

Planning and Development Act 2007 - SECTION 165 – Satisfying Conditions of Approval

INITIAL CHECKLIST – S165 CONDITIONS OF APPROVAL

Block: 18 Section: 11 Suburb: MITCHELL

ORIGINAL DA Number: 201733198

eDevelopment

- Click on the Development Application – Application Menu.
- Click on ‘My Work List’ and click on the S165 application which should have the status of ‘Waiting for Assessment’, or find the DA and allocate to yourself while processing
- Has the amendment folder been created (i.e.S165X subfolder).

Ensure that lessee details are correct – Check that the lessee has not changed from the original DA lodgement form	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Has a Section 165 statement been provided specifying what conditions the documentation or plans are seeking to satisfy? <i>- This information can be placed on the application form</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If the application is for residential the applicant is required to have a floor plan both with internal layout and one for the Public Register, no internal walls shown. Has this been provided?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
Were any representations received for the original DA	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Was the NOD Dispatched to: Applicant/Lessee Representor/s Entities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Initial Check <input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail

Initial Check Failure Reasons

ADMINISTRATION CHECKLIST
S165 CONDITIONAL APPROVAL

Objective

- Check orientation and rename plans and documents, if required
- Move plans to the ‘Plans’ folder and move the documents to the ‘Supporting Docs’ folder (except for the ‘Initial Checklist’)

Intelledox

- Create and save the ‘Dispatch Advice Checklist’ to the ‘Decision’ folder (save as ‘DISPATCHADVICECHECKLIST-201XXXXX-S165X-01’)

eDevelopment

- Allocate the Amendment to the EDEV Stage 6 for assessment

Processed By: Emily

Date: 10/9/19

From: developmentapplications@iconwater.com.au
To: [EPD, Customer Services](#)
Subject: Icon Water Application Decision. Application - 167621. Mitchell - 18/11 (Email 1 of 11)
Date: 2 March 2018 8:50:19 AM
Attachments: [Not Accepted167621.pdf](#)
[%lease variation 25 7 17.pdf](#)
[%LEASE-201733198-01.pdf](#)
[%TITLE-201733198-01.pdf](#)
[ACCESSREPORT-201733198-01.pdf](#)
[APP-201733198-02.pdf](#)
[AUTHORISATION-201733198-01.pdf](#)
[ELEV-201733198-01#2.pdf](#)

Icon Water

Approval ID : 167621, Mitchell 18 /11

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to Icon Water for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

Future applications

Icon Water has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

Icon Water requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

Eddie Gonzalez
Building Approvals and Network Protection
Icon Water

Telephone 02 6248 3111
Facsimile 02 6242 1459
Email developmentapplications@iconwater.com.au
GPO Box 366 Canberra ACT 2601
www.iconwater.com.au

Please consider our environment before printing this email.

PLEASE NOTE This email and any attachments may be confidential. If received in error, please delete all copies and advise the sender. The reproduction or dissemination of this email or its attachments is prohibited without the consent of the sender. **WARNING RE VIRUSES:** Our computer systems sweep outgoing email to guard against viruses, but no warranty is given that this email or its attachments are virus free. Before opening or using attachments, please check for viruses. Our liability is limited to the re-supply of any affected attachments. Any views expressed in this message are those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the organisation.



