES ACT 2001

If the lessee intends to subdivide this premises under the *Unit Titles Act 2001*, the Crown lease must have a remaining term of at least 50 years (refer Section 17 *Unit Titles Act 2001*). To extend the term of the lease, an application for the grant of a further Crown lease can be made to Environment, Planning and Sustainable Development Directorate (EPSDD). The appropriate form can be found at:
<https://form.act.gov.au/smartforms/landing.htm?formCode=1266>

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 Multi Unit Housing Development Code, the Residential Zones Development Code;
- the advice of the Conservator of Flora and Fauna in relation to the proposal.

The key issues identified in the assessment are compliance with the Territory Plan and Codes, Representations and Entity advice, the suitability of the site for the proposed development, the payment of Lease Variation Charge, and the registration of the new Crown lease and new survey plan. Where appropriate, conditions have been imposed to address the key issues and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

Revised plans

During the assessment of the application, the planning and land authority raised assessment issues with the applicant for the proposal.

In response to this, the applicant lodged amended plans and documentation under S144 of the *Planning and Development Act 2007*. In summary, this consisted of redesigning the development into two buildings containing three dwellings each. This initial redesign was re-notified as described below in Part 3. Subsequent minor modifications have been made to the proposed development which were not re-notified.

Pursuant to S146 (3) of the Act, the requirement to publicly notify an amended DA can be waived, provided, the requirements of 3(a) and 3(b) of s146 of the Act, that no-one other than the applicant will be adversely affected by the amendment and the environmental impact caused by the approval of the amendment will do no more than minimally increase the environmental impact of the development are met.

The planning and land authority considered that no-one other than the applicant will be adversely affected by the amendments and the revised proposal would not increase the environmental impact. Hence, the authority waived the requirement to publicly notify the amended DA. The revised proposal (as conditioned) is considered to meet all relevant requirements of the Territory Plan.

EVIDENCE

Application No. 201630242

File No. 1-2016/16602

The Territory Plan zone – RZ2

The Development Codes – Multi Unit Housing Development Code,
Residential Zones Development Code

The Precinct Codes – Aranda Precinct Map and Code

Current Crown Lease – **Block 6: Volume 268 Folio 38**

Block 7: Volume 270 Folio 76

Representations – Six (6) from original notification, six (6) from amendment S144A

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 20 October 2016 to 9 November 2016. Six (6) written representations were received during public notification. After the initial notification period had closed, an amended application was received. This amended application was notified from 27 April 2017 to 17 May 2017. Six (6) written representations were received during the second public notification period. Subsequent amendments were not notified as discussed above in Part 2.

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

(a) Compliance with the Territory Plan

The initial proposal had identified non compliances with the Territory Plan. Many of the Code requirements including privacy impacts, car parking, number of dwellings per building, have been addressed through a range of amendments. Amendment G as assessed has still failed to adequately demonstrate compliance with plot ratio requirements. This has been conditioned to be complied with – refer to Condition A1. The assessment has found that as conditioned, the development will be consistent with the Territory Plan.

(b) Neighbourhood Character

The Territory Plan limits the scale and nature of redevelopment however this is not to say that no change will occur. The number of dwellings, bulk and scale, setbacks and impacts to nearby neighbours have been assessed as being compliant with relevant Codes. While the number of dwellings will be noticeable compared to the existing dwellings, the impact will be limited as per the Territory Plan and in particular the Multi Dwelling Housing Development Code.

(c) Suitable landscaping

The landscaping and area requirements for landscaping is considered to be consistent with the Code requirements

(d) Number of Dwellings;

The number of dwellings is consistent with Rule 14 of the Multi Unit Housing Development Code (MUHDC). The DA is supported by an Access and Mobility Report and all essential elements in regards to Class C Adaptable housing is available on the ground floor or accessible with modifications. The number of dwellings is considered to comply with the Code requirements.

(e) Construction impacts

This is outside of the control of development assessment matters. The Building Approval process including the relevant Building Certifier will be responsible for overseeing of such impacts. In regards to traffic management during construction, this is overseen by TCCS. Note that TCCS standard conditions require a Temporary Traffic Management Plan for such matters. In the event of unresolved matters, it may be suitable to lodge a customer request at:

https://www.accesscanberra.act.gov.au/app/forms/accesscanberra_complaint

(f) Owner/Lessee does not intend to or live in the development

This is not a planning assessment matter.

