

From: [EPD, Customer Services](#)
To: info@munsslymoore.com.au
Cc: [Randall, Wesley](#)
Subject: NOTICE OF DECISION-201834426-9/46 TURNER-01 [SEC=UNCLASSIFIED]
Date: Thursday, 23 May 2019 11:26:00 AM
Attachments: [NOTICE OF DECISION-201834426-SIGNED.PDF](#)
[image001.png](#)
[Evoenergy Application Decision. Application - 172297. Turner - 946 \(Email 1 of 2\).msg](#)
[COMM - Jemena - 201834426 - Block 9 Section 46 Turner.msg](#)
[Fw Icon Water Application Decision. Application - 174720. Turner - 946 \(Email 1 of 7\).msg](#)

Email 1 of 3

Good morning,

Please see attached Notice of Decision & Entity Advice for Block 9 Section 46
Suburb TURNER
Development Application No: 201834426

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

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

Kind Regards,

Emil George

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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

cid:image004.png@01D3DE12.73C7D510



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

From: [EPD, Customer Services](#)
To: info@munnslymoore.com.au
Cc: [Randall, Wesley](#)
Subject: NOTICE OF DECISION-201834426-9/46 TURNER-02 [SEC=UNCLASSIFIED]
Date: Thursday, 23 May 2019 11:26:00 AM
Attachments: [Fw Icon Water Application Decision. Application - 174720. Turner - 946 \(Email 2 of 7\).msg](#)
[Fw Icon Water Application Decision. Application - 174720. Turner - 946 \(Email 3 of 7\).msg](#)
[Fw Icon Water Application Decision. Application - 174720. Turner - 946 \(Email 4 of 7\).msg](#)
[image001.png](#)

Email 2 of 3

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Suburb TURNER
Development Application No: 201834426

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FCL 03
572.490 m

LEVEL 2
570.090 m
569.615 m

LEVEL 1
570.315 m

GROUND FLOOR
567.440 m

ENCROACHMENT
BUILDING + PARAPET

BUILDING ENVELOPE

CL1

CL1

CONC

PS2

WT13

CL1

CL1

CONC

PS2

WT10

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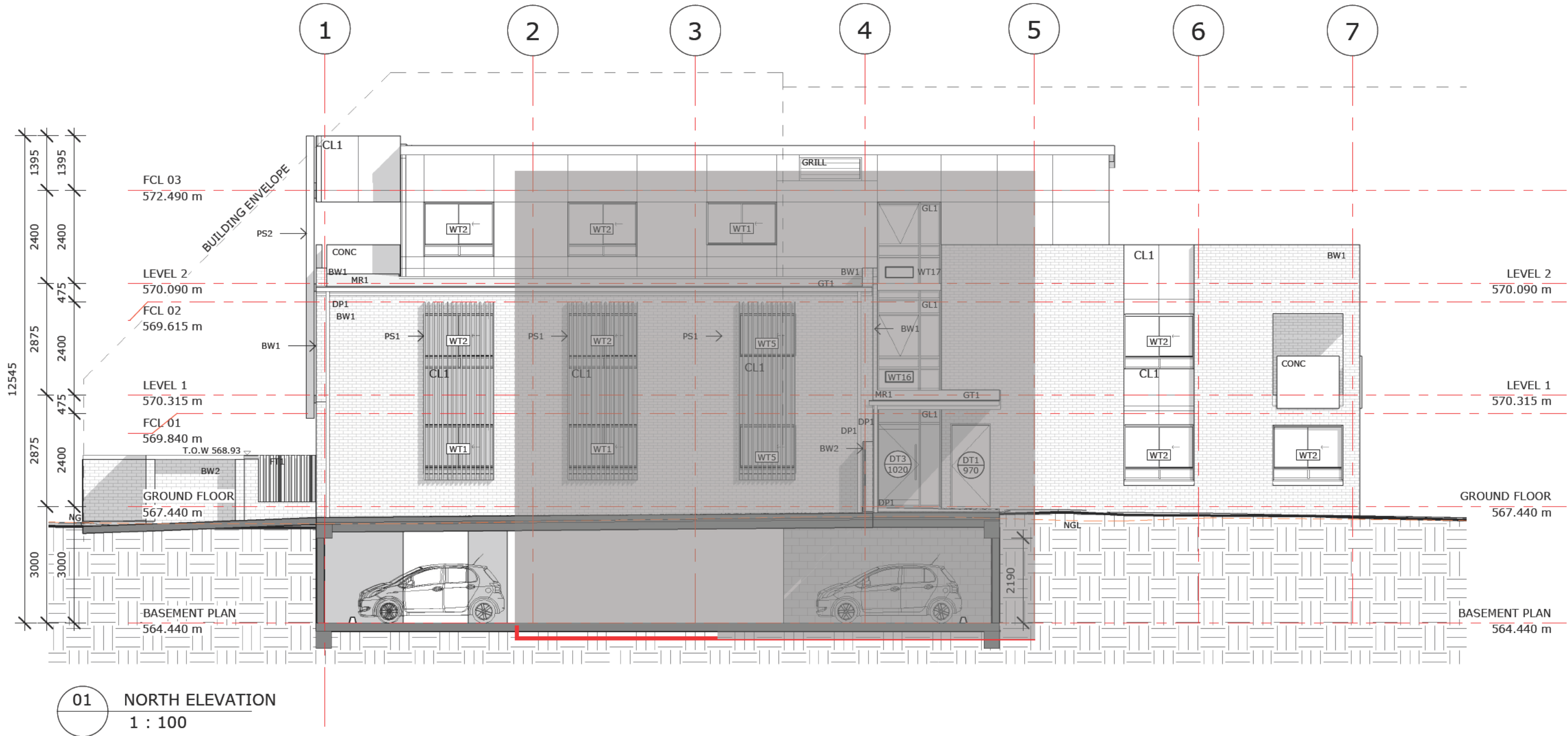
WT10

CL1

CONC

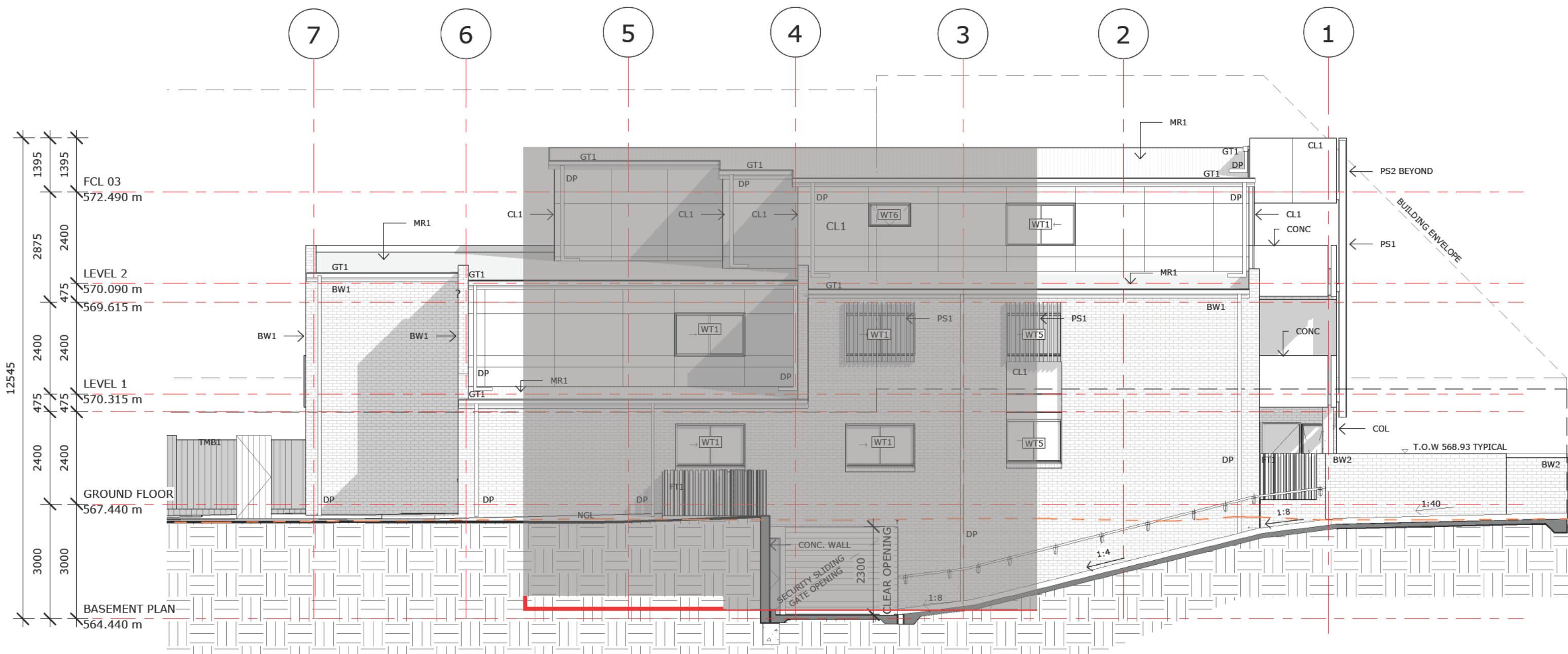
LEGEND

MR1 -	METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
GT1 -	GUTTERS, COLORBOND 'MONUMENT'
DP1 -	DOWNPIPE, COLORBOND 'MONUMENT'
BW1 -	FACE BRICKWORK 1- GENERAL WALL, AUSTRAL NUBRIK 'CHAPEL RED', STRETCHER BOND
BW2 -	FACE BRICKWORK 2- COURTYARD WALL, BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
CL1 -	FACADE CLADDING 1, FAIRVIEW EQUITONE 'NATURA N154'
GL1 -	GLAZED WINDOWS + DOORS, POWDERCOATED FINISH TO MATCH 'MONUMENT'
AL1 -	ALUMINIUM FRAME WINDOW + DOOR, POWDERCOATED FINISH TO MATCH 'MONUMENT'
PS1 -	POWDERCOATED STEEL SCREENING, FINISH TO MATCH 'MONUMENT'
PS2 -	POWDERCOATED FEATURE FRAME, FINISH TO MATCH 'MONUMENT'
PST1 -	EXTERNAL STEELWORK, S PAINT FINISH TO MATCH 'MONUMENT'
CONC -	BALCONY BALUSTRADES, CONCRETE FINISH
FT1 -	FENCE TYPE 1, POWDERCOATED STEEL SCREEN, FINISH TO MATCH 'MONUMENT'
TMB1 -	TIMBER FENCE1- HARDWOOD, LAPPED + CAPPED,
TMB2 -	MODWOOD DECKING,
GRILL -	ALUMINIUM FRAME LOUVRES, POWDERCOATED TO MATCH 'MONUMENT'
TMS -	TRACK SLIDING - SECURITY GATE, HOT D. GALVANISED RHS.



