

**From:** [AC, EPD Customer Services](#)  
**To:** [ConservatorFloraFauna](#)  
**Subject:** REFERRAL-EACT-202342029-25/43 O'CONNOR-01  
**Date:** Thursday, 31 August 2023 4:21:00 PM  
**Attachments:** [image001.png](#)  
[plans.obr](#)  
[supporting docs.obr](#)

---

OFFICIAL

**DEVELOPMENT APPLICATION NO:** 202342029

**BLOCK:** 25 **SECTION:** 43 **DIVISION:** O'CONNOR

Description - PROPOSAL FOR DEMOLITION - Demolition of existing dwelling, boundary fence, driveway, trees and landscaping.

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

**(21/09/2023).**

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

Please forward any written advice via email to Customer Services

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Best Regards,

Hannah Bui | DA Notification | Phone: (02) 620 71923

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

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

Access Canberra | ACT Government

8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



*I acknowledge and pay my respects to Elders and Traditional Custodians of this land, the Ngunnawal people - past and present, and acknowledge their continuing culture and connection to Country and community.*

**From:** [AC, EPD Customer Services](#)  
**To:** [TCCS\\_PC\\_DA](#)  
**Subject:** REFERRAL-TCCS-202342029-25/43 O'CONNOR-01  
**Date:** Thursday, 31 August 2023 4:21:00 PM  
**Attachments:** [image001.png](#)  
[plans.obr](#)  
[supporting docs.obr](#)

---

OFFICIAL

**DEVELOPMENT APPLICATION NO:** 202342029

**BLOCK:** 25 **SECTION:** 43 **DIVISION:** O'CONNOR

Description - PROPOSAL FOR DEMOLITION - Demolition of existing dwelling, boundary fence, driveway, trees and landscaping.

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

**(21/09/2023).**

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

Please forward any written advice via email to Customer Services

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Best Regards,

Hannah Bui | DA Notification | Phone: (02) 620 71923

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

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

Access Canberra | ACT Government

8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



*I acknowledge and pay my respects to Elders and Traditional Custodians of this land, the Ngunnawal people - past and present, and acknowledge their continuing culture and connection to Country and community.*

**From:** [AC, EPD Customer Services](#)  
**To:** [WorkSafe](#)  
**Subject:** REFERRAL-WORKSAFE-202342029-25/43 O'CONNOR-01  
**Date:** Thursday, 31 August 2023 4:20:00 PM  
**Attachments:** [image001.png](#)  
[plans.obr](#)  
[supporting docs.obr](#)

---

OFFICIAL

**DEVELOPMENT APPLICATION NO:** 202342029

**BLOCK:** 25 **SECTION:** 43 **DIVISION:** O'CONNOR

Description - PROPOSAL FOR DEMOLITION - Demolition of existing dwelling, boundary fence, driveway, trees and landscaping.

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

**(21/09/2023).**

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

Please forward any written advice via email to Customer Services

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

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

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

Best Regards,

Hannah Bui | DA Notification | Phone: (02) 620 71923

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

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

Access Canberra | ACT Government

8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



*I acknowledge and pay my respects to Elders and Traditional Custodians of this land, the Ngunnawal people - past and present, and acknowledge their continuing culture and connection to Country and community.*



Block/s:	25	DA number:	202342029
Section:	43	Date lodged:	29-Aug-23
Suburb:	O'Connor	Due date:	01/11/2023
Zone/s:	RZ4 – Medium Density Residential	Unit Number (if applicable)	
Proposal:	Demolition of existing dwelling, boundary fence, driveway, trees and landscaping		
Proposed Use:			

**STAGE 1 – APPRAISAL AND PRELIMINARY ASSESSMENT**

**Administration and Related Applications**

Is the <b>notification</b> wording appropriate?	Yes  <b>If no, please outline actions taken:</b> Click or tap here to enter text.
Have all <b>relevant entities</b> been referred to?  <i>Note: if the proposal relates to a rural lease consider referral to DA Leasing for consideration of the Land Management Agreement</i>	Yes  <b>If no, please outline actions taken:</b> Click or tap here to enter text.
Has a <b>NoD template</b> been saved into Objective?	Yes  <b>If no, please outline actions taken:</b> Click or tap here to enter text.
Has a <b>conflict of interest</b> been declared?  If the <b>conflict</b> is with an officer in EPSDD, has a <b>Disclosure Form</b> been completed?	No  <b>Conflict details:</b> Click or tap here to enter text.  Choose an item.
Could <b>representors</b> have the <b>right to review</b> in ACAT? <i>(See Schedule 1 of the Act and Schedule 3 of the Regulation)</i>	No  <b>Additional comments:</b> Click or tap here to enter text.
Is a <b>public land management plan</b> in force over the land? <i>(s.120(f))</i>	No  If yes – has the DA been referred to the Conservator? Choose an item.  Additional referral requested on Click or tap to enter a date.
Did the proposal have a <b>pre-application</b> meeting?	No  <b>If yes, is the information available in the corresponding pre-app folder?</b> Choose an item.
Is an <b>environmental significance opinion</b> in force and relevant? <i>(s.120(c))</i>	<input checked="" type="checkbox"/> No known Environmental Significance Opinion (ESO) applies  <input type="checkbox"/> An ESO was given on Click or tap to enter a date. <b>for (please outline purpose/development details below)</b> Click or tap here to enter text.  <input type="checkbox"/> The ESO was granted Choose an item. conditions.
Is this DA <b>related to any other known application</b> (e.g. a previous DA, etc.)?	No  <b>Please outline the related application(s):</b> Click or tap here to enter text.

<p>If the proposal was presented to the <b>National Capital Design Review Panel (NCDRP)</b>, has the proponent:</p> <ul style="list-style-type: none"> <li>not provided a response to the advice, or</li> <li>not addressed all aspects of the advice?</li> </ul> <p>(s.119(4); s.120(e))</p>	<p>No</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>
---	---

### Permissibility

<p>Is the proposed development/use <b>permitted</b> in the relevant zone or by the Crown Lease?</p>	<p>Permissible under both the Crown Lease and Development Table</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>
<p>Is the development located in a <b>future urban area (FUA)</b>?</p>	<p>No</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>
<p>Are any <b>conditions required</b> from initial review of application?</p>	<p>No special conditions required</p> <p><b>Please outline condition(s) required:</b> Click or tap here to enter text.</p>

### Stage 5

<p>Does the proposal trigger referral to the <b>Assessment Advisory Panel (AAP)</b>?</p>	<p>No</p> <p>Click to select AAP Trigger</p>
<p>Has the <b>Stage 5 Review date</b> been booked? <i>The Stage 1 officer must book this in the DA Coordinator calendar for approx. 5 working days before the decision date/25 working days post-lodgement (assuming no reps will be received).</i></p>	<p>Choose an item.</p> <p>When is the Stage 5 review is booked for? Click or tap to enter a date.</p>