(g) No pre lodgement consultation

An application of this scale and development is not required to carry our pre-lodgement consultation under the relevant legislation.

(h) Overshadowing adjacent existing development

As part of the application, shadow diagrams were provided detailing impacts at 9am, 12 noon and 3pm for the winter solstice (June 21). It is noted that some overshadowing occurs to the property south of the proposed development, particularly in the morning. The elevations show the development clear of the building envelope (ie no projections beyond the building envelope). In regards to a solar envelope (R26/C26), this does not apply as there is no immediately adjacent northern boundary due to the 6m wide unleased land/footpath area between the development and the affected block. The overshadowing permits the existing dwelling to greater than 3 hours solar access during the winter solstice between 9am and 3pm, the proposed development complies with height, side boundary setbacks, number of stories and building envelope requirements. Accordingly the impacts are not considered to be so unreasonable to require amendment or refusal. While some overshadowing will occur, this is considered to be reasonable as guided by the Territory Plan and relevant Codes.

(i) Vehicle and pedestrian safety, network capacity, speed of vehicles, suitability of street

The application was referred to Transport Canberra and City Services (TCCS) as the relevant authority responsible for unleased land including the verge, road and pedestrian network. TCCS provided advice in response to the proposal advising of their support for the proposal subject to conditions. All recommended conditions have formed part of this Notice of Decision – refer to condition A2 and standard conditions provided by TCCS in Part 3 of this decision.

(j) Larger setbacks required

The Territory Plan has boundary setback requirements. This development has been assessed as meeting the requirements for boundary setbacks.

(k) Screening of the development

Windows and balcony's which may cause some privacy impacts are conditioned to minimise such impacts – refer to condition A1. Landscaping is consistent with the Territory Plan requirements. No other screening is considered required.

(l) Location of the driveway

The location of the verge crossing has been agreed to by TCCS. Note above comments in (i). The driveway is located centrally within the block and is considered to meet relevant requirements.

(m) Noise impacts

The proposed development is residential development which does not require further noise assessment under the Territory Plan. While some impacts may occur with the increased density, the density of dwellings is consistent with the requirements of the Territory Plan

(n) Compliance with adaptable dwelling requirements

The development is supported by an Access report. The essential items of a dwelling are located on a ground floor and the lower floor can be adapted to provide access to the ground level. The Code does not have any requirements in regards to access to upper stories for a Class C dwelling. From the information available, the dwellings are considered capable of meeting adaptable dwelling requirements.

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.

CONSERVATOR OF FLORA AND FAUNA

On 21/11/17 in response to the S144G application, advice was received from the Conservator of Flora and Fauna. The advice states that the DA is supported provided there are conditions of approval. Conditions advised by the Conservator were as follows.

- Prior to any demolition or construction on the site, the regulated trees shall be fenced off by a continuous 1800 mm high chain wire protective fence, no closer than a minimum distance 3.5m from the trunk of the tree or along the lease boundary where appropriate.
- No work, that includes but is not limited to, excavation (e.g. for services including gas, water, sewer, stormwater, electricity, telecommunications, footings and irrigation) or modification of existing ground levels and placement of site sheds, building materials, equipment, fill or vehicles shall occur within the tree protection zone (dripline + 2 metres), except for works noted in the submitted drawings.
- If root pruning/removal is required, roots shall be cut cleanly (not pulled, torn or ripped).
- All relevant plans shall be revised (and be consistent with one another prior to the commencement of any construction works).
- Where there is an inconsistency between the drawings and items listed above and the conditions shall prevail to the extent of that inconsistency.
- Removal of existing surfaces are to be undertaken with care and in a manner which minimizes the removal of tree roots

Matters raised have been incorporated as either conditions of approval or advice. Refer to conditions in Part 1 of this Notice of Decision.