LEGEND

MR1 -	METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
GT1 -	GUTTERS. COLORBOND 'MONUMENT'
DP1 -	DOWNPIPE. COLORBOND 'MONUMENT'
BW1 -	FACE BRICKWORK 1- GENERAL WALL. AUSTRAL NUBRIK 'CHAPEL RED'. STRETCHER BOND
BW2 -	FACE BRICKWORK 2- COURTYARD WALL. BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
CL1 -	FACADE CLADDING 1. FAIRVIEW EQUITONE 'NATURA N154'
GL1 -	GLAZED WINDOWS + DOORS. POWDERCOATED FINISH TO MATCH 'MONUMENT'
AL1 -	ALUMINIUM FRAME WINDOW + DOOR. POWDERCOATED FINISH TO MATCH 'MONUMENT'
PS1 -	POWDERCOATED STEEL SCREENING. FINISH TO MATCH 'MONUMENT'
PS2 -	POWDERCOATED FEATURE FRAME. FINISH TO MATCH 'MONUMENT'
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GRILL -	ALUMINUM FRAME LOURVES. POWDERCOATED TO MATCH 'MONUMENT'
TMS -	TRACK SLIDING - SECURITY GATE. HOT D. GALVANISED RHS.



01 SOUTH ELEVATION
1 : 100

MUNNS SLY MOORE architects



PROJECT STATUS:
Issue For Approval

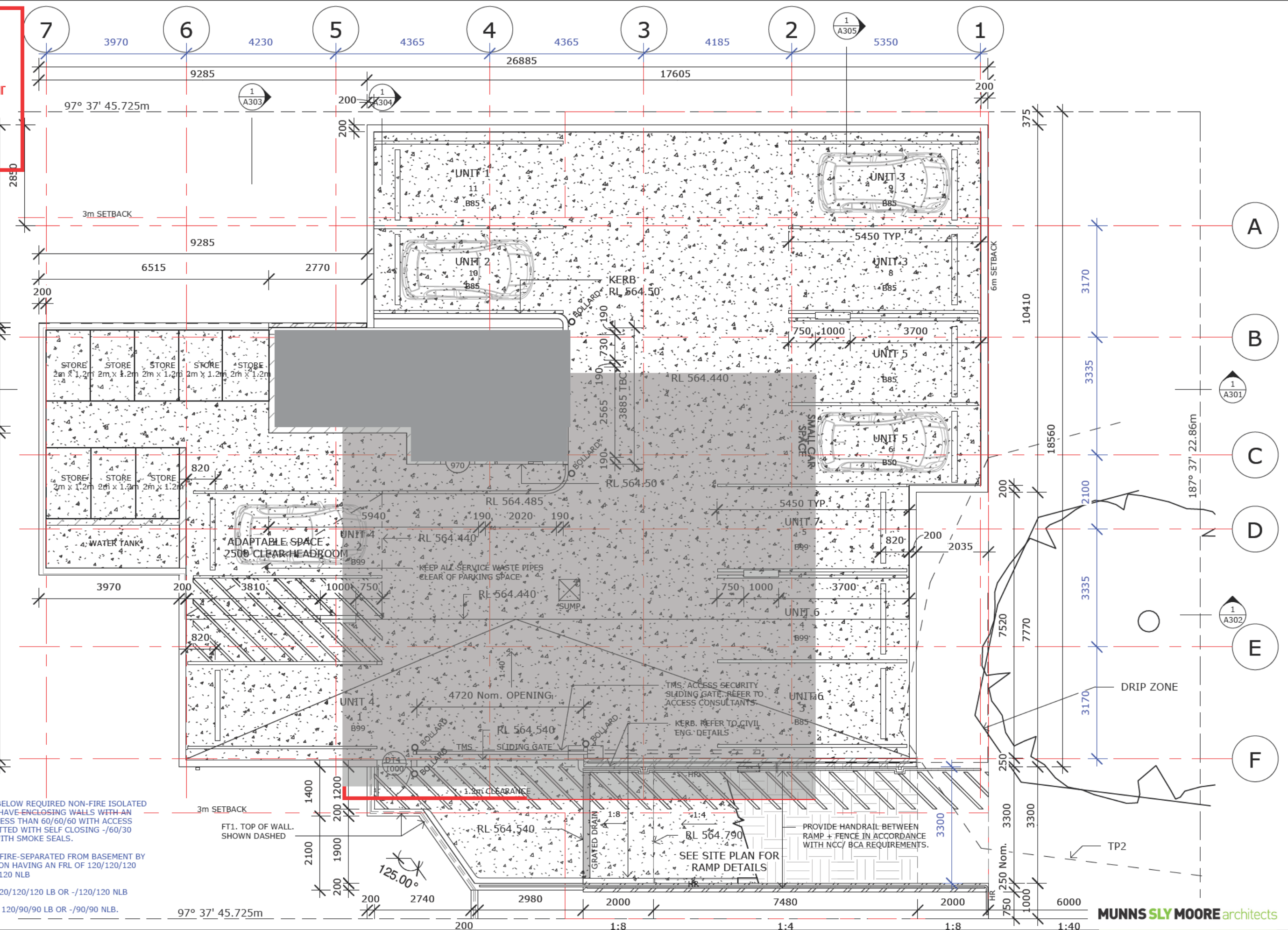
SOUTH ELEVATION
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: 1 : 100 @A3

MUNNS SLY MOORE ARCHITECTS PTY LTD
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P +61 2 6248 8922 F +61 2 6248 8300
www.munnslymoore.com.au

04/09/18

4031 A203

6



NCC COMPLIANCE NOTES:

- D2.8 SPACE BELOW REQUIRED NON-FIRE ISOLATED STAIR MUST HAVE ENCLOSING WALLS WITH AN FRL OF NOT LESS THAN 60/60/60 WITH ACCESS DOORWAY FITTED WITH SELF CLOSING -/60/30 FIRE DOOR WITH SMOKE SEALS.
- STAIR TO BE FIRE-SEPARATED FROM BASEMENT BY CONSTRUCTION HAVING AN FRL OF 120/120/120 LB OR -/120/120 NLB.
- LIFT SHAFT 120/120/120 LB OR -/120/120 NLB.
- RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

1 BASEMENT
1 : 100



PROJECT STATUS:
Issue For Approval

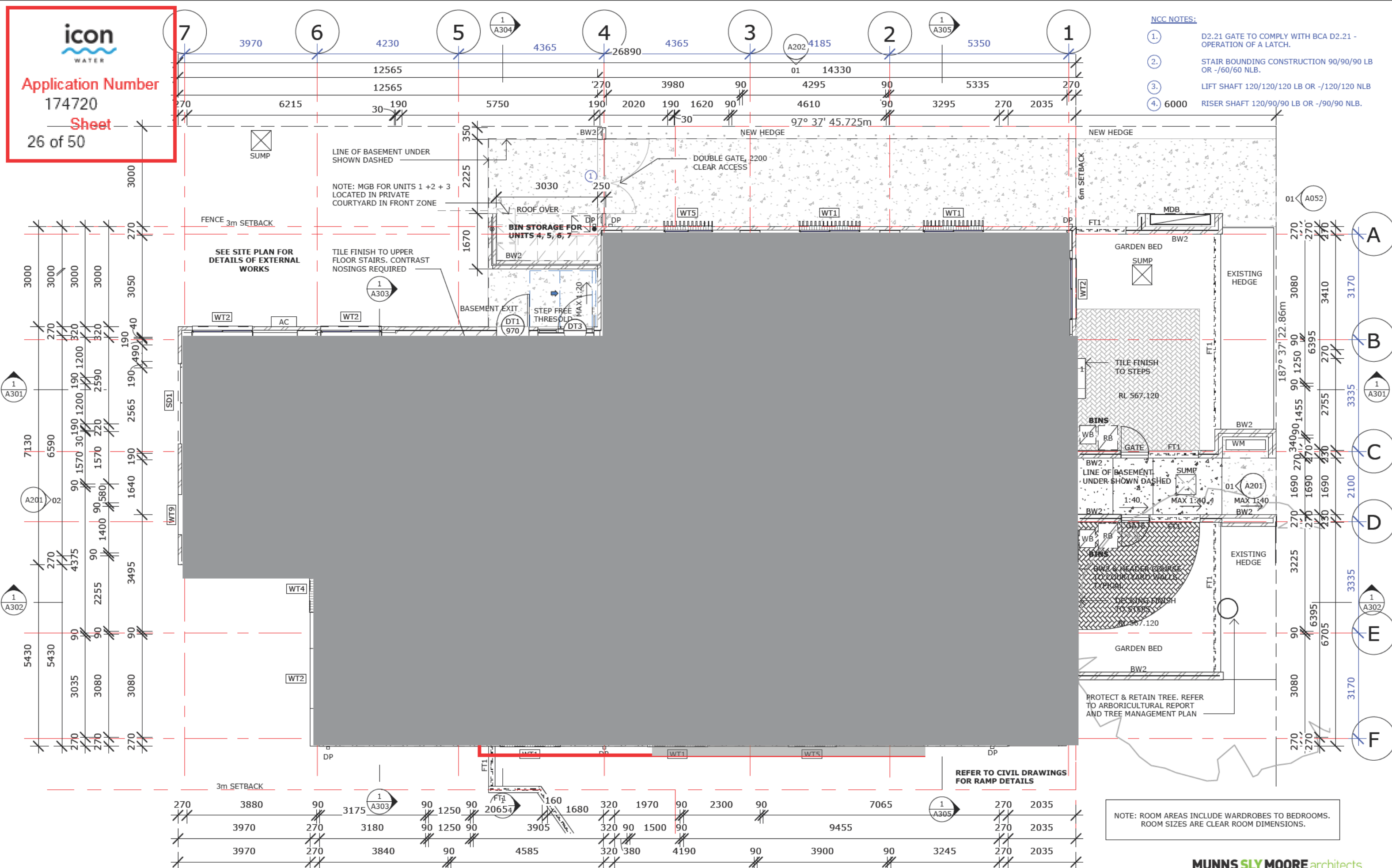
BASEMENT PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3

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NCC NOTES:

1. D2.21 GATE TO COMPLY WITH BCA D2.21 - OPERATION OF A LATCH.
2. STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
3. LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
4. 6000 RISER SHAFT 120/90/90 LB OR -/90/90 NLB.



NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS.
ROOM SIZES ARE CLEAR ROOM DIMENSIONS.

1 GROUND FLOOR
1:100



PROJECT STATUS:
Issue For Approval

GROUND FLOOR
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3

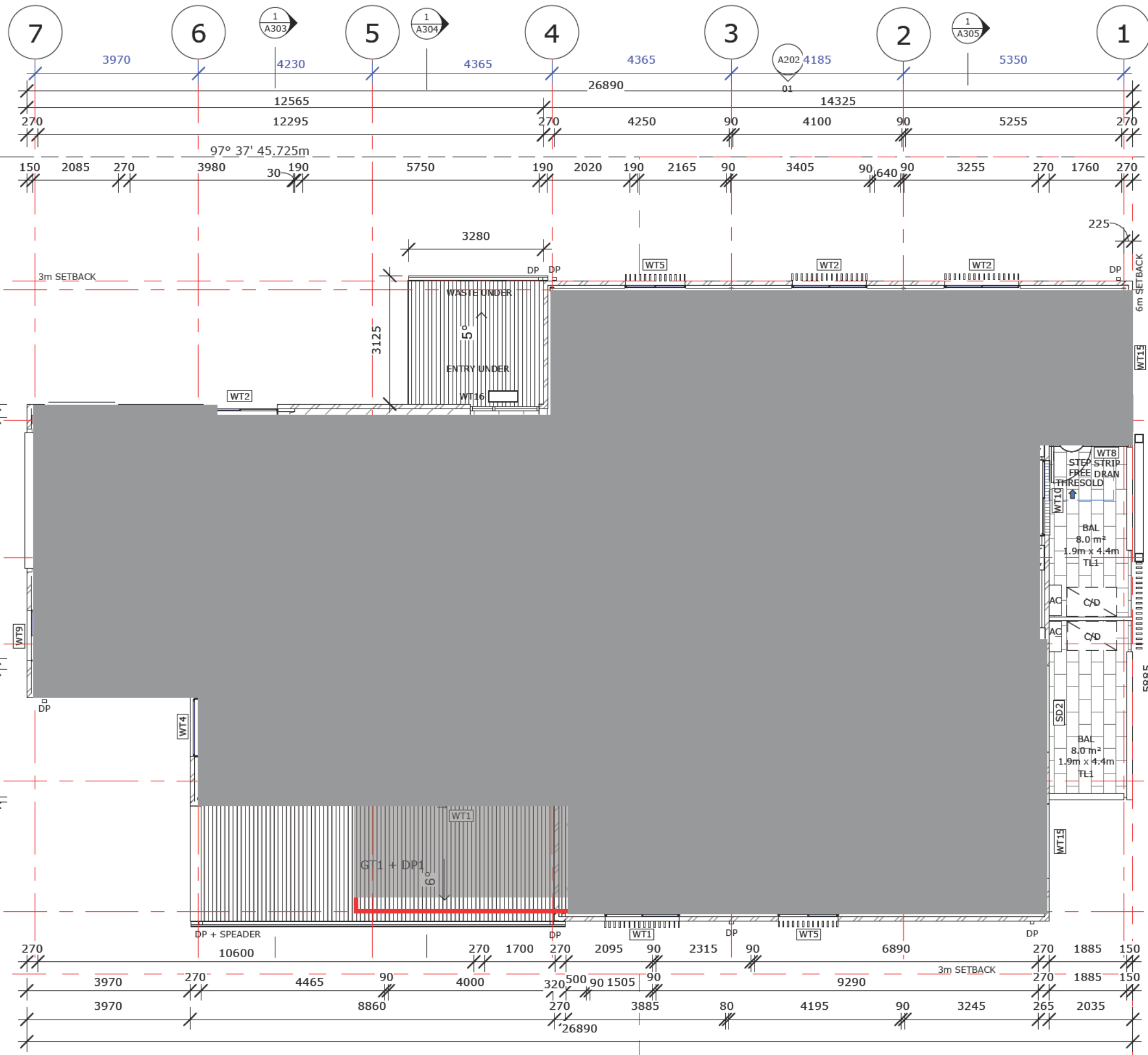


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Application Number
174720
Sheet
27 of 50



NCC NOTES:

- ②. STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
- ③. LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
- ④. RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS.
ROOM SIZES ARE CLEAR ROOM DIMENSIONS.

1 LEVEL 1
1 : 100



PROJECT STATUS:
Issue For Approval

LEVEL 1 FLOOR PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3



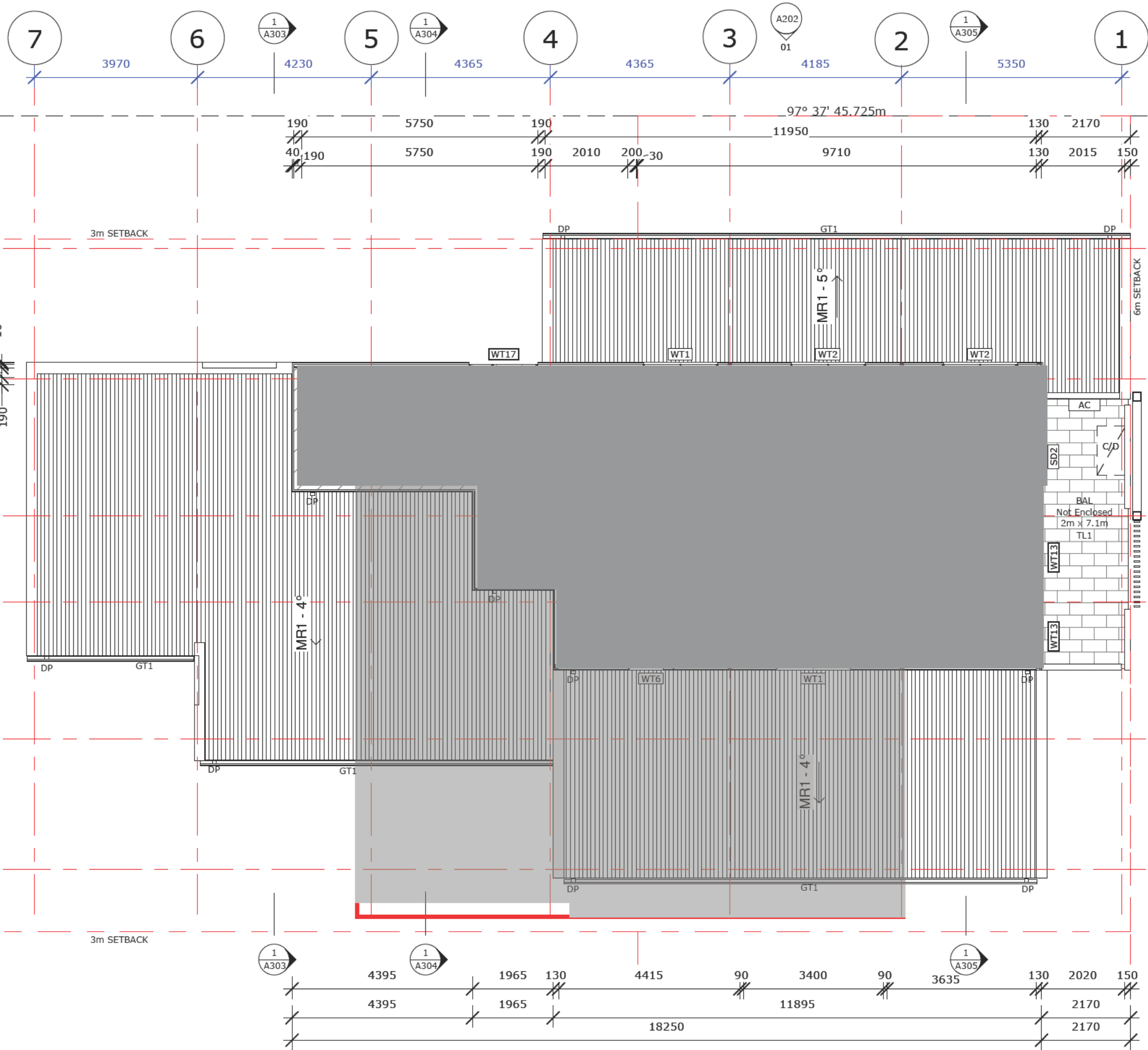
MUNNS SLY MOORE architects

MUNNS SLY MOORE ARCHITECTS PTY LTD ABN 30 008 054 047
9 Hall Street | PO Box 5093 | Lyneham ACT 2602 Australia
P +61 2 6248 8922 F +61 2 6248 8300
www.munnslymoore.com.au

4031 A103



Application Number
174720
Sheet
28 of 50



- NCC NOTES:
- 2. STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
 - 3. LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - 4. RISER SHAFT 120/90/90 LB OR -/90/90 NLB.
 - 5. MINIMUM 1250mm REQUIRED IN CORRIDOR DIRECTLY IN FRONT OF LIFT DOOR.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS.
ROOM SIZES ARE CLEAR ROOM DIMENSIONS.

1 LEVEL 2
1 : 100



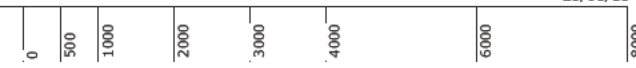
PROJECT STATUS:
Issue For Approval

LEVEL 2 FLOOR PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3



MUNNS SLY MOORE architects

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www.munnslymoore.com.au



From: [EPD, Customer Services](#)
To: info@munnslymoore.com.au
Cc: [Randall, Wesley](#)
Subject: NOTICE OF DECISION-201834426-9/46 TURNER-03 [SEC=UNCLASSIFIED]
Date: Thursday, 23 May 2019 11:26:00 AM
Attachments: [Fw Icon Water Application Decision. Application - 174720. Turner - 946 \(Email 5 of 7\).msg](#)
[Fw Icon Water Application Decision. Application - 174720. Turner - 946 \(Email 6 of 7\).msg](#)
[Fw Icon Water Application Decision. Application - 174720. Turner - 946 \(Email 7 of 7\).msg](#)
[image001.png](#)

Email 3 of 3

Good morning,

Please see attached Notice of Decision & Entity Advice for Block 9 Section 46
Suburb TURNER
Development Application No: 201834426

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

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

Kind Regards,

Emil George

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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From: [EPD, Customer Services](#)
To: [Valuations](#)
Subject: NOTICE OF DECISION-201834426-9/46 TURNER-01 [SEC=UNCLASSIFIED]
Date: Thursday, 23 May 2019 11:33:00 AM
Attachments: [NOTICE OF DECISION-201834426-SIGNED.PDF](#)
[image001.png](#)
[DISPATCHADVICECHECKLIST-201834426-01.doc](#)
[NOTICE OF DECISION-201834426-SIGNED.OBR](#)
[DISPATCHADVICECHECKLIST-201834426-01.obr](#)

Dear AVO,

Block **9** Section **46** Suburb **TURNER**
Development Application No: **201834426**

The Environment and Planning Directorate has now conditionally approved the above development application. Please find attached the Notice of Decision for your information.