FAILED TO COMPLY

Application No: 167621 **Suburb:** Mitchell

Block/Section 18 / 11

Appcn Type: Non residential/New Construction Inclusions : Basement

Attached Plans

%lease variation 25_7_17.pdf
%LEASE-201733198-01.pdf
%TITLE-201733198-01.pdf
ACCESSREPORT-201733198-01.pdf
APP-201733198-02.pdf
AUTHORISATION-201733198-01.pdf
ELEV-201733198-01#2.pdf
ELEV-201733198-02#2.pdf
ENTITYADVICE-201733198-EDU-01.pdf
ENTITYADVICE-201733198-EPA-01.pdf
ENTITYADVICE-201733198-EPA-02.pdf
ENTITYADVICE-201733198-EPA-03.pdf
HYDRAULICS-201733198-01#2.pdf
INDEX-201733198-01.pdf
INDEX-201733198-CIVIL-01.pdf
LIGHTING-201733198-01#2.pdf
LIGHTING-201733198-02#2.pdf
LIGHTING-201733198-03#2.pdf
LSCAPE-201733198-01#2.pdf
LSCAPE-201733198-COVER-01#2.pdf
LSCAPE-201733198-LEVEL 1-01#2.pdf
LSCAPE-201733198-LEVEL 2-01#2.pdf
LSCAPE-201733198-PLANING PALETTE-01.pdf
MISC-201733198-12#2.pdf
MISC-201733198-13#2.pdf
MISC-201733198-14#2.pdf
MISC-201733198-15#2.pdf
NOISE-201733198-01_Part1.pdf
NOISE-201733198-01_Part2.pdf
NOISE-201733198-01_Part3.pdf
OFFSITWORKS-201733198-01#2.pdf
PERSP-201733198-01#2.pdf
PERSP-201733198-02#3.pdf
PERSP-201733198-03#3.pdf
PLAN-201733198-CIVIL WORKS-01#2.pdf

PLAN-201733198-EXISTING SERVICES-01#2.pdf
PLAN-201733198-FIRST-01#2.pdf
PLAN-201733198-GROUND-01#2.pdf
PLAN-201733198-NOTES-01.pdf
PLAN-201733198-SECOND-01#2.pdf
PLAN-201733198-TTMP-01#2.pdf
PLAN-201733198-TTMP-02#2.pdf
ROOF-201733198-01#2.pdf
SCRITERIA-201733198-01.pdf
SECTION-201733198-01#2.pdf
SECTION-201733198-02#2.pdf
SECTION-201733198-03#2.pdf
SEDIMENT-201733198-01#2.pdf
SHADOW-201733198-01.pdf
SITE-201733198-01.pdf
SURVEYCERT-201733198-01.pdf
SWMASTER-201733198-01.pdf
TRAFFICREPORT-201733198-01.pdf
TURNTEMPLATE-201733198-01.pdf
WATERURBANDESIGN-201733198-01.pdf

The design depicted in this application has been assessed by Icon Water and fails to comply with their water and sewerage network protection.

Reasons for Failure to Comply

Design Acceptance for External Services and Off Site Works must be in principle design approved by Icon Water Hydraulic Assets. Please contact Icon Water Asset Acceptance on ph: 02 6248 3111. This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers.

Resubmission of this application must be made to both Water and Energy Networks in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas. You may also need to resubmit the application to other referral entities to ensure the changes comply with their requirements.

WARNING

This submission fails to comply with Icon Water requirements. A decision to proceed is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

Signed Eddie Gonzalez **Date** 02 Mar 2018

For further information please phone Icon Water 6248 3111.



Application Number

1676

Sheet

68 of 208



ACT Government

Environment, Planning and Sustainable Development

Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block 18 Section 11 Suburb MITCHELL

Unit No. Street Address

Block Section Suburb

Unit No. Street Address

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name KONSTANTINOU DEVELOPMENTS PTY LTD 2nd Lessee Name

LESSEE AUTHORISATION

This appointment is made under the Planning and Development Act 2007 and relates to: (please tick)

- Pre - application meeting Development Application Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as the Applicant) detailed below:

- to obtain information in relation to this site through the pre-application process to act on my/our behalf in relation to a development application for the abovementioned site/s to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name ANNETTE POGAS Email address @arpm.net.au

OR

Company Name ARPM Email address

Company Nominees - a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1 DARREN JONES Nominee 2 ANNETTE POGAS. Nominee 3



Application Number

167621

Sheet 69 of 208

LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1st Lessee's Signature

[Redacted Signature]

