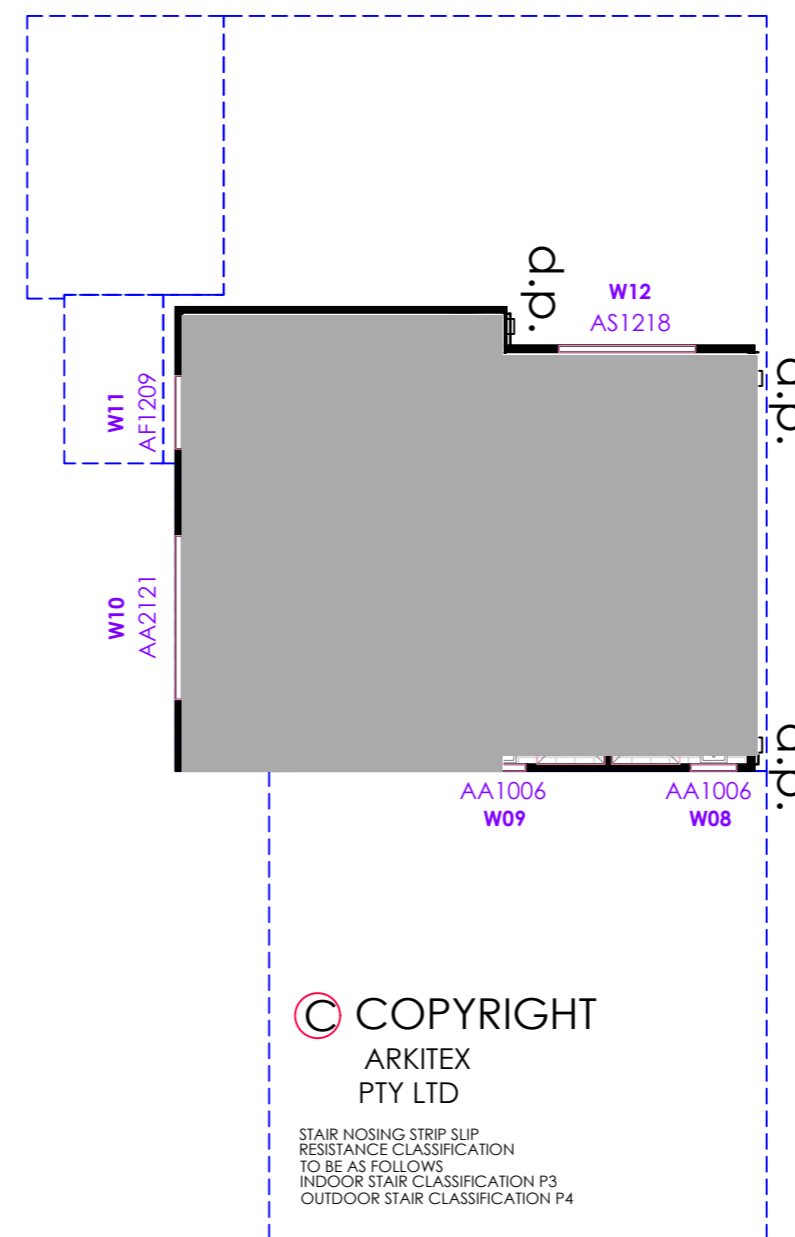
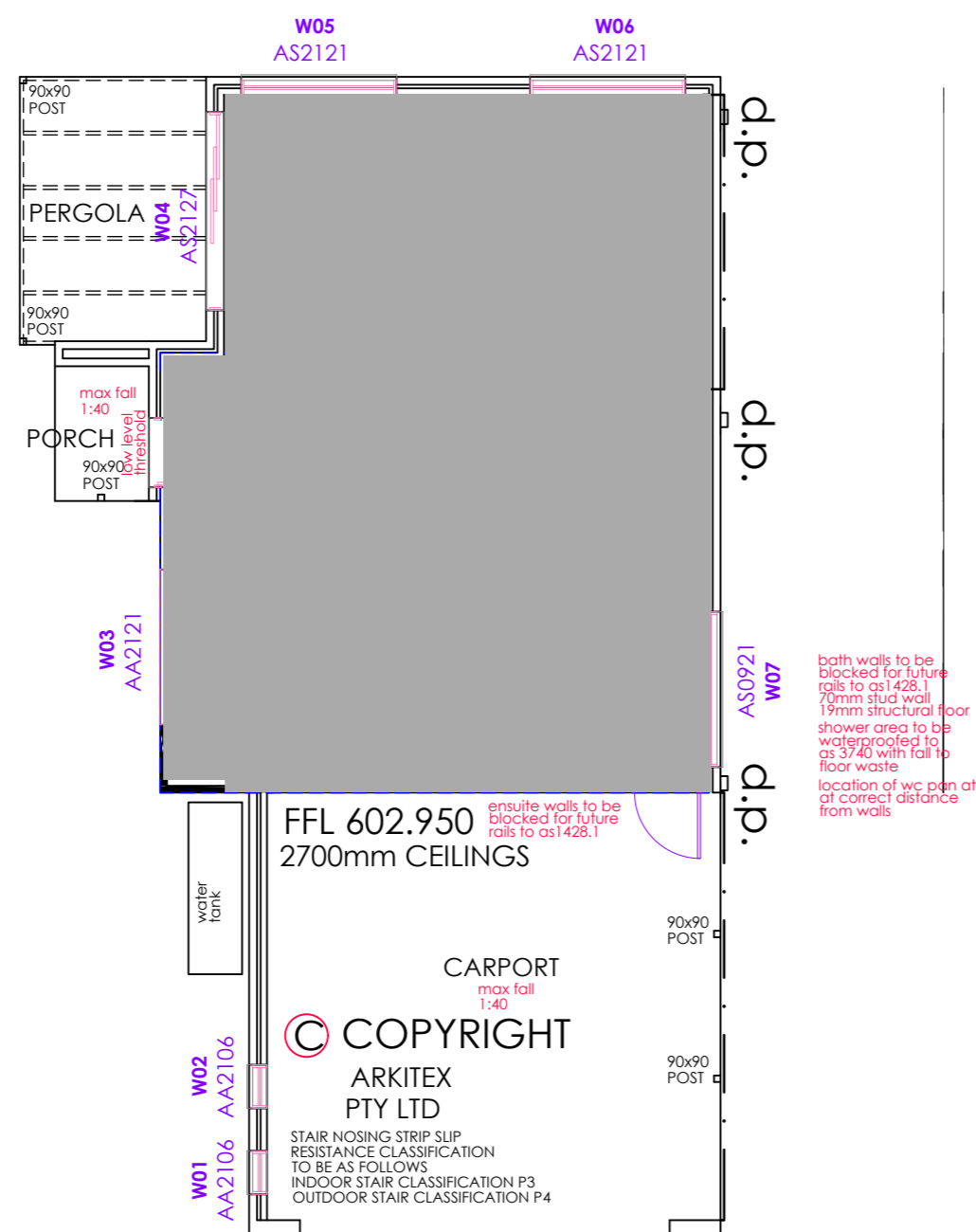


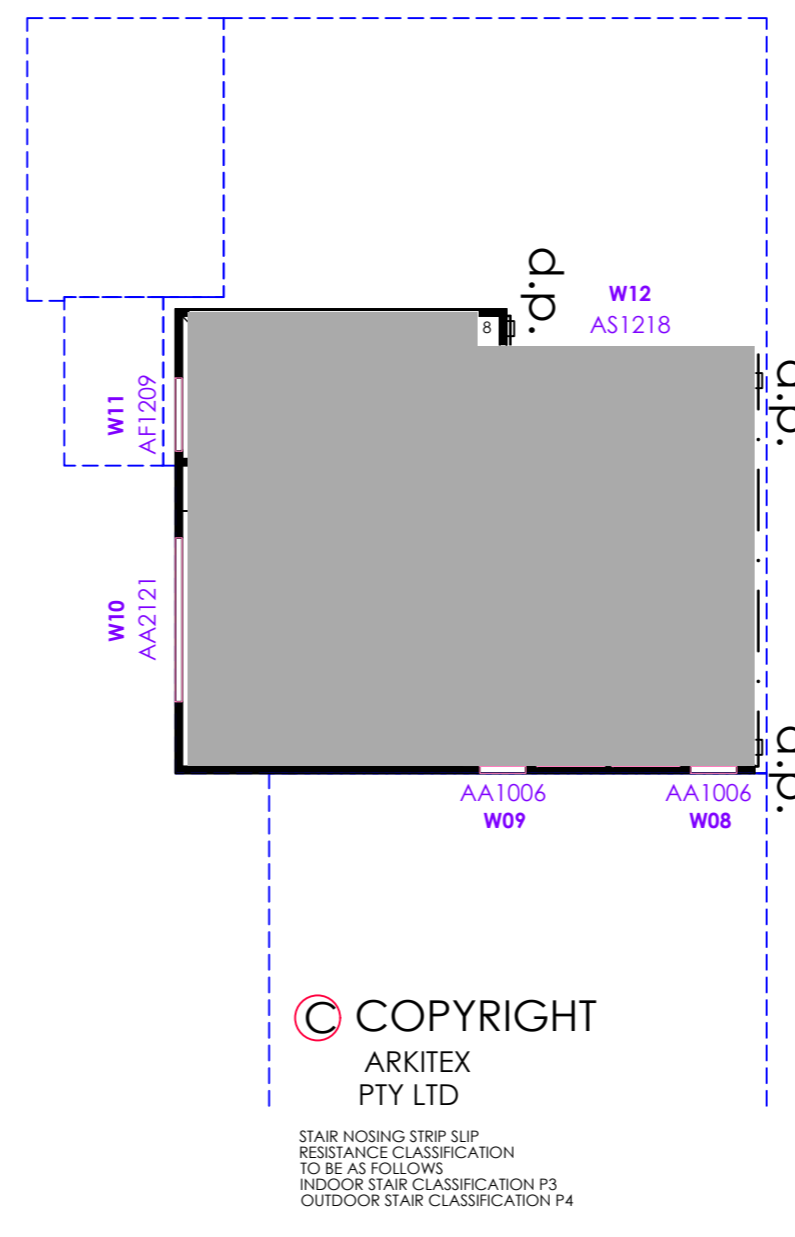
PRE ADAPTION LOWER FLOOR PLAN



PRE ADAPTION UPPER FLOOR PLAN



POST ADAPTION LOWER FLOOR PLAN



POST ADAPTION UPPER FLOOR PLAN

- GENERAL ADAPTABLE NOTES
- ENTRY THRESHOLD DETAILS TO INDICATE LOW LEVEL. AS1428.1 WITH A MAXIMUM 3mm STEP.
  - THRESHOLD DETAILS, OTHER THEN ENTRY DOORS, TO INDICATE LOW LEVEL. AS1428.1 REQUIRES A MAXIMUM 3mm STEP BUT DOES PERMIT A
  - THRESHOLD RAMP 1 IN 8 OVER A MAXIMUM 280mm.
  - LEVER DOOR HANDLES TO BE USED. HEIGHT AT 900mm TO 1000mm
  - TELEPHONE ADJACENT GPO IN LIVING ROOM. POWER POINTS TO BE BETWEEN 600mm AND 1100mm ABOVE FLOOR LEVEL.
  - LIVING ROOM TO HAVE A MINIMUM 300 LUX ILLUMINATION.
  - AN ADJUSTABLE KITCHEN SINK CAN BE USED INITIALLY OR ADDED LATER. PLUMBING PROVISIONS FOR THIS SINK IN PRE ADAPTED STATE.
  - KITCHEN TO BE CONSTRUCTED IN ACCORDANCE WITH AS4299
  - KITCHEN SINK TO BE A MAXIMUM 150mm DEEP.
  - SINK TAPS TO BE LEVERS OR MIXERS
  - SINK TAPS TO BE REACHABLE (MAX 300mm BACK)
  - COOK TOPS TO HAVE FRONT CONTROLS OR SIDE CONTROLS (MAXIMUM 300mm BACK) WITH RAISED CROSS BAR
  - COOK TOPS TO INCLUDE ISOLATING SWITCH
  - WORK SURFACE BESIDE OVEN IS ADJUSTABLE OR CAN BE ADDED LATER.
  - ONE POWER POINT WITHIN 300mm OF FRONT BENCH AND MAXIMUM 1100mm HIGH.
  - POWER POINT SWITCH FOR REFRIDGERATOR TO BE BETWEEN 600mm AND 1100mm ABOVE FLOOR LEVEL AND A MAXIMUM 300mm BACK FROM THE FRONT OF THE REFRIDGERATOR.
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  - RECESSED SOAP HOLDERS REQUIRED.
  - POWER POINT BESIDE MIRROR AT 900mm- 1100mm ABOVE FFL.
  - TOILET FLOOR TO BE SLIP RESISTANT TO AS 4568 HB 197
  - DOUBLE POWER POINTS REQUIRED IN LAUNDRY.
  - LAUNDRY FLOOR TO BE SLIP RESISTANT TO AS 4586 H

purple walls indicate walls/fixtures to be removed for post adaption  
pink wall indicate walls/fixtures to be built for post adaption

AREAS UNIT 1	
Residence low	76.11 sqm
Residence upp	37.42 sqm
Carport	40.79 sqm
Porch	2.92 sqm
Alfresco	9.61 sqm

GFA 135.03 sqm  
inc 3.5sqm for garden shed storage

# UNIT 1

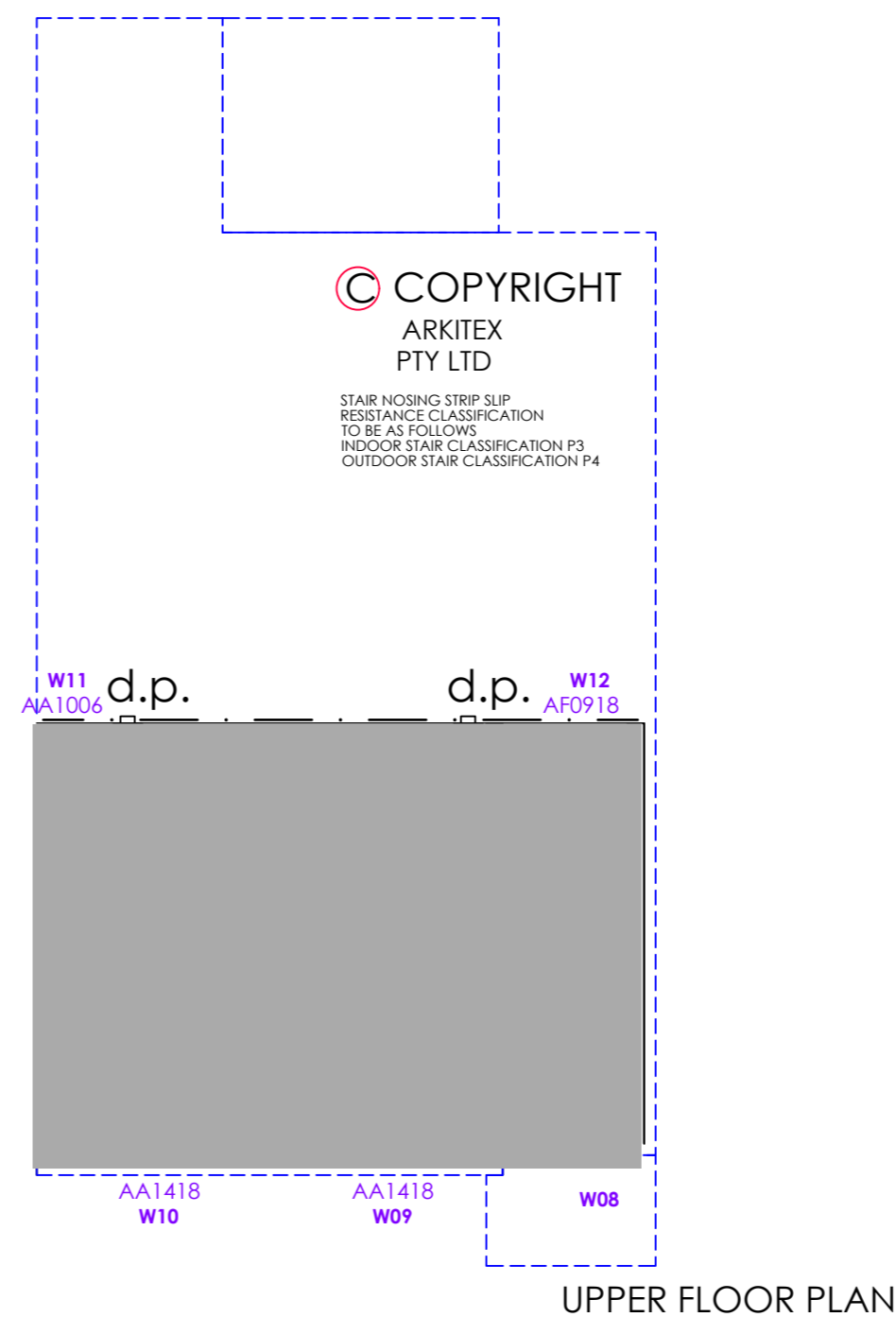
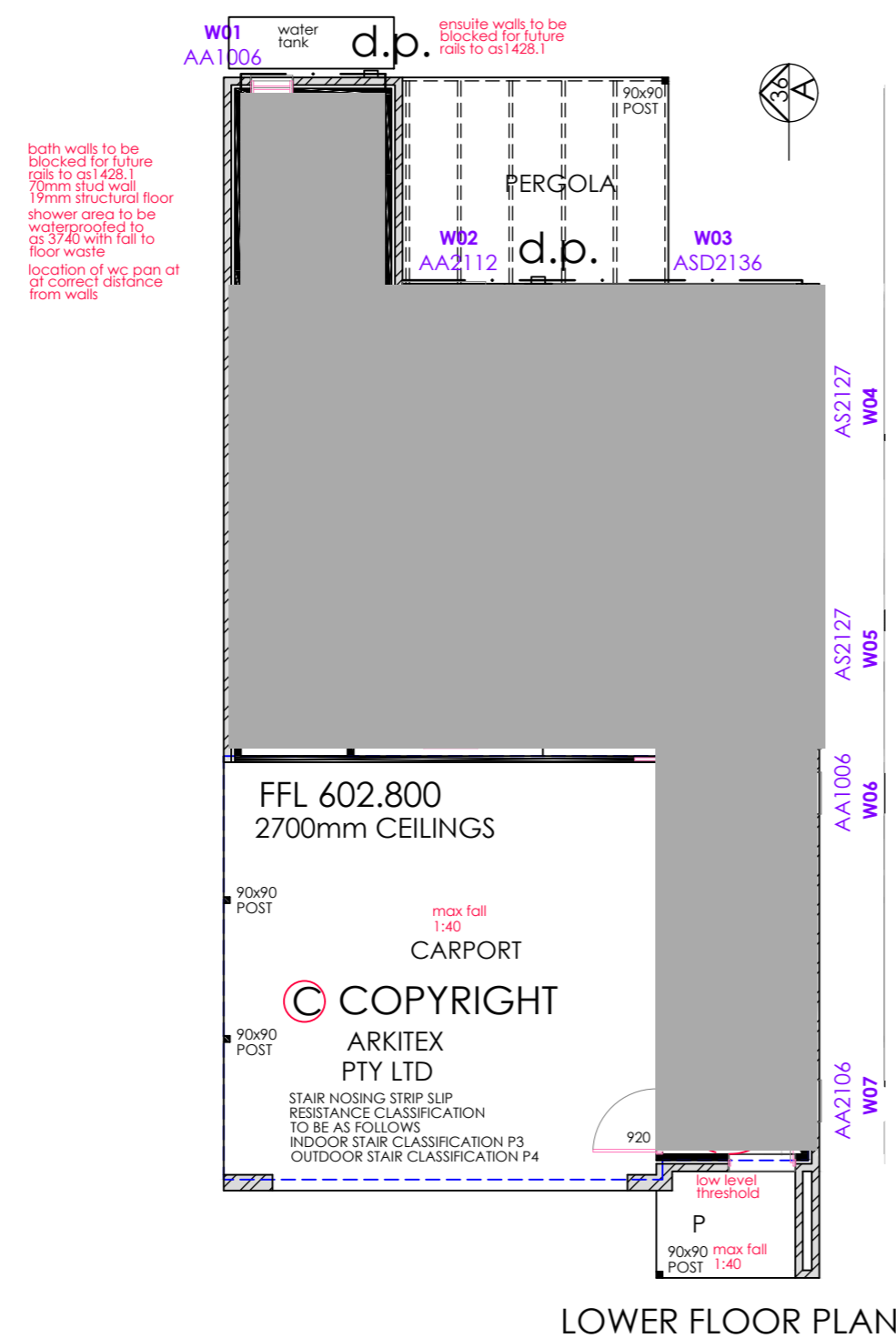
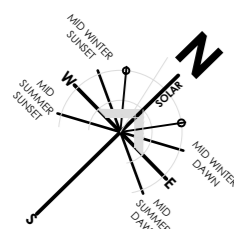
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DRAWING TITLE - FLOOR PLAN UNIT 1 ADAPTATION  
CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT  
BLOCK - 2 & 3 (15)  
SECTION - 7  
SUBURB - MACQUARIE

FOR DA APPROVAL  
DATE: 16.04.2021  
REVISION - A

JOB No: 1569  
SCALE: 1:100@A2  
SHEET No - A49



AREAS UNIT 2	
Residence low	82.17 sqm
Residence upp	41.31 sqm
Carport	39.25 sqm
Porch	3.60 sqm
Alfresco	11.59 sqm

GFA 144.98 sqm  
inc 3.5sqm for garden shed storage

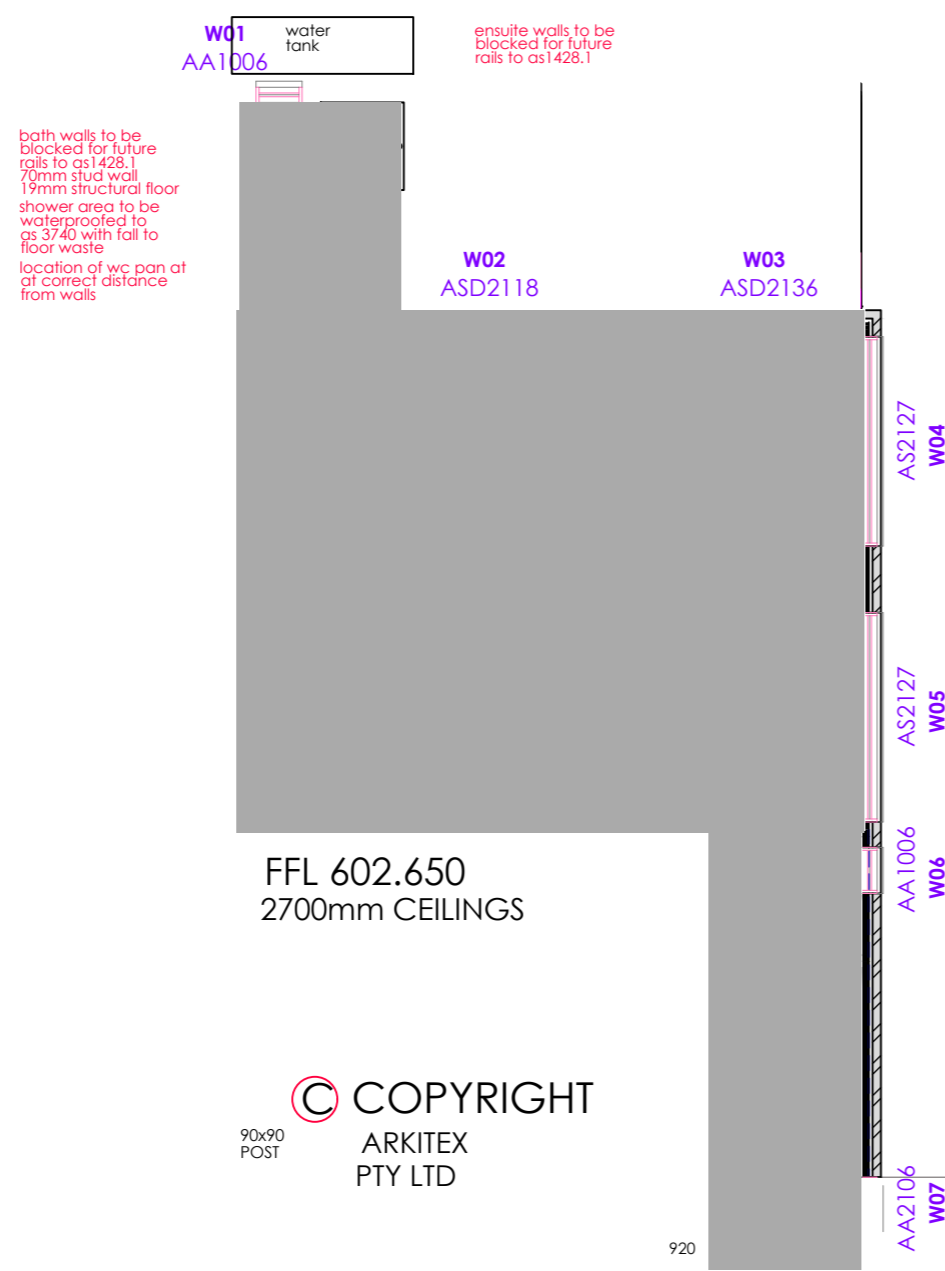
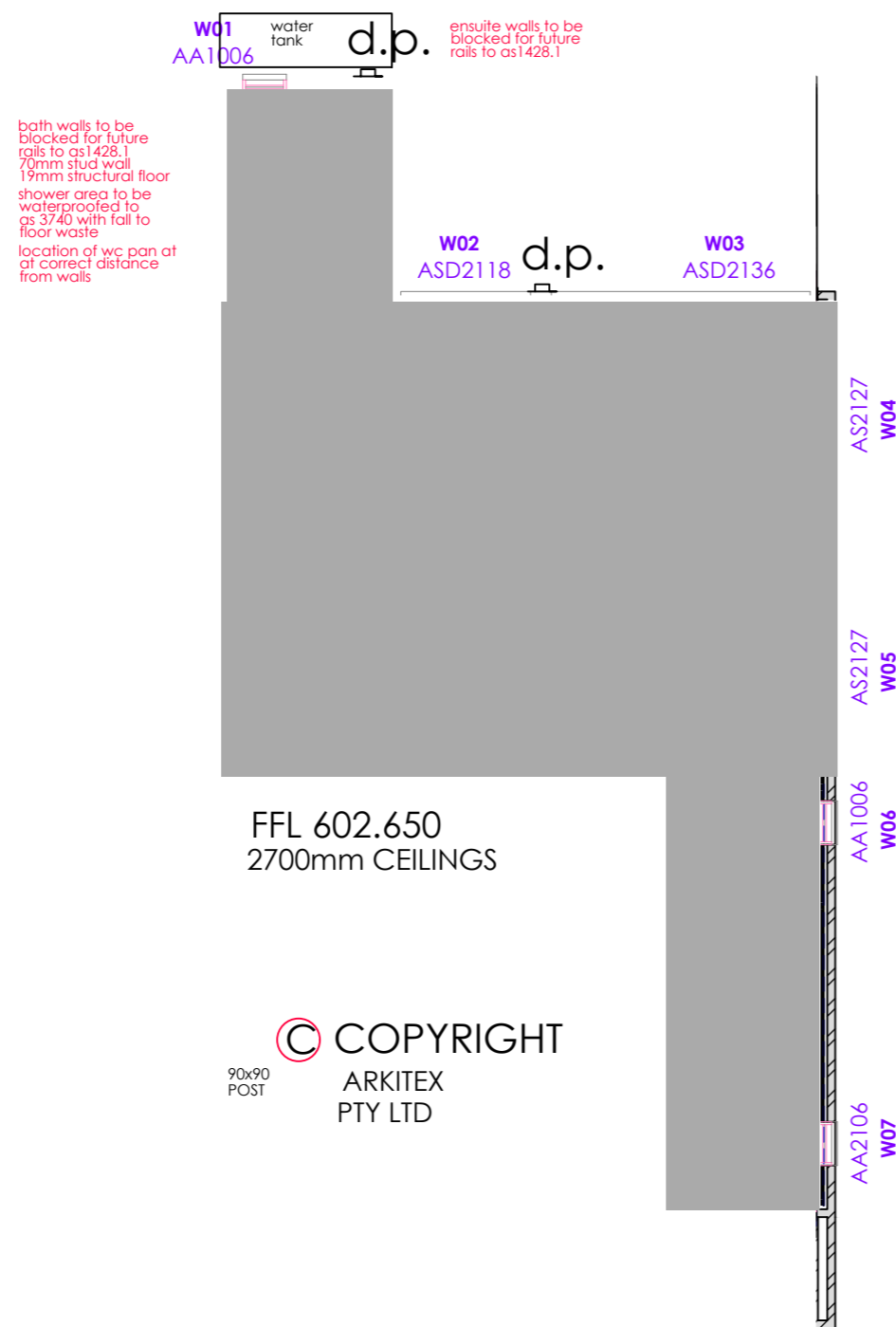
## UNIT 2 TO BE BUILT POST ADAPTATION

### GENERAL ADAPTABLE NOTES

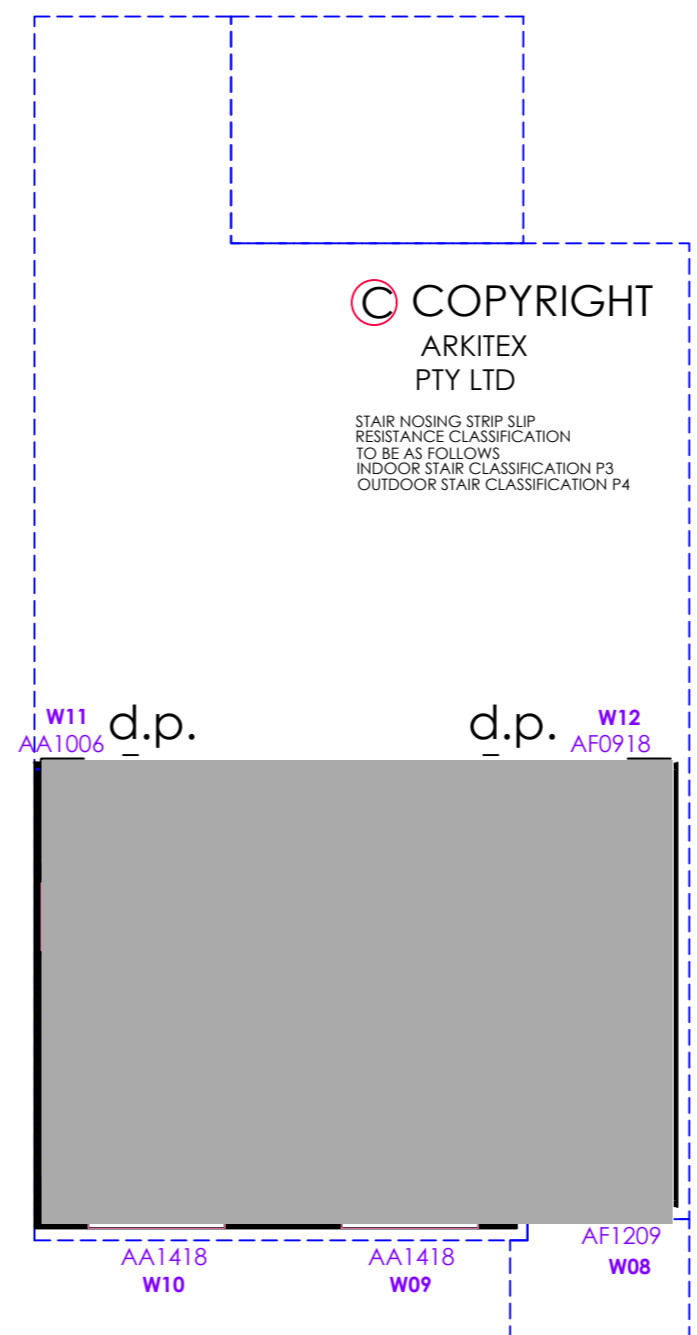
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- LAUNDRY FLOOR TO BE SLIP RESISTANT TO AS 4586 H

purple walls indicate walls/fixtures to be removed for post adaption  
pink wall indicate walls/fixtures to be built for post adaption

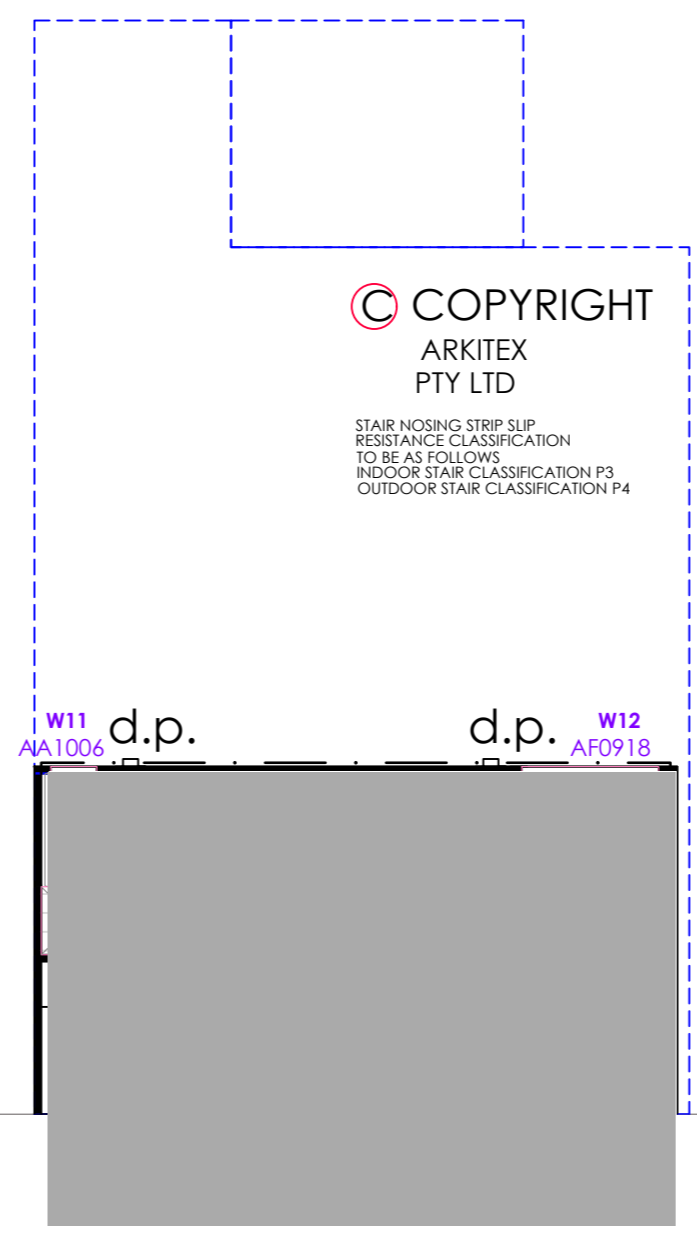
## UNIT 2



POST ADAPTION LOWER FLOOR PLAN



PRE ADAPTION UPPER FLOOR PLAN

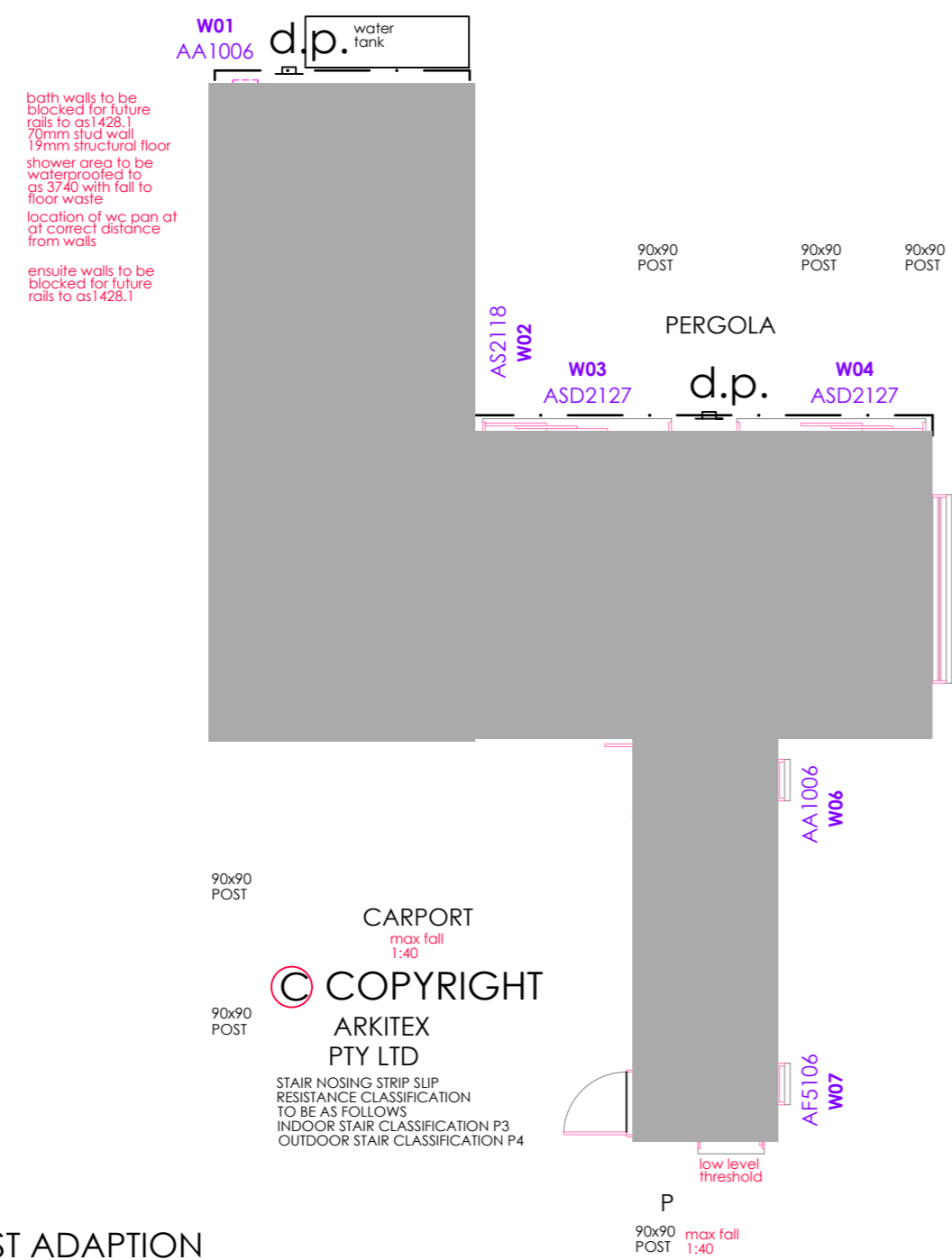
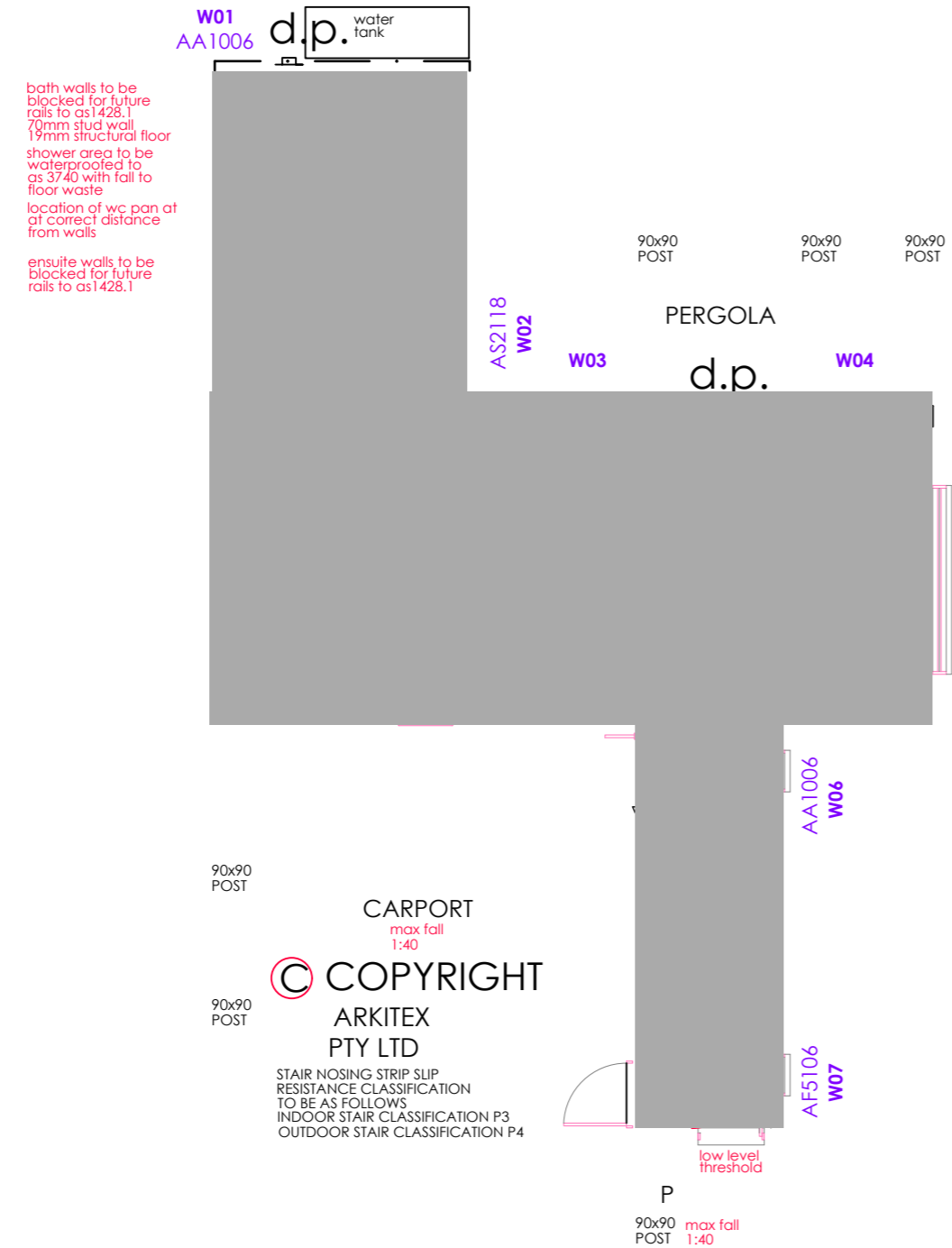
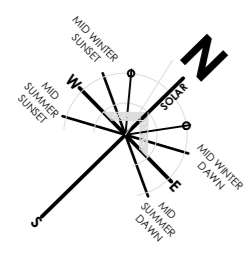


POST ADAPTION UPPER FLOOR PLAN

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  - LAUNDRY FLOOR TO BE SLIP RESISTANT TO AS 4586 H

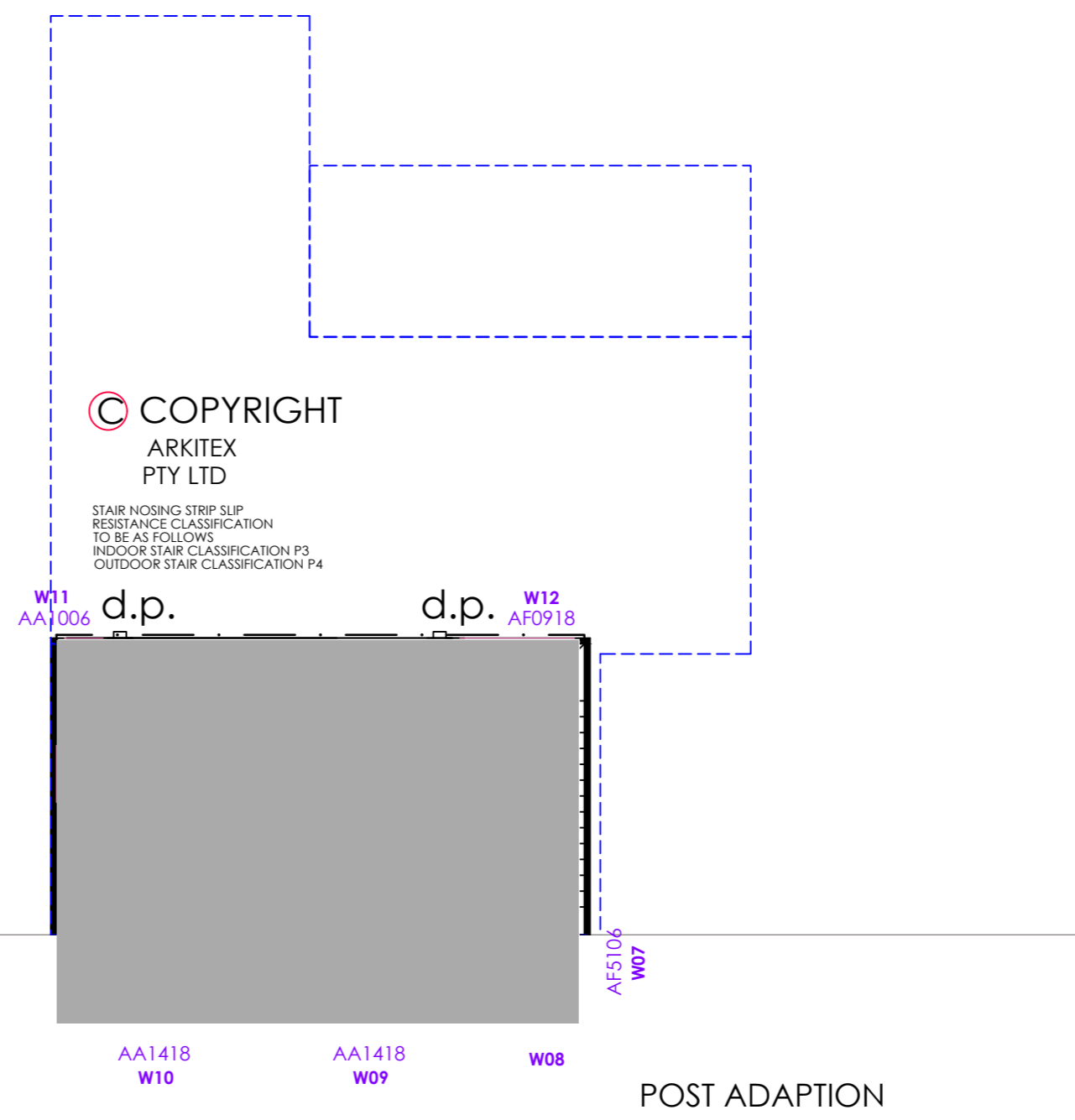
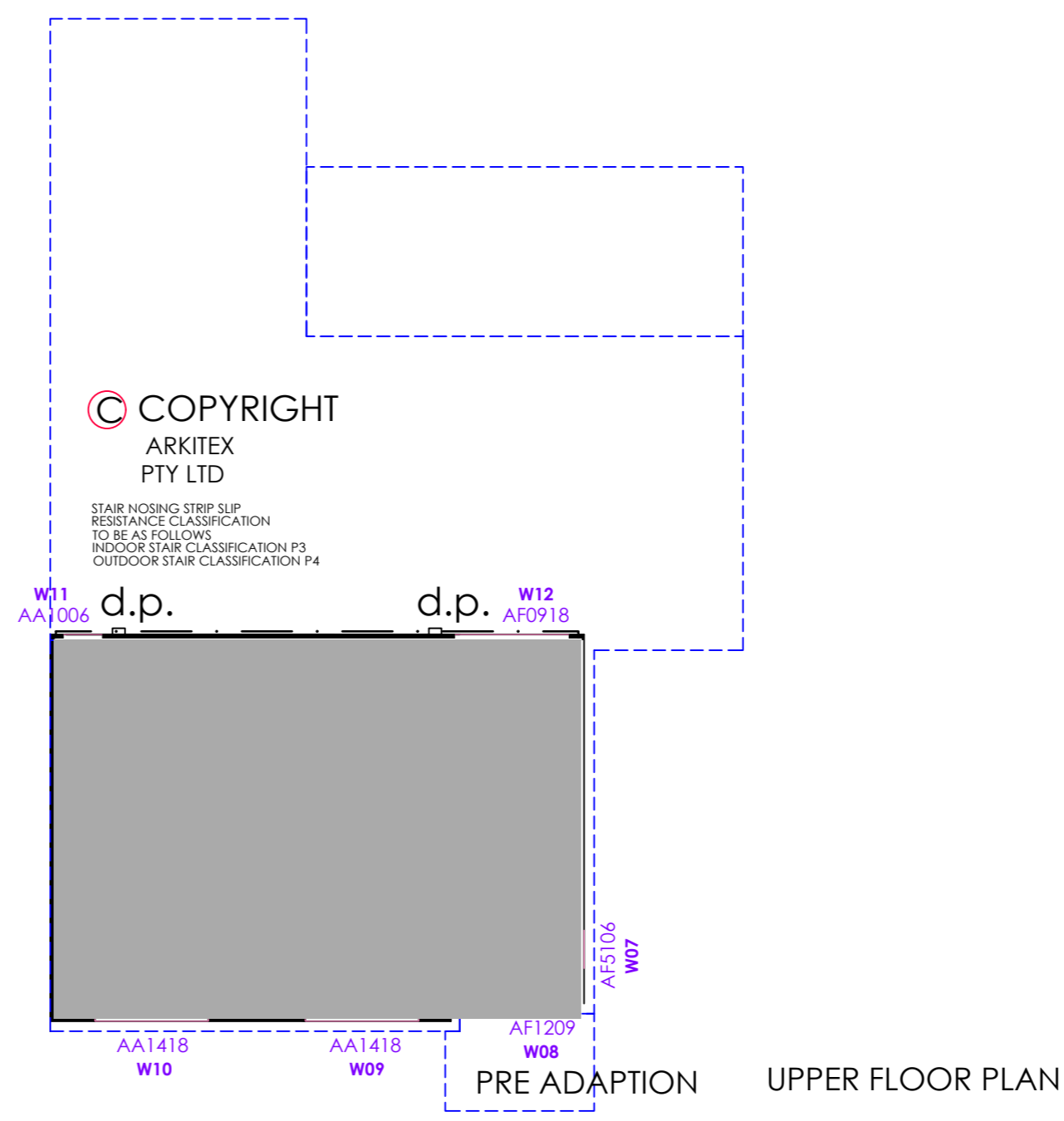
purple walls indicate walls/fixtures to be removed for post adaption  
pink wall indicate walls/fixtures to be built for post adaption