### Initial appraisal

<p>Initial resourcing appraisal – likely assessment task:</p> <p><b>NOTE: Categories (Green, Amber, Red) reflect potential impact on workload.</b></p> <p><i>This is a guide only based on the initial check and may not reflect the actual level of assessment required as the application progresses.</i></p>	<p><input checked="" type="checkbox"/> <b>GREEN</b> <i>Simple or routine development proposals (e.g. Class 10 structures, single dwelling housing)</i></p> <p><input type="checkbox"/> <b>AMBER</b> <i>Moderate proposals - these may have some minor complexities due to the nature of the development, location, etc. (e.g. small multi-unit residential development)</i></p> <p><input type="checkbox"/> <b>RED – Note: Further Information should not be requested at this stage if the DA is to be refused</b> <i>Complex proposals that may require consideration of several codes (e.g. high rise, multi-unit developments)</i></p>
---	--

### Completion

<p><b>Stage 1 assessment has been completed.</b></p> <p><input checked="" type="checkbox"/> No issues have been identified that should stop progression to the next assessment stage.</p> <p><input type="checkbox"/> The following issues were identified and should be noted during the following stages of the assessment:</p>
---




<input type="checkbox"/> The DA is recommended for refusal (reasons for refusal have been added to the draft NoD).	
<input type="checkbox"/> Other (see Comments below):	
<input type="text"/>	
<b>Assessment officer:</b>	Peter Daoud
Date: 28/09/2023	

## STAGE 2 – INFORMATION COLLECTION (ENTITIES – including EPSDD DA Leasing)

The application was not subject to any entity referrals.

OR

The DA was referred to the following Entities (or internal Sections) with the following response(s):

Entity	Did the entity support the application?	Assessment comments / Conditions required
The Conservator of Flora & Fauna	Yes - without conditions	No regulated tress
Evo Energy - Electricity	Yes - with conditions	 %COMM-EVO ENERGY ELECTRICITY
Evo Energy - Gas	Yes - with conditions	 %COMM-EVO ENERGY GAS-202342
ICON Water	Yes - with conditions	 %COMM-ICON WATER-202342029-2
TCCS	Yes - with conditions	<p><b><u>Conditions</u></b></p> <p><i>In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without the following approvals from TCCS.</i></p> <p><b><i>After EPSDD has issued stamped approved plans and a Notice of Decision (NoD) for DA approval, TCCS Endorsements must be obtained from the Building Applications (BA) Team of TCCS from</i></b>  <a href="https://forms.act.gov.au/smartforms/servlet/SmartForm.html?formCode=1050">https://forms.act.gov.au/smartforms/servlet/SmartForm.html?formCode=1050</a></p> <p><b><i>Building Applications (BAs) are required for the following clearances and development works for up to 3 residential dwellings <u>ONLY</u>:</i></b></p> <ol style="list-style-type: none"> <li>1. Stormwater easement clearances;</li> <li>2. Demolition and excavation waste exceeding 20m3;</li> <li>3. Landscape Management and Protection Plans (LMPPs) to protect the verge and/or public open space; and</li> <li>4. Driveway/Verge Crossing formwork inspections (please use the form below to submit for BA).</li> </ol> <p><b>Property Details</b>  <b>Address:</b>  <b>Block: Section: Suburb:</b>  <b>BA Reference Code:</b>  <b>DA Number:</b></p> <p>Regarding your formwork inspection application, when the formwork is prepared, please send the following to  <a href="mailto:tccs.dcdevelopmentcoordination@act.gov.au">tccs.dcdevelopmentcoordination@act.gov.au</a>:</p> <ol style="list-style-type: none"> <li>a. Approved Plans from previous BAs or DAs concerning this Driveway/Verge Crossing;</li> <li>b. Photographs showing the formwork complying with applicable <a href="#">Standards</a>, <a href="#">Specifications</a> and <a href="#">Standard Drawings</a>;</li> <li>c. Photographs showing the formwork layouts, from the edge of the road/kerb to the front property line;</li> <li>d. Photographs showing the following:</li> </ol>

		<p>i. measurements of the formwork (using a tape measure with dimensions clearly shown) demonstrating that the width of the Verge Crossing at the kerb &amp; the property boundary match the approved plan; and</p> <p>ii. distances from the edge of the Driveway/Verge Crossing to verge trees and/or any adjoining assets such as sumps, pits, streetlights, mini-pillars, signage, manholes and the like as applicable; and</p> <p>e. Photographs showing the full view of the Driveway/Verge Crossing.</p> <p><b>Please make sure that the Driveway/Verge Crossing layout is as per attached approved plan.</b></p> <p><a href="https://www.cityservices.act.gov.au/plan-and-build/standards-codes-and-guidelines/municipal-infrastructure-design-standards-mis">https://www.cityservices.act.gov.au/plan-and-build/standards-codes-and-guidelines/municipal-infrastructure-design-standards-mis</a></p> <p><b><i>Dilapidation Report &amp; Repair of damage to public assets</i></b>  <i>Before Works commence, TCCS must be notified of any existing damage to the public assets and verge via a Dilapidation Report and submitted with any LMPP, Driveway/Formwork Inspection and/or Waste BA Application. A second (2<sup>nd</sup>) Dilapidation Report will also need to be submitted once all of the Works have been completed to show that the public assets and verge were either maintained, repaired and/or reinstated back to original condition and it must be emailed to <a href="mailto:TCCS.DCDevelopmentCoordination@act.gov.au">TCCS.DCDevelopmentCoordination@act.gov.au</a>. The applicant/lessee will be held responsible for repairing any damage to ACT Government's assets or verge, caused by any development activities during the construction stage and if the Dilapidation Reports are not provided, any damage will have to be repaired and reinstated at the applicant's/lessee's own expense.</i></p> <p><b><i>Use of verges or other unleased Territory Land</i></b>  <i>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 from TCCS. If required, a license or permit can be obtained from TCCS Licensing and Compliance.</i></p> <p><b><i>Temporary Traffic Management (TTM)</i></b>  <i>A TTM plan approval from the Manager of TCCS Traffic Management &amp; Safety, Roads ACT, must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices. For further information, please refer to <a href="http://www.cityservices.act.gov.au/data/assets/pdf_file/0011/850493/Guiding-principles-temporary-traffic-management-Pedal-Power-comments-ver-1-1.pdf">www.cityservices.act.gov.au/data/assets/pdf_file/0011/850493/Guiding-principles-temporary-traffic-management-Pedal-Power-comments-ver-1-1.pdf</a> and <a href="https://www.cityservices.act.gov.au/roads-and-paths/traffic/temporary-traffic-management">https://www.cityservices.act.gov.au/roads-and-paths/traffic/temporary-traffic-management</a>.</i></p> <p><b>TCCS recommends that applicants engage a suitably qualified consultant who lodges the above types of submissions for BA on a regular basis to better fast-track the endorsement process.</b></p>
--	--	--

**Landscape Review Panel (LRP) and Assessment Advisory Panel (AAP)**

<p>Does any entity advice trigger referral to either the LRP or AAP?</p>	<p>Choose an item.          if yes, which Entity: Click or tap here to enter text.          If yes - email sent to AAP/LRP coordinator (<a href="mailto:MPRGandLRP@act.gov.au">MPRGandLRP@act.gov.au</a>) to book the DA in.          Date Sent:Click or tap to enter a date.</p>
--	---

### Stage summary


Does any entity advice received mean the application may be <b>refused</b> ?	Choose an item.
<b>Conditions</b> required from entity advice?	Choose an item.
Has all entity advice received on this application been <b>considered</b> ? (s.120(f))	Choose an item.
Would an <b>approval decision be inconsistent</b> with any entity advice? (s.119(2))	Choose an item.
An <b>alias</b> of advice from the <b>Utility service providers</b> and other relevant entities has been moved into the approved plans folder.	Choose an item.