Please finalise your valuation report in accordance with the requirements of section 277 of the *Planning and Development Act 2007* and return your report to **Leasing DA via email to actpladaleasing@act.gov.au**

If you require any further information please contact Leasing DA on telephone 6207 2869 or 6207 5963 or via email actpladaleasing@act.gov.au

Kind Regards

Emil George
Phone 6207 1923
EPDCustomerServices@act.gov.au
www.act.gov.au/accesscbr
Access Canberra | ACT Government
16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601
cid:image004.png@01D3DE12.73C7D510



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ACT
Government

Environment, Planning and
Sustainable Development

CHECKLIST

Dispatch Advice Checklist

DA Number: 201834426 Block(s): 9 Section: 46 District/Division: TURNER

Case Officer: DA COORDINATOR Contact Number: 76383 Decision Date: 22-May-19

Application Type: **MERIT TRACK DA**

Dispatch Plans: **NO** Dispatch by: **NOT APPLICABLE**

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

Dispatch Entity Referral Advice: **YES**

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

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

Representations: **YES**

Appeal Rights

Applicant: **YES**

Person who made Representation: **YES**

Encroachment

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

Draft crown leases/Instruments of Variations

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

YES added to NOD

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

Entities to be advised

Referral Required: **YES**

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

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

Comments

Thanks



ACT
Government

NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*

I, Dale Billing, delegate of the planning and land authority, pursuant to section 162 of the *Planning and Development Act 2007*, hereby **approve subject to conditions**, the proposal for a **variation to the Crown lease to remove the number of specified dwellings, demolition of the existing dwelling and outbuildings, erection of a 3 storey building containing 7 dwellings with basement parking and associated landscaping and site works**, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

DA Number: 201834426
Block: 9
Section: 46
Suburb: Turner
Address: 9 Forbes Street
Application lodged: 18 September 2018
Assessment track: Merit

This decision contains the following information:

- Part A – conditions of approval
- Part B– reasons for the Decision
- Part C – public notification and entity advice
- Attachment 1 – administrative information
- Attachment 2 – draft instrument of variation

A copy of the development application and this approval may be inspected at the planning and land authority's office from 8.30 am to 4.30 pm, Monday to Friday at 16 Challis Street, Dickson, ACT 2602

CONTACT / ENQUIRIES

Phone: (02) 6207 6383

Online Form:

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

Dale Billing

Delegate of the planning
and land authority
22 May 2019

NOTICE OF DECISION

DA 201834426

PART A – CONDITIONS OF APPROVAL

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

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.

1. 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 plans showing:

- a) Revised site plan, landscape plan and architectural drawings, based on the relevant drawings submitted as part of the application showing:
 - i. the driveway/passing bay reconfigured to improve sightlines and facilitate efficient and safe car movements in the front zone in accordance with the requirements of AS 2890.1 Off-street car parking to the satisfaction of the planning and land authority.

Note: the authority's preference is for the passing bay to be located on the southern side of the driveway.
 - ii. realignment/splaying of the courtyard wall on the northern edge of the driveway to the satisfaction of the planning and land authority to improve sightlines and facilitate car movements within the front zone.

2. COMMENCEMENT OF BUILDING WORK

That no building work in relation to this Development Application except demolition or decontamination is to commence on the site, until the Instrument of Variation is registered at Access Canberra (Land Titles and Rental Bonds).

3. INSTRUMENT OF VARIATION

That the lessee accepts the variation substantially in accordance with the draft Instrument of Variation at **Attachment 1** and shall do all that is necessary to ensure that the Instrument of Variation 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.

4. CONSERVATOR

The development must proceed in accordance with the Tree Protection Plan (Drawing) B.

Note: Tree protection Plan (Drawing) B-Construction Period Ref: 20170814 – 2555-TMP- Rev: A

NOTICE OF DECISION

DA 201834426

5. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

VERGE CROSSING

- (a) The double width verge crossing must be constructed in accordance with TCCS Design Standards.
- (b) The maximum gradient for the first 6 metres from the front boundary must not exceed 5% (1:20) in accordance with the section 3.3 of the Australian Standard for Parking Facilities AS 2890.1 - Off-street Car Parking.
- (c) The levels on the verge are not to be altered as a result of the newly constructed verge crossing.
- (d) Any infrastructure assets such as fire hydrant, street lighting, mini-pillars, signage, etc. must be a minimum of 1.5m away from the closest edge of the verge crossing.
- (e) In the case of stormwater sumps this minimum distance can be reduced to 1.2m.

VERGE

- (f) A Landscape Management and Protection Plan (LMPP) including a Dilapidation Report for all Government assets adjacent to the site must be submitted to Asset Acceptance prior to the commencement of any construction and on the completion of works.

PEDESTRIAN NETWORK

- (g) The pedestrian footpaths must take precedence over the verge crossing and be constructed in accordance with TCCS requirements.
- (h) All verge protective fencing must be placed in a way so that the verge is protected but access to the pedestrian network is provided at all times.
- (i) Adequate clearance must be provided for pedestrian walkway / footpath in accordance with the TCCS Standard Drawing 04: Verge Design.

STORMWATER

- (j) Only one stormwater tie must be used for this block.

WASTE

- (k) All waste can be collected along the kerb in accordance with TCCS requirements.

6. DESIGN REVIEW & OPERATIONAL ACCEPTANCE

- (a) A Letter of Design Review must be obtained for all off-site works from the Senior Manager, Place Coordination and Planning, TCCS, prior to the commencement of construction.
- (b) A Certificate of Operational Acceptance on completion of the works must be obtained from the Senior Manager, Place Coordination and Planning, TCCS, prior to the issue of a Certificate of Occupancy.

NOTICE OF DECISION

DA 201834426

7. 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.

8. LANDSCAPE MANAGEMENT & PROTECTION PLAN (LMPP)

LMPP approval from the Senior Manager, Place Coordination and Planning, 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, Place Coordination and Planning, 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.

9. NOTICE OF COMMENCEMENT OF CONSTRUCTION

Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Place Coordination and Planning, 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.

10. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must comply with all of the conditions imposed by each of the relevant entities as stated in each of their advice (refer to Attachments).

11. ENVIRONMENT PROTECTION

All works shall be carried out in accordance with *Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011*.

12. BUILDINGS AND ASSOCIATED WORKS

All works, including buildings/structures, retaining walls and substructures (i.e. footings etc.) and all drainage are to be sited wholly within the leased boundaries of Block 9 Section 46 Turner.

Note: Access onto adjoining blocks to facilitate construction is subject to consent of the respective lessee(s) to enter their premises.

13. SERVICES

Any service connections e.g. point of entry, meter boxes, gas meters are to be located clear of areas approved for car parking space(s) to ensure these services do not reduce the minimum area of the parking spaces and/or restrict vehicular access.

Service connections and outdoor air conditioning/heat pumps are to be suitably screened.

14. SIGHTLINES

The mature height of plants and any structures within a right triangle formed on each side of the driveway, with dimensions of 2m along the front boundary and 2.5m from the front boundary along the edge of the driveway, shall not exceed 700mm (to comply with AS 2890.1 Off-street car parking).

NOTICE OF DECISION

DA 201834426

15. FENCING

Pursuant to sub paragraph 165(3)(n)(ii) of the Planning and Development Act 2007, at the lessee's expense and before the completion of building work, the existing fences on the shared boundaries with Blocks 8, 10 and 19 are to be replaced with a 1.8m high timber lapped and capped fence, or to another standard acceptable to the subject lessee and the adjoining lessee (the boundary fence is not to extend further forward to the street than the building line of the approved building). The lessee must take all reasonable steps to obtain the written agreement of the respective lessees before the erection of any new fencing.

Note: In the event the adjacent lessee(s) do not wish their respective fence to be replaced, the existing fence can be retained.

16. 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.

ADVISORY NOTES

This application is approved with the following advisory notes.

NOISE

Noise from equipment which may be installed or used at the site, including air conditioning units, must comply with the noise standard at the block boundary at all times as per the Environment Protection Regulation 2005. Please consider the type and location of noise generating equipment prior to installation. Assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone Standard as per the Environment Protection Regulation, 2005.

UNIMPROVED LAND VALUE FOR RATING PURPOSES

As a consequence of this lease variation, the unimproved value of the property for rating purposes is likely to increase. Where rates assessments have been issued they will be amended to reflect the higher unimproved value from the time of the lease variation.

LEASE VARIATION CHARGE

Prior to the registration of the Instrument of Variation, 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 Instrument of Variation be registered at Access Canberra (Land Titles and Rental Bonds) prior to expiry of this approval.

FURTHER DEVELOPMENT APPROVAL REQUIRED IF UNIT TITLE IS PROPOSED

Section 20 of the *Unit Titles Act 2001* requires that if a unit title application relates to a lease located within a prescribed zone, the planning and land authority may approve the application only if the lease states the number of units (however described) permitted on the land and the unit title application is for not more than the permitted number of units. This block is within a prescribed zone according to Regulation 8A of the *Unit Titles Regulations 2001* and the Crown lease does not currently state the number of units.

NOTICE OF DECISION

DA 201834426

A development application to vary the Crown lease is required to be lodged and approved, and a lease variation registered at Access Canberra (Land Titles and Rental Bonds) for your lease purpose to be changed to express the maximum number of units permitted on the land. Further information about applying to vary the Crown lease purpose to express the maximum number of units can be requested by emailing actpladaleasing@act.gov.au.

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 conditions of the approval beyond 2 years after the date this approval takes effect.

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>

DESIGN REVIEW AND OPERATIONAL ACCEPTANCE

In order to obtain the Letter of Design Review further to condition 5 above, 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 Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Place Coordination and Planning, TCCS.

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, Place Coordination and Planning, 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 must also be included if not approved at the Development Application stage.