# UNIT 3



AREAS UNIT 4	
Residence low	88.51 sqm
Residence upp	41.31 sqm
Carport	39.25 sqm
Porch	3.60 sqm
Alfresco	18.76 sqm
<hr/>	
GFA inc 3.5sqm for garden shed storage	151.32 sqm

POST ADAPTION

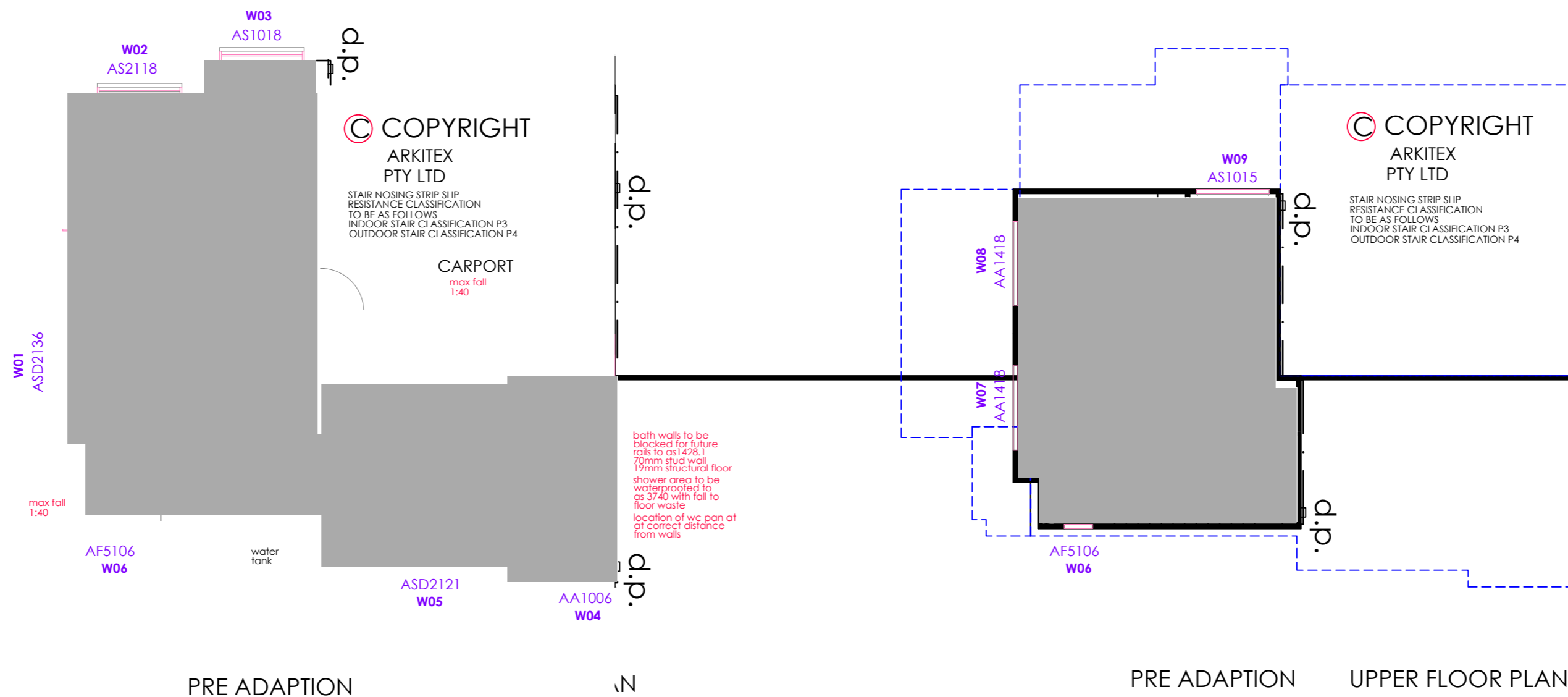
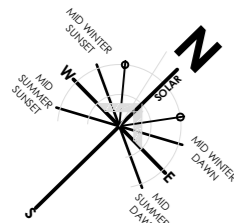


POST ADAPTION

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  - KITCHEN TO BE CONSTRUCTED IN ACCORDANCE WITH AS4299
  - KITCHEN SINK TO BE A MAXIMUM 150mm DEEP.
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  - LAUNDRY FLOOR TO BE SLIP RESISTANT TO AS 4586 H

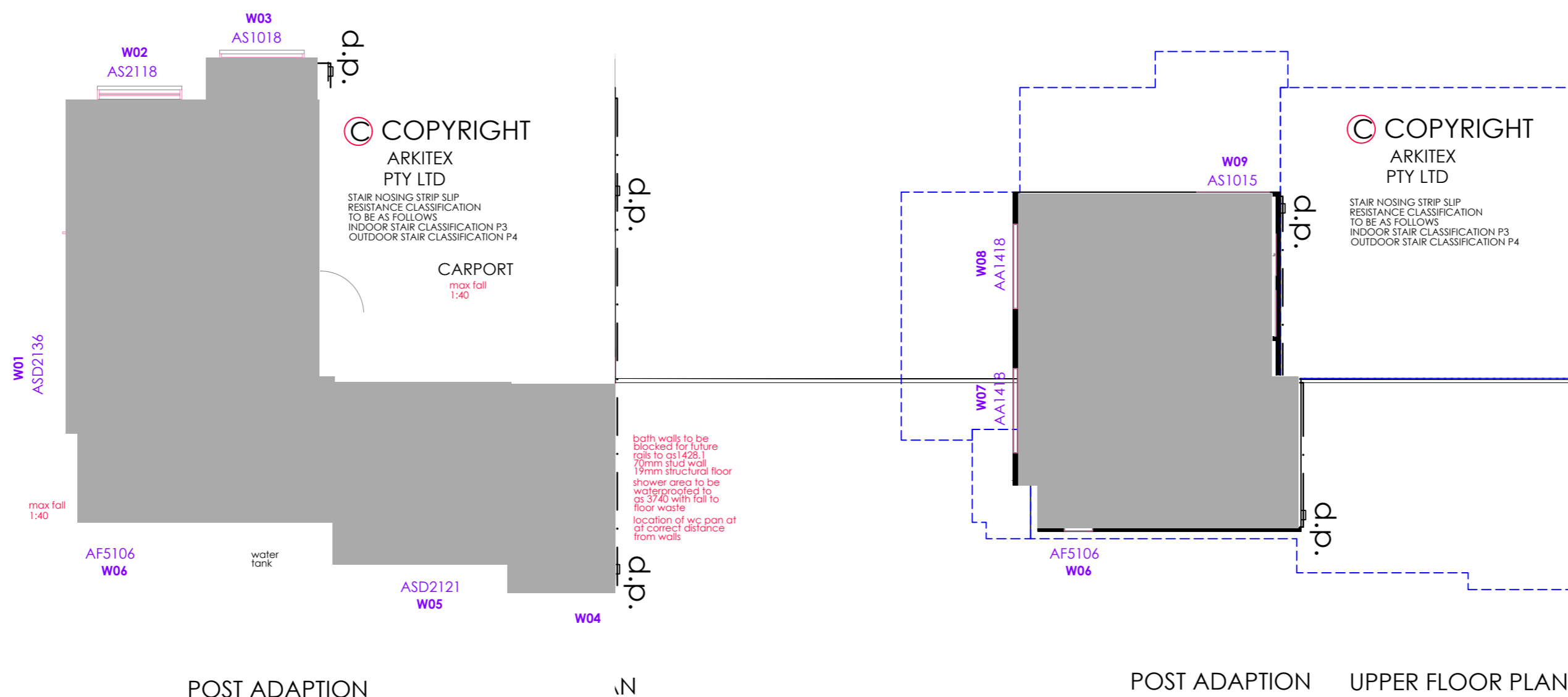
purple walls indicate walls/fixtures to be removed for post adaption  
pink wall indicate walls/fixtures to be built for post adaption

# UNIT 4



PRE ADAPTION

PRE ADAPTION UPPER FLOOR PLAN



POST ADAPTION

POST ADAPTION UPPER FLOOR PLAN

AREAS UNIT 5	
Residence low	82.40 sqm
Residence upp	37.54 sqm
Carport	39.24 sqm
Porch	2.73 sqm
Alfresco	13.25 sqm

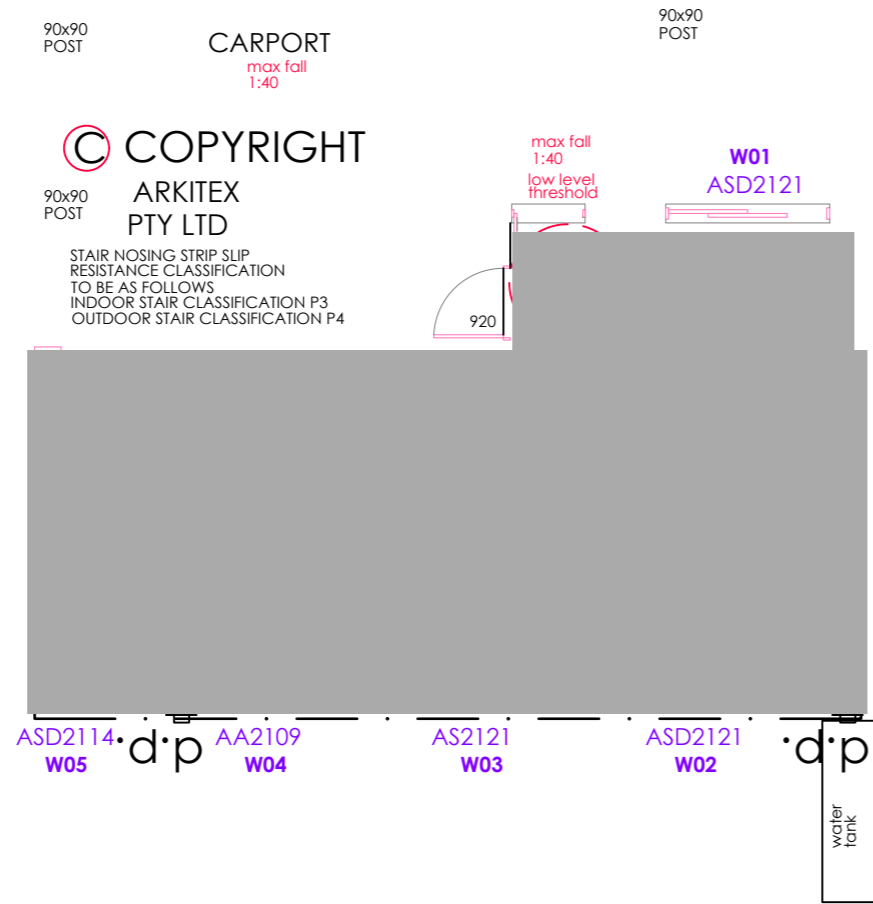
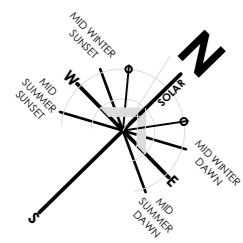
GFA 141.44 sqm  
inc 3.5sqm for garden shed storage

GENERAL ADAPTABLE NOTES

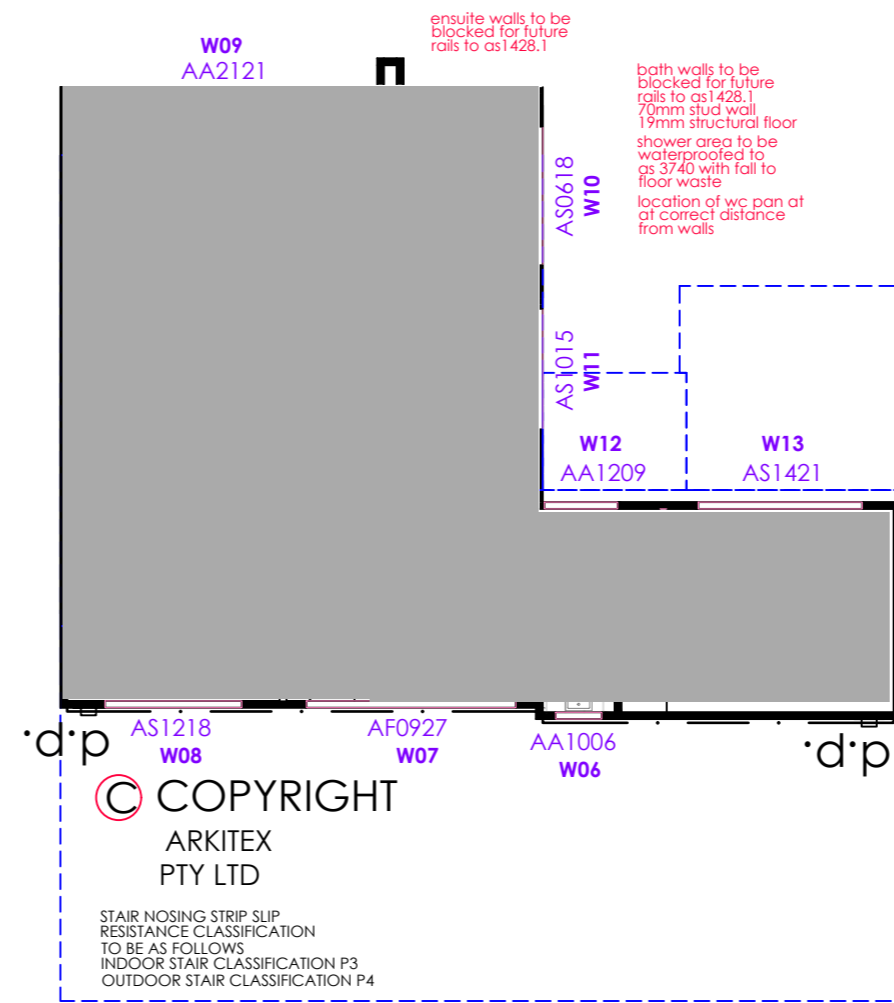
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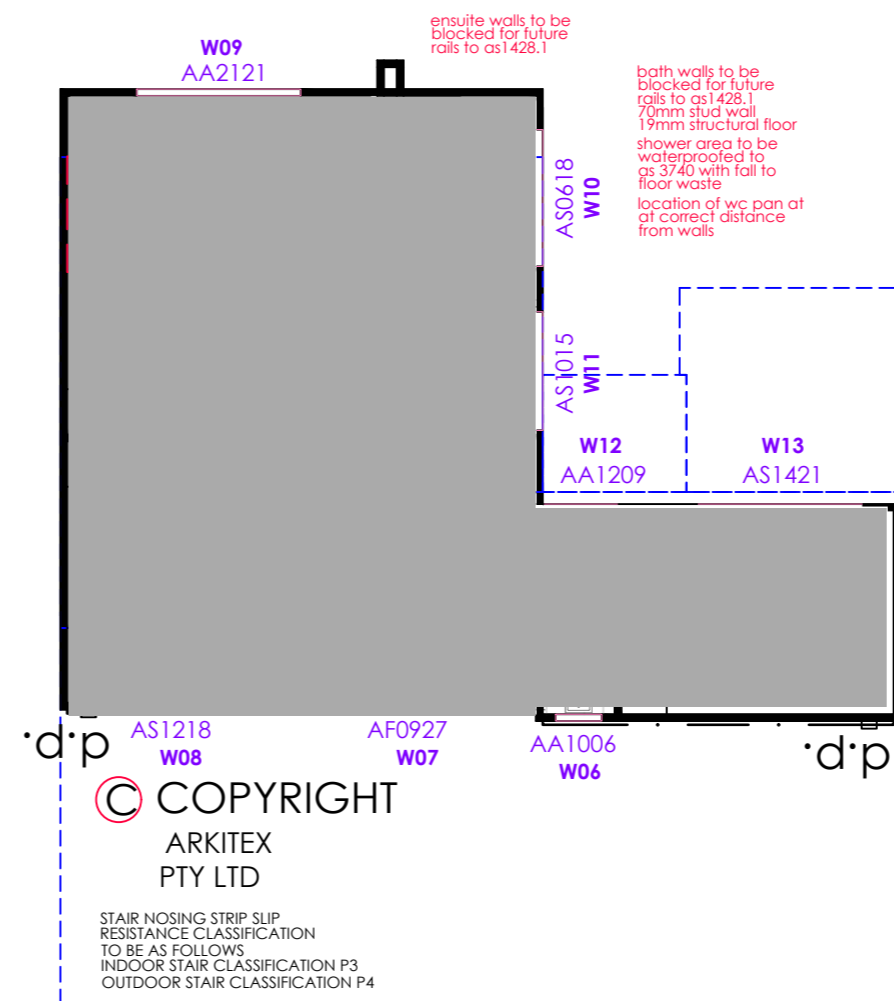
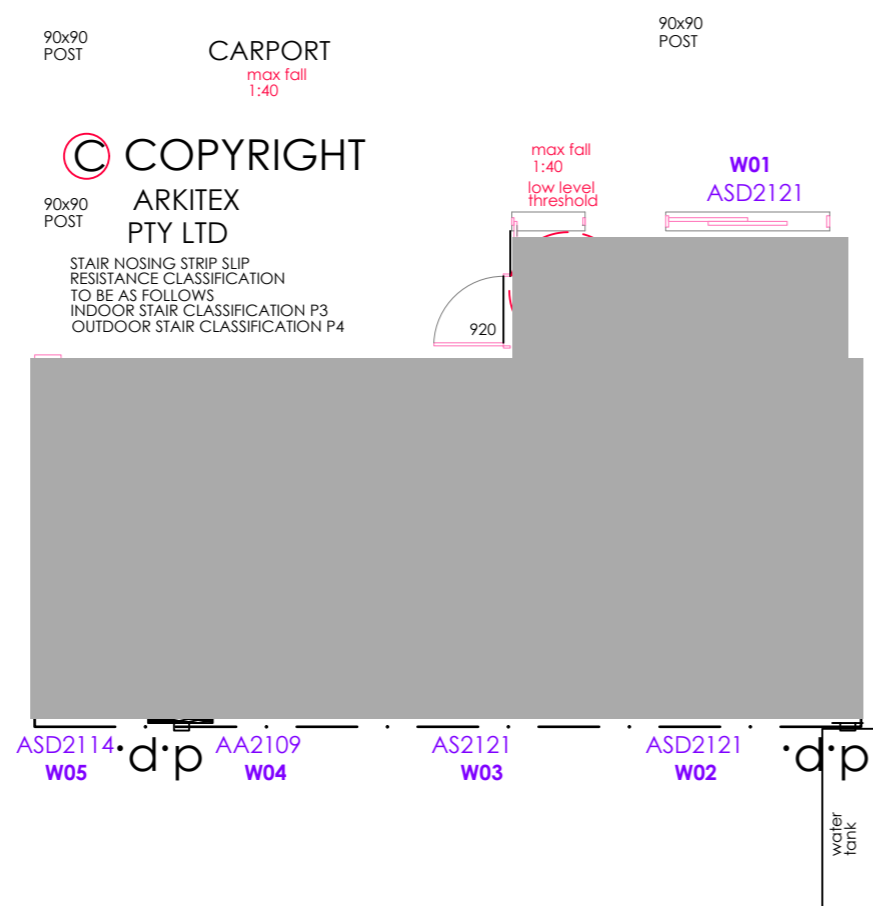
UNIT 5



PRE ADAPTION



PRE ADAPTION UPPER FLOOR PLAN



AREAS UNIT 6	
Residence low	64.86 sqm
Residence upp	62.54 sqm
Carport	39.58 sqm
Porch	2.94 sqm
Alfresco	8.17 sqm

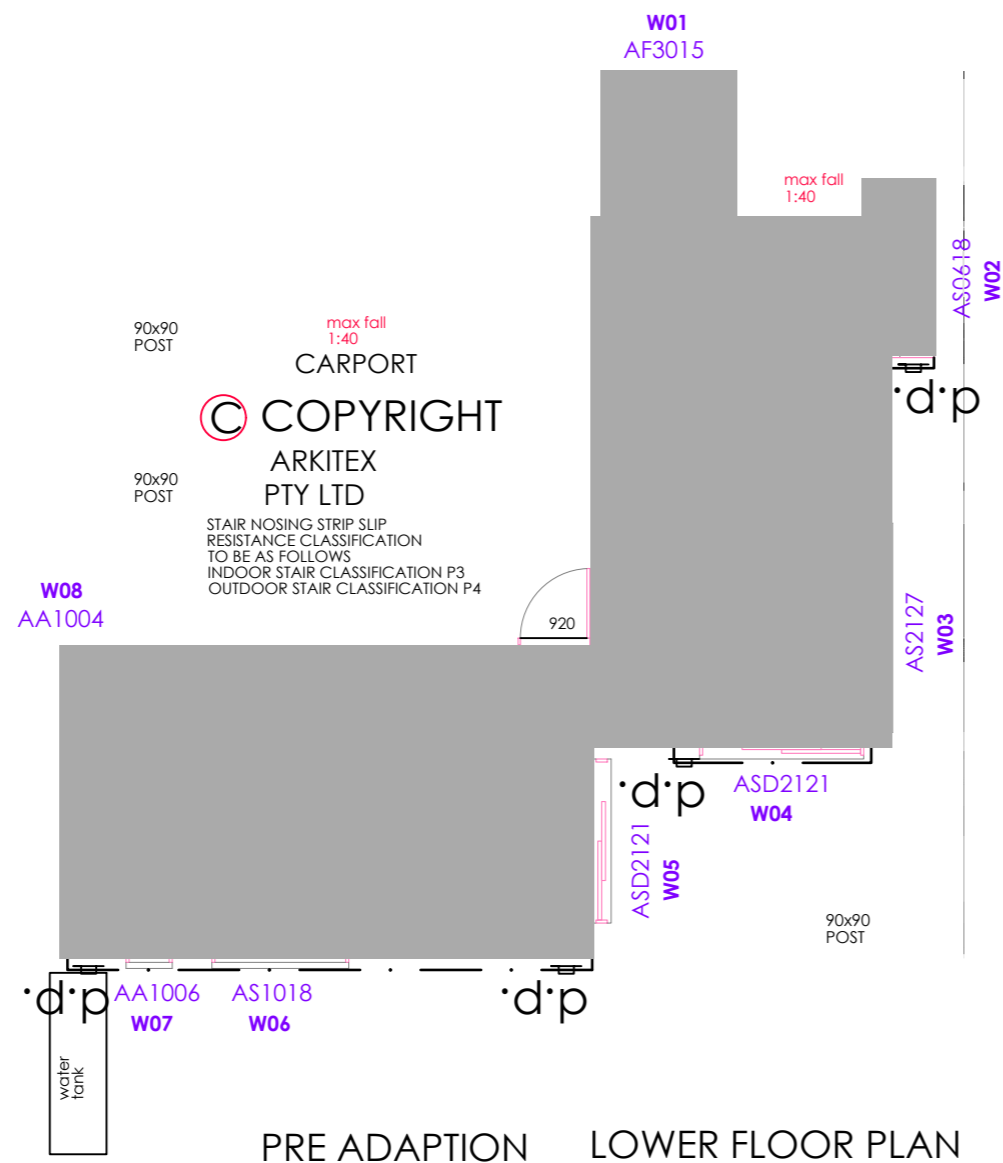
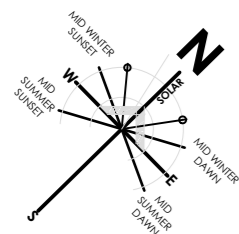
GFA 148.90 sqm  
inc 3.5sqm for garden shed storage

GENERAL ADAPTABLE NOTES

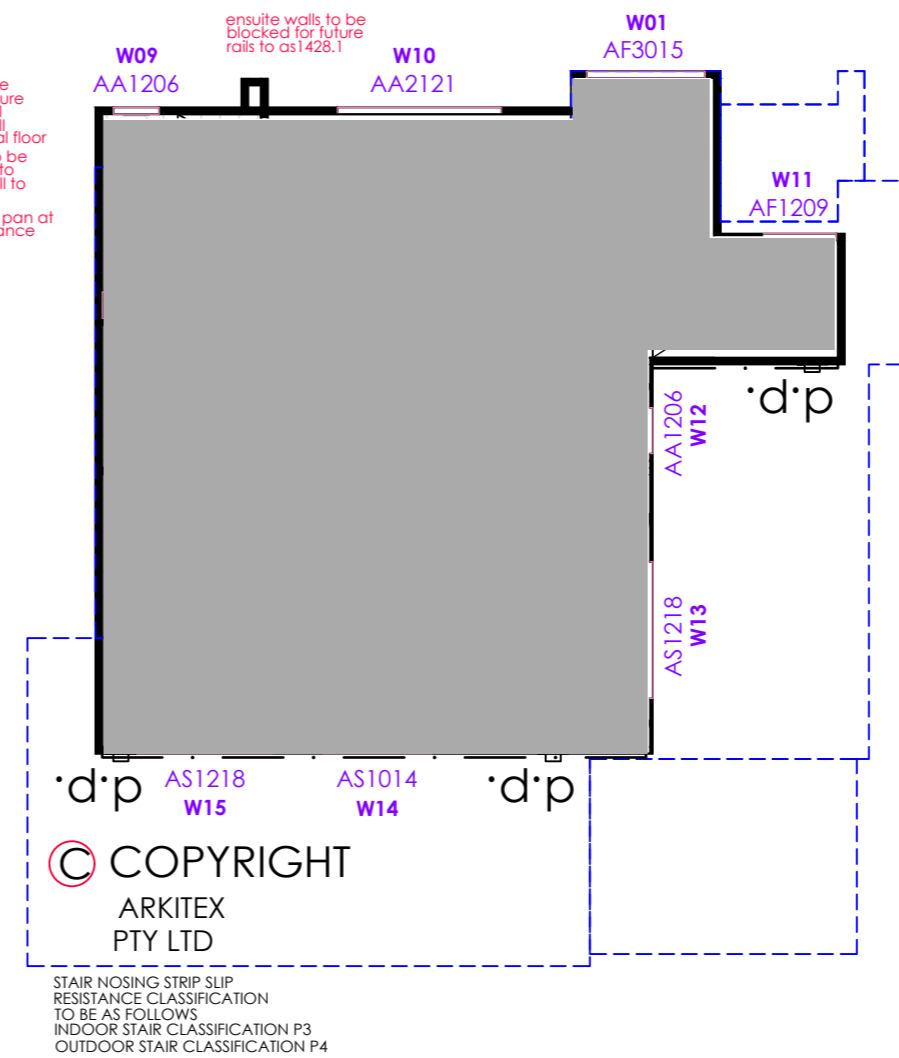
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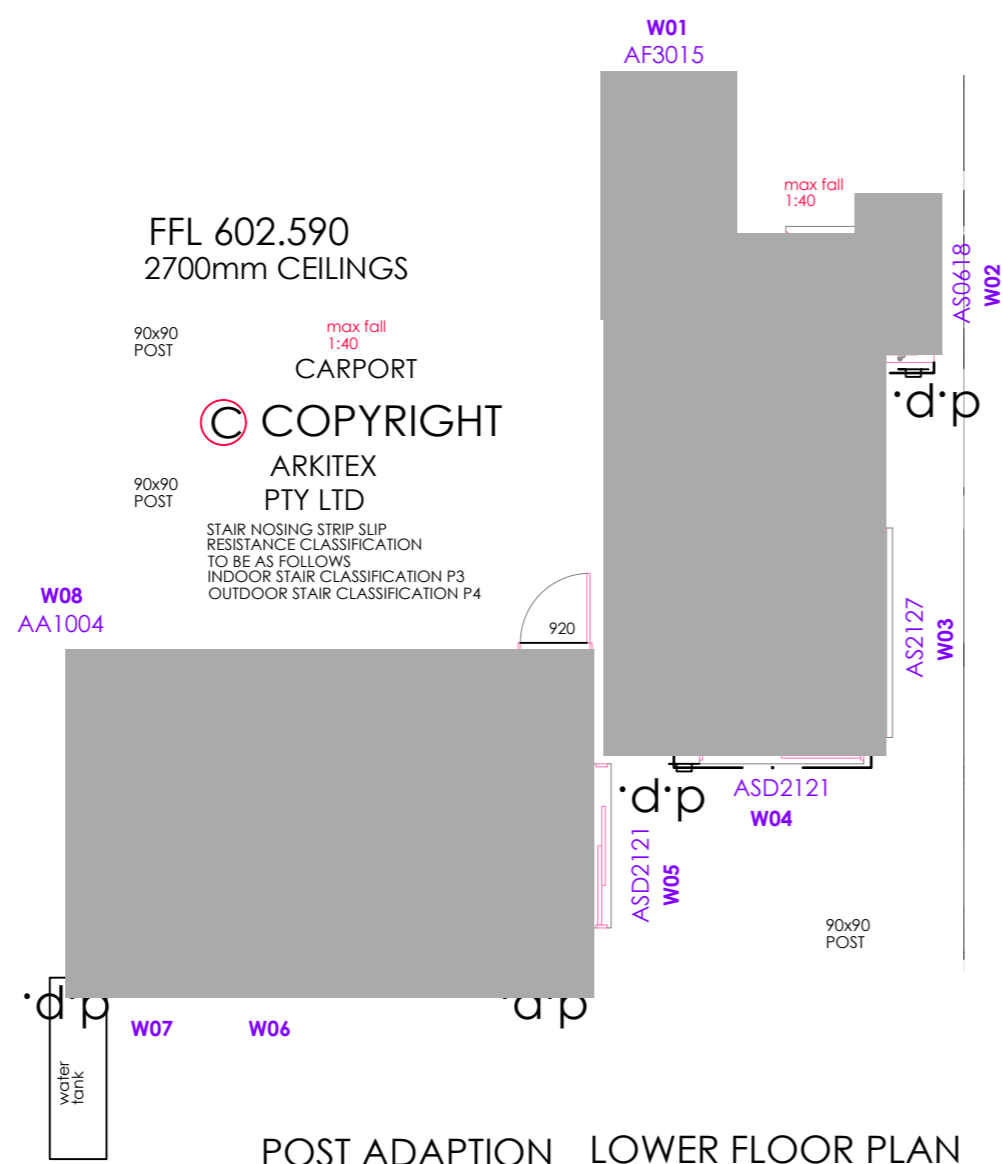
UNIT 6



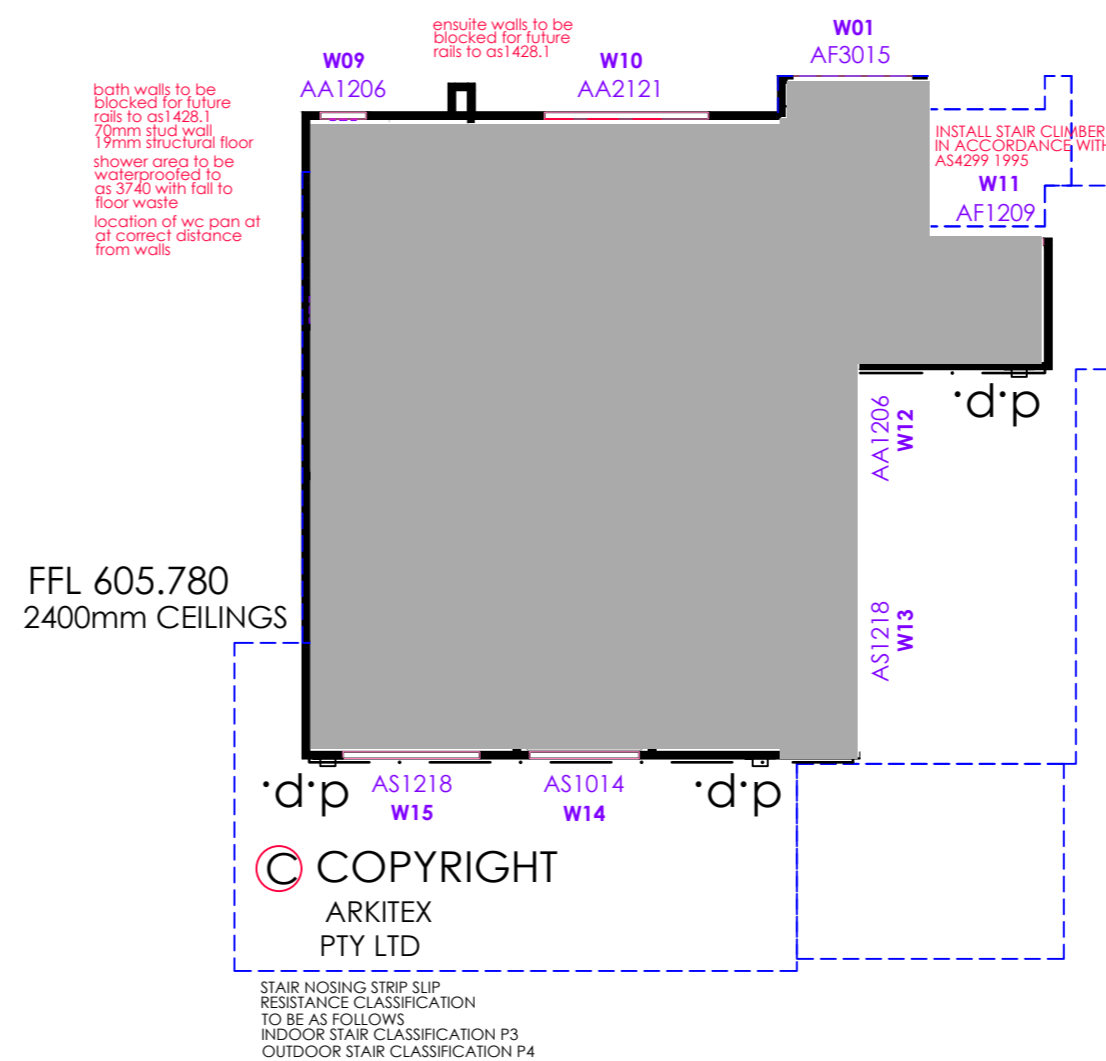
PRE ADAPTION LOWER FLOOR PLAN



PRE ADAPTION UPPER FLOOR PLAN



POST ADAPTION LOWER FLOOR PLAN



POST ADAPTION UPPER FLOOR PLAN

AREAS UNIT 7	
Residence low	65.69 sqm
Residence upp	61.39 sqm
Carport	39.18 sqm
Porch	2.91 sqm
Alfresco	9.10 sqm

GFA 148.58 sqm  
inc 3.5sqm for garden shed storage

GENERAL ADAPTABLE NOTES

- ENTRY THRESHOLD DETAILS TO INDICATE LOW LEVEL. AS1428.1 WITH A MAXIMUM 3mm STEP.
- THRESHOLD DETAILS, OTHER THEN ENTRY DOORS, TO INDICATE LOW LEVEL. AS1428.1 REQUIRES A MAXIMUM 3mm STEP BUT DOES PERMIT A
- THRESHOLD RAMP 1 IN 8 OVER A MAXIMUM 280mm.
- LEVER DOOR HANDLES TO BE USED. HEIGHT AT 900mm TO 1000mm
- TELEPHONE ADJACENT GPO IN LIVING ROOM. POWER POINTS TO BE BETWEEN 600mm AND 1100mm ABOVE FLOOR LEVEL.
- LIVING ROOM TO HAVE A MINIMUM 300 LUX ILLUMINATION.
- AN ADJUSTABLE KITCHEN SINK CAN BE USED INITIALLY OR ADDED LATER. PLUMBING PROVISIONS FOR THIS SINK IN PRE ADAPTED STATE.
- KITCHEN TO BE CONSTRUCTED IN ACCORDANCE WITH AS4299
- KITCHEN SINK TO BE A MAXIMUM 150mm DEEP.
- SINK TAPS TO BE LEVERS OR MIXERS
- SINK TAPS TO BE REACHABLE (MAX 300mm BACK)
- COOK TOPS TO HAVE FRONT CONTROLS OR SIDE CONTROLS (MAXIMUM 300mm BACK) WITH RAISED CROSS BAR
- COOK TOPS TO INCLUDE ISOLATING SWITCH
- WORK SURFACE BESIDE OVEN IS ADJUSTABLE OR CAN BE ADDED LATER.
- ONE POWER POINT WITHIN 300mm OF FRONT BENCH AND MAXIMUM 1100mm HIGH.
- POWER POINT SWITCH FOR REFRIDGERATOR TO BE BETWEEN 600mm AND 1100mm ABOVE FLOOR LEVEL AND A MAXIMUM 300mm BACK FROM THE FRONT OF THE REFRIDGERATOR.
- KITCHEN FLOOR TO BE SLIP RESISTANT TO AS 4586 HB 197. A CERTIFICATE OF TEST AND COMPLIANCE WILL BE REQUIRED AFTER CONSTRUCTION.
- SUPPORT FOR FUTURE GRAB RAILS TO BE BUILT IN AT CONSTRUCTION.
- BATHROOM TO BE CONSTRUCTED IN ACCORDANCE WITH AS1428.1
- BATHROOM FLOOR SLIP RESISTANCE TO AS4586 HB 197. A CERTIFICATE OF TEST AND COMPLIANCE WILL BE REQUIRED AFTER CONSTRUCTION.
- SHOWER (AND BATHROOMS) TO BE WATER PROOFED TO AS 3740(2004).A CERTIFICATE OF COMPLIANCE WILL BE REQUIRED AFTER CONSTRUCTION.
- Provision for washbasin with clearances to comply with AS 1428.
- RECESSED SOAP HOLDERS REQUIRED.
- POWER POINT BESIDE MIRROR AT 900mm- 1100mm ABOVE FFL.
- TOILET FLOOR TO BE SLIP RESISTANT TO AS 4568 HB 197
- DOUBLE POWER POINTS REQUIRED IN LAUNDRY.
- LAUNDRY FLOOR TO BE SLIP RESISTANT TO AS 4586 H

purple walls indicate walls/fixtures to be removed for post adaption  
pink wall indicate walls/fixtures to be built for post adaption

UNIT 7

---

**From:** basubmission\_electricity@Evoenergy.com.au  
**Sent:** Thursday, 24 June 2021 2:32 PM  
**To:** AC, EPD Customer Services  
**Subject:** Evoenergy Application Decision. Application - 192510. Macquarie - 2/7 (Email 1 of 2)  
**Attachments:** Conditional Approval Electricity192510.pdf; %FLOORASSESS-202138723-01.pdf; %FLOORASSESS-202138723-02.pdf; %FLOORASSESS-202138723-03.pdf; %FLOORASSESS-202138723-04.pdf; %FLOORASSESS-202138723-05.pdf; %FLOORASSESS-202138723-06.pdf; %FLOORASSESS-202138723-07.pdf; DEMO-202138723-01.pdf; ELEV-202138723-01.pdf; ELEV-202138723-02.pdf; ELEV-202138723-03.pdf; ELEV-202138723-04.pdf

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**Evoenergy**

**Approval ID : 192510, Macquarie 2 /7 , Macquarie 3 /7**

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

[Redacted Signature]

[Evoenergy](#)

**Telephone** 02 6293 5770

**Facsimile** 02 6293 5762

**Email** [devapp@evoenergy.com.au](mailto:devapp@evoenergy.com.au)

GPO Box 366 Canberra ACT 2601

[www.evoenergy.com.au](http://www.evoenergy.com.au)

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**From:** [REDACTED] on behalf of Evoenergy [REDACTED]  
**Sent:** Thursday, 24 June 2021 2:32 PM  
**To:** AC, EPD Customer Services  
**Subject:** Evoenergy - Notification of Building Application - Application ID : 192510 (Email 1 of 2)  
**Attachments:** Gas Conditional Compliance Statement\_192510.pdf; Exclusion Zone - Domestic Meter Installations.pdf; Gas Metering Equipment - Prohibited Locations.pdf; Information sheet.pdf; Meter Exclusion Zone.pdf; %FLOORASSESS-202138723-01\_Gas.pdf; %FLOORASSESS-202138723-02\_Gas.pdf; %FLOORASSESS-202138723-03\_Gas.pdf; %FLOORASSESS-202138723-04\_Gas.pdf; %FLOORASSESS-202138723-05\_Gas.pdf; %FLOORASSESS-202138723-06\_Gas.pdf; %FLOORASSESS-202138723-07\_Gas.pdf; DEMO-202138723-01\_Gas.pdf; ELEV-202138723-01\_Gas.pdf; ELEV-202138723-02\_Gas.pdf; ELEV-202138723-03\_Gas.pdf; ELEV-202138723-04\_Gas.pdf

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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 conditional compliance, which indicates Evoenergy's conditions of approval. Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications)

Regards  
**Steve Donnelly**  
Network Development Manager  
**Jemena**  
Unit 1, 5-7 Johns Place, Hume, ACT 2620  
(02) 6192 6270 | [REDACTED]  
[REDACTED] | [www.jemena.com.au](http://www.jemena.com.au)

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**From:** developmentapplications@iconwater.com.au  
**Sent:** Friday, 11 June 2021 3:06 PM  
**To:** AC, EPD Customer Services  
**Subject:** Icon Water Application Decision. Application - 192542. Macquarie - 2/7 (Email 1 of 8)  
**Attachments:** Conditional Acceptance192542.pdf; %ACCESSPLAN-202138723-01.pdf; %ACCESSPLAN-202138723-02.pdf; %ACCESSPLAN-202138723-03.pdf; %ACCESSPLAN-202138723-04.pdf; %ACCESSPLAN-202138723-05.pdf; %ACCESSPLAN-202138723-06.pdf; %ACCESSPLAN-202138723-07.pdf; %FLOORASSESS-202138723-01.pdf; %FLOORASSESS-202138723-02.pdf; %FLOORASSESS-202138723-03.pdf; %FLOORASSESS-202138723-04.pdf; %FLOORASSESS-202138723-05.pdf; %FLOORASSESS-202138723-06.pdf; %FLOORASSESS-202138723-07.pdf; %LEASE-202138723-01.pdf; %LEASE-202138723-02.pdf; %TITLE-202138723-01.pdf; %TITLE-202138723-02.pdf; %TURNTEMPLATE-202138723-01.pdf

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## Icon Water

### Approval ID : 192542, Macquarie 2 /7 , Macquarie 3 /7

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

Building Approvals and Network Protection

Icon Water

Telephone 02 6248 3111

Facsimile 02 6242 1459

**Email [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)**

GPO Box 366 Canberra ACT 2601

[www.iconwater.com.au](http://www.iconwater.com.au)

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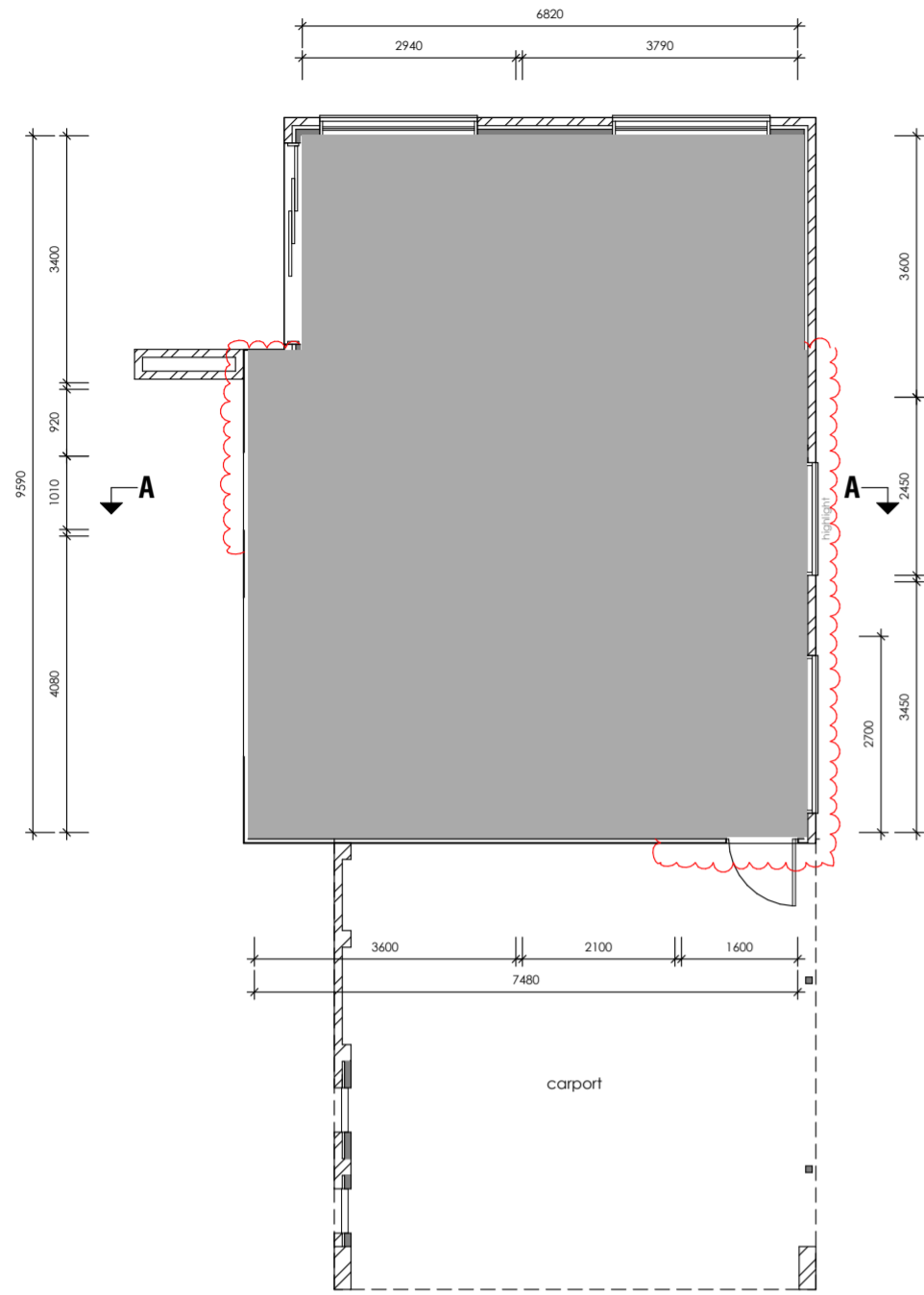
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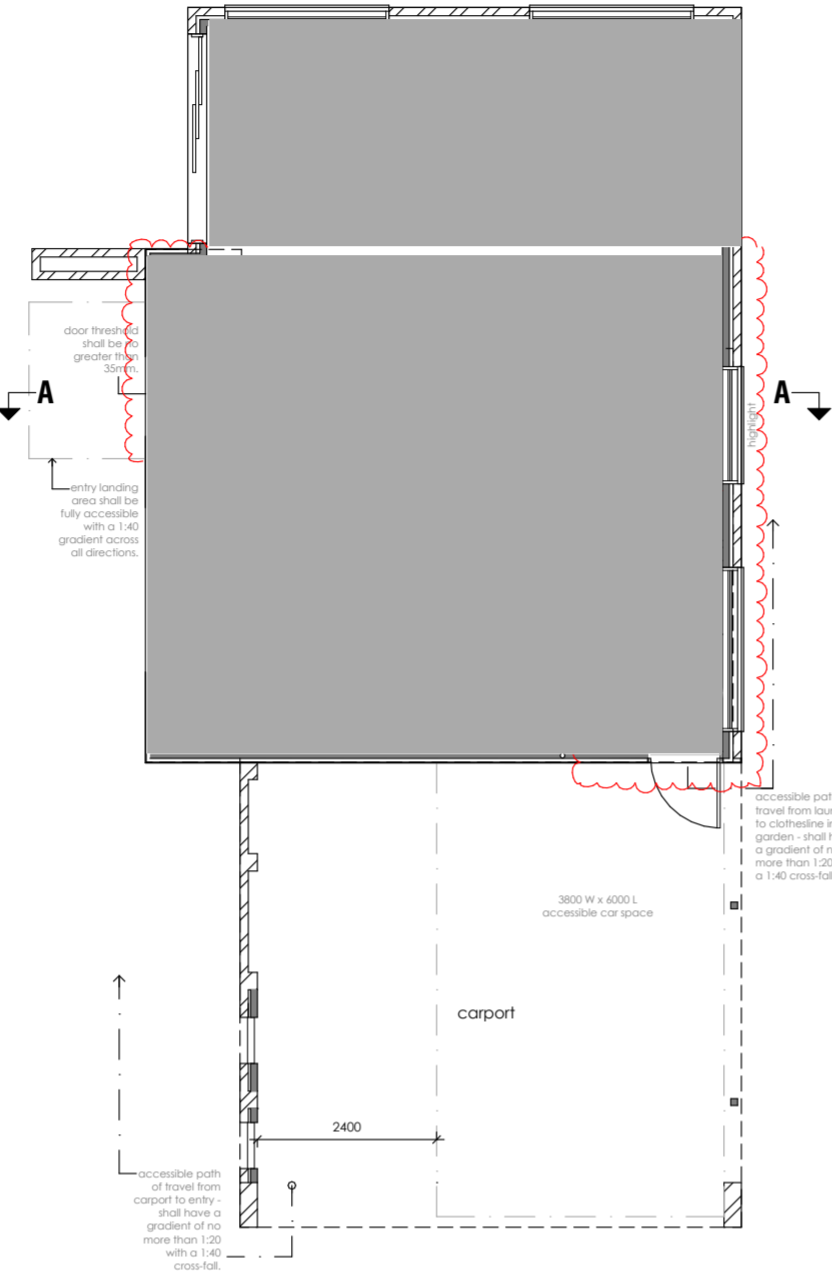
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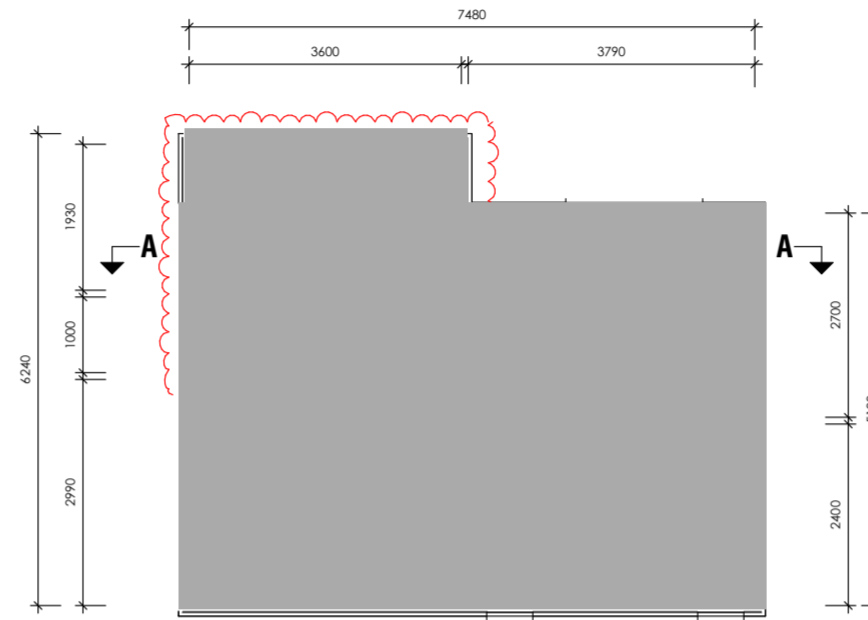
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GROUND FLOOR  
PRE ADAPTATION



GROUND FLOOR  
POST ADAPTATION



FIRST FLOOR



Unit 1 Pre & Post Adaption Plans

IN RESPONSE TO THE NOD CONDITIONS OF APPROVAL

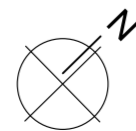
SECTION 4 items a, b, c, d and e -

PLEASE FIND UPDATED UNIT PLAN ABOVE, TO BE READ IN CONJUNCTION WITH THE ACCESS REPORT, AND THE SOLAR ACCESS DIAGRAMS SUBMITTED.