TRANSPORT CANBERRA AND CITY SERVICES

On 22/5/2017 advice was received from Transport Canberra and City Services in relation to the proposal. The advice states that

VERGE CROSSING

1. The existing verge crossings must be removed and the verge must be reinstated back to original condition.
2. The new verge crossing must be designed and constructed to a maximum width of 5.5m in accordance with TCCS Standards.
3. A plan showing Green and Red Light Signals must be installed at each end of the ramp with a sensor/tripping system to warn/control ingress and egress of vehicles and submitted at Design Acceptance stage.
4. A convex mirror needs to be installed at the bottom of the ramp and included in the above plan.
5. A stop-line for vehicles inside the basement must be placed well clear of entering vehicles so that there are no passing conflicts.
6. The levels on the verge are not to be altered as a result of the newly constructed verge crossing.
7. Any infrastructure assets such as street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the verge crossing.

STORMWATER

8. The stormwater plan must be resubmitted at the Design Acceptance stage.

VERGE

9. A Landscape Management and Protection Plan (LMPP) must be revised so that it protects the whole verge and not just the street tree and resubmitted at the Design Acceptance stage.
10. A dilapidation report for all Govt. Assets adjacent to the site must be submitted to the Development Review and Coordination-TCCS prior to commencement and on completion of the work.

PEDESTRIAN NETWORK

11. The pedestrian walkway is to take precedence over the proposed verge crossing and be constructed in accordance with TCCS Standards.
12. All fencing must be placed so that the verge is protected but access to the pedestrian network is provided at all times.

WASTE

13. The 12 bins can be collect along the kerb outside the street tree canopy.

Standard Conditions

Following general conditions will apply as appropriate for Works on and Use of Territory Land in addition to the above:

In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Development Review and Coordination, TCCS by the ways of:

1. A Letter of Design Review prior to the commencement of any work; and
2. A certificate of Operational Acceptance on completion of all works to be handed over to TCCS.

Design Review and Operational Acceptance

A Letter of Design Review is required for all off-site works from the Senior Manager, Development Review and Coordination, TCCS, prior to the construction.

In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06: "Requirements for Design Acceptance Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Development Review and Coordination, TCCS.

A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Development Review and Coordination, TCCS, prior to the issue of a Certificate of Occupancy.

Similarly a Chartered Engineer/Landscape Architect should certify compliance with TCCS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Development Review and Coordination, TCCS on completion of all off-site works

A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT should also be included if not approved at the Development Application stage.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, TCCS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. 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.

Landscape Management & Protection Plan (LMPP)

LMPP approval from the Senior Manager, Development Review and Coordination, TCCS. During construction, 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 the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Development Review and Coordination, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

Use of Verges or other Unleased Territory land

In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and Territory Services, TCCS.

Repair of Damage to Public Assets

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

Notice of Commencement of Construction

Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Development Review and Coordination, TCCS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

Matters raised have been incorporated as either conditions of approval or advice. Refer to conditions in Part 1 of this Notice of Decision.

ActewAGL

On 3/5/2017 advice was received from ActewAGL in relation to the proposal. The advice states that the development conditionally complies with their Electricity Networks requirements. A copy of the advice and Conditional Approval is attached to this Notice of Decision.

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

Icon Water (formerly ActewAGL Water)

On 3/5/2017 advice was received from Icon Water in relation to the proposal. The advice states that Conditional Acceptance has been issued. A copy of the advice and Conditional Acceptance is attached to this Notice of Decision.

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

Jemena

On 26/4/17 advice was received from Jemena in relation to the proposal. The advice states that the development conditionally complies with their Gas Networks requirements. A copy of the advice and Conditional Compliance Statement is attached to this Notice of Decision.

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

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.

Pursuant to section 185 of the Act, this approval will expire if:

- the lease variation is not completed two years after the day the approval takes effect.

Conditional Approval

This approval will expire if, in accordance with Section 165(3)(d) of the Act, a condition has deferred the effect of the development approval **and** imposed a time frame during which another approval must be revoked, amended or given, and the time frame has expired.

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

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

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment, Planning 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 electronically by email to epdcustomerservices@act.gov.au or provided at the customer service centre on a CD/DVD. The delegate of the Authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal. Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

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

This Notice of decision has also been sent to all people who made representations in relation to the proposal.