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 DECISION

DA 201834426

PART B – REASONS FOR THE DECISION

During the assessment of the proposal, the applicant was requested to address a number of matters regarding the valuation report, courtyard wall, building envelope, setbacks, solar access, privacy, pavement materials, on street visitor parking and issues raised by the Conservator of Flora and Fauna, the City Renewal Authority and the “Failed to Comply” Notice issued by Icon Water. Responses were submitted under s.144 of the *Planning and Development Act 2007*

The key amendments/information included:

1. Revised roof to Level 2 to reduce building height;
2. Amended front parapet to reduce bulk;
3. Amended Shadow Diagram;
4. Solar diagrams to demonstrate solar penetration;
5. Response to ICON comments
6. Icon Water Endorsement including structural details;
7. Modifications to courtyard walls;
8. Building Encroachment for Unit 5 removed;
9. Screening to upper windows amended to 45 degree blades;
10. PPOS to Unit 3 amended;
11. Windows to Unit 6 amended to address overlooking;
6. Basement pedestrian path delineated with alternate surface finish;
7. Visitor carparks removed from Site Plan; and
8. Tree Management Plan updated to show correct species.

Pursuant to section 146(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 section 146 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.

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 application was approved because, based on the documentation and in the form modified by the imposed conditions, it was considered to meet:

- the relevant codes, being the Inner North Precinct Code, the Residential Zones Development Code and the Multi Unit Housing Development Code.

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*.

NOTICE OF DECISION

DA 201834426

The following evidence formed part of the assessment of this application:

Development Application:	201834426
Territory Plan Zones:	RZ4 Medium Density Residential
Development Codes:	Residential Zones Development Code Multi Unit Housing Development Code
Precinct Code:	Turner Precinct Map and Code Inner North Precinct Code
Crown Lease:	Volume 1379 and Folio 93
Legislative requirements:	Sections 119 and 120 of the <i>Planning and Development Act 2007</i>
Entity advice:	Refer to Part C of this Decision

PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 2 October 2018 to 22 October 2018. Three (3) written representations were received during public notification period.

The main issues raised were as follows:

- Rear Site Coverage
- Building Envelope
- Rear Site Setback
- Bulk and Scale
- Privacy
- Solar Access
- Overshadowing
- Visitor Parking
- Parking provisions
- Overdevelopment
- Noise
- Verge crossing
- Driveway/ramp
- Impact on street tree
- Inaccurate assertions/details

Pursuant to section 120(d) of the Act, the representations have been considered in the assessment.

NOTICE OF DECISION

DA 201834426

ENTITY ADVICE

Pursuant to Division 7.3.3 of the *Planning and Development Act*, the application was referred to the below entities. Where an entity requested conditions to be imposed on this development, those conditions have been incorporated into Part A of this Decision. A summary of entity comments can be found below.

1. Conservator of Flora and Fauna

The Conservator of Flora and Fauna conditionally supports the proposed development. Refer to condition 4 in Part A above.

2. Transport Canberra and City Services (TCCS).

TCCS conditionally support the proposed development. Refer to conditions 5, 6, 7, 8, 9 and Advisory Notes in Part A above.

3. CITY RENEWAL AUTHORITY (CRA)

CRA supports the amended proposal.

4. Evoenergy

Evoenergy conditionally support the proposed development. Refer to condition 10 in Part A above.

5. Jemena Gas

Jemena Gas conditionally support the proposed development. Refer to condition 10 in Part A above.

6. Icon Water.

Icon Water conditionally support the proposed development as amended. Refer to condition 10 in Part A above.

NOTICE OF DECISION

DA 201834426

Translation and interpretation services

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

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε 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	Ako vam je potrebna pomoć prevodioca telefonirajte:
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



APPLICATION TO VARY A CROWN LEASE

Form 044 - AVCL

Land Titles Act 1925

IMPORTANT INFORMATION

This form is to be used to lodge an application to vary a crown lease under the *Land Titles Act 1925* (the Act). You can access the Act at www.legislation.act.gov.au. You may also obtain further information and forms at www.act.gov.au/accesscbr.

PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the personal information required by this form for the purposes of issuing a registration under the Act. The Registrar-General prevents any unreasonable intrusion into a person's privacy in accordance with the *Information Privacy Act 2014*. The Registrar-General provides identifiable information to law enforcement and other Directorates that have legal authority to request information under prescribed circumstances. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

INSTRUCTIONS FOR COMPLETION

- The certificate of title or production of title consenting to the registration of this document is required for lodgement.
- All information should be typed or clearly printed. If completing this form by hand please use a solid black pen only.
- This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached. If there is insufficient space in any panel, please use an Annexure Sheet.
- Execution by:
 - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
 - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. "AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation". (This execution requires a witness).
 - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
 - i. Two directors of the company;
 - ii. A director and a secretary of the company; or
 - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (This execution does not require a witness).
- The following forms of execution are suggested –
 - a) **With A Common Seal**
The common seal of ABC Pty Ltd/Ltd ACN.....
was affixed in the presence of-
.....(signature)
.....(director/secretary)*
(*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state 'director/secretary') – (This execution does not require a witness).
 - b) **Without A Common Seal**
Signed by ABC Pty Ltd/Ltd ACN.....
.....(signature)
.....(director/secretary)*
(*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state 'director/secretary') – (This execution does not require a witness).

CONTACT AND LODGEMENT INFORMATION

Email:

actlandtitles@act.gov.au

General Enquiries:

(02) 6207 3000

In Person:

Environment, Planning and Land Shopfront

Ground Floor South, Dame Pattie Menzies House, 16 Challis Street, Dickson

Opening hours - Monday to Friday 8:30am to 4:30pm (excluding public holidays)



LAND TITLES
ACCESS CANBERRA

Chief Minister, Treasury and Economic Development Directorate

APPLICATION TO VARY A CROWN LEASE

Form 044 - AVCL

Land Titles Act 1925

The Minister or the Delegate of the Planning and Land Authority (the Authority) has agreed to vary the lease as described below, subject to the mortgages, encumbrances and other instruments affecting the land including any created by dealings lodged for registration prior to the lodging of this document. (Note – This form cannot be used to vary a Unit within a Registered Units Plan)

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block
1379:93	Turner	46	9

FULL NAME OF REGISTERED PROPRIETOR/S (Surname Last)
(ACN required for all companies)

FULL POSTAL ADDRESS

Commissioner for Social Housing

Housing ACT, Locked Bag 3000, Belconnen ACT 2616

LEGISLATIVE PROVISION TO VARY CROWN LEASE

I, **INSERT NAME**, being a delegate of the Planning and Land Authority, APPLY to you to register the variation which has been made to the Crown lease of the land described. An approval of the Variation of Lease is submitted herewith in accordance with Section 72A of the Land Titles Act 1925.

DETAILS OF DELETED CLAUSES (no longer applicable after registration)

- 2(d) That the building erected on the said land will be used only as:
- (i) a single unit private dwelling; and
 - (ii) where permitted by the Territory Plan a second single unit private dwelling;
- PROVIDED THAT any outbuildings erected on the land shall not be used as a habitation;

DETAILS OF VARIATION

**AUSTRALIAN CAPITAL TERRITORY
PLANNING AND DEVELOPMENT ACT 2007
VARIATION OF A CROWN LEASE**

Under the Planning and Development Act 2007, I, INSERT NAME, approve the variation of the Crown lease specified hereunder:

FORMER PROVISION/S

N/A

AMENDED PROVISION/S

N/A

INSERTED PROVISIONS

N/A

EXECUTION BY ACT PLANNING AND LAND AUTHORITY

Signed by the person duly authorised by the Planning and Land Authority
(Please print full name of authorised signatory)

SENIOR OFFICER GRADE:
POSITION NUMBER:

Dated -

Print full name and address of witness

**ENVIRONMENT, PLANNING AND SUSTAINABLE
DEVELOPMENT DIRECTORATE
16 CHALLIS STREET
DICKSON ACT 2602**

Signature of witness

Dated -

OFFICE USE ONLY

Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date		Production number	

ATTACHMENT 1 - ADMINISTRATIVE INFORMATION RELATING TO NOTICE OF DECISION.

Submission of revised drawings or documentation

If a condition of approval requires the applicant to lodge revised drawings and / or documentation with the planning and land authority for approval under section 165 of the *Planning and Development Act 2007*, the submission must be made by completing an application in e-development.

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval takes effect 20 working days after the day this notice of decision is given to every person who made a representation on the application. The effective date for development applications approved subject conditions could also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked under section 189 of the Act.

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

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

Reconsideration of the Decision

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

Other approvals

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

1. Building Approval

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve the building plans before construction commences. A list of certifiers can be obtained from the Environment, Planning and Sustainable Development Directorate.

2. Tree damaging activity approval

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

3. Use of verges or other unleased Territory Land

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

4. Works on unleased Territory Land

In accordance with the *Public Unleased Land Act of 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Development Review and Coordination, Transport Canberra and City Services Directorate by way of:

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

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

Review by the ACT Civil and Administrative Tribunal (ACAT)

- 1. Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for matters that are exempted under Schedule 3 of the *Planning and Development Regulations 2008* (matters exempt from third party review).
- 2. The notice of decision and this advice has been sent to all people who made a representation in relation to the application.
- 3. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.
- 4. If you think you have a right of appeal, you may apply for a review. Application forms can be obtained from the ACAT. You can also download the form from the ACT Legislation Register.

5. If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.
6. The time limit to make a request for a review is 28 days from the date of this notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).
7. Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.
8. The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.
9. The following organisations may be able provide you with advice and assistance if you are eligible:
 - ACT Attorney-General, write to the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601
 - the ACT Legal Aid Office, telephone 1300 654 314
 - ACT Council of the Ageing, telephone 02 6154 9740
 - Welfare Rights Centre, telephone 1800 226 028
 - Environmental Defender's Office (ACT), telephone 02 6243 3460.
10. You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.
11. You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on 02 6207 1923.

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

Contact details for relevant agencies

ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT, 2601	www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855
Health Directorate	www.health.act.gov.au 02 6205 1700
Environment, Planning and Sustainable Development Directorate <i>Planning and land authority</i> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> - threatened species/wildlife management	www.planning.act.gov.au 02 6207 1923 www.environment.act.gov.au 02 6207 6251 www.environment.act.gov.au 02 6207 1911
Transport Canberra and City Services - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets	www.tccs.gov.au 132 281 02 6207 0019 (Place Coordination)
Utilities - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation	02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5738

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CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, čempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
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

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From: basubmission_electricity@Evoenergy.com.au
To: [EPD, Customer Services](#)
Subject: Evoenergy Application Decision. Application - 172297. Turner - 9/46 (Email 1 of 2)
Date: Monday, 15 October 2018 8:02:21 AM
Attachments: 

Evoenergy

Approval ID : 172297, Turner 9 /46

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and conditionally complies with our Electricity Networks requirements.