NO.	ISSUE	AMENDMENTS	DATE
A	ORIGINAL DA ISSUE		06.01.21
B	s165 APPLICATION ISSUE		21.06.22

s165 APPLICANT - IAIN MOORE

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CLIENT - HRC JV PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT  
BLOCK - 2 & 3 (15)  
SECTION - 7  
SUBURB - MACQUARIE

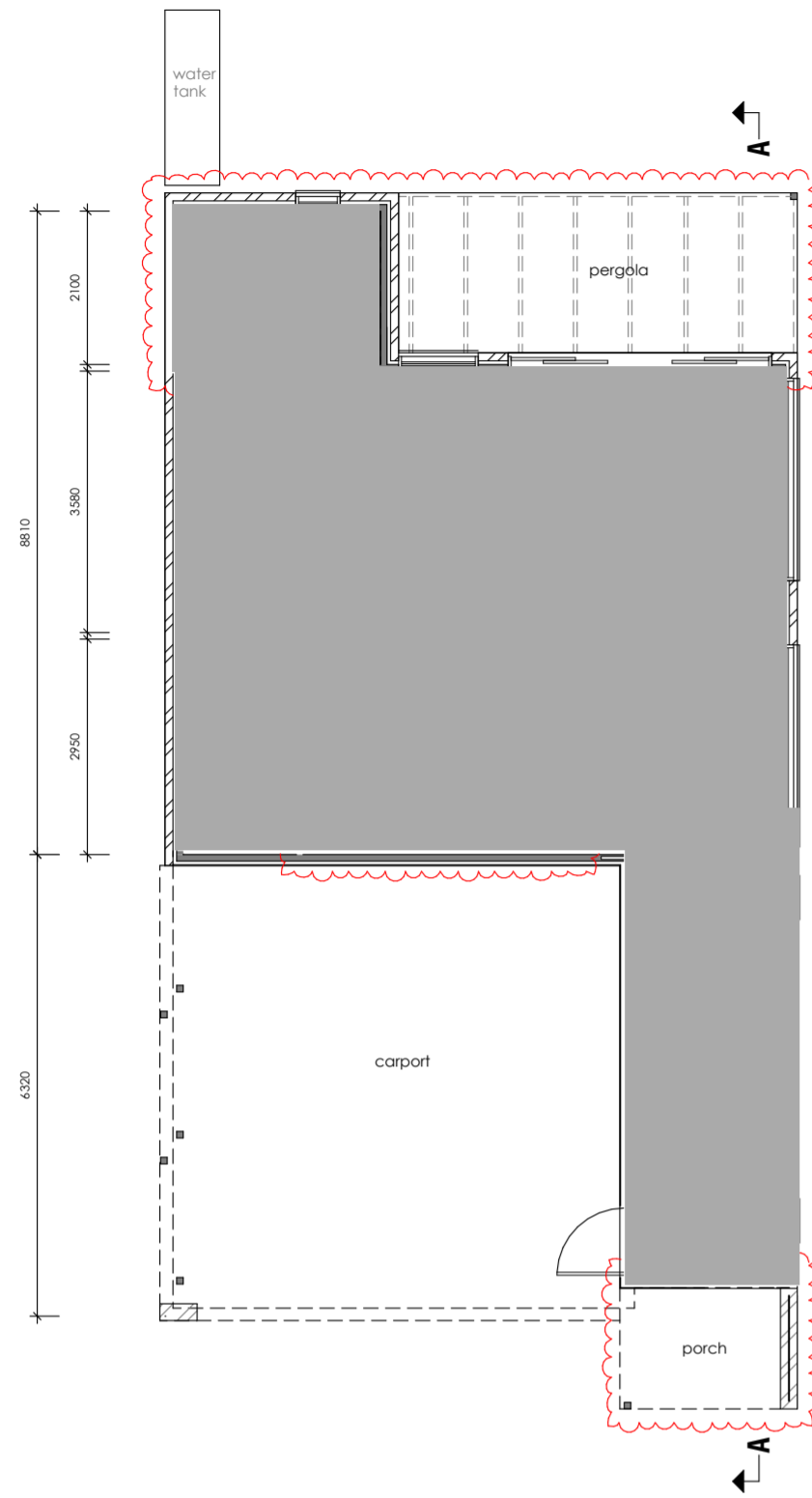
s165 APPLICATION  
FOR DA APPROVAL  
DATE: 28/06/2022  
REVISION - B

JOB No: 1569  
SCALE: 1:100@A2  
SHEET No - A50

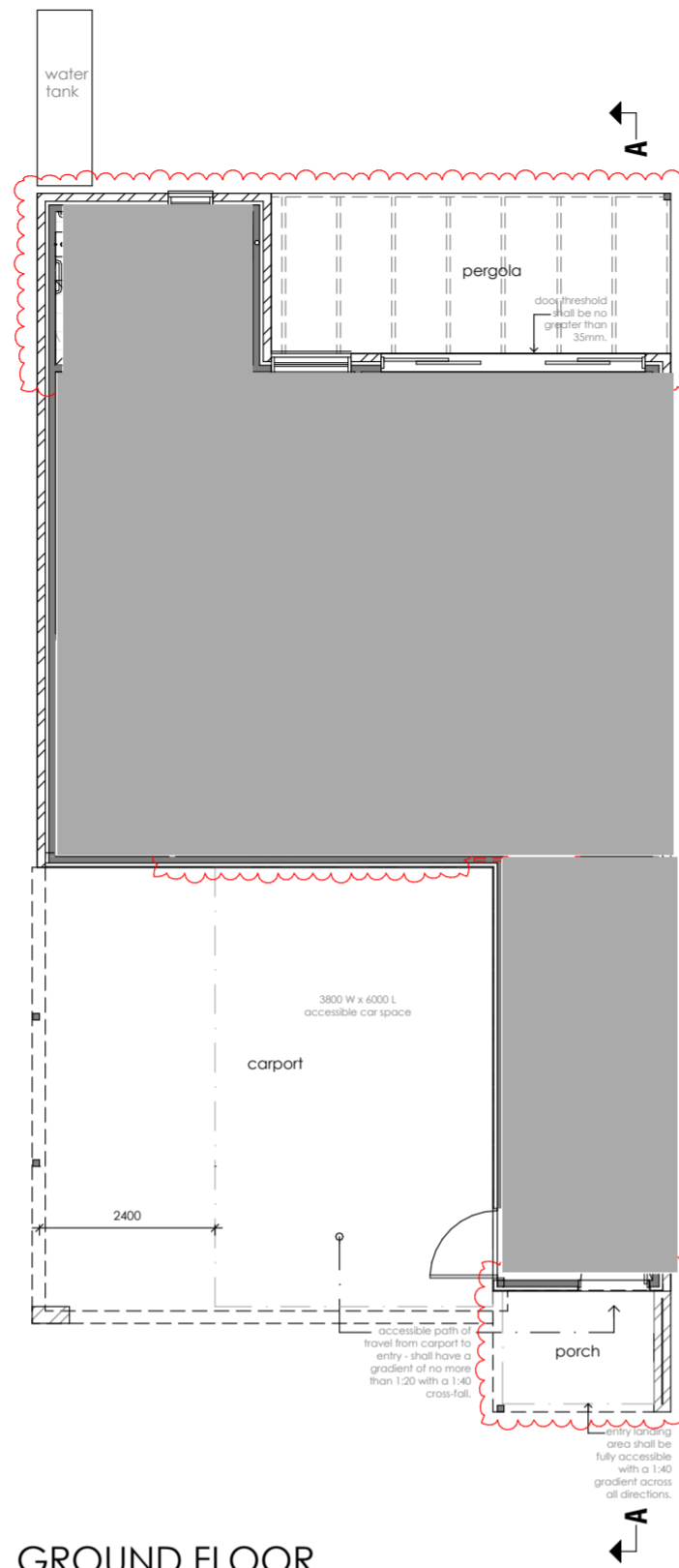
PLANNING AND DEVELOPMENT ACT 2007  
**APPROVAL GRANTED**  
PURSUANT TO SECTION 165

Delegate name LINCOLN RIXON-PETTY

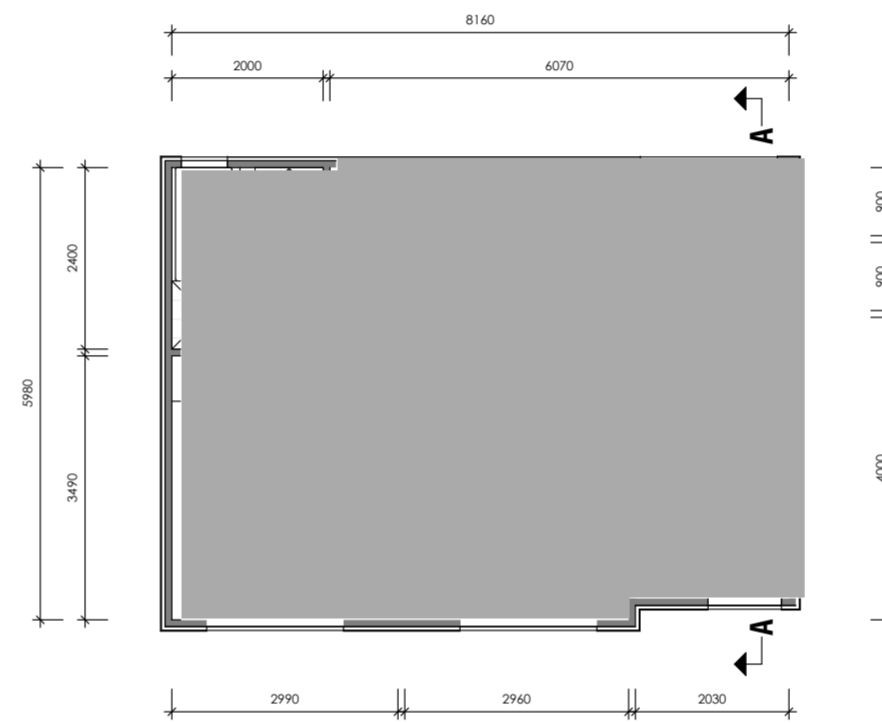
Date 14/7/2022



GROUND FLOOR  
PRE ADAPTATION



GROUND FLOOR  
POST ADAPTATION



FIRST FLOOR

1  
-  
Unit 2 + 3 Pre & Post Adaption Plans

IN RESPONSE TO THE NOD CONDITIONS OF APPROVAL

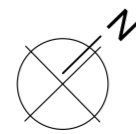
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PLAN  
CLIENT - HRC JV PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT  
BLOCK - 2 & 3 (15)  
SECTION - 7  
SUBURB - MACQUARIE

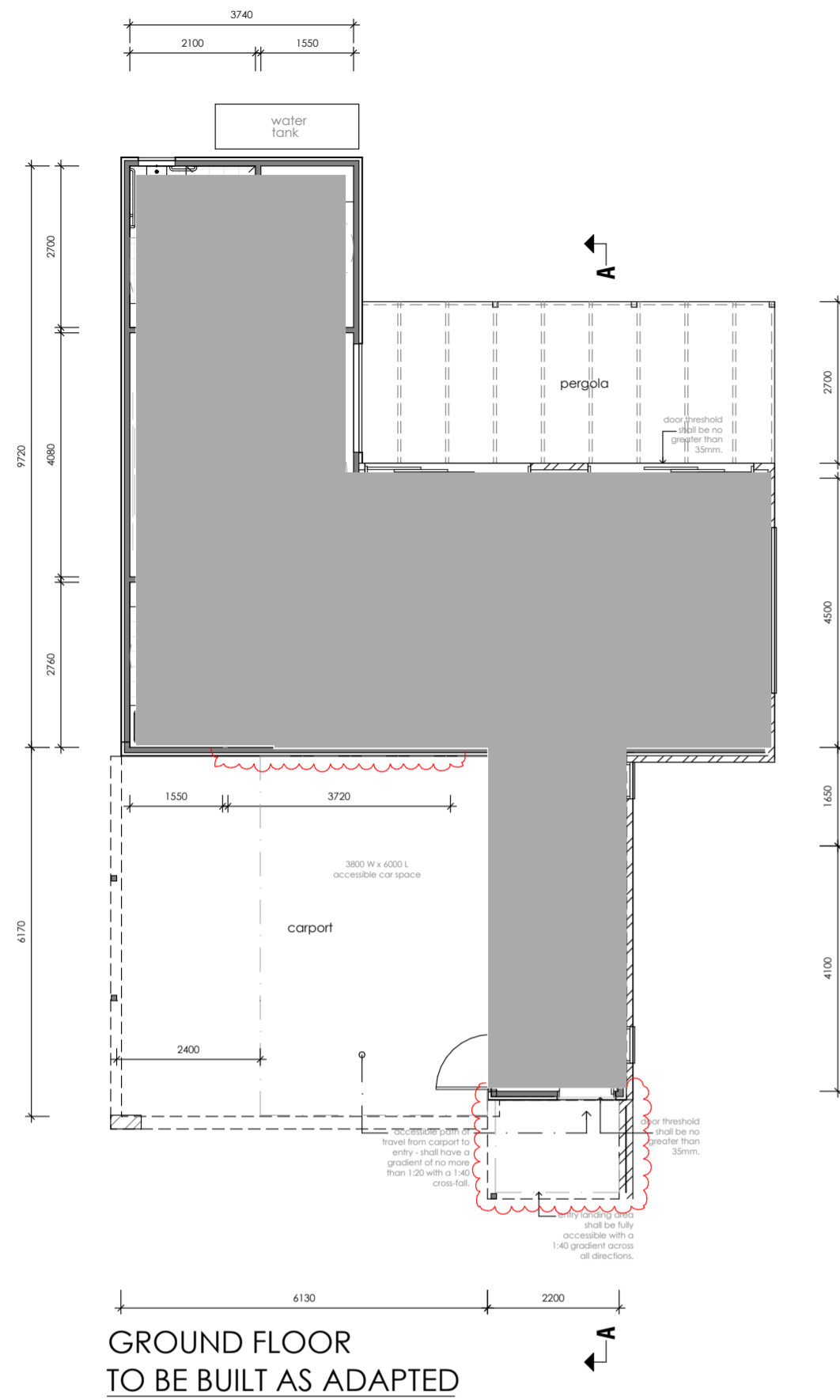
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DATE: 28/06/2022  
REVISION - B

JOB No: 1569  
SCALE: 1:100@A2  
SHEET No - A51

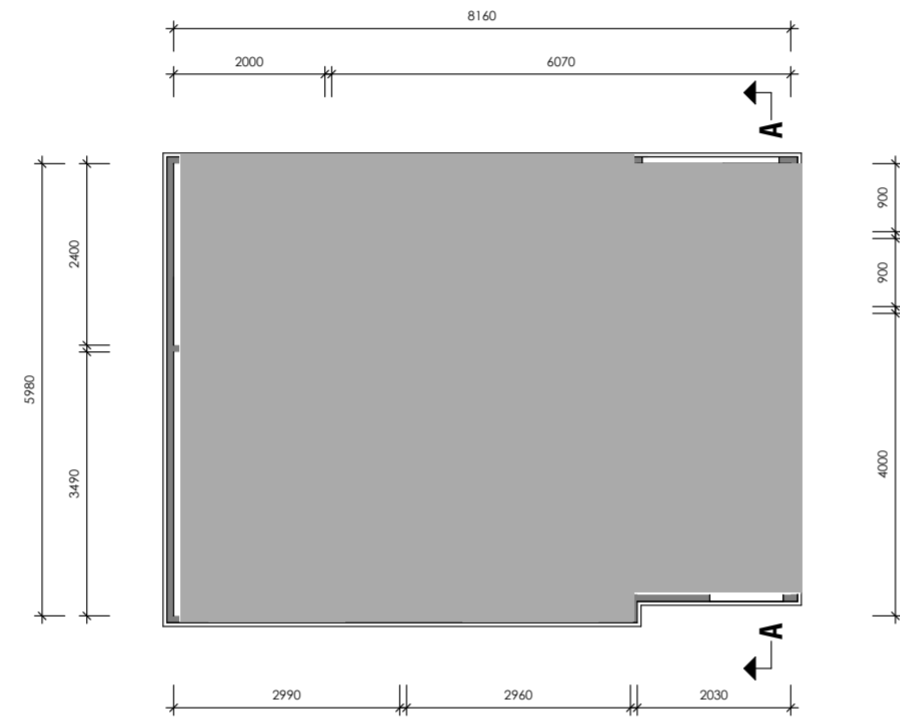
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Delegate name LINCOLN RIXON-PETTY

Date 14/7/2022



GROUND FLOOR  
TO BE BUILT AS ADAPTED



FIRST FLOOR

Unit 4 Pre & Post Adaption Plans

IN RESPONSE TO THE NOD CONDITIONS OF APPROVAL

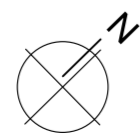
SECTION 4 items a, b, c, d and e -

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CLIENT - HRC JV PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT  
BLOCK - 2 & 3 (15)  
SECTION - 7  
SUBURB - MACQUARIE

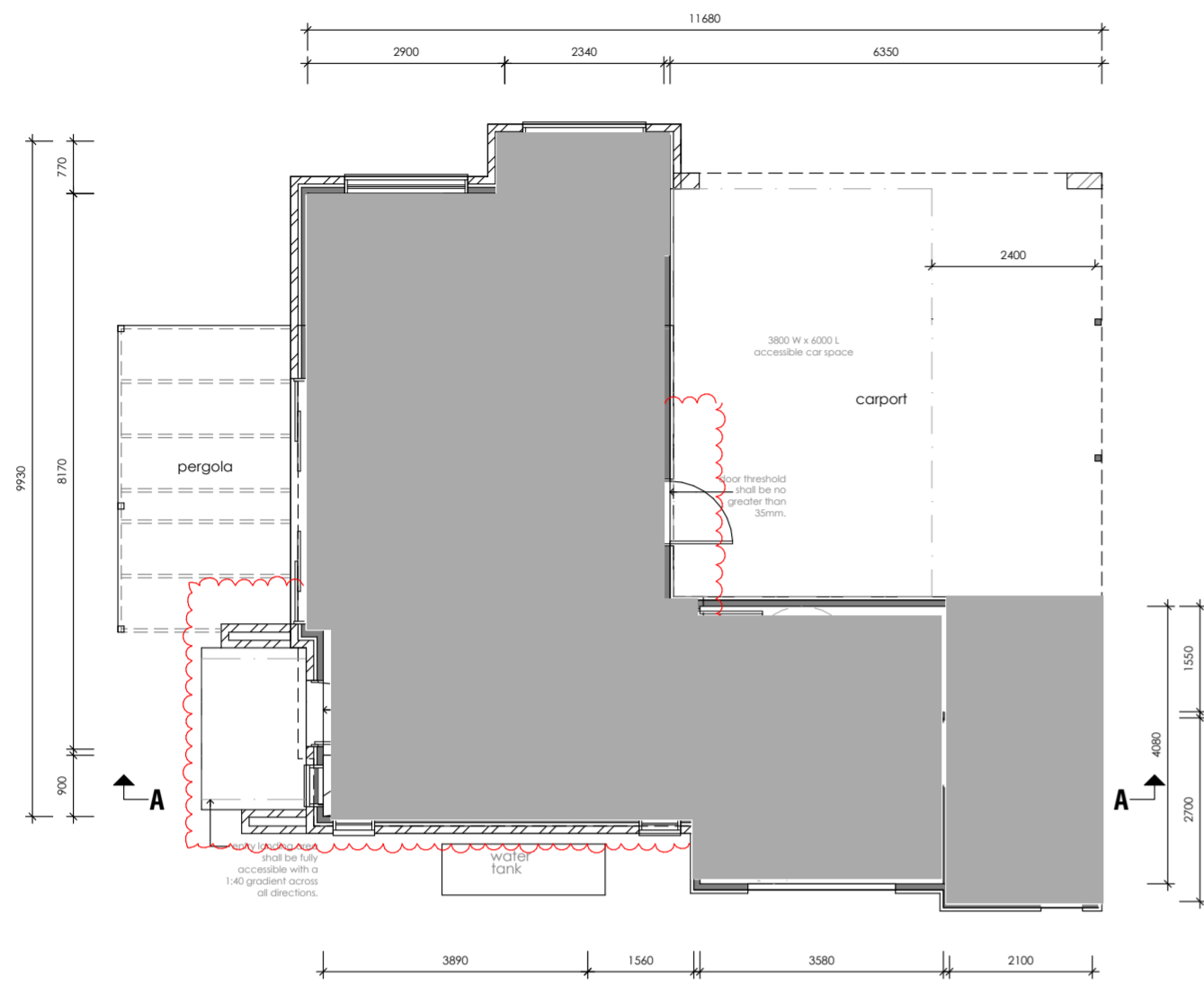
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FOR DA APPROVAL  
DATE: 28/06/2022  
REVISION - B

JOB No: 1569  
SCALE: 1:100@A2  
SHEET No - A52

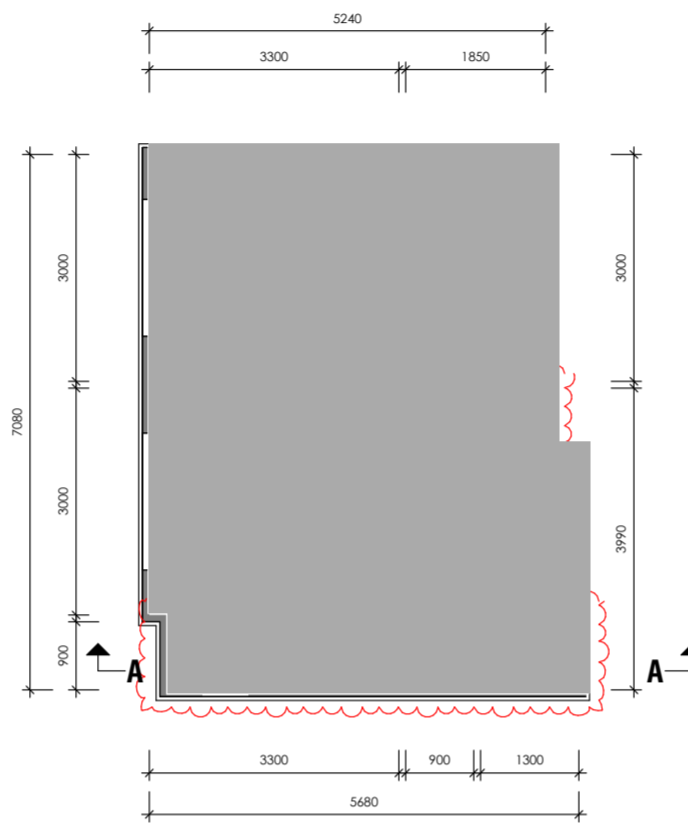
PLANNING AND DEVELOPMENT ACT 2007  
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PURSUANT TO SECTION 165

Delegate name LINCOLN RIXON-PETTY

Date 14/7/2022



GROUND FLOOR  
TO BE BUILT AS ADAPTED



FIRST FLOOR

1  
Unit 5 Pre & Post Adaption Plans

IN RESPONSE TO THE NOD CONDITIONS OF APPROVAL

SECTION 4 items a, b, c, d and e -

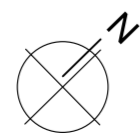
PLEASE FIND UPDATED UNIT PLAN ABOVE, TO BE READ IN CONJUNCTION WITH THE ACCESS REPORT, AND THE SOLAR ACCESS DIAGRAMS SUBMITTED.

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B.APPSC.ENVDESIGN  
B.ARCHITECTURE



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DRAWING TITLE - UNIT 5 PRE & POST ADAPTION PLAN

CLIENT - HRC JV PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT  
BLOCK - 2 & 3 (15)  
SECTION - 7  
SUBURB - MACQUARIE

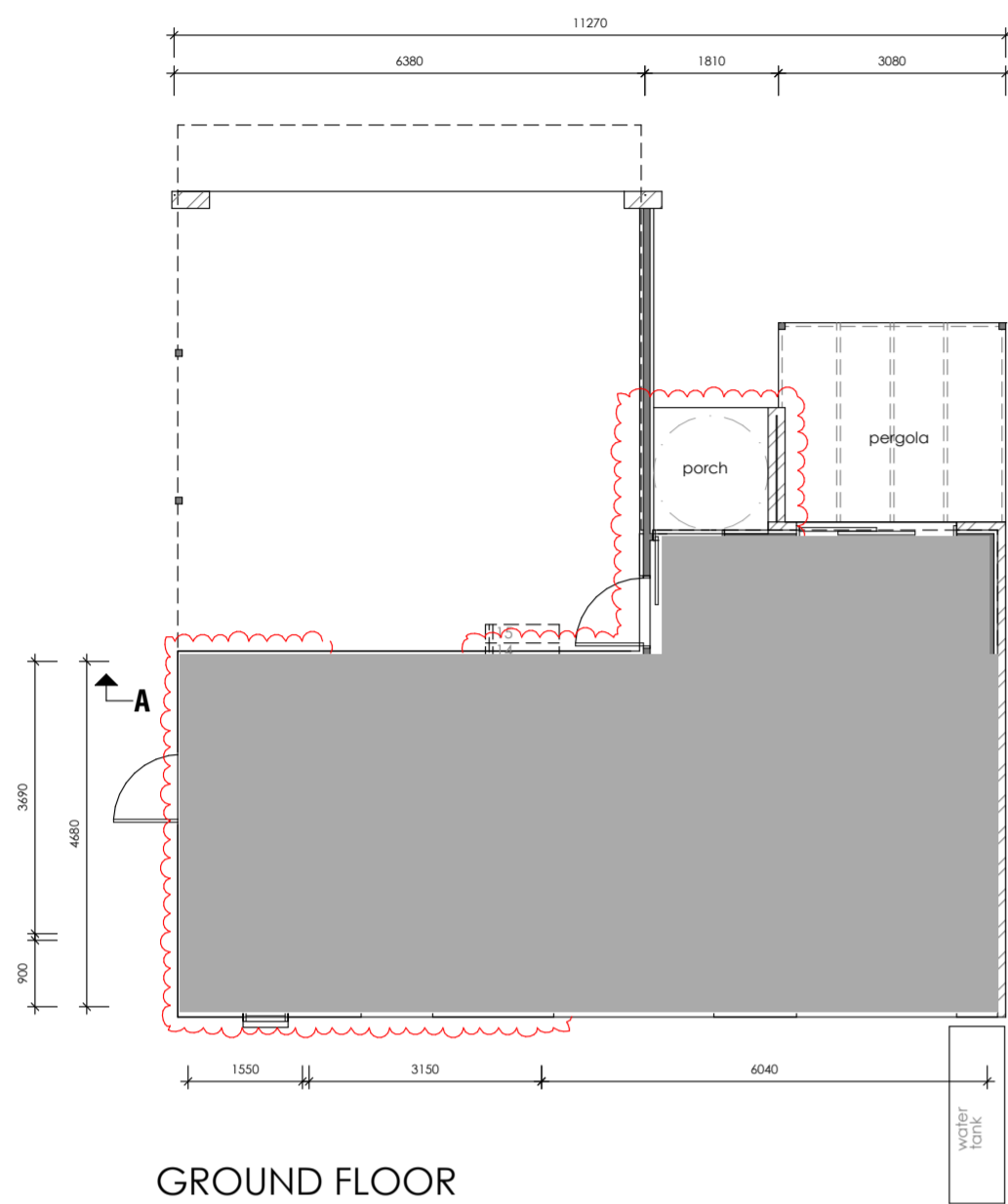
s165 APPLICATION  
FOR DA APPROVAL  
DATE: 28/06/2022  
REVISION - B

JOB No: 1569  
SCALE: 1:100@A2  
SHEET No - A53

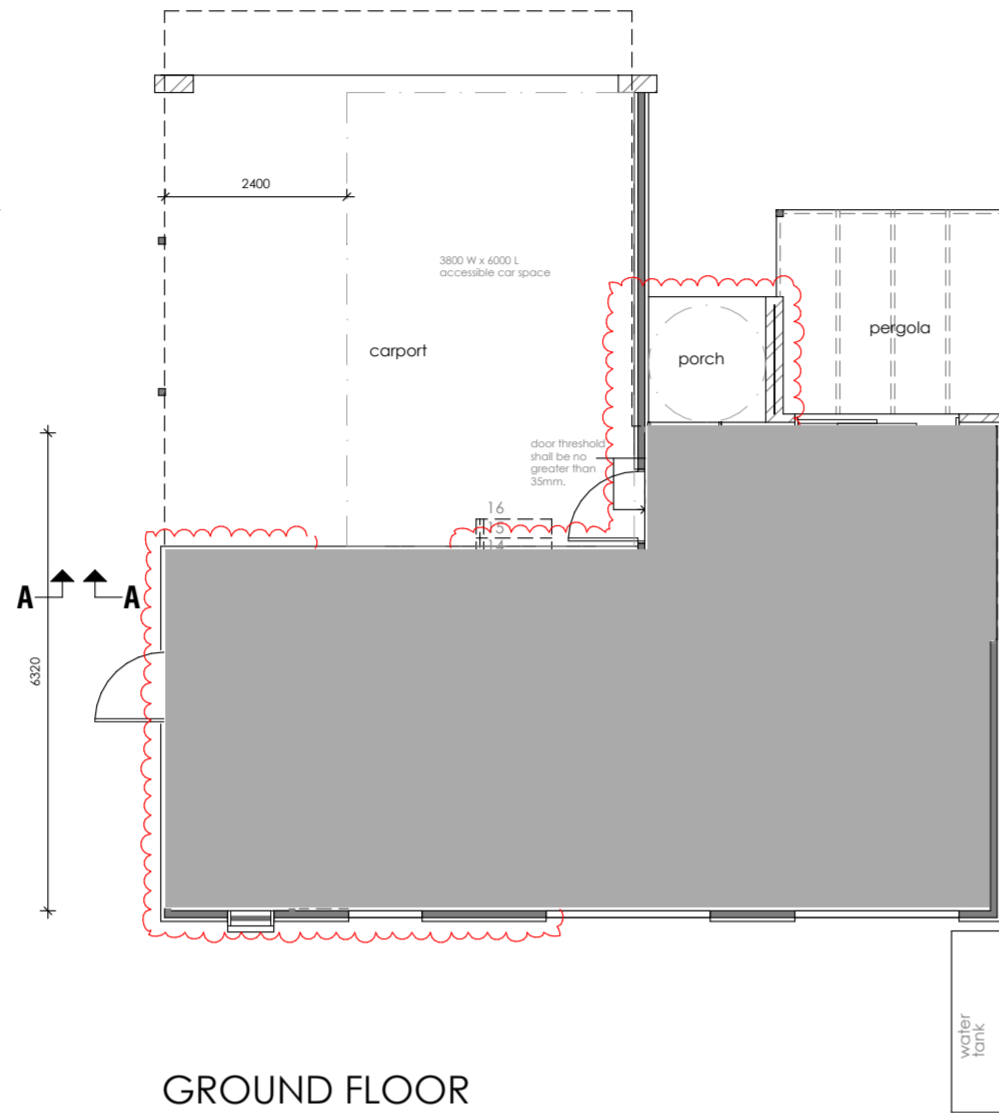
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**APPROVAL GRANTED**  
PURSUANT TO SECTION 165

Delegate name LINCOLN RIXON-PETTY

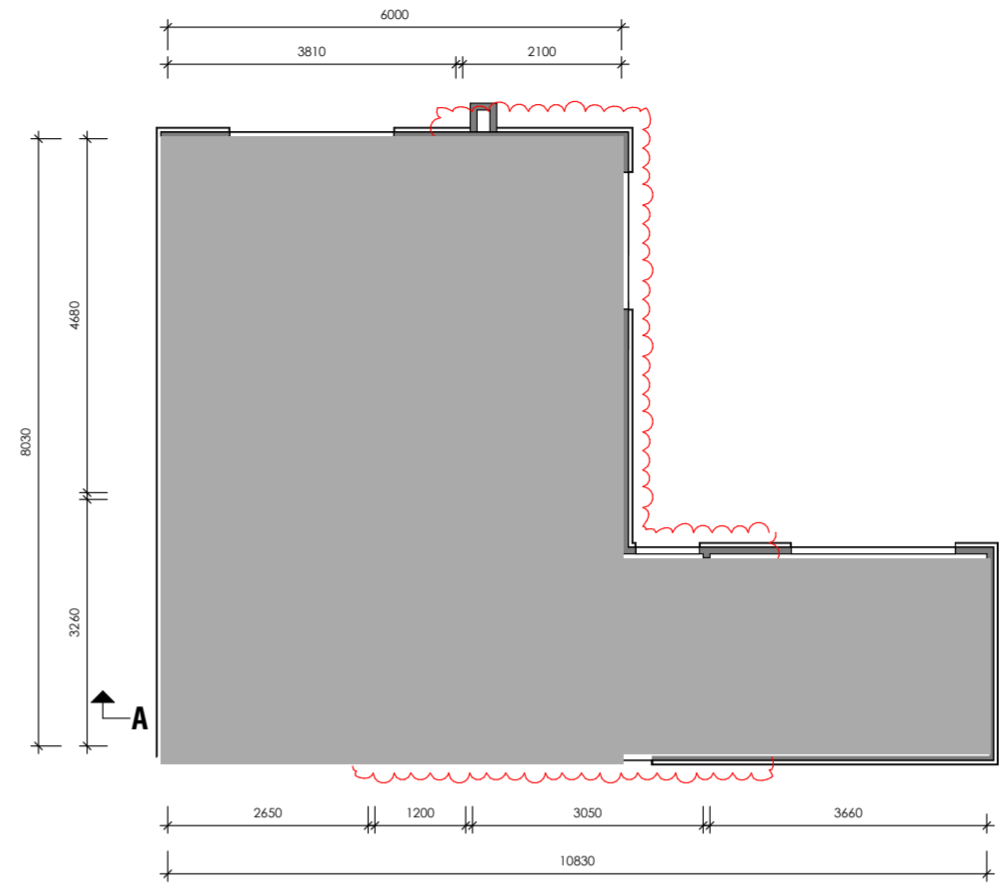
Date 14/7/2022



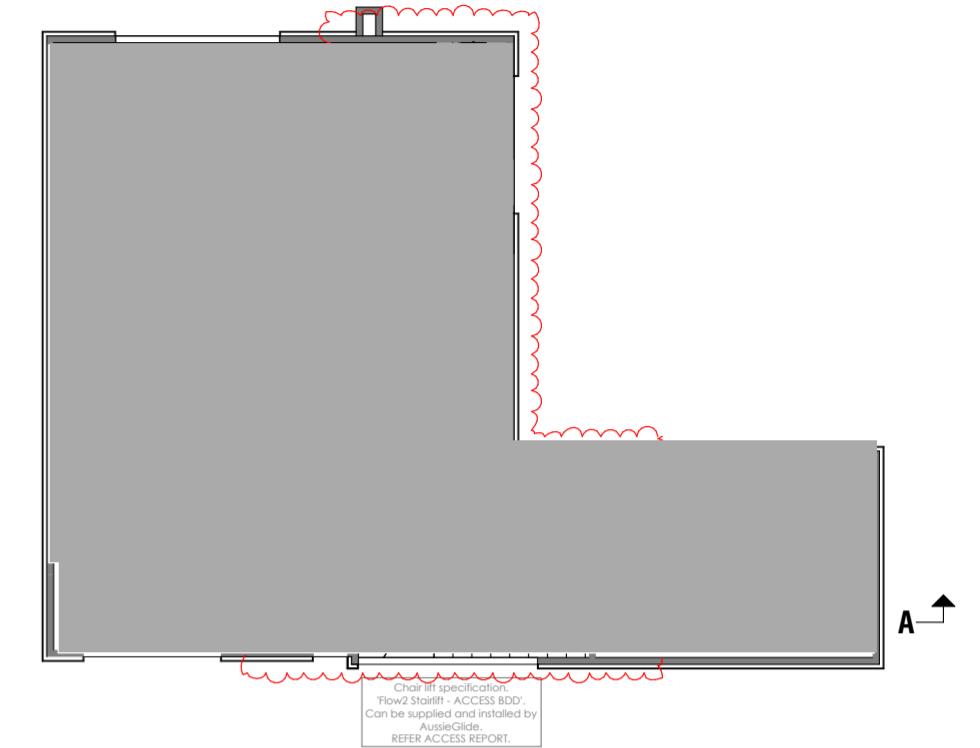
GROUND FLOOR  
PRE ADAPTATION



GROUND FLOOR  
POST ADAPTATION



FIRST FLOOR  
PRE ADAPTATION



FIRST FLOOR  
POST ADAPTATION

1  
Unit 6 Pre & Post Adaption Plans

IN RESPONSE TO THE NOD CONDITIONS OF APPROVAL

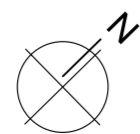
SECTION 4 items a, b, c, d and e -

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CLIENT - HRC JV PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT  
BLOCK - 2 & 3 (15)  
SECTION - 7  
SUBURB - MACQUARIE

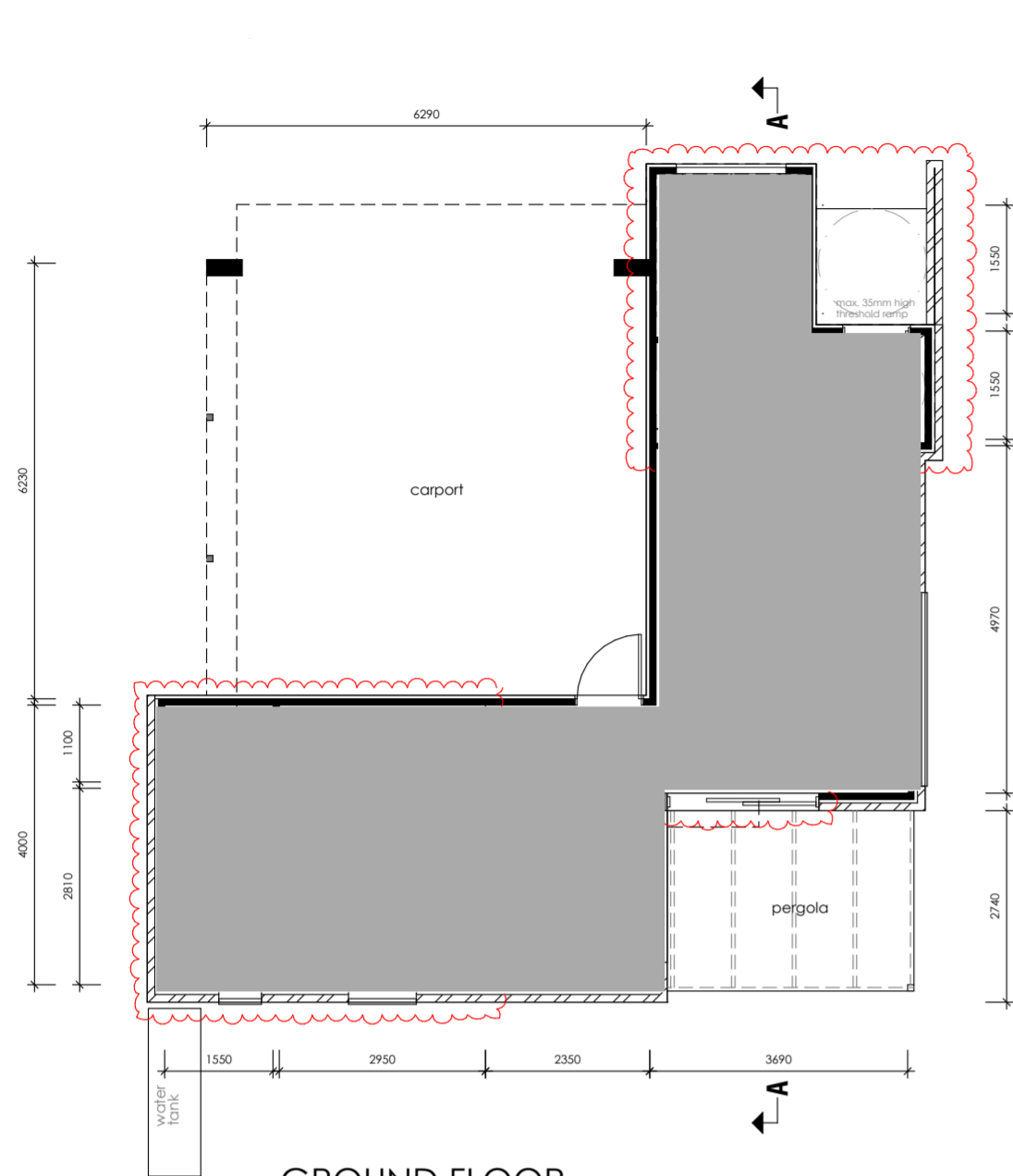
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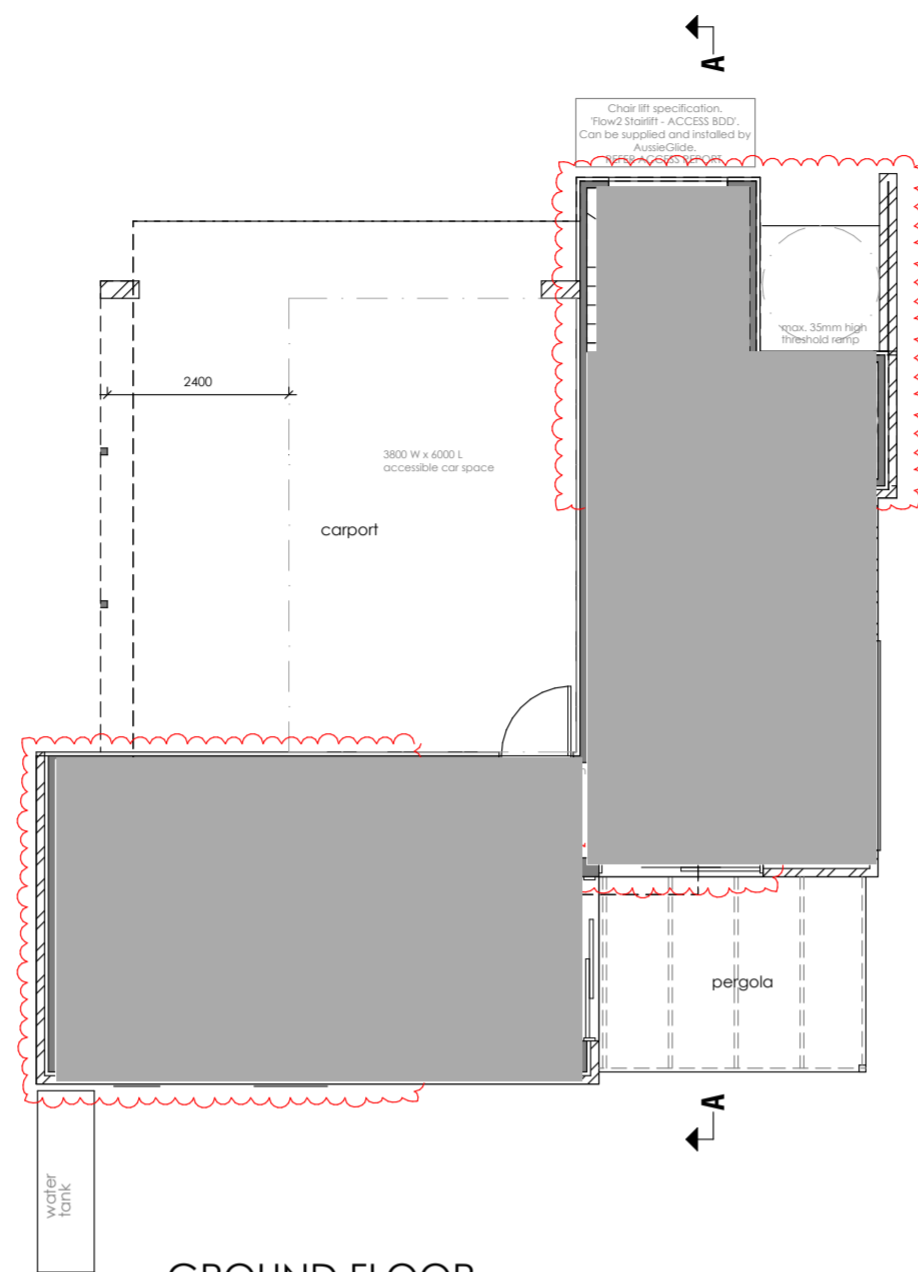
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Delegate name LINCOLN RIXON-PETTY

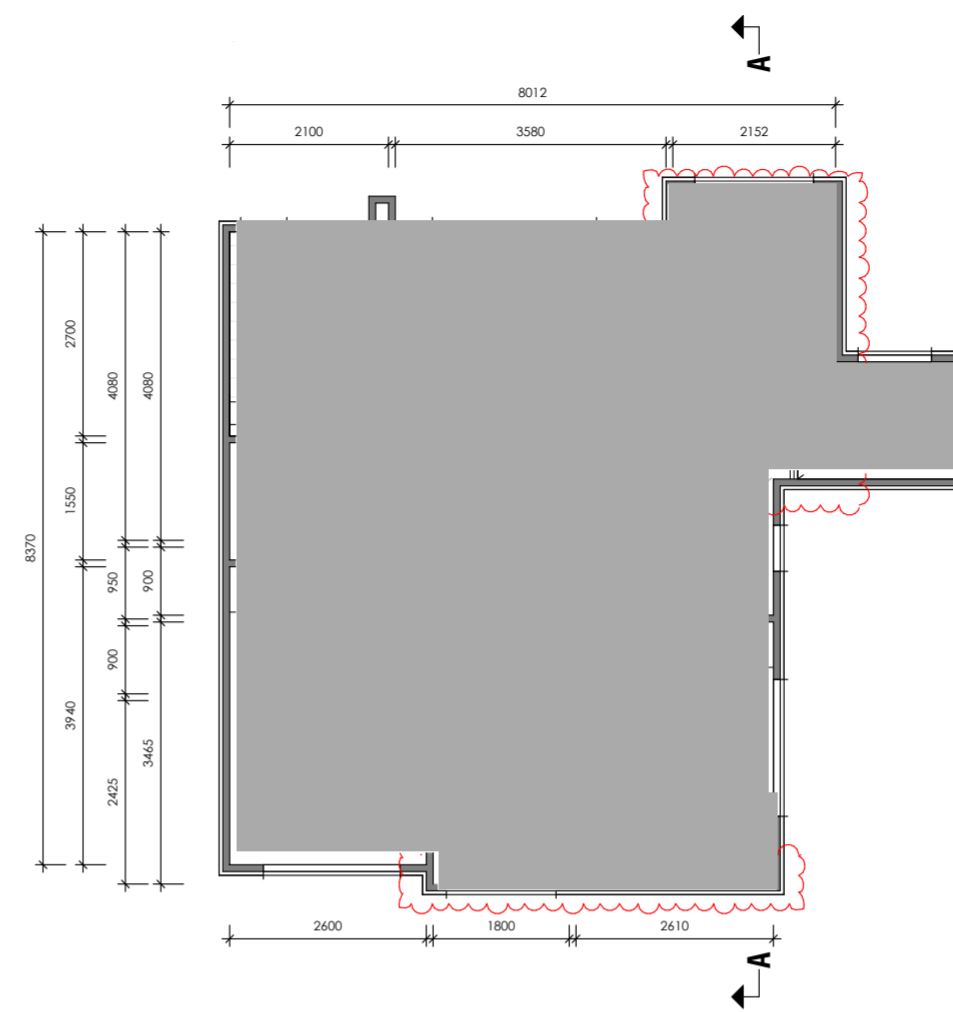
Date 14/7/2022



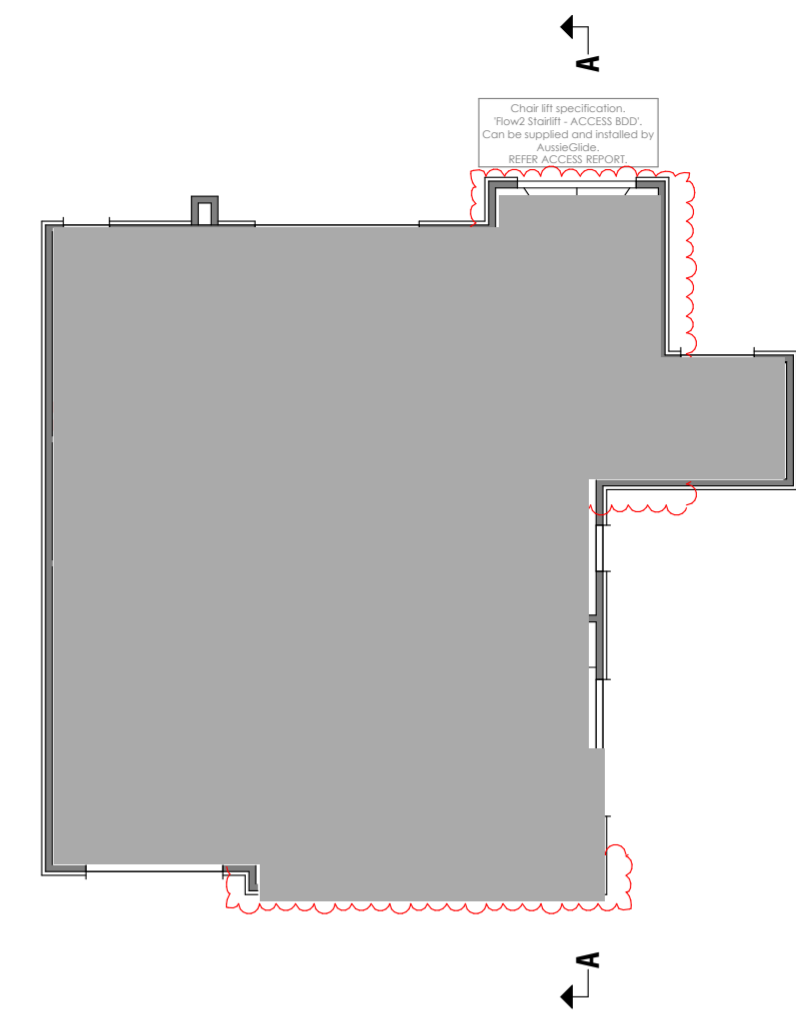
GROUND FLOOR  
PRE ADAPTATION



GROUND FLOOR  
POST ADAPTATION



FIRST FLOOR  
PRE ADAPTATION



FIRST FLOOR  
POST ADAPTATION

IN RESPONSE TO THE NOD CONDITIONS OF APPROVAL

SECTION 4 items a, b, c, d and e -

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PLANNING AND DEVELOPMENT ACT 2007  
**APPROVAL GRANTED**  
PURSUANT TO SECTION 165

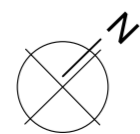
Delegate name LINCOLN RIXON-PETTY

Date 14/7/2022

NO.	ISSUE	AMENDMENTS	DATE
A	ORIGINAL DA ISSUE		06.01.21
B	s165 APPLICATION ISSUE		21.06.22

s165 APPLICANT - IAIN MOORE

ORIGINAL APPLICANT



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PROCEEDINGS FOR DAMAGES.