APPENDIX 1**CONTACT DETAILS OF RELEVANT AGENCIES**

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment, Planning 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.planning.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
Transport Canberra and City Services <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.tccs.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities <ul style="list-style-type: none"> - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation 	Telephone: (02) 8576 9799 Telephone: (02) 6229 8000 Telephone: (02) 6248 3111 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

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

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

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

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 Transport Canberra and City Services.

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, TCCS 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 TCCS

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

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 TCCS.

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 Transport Canberra and City Services of any existing damage to public facilities.

UTILITY ASSETS RETENTION

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

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.

TRANSLATION AND INTERPRETER SERVICES

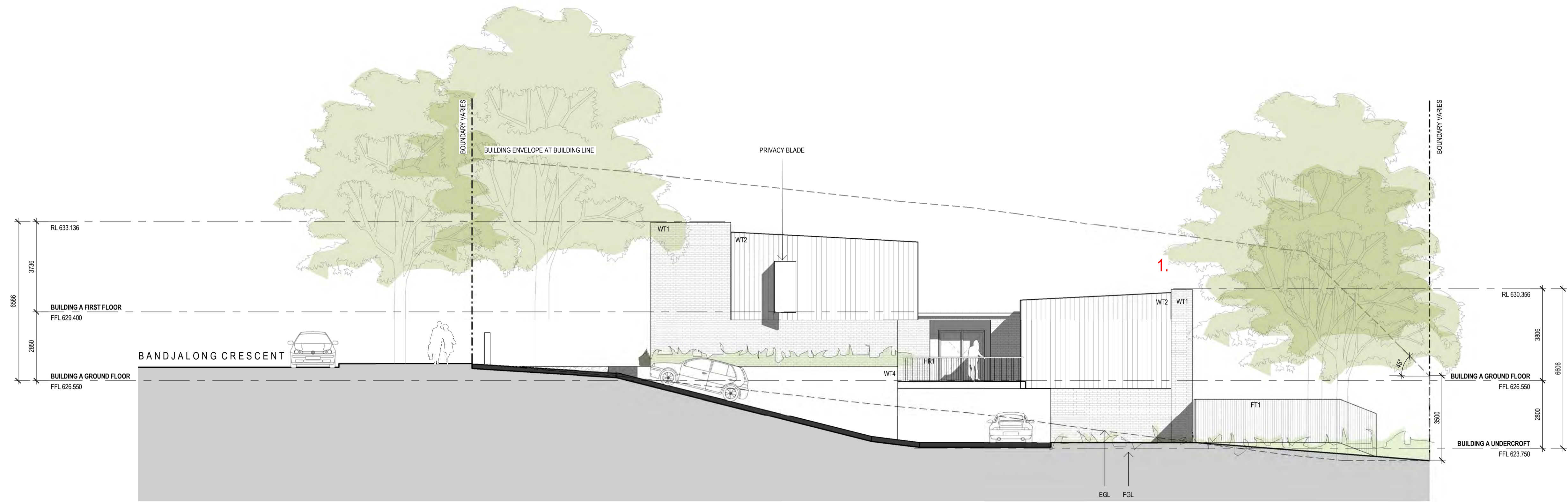
The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