## STAGE 3 – ISSUES CONSIDERATION (REPRESENTATIONS)

No representations were made in respect of the application under section 156 of the Planning and Development Act 2007.

OR

Representation/s were made in respect of the application under section 156 of the Planning and Development Act 2007. All Representation have been read and considered, and a summary of key concerns / issues can be found below.

Specify number of Representation/s received: <input type="text" value="3"/>	NOTE: If 30 or more Reprs – refer to AAP	Area of concern / issue	Raised in rep number(s)	Representation comment/response <i>Please consider the statutory requirements, including whether further assessment is required during Stage 4 - Territory Plan</i>
		Heritage	3	<b>Not heritage listed:</b> 3. <a href="#">Tapuwai Housing Precinct</a>  Section 33 Blocks 1-14, Section 34 Blocks 1-14, Section 35 Blocks 1-14, Section 36 Blocks 1-14, Section 37 Blocks 1-14, Section 54 Blocks 1-16, Section 55 Blocks 1-16, Section 56 Blocks 1-16, Section 59 Blocks 1-7 & 10-17, Section 60 Blocks 1 & 8-13, Section 89 Blocks 3 & 4
		Tree removal	3	DA has been referred to the Conservator who supports as no protected trees are located on the site.
		New development/established character.	3	N/A as the DA is purely for demolition. Any future works will be subject to a separate DA.

### Additional information

Is additional information required at this stage? (s.141)	Choose an item.  <b>Note: Further Information should not be requested at this stage if the DA is to be refused</b>
If additional information is required at this stage:	
List additional information:	Choose an item.  1. . 2. . 3. .
Has the additional information request been reviewed by the stage leader and/or manager?	Choose an item.
Has an additional information request been made within 10 working days of lodgement?	Choose an item.
When was it requested?	Choose an item. <b>Date of request:</b> Click or tap to enter a date.
Has the Stage 5 review date been revised?  <i>Note: Please contact the Stage 1 officer or DA Coordinator to reschedule bookings.  If reps were received, this date will also need to reflect the new decision timeframe (see Stage Summary below).</i>	Choose an item. <b>Date of request:</b> Click or tap to enter a date.
Was additional information received by the applicant in time?	Choose an item. If yes, date: Click or tap to enter a date.

### Stage summary

<p>If representations were received, has the <b>Stage 5 review date been revised?</b></p> <p><i>Note: Please contact the Stage 1 officer or DA Coordinator to reschedule bookings.</i></p>	<p>Choose an item.</p> <p>The revised Stage 5 review date: Click or tap to enter a date.</p>
<p>Was a <b>site inspection</b> undertaken in this stage?</p>	<p>Choose an item.</p>
<p>Have <b>all representations</b> made about this application during the public notification period been <b>considered</b> in the assessment of this proposal? (<i>s.120(d)</i>)</p>	<p>Choose an item.</p>

**Completion**

**Stages 2 and 3 have been completed**

No issues have been identified that should stop progression to the next assessment stage.

The following issues were identified and should be noted during the following stages of the assessment:

The DA is recommended for refusal (reasons for refusal have been added to the draft NoD).

Other (see Comments below):

<b>Assessment officer:</b>	JD	Date: 29/09/2023
----------------------------	----	------------------

## STAGE 4 – TERRITORY PLAN ASSESSMENT

Proposed Use	<b>Q1. Is the proposed use assessable in the applicable zone/s?</b> Choose an item. <b>Q2. Is the proposal permitted under the Crown Lease?</b> Choose an item.		
<b>Territory Plan assessment</b>			
<b>Select all relevant Codes: (drop down lists)</b>  <i>Please manually list additional codes if required</i>	<b>Please specify Concept Plan(s)</b> <ul style="list-style-type: none"> <li>Click to select Concept Plan</li> </ul> <b>Please specify Precinct Map and/or Code(s)</b> <ul style="list-style-type: none"> <li>Click to select Precinct Code</li> </ul> <b>Please specify Development Code(s)</b> <ul style="list-style-type: none"> <li>Click to select Development Code</li> </ul> <b>Please specify General Code(s)</b> <ul style="list-style-type: none"> <li>Click to select General Code</li> <li>Click to select General Code</li> </ul>		
<b>The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion.</b>  <i>Note: Further issues may have been identified in a plan-based assessment that have not necessarily been included in this table or was determined to be of a significance that did not warrant specific discussion.</i>  <b>NOTE: Assessment Officers to pay particular attention to all mandatory rules</b>			
<b>Territory Plan Version:</b>			
<b>Code</b>	<b>Rule / Criteria</b>	<b>Screenshots, Plan-based Assessment, Discussion, and Conditions</b>	<b>Plan/Doc Reference</b> <i>Please add references to plan-based assessments or submitted plans to support the assessment/discussion</i>
O'Connor Precinct Map	ALL	MT1 – Complies Inner North Precinct Code	
Inner North Precinct Code	ALL	N/A	
Residential Zones Development Code	ALL	R33 – Complies R34 – Complies R62 – Complies R64 – Standard condition to comply with EPA's ESCP.	
Single Dwelling Housing Development Code	ALL	R46 – Standard condition to comply with EPA's ESCP. R48 – Standard condition to comply with the current version of the Development Control Code for Best Practice Waste Management in the ACT.	
Residential Boundary Fences General Code	ALL	N/A	

Further assessment documents, if any, can be found in the assessment file in Objective Choose an item.

### Statutory Considerations

Consideration	Assessment/Discussion	Plan/Doc Reference
Is the proposal consistent with the relevant <b>zone objectives?</b> (s.120(a))	Yes - Please include supporting commentary below  <b>Additional comments:</b> Click or tap here to enter text.	
Is the proposal considered <b>suitable for the land</b> on which it is to take place? (s.120(b))  <i>Note: Please consider:</i>	Yes - please provide supporting commentary below  <b>Additional comments:</b> Click or tap here to enter text.	