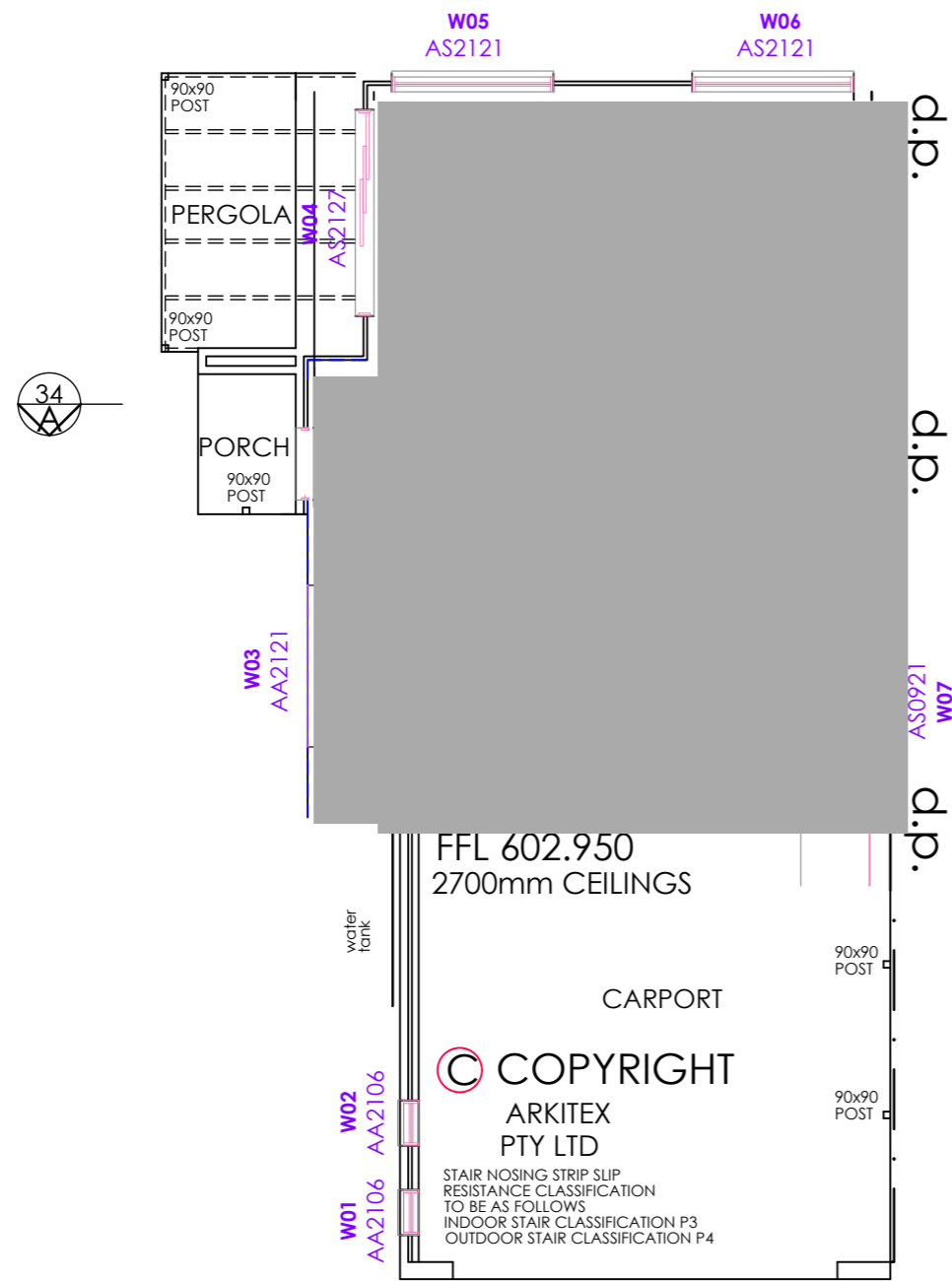
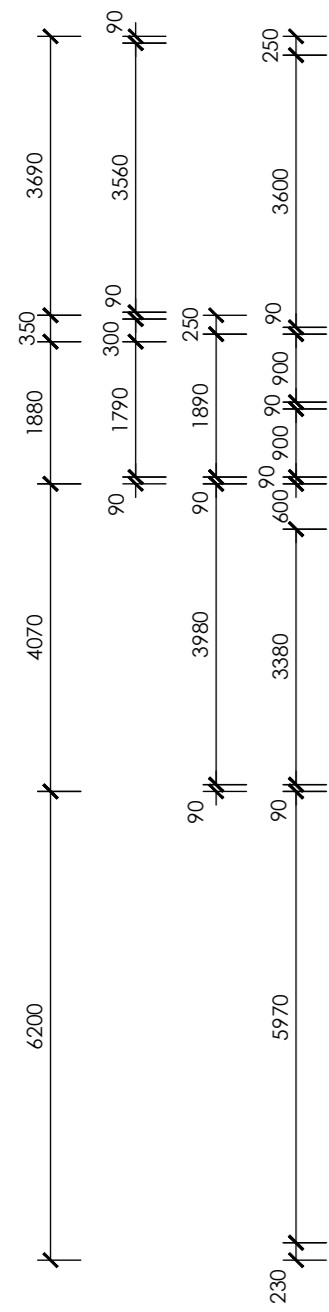
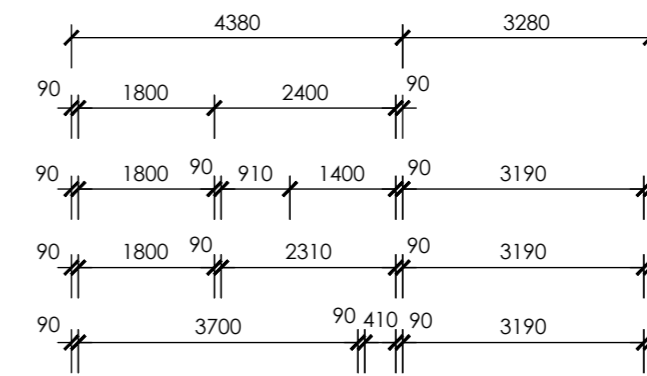
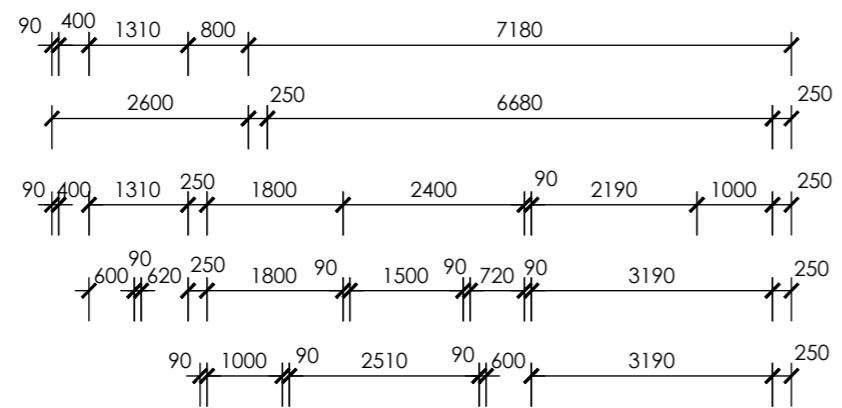
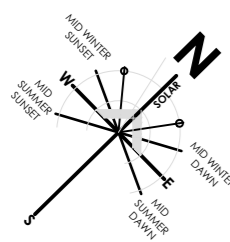
DRAWING TITLE - UNIT 7 PRE & POST ADAPTION PLAN

CLIENT - HRC JV PTY LTD

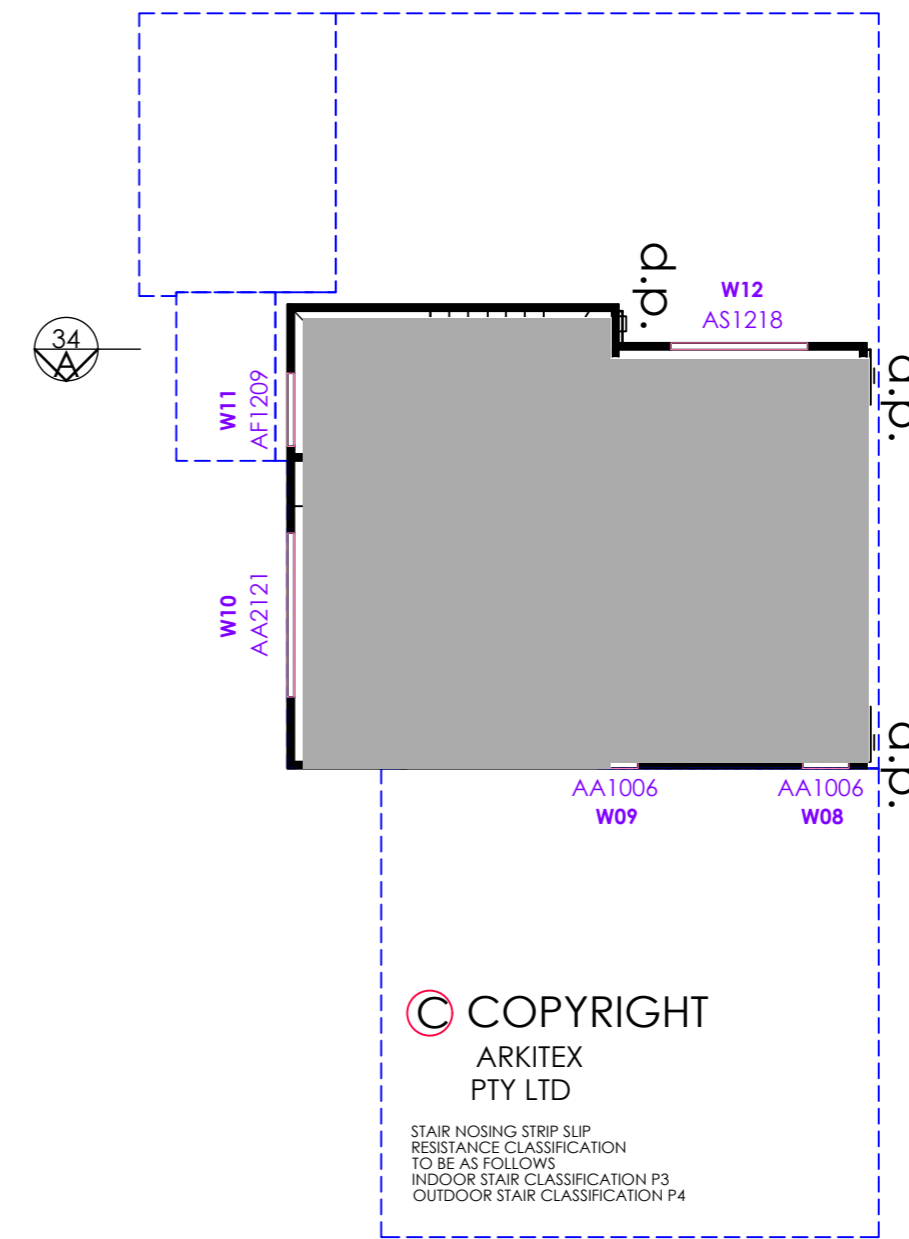
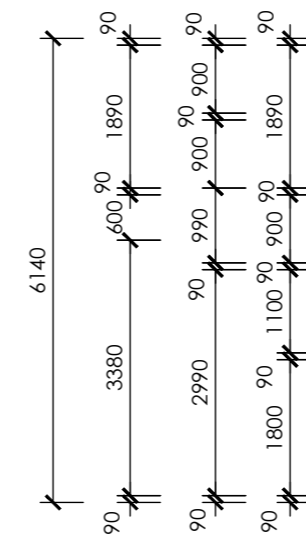
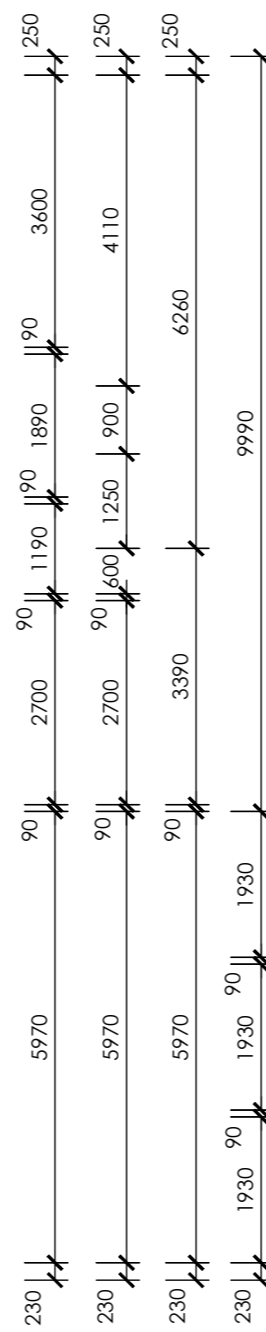
PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT  
BLOCK - 2 & 3 (15)  
SECTION - 7  
SUBURB - MACQUARIE

s165 APPLICATION  
FOR DA APPROVAL  
DATE: 28/06/2022  
REVISION - B

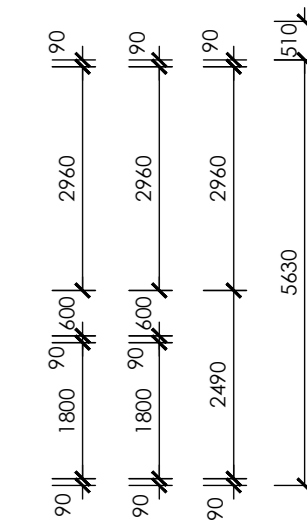
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SHEET No - **A55**



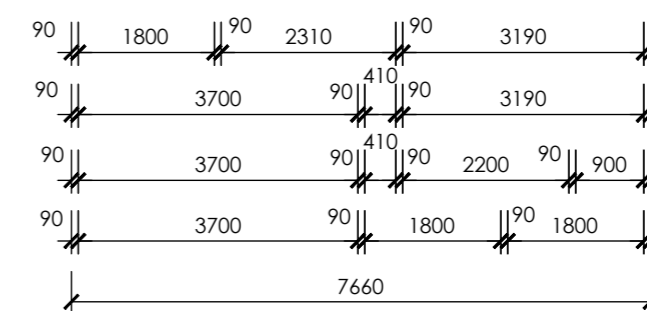
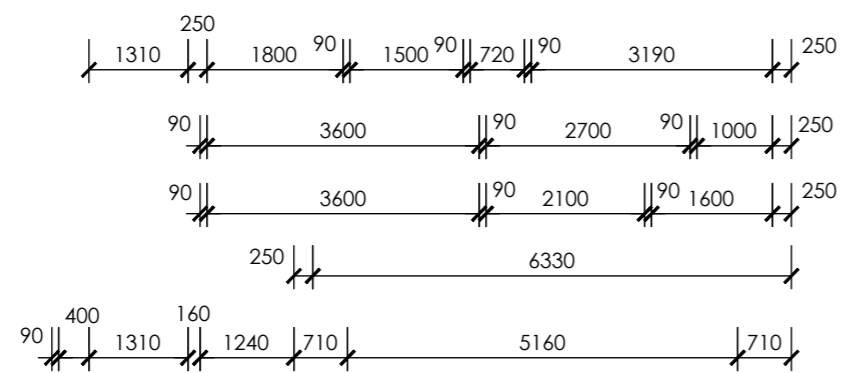
LOWER FLOOR PLAN



UPPER FLOOR PLAN



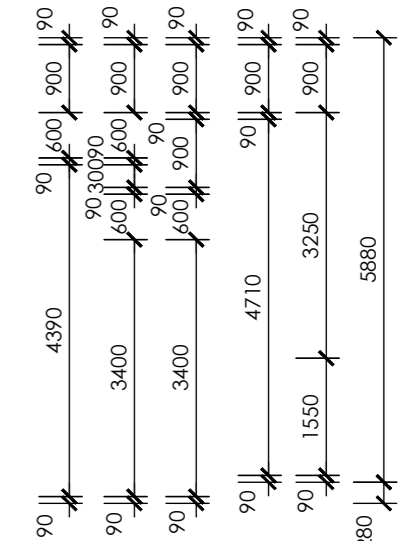
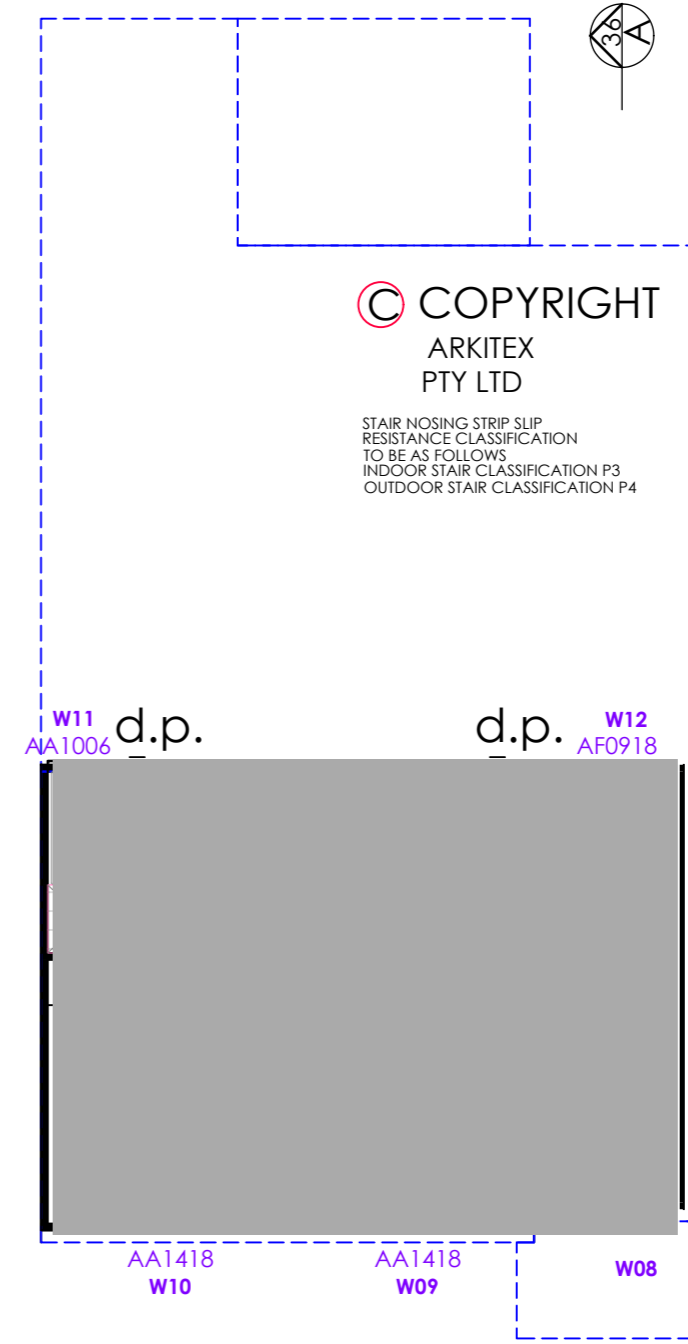
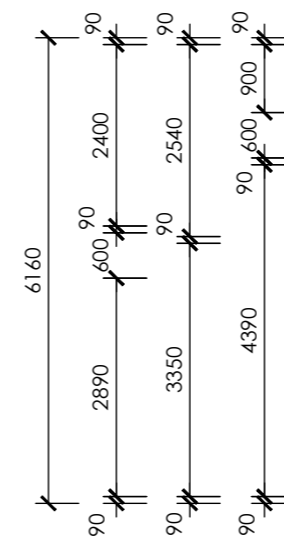
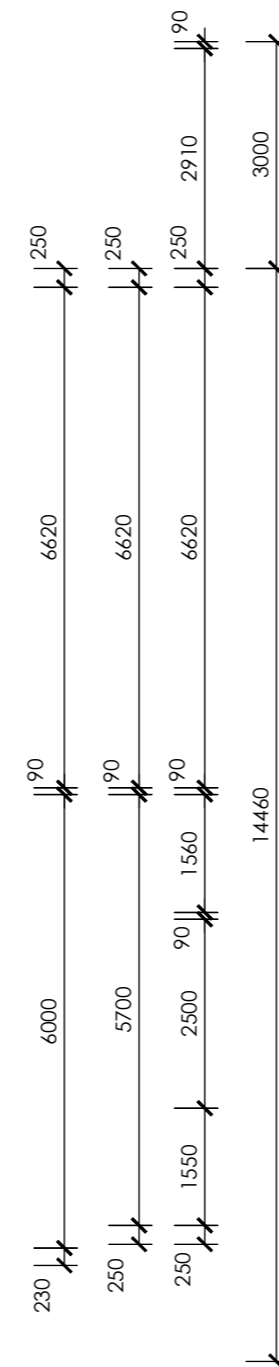
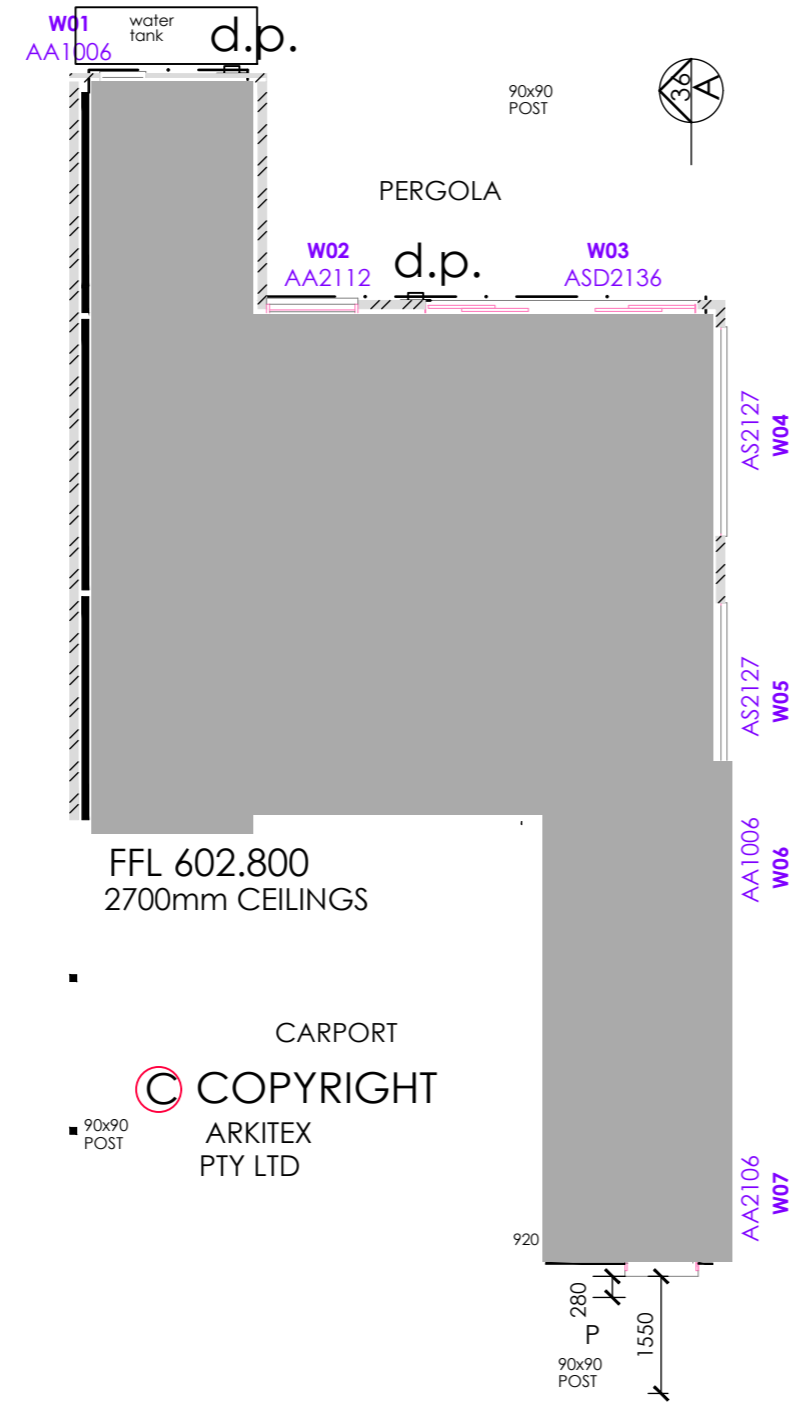
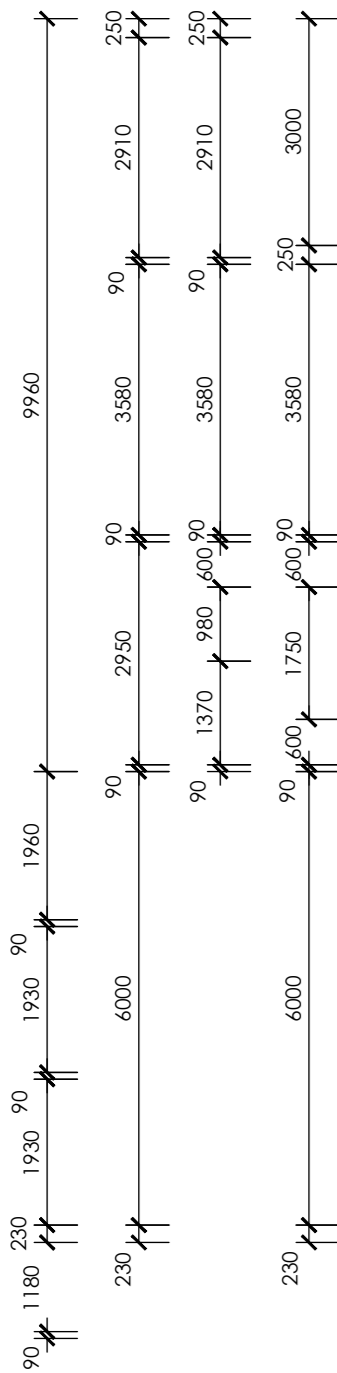
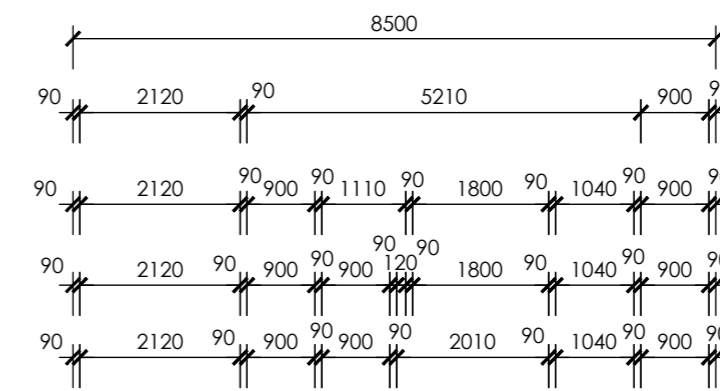
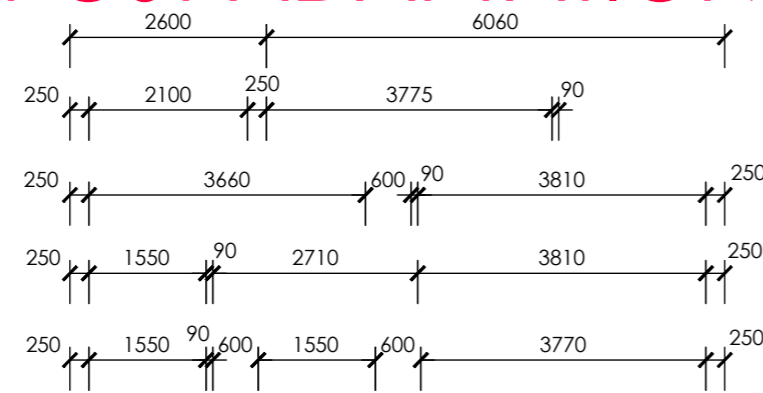
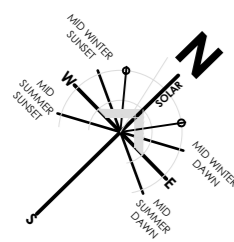
AREAS UNIT 1	
Residence low	76.11 sqm
Residence upp	37.42 sqm
Carport	40.79 sqm
Porch	2.92 sqm
Alfresco	9.61 sqm
<hr/>	
GFA	135.03 sqm
inc 3.5sqm for garden shed storage	



ALL WINDOWS TO BE DOUBLE GLAZED

UNIT 1

# UNIT 2 TO BE BUILT POST ADAPTATION

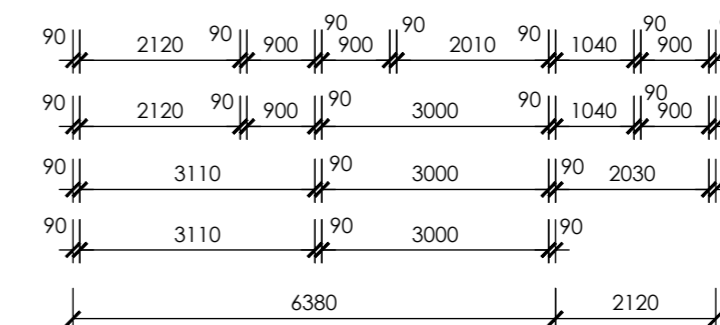
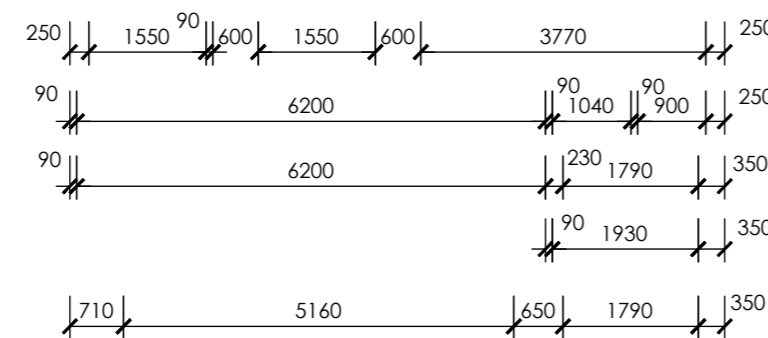


LOWER FLOOR PLAN

UPPER FLOOR PLAN

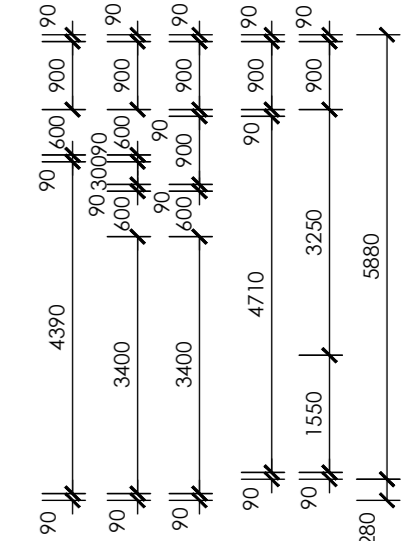
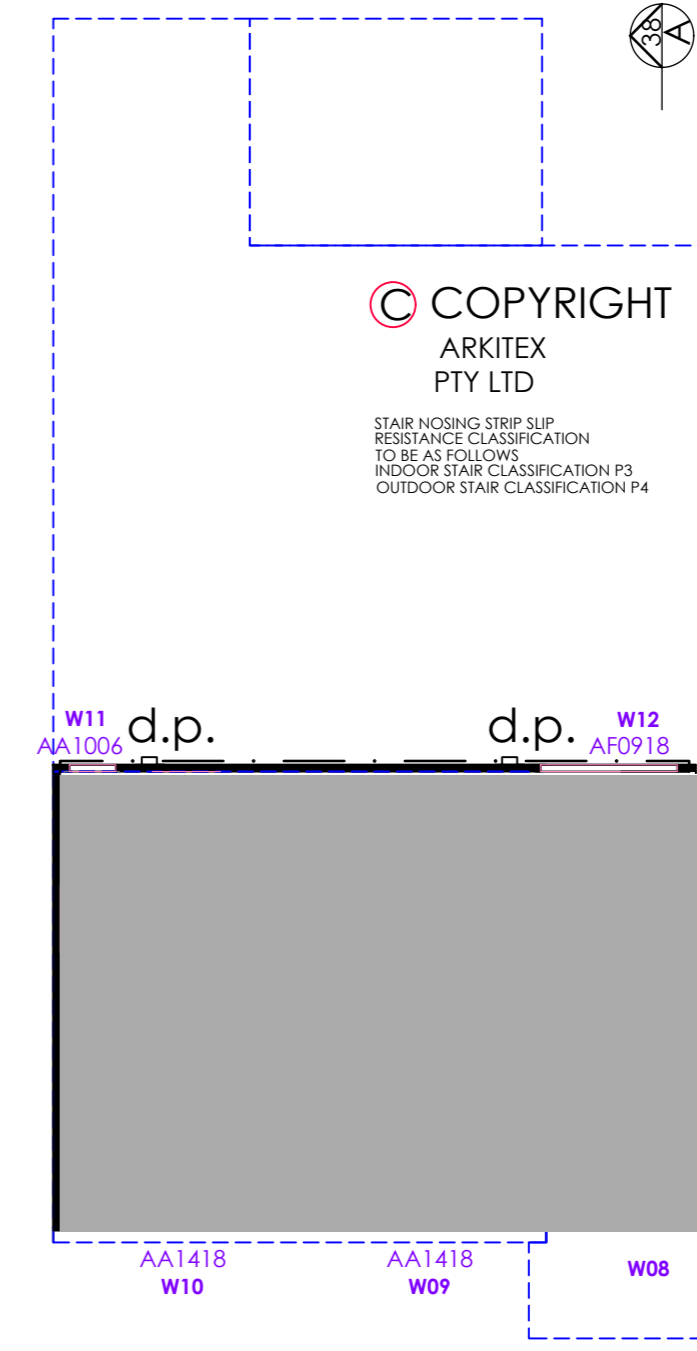
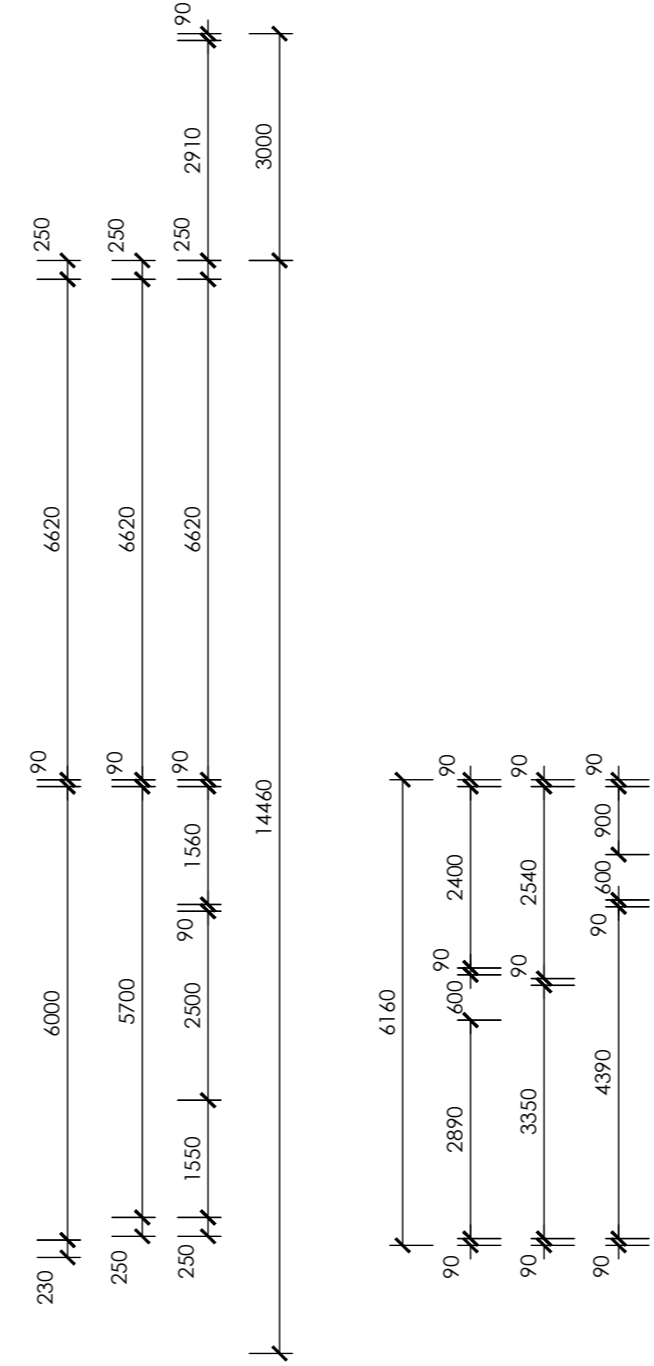
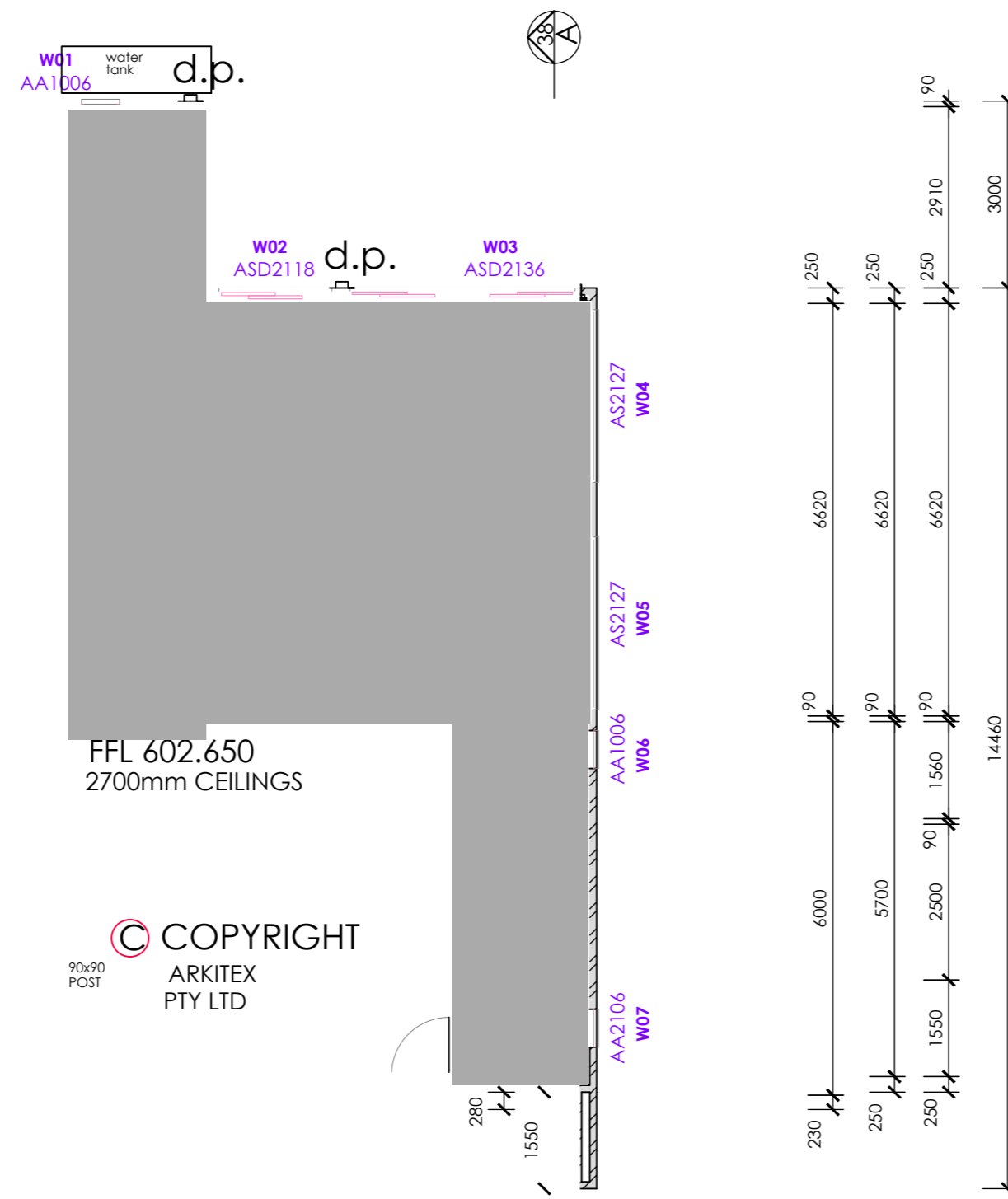
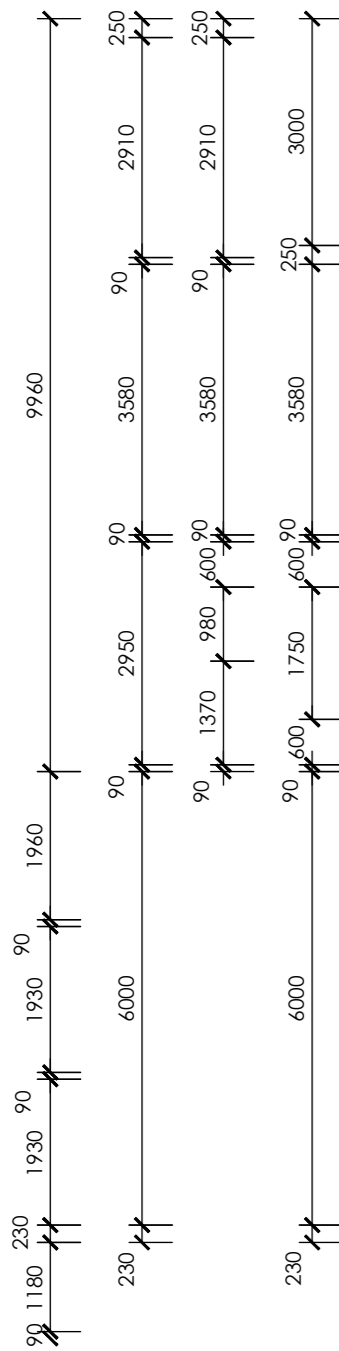
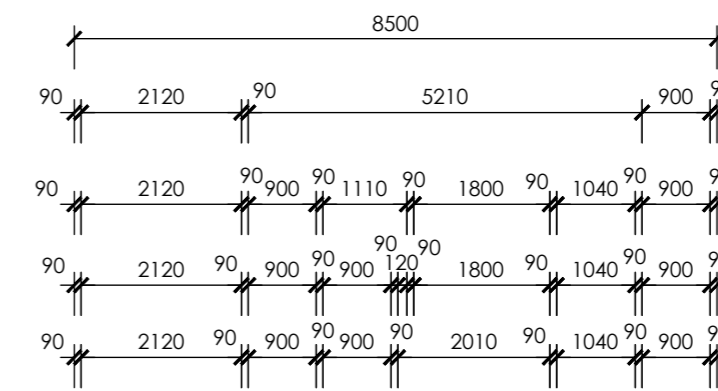
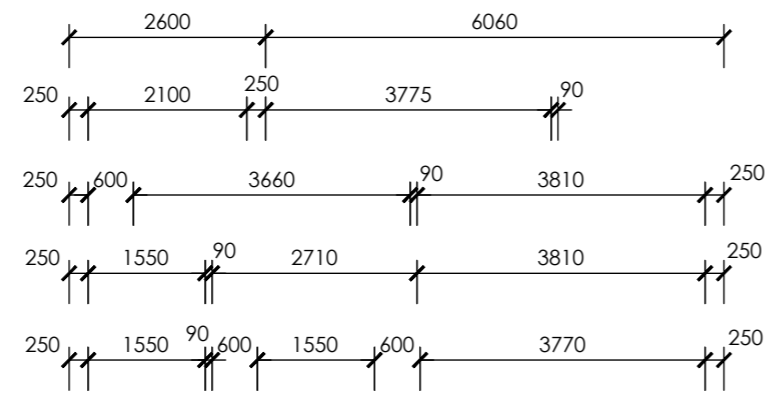
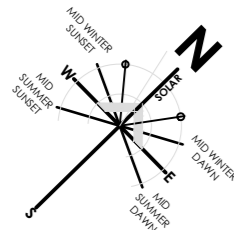
AREAS UNIT 2	
Residence low	82.17 sqm
Residence upp	41.31 sqm
Carport	39.25 sqm
Porch	3.60 sqm
Alfresco	11.59 sqm