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

TRANSLATING AND INTERPRETING SERVICE

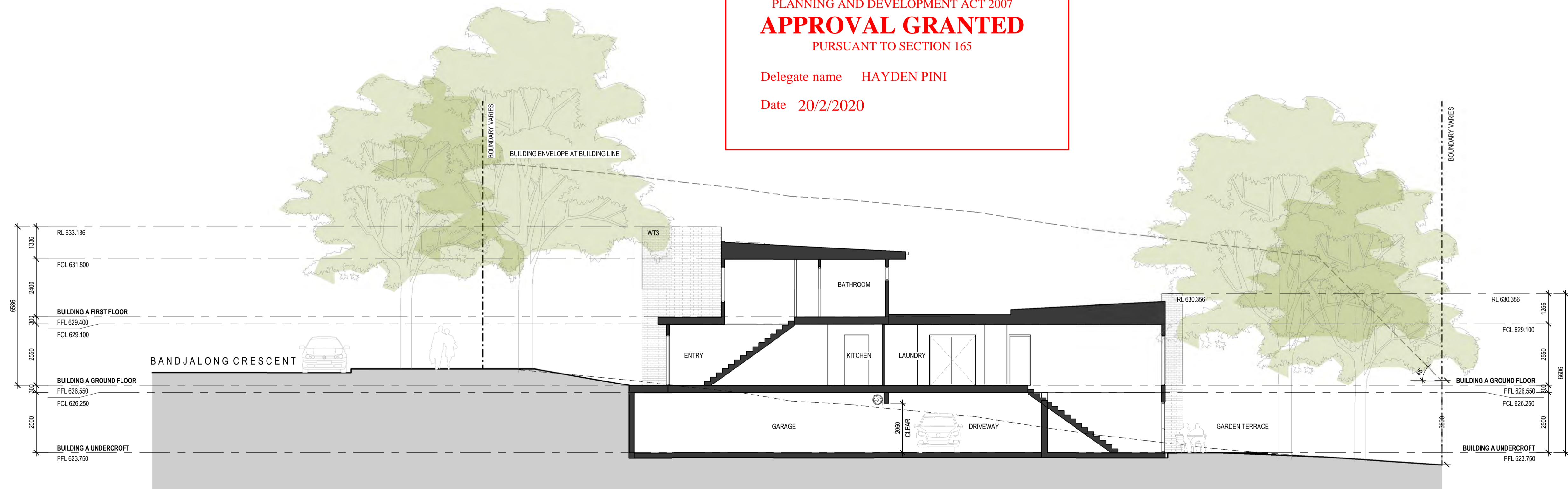
131 450

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



1 SECTION 1 - DRIVEWAY

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name HAYDEN PINI
 Date 20/2/2020



2 SECTION 2 - CIRCULATION

REV	DESCRIPTION	DATE
D	ISSUE FOR CONSULTANT COORDINATION	09.02.17
E	RE-ISSUE FOR DEVELOPMENT APPLICATION	20.03.17
F	ISSUE FOR FURTHER INFORMATION	29.06.17
G	ISSUE FOR FURTHER INFORMATION	04.08.17
H	ISSUE FOR FURTHER INFORMATION	24.01.18

**STEWART
 ARCHITECTURE**

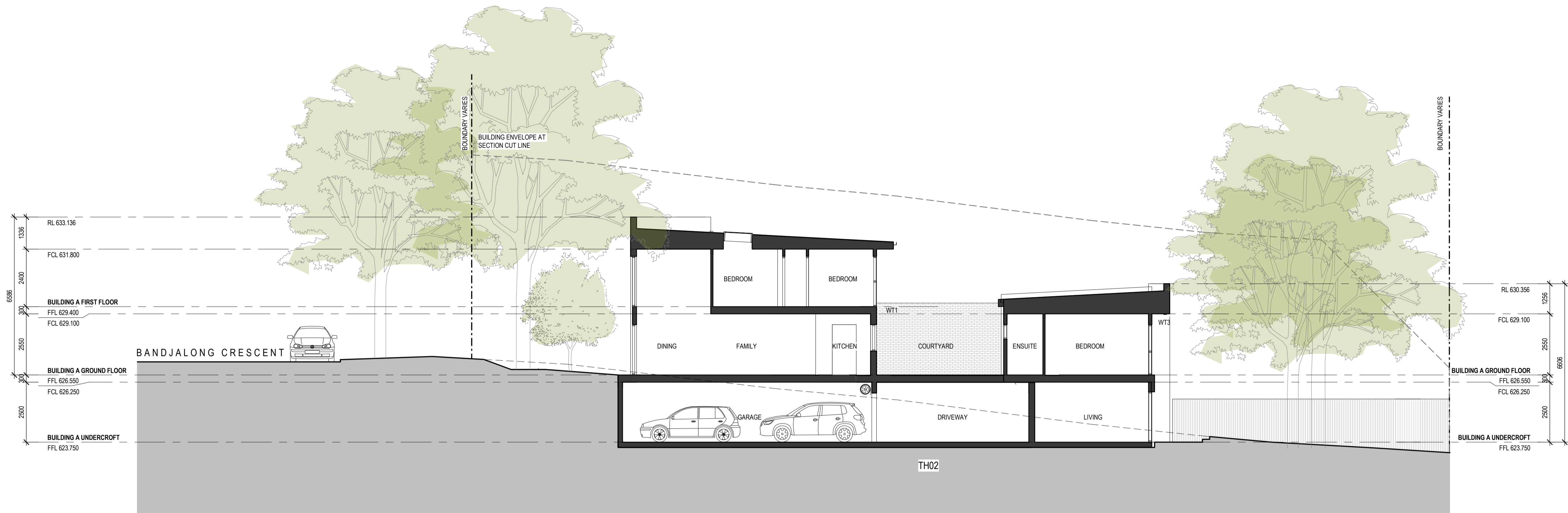
36 MILDURA STREET Fyshwick 2609
 PO BOX 3489 MANUKA ACT 2603
 OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT **ARANDA TOWNHOUSES**
 BLOCK 6 & 7 SECTION 18 ARANDA