<ul style="list-style-type: none"> <li>• The zone</li> <li>• The functionality, scale (height and bulk) and proposed use</li> <li>• Site constraints including topography, bushfire risk, contamination, etc.</li> <li>• Surrounding character and permissible land uses</li> </ul>		
<p>What are the <b>probable impacts</b> of the proposed development (including nature, extent and significance of environmental impacts), and how are these to be addressed? (s.120(h))</p>	<p><b>Probable impacts:</b> Click or tap here to enter text.</p> <p><b>Action taken:</b> Choose an item.</p>	

### Transition considerations (Development Outcomes)

*Please note: The following considerations (in orange) are not statutory considerations for the purpose of assessment under the Planning and Development Act 2007. These are for assessment information and training purposes only – in preparation for the incoming Planning Act 2023.*

*They should not be used to determine DAs that are lodged and assessed under the Planning and Development Act 2007.*

Consideration	Assessment/Discussion	Plan/Doc Reference
<p>If the proposed development <b>adjoins another zone</b>, does the development achieve an appropriate transition between the zones (from a planning perspective)?</p>	<p>Not applicable</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>	
<p>From a planning perspective, does the proposed development <b>appropriately interact with adjoining or adjacent development proposals</b> (including proposals that have been submitted or approved)?</p> <p><i>Note: Please consider any adverse impacts of the development on residential amenity</i></p>	<p>Not applicable</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>	
<p>From a planning perspective, does the proposed development achieve a good <b>design and built form</b> outcome?</p> <p><i>Note: Please consider:</i></p> <ul style="list-style-type: none"> <li>• Height, bulk and scale</li> <li>• Dwelling mix, and internal size, scale and layout</li> <li>• Solar access to dwellings</li> <li>• Privacy to dwellings</li> <li>• Size and location of private open space</li> <li>• Natural cross ventilation</li> </ul>	<p>Not applicable</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>	
<p>From a planning perspective, does the proposed development support or achieve a <b>sustainable</b> and appropriate <b>environmental</b> outcome?</p> <p><i>Note: Please consider:</i></p> <ul style="list-style-type: none"> <li>• Existing site constraints and risks (e.g. bushfire, flooding, contamination)</li> <li>• Extent of likely stormwater runoff</li> <li>• Provision and extent of deep soil planting zones</li> <li>• Extent of cut/fill</li> <li>• Pollution (noise, light, air, etc.)</li> <li>• Connectivity to the environment and natural features</li> <li>• Appropriateness of waste management</li> </ul>	<p>Not applicable</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>	

<p>From a planning perspective, does the proposed development achieve good outcome for the <b>public realm</b>?</p> <p><i>Note: Please consider:</i></p> <ul style="list-style-type: none"> <li>• Urban heat island effect (i.e. sufficiency of planting area and canopy trees, location and extent of roofed areas and hard surfaces)</li> <li>• Solar access to private and public open space, including overshadowing</li> <li>• Size, facilities (e.g. seating) and accessibility</li> <li>• Active ground floor interfaces</li> <li>• Privacy and passive surveillance</li> <li>• Appropriateness of walls and fences</li> </ul>	<p>Not applicable</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>	
<p>From a planning perspective, does the proposed development achieve a good outcome for <b>access and movement</b>?</p> <p><i>Note: Please consider:</i></p> <ul style="list-style-type: none"> <li>• Accessibility and adaptability of the development</li> <li>• Provision of end-of-trip facilities, vehicle and bicycle parking, access points and EV charging infrastructure</li> <li>• Access and contribution to active travel network</li> <li>• Provision and extent of deep soil planting zones</li> </ul>	<p>Not applicable</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>	

### Additional Information

<p>Is <b>additional information</b> required at this stage? (s.141)</p>	<p>No</p> <p><b>Note: Further Information should not be requested at this stage if the DA is to be refused</b></p>
<p>If additional information is required at this stage:</p>	
<p><b>List additional information:</b></p>	<p>Choose an item.</p> <ol style="list-style-type: none"> <li>1. .</li> <li>2. .</li> <li>3. .</li> </ol>
<p>Has the additional information request been <b>reviewed by the stage leader and/or manager</b>?</p>	<p>Choose an item.</p>
<p>Has an additional information request been made <b>within 10 working days</b> of lodgement?</p>	<p>Choose an item.</p>
<p><b>When was it requested?</b></p>	<p>Choose an item.</p> <p><b>Date of request:</b> Click or tap to enter a date.</p>
<p>Has the <b>Stage 5 review date</b> been revised?</p> <p><i>Note: Please contact the Stage 1 officer or DA Coordinator to reschedule bookings.</i></p>	<p>Not applicable</p> <p><b>Date of request:</b> Click or tap to enter a date.</p>
<p>Was <b>additional information received</b> by the applicant in time?</p>	<p>Choose an item.</p> <p>If yes, date: Click or tap to enter a date.</p>

### Stage summary

<p>Was a <b>site inspection</b> undertaken during this stage?</p>	<p>No - Aerial imagery on ACTMapi deemed sufficient</p>
<p>Have any issues been identified that would result in a <b>refusal</b>?</p>	<p>No</p>

<b>Conditions</b> required from Territory Plan Stage 4 assessment:	Conditions have been added to draft NoD <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
--	--

**Completion**

**Stage 4 has been completed**

No issues have been identified that should stop progression to the next assessment stage. Any recommended conditions and/or advisory noted have been added to the draft NoD

The following issues were identified and should be noted during the following stages of the assessment:

The DA is recommended for refusal (reasons for refusal have been added to the draft NoD).

Other (see Comments below):

<b>Assessment officer:</b>	JD	<b>Date:</b> 03/10/2023
----------------------------	----	-------------------------

## STAGE 5 – ASSESMENT AND OUTCOMES QUALITY ASSURANCE, including AAP / LRP

Is a <b>site inspection</b> required to make a decision?	No If yes; photos and details have been put in the Objective folder: Choose an item.
--	---

### Assessment Advisory Panel (AAP) and Landscape Review Panel (LRP)

From Stages 1-4, does the proposal require referral to the <b>AAP or LRP</b> ?	No  <b>AAP</b> Click to select AAP Trigger  <b>LRP</b> Click to select LRP Trigger  <b>Other, please specify below:</b> Click or tap here to enter text.  If presentation to the AAP/LRP is required, the DA is to be presented to Choose an item. on Click or tap to enter a date.
Are <b>minutes from AAP/LRP</b> saved in Objective?	Choose an item.  <input type="text"/>

*Please Note: The Stage 2-4 assessing officer is to complete those rows in white below. Those rows in green must be completed by the Stage 5 reviewing officer.*

### Territory Plan Assessment Quality Assurance

The following <b>Territory Plan codes</b> were considered as relevant to the application	<b>Please specify Concept Plan(s)</b> <ul style="list-style-type: none"> <li>Not applicable</li> </ul> <b>Please specify Precinct Map and/or Code(s)</b> <ul style="list-style-type: none"> <li>O'Connor</li> </ul> <b>Please specify Development Code(s)</b> <ul style="list-style-type: none"> <li>Residential Zones Development Code</li> <li>Single Dwelling Housing Development Code</li> </ul> <b>Please specify General Code(s)</b> <ul style="list-style-type: none"> <li>Click to select General Code</li> <li>Click to select General Code</li> <li></li> </ul>		
Have all relevant Territory Plan <b>codes been considered</b> ?	<b>Yes</b>  <b>Additional comments:</b> Click or tap here to enter text.		
Is the proposed development <b>consistent</b> with all relevant Territory Plan codes, rules and criteria? (s.119(1)(a))	Choose an item.  <i>Note: The items outlined below should summarise only the key elements of the TP assessment, including any conditions, for review by the Stage 5 reviewing officer.</i>		
<b>Code</b>	<b>Rule/Criteria</b>	<b>Assessment/Discussion/Conditions</b>	<b>Review</b> For stage 5 reviewing officer use only
			Choose an item.