GFA 144.98 sqm  
inc 3.5sqm for garden shed storage



ALL WINDOWS TO BE DOUBLE GLAZED

# UNIT 2

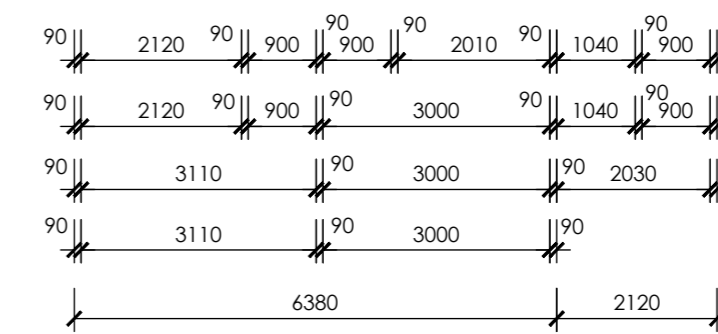
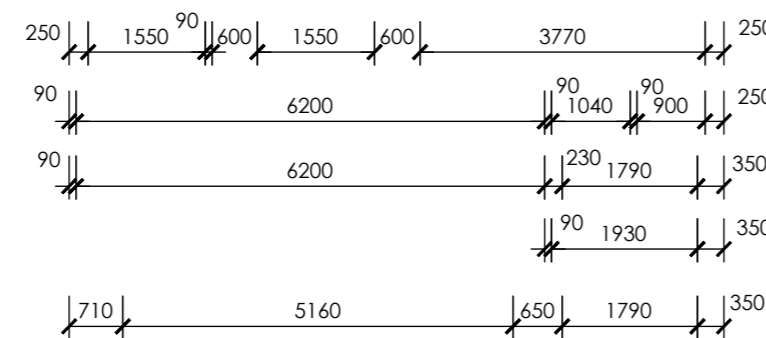


LOWER FLOOR PLAN

UPPER FLOOR PLAN

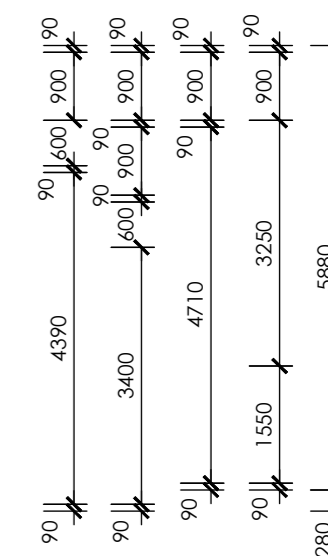
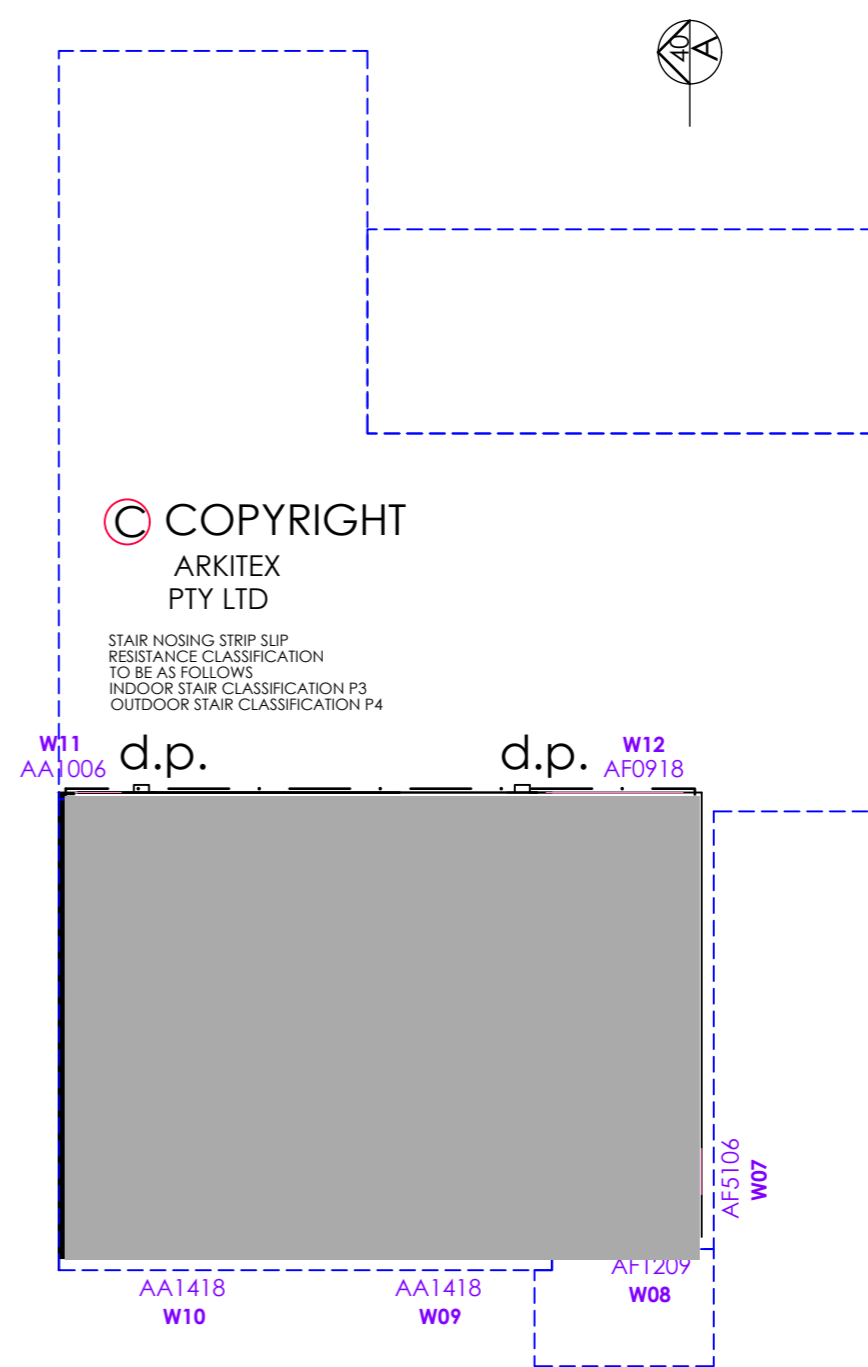
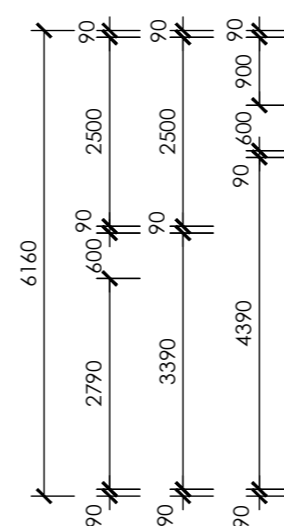
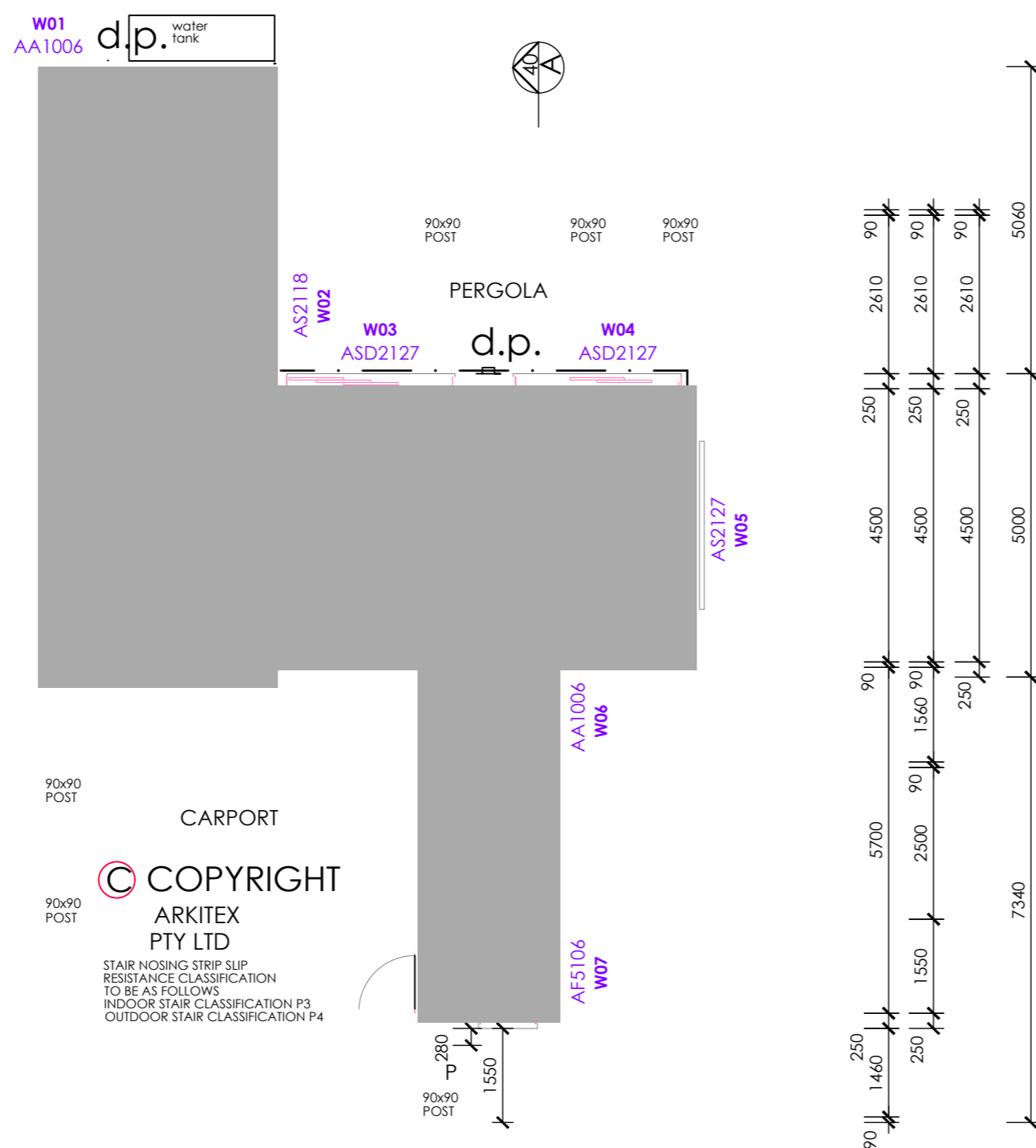
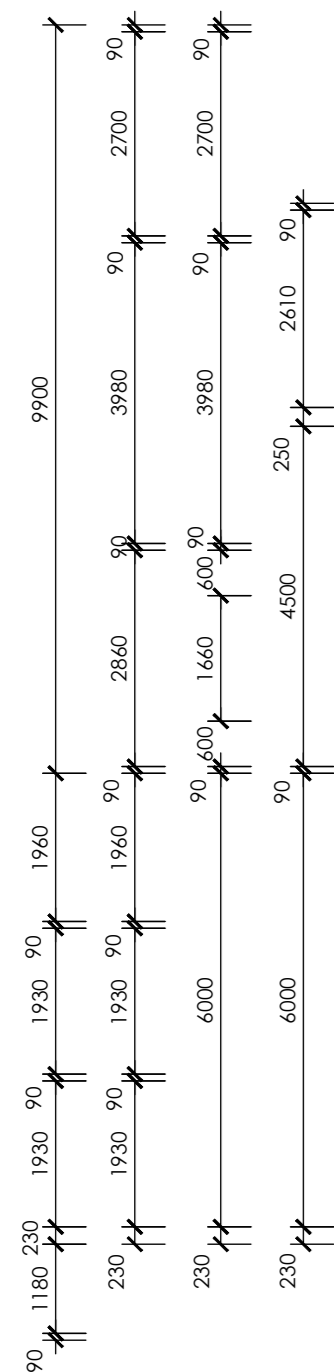
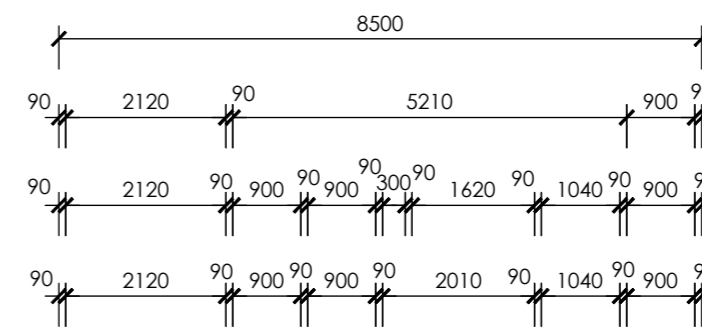
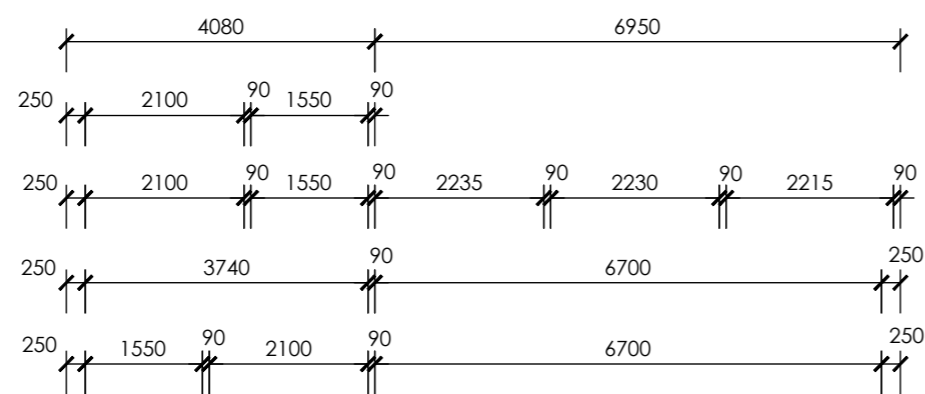
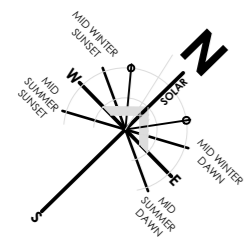
AREAS UNIT 3	
Residence low	82.17 sqm
Residence upp	41.31 sqm
Carport	39.25 sqm
Porch	3.60 sqm
Alfresco	11.59 sqm

GFA 144.98 sqm  
inc 3.5sqm for garden shed storage



ALL WINDOWS TO BE DOUBLE GLAZED

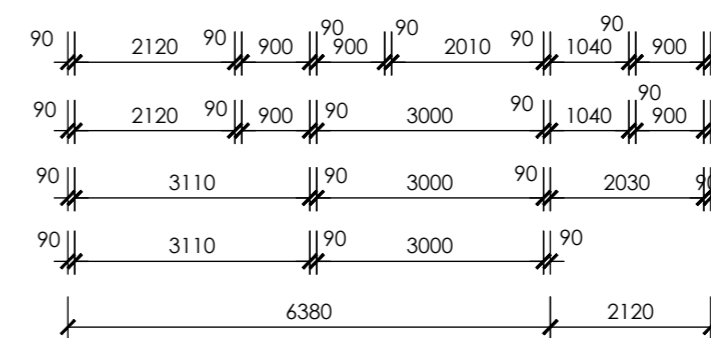
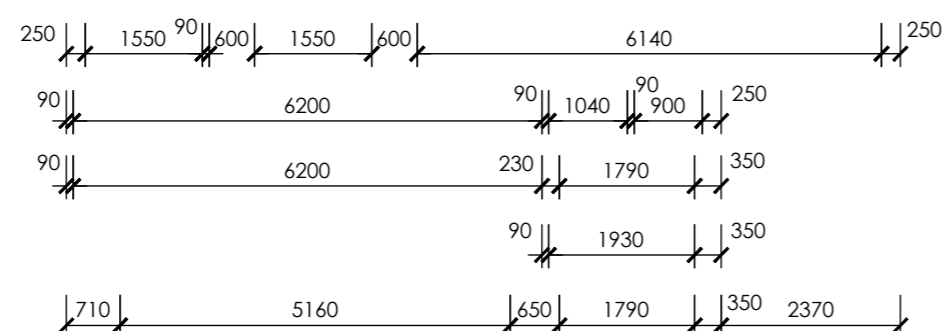
# UNIT 3



UPPER FLOOR PLAN

AREAS UNIT 4	
Residence low	88.51 sqm
Residence upp	41.31 sqm
Carport	39.25 sqm
Porch	3.60 sqm
Alfresco	18.76 sqm

GFA 151.32 sqm  
inc 3.5sqm for garden shed storage



ALL WINDOWS TO BE DOUBLE GLAZED

# UNIT 4



M: 0413 570 599  
E: alex@arkitek.com.au  
W: www.arkitek.com.au

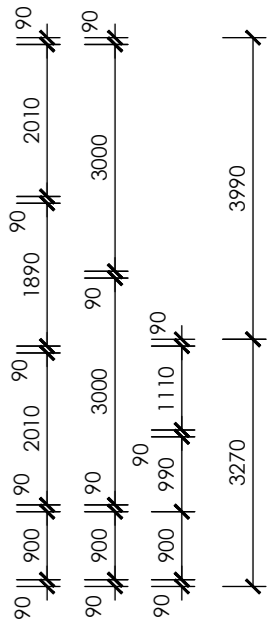
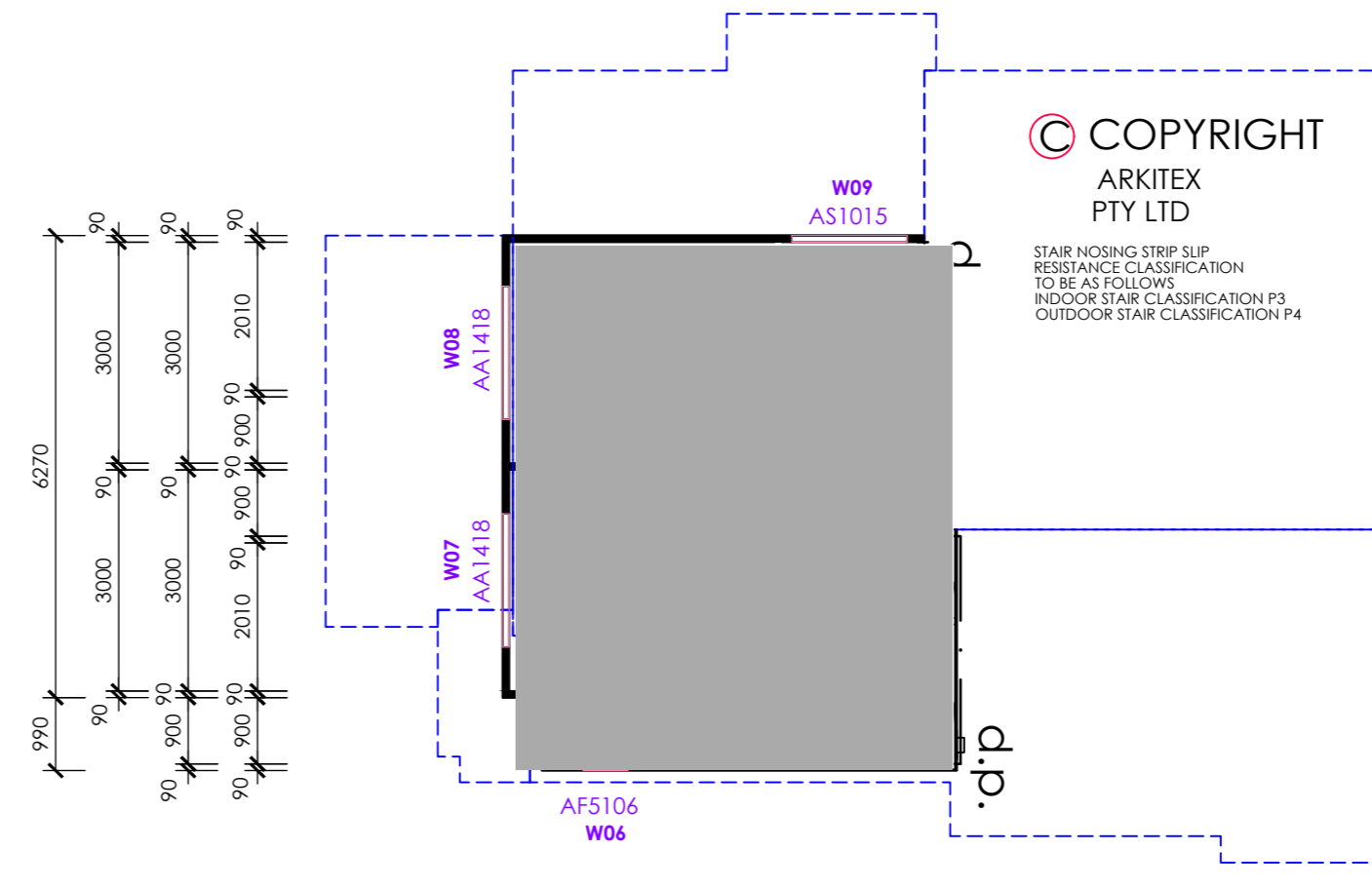
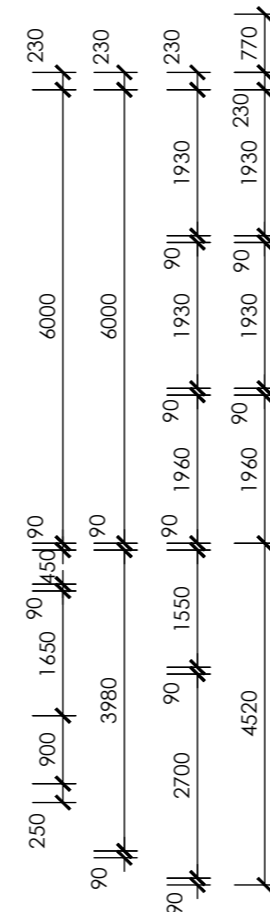
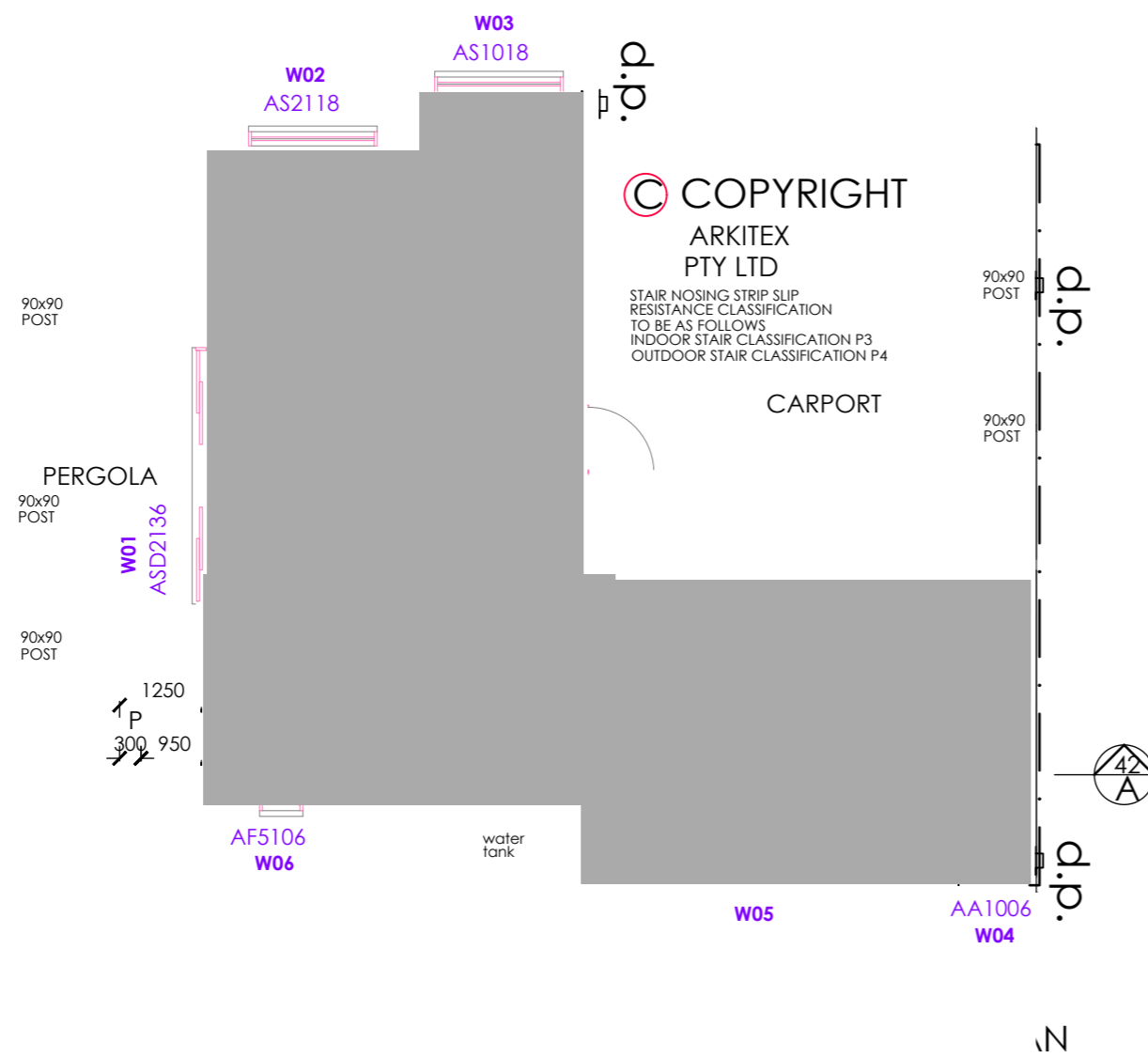
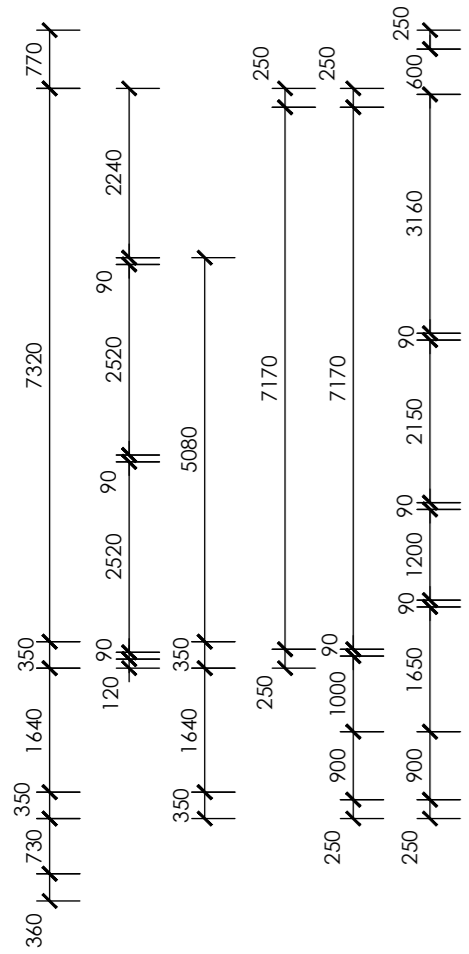
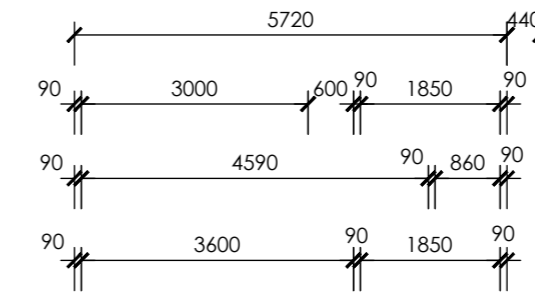
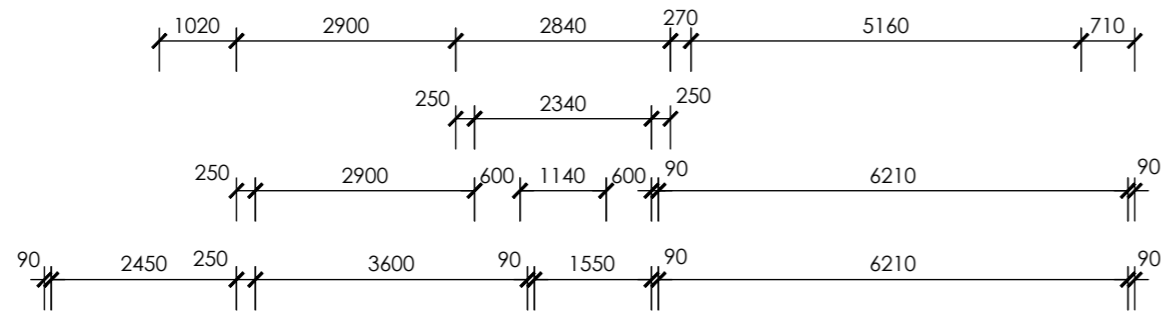
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DRAWING TITLE - FLOOR PLAN UNIT 4  
CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT  
BLOCK - 2 & 3 (15)  
SECTION - 7  
SUBURB - MACQUARIE

FOR DA APPROVAL  
DATE: 16.04.2021  
REVISION - A

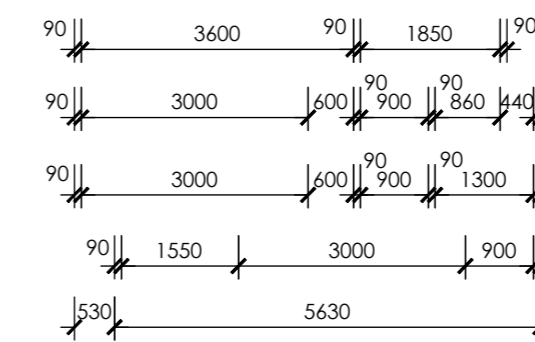
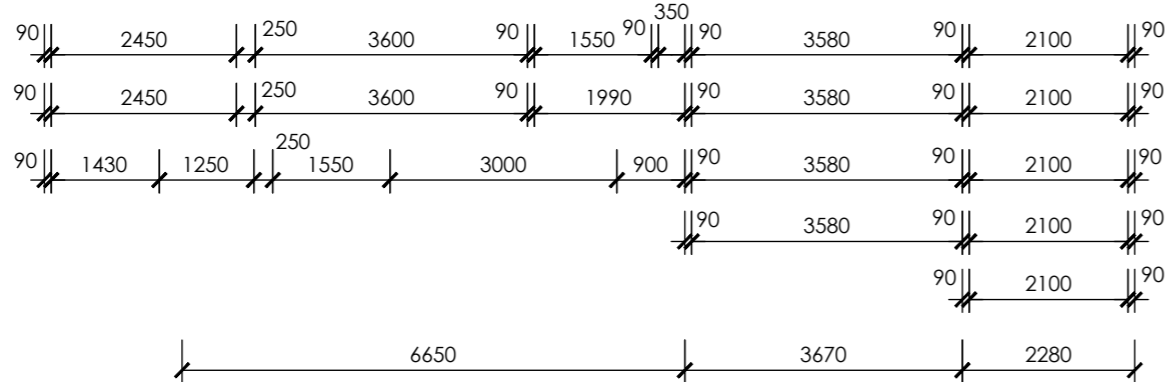
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SHEET No - A21



UPPER FLOOR PLAN

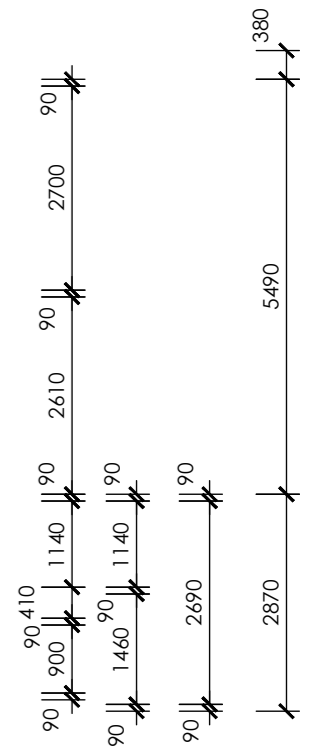
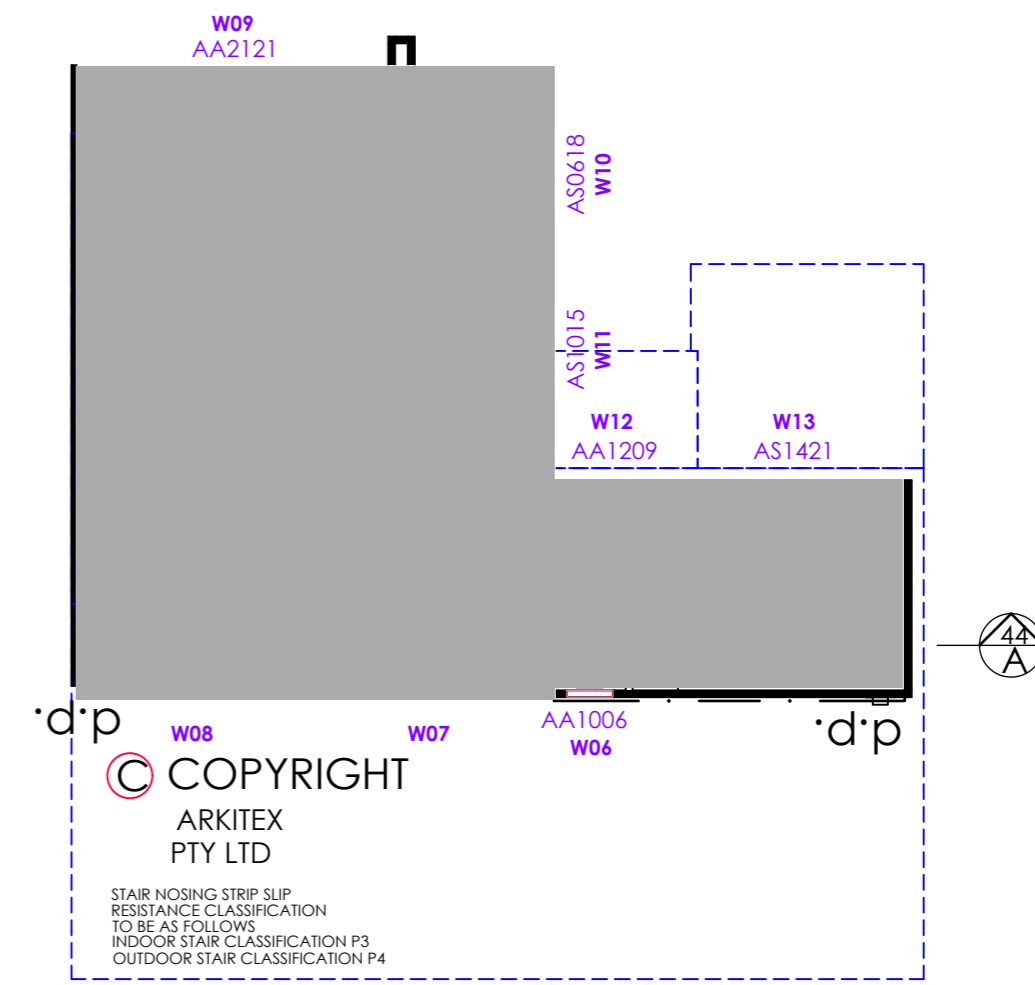
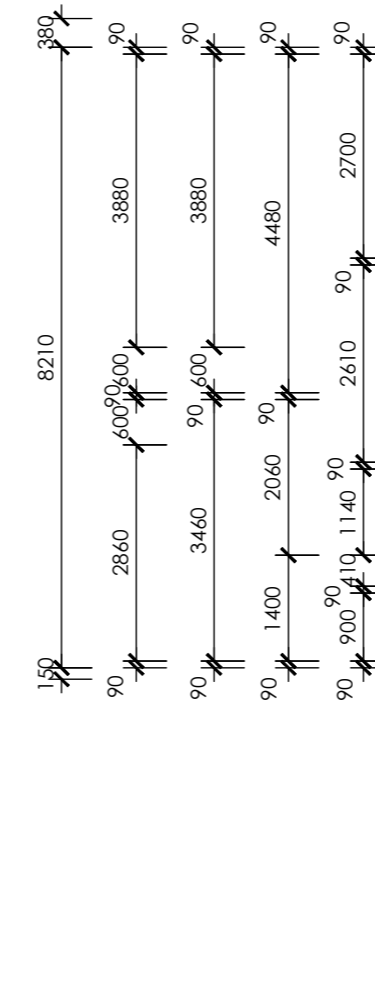
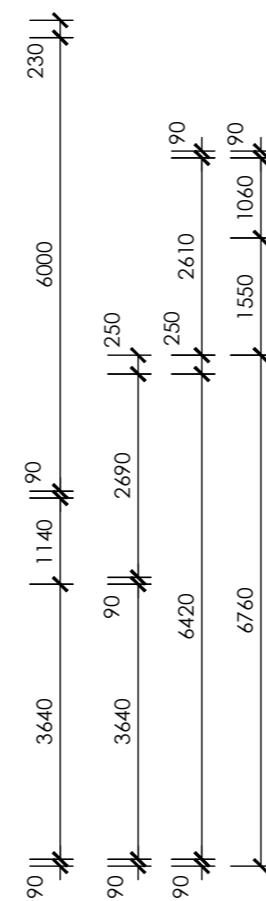
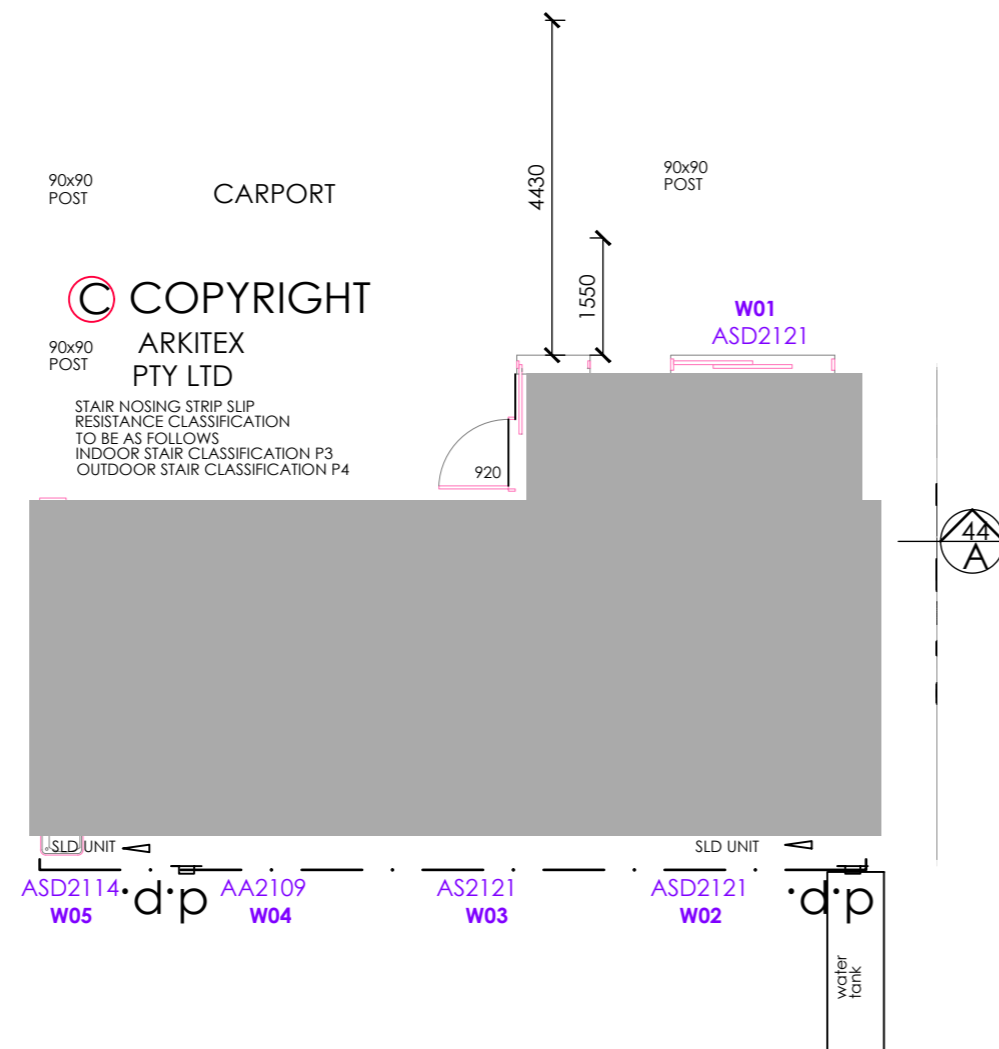
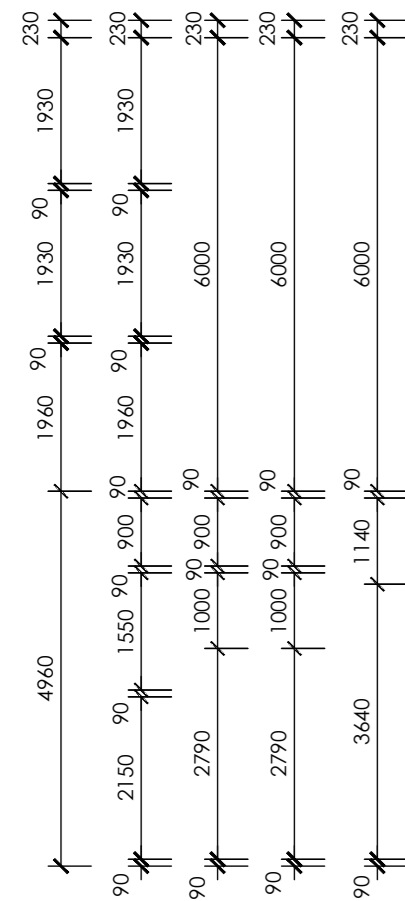
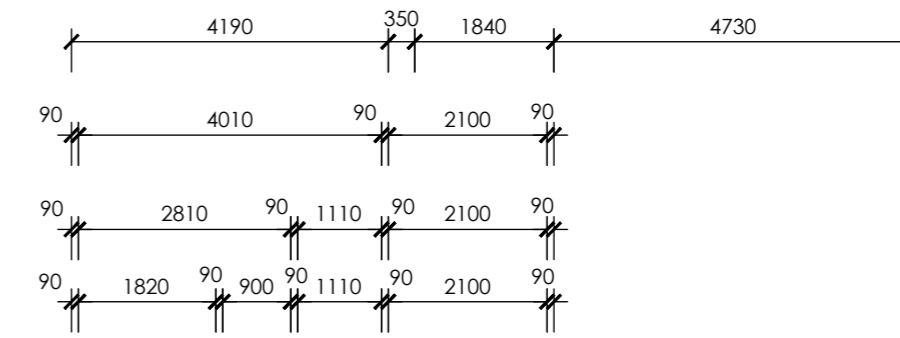
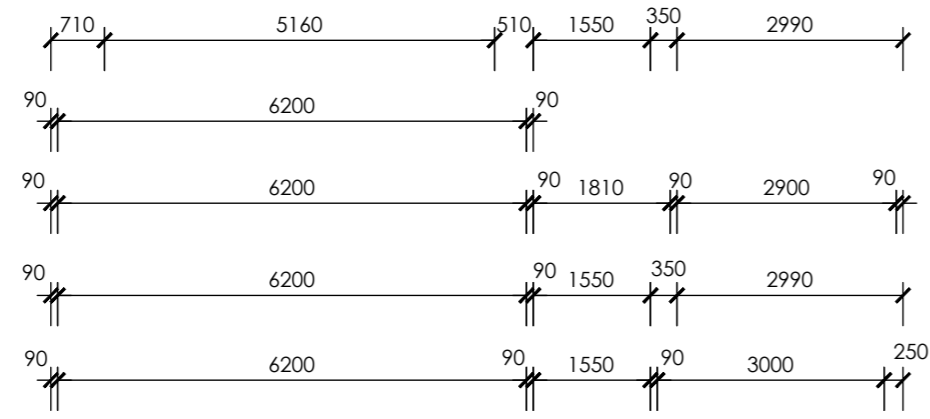
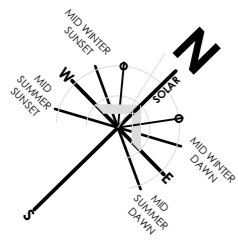
AREAS UNIT 5	
Residence low	82.40 sqm
Residence upp	37.54 sqm
Carport	39.24 sqm
Porch	2.73 sqm
Alfresco	13.25 sqm

GFA 141.44 sqm  
inc 3.5sqm for garden shed storage



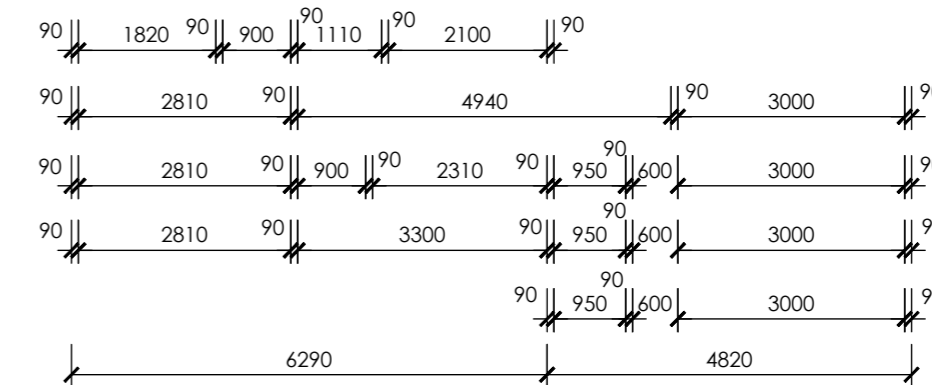
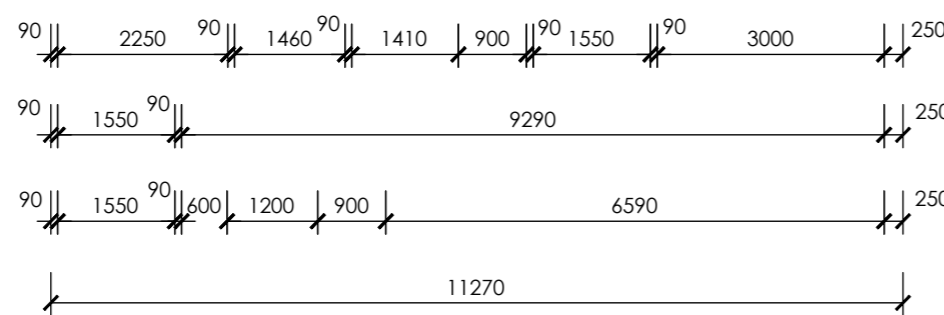
ALL WINDOWS TO BE DOUBLE GLAZED