DIRECTOR

Date

8/9/2017

2nd Lessee's Signature

[Redacted Signature]

JOHN KONSTANTINOU

Date

[Redacted Date]

APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name

ANNETTE POGAS

Company Name

APM

Signature

[Redacted Signature]

Date

08.09.2017

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate Name

Robyn Hawkins

Agency Name

TCCS - Roads ACT

Signature

[Redacted Signature]

Date

17 January 2018

Delegate Name

[Redacted Name]

Agency Name

[Redacted Agency Name]

Signature

[Redacted Signature]

Date

[Redacted Date]

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
16 Challis Street Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Email: epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au

icon



ACT Government

Application Number

167821

Sheet

1 of 208

Form 044 - AVCL

Access Canberra



AVCL\$2102415 20/07/2017 10:21:22 MOULE

ES
RA
ate

Chief Min

2102415

APPLICATION TO VARY A CROWN LEASE

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
Capital Crown Leasing P/L	PO Box 7336 Watson 2602	[REDACTED]

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block
1829:31	Mitchell	11	18

FULL NAME OF REGISTERED PROPRIETOR/S (Surname Last) (ACN required for all companies)	FULL POSTAL ADDRESS
Konstantinou Developments Pty Ltd - ACN 088 414 742	RSM Bird Cameron level 1 103-105 Northbourne Avenue Canberra ACT 2600

LEGISLATIVE PROVISION TO VARY CROWN LEASE

I, **Irma Sare**, 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 above. 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)

N/A

Under the Planning and Development Act 2007 I, **Irma Sare** approved the variation of the Crown lease specified hereunder

Former Provision

3.(e) To use the premises for one or more of the following purposes:

- (i) funeral parlour
- (ii) Light Industry
- (iii) non retail commercial use Limited to office
- (iv) shop; and
- (v) vehicle sales

PROVIDED ALWAYS THAT the maximum gross floor area for any supermarket or shop selling food shall not exceed 200 square metres;

Amended Provision

3.(e) To use the premises for one or more of the following purposes:

- (i) funeral parlour;
- (ii) Light Industry;
- (iii) non retail commercial use Limited to office;
- (iv) shop;
- (v) vehicle sales; and
- (vi) community use LIMITED to child care centre

PROVIDED ALWAYS THAT the maximum gross floor area for any supermarket or shop selling food shall not exceed 200 square metres;

Inserted Provisions

Replace the full stop/period (".") at the end of clause 1(q) with a semi-colon (";") and add the following sub clauses:

- 1 (r) "child care centre" means the use of land for the purpose of educating, supervising or caring for children of any age throughout a specified period of time in any one day, which is registered under the Children and Young People Act 2008 or authorised pursuant to the Education and Care Services national Law (ACT) ACT 2011 and which does not include residential care.
- 1(s) "community use" means childcare centre, community activity centre, community theatre, cultural facility, educational establishment, health facility, hospital, place or worship, religious associated use.



EXECUTION BY ACT PLANNING AND LAND AUTHORITY

Application Number

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

167521
Sheet
3 of 208
Irma Sare
Senior Officer Grade

POSITION NO...

Print full name and address of witness

Jackie Hurst

Environment, Planning and Sustainable Development
Dame Pattie Menzies House
16 Challis Street
DICKSON ACT 2602

Signature of witness

Dated - 20.7.2017

Dated - 20.7.17

OFFICE USE ONLY

Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date	25 JUL 2017	Production number	2101498



Application Number
167621
Sheet
54 of 208
Before Starting

Planning and Development Act 2016

Development Application

Application Number: 2018-03-018



WATER AND SEWERAGE NETWORK

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

FAILS TO COMPLY

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to construct compliant services/structures.

Type of Application

The type of application you are applying for is a **New Application**

Signed Eddie Gonzalez

Date 02 Mar 2018

Contact phone: 6248 3111

Are you applying for a:

- Development Application

Has a pre-application meeting been held in relation to this proposal?