			<b>Additional comments:</b> Click or tap here to enter text.
			Choose an item. <b>Additional comments:</b> Click or tap here to enter text.
			Choose an item. <b>Additional comments:</b> Click or tap here to enter text.
			Choose an item. <b>Additional comments:</b> Click or tap here to enter text.

### Statutory Considerations Quality Assurance

Please <b>list the entities</b> who were referred the application and summarise their position	<b>List of entities</b>	<b>Did they support the application?</b>
	1. See above stage 2	Choose an item.
	2.	Choose an item.
	3.	Choose an item.
	4.	Choose an item.
	5.	Choose an item.
Are there any other <b>relevant entities who were not referred</b> the application?	No <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion <b>Additional comments:</b> Click or tap here to enter text.
Was all <b>entity advice</b> (provided within the relevant timeframe) considered? (s.120(f))	Yes <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion <b>Additional comments:</b> Click or tap here to enter text.
If the proposed decision is for approval and this is inconsistent with <b>entity advice</b> : a) Have realistic alternatives to the proposed development or the relevant aspects been considered? And b) Are you satisfied the decision is consistent with the objects of the Territory Plan? (s.119(2); s.120(f))	Not applicable - the proposed approval decision is consistent with all entity advice <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion <b>Additional comments:</b> Click or tap here to enter text.
If the proposal will affect a <b>registered tree or declared site</b> , is the decision consistent with the advice from the Conservator of Flora and Fauna? (s.119(1)(c); s.119(3))	Yes <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion <b>Additional comments:</b> Click or tap here to enter text.
If the proposal relates to land comprised in a <b>rural lease</b> , is the development consistent with the <b>land management agreement</b> (if applicable)? (s.119(1)(b))	Not applicable - an LMA does not apply <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion <b>Additional comments:</b> Click or tap here to enter text.
If the development proposal was presented to the <b>National Capital Design Review Panel</b> : a) Did the proponent respond to the design advice? And	Not applicable - the proposed development was not presented to NCDRP <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion <b>Additional comments:</b> Click or tap here to enter text.

b) Are you satisfied that the proponent's response is satisfactory? (s.119(4); s.120(e))		
Is the proposal consistent with the relevant <b>zone objectives</b> ? (s.120(a))	Yes - Please include supporting commentary below  <b>Additional comments:</b> Click or tap here to enter text.	Choose an item.  <b>Additional comments:</b> Click or tap here to enter text.
Is the proposal considered <b>suitable for the land</b> on which it is to take place? (s.120(b)) Note: Please consider: <ul style="list-style-type: none"> <li>The Zone</li> <li>The functionality, scale (height and bulk) and proposed use</li> <li>Site constraints including topography, bushfire risk, contamination, etc.</li> <li>Surrounding permissible land uses</li> </ul>	Yes - please provide supporting commentary below  <b>Additional comments:</b> Click or tap here to enter text.	Choose an item.  <b>Additional comments:</b> Click or tap here to enter text.
If an <b>environmental significance opinion</b> (ESO) is in force for the development proposal, has it been considered? (s.120(c))	Not applicable  <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion  <b>Additional comments:</b> Click or tap here to enter text.
Have all <b>representations</b> received during the public notification period (and not withdrawn) been considered? (s.120(d))	Yes  <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion  <b>Additional comments:</b> Click or tap here to enter text.
If the proposed development relates to public land, has the applicable <b>public land management plan</b> been considered? (s.120(g))	Not applicable  <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion  <b>Additional comments:</b> Click or tap here to enter text.
What are the <b>probable impacts</b> of the proposed development (including nature, extent and significance of probable environmental impacts)? (s.120(h))	No probable impacts identified that require amendments or refusal - see Stage 4 for details  <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion  <b>Additional comments:</b> Click or tap here to enter text.

### Transition Considerations (Development Outcomes) Quality Assurance

*Please note: The following considerations (in orange) are not statutory considerations for the purpose of assessment under the Planning and Development Act 2007. These are for assessment information and training purposes only – in preparation for the incoming Planning Act 2023.*

*They should not be used to determine DAs that are lodged and assessed under the Planning and Development Act 2007.*

Consideration	Assessing officer response	Reviewing officer response
If the proposed development <b>adjoins another zone</b> , does the development achieve an appropriate transition between the zones (from a planning perspective)?	Not applicable  <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion  <b>Additional comments:</b> Click or tap here to enter text.
From a planning perspective, does the proposed development <b>appropriately interact with adjoining or adjacent development proposals</b> (including proposals that have been submitted or approved)?	Not applicable  <b>Additional comments:</b> Click or tap here to enter text.	Agree with the officer's Assessment/Discussion  <b>Additional comments:</b> Click or tap here to enter text.

<p><i>Note: Please consider any adverse impacts of the development on residential amenity</i></p>		
<p>From a planning perspective, does the proposed development achieve a good <b>design and built form</b> outcome?</p> <p><i>Note: Please consider:</i></p> <ul style="list-style-type: none"> <li>• Height, bulk and scale</li> <li>• Dwelling mix, and internal size, scale and layout</li> <li>• Solar access to dwellings</li> <li>• Privacy to dwellings</li> <li>• Size and location of private open space</li> <li>• Natural cross ventilation</li> </ul>	<p>Not applicable</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>	<p>Agree with the officer's Assessment/Discussion</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>
<p>From a planning perspective, does the proposed development support or achieve a <b>sustainable</b> and appropriate <b>environmental</b> outcome?</p> <p><i>Note: Please consider:</i></p> <ul style="list-style-type: none"> <li>• Existing site constraints and risks (e.g. bushfire, flooding, contamination)</li> <li>• Extent of likely stormwater runoff</li> <li>• Provision and extent of deep soil planting zones</li> <li>• Extent of cut/fill</li> <li>• Pollution (noise, light, air, etc.)</li> <li>• Connectivity to the environment and natural features</li> <li>• Appropriateness of waste management</li> </ul>	<p>Not applicable</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>	<p>Agree with the officer's Assessment/Discussion</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>
<p>From a planning perspective, does the proposed development achieve good outcome for the <b>public realm</b>?</p> <p><i>Note: Please consider:</i></p> <ul style="list-style-type: none"> <li>• Urban heat island effect (i.e. sufficiency of planting area and canopy trees, location and extent of roofed areas and hard surfaces)</li> <li>• Solar access to private and public open space, including overshadowing</li> <li>• Size, facilities (e.g. seating) and accessibility</li> <li>• Active ground floor interfaces</li> <li>• Privacy and passive surveillance</li> <li>• Appropriateness of walls and fences</li> </ul>	<p>Not applicable</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>	<p>Agree with the officer's Assessment/Discussion</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>
<p>From a planning perspective, does the proposed development achieve a good outcome for <b>access and movement</b>?</p> <p><i>Note: Please consider:</i></p> <ul style="list-style-type: none"> <li>• Accessibility and adaptability of the development</li> <li>• Provision of end-of-trip facilities, vehicle and bicycle parking, access points and EV charging infrastructure</li> <li>• Access and contribution to active travel network</li> <li>• Provision and extent of deep soil planting zones</li> </ul>	<p>Not applicable</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>	<p>Agree with the officer's Assessment/Discussion</p> <p><b>Additional comments:</b> Click or tap here to enter text.</p>