Please find attached, your stamped plans together with a conditional statement of compliance.

Separate compliance statements may be required from other entities.

Regards


[Evoenergy](#)


Facsimile 02 6293 5762
Email devapp@evoenergy.com.au
GPO Box 366 Canberra ACT 2601
www.evoenergy.com.au

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From: [REDACTED]
To: [EPD_Customer_Services](#)
Subject: COMM - Jemena - 201834426 - Block 9 Section 46 Turner
Date: Thursday, 27 September 2018 9:29:16 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[27092018102737-0001.pdf](#)

Your application has been assessed by Evoenergy and conditionally complies with our Gas Networks requirements.

Please find attached, your stamped plans together with a statement of compliance.

Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications).

Regards

[REDACTED]
Network Development Specialist I & C
Customer & Markets
Jemena
Level 12, 99 Walker Street, North Sydney, NSW 2060



gateway



From: [REDACTED]
Sent: Monday, 24 September 2018 2:46 PM
To: [REDACTED]
Subject: FW: Evoenergy - Notification of Building Application - Application ID : 172297 (Email 3 of 4)

From: basubmission_electricity@Evoenergy.com.au
Sent: Monday, 24 September 2018 2:44:21 PM (UTC+10:00) Canberra, Melbourne, Sydney
To: [REDACTED]
Subject: Evoenergy - Notification of Building Application - Application ID : 172297 (Email 3 of 4)

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Evoenergy

A new Development Application has been raised for Evoenergy and has been sent for your review. (**Application ID : 172297**)

Application is at **9 9 Forbes Street, Turner Block/Section 46 /9**
Application Type **Multi residential (high rise residential)**
Development Type **New Construction with Demolition**
Inclusions **Basement, Landscape**
Application Received **24 Sep 2018**
Applicant Contact Details **ACT Planning and Land Authority, Linda Southwell, 02 62050060, EPDcustomerservices@act.gov.au**
Please find attached all submitted documents.

Regards

Evoenergy

Facsimile 02 6293 5762

Email devapp@evoenergy.com.au

GPO Box 366 Canberra ACT 2601

www.evoenergy.com.au

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Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N°:	<u>201834426</u>	Drawings in set	<u>1</u>
Block:	<u>9</u>	Section:	<u>46</u>
Suburb:	<u>Turner</u>		

This application has been assessed against legislation protecting Evoenergy's gas infrastructure and access to it.

This application is approved subject to compliance with the following conditions:

- ☒ The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules. The latest version of these rules can be downloaded from:
<http://www.actewagl.com.au/About-us/The-ActewAGL-network/Natural-gas-network.aspx>
- ☐ Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- ☒ A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- ☒ If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.
- ☐ Other:

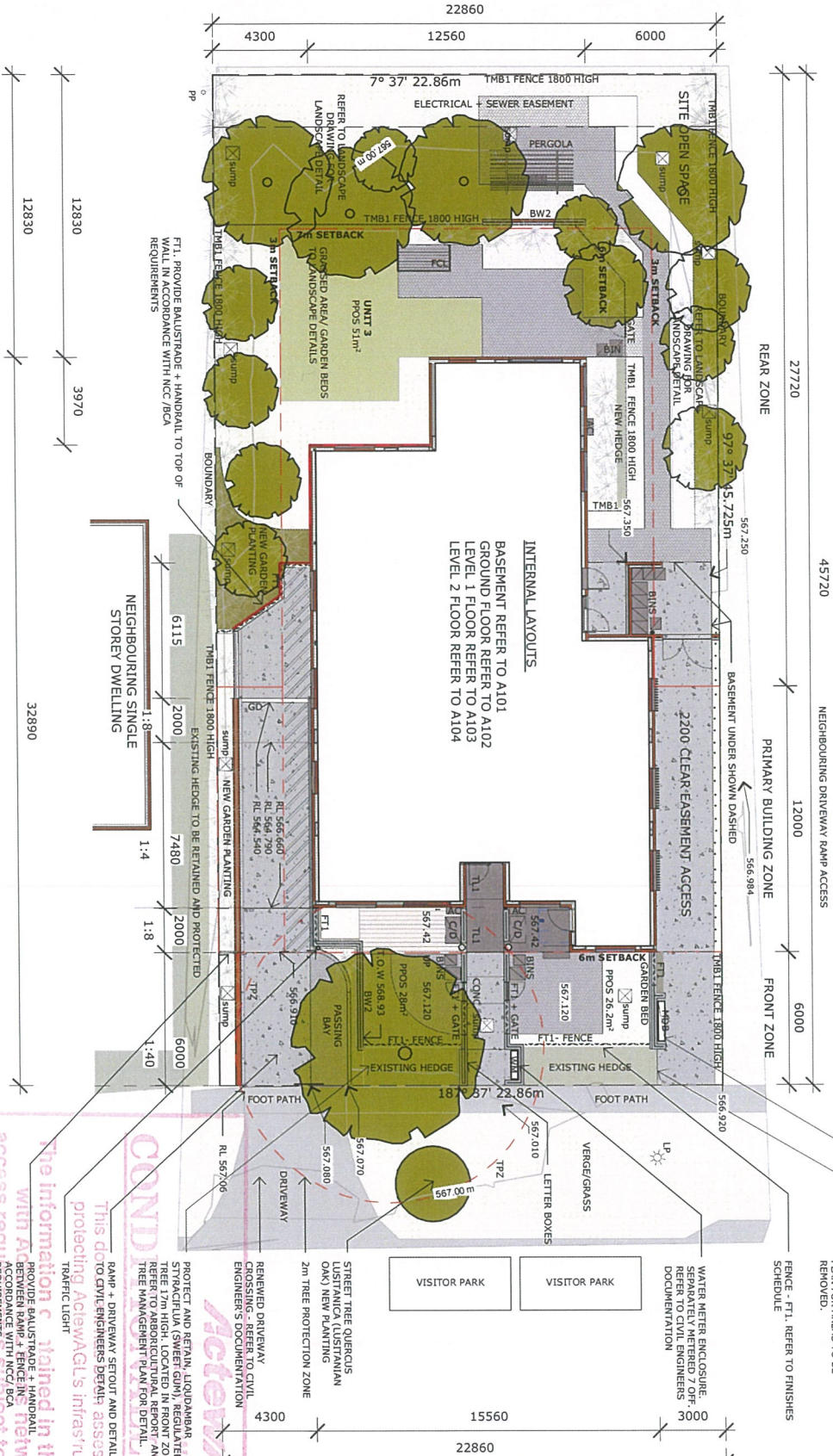
Please note:

- WARNING: Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Call 1100.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- 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
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity

Signed..........Date 27/9/2018

For further information please phone Steve Donnelly – Jemena 6192 6270

3 STOREY APARTMENT BUILDING



MOB ENCLOSURE, REFER TO DOCUMENTATION.

PROTECT AND RETAIN EXISTING HEDGE, REFER TO DOCUMENTATION FOR REMOVALS TO BE REMOVED.

FENCE - FTL, REFER TO FINISHES SCHEDULE

WATER METER ENCLOSURE, SEPARATELY NETERED 7 OFP, REFER TO CIVIL ENGINEERS DOCUMENTATION

LETTER BOXES

VERGE/GRASS

FOOT PATH

EXISTING HEDGE

FTL FENCE

NEW GARDEN PLANTING

EXISTING HEDGE TO BE RETAINED AND PROTECTED

PROJECT DETAILS

TUNNER, Brood 9, Section 46 Urban REGISTERED TERRITORY PLAN - Land Use Zone: R24: MEDIUM DENSITY RESIDENTIAL
EXISTING RESIDENCE FOOTPRINT: 154m² (3 BEDROOM)
SITE AREA: 1045m²
MAX PERMITTED FLOOR AREA: 936m²
BUILDABLE AREA: 691m² (WITHIN SETBACK)

AREA SCHEDULE

GROUND LEVEL 1: 332.3m²
LEVEL 2: 280.3m²
BASEMENT STORAGE: 90.57m²
TOTAL GFA: 722.37m² ACTUAL
80% PERMISSIBLE OF 1045 SITE AREA = 836m²

30% REAR ZONE COVERAGE

REAR ZONE TOTAL AREA: 634m²
30% ALLOWABLE COVERAGE: 190m²
PREVIOUSLY PROPOSED COVERAGE: 190m²
R24 AREA OFFSET TO REAR ZONE: 190m²
TOTAL ALLOWABLE REAR ZONE COVERAGE: 190 + 23 = 213m²
TOTAL REAR ZONE COVERAGE PROPOSED: 213m²

SITE OPEN SPACE

322.8m² ACTUAL
(209m MIN 20% OF 1045 Site Area)

CARPARKING REQUIREMENTS

1.5 PER 2 BED UNITS = 9
2 PER 3 BEDROOM UNIT = 2
1 VISITOR PER 4 UNITS = 2
TOTAL REQUIRED - 13
TOTAL PROVIDED ON SITE - 11
TOTAL PROVIDED OFF SITE - 2 VISITOR
NOTE - 1 ACCESSIBLE SPACE PROVIDED AS PART OF TOTAL
TOTAL - 4x 899 SPACES PROVIDED AS PART OF TOTAL
ACOUSTIC PERFORMANCE INSIDE THE RESIDENTIAL UNITS TO MEET THE REQUIREMENTS OF AS2107:2000 AND AS 5071

UNIT AREAS / YIELD

NAME	UNIT TYPE	AREA
UNIT 1	2 BED LIVABLE GOLD	82.9 m ²
UNIT 2	2 BED LIVABLE GOLD	79.5 m ²
UNIT 3	3 BED LIVABLE GOLD	115.1 m ²
UNIT 4	2 BED CLASS C	98.8 m ²
UNIT 5	2 BED LIVABLE GOLD	80.8 m ²
UNIT 6	2 BED LIVABLE GOLD	79.3 m ²
UNIT 7	2 BED LIVABLE GOLD	77.8 m ²
Grand total:		777.8 m ²

COND. ACTIVITY COMPLIES
This do to CIVIL ENGINEERS DETAIL assessed against legislation protecting ActewAgl's infrastructure and access to it.
RAMP + DRIVEWAY SETOUT AND DETAIL
PROTECT AND RETAIN EXISTING HEDGE, REFER TO DOCUMENTATION FOR REMOVALS TO BE REMOVED.
TREE 17m HIGH, LOCATED IN FRONT ZONE, REFER TO ARBORICULTURAL REPORT AND TREE MANAGEMENT PLAN FOR DETAIL.