# UNIT 5



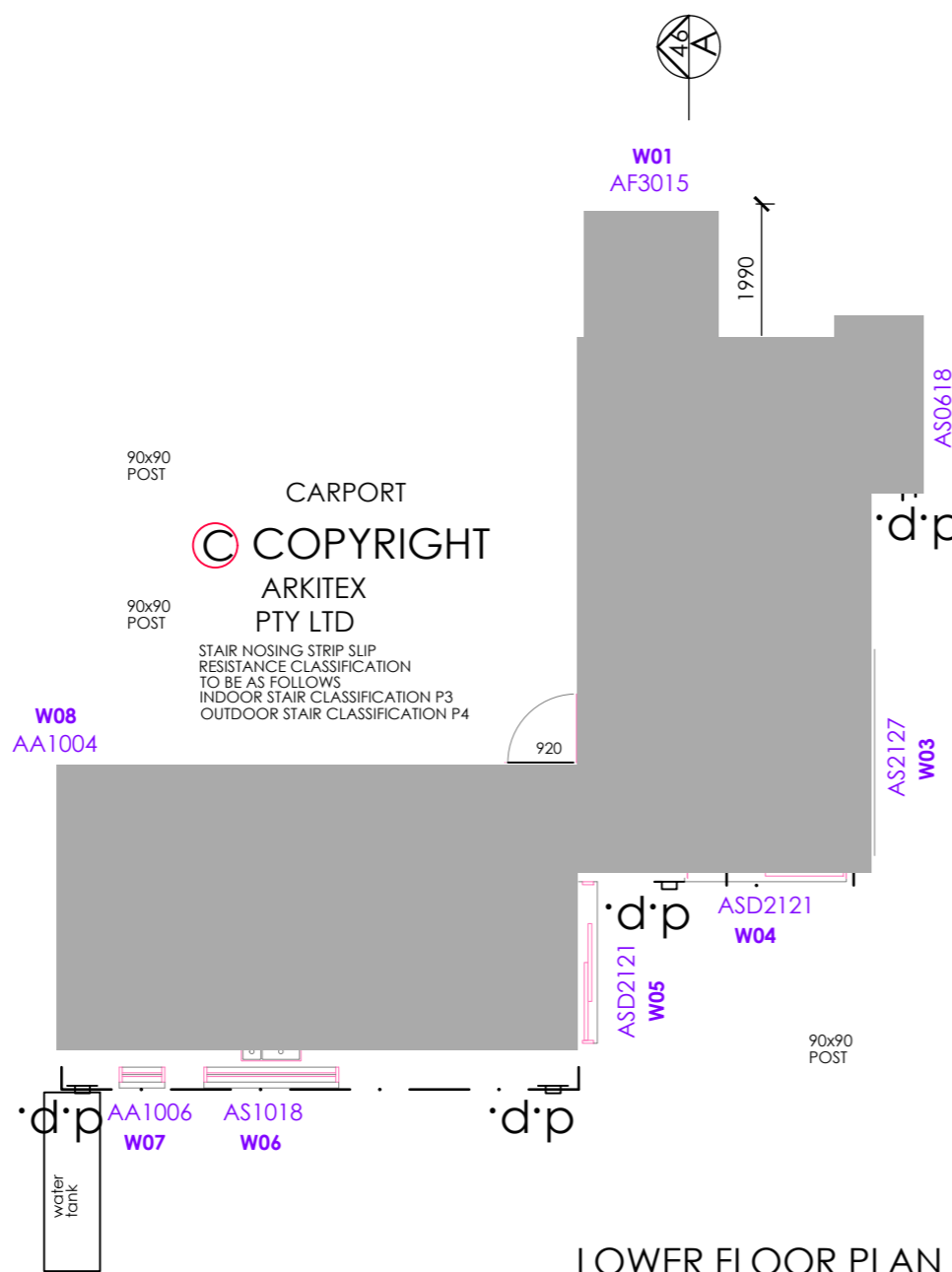
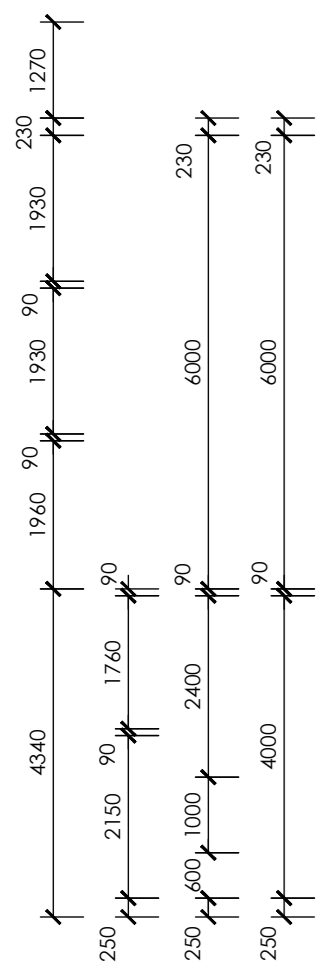
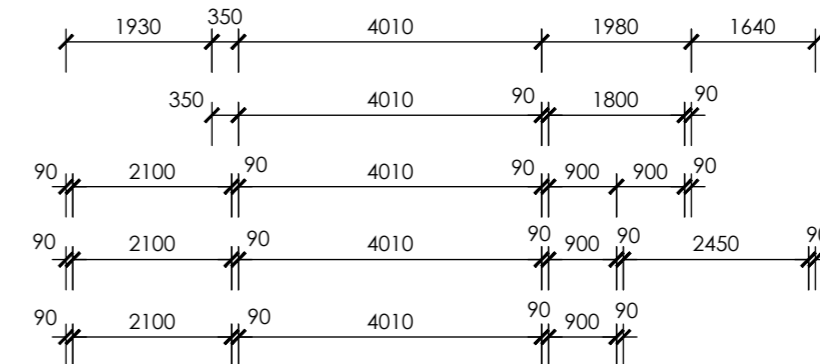
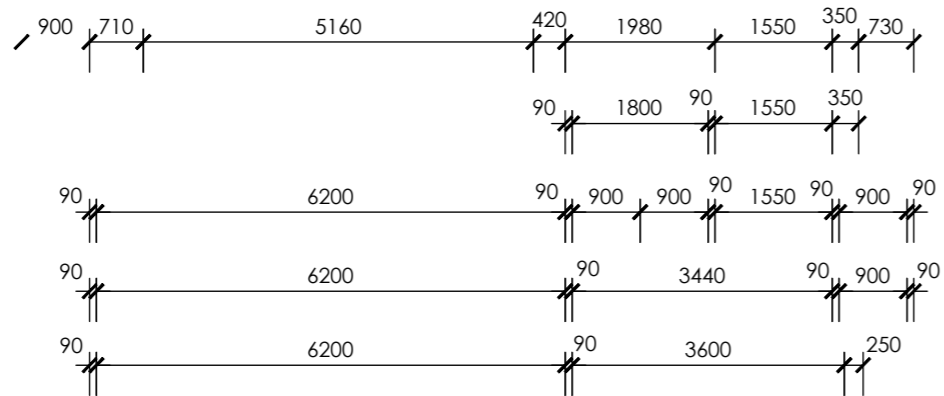
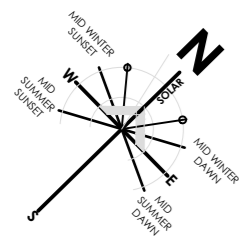
UPPER FLOOR PLAN

AREAS UNIT 6	
Residence low	64.86 sqm
Residence upp	62.54 sqm
Carport	39.58 sqm
Porch	2.94 sqm
Alfresco	8.17 sqm
<hr/>	
GFA	148.90 sqm
inc 3.5sqm for garden shed storage	

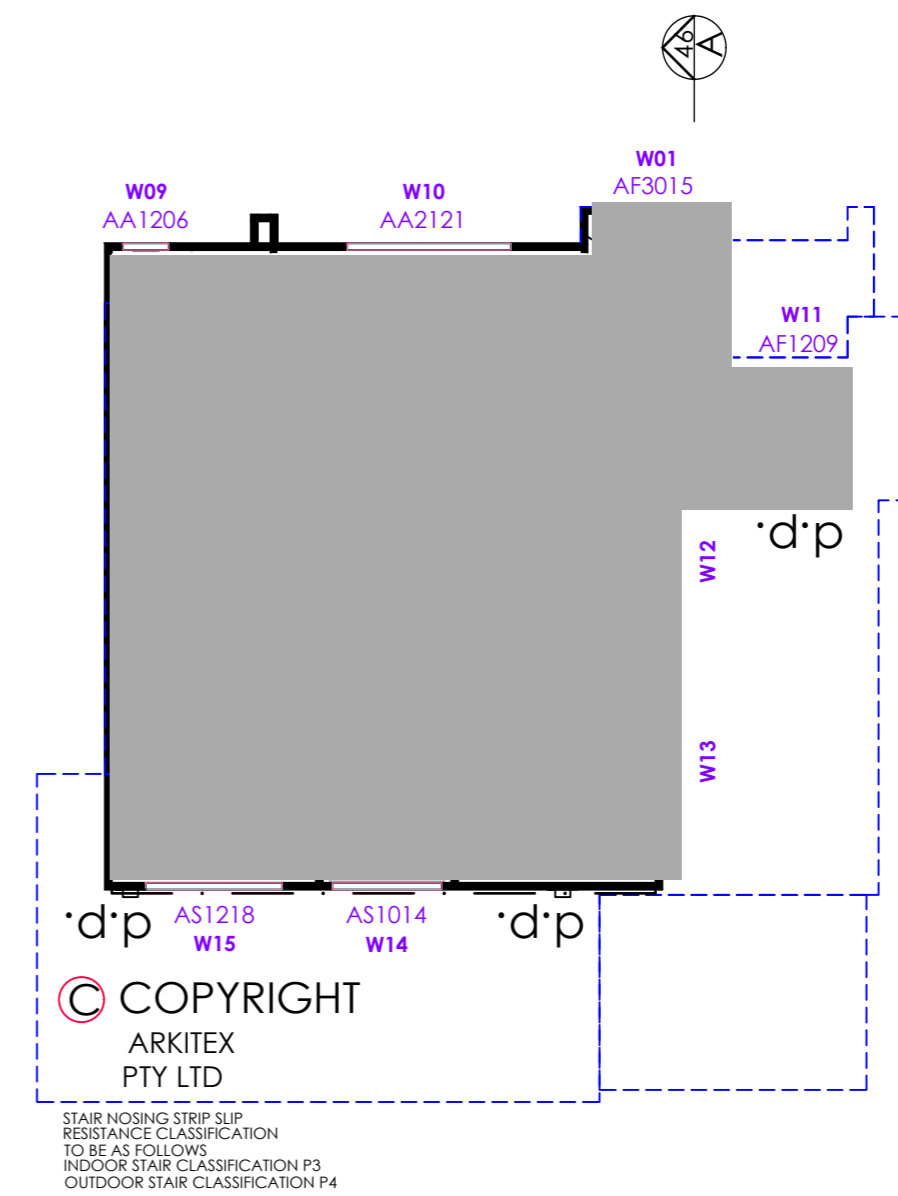
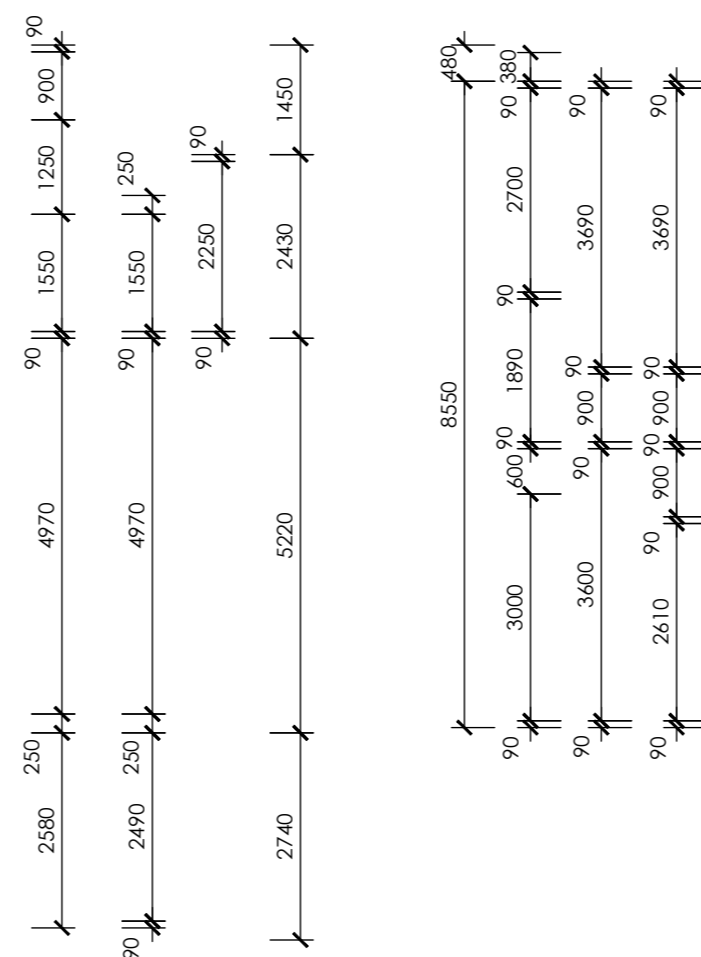


ALL WINDOWS TO BE DOUBLE GLAZED

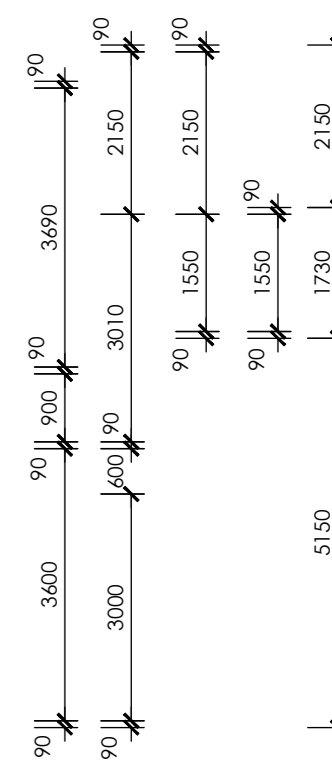
# UNIT 6



LOWER FLOOR PLAN

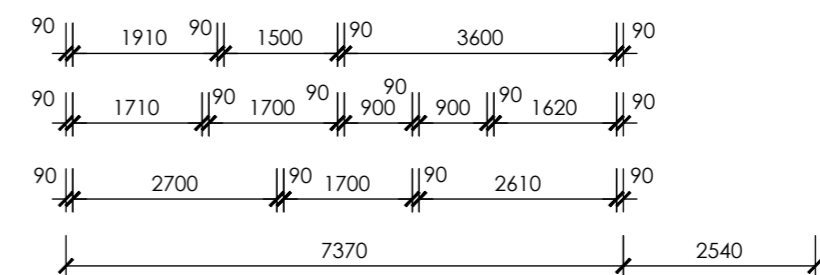
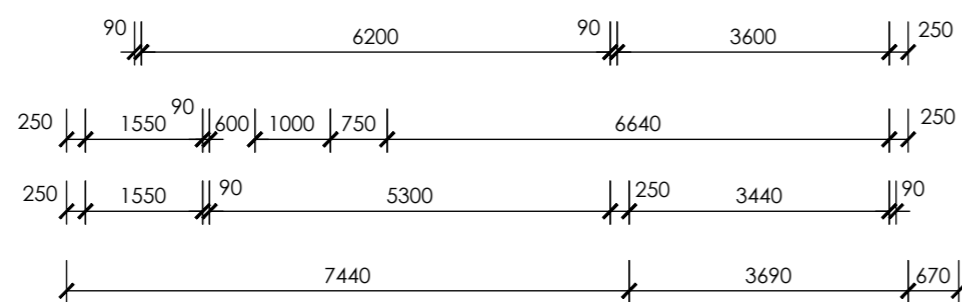


UPPER FLOOR PLAN



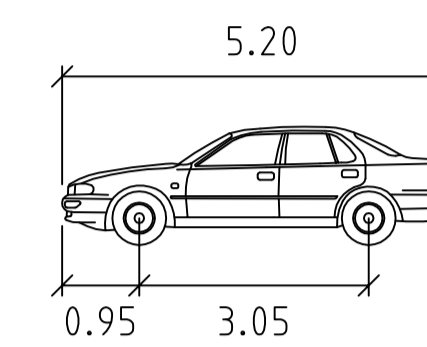
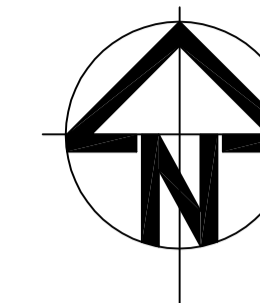
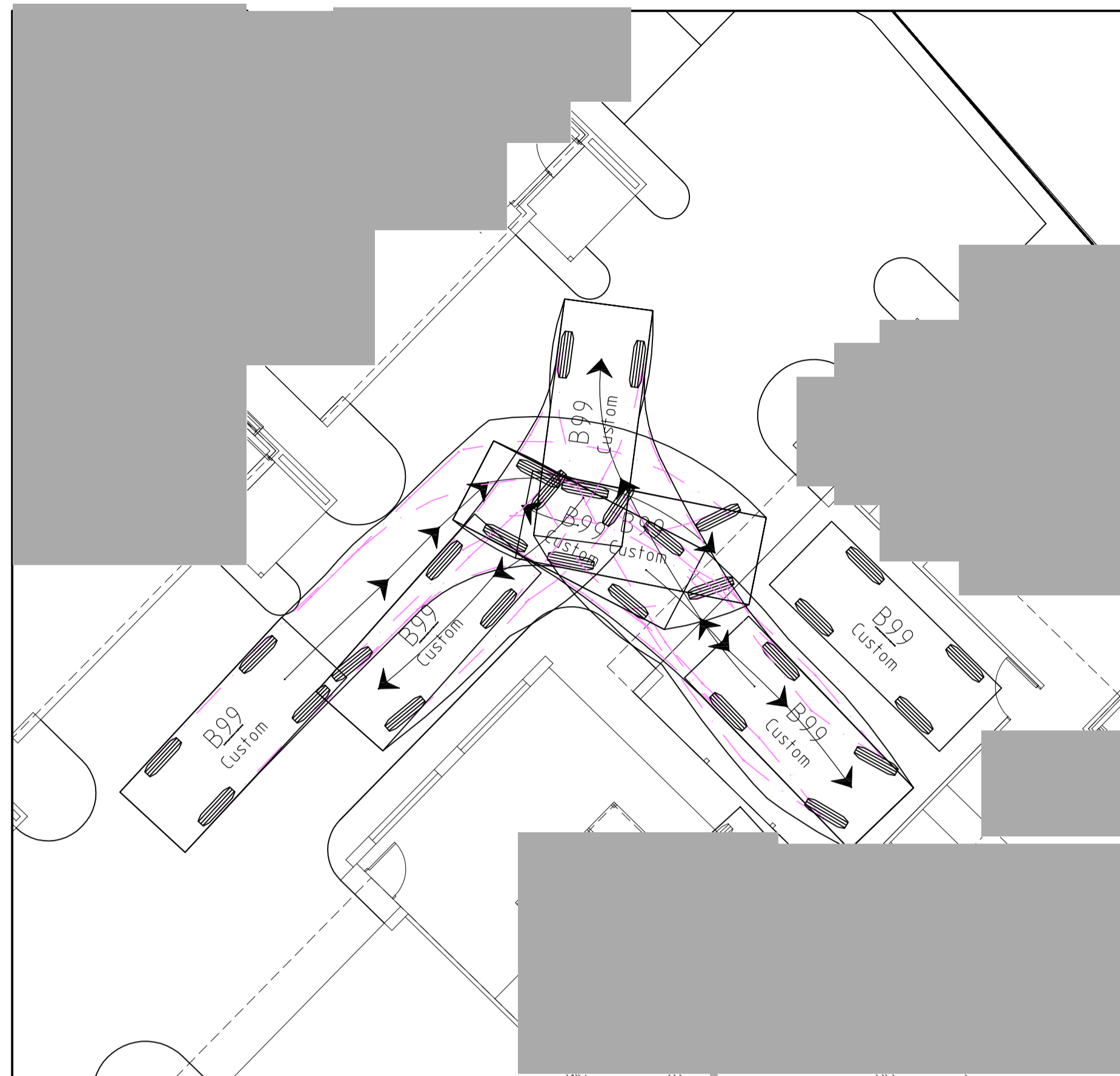
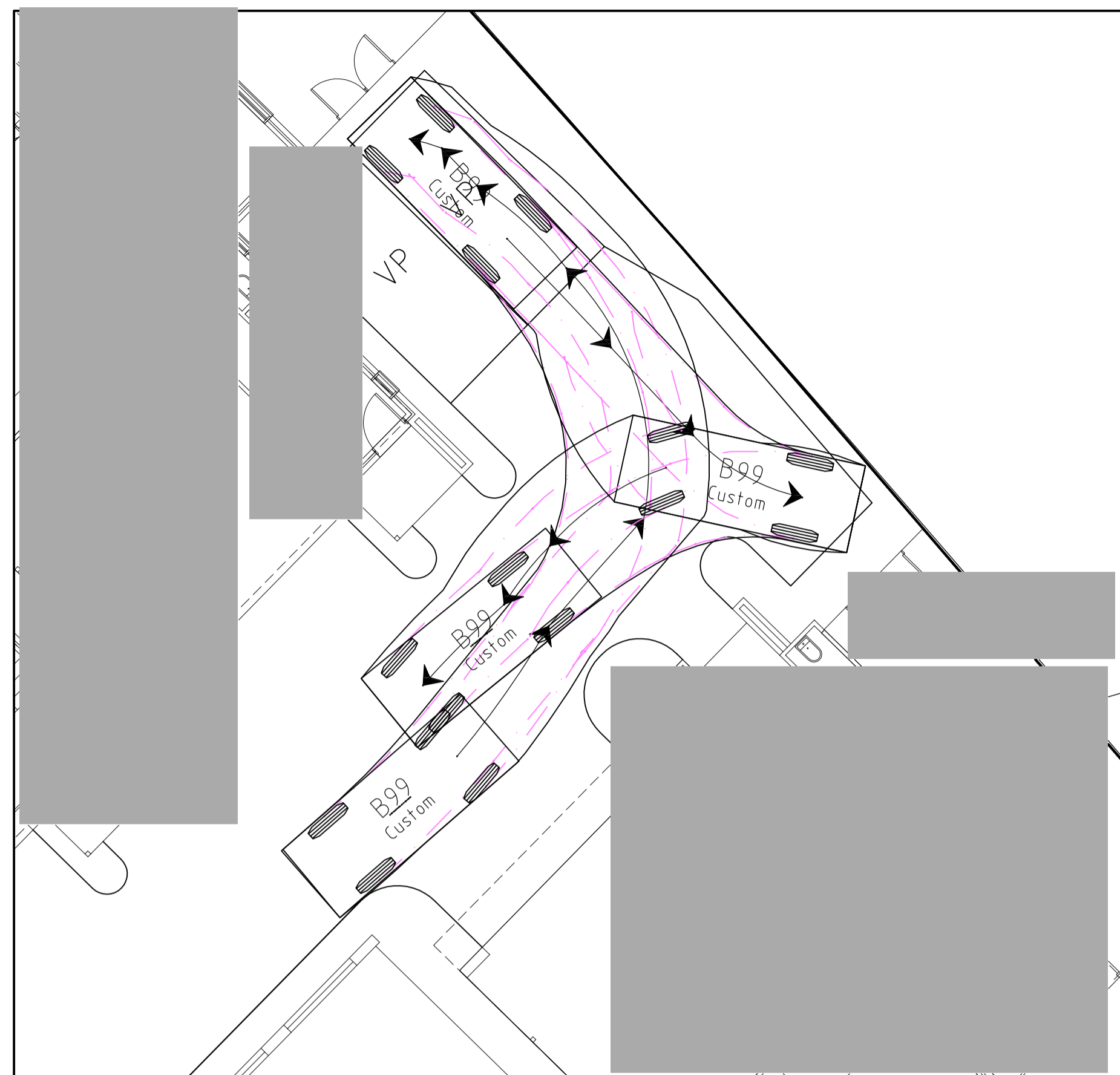
AREAS UNIT 7	
Residence low	65.69 sqm
Residence upp	61.39 sqm
Carport	39.18 sqm
Porch	2.91 sqm
Alfresco	9.10 sqm

GFA 148.58 sqm  
inc 3.5sqm for garden shed storage



ALL WINDOWS TO BE DOUBLE GLAZED

# UNIT 7



B99 meters  
 Width : 1.94  
 Track : 1.84  
 Lock to Lock Time : 6.00  
 Steering Angle : 33.5

ISSUE	DESCRIPTION	DATE	CHECKED
A	FOR DEVELOPMENT APPROVAL.	25.02.21	

PIERRE DRAGH  
 CONSULTING ENGINEERS PTY. LTD.  
 PO BOX 336 HALL ACT 2618  
 (m) 0412 330 243

CLIENT  
 5 BLACKMAN CRES MACQUARIE P/L

PROJECT  
 PROPOSED RESIDENTIAL  
 DEVELOPMENT  
 BLOCKS 2 & 3, SECTION 7  
 MACQUARIE, ACT

TITLE  
 TURNING DEMONSTRATIONS PLAN

DESIGNED BY KS	SCALE 1:200 @ A1
DRAWN BY KS	JOB NO. 21BLACKMAN1
AUTHORISED	DRAWING NO. DA06
DATE FEB 21	

0m 2 4 6 8 10 SCALE 1:200 @A1  
 0m 2 4 6 8 10 SCALE 1:400 @A3

---

**From:** [REDACTED]  
**Sent:** Friday, 11 June 2021 12:40 PM  
**To:** AC, EPD Customer Services  
**Subject:** Re: 1 STANDARD SIGN FOR (FRIDAY THE 11TH OF JUNE)-(202138723-2/7 MACQUARIE)  
**Attachments:** image001.png; TimePhoto\_20210611\_123851.jpg; TimePhoto\_20210611\_123903.jpg

**CAUTION:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

On Tue, 8 Jun. 2021, 10:05 am AC, EPD Customer Services, <[ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)> wrote:

**OFFICIAL**

Good morning,

Please see the attached Map and Sign details for your actioning.

Kind Regards,

Yukiko Ireland | Customer Coordination | Environment, Land and Planning shopfront

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



-----  
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-----

Ginninderry Community  
Recreation Park

DEVELOPMENT  
PROPOSAL



## NOTICE OF DEVELOPMENT APPLICATION

### Development Application 202138723:

PROPOSAL FOR MULTI UNIT DEVELOPMENT - Demolition of the existing dwellings and structures including tree removal, construction of 7 new two storey adaptable dwellings with attached garages, visitor parking, landscaping and associated works.

**Location:** **Block: 2,3 Section: 7 Suburb: MACQUARIE**  
3, 5 BLACKMAN CRESCENT

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspection between 8.30am and 4.30pm weekdays at the **Land, Planning and Building Services Shopfront, 8 Darling Street, MITCHELL ACT.**

An electronic version of the application can also be viewed on the Environment, Planning and Sustainable Development website - [www.planning.act.gov.au](http://www.planning.act.gov.au) (under 'Comment on a DA')

The public notification period will commence on **15 June 2021**

Written representations **must** be received by the Authority by close of business **5 July 2021.**

Representations can be submitted in the following ways:

**Online:**

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

**Post:**

Access Canberra  
Land, Planning and  
Building Services  
Shopfront, Mitchell  
GPO Box 158  
CANBERRA ACT 2601

**By Hand:**

Access Canberra  
Land, Planning and  
Building Services  
Shopfront  
8 Darling Street,  
MITCHELL ACT

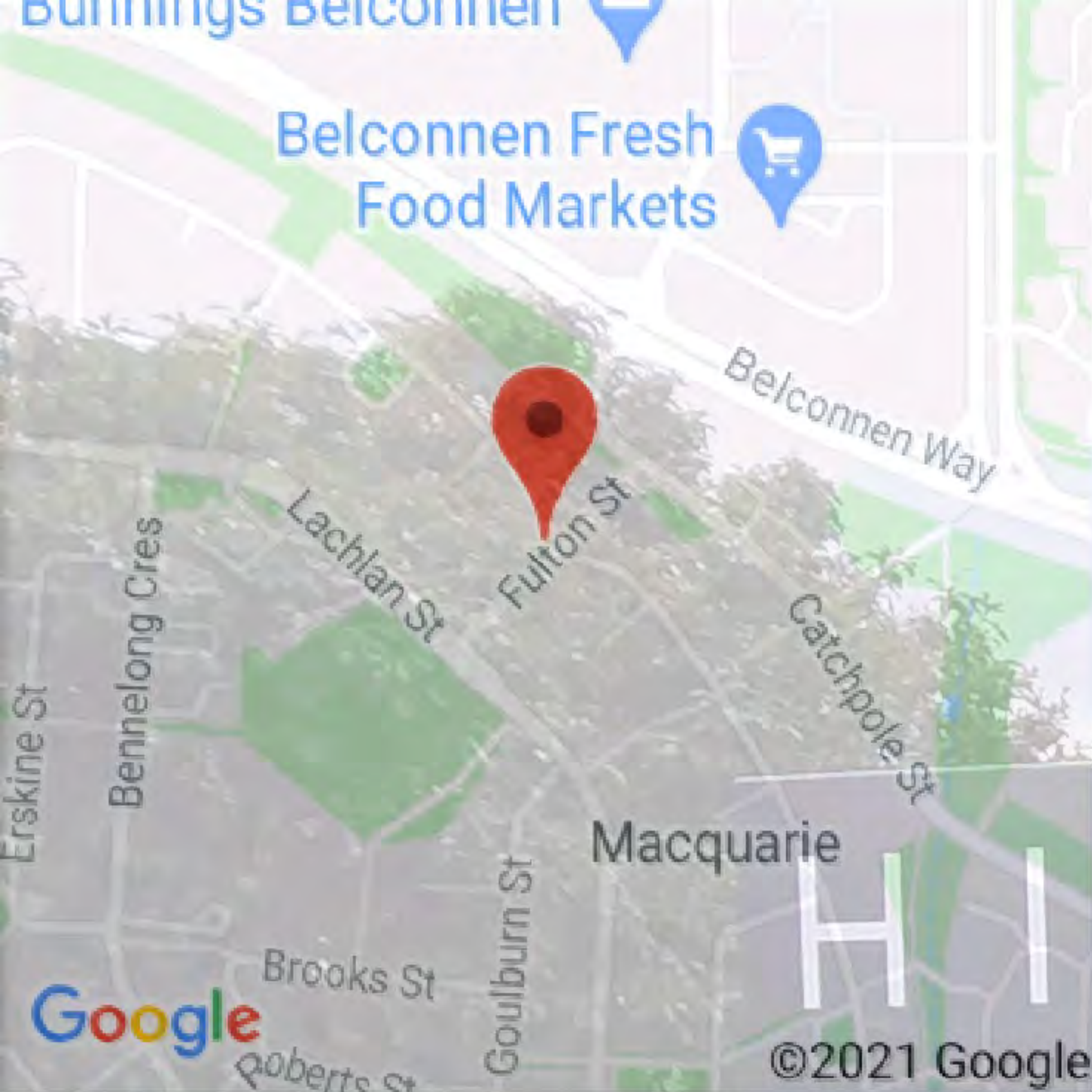
It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted. The Planning and Land Authority may approve or refuse to approve an exclusion application (see website for further information).

*For more information, please phone the Mitchell Land, Planning and Building Services Shopfront on 6207 1923*

PLANNING AND LAND AUTHORITY





Macquarie

11 Jun 2021 12:39:02 pm

**HIVE**  
©2021 Google

**WHAT WE SEE:**  
DA approved site for 7 townhouses. LVC paid.

**WHAT YOU SEE:**  
An opportunity not to be missed.

**And now it's sold.**

3 & 5 Blackman Crescent, Macquarie ACT 2614

MATT SHIPARD  
0408 218 179

@HIVE.CBR  
HIVE.CBR.COM.AU

**DEVELOPMENT PROPOSAL**  
ACT

**NOTICE OF DEVELOPMENT APPLICATION**

Development Application 2021/0010  
Proposed: 3 & 5 Blackman Crescent, Macquarie ACT 2614  
Location: 3 & 5 Blackman Crescent, Macquarie ACT 2614

If you have an objection to the proposed development, you should submit your objection to the Planning and Building Services Department, 4 Spring Street, WOTW014 ACT.

The public exhibition period for this application is from 11 June 2021 to 18 June 2021. The public exhibition period will conclude on 18 June 2021.

Project	By Name
3 & 5 Blackman Crescent	Land, Planning and Building Services Department
3 & 5 Blackman Crescent	3 & 5 Blackman Crescent

PLANNING AND LAND AUTHORITY

---

**From:** Elhassan, Walid  
**Sent:** Wednesday, 30 June 2021 1:56 PM  
**To:** AC, EPD Customer Services  
**Subject:** DA-202138723 (qA923331)  
**Attachments:** DA-202138723.obr

OFFICIAL

Hi Team

Can you please refer the attached DA to ESA for comment.

Regards

Walid

Walid Elhassan has sent you a link to "DA-202138723" (qA923331) from Objective.

Open in Navigator

Double click on the attachment

Open in ECM for Browser

<https://objective.act.gov.au/#/documents/qA923331/details>

---

**From:** AC, EPD Customer Services  
**Sent:** Thursday, 1 July 2021 8:49 AM  
**To:** Elhassan, Walid  
**Subject:** RE: DA-202138723 (qA923331)

OFFICIAL

Referral sent.

Kind regards

Lucy

-----Original Message-----

From: Elhassan, Walid <Walid.Elhassan@act.gov.au>  
Sent: Wednesday, 30 June 2021 1:56 PM  
To: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
Subject: DA-202138723 (qA923331)

OFFICIAL

Hi Team

Can you please refer the attached DA to ESA for comment.

Regards

Walid

Walid Elhassan has sent you a link to "DA-202138723" (qA923331) from Objective.

Open in Navigator

Double click on the attachment

Open in ECM for Browser

<https://objective.act.gov.au/#/documents/qA923331/details>

---

**From:** Elhassan, Walid  
**Sent:** Thursday, 23 September 2021 5:27 PM  
**To:** Walker, Karen  
**Subject:** FW: REFERRAL-DA LEASING-202138723-2/7 MACQUARIE-01  
**Attachments:** plans.obr; supporting docs.obr

OFFICIAL

Hi Karen

Can you please provide us with Da Leasing comment.

Regards

Walid

---

**From:** AC, EPD Customer Services  
**Sent:** Tuesday, 8 June 2021 9:46 AM  
**To:** EPSD DAleasingreferrals <DAleasingreferrals@act.gov.au>  
**Subject:** REFERRAL-DA LEASING-202138723-2/7 MACQUARIE-01

OFFICIAL

**DEVELOPMENT APPLICATION NO:** 202138723  
**BLOCK:** 2 **SECTION:** 7 **DIVISION:** MACQUARIE

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT – Demolition of the existing dwellings and structures including tree removal, construction of 7 new two storey adaptable dwellings with attached garages, visitor parking, landscaping and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(30/06/2021)**.

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

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

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

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

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

Kind Regards,

Yukiko Ireland | Customer Coordination | Environment, Land and Planning shopfront

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



---

**From:** Walker, Karen  
**Sent:** Tuesday, 28 September 2021 8:13 AM  
**To:** AC, EPD Customer Services  
**Cc:** Elhassan, Walid  
**Subject:** COMM-DA LEASING-202138723-2/7 MACQUARIE-01  
**Attachments:** plans.obr; supporting docs.obr

OFFICIAL

Hi Customer Service,

Thank you for referring this DA to DA Leasing for comment. The proposal is for the construction of 7 dwellings across two sites.

There is a previous DA which approves the consolidation of the blocks and the variation of the consolidated lease to specify a maximum of seven dwellings. Although this approval has expired the decision included conditions which provided for the registration of the documents to occur provided the LVC was paid in time. In this case the LVC was paid in time and we are expecting the lessee to returned signed lease documents.

If it is intended to approve the application please include the following conditions:

1. **APPROVAL DOES NOT TO TAKE EFFECT**

This approval **does not take effect** until a Crown lease consolidating blocks 2 and 3 section 7 Macquarie has been registered with Access Canberra (Land Titles) and that lease permits the approved development.

*Note: There is a previous development approval for the consolidation of the blocks and variation of that lease to permit seven dwellings. Finalising the conditions contained in that approval would satisfy this condition..*

2. **COMPLIANCE WITH CONDITION – APPROVAL NOT TO TAKE EFFECT**

In accordance with Section 184(2)(a) of the *Planning and Development Act 2007*, this approval will end if the lessee has not varied the Crown lease and commenced the approved construction and/or demolition on the site within 36 months of the date of this decision.

Thanks,  
Karen.

Karen Walker | Leasing DA

Phone 02 6207 7257 | Fax 02 6207 1856

Statutory Planning | Environment, Planning and Sustainable Development | **ACT Government**

480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2602 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** AC, EPD Customer Services

**Sent:** Tuesday, 8 June 2021 9:46 AM

**To:** EPD DA Leasing Referrals <DALeasingreferrals@act.gov.au>

**Subject:** REFERRAL-DA LEASING-202138723-2/7 MACQUARIE-01

**OFFICIAL**

**DEVELOPMENT APPLICATION NO:** 202138723

**BLOCK:** 2 **SECTION:** 7 **DIVISION:** MACQUARIE

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT – Demolition of the existing dwellings and structures including tree removal, construction of 7 new two storey adaptable dwellings with attached garages, visitor parking, landscaping and associated works.

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

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

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

Kind Regards,

Yukiko Ireland | Customer Coordination | Environment, Land and Planning shopfront

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government



---

**From:** Elhassan, Walid  
**Sent:** Tuesday, 28 September 2021 12:11 PM  
**To:** Pradhan, Jyoti  
**Subject:** FW: COMM-DA LEASING-202138723-2/7 MACQUARIE-01  
**Attachments:** plans.obr; supporting docs.obr

OFFICIAL

FYI

---

**From:** Walker, Karen <Karen.Walker@act.gov.au>  
**Sent:** Tuesday, 28 September 2021 8:13 AM  
**To:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Cc:** Elhassan, Walid <Walid.Elhassan@act.gov.au>  
**Subject:** COMM-DA LEASING-202138723-2/7 MACQUARIE-01

OFFICIAL

Hi Customer Service,

Thank you for referring this DA to DA Leasing for comment. The proposal is for the construction of 7 dwellings across two sites.

There is a previous DA which approves the consolidation of the blocks and the variation of the consolidated lease to specify a maximum of seven dwellings. Although this approval has expired the decision included conditions which provided for the registration of the documents to occur provided the LVC was paid in time. In this case the LVC was paid in time and we are expecting the lessee to returned signed lease documents.

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*Note: There is a previous development approval for the consolidation of the blocks and variation of that lease to permit seven dwellings. Finalising the conditions contained in that approval would satisfy this condition..*

## 2. COMPLIANCE WITH CONDITION – APPROVAL NOT TO TAKE EFFECT

In accordance with Section 184(2)(a) of the *Planning and Development Act 2007*, this approval will end if the lessee has not varied the Crown lease and commenced the approved construction and/or demolition on the site within 36 months of the date of this decision.

Thanks,  
Karen.

Karen Walker | Leasing DA

**Phone 02 6207 7257** | Fax 02 6207 1856

Statutory Planning | Environment, Planning and Sustainable Development | **ACT Government**

480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2602 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** AC, EPD Customer Services

**Sent:** Tuesday, 8 June 2021 9:46 AM

**To:** EPD DA Leasing referrals <[DALeasingreferrals@act.gov.au](mailto:DALeasingreferrals@act.gov.au)>

**Subject:** REFERRAL-DA LEASING-202138723-2/7 MACQUARIE-01

OFFICIAL

**DEVELOPMENT APPLICATION NO:** 202138723

**BLOCK:** 2 **SECTION:** 7 **DIVISION:** MACQUARIE

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT – Demolition of the existing dwellings and structures including tree removal, construction of 7 new two storey adaptable dwellings with attached garages, visitor parking, landscaping and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(30/06/2021)**.

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

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

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

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

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

Kind Regards,

Yukiko Ireland | Customer Coordination | Environment, Land and Planning shopfront

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



---

**From:** Pradhan, Jyoti  
**Sent:** Tuesday, 19 October 2021 11:48 AM  
**To:** AC, EPD Customer Services  
**Cc:** EPSD DACoordinator  
**Subject:** NOD-202138723 - 2 & 3-7 MACQUARIE - Please dispatch  
**Attachments:** NOD-202138723 - 2 & 3-7 MACQUARIE - Signed 18 October 2021.obr; DA202138723 - ACTESA Response.obr; DISPATCHADVICECHECKLIST-202138723-01.obr; TCCS Standard Conditions (July 2021).obr; 7 - Approved Plans.obr

**Categories:** Completed

OFFICIAL

Hi officer,

Please dispatch the attached NoD, associated documents and entity advice. Plans are not to be dispatched yet.

I have updated eDev accordingly.

Regards,  
Jyoti

---

**From:** EPSD DACoordinator  
**Sent:** Monday, 1 November 2021 3:25 PM  
**To:** Elhassan, Walid  
**Cc:** Sandeman, Graham  
**Subject:** FW: NOTICE OF DECISION-202138723-2,3/7 MACQUARIE-01 - Representor enquiry  
**Attachments:** DA-202138723.obr

**Importance:** High

OFFICIAL

Hi Walid,

I sent you an email regarding a phone call from [REDACTED] (representor) for DA202138723.  
Please note he also provided the below email.

Please note a second representor sent an enquiry regarding the NOD and representations. Due to the nature of the enquiry I have passed the enquiry to Kieran to review.  
You may wish to discuss with Kieran any correspondence with [REDACTED]

Thank you  
Anna

---

**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>  
**Sent:** Friday, 29 October 2021 8:18 AM  
**To:** EPSD DACoordinator <DAcoordinator@act.gov.au>  
**Subject:** FW: NOTICE OF DECISION-202138723-2,3/7 MACQUARIE-01

Kind Regards

Katherine

ACAT Co-ordination Unit  
Supervisor | DA Lodgement & Notification teams  
Phone 6207 1923

**Access Canberra | ACT Government**

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



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---

**From:** [REDACTED]  
**Sent:** Friday, 29 October 2021 8:14 AM  
**To:** AC, EPD Customer Services <[ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)>  
**Subject:** Re: NOTICE OF DECISION-202138723-2,3/7 MACQUARIE-01

**CAUTION:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

BLOCK: 2,3 SECTION: 7 SUBURB: MACQUARIE

DEVELOPMENT APPLICATION NUMBER: 202138723

I refer to your email on Oct 20 regarding Development Application Number 202138723. I still have concerns about privacy relating to the windows and the fence which will be overlooking [REDACTED]

I would like to request a meeting to discuss the approval and conditions.

I appreciate your time and consideration.

Regards



On Wed, Oct 20, 2021 at 2:23 PM AC, EPD Customer Services <[ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)> wrote:

**OFFICIAL**

**ADVICE TO REPRESENTOR AFTER DECISION**

Good afternoon,

**BLOCK: 2,3 SECTION: 7 SUBURB: MACQUARIE**

**DEVELOPMENT APPLICATION NUMBER: 202138723**

Development Application Number 202138723 has been approved subject to conditions.

As you lodged a representation in relation to this Development Application please find attached a copy of the Notice of Decision in accordance with the requirements of Section 170 of the Planning and Development Act 2007.

A copy of the application and the decision are also available for inspection on the Public Register. The register can be inspected between 8:30am and 4:30pm weekdays at Access Canberra Customer Service Centre, 8 Darling Street, Mitchell, ACT.

If you wish to seek a review of the decision with the ACT Civil and Administrative Appeals Tribunal (ACAT), you must lodge an application form together with the required fee within 28 days from the date of this letter to:

ACT Civil and Administrative Tribunal

Level 4, 1 Moore Street (the Health Building)

CANBERRA CITY, ACT, 2601

An application form can be obtained from the ACAT at Level 4, 1 Moore Street, Canberra City. Alternatively you can access the form from the ACAT website [www.act.gov.au](http://www.act.gov.au) under approved forms. If you require further information about the ACAT's requirements or the review process, their office can be contacted on (02) 6207 1740.

If you apply for a review of the decision, the Authority will at the direction of the ACAT, give written notice to the applicant, and any interested parties that:

- You have applied to the ACAT for a review of the decision; and
- They are entitled to apply to be made a party to the proceedings for the review.

The applicant's name and postal address can be obtained from the Public Register.

As this application has been approved subject to conditions, the applicant may also apply to the ACAT for a review of the decision. If this occurs you will be advised, and have a right to the Tribunal to be made a party to the proceedings (i.e. you can apply to the Tribunal to attend the review hearings where you will have the opportunity to present your case).

For further information please contact: 6207 6383

Online Form: [https://www.accesscanberra.act.gov.au/app/forms/epd\\_feedback](https://www.accesscanberra.act.gov.au/app/forms/epd_feedback)

Regards

Emily | Customer Services

Phone 6207 1923

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

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

**Access Canberra | ACT Government**

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

-----  
This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.  
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# ADAPTABLE HOUSING COMPLIANCE REPORT

*Project: Proposed townhouses BLOCK 2 & 3 SECTION 7 MACQUARIE*

*Proposal: Proposed Medium Density Development*

Report No: 190061

Date: 22/12/2020

Prepared by: Arkitex Pty Ltd

<b>1</b>	<b>INTRODUCTION .....</b>	<b>3</b>
	<i>1.1 General.....</i>	<i>3</i>
	<i>1.2 Purpose of report .....</i>	<i>3</i>
	<i>1.3 Basis of Assessment .....</i>	<i>3</i>
	<i>1.4 Performance Requirements.....</i>	<i>3</i>
	<i>1.5 Report Exclusions .....</i>	<i>4</i>
<b>2</b>	<b>AS 4299–1995 Assessment Summary.....</b>	<b>5</b>
	<i>2.1 AS 4299 – 1995 Assessment Summary Table .....</i>	<i>5</i>
<b>3</b>	<b>Conclusion .....</b>	<b>6</b>

# 1 INTRODUCTION

## 1.1 General

The following Adaptable housing compliance assessment report has been prepared at the request of Arkitex Pty Ltd for the purpose of assessing the proposed design of a medium density development at the site located at 3 Blackman Crescent Macquarie- BLOCKS 2 AND 3 SECTION 7 MACQUARIE

The proposed new development, the subject of this assessment is proposed to be constructed on the site located at and comprises:

- 7 (SIX) two storey residential units All 7 residential units which will be constructed as post adaptation.

## 1.2 Purpose of report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the provisions of Class C essential provisions of AS 4299-1995.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make any assumptions regarding 'design intention' or the like.

## 1.3 Basis of Assessment

This assessment / report is based upon

- The requirements of the Australian Standard AS 4299-1995 Adaptable Housing.
- Architectural plans prepared by Arkitex, for DA approval, dated 12/8/2019 - Revision A

## 1.4 Performance Requirements

The Adaptable Housing Code states that compliance can only be achieved by satisfying the performance requirements (AS4299, clause 2.2), as follows:

- Visitability;
- Avoidance of level changes;
- Manoeuvrability;
- Ease of adaptation;
- Ease of reach; and
- Future laundry facilities.

## 1.5 Report Exclusions

This report does not assess the following:

- Compliance with structural provisions of the proposed building design;
- Reporting on hazardous materials, WHS matters or site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building
- Consideration of any fire services operations (including hydraulic, electrical or other systems)
- Assessment of plumbing and drainage installations, including stormwater
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance
- Compliance with the conditions of the approved Development Consent;
- Compliance with the energy provisions of Section J and Basix.
- Compliance with Bush Fire Risk and any associated requirements.
- Compliance with planning legislation and requirements.
- Consideration of Council's local planning policies
- Environmental or planning issues
- Requirements of statutory authorities
- Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979.

## 2 AS 4299–1995 Assessment Summary

The following table below details the compliance assessment requirements in terms of each prescriptive provision of AS 4299–1995 and any other document referenced to this standard.

The intent of AS4299 is to comply with all ‘Essential features’ in order to be certified as adaptable. For those instances of “non-compliance”, a detailed analysis and commentary is provided. Where items are nominated as “Capable of Complying” it is considered that the existing plans can achieve compliance subject to further design development during the post-Construction Certificate phase of the development.

### 2.1 AS 4299 – 1995 Assessment Summary Table

AS4299 Clause	Status	Comments	
2.3	Drawings	Applies	Complies
3.3.2	Sitting	Applies	Complies
3.8	Letterboxes	Applies	Complies
3.7	Private Car Accommodation	Applies	Complies
4.3	Accessible Entry	Applies	Complies
4.3	Interior General	Applies	Complies
4.7	Living and Dining Room	Applies	Compliance achievable
4.5	Kitchen	Applies	Compliance achievable
4.6	Main Bedroom	Applies	Compliance achievable
4.4	Bathroom	Applies	Compliance achievable
4.4	Toilet	Applies	Compliance achievable
4.8	Laundry	Applies	Compliance achievable
4.3	Door Locks	Applies	Compliance achievable

### 3 Conclusion


This report has identified that the proposed 7 residential units to be built post adaptation, **has been designed to comply and address the requirements** of AS 4249 – 1995 Adaptable housing.