- No

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

- Urban

Suburb	Section	Block Number	Unit Number
MITCHELL	11	18	

Street Address
MITCHELL

Site Number: 2

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

- Urban

Suburb	Section	Block Number	Unit Number
MITCHELL	11	18	

Street Address
MITCHELL



Applicant Details

Application Number

7651
55 of 208
ACB
AABN

What type of applicant are you:

Business

Individual

162171665

Company Name

ArPM Pty Ltd

WATER AND SEWERAGE NETWORK

Position held / Title

Project Leader

FAILS TO COMPLY

Salutation

None

First Name

Annette

Surname

Pogas

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Postal Address 1

Level 5, Tower A

Postal Address 2

7 London Circuit

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Postal Address 3

Canberra

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Signed Eddie Gonzalez Date 02 Mar 2018

Phone Number

0261694097

Fax Number

Contact phone: 6248 3111

Email

info@arpm.net.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Registered company



Australian Company Number (ACN)

49088414742

Application Number

167621

Company Name

Konstantinou Developments Pty Ltd

Position

Director

WATER

56 of 208 Sheet

Salutation

None

First Name

John

Surname

Konstantinou

Postal Address 1

PO Box 222

Postal Address 2

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

Postal Address 3

Suburb

Mitchell

State/Territory

ACT

Postcode

2911

Country

Australia

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Phone Number

0262423933

Fax Number

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Email

john.konstantinou@kgroup.com.au

Signed

Eddie Gonzalez

Date

02 Mar 2018

Contact phone: 6248 3111

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

IZ2 Mixed use industrial zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

Industrial Zones Development Code

Please specify all relevant precinct code/s applied to your proposal



Mitchell Precinct map and code

Application Number

167621

57 of 208



WATER

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any **WATER AND SEWERAGE NETWORK**

Construction of three storey building containing a childcare centre for up to 130 children with upper level outdoor play areas, ground level undercroft parking and service areas, associated landscaping, services infrastructure off-site works comprising construction of new driveway entrances and pedestrian paths. The Crown lease purpose clause has been previously varied to include the proposed childcare centre use.

FAILS TO COMPLY

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved water and sewerage services in connection with both Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Proposed Use of the Land

Describe the use of the development. **Example:** Office, childcare facility, gymnasium. (Note:

Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

childcare facility

Signed Eddie Gonzalez

Date 02 Mar 2018

Contact phone: 6248 3111

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).

Type of Development

Please indicate which type of development applies to this development application.

Community Use (includes Institutional)

Community Use



Please select a Community Use sub type:

New building

Application Number

167621
New building storeys

Sheet

3
58 of 208



WATER AND SEWERAGE NETWORK

Gross Floor Area (GFA) and Cost of Works

FAILS TO COMPLY

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

A - Gross Floor Area (existing) (m²)

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

0.00

B - Gross Floor Area to be demolished (m²)

Signed Eddie Gonzalez

Date 02 Mar 2018

0.00

Contact phone: 6248 3111

C - Gross Floor Area to be added (m²)

1087.00

D - Total Gross Floor Area of development (A-B+C)(m²)

1087

E - COST OF WORKS (\$)

1521800.00

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application (e.g. metal carport, pergola, deck, verandah) (m²)

27.0

G - Parking areas – undercover

1100.0

H - COST OF WORKS (F & G) (\$)

160000.0

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

180000.0

icon



J - Cost of all public works and/or off site works (\$)

Application Number

167621

K - TOTAL COST OF WORKS (E+H+I+J)

Sheet 59 of 208

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

*Cost of works MUST be calculated in accordance with the current version of Building (General) (Cost of Building Work) Determination OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities MUST be provided for proposals where cost of work is over \$10 million.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks, including existing and/or other falling within the scope of the project, which may require compliance with various structures.

Demolition, Trees

Signed Eddie Gonzalez

Date 02 Mar 2018

Contact phone: 6248 3111

Demolition

Is the Demolition item relevant to your proposal?