## Assessing officer's recommendation

The assessing officer recommends that:	The application be conditionally approved (see below comments for additional recommended conditions not otherwise stated in Stage 5)  <b>Comments:</b> Click or tap here to enter text.	The application be conditionally approved (see below comments for additional recommended conditions not otherwise stated in Stage 5)  <b>Comments:</b> Click or tap here to enter text.
--	--	--

**Post Review**

Is <b>additional information</b> required at this stage? <i>(s.141)</i>	No  <b>Note: Further Information should not be requested at this stage if the DA is to be refused</b>
If additional information was required, <b>when was it requested?</b>	<b>Date of request:</b> Click or tap to enter a date. Choose an item.
Was <b>additional information received</b> by the applicant in response?	Choose an item. If yes, <b>date:</b> Click or tap to enter a date.
If additional information was requested, has an additional <b>Stage 5 review date been set?</b>  <i>Note: Please contact the Stage 1 officer or DA Coordinator to make another booking.</i>	Choose an item.  <b>Date of request:</b> Click or tap to enter a date.

**Completion**

**Stage 5 has been completed**

The application is to be approved

The application is to be conditionally approved

The application is to be partially approved/refused

The application is to be refused

**Comments:**

<b>Assessment officer:</b>	Joshua Dobing	Date: 03/10/2023
<b>Reviewing officer:</b>	Lincoln Rixon-Petty (Teams)	Date: 06/10/2023

## STAGE 6 – NOTICE OF DECISION

Has the Notice of Decision been <b>finalised and checked</b> ?		Yes
Have all of the following sections been <b>completed and included</b> in the Notice of Decision?	Reasons for decision	Yes
	Conditions	Yes
	Entity advice	Yes
	Representations	Yes
	Attachment – Admin Information	Yes
Has a <b>conflict of interest</b> been declared? <i>If Yes:</i> <ul style="list-style-type: none"> <li>the proposal must be peer reviewed by a senior officer without a conflict and signed/determined by a Senior Director or higher</li> <li>If the officer is within Statutory Planning, they must complete a Conflict of Interest Disclosure Form</li> </ul>		No
Does the determining officer have the <b>correct classification</b> to make the decision? <i>Refer to Classification Matrix</i>		Yes

**Peer review** To be completed *ONLY IF* the delegate (determining officer) undertook another stage in the assessment.

Reviewing officer name:	Lincoln Rixon-Petty	Classification:	SOG C	Date:	06/10/2023
-------------------------	---------------------	-----------------	-------	-------	------------

### Sign Off

#### Stage 6 has been completed

Based on the findings outlined in this assessment, and the outcome in Stage 5, the Notice of Decision has been prepared and is ready for dispatch.

Can stamped plans be released with the decision?

**Yes**, the plans are stamped and ready for dispatch

**No**, conditions of approval require satisfying prior to release of stamped plans

**No**, third party appeal rights apply (please set a reminder in your calendar for when stamped plans can be released should an appeal not be made)

**Other**, see comments below

Comments:

<b>Delegate:</b>	Name: JD	Date: <b>06/10/2023</b>
------------------	----------	-------------------------

**From:** [EPSD\\_DACoordinator](#)  
**To:** [Morgan, Cody](#)  
**Cc:** [AC, EPD Customer Services](#)  
**Subject:** RE: REFERRAL-WORKSAFE-202342029-25/43 O'CONNOR-01  
**Date:** Wednesday, 13 September 2023 2:09:20 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

OFFICIAL

Good afternoon Cody,

I hope you are well.

Thank you for your below email and apologies that the referrals did not make it to the correct email address. I will note this issue for future.

Thank you for bringing to the Planning and Land Authority's attention that a referral to your agency is not required given that Section 150 of the Act does not apply.

I can confirm that the records held by the DA Notification team in relation to this development application will not include any reference to the WHS Commissioner supporting the application.

If the team requires any clarification or has any concerns they will reach out to you directly.

Many Thanks

Anika

**DA Coordinator**

Environment, Planning and Sustainable Development Directorate | 02 6207 8549 | ACT Government  
480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** Morgan, Cody <[Cody.Morgan@worksafe.act.gov.au](mailto:Cody.Morgan@worksafe.act.gov.au)> **On Behalf Of** DangerousSubstances  
**Sent:** Wednesday, 13 September 2023 11:12 AM  
**To:** AC, EPD Customer Services <[ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)>  
**Cc:** Barrett, Brad <[Brad.Barrett@worksafe.act.gov.au](mailto:Brad.Barrett@worksafe.act.gov.au)>; Shepherd, Jackii <[Jackii.Shepherd@worksafe.act.gov.au](mailto:Jackii.Shepherd@worksafe.act.gov.au)>  
**Subject:** RE: REFERRAL-WORKSAFE-202342029-25/43 O'CONNOR-01

OFFICIAL

Dear Hannah

Thank you for your email of 31 August 2023 (below) which has been referred to the Dangerous Goods and Hazardous Chemicals unit of WorkSafe ACT for response, given that we are the unit in that agency which handles requests for comments from the Work Health and Safety Commissioner (WHS Commissioner) on applications for environmental significance opinions relating to proposed developments under the Planning and

Development Act 2007 (the Act).

I apologise for the delay in providing this response as it appears that your email was not sent directly to our unit or copied to us via our dedicated email address

[DangerousSubstances@worksafe.act.gov.au](mailto:DangerousSubstances@worksafe.act.gov.au).

However, I must advise that the WHS Commissioner will not be giving advice on this matter as Section 148(1) of the Act only applies to “an entity prescribed by regulation” being those entities listed in Section 26 of the Planning and Development Regulation 2008.