Prepared By  
Alessandro D'Ambrosio



**Principal**  
For Arkitex Pty Ltd

---

**From:** AC, EPD Customer Services  
**Sent:** Thursday, 8 July 2021 9:43 AM  
**To:** alex@arkitex.com.au  
**Cc:** INFO@ARKITEX.COM.AU  
**Subject:** CLOSE OF PUBLIC NOTIFICATION PERIOD-202138723-2/7 MACQUARIE (5 Representations)  
**Attachments:** 

OFFICIAL

## CLOSE OF PUBLIC NOTIFICATION

### BLOCK 2 SECTION 7 SUBURB MACQUARIE

The public Notification period for DA **202138723** has now closed.

Attached for your information is a copy of all representations received by the Environment and Planning Directorate during the public notification period.

The assessment of your application will now be finalised taking into consideration the representations that have been received. You will be advised in writing of the decision as soon as the DA has been determined.

If you require any further information please contact (02) 6207 1923.

Kind Regards,

Yukiko Ireland | Customer Coordination | Environment, Land and Planning shopfront

Phone: 02 6207 1923 | Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



Dear Mr/s D'Ambrosio

You have successfully completed the first step in the electronic development application (eDA) process.

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 202138723

Block: 2, Section: 7

Suburb: MACQUARIE, District: BELCONNEN

Block: 3, Section: 7

Suburb: MACQUARIE, District: BELCONNEN

Applicant Name: Alessandro D'Ambrosio

Please note that EPSDD will not begin reviewing your application until all required attachments have been submitted.

This email was automatically generated please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or click on the following link [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au) to send an email.

Environment, Planning and Sustainable Development Directorate

<http://www.environment.act.gov.au>

Dear Mr/s D'Ambrosio

An initial check of your Development Application has been undertaken and the following matters require your attention before the submission can be formally accepted.

**DA Number:** 202138723  
Block: 2, Section: 7  
Suburb: MACQUARIE, District: BELCONNEN

**Site Details:**  
Block: 3, Section: 7  
Suburb: MACQUARIE, District: BELCONNEN

**Applicant Name:** Alessandro D'Ambrosio

**Matters to address:** (1) Customer Services are unable to rotate your plans. Please ensure all documents are rotated correctly and resubmit. (2) Please provide a Composite Streetscape Elevation as per minimum documentation requirements. (3) For notification and assessment purposes, please provide a schedule of residential and visitor parking on the Site plan. Alternativley, a separate Parking plan can be submitted. (4) Please provide Turning Templates without internal walls for the public register. (5) Please ensure all drawings with 'carport' be changed to 'garage' on the relevant units proposing garages. (6) On the Sediment and Erosion Control plan, please label the cut/wash area.

### **Fees for Completeness Check Failure Notices from 1 July 2020**

The following fees are based on how many failure notices are issued during the completeness check process. Any fees payable will be added to the payment advice once the DA is accepted for lodgement.

- One failure notice issued \$200.00\*
- Two failure notices issued \$598.00\*
- Three failure notices issued \$1,397.00\*
- Four failure notices issued \$2,991.00\*

PLUS a further \$1,588.00 for each additional failure notice

**Note:** If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are payable before the DA will be accepted for lodgement.

This email was automatically generated - please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this correspondence, please contact the Gateway Team on (02) 6205 2888 or through the [online enquiry form](#).

DA Gateway Team  
Environment, Planning and



Dear Mr/s D'Ambrosio

An initial check of your Development Application has been undertaken and it is now ready to proceed to the next stage in the process. Please note, if your application has a \$0 total fee, no action is required and you are advised to keep this notice for your records.

Please visit the payment website as detailed below to pay the total fees payable. Once payment has been received your DA will be formally lodged.

**DA Number:** 202138723  
Block: 2, Section: 7  
Suburb: MACQUARIE, District: BELCONNEN

**Site Details:**  
Block: 3, Section: 7  
Suburb: MACQUARIE, District: BELCONNEN

**Applicant Name:** Alessandro D'Ambrosio

<b>Fees Payable:</b>	Completeness Check Fee	\$200 (includes GST)
	Development Fee	\$7133.10
	Crown Lease Variation	\$0
	Public Notification	\$0
	Lease Search	\$1236 (includes GST)
	Home Business Fee	\$82
	<b>TOTAL FEES</b>	<b>\$8651.10</b>

**Payments Site:** <https://form.act.gov.au/smartforms/actpla/development-application-payment/>

Alternatively, fees can be paid by coming to the Land, Planning and Building Services Shopfront at **8 Darling Street Mitchell**. The Shopfront is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

This email was automatically generated - **please do not respond**. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email [ACEPDcustomerservices@act.gov.au](mailto:ACEPDcustomerservices@act.gov.au)

Customer Services  
Environment, Planning and Sustainable Development Directorate

Dear Mr/s D'Ambrosio

Payment for your development application has been received. Your application will now proceed to the assessment stage.

**DA Number:** 202138723  
**Block:2, Section:7**  
**Suburb:MACQUARIE,**  
**District:BELCONNEN**

**Site Details:**  
**Block:3, Section:7**  
**Suburb:MACQUARIE,**  
**District:BELCONNEN**

**Applicant Name:** Alessandro D'Ambrosio

This email was automatically generated please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this development application please contact Customer Services on (02) 6207 1923 or email [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)

Customer Services  
Environment, Planning and  
Sustainable Development  
Directorate

Notifications closed for application id 202138723





**DA ASSESSMENT – Merit Track**

Block/s:	2	DA number:	202138723
Section:	7	Date lodged:	2-Jun-21
Suburb:	Macquarie	Due date:	06/08/2021
Zone/s:	<b>Territory Plan - Land Use Zone:</b> RZ2: SUBURBAN CORE	Unit Number (if applicable)	
Proposal:	PROPOSAL FOR MULTI UNIT DEVELOPMENT - Demolition of the existing dwellings and structures including tree removal, construction of 7 new two storey adaptable dwellings with attached garages, visitor parking, landscaping and associated works.		
Proposed Use:	Residential – Multi Unit		
Is the proposed use permissible under the zone development table or Crown Lease	<input checked="" type="checkbox"/> Yes - under development table <input type="checkbox"/> No - under development table <input checked="" type="checkbox"/> Yes - in Crown Lease <input type="checkbox"/> No - in Crown Lease <input type="checkbox"/> Other – specify:		

**STAGE 1 – APPRAISAL AND PRELIMINARY ASSESSMENT**

Did the proposal have a <b>pre-application</b> meeting:	Yes - EPSDD Pre App
Is the <b>notification</b> wording appropriate:	Yes
Have all <b>Entities</b> been referred to?	No – if no, details of how this was rectified  <b>Stage 4 – refer to ESA is required, an email has been send to customer service to be referred.</b>
NOD outline saved into Objective	Yes
<b>AAP Triggers:</b> Click to view Triggers	<b>Does the proposal trigger referral to the Assessment Advisory Panel (AAP):</b> No <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Has a conflict of interest been declared?	No
Do representors have the right to review in ACAT? <b>(See Schedule 1 of the Act and Schedule 3 of the Regulation)</b>	Yes

Is a <b>public land</b> management plan in force over the land, (s.120(f))	NO
Is an environmental significance opinion in force & relevant: (s.120(c))	<input checked="" type="checkbox"/> No known ESO applies

**Notes for the assessment officers / Key issues identified:**

Click here to enter text.

Have any issues been identified that would result in a refusal:	No
Conditions required from initial review of application or Territory Plan assessment:	No special conditions required

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<p>Initial appraisal – likely assessment task:</p> <p><b>NOTE: Categories (Green, Amber, Red) should reflect potential complexities. This is a guide only based on the initial check and can change throughout assessment if required.</b></p>	<p><input type="checkbox"/> GREEN</p> <p><input checked="" type="checkbox"/> AMBER</p> <p>Complex DA</p> <p><input type="checkbox"/> RED – Note: Further Information should not be requested at this stage if the DA is to be refused</p>
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**Completion**


<b>Stage 1 assessment has been completed.</b>		
<p><input checked="" type="radio"/> The application is suitable for advancement (to the next assessment Stage).</p> <p><input type="radio"/> The DA is recommended for refusal – Reasons for refusal has been added to the Draft NoD.</p> <p><input type="radio"/> Other. To discuss</p>		
<b>Assessment officer:</b>	Name – Walid Elhassan	30/06/2021

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

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

Entity	Did the entity support the application?	Assessment comments / Conditions required
The Conservator of Flora & Fauna	Not Applicable	
Evo Energy - Electricity	Yes - with conditions	<p><b>Conditions</b></p> <p>A Minimum of 1.0M clearance is required within the block boundary for the proposed or existing Meter Box.</p> <p>Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block.</p> <p>Development is to comply with minimum clearances to overhead conductors and poles. Ref Evoenergy Drawing 3811-004</p> <p>Development is to comply with minimum separation requirements to underground assets. Ref Evoenergy Drawing 3832-018</p> <p>Installation of electrical conduits (on or off block) will be the responsibility of the proponent.</p> <p>Proponent is required to submit an "Application for Electricity Network Connection or Alteration form" to <a href="mailto:network.connectionapplication@evoenergy.com.au">network.connectionapplication@evoenergy.com.au</a> (available on Evoenergy website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.</p> <p>The location of the proposed or existing Point of Entry/ Meter Box is to comply with Evoenergy's Service and Installation rules.</p> <p>Pole 13756 to be removed after services are removed. Call Evoenergy to arrange removal of pole.</p>  <p>%COMM-EVOENERGY ELECTRICITY-20213</p>

<p>Evo Energy - Gas</p>	<p>Yes - with conditions</p>	 <p>%COMM-EVOENERGY GAS-202138723-2_</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules.</li> <li><input checked="" type="checkbox"/> Development is to comply with minimum separation requirements to underground assets <ul style="list-style-type: none"> <li>- 300mm minimum clearance from major plastic and steel gas mains and steel gas services</li> <li>- 150mm minimum clearance from other plastic gas mains and services</li> </ul> </li> <li><input checked="" type="checkbox"/> A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.</li> <li><input checked="" type="checkbox"/> 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.</li> <li>Other: <ul style="list-style-type: none"> <li><input type="checkbox"/></li> </ul> </li> </ul> <p><b>Please note:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> WARNING: Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Call 1100.</li> <li><input checked="" type="checkbox"/> Development and Building Applications will need to include any proposed Evoenergy works</li> <li><input checked="" type="checkbox"/> If Evoenergy approval conditions are not met, a breach of the law may result. Separate applications are required for water &amp; sewerage, electricity and communication network services.</li> <li><input checked="" type="checkbox"/> 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</li> <li><input checked="" type="checkbox"/> Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity</li> </ul>
<p>ICON Water</p>	<p>Yes - with conditions</p>	<p><b>Conditions of Acceptance</b></p> <p>All Icon Water Valves, Hydrants, Meters and Maintenance Holes/Pits must have 24/7 access by Icon Water and Emergency Services. The developer must provide Icon Water 24/7 access to the construction site. The developer is to obtain Icon Water padlocks which must be installed in a daisy chain fashion at each entry and exit point of the construction site. No stockpiles, Temporary structures or equipment is to be located within the pipe protection envelope. Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon Water's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works. Lessee must install private sewer riser at the sewer tie to ground level as part of this approval. Location of the water meter is to be clear of driveways and footpaths with a 1m radius unhindered access maintained. If required, relocation of the water service is to be undertaken by Icon Water at the lessee's cost. Relocations further than 1.5m laterally require a Hydraulic plan to be approved by Icon prior to applying for the relocation. Evidence of this being performed and constructed is to be forwarded to Icon Water before the certificate of occupation is issued. Protection of water and sewer networks to be in accordance with the attached checklist</p>

		<p>Separate access to Icon Water assets located on the block is required through each ground level unit title in accordance with Icon Water access conditions. Servicing of water and sewerage must be in accordance with Icon Water requirements. Design of External Services plans and Off Site Works must be approved by Icon Water Hydraulic Assets Acceptance section. Icon Water assets shall be protected for the duration of the construction works at all times from machinery, vibration and groundwater ingress or infiltration. All costs associated with repairing damage to Icon assets resulting from the construction works must be paid by the developer.</p> <p> %COMM-ICON WATER-202138723-2</p>
TCCS	Yes - with conditions	<p><b>Conditions / Comments</b></p> <p><b>DRIVEWAY / VERGE CROSSING</b></p> <ol style="list-style-type: none"> <li>1. The driveway must be constructed in accordance with TCCS MIS Design Standards.</li> <li>2. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.</li> </ol> <p><b>WASTE</b></p> <ol style="list-style-type: none"> <li>3. If on-site collection is not proposed, then the frontage of 7 MGB for waste and 7 MGB for recycle must be shown in the design for kerbside collection.</li> </ol> <p><b>STANDARD CONDITIONS</b></p> <p><i>The following general conditions will apply as appropriate for the Works and use of Territory land in addition to the above.</i></p> <p><b>Early Works or prior to construction</b></p> <p><i>In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without the approval of the TCCS. Such approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch TCCS by the ways of (1) a Letter of Early Works Approval for demolition and/or earthworks only; and/or (2) a Letter of Design Review, prior to the commencement of any Works.</i></p> <p><i>Fees and charges will apply for Early Works Approval as per TCCS "GEN-06 - Submissions and Inspections Guideline Principles and Related Fees and Charges for TCCS and Industry".</i></p> <p><b>Design Review</b></p> <p><i>In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, stormwater, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with TCCS "REF-06 - Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the relevant Senior Director of the TCCS Development Coordination Branch.</i></p> <p><b>Waste and Recycling Management Plan (WRMP) review</b></p> <p><i>A WRMP in accordance with the relevant revision of the Development Control Code for Best Practice Waste Management in the ACT must also be submitted at the Design Review stage.</i></p> <p><b>Operational Acceptance/Soft Landscape Consolidation Commencement</b></p>

On completion of the Works a Certificate of Operational Acceptance is required from the relevant Senior Director of the TCCS Development Coordination Branch, prior to the issuance of a Certificate of Occupancy.

Where required, a Certificate of Soft Landscape Consolidation Commencement must also be obtained from the relevant Senior Director of the TCCS Development Coordination Branch for the placement of soft landscape works on consolidation.

A Chartered Engineer/Landscape Architect must certify compliance with TCCS "REF 08 - Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance and/or Consolidation Commencement is made to the relevant Senior Director of the TCCS Development Coordination Branch on completion of all Works.

#### **Final Acceptance/Soft Landscape Handover**

A Certificate of Final Acceptance for all civil and hard landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Defects Liability Period (DLP) as noted in the Certificate of Operational Acceptance.

A Certificate of Soft Landscape Handover for all soft landscape works must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch at the end of the required Consolidation Period as noted in the Certificate of Consolidation Commencement.

#### **Temporary Traffic Management (TTM)**

A TTM plan approval from the Manager of TCCS Traffic Management & Safety, Roads ACT, must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices.

#### **Landscape Management & Protection Plan (LMPP)**

LMPP approval must be obtained from the relevant Senior Director of the TCCS Development Coordination Branch or the delegated authority. During construction, all existing vegetation (trees, shrubs and grass) located within the verge and unleased Territory land immediately adjacent to the development must be managed, protected and maintained in accordance with the approved LMPP. This plan must be implemented before the commencement of any Works, including demolition on the site, and must be in accordance with TCCS "REF 04 - Requirements for the Protection of Public Landscape Assets Adjacent to Development Works".

#### **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 from TCCS. If required, such approval can be obtained from TCCS Licensing and Compliance.

#### **Repair of damage to public assets**

Before the Works commence TCCS must be notified of any existing damage to public assets via a Dilapidation Report. The applicant/lessee is held responsible for repairing any damage to ACT Government's assets, caused by the development activities, to the satisfaction of TCCS. If a Dilapidation Report is not provided, any pre-existing damage must also be repaired at the applicant/lessee's cost.

#### **Notice of Commencement of construction**

A Notice of Commencement for the Works within Unleased Territory Land must be submitted to TCCS one week prior to the commencement of Works. The notice must also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

		 COMM-TCCS-20213 8723-2_7 MACQUARI
Heritage	Not Applicable	
NCA (National Capital Authority)	Not Applicable	
CRA (City Renewal Authority)	Not Applicable	
ESA (Emergency Services Authority)	Yes - with conditions	 COMM-ACTESA-202 138723-2_7 MACQUARI
EPA (Environment Protection Authority)	Not Applicable	
TPU (Tree Protection Unit)	Yes - with conditions	The Development Application could be supported, provided it is a condition of the approval that all works are in accordance with the Site Plan, Job No. 1569, Date, 16.04.2021 and Tree Management Plan, Job No. 1569, Date, 16.04.2021.   COMM-TREE PROTECTION-202138
ACT Health	Not Applicable	
Education	Not Applicable	
General Leasing	Not Applicable	
Other:		
EPSDD DA Leasing	Choose an item.	<input type="radio"/> DA leasing advice entered in Draft NoD <input type="radio"/> Additional info required <input type="radio"/> DA Amendment required for Leasing matters <input checked="" type="radio"/> Leasing manager requests further referral at stage 6  Stage 5 & 6, a reminder email has been sent to Karen on 23/09/2021.

#### LRP/MPRG

Does any Entity advice received trigger referral to either the LRP or AAP:	No
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Does any entity advice received mean the application must be refused:	No
Conditions required from entity advice:	Entered in draft NoD: Other (specify below)

Stage 5 & 6 to include the above highlighted condition in the NOD.

#### Final

Has the entity advice received on this application been considered: (s.120(e))	Yes, see summary above.
An <i>alias</i> of advice from the Utility service providers and other relevant entities has been moved into the approved plans folder.	Not Applicable

### STAGE 3 – ISSUES CONSIDERATION (REPRESENTATIONS)

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

Specify number of Representation/s received:	NOTE: If 30 or more Reprs – refer to AAP		
Area of concern / issue	Representation comment - Territory Plan response		
Five (5)			
<p>However, townhouse 6 and 7 has all of its 3 bedrooms on the first floor which is not wheelchair accessible as per essential requirement for adaptable housing via AS4299 Class C. As result, no future changes can be made to make these 2 townhouses adaptable.</p> <p>Ground floor bedroom size to townhouse 1, 2, 3, 4 (ground floor Bedroom 1) are also not in keeping of the minimum dimensions requirement of AS4299 adaptable housing. it states that a minimum of 3.5m for at least one wall when excluding any built in robes or WIR for wheelchair access purposes. The current dimensions indicates on the plans for these bedrooms has a dimension of around 3m X 3m which is too small.</p> <p>The entry door to all units are not of the required minimum width of 850mm for wheelchair accessibility as per AS4299.</p>	<p><b>A condition of approval is recommended to ensure that an access report by suitable qualified person is provided.</b></p>		
<p>The site plan shows that the windows in the top floor bedrooms for all units within this development faces the immediate next door neighbouring blocks at 1 and 7 Blackman Cres and will overlook into these blocks resulting in an invasion of person spaces for these 2 blocks.</p>	<p><b>The upper floor windows comply with the 6m setback and the windows are 12m away from the daytime living areas and PPOS.</b></p>		
<p>The site plan shows large windows for the top floor bedrooms for units 1-4 within this development facing my block at 1 Blackman Crescent. The windows will overlook into my block resulting in an invasion of privacy and personal space. We are deeply concerned as we have young children who spend a lot of time in our large swimming pool and three private open spaces along the border with 3 Blackman Crescent.</p>	<p><b>The upper floor windows comply with the 6m setback.</b></p>		
<p>The application does not indicate plans to prevent damages to the existing brick walls running along the boundary. The application does not indicate how long it will take for them to erect the fence between the two blocks for privacy and security. We do have a dog on the side adjacent to block 2. If there is no fence for a long period of time, it will be a security and privacy concern.</p>	<p><b>A standard condition will be composed in regard to the fence being upgraded.</b></p>		
<p>On garbage collection day there could be up to 21 bins lining the street which will become very unsightly, especially if</p>	<p><b>TCCSD support the proposal with condition</b></p>		

<p>occupants are slow to bring the bins in, leaving them in the street for a number of days. This can lead to acts of vandalism and has potential for rubbish to be spilt onto the street. (These issues have happened at this property in the past). Many additional garbage bins coupled with the potential for several cars to be parked out the front on a regular basis means that there is real potential for a decreased opportunity to enjoy the public realm to the front of our property as a result of this proposal.</p>		
<p>Safety and traffic flow  Vehicle safety and traffic flow at the front of the proposed development will become a significant issue. The concern is that with 7 dwellings (that may be rented to more than 14 people) there is potential for up to 14 or more vehicles requiring parking at the location. The plan indicates insufficient easy access parking to allow for this number of vehicles with the result undoubtedly being that several cars would end up being parked on the street/curb for long periods of time.  Parking cars on the side of the road or on the curb blocks traffic flow and visibility (at a point in the street which is on a bend and already has poor visibility) which represents a significant safety issue for many people who drive down and walk down the road (because we do not have foot paths).  Cars parked out the front for extended periods would also be inconsistent with the "openness" objective of the RZ2 zone development plan.</p>		<p><b>The proposed development has been referred to TCCSD and it is supported with condition in regard to the traffic.</b></p>
<p>Do any issues raised in representations require a further information request: (s.141 or 144)</p>	<p>No</p>	
<p>Was a site inspection undertaken in this stage:</p>	<p>No - Aerial imagery on ACTMapi deemed sufficient</p>	
<p>All representations made about this application been considered in the assessment of this proposal: (s.120(d))</p>	<p>Yes, see assessment above</p>	
<p>Does the STAGE 3 assessment require further assessment from STAGE 4?</p>	<p>No</p>	

Stage 5 & 6 to include the above highlighted condition in the NOD.

**Completion**

Stages 2 and 3 has been completed with no issues identified.  
 Stages 2 and 3 has been completed with the following issues noted:  
Choose an item.  
 Stages 2 and 3 has identified issues that prevent further assessment, specifically (insert below)

<p><b>Assessment officer:</b></p>	<p>Name – Walid Elhassan</p>	<p>Date: 23/09/2021</p>
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## STAGE 4 – TERRITORY PLAN ASSESSMENT

Proposed Use	<b>Q1. Is the proposed use allowable in the applicable zone/s?</b> Yes <b>Q2. Is the proposal permitted under the Crown Lease?</b> Subject to Lease Variation (included)	
<b>Territory Plan assessment</b>		
Select relevant code: (click box) (Select more than one if required)	<input checked="" type="checkbox"/> Macquarie Precinct Map and Code <input checked="" type="checkbox"/> Multi-unit Housing Development code <input checked="" type="checkbox"/> Parking and Vehicular Access General code <input checked="" type="checkbox"/> Crime Prevention through Environmental Design General code <input checked="" type="checkbox"/> Waterways Water Sensitive Urban Design General code <input checked="" type="checkbox"/> Access and Mobility General code <input checked="" type="checkbox"/> Lease variation General code	
The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion. Note: Further issues may have been identified in a plan based assessment that have not necessarily been included in this or is of a significance that did not warrant particular discussion. <b>NOTE: Assessment Officers to pay particular attention to all mandatory rules</b>		
Code	Rule / Criteria	Assessment/Discussion
Multi-unit Housing Development code	R14	The proposal does not meet rule R14. This is a mandatory requirement. There is no applicable criterion. In particular the Access Report provided is not by suitable qualified person.  <b>Recommendation of Approval:</b>  A condition of approval is required to provide an access report prepared by suitable qualified person.
Multi-unit Housing Development code	R57	The proposal does not meet rule 57. This is a mandatory requirement. There is no applicable criterion. In particular, the shadow diagram provided does not indicate the hourly access.  <b>Recommendation of Approval:</b>  A condition of approval is required to provide and hourly shadow and internal shadow showing all dwelling receive 3 hours to the daytime living areas.

Further assessment documents, if any, can be found in the assessment file in Objective YES

Is the proposal consistent with the relevant zone objectives: (s.120(a))	<input checked="" type="radio"/> Yes <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
Is the proposal considered suitable for the land on which it is to take place: (s.120(b))  Note: The assessment officer may also have regard to any DRP and Pre-DA community consultation	Yes - Based on relevant legislation and the TP assessment, the proposal is considered suitable for the land
What is the probable impact of the proposed development (including nature,	<input checked="" type="radio"/> No probable impacts identified that require amendment or refusal of the proposed development

extent and significance of probable environmental impacts): (s.120(g))	
Was a site inspection undertaken in the assessment stage:	No - Aerial imagery on ACTMapi deemed sufficient
Have any issues been identified that would result in a refusal:	No
Conditions required from initial review of application Stage 1 or Territory Plan Stage 4 assessment:	Other/Discuss/Advice: Please specify below <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Stage 5 &amp; 6 to include the above highlighted condition in the NOD. </div>
	<b>Stage 5 &amp; 6 to include the above highlighted condition in the NOD.</b>

### Completion

#### Stage 4 assessment has been completed.

- The application is suitable for advancement (to the next assessment Stage). Any recommended conditions and/or advisory notes have been added to the Draft NoD
- The DA is recommended for refusal – Reasons for refusal has been added to the Draft NoD.
- Other. To discuss e.g. partial approval/ refusal

**Assessment officer:**

Name – Walid Elhassan

24/09/2021

**Stage 5 & 6 to include the above highlighted condition in the NOD.**

## STAGE 5 – PRELIMINARY DECISION MAKING Including AAP / LRP

Have all previous Stages (1-4) been completed?	Yes
Is a site inspection required to make a decision?	No If yes; photos and details have been put in the objective folder: Choose an item.
Are there any Stage 1-4 reasons for referral to LRP, AAP, Other?	No - Delete all cells below in this stage other than sign off If yes, what date is the proposal booked into AAP/LRP: Click or tap to enter a date.
Comments/Addition issues	<p>Stage 5 Assessment:</p> <ul style="list-style-type: none"> <li>• Assessment reviewed. Conditions re Access report and Solar Access included.</li> <li>• Entity Conditions added including leasing – approval not taking effect till registration of the lease.</li> <li>• Additional issues identified including: <ul style="list-style-type: none"> <li>- Plot Ratio – not to exceed 50%</li> <li>- Proposed carports are enclosed from 3 sides. Conditions imposed to ensure the carports are not fully or partially enclosed any further.</li> <li>- Accessible access from carport to the dwellings,</li> <li>- Configuration and width of staircases proposed to support stair climbers for dwellings 6 &amp; 7,</li> <li>- Privacy between the dwellings on the same block,</li> <li>- Internal driveway width and how 2 vehicles can easily pass without any conflict and park into the carparks. Safety of all users,</li> <li>- Site sections showing retaining walls, details of all retaining walls and fencing.</li> <li>- Revised landscape plan showing adequate tree planting to protect privacy of residents on the block and on adjoining blocks,</li> </ul> </li> <li>• DA was not referred to EPA. Conditions have been added in relation to asbestos removal, disposal and compliance with Environment Protection requirements.</li> <li>• Representations reviewed. comments included under reasons of the Decision.</li> <li>• All other relevant conditions including structures are to be contained within the site, sightlines, lighting, fencing etc. have been added.</li> </ul> <p>Please refer to NoD for further details.</p>

The findings of Stages 1-4 have been reviewed and the application should be:	<input type="radio"/> Approved <input checked="" type="radio"/> Approved with Conditions <input type="radio"/> Partially approved/ refused (provide details below): <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <input type="radio"/> Refused	
<b>Assessment officer:</b>	Name Jyoti Pradhan	Date: 18/10/2021

## STAGE 6 – RECOMMENDED DETERMINATION OF PROPOSAL

Was the DA referred to LRP or MPRG	No	
Has the leasing manager requested to be referred during the decision stage (see stage 2 assessment)	No If yes, an email was sent to the DA Coordinator for DA Leasing referral: Date: <i>Click or tap to enter a date.</i>	
Has leasing advice been incorporated into the decision:	Yes	
Has the Notice of Decision been finalised:	Recommended reasons for decision:	Yes
	Recommended conditions:	Yes
	Entity advice:	Yes
	Representations:	Yes
	Do third party appeal rights apply:	Yes
Has a conflict of interest been declared? - <i>If Yes, the proposal must be Peer Reviewed by Stage 6 officer (without potential conflict) and Signed/determined by a Senior manager</i>	No	
Does the determining officer have the correct classification to make the decision? <i>Refer to Classification Matrix</i>	Yes	

<b>Peer review</b> <i>To be completed ONLY IF the delegate (determining officer) undertook another stage in the assessment.</i>					
Reviewing officer name:		Classification:		Date:	<i>Click or tap to enter a date.</i>

### Sign Off

Determination:	<p>In my findings, I have considered the advice and recommendations stages 1-5 in this assessment document and determine that the application is to be:</p> <input type="radio"/> Approved <input checked="" type="radio"/> Approved subject to conditions consistent with the above assessment <input checked="" type="radio"/> Partially Approved/ Refused. Details below: <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <input type="radio"/> Refused consistent with the above assessment OTHER/COMMENTS:  Refer to Stage 5 comments.	Date: 18/10/2021
<b>Determining officer</b>	Name: Jyoti Pradhan	Date 18/10/2021
<b>Delegate:</b>	Name: Jyoti Pradhan	<b>Date: 18/10/2021</b>

### Post Determination

Can stamped plans be released with decision?

Yes - Stage 6 officer to Stamp Plans and email Customer Services to Dispatch

**No - select below:**

- S165 Conditions required to be satisfied - Stage 6 to organise Stamped Plans once endorsed
- Leasing conditions to be satisfied - Once satisfied Plans to be Stamped and dispatched by Stage 6
- 3rd party appeals - Set reminder date in calendar when plans can be Stamped and promptly dispatched
- Other (specify below)



**ACT**

Government

Environment and  
Sustainable Development

# Multi Unit Housing Development Code

DA-202138723

Block 2 Section 7 - Macquarie Block - 1048sqm

Block 3 Section 7 - Macquarie Block - 984sqm

Zone - RZ2 Suburban Zone

PROPOSAL FOR MULTI UNIT DEVELOPMENT - Demolition of the existing dwellings and structures including tree removal, construction of 7 new two storey adaptable dwellings with attached garages, visitor parking, landscaping and associated works.

Representations - 5 representations



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# Introduction

## Name

The name of this code is **Multi Unit Housing Development Code**.

## Application

This code applies to *multi unit housing* in all zones and to development that another code states is subject to it.

It does not apply to:

- *residential care accommodation* except for the provisions of this code specified as applicable to *residential care accommodation* in the Residential Zones Development Code
- *secondary residences*.

## National Capital Plan

Where a development is subject to special requirements under the National Capital Plan, or any relevant development control plan prepared under the National Capital Plan, the development must not be inconsistent with the special requirements or development control plan. Where any provision of this code is inconsistent with special requirements under the National Capital Plan, or any relevant development control plan prepared under the National Capital Plan, that provision has no effect.

## Purpose

This code provides additional planning, design and environmental controls to support the objectives of the relevant zone.

It will be used by the *Authority* to assess development applications. It also offers guidance to applicants in designing development proposals and preparing development applications.

## Structure

This code has 4 parts:

**Part A – General controls for multi unit housing in all zones**

**Part B – Additional controls for multi unit housing with 4 or more storeys**

**Part C – Additional controls for multi unit housing in commercial zones**

**Part D – Endorsement by government agencies**

Generally, each part is divided into one or more elements. Each element has one or more rules, each having an associated criterion (unless the rule is mandatory). Rules provide quantitative or definitive controls, while criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

## Assessment tracks

Assessment tracks for particular developments are specified in the relevant zone development table.

Proposals in the **code track** must comply with all rules relevant to the development.

Proposals in the **merit track** and **impact track** must comply with each rule or satisfy its associated criterion, unless the rule is mandatory (ie. it has no related criterion). Where a rule is fully met, no reference to the related criterion needs to be made. Where there is a departure from a rule, or where a criterion only applies, the onus is on the applicant to demonstrate that the relevant criterion is satisfied, through supporting drawings and/or written documentation. In addition, the applicant for proposals in the impact track must justify any non-compliance by reference to the Statement of Strategic Directions.

### **Code hierarchy**

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development and there is inconsistency between provisions, the order of precedence is: precinct code, development code, and general code.

### **Endorsement by government agencies**

Endorsement by “entities” (as government agencies are known under the *Planning and Development Act 2007*) is not necessarily required when a development application is lodged. At least some entity endorsements may be obtained before the application is determined or, in some instances, after approval through a condition of development approval. The assessing officer can provide guidance in this regard.

### **Related codes**

#### *Residential Zones Development Code*

Applies to all forms of development in residential zones and makes reference to development codes and general codes that may also apply.

#### *Precinct codes*

Precinct codes may contain additional provisions that apply to specified *blocks*. Precinct codes are found in part 10 of the Territory Plan.

#### *General codes*

The following general codes, in particular, may be relevant:

- Access and Mobility General Code
- Crime Prevention through Environmental Design General Code
- Home Business General Code
- Parking and Vehicular Access General Code
- Planning for Bushfire Risk Management General Code
- Residential Boundary Fences General Code
- Water Ways: Water Sensitive Urban Design General Code

General codes are found in part 11 of the Territory Plan. Development must comply with the relevant codes (including other general codes that may not be listed above), subject to the code hierarchy outlined above.

### **Definitions**

Defined terms and references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

### **Acronyms**

ACTPLA	ACT Planning and Land Authority
EDD	ACT Economic Development Directorate
EPA	ACT Environment Protection Authority
ESA	Emergency Services Authority
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
NCC	National Construction Code
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

## Part A – General controls

This part applies to all multi-unit housing development irrespective of zone. Part B contains additional controls that apply to multi-unit housing with four or more storeys. Part C contains additional controls that apply to multi-unit housing in commercial zones.

### Element 1: Restrictions on use

Rules	Criteria
<b>1.1 Dual occupancy housing – standard blocks – RZ1</b>	
<p>N/A</p> <p>R1</p> <p>In RZ1, the minimum area of <i>standard blocks</i> for <i>dual occupancy housing</i> is as follows:</p> <p>a) For a <i>surrendered residential block</i> - 700m<sup>2</sup></p> <p>b) For all other blocks - 800m<sup>2</sup>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>1.2 Dual occupancy housing – standard blocks – RZ2</b>	
<p>N/A</p> <p>R2</p> <p>In RZ2, the minimum area of <i>standard blocks</i> for <i>dual occupancy housing</i> is 700m<sup>2</sup>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>1.3 Apartments - standard blocks – RZ1 and RZ2</b>	
<p>N/A</p> <p>R3</p> <p>This rule applies to <i>standard blocks</i> in RZ1 and RZ2.</p> <p>No new <i>apartments</i> are permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

### Element 2: Lease and development conditions

Rules	Criteria
<b>2.1 Development proposals affected by approved lease and development conditions</b>	
<p>N/A</p> <p>R4</p> <p>This rule applies to <i>blocks</i> affected by approved <i>lease and development conditions</i> that provide for one or more of the following matters:</p> <p>a) plot ratio</p> <p>b) building envelope</p> <p>c) building height</p> <p>d) front street setback</p> <p>e) side setback</p> <p>f) rear setback</p> <p>g) building design</p> <p>h) materials and finish</p>	<p>C4</p> <p>The development meets the intent of any approved <i>lease and development conditions</i>.</p>

Rules	Criteria
i) interface j) vehicle access k) parking l) solar access m) private open space n) water sensitive urban design o) landscaping.  Approved <i>lease and development conditions</i> for the matters listed above shall take precedence over the provisions of this code, but only to the extent of any inconsistency.	

### Element 3: Building and site controls

Rules	Criteria
<b>3.1 Dwelling replacement – standard blocks</b>	
N/A R5 This rule applies to <i>standard blocks</i> in all residential zones that are proposed to be redeveloped for <i>multi unit housing</i> , but does not apply to <i>supportive housing</i> . a) where there has been no consolidation of blocks – 1 replacement dwelling b) in all other cases – a number equal to the total number of blocks originally leased or used for the purpose of <i>single dwelling housing</i> that have been consolidated or proposed to be consolidated.  For this rule the following number of bedrooms per replacement dwelling are provided: a) where the original dwelling is one or two bedrooms – 2 or more b) where the original dwelling is three or more bedrooms – 3 or more	This is a mandatory requirement. There is no applicable criterion.
<b>3.2 Plot ratio – dual occupancy – standard blocks – RZ1 – except for surrendered residential blocks</b>	
N/A R6 This rule applies to standard blocks in RZ1 unless the block is a <i>surrendered residential block</i> .  The maximum <i>plot ratio</i> for <i>dual occupancy housing</i> is determined by the formula: $P = (140/B + 0.15) \times 100.$	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
<p>The maximum <i>plot ratio</i> for any additional new <i>dwelling</i> which is part of a <i>dual occupancy</i> and does not directly front a public road from which vehicular access is permitted is the lesser of:</p> <p>a) the <i>plot ratio</i> determined by the formula</p> $P = (140/B + 0.15) \times 50$ <p>and</p> <p>b) 17.5%.</p> <p>For the purpose of calculating <i>plot ratio</i> for this rule, the <i>gross floor area</i> includes 18m<sup>2</sup> for each roofed car space provided to meet Territory requirements for resident car parking, but does not include <i>basement</i> car parking.</p> <p>For the formulae used in this rule:</p> <p>P is the maximum permissible <i>plot ratio</i> expressed as a percentage</p> <p>B is the <i>block</i> area in square metres.</p>	
<p><b>3.3 Plot ratio – dual occupancy – standard blocks – RZ2 and surrendered residential blocks – RZ1</b></p>	
<p>R7</p> <p>This rule applies to the following:</p> <p>a) <i>standard blocks</i> in RZ2</p> <p>b) blocks defined as a <i>surrendered residential block</i> in RZ1.</p> <p>The maximum <i>plot ratio</i> for <i>dual occupancy housing</i> is:</p> <p>i) where at least one dwelling does not directly front a public road from which vehicular access is permitted – 35%</p> <p>ii) in all other cases – 50%</p> <p>The maximum <i>plot ratio</i> for any additional new <i>dwelling</i> which is part of a <i>dual occupancy</i> and does not directly front a public road from which vehicular access is permitted is 17.5%.</p> <p>For the purpose of calculating <i>plot ratio</i> for this rule, the <i>gross floor area</i> includes 18m<sup>2</sup> for each roofed car space provided to meet Territory requirements for resident car parking, but does not include <i>basement</i> car parking.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>






N/A

Rules	Criteria
<b>3.4 Plot ratio – large standard blocks – RZ2, RZ3 and RZ4</b>	
<p>R8</p> <p>This rule applies to <i>large blocks</i> that are <i>standard blocks</i> in RZ2, RZ3 and RZ4.</p> <p>In RZ2 the maximum <i>plot ratio</i> is 50%.</p> <p>In RZ3 the maximum <i>plot ratio</i> is 65%.</p> <p>In RZ4 the maximum <i>plot ratio</i> is 80%.</p> <p>For the purpose of calculating <i>plot ratio</i> for this rule, the <i>gross floor area</i> includes 18m<sup>2</sup> for each roofed car space provided to meet Territory requirements for resident car parking, but does not include <i>basement</i> car parking.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>3.5 Plot ratio – other than standard blocks – RZ1, RZ2, RZ3 and RZ4</b>	
<p>R9</p> <p>This rule applies to blocks other than <i>standard blocks</i> in RZ1, RZ2, RZ3 and RZ4</p> <p>The maximum <i>plot ratio</i> is:</p> <p>a) in RZ1, RZ2 and RZ3 – 65%</p> <p>b) in RZ4 – 80%.</p> <p>This rule does not apply to:</p> <p>a) blocks subject to a residential B1 or B8 area specific policy under the Territory Plan at 30 March 2008 with any of the following characteristics:</p> <p>i) lawfully approved and constructed</p> <p>ii) held under a holding lease at 30 March 2008</p> <p>b) blocks in RZ1 approved before 5 July 2013</p> <p>For the purpose of calculating <i>plot ratio</i> for this rule, the <i>gross floor area</i> includes 18m<sup>2</sup> for each roofed car space provided to meet Territory requirements for resident car parking, but does not include <i>basement</i> car parking.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>3.6 Additional dwellings – standard blocks – RZ1</b>	
<p>R10</p> <p>This rule applies to <i>standard blocks</i> in RZ1 but not to <i>blocks</i> that are intended to be used for <i>supportive housing</i>.</p> <p>The maximum number of <i>dwellings</i> permitted on a <i>standard block</i> is 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>







N/A

N/A

Rules	Criteria
<b>3.7 Residential density – supportive housing – standard blocks - RZ1</b>	
 <p>R11</p> <p>This rule applies to <i>standard blocks</i> in RZ1 that are intended to be used for <i>supportive housing</i>. Despite any other rule in this element, the maximum number of <i>dwellings</i> is shown in table A1.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>3.8 Residential density – standard blocks – RZ2</b>	
 <p>R12</p> <p>This rule applies to <i>standard blocks</i> in RZ2. The maximum number of <i>dwellings</i> is shown in table A2.</p> <p><b>Note 1:</b> Refer to element 4 of the Residential Zones Development Code for provisions relating to supportive housing.</p> <p><b>Notes 2:</b> Refer to element 3 for provisions relating to the number of dwellings permitted in each building.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>3.9 Additional dwellings – standard blocks – RZ2</b>	
 <p>R13</p> <p>This rule applies to <i>standard blocks</i> in RZ2 where the length of the <i>front boundary</i> facing a public road that allows vehicular access is 20m or less. Despite any other rule in this element, the maximum number of <i>dwellings</i> is 3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>3.10 Residential density – adaptable housing – standard blocks - RZ2</b>	
 <p>R14</p> <p>This rule applies to <i>standard blocks</i> in RZ2: All <i>dwellings</i> are to be shown as capable of being adapted. The additional <i>dwelling/s</i> permitted for adaptable housing above those shown in Table A2 shall be built to an adapted standard in compliance with Australian Standard AS4299 <i>Adaptable Housing</i> (Class C). Despite R2 and R12, the maximum number of <i>dwellings</i> is shown in table A3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div data-bbox="842 1370 1428 1572" style="border: 2px solid orange; background-color: #FFD700; padding: 5px;"> <p><b>Not consistent, the access report must be prepared by suitable qualified person.</b></p> </div>
<b>3.11 Number of dwellings in each building – standard blocks – RZ2</b>	
 <p>R15</p> <p>In RZ2 on <i>standard blocks</i> the maximum number of dwellings in any building is 4. For the purposes of this rule, <i>basements</i> are not part of a building.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<b>3.12 Number of storeys – standard blocks – RZ1</b>	
<p data-bbox="119 230 191 286">N/A</p> <p data-bbox="220 257 271 286">R16</p> <p data-bbox="220 302 798 369">In RZ1 on <i>standard blocks</i> buildings comply with all of the following:</p> <p data-bbox="220 380 798 806">           a) The number of <i>storeys</i> does not exceed:           <ul style="list-style-type: none"> <li data-bbox="279 425 798 604">i) 1 storey for dual occupancies (both dwellings) on <i>surrendered residential blocks</i> 700m<sup>2</sup> and larger to which the 35% plot ratio applies (refer to Rule R7)</li> <li data-bbox="279 616 798 649">ii) 2 storeys for all other standard blocks.</li> </ul>           b) attics or basement car parking are not permitted where they are located directly above or below any 2 storey element of the dwelling.         </p> <p data-bbox="220 817 798 963"><b>Note:</b> Where 50% plot ratio is permitted, two storey dwellings are also permitted. The single storey rule for dual occupancies on surrendered residential blocks applies to blocks where one or both of the dwellings does not directly front a public road from which vehicular access is permitted.</p>	<p data-bbox="837 302 1372 369">This is a mandatory requirement. There is no applicable criterion.</p>
<p data-bbox="119 981 191 1037">N/A</p> <p data-bbox="220 985 271 1014">R17</p> <p data-bbox="220 1030 734 1097">This rule applies to a <i>dwelling</i> with all of the following characteristics:</p> <p data-bbox="279 1108 766 1276">           i) located on a <i>standard block</i>            ii) located in RZ1            iii) is part of a <i>dual occupancy housing</i>            iv) does not directly front a public road         </p> <p data-bbox="220 1288 782 1355">Despite the previous rule the <i>dwelling</i> complies with all of the following:</p> <p data-bbox="220 1366 654 1444">           a) contains no more than 1 <i>storey</i>            b) has no <i>basement</i> car parking.         </p>	<p data-bbox="837 1030 1372 1097">This is a mandatory requirement. There is no applicable criterion.</p>
<b>3.13 Number of storeys – other than standard blocks – RZ1</b>	
<p data-bbox="119 1512 191 1568">N/A</p> <p data-bbox="220 1516 271 1545">R18</p> <p data-bbox="220 1561 798 1628">In RZ1 on <i>blocks</i> other than <i>standard blocks</i>, the maximum number of <i>storeys</i> is 2.</p>	<p data-bbox="837 1561 1372 1628">This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<b>3.14 Number of storeys – RZ2</b>	
 <p>R19 In RZ2 the number of <i>storeys</i> does not exceed 2. Rooftop plant that is set back from the building's facade and screened from the street is not included in the number of storeys.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>3.15 Number of storeys – RZ3</b>	
 <p>R20 In RZ3 the maximum number of <i>storeys</i> is 2. Rooftop plant that is set back from the building's facade and screened from the street is not included in the number of storeys.</p>	<p>C20 Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) the appearance from the street of not more than two storeys for that part of the building facing the street</li> <li>c) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</li> </ul>
<b>3.16 Number of storeys – RZ4</b>	
 <p>R21 In RZ4 the maximum number of <i>storeys</i> is 3. Rooftop plant that is set back and screened from the street is not included in the number of storeys.</p>	<p>C21 Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) the appearance from the street of not more than three storeys for that part of the building facing the street</li> <li>c) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</li> </ul>
<b>3.17 Number of storeys – RZ5</b>	
 <p>R22 In RZ5, the maximum number of <i>storeys</i> is:</p> <ul style="list-style-type: none"> <li>a) for that part of the building within 50m of the boundaries of <i>blocks</i> in RZ1, RZ2 or RZ3 - 3</li> <li>b) for that part of the building within 40m of the boundaries of <i>blocks</i> in CFZ, PRZ1 or PRZ2 - 3</li> <li>c) for that part of the building within 30m of the boundaries of <i>blocks</i> in RZ4 - 4</li> <li>d) in all other cases – 6.</li> </ul> <p>Roof top plant that is set back and screened from the street is not included in the number of storeys.</p>	<p>C22 Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</li> </ul>

Rules	Criteria
<b>3.18 Height of buildings – RZ1 and RZ2</b>	
<p>✓ R23</p> <p>In RZ1 and RZ2 the maximum <i>height of building</i> is 8.5m.</p> <p><b>Note:</b> For the purposes of this rule all height measurements are taken from datum ground level.</p>	<p>C23</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</li> </ul>
<b>3.19 Height of buildings – RZ3, RZ4 and RZ5</b>	
<p>N/A R24</p> <p>Maximum <i>height of building</i> is:</p> <ul style="list-style-type: none"> <li>a) in RZ3 – 9.5m</li> <li>b) in RZ4 – 12.5m</li> <li>c) in RZ5 – 21.5m.</li> </ul> <p><b>Note:</b> For the purposes of this rule all height measurements are taken from datum ground level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>3.20 Building envelope – all blocks except buildings over 3 storeys in RZ5 and commercial zones</b>	
<p>✓ R25</p> <p>This does not apply to either of the following:</p> <ul style="list-style-type: none"> <li>a) buildings with more than 3 storeys in RZ5</li> <li>b) buildings with more than 3 storeys in commercial zones.</li> </ul> <p>Buildings are sited wholly within the building envelope formed by planes projected over the subject <i>block</i> at 45° to the horizontal from a height of 3.5m above each side and rear boundary, except as required by the next rule.</p> <p>Refer figure A1.</p> <p><b>Note 1:</b> To remove any doubt, the reference to a building with more than 3 storeys is a reference to the whole building, not just that part of the building over 3 storeys.</p> <p><b>Note 2:</b> For the purposes of this rule all height measurements are taken from datum ground level.</p>	<p>C25</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) reasonable levels of privacy for <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</li> </ul>