No

Trees

Is the Trees item relevant to your proposal?

No

Heritage

Heritage

Is the Heritage item relevant to your proposal?

No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the Hazardous Materials item relevant to your proposal?

No

Contamination

Is the Contamination item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

Yes



Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Application Number
167631
Sheet
60 of 208

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.
Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Eddie Gonzalez

Date 02 Mar 2018

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Contact phone: 6248 3111

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

No

Waste Management, Noise

Waste Management for waste facilities and management

Is the *Waste Management (for waste facilities)* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Waste Management for liquid trade waste

Is the *Waste Management (for liquid trade waste)* item relevant to your proposal?

No

Noise

Is the Noise Management item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No



Have you provided required documentation for *referral* to Entity?

Yes

Application Number

167621

61 of 208



WATER

61 of 208
Servicing & Site Management, Utilities

Servicing and Site Management

WATER AND SEWERAGE NETWORK

Is the Servicing and Site Management item relevant to your proposal?

No

FAILS TO COMPLY

Utilities

Is the *Utilities* item relevant to your proposal?

Yes

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Please tick the relevant entities

Water

Electricity

Sewerage

Gas

Stormwater

Signed Eddie Gonzalez

Date 02 Mar 2018

Contact phone: 6248 3111

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Subdivision, National Capital Plan, Crime Prevention, Access & Mobility

Subdivision (other than residential zones)

Is the Subdivision (other than residential zones) item relevant to your proposal?

No

National Capital Plan

Is the *National Capital Plan* item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the *Crime Prevention* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes



icon
Access and Mobility

Application Number
167621
Sheet
62 of 208

Is the **Access and Mobility** item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the **Territory Plan**?

Yes

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

Site Access, Parking, Landscape, Lighting

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Site Access

Is the **Site Access** item relevant to your proposal?

No

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Landscape

Is the **Landscape** item relevant to your proposal?

Yes

Signed Eddie Gonzalez

Date 02 Mar 2018

Contact phone: 6248 3111

Have you provided documentation that demonstrates how your proposal complies with the requirements of the **Territory Plan**?

Yes

Lighting

Is the **Lighting** item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the **Territory Plan**?

Yes

Signs, Water Sensitive Urban Design

Signs

Is the **Signs** item relevant to your proposal?

No

Water Sensitive Urban Design (Mains Water Consumption)

Is the **Water Sensitive Urban Design (Mains Water Consumption)** item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the **Territory Plan**?

Yes



Water Sensitive Urban Design (Stormwater Quality)



Application Number

167621

Sheet

63 of 208

Water Sensitive Urban Design

WATER AND SEWERAGE NETWORK

Water Sensitive Urban Design (Stormwater Quantity)

FAILS TO COMPLY

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

No

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Driveways (For works on verge only)

Please note: Construction of unapproved driveways used in connection to both water and sewerage networks, including existing and for other future sites to require the property owner to remove non-compliant services or structures.

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL**

Signed Eddie Gonzalez

Date 02 Mar 2018

Contact phone: 6248 3111

OCCUPANCY DEVELOPMENT PROPOSALS. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

Yes

Please indicate the works to be undertaken

Construction of new driveway

Survey Requirements - S.139(2)(l) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a [survey certificate](#) with this application?

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width

icon

icon

Application Number
167621
Sheet
64 of 208

and length dimensions of the development and the setbacks (dimensions) of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction, the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development exemptions undertaken without approval, please refer to S205 under the *Planning and Development Act 2007*

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

Exclusion from Public Inspection

The design depicted in this document is not accepted because it

fails to comply with conditions listed on the accompanying

statement.

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act 2007*, the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection. Please note: Conditions of approval may result in conditions that Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the *Planning and Development Act 2007*

Signed Eddie Gonzalez

Date 02 Mar 2018

Contact phone: 6248 3111

Are you requesting an exclusion from *Public Inspection*?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Authority;