As this does not include the WHS Commissioner, the WHS Commissioner is not subject to a requirement to give advice in relation to development applications under Section 149 of the Act and accordingly a failure to provide advice cannot be taken as advice that the WHS Commissioner supports the application.

It would be greatly appreciated if you could confirm by reply email that the records held by the DA Notification team in relation to this development application will not include any reference to the WHS Commissioner supporting the application, given that Section 150 of the Act does not apply to our agency.

If you have any questions in relation to this matter, please do not hesitate to contact me directly on (02) 6205 2406 or by email at [DangerousSubstances@worksafe.act.gov.au](mailto:DangerousSubstances@worksafe.act.gov.au).

Regards

**Cody Morgan** (she/her) | **Dangerous Goods Licensing Officer**  
**Dangerous Goods and Hazardous Chemicals Unit**  
P: 02 6205 2406 | E: [Cody.Morgan@worksafe.act.gov.au](mailto:Cody.Morgan@worksafe.act.gov.au)  
Office of the Work Health and Safety Commissioner  
GPO Box 158 Canberra ACT 2601 | [www.worksafe.act.gov.au](http://www.worksafe.act.gov.au)



*This email and any attachments may be confidential.*

*If you are not the intended recipient, please notify the sender and delete the email and any*

attachments immediately.

You should not copy or use it for any purpose, nor disclose its contents to any other person.

---

**From:** AC, EPD Customer Services <[ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)>

**Sent:** Thursday, 31 August 2023 4:21 PM

**To:** WorkSafe <[WorkSafe@worksafe.act.gov.au](mailto:WorkSafe@worksafe.act.gov.au)>

**Subject:** REFERRAL-WORKSAFE-202342029-25/43 O'CONNOR-01

OFFICIAL

**DEVELOPMENT APPLICATION NO:** 202342029

**BLOCK:** 25 **SECTION:** 43 **DIVISION:** O'CONNOR

Description - PROPOSAL FOR DEMOLITION - Demolition of existing dwelling, boundary fence, driveway, trees and landscaping.

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 **(21/09/2023)**.

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

Please forward any written advice via email to Customer Services  
[EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

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

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

Best Regards,

Hannah Bui | DA Notification | Phone: (02) 620 71923

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

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

Access Canberra | ACT Government

8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



*I acknowledge and pay my respects to Elders and Traditional Custodians of this land, the Ngunnawal people - past and present, and acknowledge their continuing culture and connection to Country and community.*

**evoenergy**  
 Blocks 25 & 26, Section 43, O'Connor  
 1196 m<sup>2</sup>

Zoning R71  
 Max Plot Ratio = 80%  
**Application Number**  
 212899

8 supportive housing units in a 3-storey apartment building with basement parking  
**Sheet**  
 1 of 2

GFA = 873.19 m<sup>2</sup>  
 Plot Ratio = 73.01%

**FOR INFORMATION ONLY - NOT PART OF CURRENT DA**

Current DA is for demolition only. It is intended to submit a separate DA for the building depicted on this drawing in the near future.

**evoenergy**

**Gas Networks**

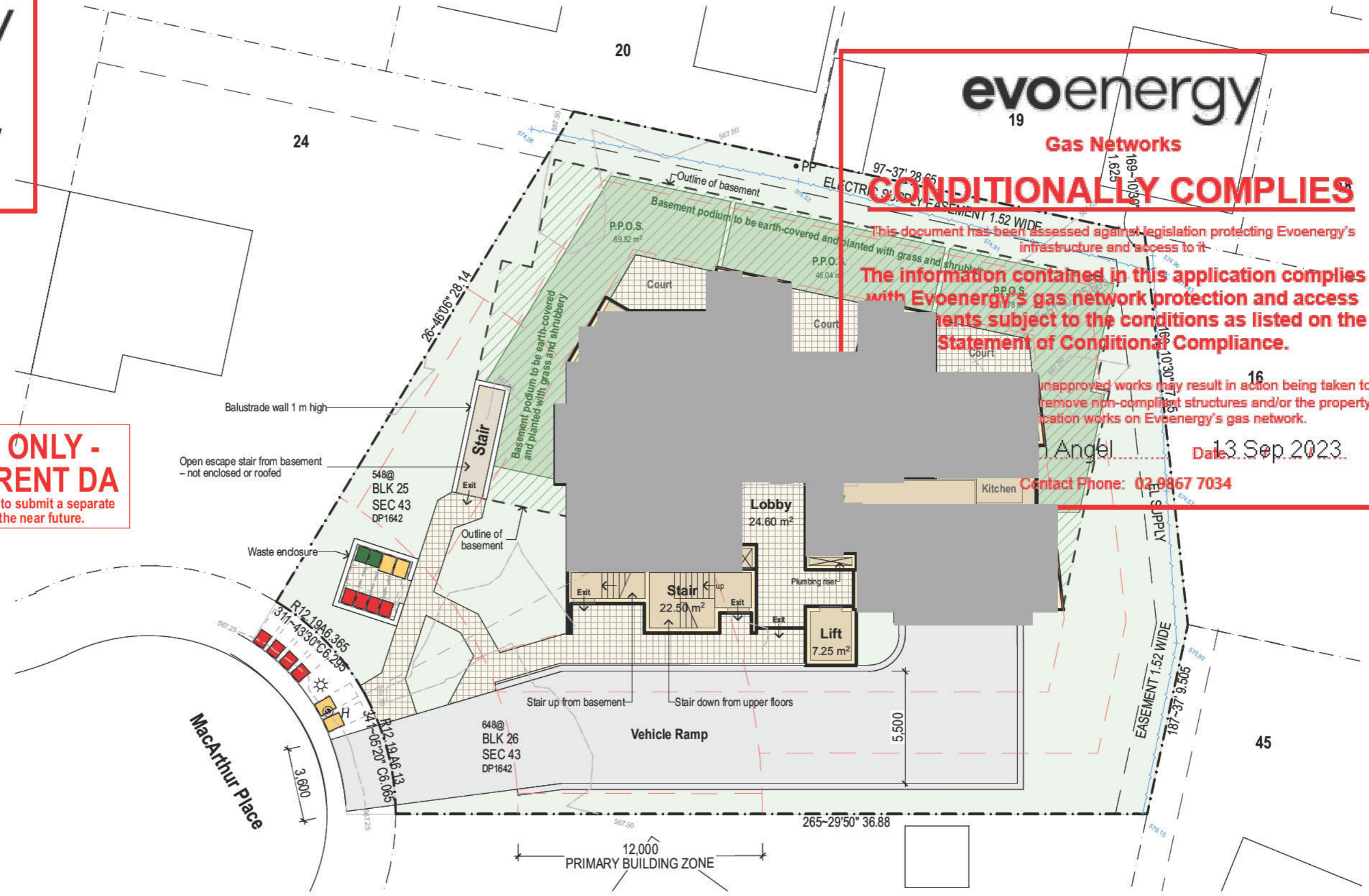
**CONDITIONALLY COMPLIES**

This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.  
 The information contained in this application complies with Evoenergy's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

unapproved works may result in action being taken to remove non-compliant structures and/or the property location works on Evoenergy's gas network.