The information c **ained in this application complies**
with ActewAgl's **network protection and**
access require **s 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 property owner to rectify any non-compliance works on ActewAgl's infrastructure.

SITE PLAN

HOUSING ACT - MULTI UNIT DEVELOPMENT
9 CORBES STREET, TURNER ACT
SEC 46
TURNER
SCALE: 1:200 @A3

0 1250 2500 5000 7500 10000 15000 20000

4031 A001 8
Date: 27/9/2018
MUNNS & MOORE architects

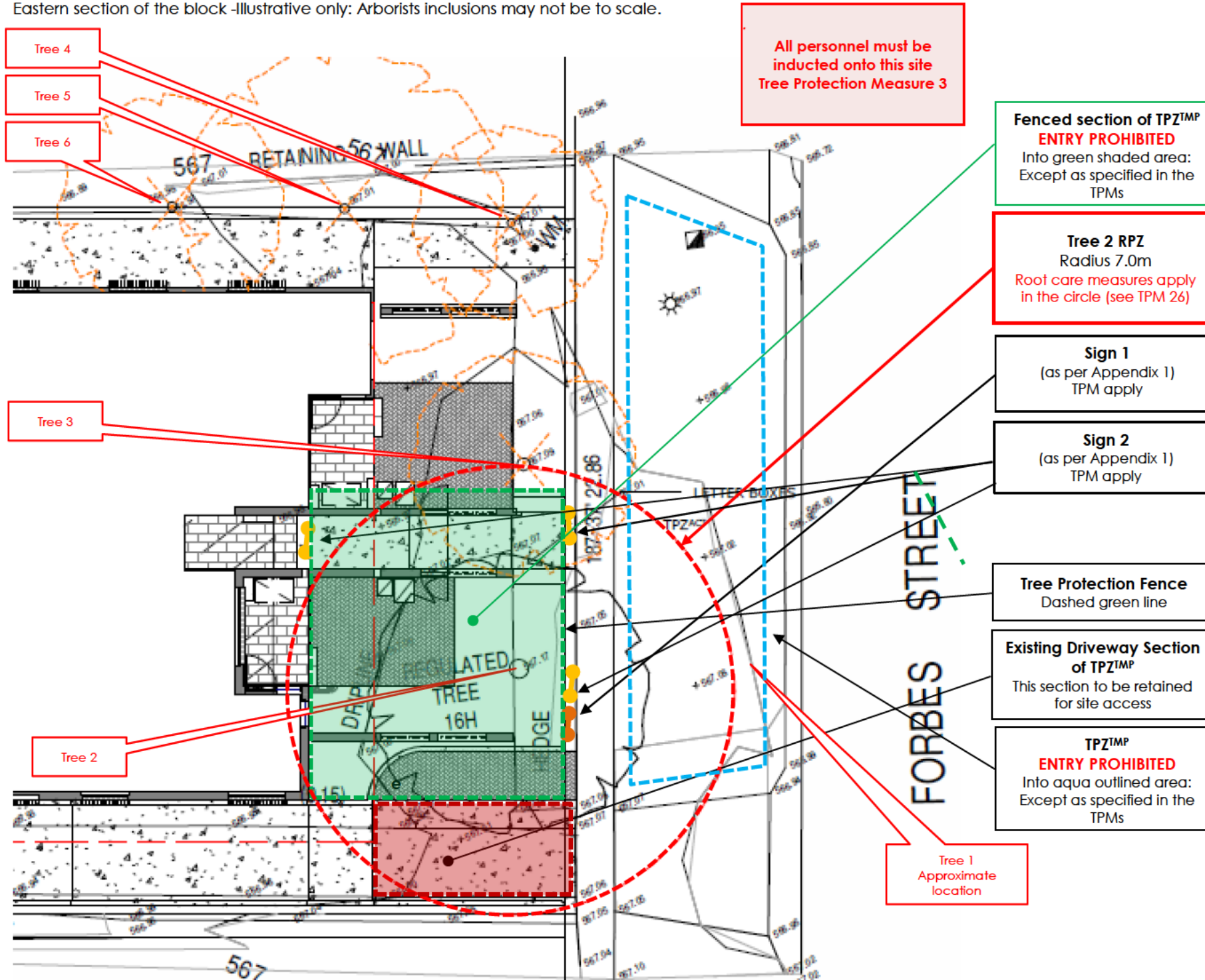


PROJECT STATUS:
Issue For Approval

Block 9, Section 46, Turner (9 Forbes Street) Turner, for the protection of a Regulated Tree

Tree Protection Plan (Drawing) A - Demolition, Excavation and Early Construction Period

Eastern section of the block - Illustrative only: Arborists inclusions may not be to scale.



Tree Protection Measures (TPM)

Approval

1. No demolition or construction work is to commence on the site until this Tree Management Plan has been approved by the Conservator of Flora and Fauna in accordance with Section 32 of the Tree Protection Act 2005.
2. A copy of this Tree Management Plan is to be available on site during the period of demolition excavation and construction.

Induction

3. As tree protection depends on compliance and supervision **All persons, engaged in construction on this site, are to receive an induction, which informs them of their responsibilities regarding protection of the regulated tree, prior to their commencement to work on the site.**

Tree Protection Zones

4. The **Root Protection Zone (RPZ)** is a circle centred on the tree trunk of radius 7.0m. This is equivalent to the Tree Protection Zone as designated by the Australian Standard AS4970-2009 'Protection of trees on development sites'.
5. The **Tree Protection Zone (TPZTMP)** is designed in accordance with Section 11 (2) of the Tree Protection Act 2005, is defined by this Tree Management Plan and is in two sections; a **Fenced Section** shaded and outlined in green and a **Existing Driveway Section**, shaded deep red, on the Tree Protection Plan (Drawing) A. It is labelled.

Fences

6. Tree Protection Fences of 1.8m high mesh on steel posts are to be installed:
 - a. Around the **TPZTMP** as indicated by the green dashed lines on the Tree Protection Plan (Drawing) A and
 - b. For verge protection as indicated by the aqua dashed lines on the Tree Protection Plan (Drawing) A.
7. The fences are to be installed prior to commencement of demolition excavation and construction for this project and maintained in good order until construction is complete however
8. The western fence may be moved back to accommodate the **surface protection or scaffold** when entry is required. The soil surface in this area is to remain protected.
9. As construction nears completion the fence may be moved back to accommodate the following:
 - a. the **Entrance path**
 - b. The **Permeable paving** areas A B & C
 - c. The **Screen walls**
 - d. The **Top Soil** additionHowever all other areas within the TPZTMP are to be protected by either Surface Protection or fences during this work and the conditions of TPM 14b - h still apply
10. The Tree Protection Fences may be removed at the end of the construction work for the installation of the landscape however TPM 14b - h still apply.

Signs

11. Signs as depicted in Appendix 1 are to be installed:
 - a. Sign 1 at the entry to of the construction area in clear view of persons entering the site and
 - b. Copies of Sign 2 on the each of the Tree Protection Fences in clear view of persons approaching the TPZTMP's from each direction.

Surface Protection

12. The area within the shaded blue rectangle on the drawing B is to be protected by the installation of Load Sharing Surfaces or scaffold floor as per **Attachment 2**, if the tree protection fence is moved back to allow construction workers access.
13. The area of the **existing driveway** shaded deep red is to be retained as root protection during demolition excavation and construction.

Prohibited Activities

14. The following activities are **prohibited** in the **TPZTMP** during the period of demolition excavation and construction:
 - a. **Entry** onto or across unprotected surfaces
 - b. **Excavation** for any purpose including **service installation** except as allowed elsewhere in this Tree Management Plan
 - c. Erection of **site sheds** or structures
 - d. Changes in **ground surface level**: no scalping or fill except as detailed above
 - e. Movement or parking of **vehicles** or **machinery**;
 - f. **Storage** of building materials or soil fill
 - g. **Cleaning** or washing of equipment
 - h. **Spillage** or disposal of materials or waste.

Demolition

15. Demolition is not to commence until the Tree Protection Fences are in place
16. Machinery is not to enter the fenced areas
17. Entry onto the site is to be only via the existing driveway a section of which is to be retained within the **RPZ** as root protection during demolition excavation and construction (see TPM 13).
18. The front and southern hedges are to be retained.

Soil Stockpile

19. During excavation some topsoil is to be stockpiled for later use (see TPM 9d & 28)

Design and Construction

20. The **Basement Wall**, where it is within the **RPZ**, is to be designed and built without excavation extending into the **RPZ** more than 200mm beyond the outside of the wall
21. The **Entrance Path**, where it is within the **RPZ**, is to be designed and built without excavation of greater than 100mm depth or compaction of the soil. Excavation for pier footings excepted;
22. **Screen Walls**, where these are within the **RPZ**, they are to be designed and built without excavation of greater than 100mm depth, pier footings excepted;
23. When the section of the **Driveway**, highlighted deep red in the drawings, is to be removed and replaced, it is to be done:
 - a. without excavation > 100mm depth,
 - b. without machinery entering on the unprotected soil, and
 - c. without further compaction of the underlying soil.

Tree Protection Measures Continue on Sheet 2

Prepared for:

Conrad Moore
Director
Munns Sly Moore Architects
PO Box 5093, Lyneham ACT 2602

Prepared by:

Alan Mann
Consulting Arborist
Canopy Tree Experts
PO Box 4464, Kingston, ACT 2604

Date:

14.08.2017

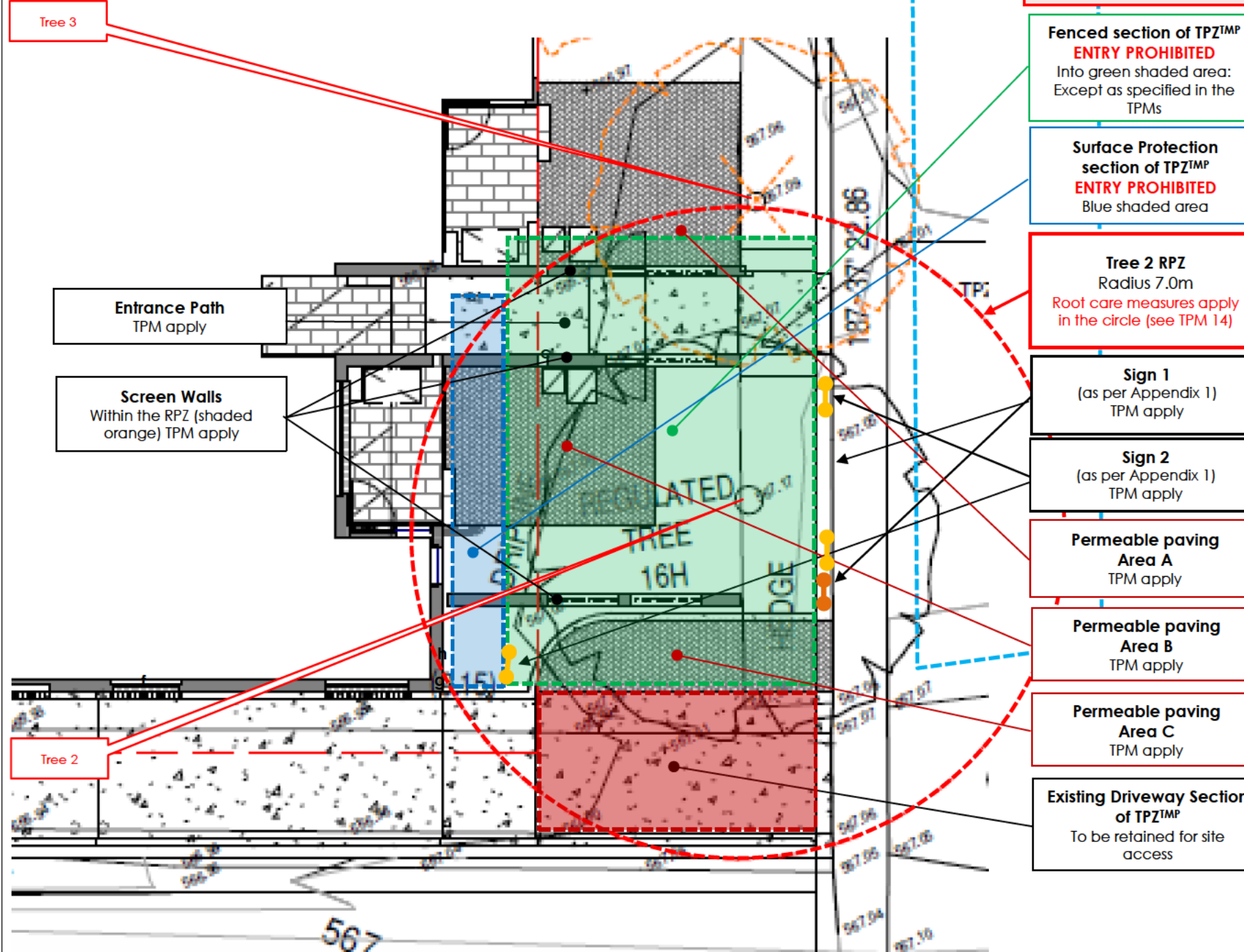


The base of this drawing is copied from the drawing: 4031 TPD-02 dated 11/ 8/2017 by Munns Sly Moore Architects

Ref: 20170814 2555 TMP Rev: A
Tree Protection Plan (Drawing) B - Construction Period

Eastern section of the block -Illustrative only: Arborists inclusions may not be to scale

Sheet 2



Tree Protection Measures Continued

24. Where pier footings are required in the **RPZ**, they are:
 - a. To be the minimum number with each having minimum cross-sectional area as is possible
 - b. With the beam above existing ground level
 - c. Without machinery entry into the **RPZ**, unless Surface Protection is used (See TPM 12)
25. **Permeable paving**, where it is to be laid within the **RPZ**, it is to be:
 - a. Installed without excavation deeper than 100mm
 - b. Laid over single-sized aggregate (approximately 15 - 20mm diameter) which is installed in a Cellular Confinement System (CCS) such as Geoweb® (<https://www.geofabrics.co/sites/default/files/brochures/Geoweb-General-Brochure-M056-10-14AU.pdf>) which is to be installed as per manufacturer's instructions.
 - c. The aggregate is to be compacted in the CCS but the soil beneath is not to be compacted prior to installation;
 - d. Equipment selection and use for this is to be appropriate to ensure that there is no damage to trunk or branches of tree 2 and the requirements of TPM 14 b-h are achieved.

Root Protection in Excavations

26. If any roots of the Tree 2 are likely to be cut within the **RPZ** by any excavation, then:
 - a. Excavation is to be carried out in a manner that will prevent tearing, shattering, splitting and displacement of the remaining roots, or sections of roots, of the tree;
 - b. The final trimming of the sections of the roots still attached to the tree is to be by clean cuts carried out with sharp hand tools within 2 hours of the roots initially being cut;
 - c. The faces of the excavations on the tree side of the excavations, within the **RPZ** are to be kept moist until any back-filling is completed (Draping the faces with a thick non-woven geotextile which is kept moist with micro sprays is the recommended method).

Site Access for Construction

27. Vehicles, machinery and pedestrian entry onto the site is to be only via the existing driveway, a section of which is to be retained within the **RPZ** as root protection during demolition, excavation and construction (see TPM 13).

Earthen Fill within the RPZ

28. Earthen fill inside the **TPZTMP**, if required, is to be:
 - a. Laid over the existing topsoil without scarifying or excavation of the top soil,
 - b. Use only top soil sourced from the site,
 - c. Laid in layers of 200mm maximum depth with a period of 30 days between laying of each layer in which time the area is to be irrigated,
 - d. Only lightly compacted.

Services Connections

29. Connection and lines for water, gas, electricity, sewer and storm water are to be outside the **TPZTMP** of Tree 2, however;
30. If entry into the **TPZTMP** is unavoidable then they are not to be installed by trenching but:
 - a. Are to be directional bored at a depth >600mm, starting from outside the **RPZ** to 'target' excavations beside the ties to the mains
 - b. The target excavation, if inside the **TPZTMP** is to:
 - Be of the smallest cross-sectional area as is possible,
 - Be excavated by hand tools or hydro-excavator, and;
 - Avoid damage to any roots of > 50mm diameter.

Pruning

31. No pruning of, or branch removal from Tree 2 is permitted without approval from the Tree Protection Unit.

Landscaping

32. The Tree Protection Fences may be removed at the end of the construction work for the installation of the landscape however TPM 14b - h still apply;
33. No hard surfaces, other than those listed are to be installed in the **TPZTMP**;
34. Planting within the **RPZ** is to be carried out without damage to roots > 30mm diameter. TPM 26 applies.

Compliance

35. Once this Tree Management Plan is approved, failure to comply with the measures outlined, may incur an on the spot fines

Table 1 Tree Schedule and Tree Protection Zone¹

1 Tree No.	2 Species	3 Tree Status	4 Trunk Circ. (m)	5 RPZ ^{4970 1} Radius (m)	6 D10 ^{TPZ 2} (m)	7 SRZ ^{4970 3} (RPZ) Radius (m)	Remove/ Retain	
1	<i>Quercus lusitanica</i> (Lusitanian Oak)	Street tree						New planting
2	<i>Liquidambar styraciflua</i> (Sweet Gum)	Regulated Tree	1.84	7.0	4.8	2.8	Retain	Good health. Fair structure. Canopy well clear of proposed structure. Requires protection

All other trees are to be removed, including the only other regulated tree, Tree 8, a *Prunus blireiana* which has poor structure.

¹ **RPZ⁴⁹⁷⁰ (Tree Protection Zone AS 4970)** The RPZ⁴⁹⁷⁰ is the Tree Protection Zone as it is defined by the Australian Standard (AS4970-2009 'Protection of Trees on Development Sites' and is a circle, centred on the trunk and is the Root Protection Zone in this TMP

² **D10^{TPZ} (Distance to 10% loss of TPZ⁴⁹⁷⁰)** is the distance from the trunk to a straight line excavation past the trunk that would excise 10% of the TPZ⁴⁹⁷⁰.

³ **SRZ⁴⁹⁷⁰ (Structural Root Zone)** as it is defined by the Australian Standard (AS4970-2009 'Protection of Trees on Development Sites'): it is a virtually 'no dig' zone and is a circle, centred on the trunk,

Building Work
on this site is within

**TREE
PROTECTION
ZONES**

As designated in the *Tree Protection Act 2005*

All personnel must familiarise themselves with the

Tree Management Plan

before commencing work on this site
and comply with all Tree Protection Measures

**Failure to observe these requirements may
incur fines or prosecution under
The Tree Protection Act 2005**

For further information contact:

TREE PROTECTION ZONE

As designated in the *Tree Protection Act 2005*

Tree Protection Measures
that are listed in the

Tree Management Plan
must be complied with

Entry is Prohibited

Unless approved in the Tree Management Plan and then only if the
Tree Protection Measures
are adhered to.

The following
Activities are Prohibited
in this area:

- Entry into fenced area or across unprotected surfaces
- Excavation for any purpose including footings and service installations—unless specified in the Tree Management Plan
- Movement of vehicles or machinery across, or parking on, unprotected soil surfaces
- Storage of building materials or soil fill
- Modification of ground level by scalping, excavation, paving or fill
- Cleaning or washing of equipment
- Spillage or disposal of materials or waste
- Pruning or branch removal
- Any other **Tree Damaging Activity**

**Failure to observe these requirements may incur fines or prosecution under
The Tree Protection Act 2005**

For further information contact:

Attachment 2: Installation of Surface Protection

Load Sharing Surfaces, such as Alturnamats (www.makinex.com.au), Trakmats (www.trakmats.com.au) or equivalent, are to be used to prevent compaction in a section of a Tree Protection Zone (TPZ^{TMP}) that cannot be fenced



Figure 1 Work Smart Equipment can supply Mat Joining Links to keep the Alturnamats together.



Figure 2 Example of the use of LSS for surface protection

Installation Method

1. For loads less than 3 tonne

- Spread 75-100mm wood chip over the area to be protected;
- Lay protective mats (Alturnamats or Trakmats) edge to edge over the area;
- Where loads traffic is restricted to pedestrian traffic only, 25mm thick plywood may be used in place of Mats**
- Connect the mats together with Mat Joining Links (or equivalent)
- Pin the mats into place to prevent movement.

2. For loads of 3.0 - 6.0 tonne

- Lay rumble boards of 120 x 65mm hardwood across the area to be protected at 600mm spacing;
- Spread 75-100mm wood chip over the area to be protected,
- Lay protective mats (Alturnamats or Trakmats) edge to edge over the area;
- Connect the mats together with Mat Joining Links (or equivalent);
- Pin the mats into place to prevent movement.

The installation is to be checked regularly and maintained in good condition.

An alternative installation

- Where scaffold is used adjacent to a protected tree, the load sharing surface can be replaced by a floor inserted at the base of the scaffold, at up to 500mm above the ground to prevent pedestrians and loads directly on the ground surface.



Figure 3 Ground protection (for up to 3 tonne) includes 75mm of wood chip with mats over the top.