PROJECT No. **1573**

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DRAWING No. **DA301**
 DRAWING TITLE **SECTIONS**
 SCALE **1:100 @ A1**
 DATE **2017**



1 SECTION 3 - INTERNAL COURTYARD NORTH

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name HAYDEN PINI
 Date 20/2/2020



2 SECTION 4 - INTERNAL COURTYARD WEST

REV	DESCRIPTION	DATE
A	ISSUE FOR CONSULTANT COORDINATION	09.02.17
B	RE-ISSUE FOR DEVELOPMENT APPLICATION	20.03.17
C	ISSUE FOR FURTHER INFORMATION	29.06.17
D	ISSUE FOR FURTHER INFORMATION	04.08.17
E	ISSUE FOR FURTHER INFORMATION	24.01.18

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DRAWING No. **DA302**
 DRAWING TITLE **SECTIONS**
 SCALE **1:100 @ A1**
 DATE **2017**



1 DEMOLITION

LEGEND

- TREES TO BE RETAINED
- TREES TO BE REMOVED
- EXISTING STRUCTURE TO BE DEMOLISHED
- HARD SURFACES TO BE DEMOLISHED
- VERGE CROSSING TO BE RECONSTRUCTED

DEMOLITION STRATEGY

PROPOSED METHOD:
DISMANTLE TILE ROOFS, TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND SALE. BRICKS FROM BRICK VENEER WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL WALLS AND FRAMES AND EXTERNAL WALL FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAINING CONCRETE SLABS TO BE DELIVERED TO CANBERRA CONCRETE RECYCLING AT PIALLIGO FOR RECYCLING

POLLUTION:
AS PER AUSTRALIAN STANDARDS AND ACT POLLUTION CONTROL LAWS

ASBESTOS:
SHOULD THERE BE ANY TRACE OF ASBESTOS IN THE EXISTING HOME, IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS

EXISTING SERVICES:
ELECTRICITY TO BE DISCONNECTED AS PER ACTEWAGL REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA

VEGETATION:
TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165

Delegate name HAYDEN PINI
Date 20/2/2020

2 SITE

AREA ANALYSIS - GFA

SITE AREA	1755 m ²
ALLOWABLE PLOT RATIO (50%)	877.5m ²
UNDERCROFT	156.0m ²
GROUND FLOOR	528.0m ²
FIRST FLOOR LEVEL	193.0m ²
TOTAL GFA	877m²

THEREFORE PROPOSED PLOT RATIO IS LESS THAN 50% OF THE SITE AREA

NOTE: BLOCKS DP1988 ARE TO BE CONSOLIDATED
FOR CLARITY SUB-BOUNDARIES ARE NOT SHOWN THROUGH THE REMAINDER OF THE ARCHITECTURAL DRAWINGS

STEWART ARCHITECTURE

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BLOCK 6 & 7 SECTION 18 ARANDA

PROJECT No. **1573**

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DRAWING No. **DA004**
DRAWING TITLE **PLAN - DEMOLITION & SITE**
SCALE **1:200 @ A1**
DATE **2017**

REV	DESCRIPTION	DATE
D	ISSUE FOR CONSULTANT COORDINATION	15.03.17
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