Date: 13 Sep 2023

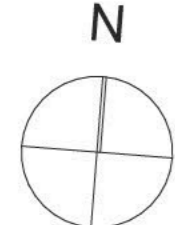
Contact Phone: 02 9867 7034



Concept Plan: Ground Floor  
 1:200

**FOR INFORMATION ONLY - NOT PART OF CURRENT DA**

Current DA is for demolition only. It is intended to submit a separate DA for the building depicted on this drawing in the near future.



DA1 Issue	For DEMO DA Details	06/07/2023 Date	HP/BC Drawn	PL Approved
0	2	4	6	8

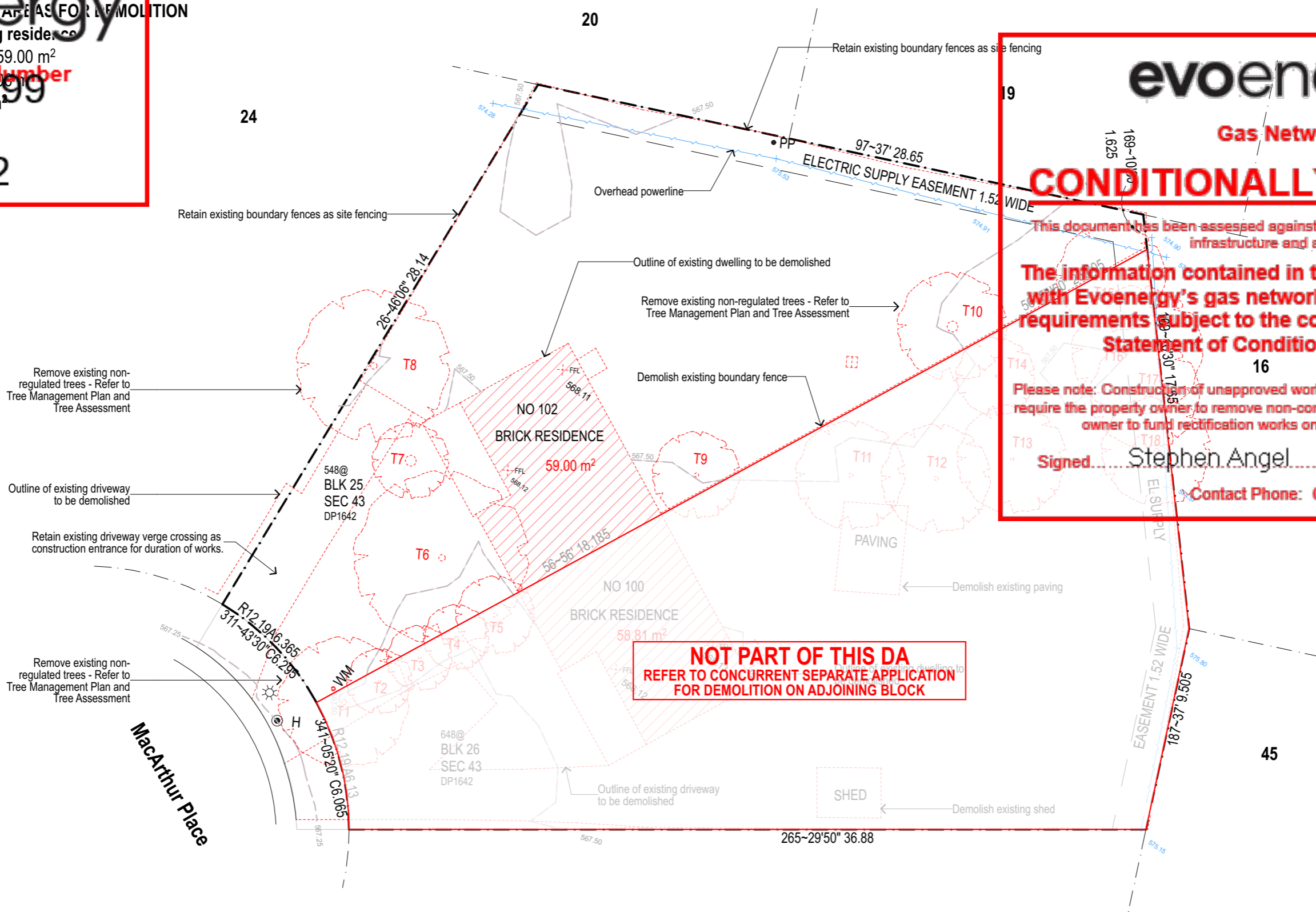
**PHILIPLEESONARCHITECTS**  
 4/9 McKay Street Turner ACT 2612  
 P 6295 3311 E info@philipleeson.com.au

**General Notes**  
 The Builder shall check all dimensions and levels on site prior to construction. Do not scale drawings. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. All boundaries and contours subject to survey. All rights reserved. © COPYRIGHT of Philip Leeson Architects 2018

PROJECT: Proposed Demolition  
 SITE: Blocks 25 & 26, Section 43, 100 & 102 Macarthur Place O'CONNOR ACT  
 CLIENT: CSD - Housing ACT

DRAWING: Developer Intent Plan  
 Project No: 23014  
 Filename: 23014 O'Connor Housing Macarthur DA for Demo.pln  
 Scale: As Shown @ A3

Drawing No.  
**DA02**



**evoenergy**  
Gas Networks

## CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it

The information contained in this application complies with Evoenergy's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's gas network.

Signed: Stephen Angel Date: 13 Sep 2023

Contact Phone: 02 9867 7034

NOT PART OF THIS DA  
REFER TO CONCURRENT SEPARATE APPLICATION  
FOR DEMOLITION ON ADJOINING BLOCK

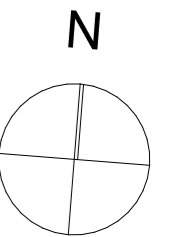
0	2	4	6	8	10cm
DA2 Issue	For DEMO DA Details	17/08/2023 Date	HP/BC Drawn	PL Approved	

**PHILIPLEESONARCHITECTS**  
4/9 McKay Street Turner ACT 2612  
P 6295 3311 E info@philipleeson.com.au

**General Notes**  
The Builder shall check all dimensions and levels on site prior to construction. Do not scale drawings. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. All boundaries and contours subject to survey. All rights reserved. © COPYRIGHT of Philip Leeson Architects 2018

PROJECT: **Proposed Demolition**  
SITE: **Block 25, Section 43, 102 Macarthur Place O'CONNOR ACT**  
CLIENT: **CSD - Housing ACT**

DRAWING: **Site and Demolition Plan**  
Project No: **23014**  
Filename: **23014 O'Connor Housing Macarthur DA for Demo B25.pln**  
Scale: **As Shown @ A3**



Drawing No. **DA01**