N/A

Rules	Criteria
<p>R26</p> <p>This does not apply to either of the following:</p> <ul style="list-style-type: none"> <li>a) <i>buildings</i> with more than 3 <i>storeys</i> in RZ5</li> <li>b) <i>buildings</i> with more than 3 <i>storeys</i> in commercial zones.</li> </ul> <p><i>Buildings</i> are sited wholly within the solar building envelope formed by planes projected over the subject <i>block</i> at <math>X^\circ</math> to the horizontal from the height of the 'solar fence' on any <i>northern boundary</i> of an adjoining <i>residential block</i>.</p> <p><math>X^\circ</math> is the apparent sun angle at noon on the winter solstice. Values for X are given in Table A4.</p> <p>The height of the 'solar fence' is:</p> <p>For a <i>block</i> approved under an <i>estate development plan</i> on or after 5 July 2013:</p> <ul style="list-style-type: none"> <li>i) in the <i>primary building zone</i> – 3m</li> <li>ii) all other parts of the boundary – 2.3m</li> </ul> <p>For all other <i>blocks</i>:</p> <ul style="list-style-type: none"> <li>i) in the <i>primary building zone</i> – 2.4m</li> <li>ii) all other parts of the boundary – 1.8m</li> </ul> <p>This rule does not apply to those parts of a boundary where the adjacent part of the adjoining <i>residential block</i> comprises only an access driveway (i.e. a "battleaxe handle").</p> <p>The previous rule applies to this part of the boundary.</p> <p>An example of a typical building envelope is shown at Figure A1.</p> <p><b>Note 1:</b> To remove any doubt, the reference to a building with more than 3 storeys is a reference to the whole building, not just that part of the building over 3 storeys.</p> <p><b>Note 2:</b> For the purposes of this rule all height measurements are taken from datum ground level.</p>	<p>C26</p> <p><i>Buildings</i> achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i></li> <li>c) reasonable levels of privacy for <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i></li> <li>d) where an adjoining <i>block</i> is not yet developed, the potential for reasonable solar access and privacy on the adjoining <i>residential block(s)</i> is maintained</li> </ul>

**N/A****Table A1 - Maximum number of dwellings for supportive housing allowable on standard blocks in RZ1**

block size (m <sup>2</sup> )	maximum number of dwellings
<600	1*
over 600	1 + 1 for every 250m <sup>2</sup> ** of site area over 600m <sup>2</sup>

\* not including a secondary residence

\*\* not less than 250m<sup>2</sup> is required for every additional dwelling**N/A****Table A2 - Maximum number of dwellings allowable on standard blocks in RZ2**

block size (m <sup>2</sup> )	maximum number of dwellings
<700	1*
700 to <1050	2
1050 to <1400	3
1400 to <1750	4
1750 to <2100	5
2100 and over	6 + 1 for every 250m <sup>2</sup> ** of site area over 2100m <sup>2</sup>

\* not including a secondary residence

\*\* not less than 250m<sup>2</sup> is required for every additional dwelling**Table A3 - Maximum number of dwellings for adaptable housing allowable on standard blocks in RZ2**

block size (m <sup>2</sup> )	maximum number of dwellings
<600	1*
600 to <850	2
850 to <1100	3
1100 to <1350	4
1350 and over	5 + 1 for every 250m <sup>2</sup> ** of site area over 1350m <sup>2</sup>



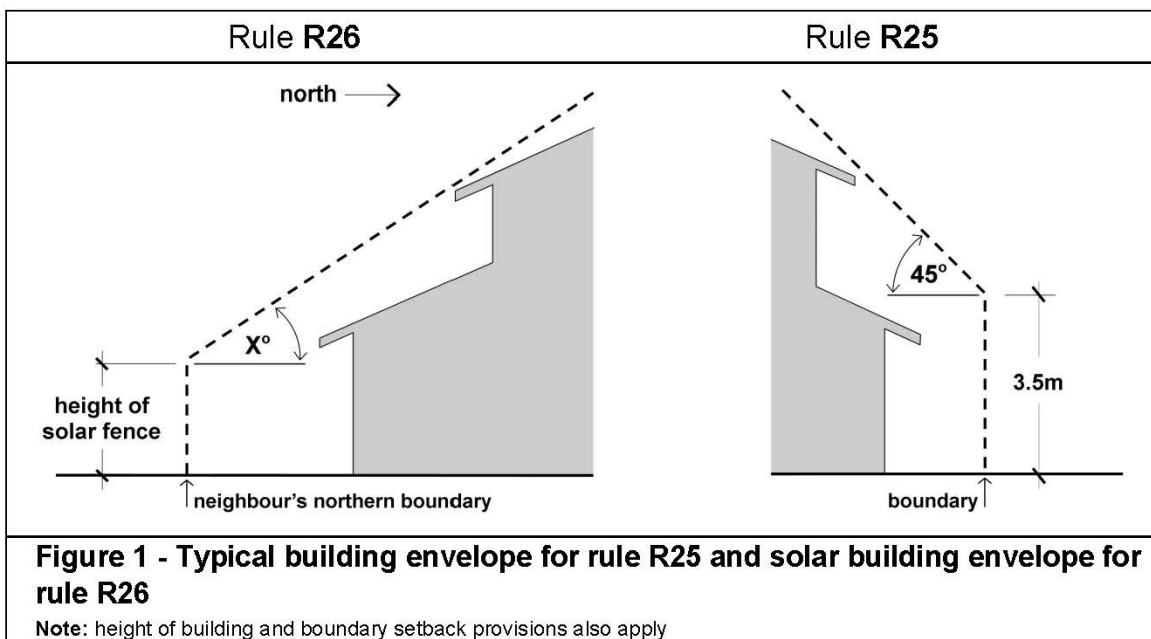
\* not including a secondary residence




\*\* not less than 250m<sup>2</sup> is required for every additional dwelling

N/A

Table A4 – Apparent sun angle at noon on the winter solstice

Aspect of <i>northern boundary</i> (bearing of line drawn perpendicular to the boundary)	Angle (X)
North 0° to <10° East North 0° to <10° West	31°
North 10° to <20° East North 10° to <20° West	32°
North 20° to <30° East North 20° to <30° West	34°
North 30° to <40° East North 30° to <40° West	36°
North 40° to 45° East North 40° to 45° West	39°



Rules	Criteria
<b>3.22 Front boundary setbacks</b>	
 <p>R29 Front boundary setbacks comply with Table A5. Minimum boundary setbacks for corner <i>blocks</i> apply only to the street frontage nominated as a <i>secondary street frontage</i>. If street frontages on corner <i>blocks</i> are of equal length, the minimum setbacks apply only to one <i>secondary street frontage</i>. Chamfers may be included in the <i>secondary street frontage</i>.</p>	<p>C29 Front boundary setbacks achieve all of the following:</p> <ol style="list-style-type: none"> <li>consistency with the <i>desired character</i></li> <li>reasonable amenity for residents</li> <li>sufficient space for street trees to grow to maturity.</li> </ol>
<b>3.23 Side and rear boundary setbacks</b>	
 <p>R30 Side and rear boundary setbacks comply with the following:</p> <ol style="list-style-type: none"> <li>in RZ1 and RZ2 - Table A6</li> <li>in RZ3, RZ4, RZ5 and commercial zones - Table A7</li> <li>in all other zones – the relevant zone development code</li> </ol>	 <p>C30 Buildings and other structures are sited to achieve all of the following:</p> <ol style="list-style-type: none"> <li>consistency with the <i>desired character</i></li> <li>reasonable separation between adjoining developments</li> <li>reasonable privacy for <i>dwelling</i>s on adjoining <i>residential blocks</i></li> <li>reasonable privacy for <i>principal private open space</i> on adjoining <i>residential blocks</i></li> <li>reasonable solar access to <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>principal private open space</i>.</li> </ol>

**Table A5: All Zones - Front Boundary Setbacks – (explanatory diagram in Appendix 1)**

Minimum front boundary setbacks					
floor level	blocks in subdivisions approved on or after 18 October 1993	blocks in subdivisions approved before 18 October 1993	exceptions		
			corner blocks		public open space or pedestrian paths wider than 6m
			<i>secondary street frontage - mid-sized blocks</i>	<i>secondary street frontage - large blocks</i>	
<b>lower floor level</b>	4m	6m	3m	4m	4m
<b>upper floor levels</b>	6m	6m	3m	6m	4m
<b>garage</b>	5.5 m with a minimum of 1.5 m behind the front building line	6m	5.5m	5.5m	4m



**Table A6: RZ1 and RZ2 - Side and Rear Boundary Setbacks (explanatory diagram in Appendix 1)**

	<b>Minimum side boundary setback within the <i>primary building zone</i></b>	<b>Minimum side boundary setback within the <i>rear zone</i></b>	<b>Minimum rear boundary setback</b>
<b><i>Lower floor level – external wall, unscreened element and basement</i></b>	3m	3m	3m
<b><i>Upper floor level – external wall</i></b>	3m	6m	6m
<b><i>Upper floor level – unscreened element</i></b>	6m	6m	6m

**Table A7: RZ3, RZ4, RZ5 and commercial zones - Side and Rear Boundary Setbacks (explanatory diagram in Appendix 1)**

	<b>Minimum side boundary setback within the <i>primary building zone</i></b>	<b>Minimum side boundary setback within the <i>rear zone</i></b>	<b>Minimum rear boundary setback</b>
<b><i>lower floor level – external wall</i></b>	nil <sup>^</sup>	3m	3m
<b><i>lower floor level – unscreened element</i></b>	1m	3m	3m
<b><i>first upper floor level – external wall</i></b>	nil <sup>^</sup>	3m	6m
<b><i>first upper floor level – unscreened element</i></b>	6m	6m	6m
<b><i>second upper floor level – external wall</i></b>	nil <sup>^</sup>	6m	6m
<b><i>second upper floor level – unscreened element</i></b>	6m	6m	6m


<sup>^</sup> does not apply to that part of a wall with a window of any sort

Rules	Criteria
<b>3.24 Allowable encroachments - setbacks</b>	
<p>R31</p> <p>Encroachments into one or more of the following:</p> <ul style="list-style-type: none"> <li>i) minimum side setback</li> <li>ii) minimum rear setback</li> </ul> <p>are permitted for one or more of the following building elements:</p> <ul style="list-style-type: none"> <li>a) an eave or roof overhang with a horizontal width of not more than 600mm</li> <li>b) fascias, gutters, downpipes, rainwater tanks, chimneys, flues, domestic fuel tanks, cooling or heating appliances, light fittings, electricity and gas meters, aerials, antennae, pergolas, sun blinds</li> <li>c) unroofed terraces, landings, steps or ramps, none of which are more than 1m above finished ground level.</li> </ul>	<p>C31 </p> <p>Buildings and other structures achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i> dwellings</i> and their associated <i>private open space</i></li> <li>c) reasonable solar access to <i> dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</li> </ul>
<p>R32</p> <p>Encroachments into the front setback are permitted for one or more of the following building elements:</p> <ul style="list-style-type: none"> <li>a) an eave or roof overhang with a horizontal width of not more than 600mm</li> <li>b) fascias, gutters, downpipes, light fittings, sun blinds</li> <li>c) landings, steps or ramps, none of which are more than 1m above finished ground level.</li> </ul>	<p>C32 </p> <p>Buildings and other structures achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i> dwellings</i> and their associated <i>private open space</i></li> <li>c) reasonable solar access to <i> dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</li> </ul>
<b>3.25 Allowable encroachments – building envelopes</b>	
<p>R33</p> <p>Encroachments outside the building envelope specified in this element are permitted for one or more of the following:</p> <ul style="list-style-type: none"> <li>a) flues</li> <li>b) chimneys</li> <li>c) antennae</li> <li>d) aerials</li> <li>e) cooling appliances</li> <li>f) heating appliances.</li> </ul>	<p>C33</p> <p>Buildings and other structures achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistency with the <i>desired character</i></li> <li>b) reasonable levels of privacy on adjoining <i>residential blocks</i> for <i> dwellings</i> and their associated <i>private open space</i></li> <li>c) reasonable solar access to <i> dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</li> </ul>

N/A

Rules	Criteria
<b>3.27 Building separation – standard blocks – RZ2</b>	
R36 This rule applies to <i>standard blocks</i> in RZ2. The minimum horizontal separation between a building containing 2 or more <i>dwelling</i> s and any other building on the <i>site</i> is 4m. For the purposes of this rule, <i>basements</i> are not part of a building.	C36 The siting of buildings on <i>standard blocks</i> in RZ2 achieves all of the following: a) consistency with the <i>desired character</i> b) consistency with the separation of existing buildings in the immediate neighbourhood.

#### Element 4: Site design

Rules	Criteria
<b>4.1 Site design</b>	
R37 For developments (other than <i>apartments</i> ) of 40 <i>dwelling</i> s or more, the design of the common areas, pedestrian and vehicle access areas comply with all of the following provisions of the Estate Development Code: a) public realm standards for on-street parking b) pedestrian paths c) verge landscaping.	C37 Publicly accessible and communal areas within large developments that are intended to be unit titled or community titled achieve all of the following: a) reasonable safety and lighting b) reasonable functionality and space to support active living c) reasonable accessibility and inclusion for all residents d) reasonable residential amenity e) landscaping beside internal driveways f) provision for pedestrians and cyclists g) sufficient off-street parking h) reasonable connectivity for pedestrians and cyclists to key local destinations and community uses.
<b>4.2 Site open space – RZ1 and RZ2</b>	
R38 This rule applies to RZ1 and RZ2. Not less than 40% of the total site area is allocated to one or more of the following: a) <i>communal open space</i> with a minimum dimension of 2.5m b) <i>private open space</i> that complies with all of the following - i) a minimum dimension of 2.5m ii) is associated with dwellings at the <i>lower floor level</i> .	C38  Open space on the site achieves all of the following: a) sufficient space for the recreation and relaxation of residents b) sufficient space for planting, particularly trees with deep root systems, to accommodate on-site infiltration of stormwater run-off c) provision of outdoor areas that are readily accessible by residents for a range of uses and activities.

Rules	Criteria
<p>Not less than 20% of the total site area is <i>planting area</i>.</p>	<p>One or more of the following matters may be considered when determining compliance with this criterion:</p> <ul style="list-style-type: none"> <li>i) whether the total area of <i>upper floor level private open space</i> contributes to the function of other open space on the site</li> <li>ii) whether any adjoining or adjacent public open space is readily available for the use of residents.</li> </ul>
<b>4.3 Site open space – RZ3, RZ4, RZ5 and commercial zones</b>	
<p>R39</p> <p>This rule applies to RZ3, RZ4, RZ5 and commercial zones.</p> <p>Not less than 20% of the total site area is allocated to the following:</p> <ul style="list-style-type: none"> <li>a) for developments with fewer than 20 <i>dwellings</i>, none of which are <i>apartments</i>, one or more of the following - <ul style="list-style-type: none"> <li>i) <i>communal open space</i> that complies with all of the following <ul style="list-style-type: none"> <li>a) a minimum dimension of 2.5m</li> <li>b) is directly accessible from common entries and pathways</li> </ul> </li> <li>ii) <i>private open space</i> that complies with all of the following <ul style="list-style-type: none"> <li>a) a minimum dimension of 2.5m</li> <li>b) is associated with <i>dwellings</i> at the <i>lower floor level</i></li> </ul> </li> </ul> </li> <li>b) in all other cases, <i>communal open space</i> that complies with all of the following - <ul style="list-style-type: none"> <li>i) a minimum dimension of 2.5m</li> <li>ii) is directly accessible from common entries and pathways.</li> </ul> </li> </ul> <p>Not less than 10% of the total site area is <i>planting area</i>.</p>	<p>C39</p> <p>Open space on the site achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) sufficient useable space for a range of recreational activities for residents to support active living</li> <li>b) sufficient space for planting, particularly trees with deep root systems</li> <li>c) a contribution to on-site infiltration of stormwater run-off</li> <li>d) reasonable accessibility that is designed to be inclusive for all residents</li> <li>e) reasonable connectivity for pedestrians and cyclists to key local destinations and community uses.</li> </ul> <p>One or more of the following matters may be considered when determining compliance with this criterion:</p> <ul style="list-style-type: none"> <li>i) whether the total area of <i>upper floor level private open space</i> contributes to the function of other open space on the site</li> <li>ii) whether any adjoining or adjacent public open space is readily available for the use of residents.</li> </ul>





N/A

N/A

Rules	Criteria
<b>4.4 Landscape design</b>	
<p>There is no applicable rule.</p>	<p>✓ C40</p> <p>Landscape and site design achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) planting of trees of semi-mature stock</li> <li>b) planting of trees with a minimum mature height of 4m</li> <li>c) a contribution to energy efficiency by providing substantial shade in summer, especially to west-facing windows and open car-parking areas, and admitting winter sunlight to outdoor and indoor living areas, especially to the north</li> <li>d) reasonable residential amenity</li> <li>e) reasonable visibility along paths and driveways</li> <li>f) visual interest in pavement materials and finishes</li> <li>g) species with appropriate growth habits and mature height in relation to site conditions.</li> </ul>
<b>4.5 Fences</b>	
<p>R41</p> <p>Fences are permitted forward of the <i>building line</i> in the <i>front zone</i> or on the <i>front boundary</i> only where they comply with any of the following:</p> <ul style="list-style-type: none"> <li>a) it is a gate to a maximum height of 1.8m and 1m width in an established hedge</li> <li>b) exempt under the <i>Planning and Development Act 2007</i></li> <li>c) permitted under the <i>Common Boundaries Act 1981</i>.</li> </ul>	<p>C41</p> <p>Fences may be permitted where the proposal meets the requirements contained in the Residential Boundary Fences General Code.</p>
<b>4.6 Courtyard walls – RZ1 and RZ2</b>	
<p>R42</p> <p>Courtyard walls are permitted forward of the <i>building line</i> where they comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) a total length not exceeding 60% of the width of the block at the line of the wall</li> <li>b) a minimum setback from the front boundary of not less than 2m</li> <li>c) trees and/or shrubs between the wall and the front boundary, in accordance with an approved landscape plan</li> </ul>	<p>✓ C42</p> <p>Courtyard walls achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistent with the <i>desired character</i></li> <li>b) the dominance of the building's facade in the streetscape taking all of the following aspects of the proposed courtyard wall into account: <ul style="list-style-type: none"> <li>i) height</li> <li>ii) relationship to verge footpath</li> <li>iii) total proportion relative to the building</li> </ul> </li> </ul>

N/A




Rules	Criteria
<ul style="list-style-type: none"> <li>d) a maximum height not exceeding 1.8m above datum ground level</li> <li>e) constructed of brick, block or stonework, any of which may be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel</li> <li>f) do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with <i>Australian Standard AS2890.1- Off-Street Parking</i>.</li> </ul>	<ul style="list-style-type: none"> <li>iv) width</li> <li>v) colour and design features</li> <li>vi) transparency</li> <li>vii) articulation</li> <li>viii) protection of existing desirable landscape features</li> <li>ix) tree and shrub planting forward of the wall</li> <li>c) do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with <i>Australian Standard AS2890.1- Off-Street Parking</i>.</li> </ul>
<b>4.6A Courtyard walls – other than RZ1 and RZ2</b>	
<div style="display: flex; align-items: center;"> <div style="background-color: red; color: white; padding: 2px 5px; margin-right: 10px;">N/A</div> <div> <p>R42A</p> <p>Courtyard walls are permitted forward of the <i>building line</i> where they comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) maximum height of 1.8m above <i>datum ground level</i></li> <li>b) a minimum setback to the front boundary complying with the following:               <ul style="list-style-type: none"> <li>i) where the wall encloses the <i>principal private open space</i> at ground floor level that is located to the west, north-west, north, north-east or east of the <i>dwelling</i> – 0.7m</li> <li>ii) in all other cases - half the front boundary setback nominated elsewhere in this code</li> </ul> </li> <li>c) trees and/or shrubs between the wall and the front boundary, in accordance with an approved landscape plan</li> <li>d) a variety of materials or indentations not less than 15m apart where the indents are not less than 1m in depth and 4m in length</li> <li>e) constructed of brick, block or stonework, any of which may be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel</li> <li>f) do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with <i>Australian Standard AS2890.1- Off-Street Parking</i>.</li> </ul> </div> </div>	<p>C42A</p> <p>Courtyard walls achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) consistent with the desired character</li> <li>b) the dominance of the building's facade in the streetscape taking all of the following aspects of the proposed courtyard wall into account:       <ul style="list-style-type: none"> <li>i) height</li> <li>ii) relationship to verge footpath</li> <li>iii) total proportion relative to the building</li> <li>iv) width</li> <li>v) colour and design features</li> <li>vi) transparency</li> <li>vii) articulation</li> <li>viii) protection of existing desirable landscape features</li> <li>ix) tree and shrub planting forward of the wall</li> </ul> </li> <li>c) do not obstruct sight lines for vehicles and pedestrians on public paths or driveways in accordance with <i>Australian Standard AS2890.1- Off-Street Parking</i>.</li> </ul>

Rules	Criteria
<b>4.7 External facilities</b>	
<p>There is no applicable rule. </p>	<p>C43</p> <p>The following external facilities or equipment are screened or adequately separated from public areas:</p> <ul style="list-style-type: none"> <li>a) external storage areas</li> <li>b) water tanks</li> <li>c) waste storage enclosures</li> <li>d) mechanical services (including air conditioners and hot water storage units)</li> <li>e) clothes drying areas.</li> </ul>
<p>There is no applicable rule. </p>	<p>C44</p> <p>Mailboxes are located for convenient access by residents and deliverers with passive surveillance from the street or from active uses.</p> <p>To demonstrate compliance with this criterion a site plan is submitted with the application showing the location and design of mail boxes.</p>
<b>4.8 Electrical and telecommunication facilities</b>	
<p>R45</p> <p>Electrical and telecommunication reticulation within existing residential areas or streets with residential access complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) do not result in continuous rows of supply poles erected on residential streets</li> <li>b) for developments involving up to 2 <i>blocks</i> or 2 <i>dwellings</i>, are underground or along the rear spine or side of <i>blocks</i></li> <li>c) for developments involving more than 2 <i>blocks</i> or 2 <i>dwellings</i>, are underground</li> <li>d) there is no overhead cabling to <i>dwellings</i> within the site.</li> </ul>	<p>C45 </p> <p>Electrical and telecommunication reticulation within existing residential areas or streets with residential access limits the amount of visual clutter in the <i>streetscape</i>, particularly from supply poles and overhead cabling.</p>
<p>There is no applicable rule. </p>	<p>C46</p> <p>Ground level electrical and telecommunication facilities (such as electrical substations, switching stations, telecommunications nodes) within existing residential areas or streets with residential access are screened from public view whilst allowing for reasonable access for service providers.</p>

N/A

**Element 5: Building design**

Related code: Access and Mobility General Code

Rules	Criteria
<b>5.1 Surveillance</b>	
 <p>R47</p> <p>This rule applies to building facades facing a public street or public open space.</p> <p>Building facades have all of the following:</p> <ul style="list-style-type: none"> <li>a) at least one window to a habitable room that is not screened by a courtyard wall</li> <li>b) at least one door with roofed element such as a verandah or <i>balcony</i>.</li> </ul>	<p>C47</p> <p>Buildings achieve passive surveillance of all of the following:</p> <ul style="list-style-type: none"> <li>a) adjoining streets</li> <li>b) adjoining <i>public open space</i>.</li> </ul>
<b>5.2 Building entries</b>	
 <p>R48</p> <p>Common entries to <i>dwelling</i>s have all of the following features:</p> <ul style="list-style-type: none"> <li>a) an external sheltered area outside the entrance</li> <li>b) a direct line of sight between the front door and the public footpath or road</li> <li>c) separate access to any non-residential uses, which are clearly distinguishable and secured after hours.</li> </ul>	<p>C48</p> <p>Common entries to <i>dwelling</i>s achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) a transitional area from the street</li> <li>b) secure, all-weather access</li> <li>c) surveillance of public areas (including between <i>buildings</i> and open space areas, paths, <i>dwelling</i> entries, car parking areas and driveways)</li> <li>d) safety, security and convenience for residents and visitors</li> <li>e) the separation of residential entries and commercial entries.</li> </ul>
<b>5.3 Building design</b>	
 <p>R49</p> <p>This rule applies to buildings containing more than 2 <i>dwelling</i>s.</p> <p>Maximum length of unarticulated walls in buildings is 15m.</p> <p>Wall articulation is provided by at least one of the following:</p> <ul style="list-style-type: none"> <li>a) changes in wall planes of a minimum 1m in depth and 4m in length</li> <li>b) inclusion of balconies, bay windows, verandas, fin walls, etc.</li> <li>c) horizontally stepping facades by at least 1m.</li> </ul>	<p>C49</p> <p>Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between <i>dwelling</i>s when viewed from adjoining public spaces and adjoining <i>residential blocks</i>.</p>

N/A





Rules	Criteria
<p>R50</p> <p>This rule applies to buildings containing more than 2 <i>dwelling</i>s.</p> <p>Maximum length of an unarticulated roof is 15m.</p>	<p>C50</p> <p>Building design, articulation, detailing and finish provide an appropriate scale, add visual interest and enable visual differentiation between <i>dwelling</i>s when viewed from adjoining public spaces and adjoining <i>residential blocks</i>.</p>
<p>R51</p> <p>Garages and carports within 15m of the front boundary are constructed with the same material as the corresponding elements of the <i>dwelling</i>.</p>	<p>C51</p> <p>The exterior colours and finishes of garages and carports achieve all of the following:</p> <ol style="list-style-type: none"> <li>compatibility with the <i>dwelling</i> design when viewed from public spaces</li> <li>integration with the overall design</li> <li>a contribution to the articulation of the building.</li> </ol>
<p><b>5.4 Building design – RZ2</b></p>	
<p>R52</p> <p>This rule applies to <i>standard blocks</i> in RZ2 containing 2 or more <i>dwelling</i>s.</p> <p>All <i>dwelling</i>s adjacent to a public street (other than a <i>rear lane</i>) have at least one of the following facing the street:</p> <ol style="list-style-type: none"> <li>front door</li> <li>living room window</li> <li>living room glass sliding door.</li> </ol>	<p>C52</p> <p>Dwellings address the street wherever practicable.</p>
<p><b>5.5 Basements and undercroft parking</b></p>	
<p>R53</p> <p>This rule applies to all of the following:</p> <ol style="list-style-type: none"> <li><i>basements</i></li> <li><i>undercroft parking</i>.</li> </ol> <p>Exposed <i>external walls</i> comply with all of the following:</p> <ol style="list-style-type: none"> <li>except for ventilation openings, are finished in the same manner as the building</li> <li>where ventilation openings are provided, they are treated as part of the façade with grilles and screens.</li> </ol>	<p>C53</p> <p><i>Basements and undercroft parking</i> structures achieve all of the following:</p> <ol style="list-style-type: none"> <li>visual interest through architectural elements, features or modulation</li> <li>visual softening by landscaping</li> <li>avoidance of prominent ventilation openings.</li> </ol>

N/A



N/A

N/A

Rules	Criteria
<b>5.6 Adaptable housing – multi-unit housing comprising 10 or more dwellings</b>	
 <p>R54</p> <p>This rule applies to <i>multi-unit housing</i> comprising 10 or more <i>dwellings</i>.</p> <p>The minimum number of <i>dwellings</i> designed to meet Australian Standard AS4299 – <i>Adaptable Housing</i> (Class C) is shown in table A8.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div data-bbox="842 383 1433 495" style="border: 1px solid red; padding: 5px; color: red;">           Updated report by suitably qualified person         </div>
<b>5.7 Minimum dwelling size</b>	
 <p>R55</p> <p>Minimum <i>dwelling</i> floor areas are as follows:</p> <ol style="list-style-type: none"> <li>studio <i>dwellings</i> - 40 m<sup>2</sup></li> <li>one-bedroom <i>dwellings</i> - 50 m<sup>2</sup></li> <li>2-bedroom <i>dwellings</i> - 70 m<sup>2</sup></li> <li><i>dwellings</i> with 3 or more bedrooms - 95 m<sup>2</sup></li> </ol> <p>The minimum <i>dwelling</i> floor area excludes balconies and car parking facilities. Storage within <i>dwellings</i> is included in the area calculations.</p>	<p>C55</p> <p><i>Dwelling</i> sizes and layouts provide functional living spaces, flexibility in furniture layout, and adequate storage and service areas.</p> <p>The provision of shared facilities (eg. open space, laundry, lounge and storage) may be considered when determining compliance with the criterion.</p>
<b>5.8 Housing diversity</b>	
 <p>R56</p> <p>For developments containing 40 or more <i>dwellings</i>, a combination of dwelling types, including studio or 1-bedroom <i>dwellings</i>, 2-bedroom <i>dwellings</i>, and <i>dwellings</i> with 3 or more bedrooms are provided.</p>	<p>C56</p> <p>Housing developments comprising multiple <i>dwellings</i> are required to achieve all of the following:</p> <ol style="list-style-type: none"> <li>a range of housing types</li> <li>increased diversity of <i>dwelling</i> types within a neighbourhood.</li> </ol>
<b>5.9 Building design – dual occupancy on surrendered residential blocks in RZ1</b>	
 <p>There is no applicable rule.</p>	<p>C56A</p> <p>This criterion applies to dual occupancy development on <i>surrendered residential blocks</i>. The design of buildings encourages high quality architectural standards that contribute to a visually harmonious streetscape character with variety and interest, whilst not detrimental to, or overtly detracting from the existing streetscape character.</p>

N/A

**Table A8 – Minimum number of dwellings designed to meet Australian Standard AS4299 – Adaptable Housing (Class C)**

total number of dwellings	minimum number of dwellings designed to meet Australian Standard AS4299 – Adaptable Housing (Class C)
less than 10	nil
10	1
11 to 20	2
21 to 30	3
31 to 40	4
41 or more	5 + 1 for every 10 additional dwellings over 41

**Element 6: Amenity**

Rules	Criteria
<b>6.1 Solar access –other than apartments</b>	
<p>R57</p> <p>This rule applies to all multi unit housing on <i>blocks</i> with the exception of blocks subject to R57A.</p> <p>This rule does not apply to <i>apartments</i>.</p> <p>The floor or internal wall of a daytime living area of a dwelling is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June).</p> <p><u>For this rule:</u></p> <p><b>Daytime living area</b> means a <i>habitable room</i> other than a bedroom</p> <p><b>Note:</b> Where a development comprises a mixture of <i>apartments</i> and other multi unit housing, this rule applies to the other multi unit housing, but does not apply to the <i>apartments</i>.</p> <p><b>Note:</b> To remove any doubt, when assessing a development on a block with existing dwellings, the development must comply and must not cause an existing dwelling to then contravene this requirement. However, if the existing dwelling does not currently comply, the development must not increase the level of non compliance for that other dwelling.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p> <div style="border: 1px solid red; padding: 10px; margin-top: 10px;"> <p><b>Condition required:</b></p> <p>an hourly shadow diagram and internal diagram showing that the daytime living area receive three hours of solar access.</p> </div>
<p>R57A</p> <p>This rule applies to multi unit housing on <i>blocks</i> approved under an <i>estate development plan</i> on or after 5 July 2013. This rule does not apply to apartments.</p>	<p>C57A</p> <p>One or more daytime living areas in each <i>dwelling</i> is provided with reasonable access to direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June).</p>




✗

N/A

N/A

Rules	Criteria
<p>A daytime living area of each new <i>dwelling</i> is provided with a minimum of 4m<sup>2</sup> of transparent vertical glazing that:</p> <ul style="list-style-type: none"> <li>a) is oriented between 45° east of north and 45° west of north; and</li> <li>b) is not overshadowed at noon on the winter solstice (21 June) by:               <ul style="list-style-type: none"> <li>i) buildings and structures on the subject block</li> <li>ii) the solar fence on the <i>northern boundary</i> of the subject block</li> </ul> </li> </ul> <p>For this rule:</p> <p><b>Daytime living area</b> means a <i>habitable room</i> other than a bedroom</p> <p>The height of the 'solar fence' is:</p> <ul style="list-style-type: none"> <li>i) in the <i>primary building zone</i> – <u>3m</u></li> <li>ii) all other parts of the boundary – <u>2.3m</u></li> </ul> <p><b>Note:</b> Where a development comprises a mixture of <i>apartments</i> and other multi unit housing, this rule applies to the other multi unit housing, but does not apply to the <i>apartments</i>.</p> <p>Compliance with this rule may be demonstrated through plans, elevations and supporting documentation (e.g. shadow diagrams) showing that the required minimum area of glazing is not overshadowed.</p> <p><b>Note:</b> To remove any doubt, when assessing a development on a block with existing dwellings, the development must comply and must not cause an existing dwelling to then contravene this requirement. However, if the existing dwelling does not currently comply, the development must not increase the level of non compliance for that other dwelling.</p>	<p>For this criterion:</p> <p><b>Daytime living area</b> means a <i>habitable room</i> other than a bedroom</p>
<b>6.2 Solar access - apartments</b>	
<p>R58</p> <p>This rule applies to <i>apartments</i>.</p> <p>The floor or internal wall of a daytime living area of not fewer than 70% of <i>apartments</i> on a site is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June).</p> <p><b>Note:</b> Where a development comprises a mixture of <i>apartments</i> and other multi unit housing, this rule will apply to the <i>apartments</i>.</p>	<p>C58</p> <p>Daytime living areas have reasonable access to sunlight.</p>

N/A



Rules	Criteria
<b>6.3 Privacy</b>	
<p>R59</p> <p>This rule applies to <i>dwelling</i>s on the same <i>block</i>. A person with an eye height of 1.5m standing at any point on the extremity of an <i>unscreened element</i> of one <i>dwelling</i> shall not have a direct line of sight into the <i>primary window</i> of any other <i>dwelling</i>.</p> <p>The direct line of sight is a minimum distance of 12m.</p>	<p>C59 </p> <p>Evidence is provided demonstrating that reasonable privacy between <i>dwelling</i>s on the same <i>block</i> is achieved through design solution.</p> <p><b>Note:</b> this does not include installing high sill windows, obscured glass, and/or angled louvres</p>
<p>R60</p> <p>This rule applies to <i>principal private open space</i> on the same <i>block</i> and on adjacent <i>blocks</i>. A person with an eye height of 1.5m standing at any point on the extremity of an <i>unscreened element</i> of one <i>dwelling</i> shall not have a direct line of sight to more than 50% of the minimum <i>principal private open space</i> of any other <i>dwelling</i>.</p> <p>The direct line of sight is a minimum distance of 12m.</p>	<p>C60 </p> <p>Evidence is provided demonstrating that reasonable privacy of <i>principal private open space</i> of each <i>dwelling</i> is achieved through design solution.</p> <p><b>Note:</b> this does not include installing high sill windows, obscured glass, and/or angled louvres</p>
<b>6.4 Principal private open space</b>	
<p>R61 </p> <p>Each <i>dwelling</i> has at least one area of <i>principal private open space</i> that complies with all of the following:</p> <ol style="list-style-type: none"> <li>a) located on the site</li> <li>b) has minimum area and dimensions specified in table A9</li> <li>c) is screened from adjoining public streets and public open space</li> <li>d) is directly accessible from, and adjacent to, a <i>habitable room</i> other than a bedroom</li> <li>e) is not located to the south, south-east or south-west of the <i>dwelling</i>, unless it achieves one or more of the following - <ol style="list-style-type: none"> <li>i) not less than 3 hours of direct sunlight onto 50% of the minimum required area between the hours of 9am and 3pm on the winter solstice (21 June)</li> <li>ii) located at an <i>upper floor level</i> and overlooks a public street or public open space.</li> </ol> </li> </ol>	<p>C61</p> <p><i>Principal private open space</i> for each <i>dwelling</i> achieves all of the following:</p> <ol style="list-style-type: none"> <li>a) an area proportionate to the size of the <i>dwelling</i></li> <li>b) an extension of the function of the <i>dwelling</i> for relaxation, dining, entertainment, recreation</li> <li>c) directly accessible from the <i>dwelling</i></li> <li>d) service functions such as clothes drying and mechanical services</li> <li>e) reasonable privacy</li> <li>f) reasonable solar access.</li> </ol>

**Table A9 - Principal Private Open Space**


		<i> dwellings wholly or partially at lower floor level</i>		<i> dwellings located entirely on an upper floor level</i>	
<b>zone</b>	<b>dwelling size</b>	<b>minimum area</b>	<b>minimum dimension</b>	<b>minimum area</b>	<b>minimum dimension</b>
<b>RZ1 RZ2</b>	1 bedroom	28m <sup>2*</sup>	5m	6m <sup>2</sup> plus 2m <sup>2</sup> for service functions**	1.8m
	2 or 3 bedrooms	36m <sup>2*</sup>	6m	36m <sup>2*</sup>	2.5m
	4 or more bedrooms	45m <sup>2*</sup>	6m	45m <sup>2*</sup>	2.5m
<b>RZ3 RZ4</b>	1 or 2 bedrooms	24m <sup>2*</sup>	4m	6m <sup>2</sup> plus 2m <sup>2</sup> for service functions**	1.8m
	3 or more bedrooms	36m <sup>2*</sup>	6m	24m <sup>2*</sup>	2.5m
<b>RZ5 and commercial zones</b>		24m <sup>2*</sup>	4m	6m <sup>2</sup> plus 2m <sup>2</sup> for service functions**	1.8m

\* Includes allowance of 2m<sup>2</sup> area for service functions such as clothes drying and air conditioners and require screening from public areas as described under Rule R61.

\*\* Service functions include clothes drying and air conditioners and require screening from public areas. Service functions may be provided on a separate balcony to the *principal private open space*.

<b>Rules</b>	<b>Criteria</b>
<b>6.5 Separation between external walls</b>	
R62 The minimum separation between an <i>unscreened element</i> and an <i>external wall</i> on the same <i>block</i> or an adjoining <i>block</i> , is 3m.	C62  The outlook from an <i>unscreened element</i> is not unreasonably impeded by <i>external walls</i> on the same or adjoining <i>blocks</i> .
R63 The separation between <i>external walls</i> at the <i>lower floor level</i> on the same <i>block</i> or an adjoining <i>block</i> is not less than 1m.	C63  The separation between blank walls on the same or adjoining blocks at ground level achieves both of the following: a) reasonable access for maintenance b) reasonable management of rodents.

N/A

Rules	Criteria
<b>6.6 Balustrades</b>	
<p>R64</p> <p>This rule applies to balconies with both of the following characteristics:</p> <ul style="list-style-type: none"> <li>i) located on the third <i>upper floor level</i> or lower (ie the first four storeys)</li> <li>ii) facing public streets or public open space.</li> </ul> <p>Balustrades are constructed of one or more of the following:</p> <ul style="list-style-type: none"> <li>a) <i>obscure glass</i> panels</li> <li>b) solid panels</li> </ul> <p>with a total of all openings or clear glass panels not more than 25% of the surface area of the balustrade. For this rule <i>obscure glass</i> prevents printed text of 10mm high characters from being read through the glass when positioned 1m from the glass.</p>	<p>C64</p> <p>Balustrades achieve reasonable privacy for residents and screen household items from adjoining public streets and public open space.</p>
<b>6.7 Storage</b>	
<p>R65</p> <p>This rule applies to <i>dwelling</i>s without an associated <i>garage</i>.</p> <p>An enclosed storage area complying with all of the following is provided for each <i>dwelling</i>:</p> <ul style="list-style-type: none"> <li>a) at least 2m in height and 0.6m internal dimension</li> <li>b) an area of not less than - <ul style="list-style-type: none"> <li>i) in RZ1 and RZ2 - 4m<sup>2</sup></li> <li>ii) in all other zones -1.5m<sup>2</sup></li> </ul> </li> <li>c) one of the following - <ul style="list-style-type: none"> <li>i) accessible externally from the <i>dwelling</i></li> <li>ii) adjacent to a dedicated car space.</li> </ul> </li> </ul>	<p>C65</p> <p>All <i>dwelling</i>s are provided with adequate and secure storage areas for all of the following:</p> <ul style="list-style-type: none"> <li>a) equipment such as gardening, sporting, leisure and fitness equipment</li> <li>b) accommodate bicycles as per Bicycle Parking Code.</li> </ul>
<b>6.8 Natural Ventilation</b>	
<p>There is no applicable rule. </p>	<p>C66</p> <p>For buildings containing 3 or more <i>dwelling</i>s, dwelling layouts are to ensure natural ventilation is provided to <i>habitable rooms</i> by cross or stack effect ventilation by maximising separation between opening windows.</p>

N/A

N/A

Rules	Criteria
<b>6.9 Noise attenuation – external sources</b>	
<p>R67</p> <p>Where a <i>block</i> has one or more of the following characteristics:</p> <ul style="list-style-type: none"> <li>i) identified in a precinct code as being potentially affected by noise from external sources</li> <li>ii) adjacent to a road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day</li> <li>iii) located in a commercial zone</li> <li>iv) adjacent to a commercial or industrial zone</li> </ul> <p>dwelling shall be constructed to comply with the relevant sections of all of the following:</p> <ul style="list-style-type: none"> <li>a) AS/NZS 2107:2000 - <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i> (the relevant satisfactory recommended interior design sound level)</li> <li>b) AS/NZS 3671 - <i>Acoustics – Road Traffic Noise Intrusion Building Siting and Design</i>.</li> </ul> <p>For other than road traffic noise, compliance with this rule is demonstrated by a noise management plan prepared by a member of the Australian Acoustical Society with experience in the assessment of noise, and endorsed by the EPA. For other than road traffic noise, the noise level immediately adjacent to the dwelling is assumed to be the relevant noise zone standard specified in the ACT Environment Protection Regulation 2005.</p> <p>For road traffic noise, compliance with this rule is demonstrated by an acoustic assessment and noise management plan, prepared by a member of the Australian Acoustical Society with experience in the assessment of road traffic noise, and endorsed by the ACT Government entity responsible for Transport Planning.</p> <p><b>Note:</b> A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

N/A

**Element 7: Parking and vehicular access**



Related codes: Parking and Access General Code, Bicycle Parking General Code




N/A

Rules	Criteria
<b>7.1 Ramps to basement car parking – RZ1 and RZ2</b>	
<p>R68</p> <p>This rule applies to blocks with all of the following characteristics:</p> <ul style="list-style-type: none"> <li>a) zoned RZ1 or RZ2</li> <li>b) <i>standard blocks</i></li> <li>c) less than 30 m wide at the street frontage.</li> </ul> <p>Ramps accessing <i>basement</i> car parking are not permitted forward of the <i>building line</i>.</p>	<p>C68</p> <p>Ramps accessing <i>basement</i> car parking forward of the <i>building line</i> may be allowed where all of the following are achieved:</p> <ul style="list-style-type: none"> <li>i) compatibility with the streetscape</li> <li>ii) retention of existing street trees</li> <li>iii) safe and convenient pedestrian and bicycle crossings</li> <li>iv) adequate line of sight for cars entering and/or leaving the car parking area</li> </ul>
<b>7.2 Driveway verge crossings</b>	
<p>R69</p> <p>This rule applies to previously undeveloped <i>blocks</i>.</p> <p>No more than one driveway verge crossing is provided to each <i>block</i>.</p>	<p>C69</p> <p>More than one driveway verge crossing to each <i>block</i> may be allowed in one of the following circumstances:</p> <ul style="list-style-type: none"> <li>a) where forward entry to roads carrying more than 3000 vehicles per day is desirable</li> <li>b) where all of the following are achieved: <ul style="list-style-type: none"> <li>i) compatibility with the <i>streetscape</i></li> <li>ii) priority for pedestrians and cyclists</li> <li>iii) retention of existing street trees</li> <li>iv) protection of existing landscape features</li> <li>v) public safety</li> </ul> </li> <li>c) where the <i>block</i> is a corner block.</li> </ul>
<p>R70</p> <p>This rule applies to previously developed <i>blocks</i> or the consolidation of previously developed <i>blocks</i>.</p> <p>No additional driveway verge crossings are permitted.</p>	<p>C70</p> <p>Additional driveway verge crossings may be allowed in one of the following circumstances:</p> <ul style="list-style-type: none"> <li>a) where forward entry to roads carrying more than 3000 vehicles per day is desirable</li> <li>b) where all of the following are achieved - <ul style="list-style-type: none"> <li>i) compatibility with the <i>streetscape</i></li> <li>ii) priority for pedestrians and cyclists</li> <li>iii) retention of existing street trees</li> <li>iv) protection of existing landscape features</li> <li>v) public safety</li> </ul> </li> <li>c) where the <i>block</i> is a corner block.</li> </ul>



N/A



Rules	Criteria
 <p>R71</p> <p>This rule applies to previously developed <i>blocks</i> or the consolidation of previously developed <i>blocks</i>.</p> <p>Redundant driveway verge crossings are removed, and the verge and kerb restored.</p> <p><b>Note:</b> a condition of development approval may be imposed to ensure compliance with this rule.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R72</p> <p>Driveway verge crossings comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) 1.2m horizontally clear of stormwater sumps and other services</li> <li>b) 1.5m horizontally clear of transformers, bus stops, public light poles</li> <li>c) 6m horizontally clear of the tangent point of the radius of the curve on a corner <i>block</i> (excluding locations with roundabouts and signalised intersections, which require separate formal approval and support from Asset Acceptance)</li> <li>d) uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from the kerb</li> <li>e) at a right angle to the kerb line with a maximum 10% deviation</li> <li>f) a maximum of 5.5m wide, and a minimum of 5m wide at the kerb, a minimum 3m wide at the front boundary, and a maximum width no greater than the width at the kerb</li> <li>g) except for <i>blocks</i> 250m<sup>2</sup> or less, 3m wide at the front street boundary</li> <li>h) outside of the drip line of mature street trees</li> <li>i) a minimum of 3m clear of small and new street trees</li> <li>j) compliant with Australian Standard <i>AS2890.1 – Off Street Parking</i>, having particular regard for sightlines and cross fall of the site</li> <li>k) where there is a public footpath across the driveway verge crossing, the footpath is continuous (i.e. the footpath is to have precedence)</li> <li>l) if the existing footpath is replaced, it is to be constructed at the same level in the same material and colour as the original.</li> </ul> <p><b>Note:</b> a condition of development approval may be imposed to ensure compliance with this rule.</p>	<p>C72 </p> <p>Driveway verge crossings are endorsed by the Territory and Municipal Services Directorate.</p>

Rules	Criteria
<b>7.3 Internal driveways</b>	
<p>R73</p> <p>This rule applies to internal driveways that are used by residents of more than one <i>dwelling</i>.</p> <p>Internal driveways comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) are set back from external <i>block</i> boundaries by not less than 1m</li> <li>b) are set back from the <i>external walls</i> of buildings on the site by not less than 1m</li> <li>c) the setbacks referred to in items a) and b) are planted to a width of not less than 1m</li> <li>d) windows to <i>habitable rooms</i> and exterior doors within 1.5 of an internal driveway have at least one of the following - <ul style="list-style-type: none"> <li>i) an intervening fence or wall not less than 1.5m high</li> <li>ii) for windows, a sill height not less than 1.5m above the driveway</li> </ul> </li> <li>e) the relevant requirements in Australian Standard <i>AS2890.1 - Off Street Parking</i> for sightlines and gradients</li> <li>f) provide internal radius of at least 4m at changes in direction and intersections</li> <li>g) have a surface treatment that is distinct from car parking spaces.</li> </ul>	<p>C73 </p> <p>Internal driveways achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) sufficient space for planting along property boundaries</li> <li>b) sufficient space for planting between internal driveways and buildings</li> <li>c) reasonable residential amenity, particularly in relation to the intrusion of light and noise into <i>habitable rooms</i></li> <li>d) clear differentiation between the driveway and parking spaces.</li> </ul>
<p>R74 </p> <p>This rule applies to internal driveways with both of the following characteristics:</p> <ul style="list-style-type: none"> <li>a) serve 4 or more car parking spaces</li> <li>b) connect to a major road.</li> </ul> <p>Turning spaces are provided on the block to allow vehicles to leave in a forward direction.</p>	<p>C74</p> <p>Internal driveways achieve reasonable levels of public safety.</p>
<p>R75</p> <p>This rule applies to internal driveways with both of the following characteristics:</p> <ul style="list-style-type: none"> <li>a) serve more than 10 car parking spaces</li> <li>b) connect to a public road.</li> </ul> <p>The internal driveway is not less than 5m wide for not less than the first 7m of its length measured from the relevant <i>block</i> boundary.</p>	<p>C75 </p> <p>Internal driveways avoid unreasonable levels of queuing and congestion at vehicular entrances.</p>

N/A

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C76 </p> <p>Internal driveways are designed to be safely used by both pedestrians and vehicles, including emergency vehicles.</p> <p>Measures to reduce vehicle speed on internal driveways will be considered when determining compliance with this criterion, including one or more of the following:</p> <ul style="list-style-type: none"> <li>a) changes in pavement materials</li> <li>b) the lack of kerb and gutters</li> <li>c) difference in height to adjacent streets</li> <li>d) avoiding long lengths of driveway</li> <li>e) suitable planting</li> <li>f) signage.</li> </ul>
<b>7.4 Residents' car parking</b>	
<p>R77 </p> <p>Car-parking spaces on the site for residents comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) located behind the <i>front zone</i> (except for <i>apartment</i> car parking)</li> <li>b) can be in tandem where they belong to the same <i>dwelling</i></li> <li>c) do not encroach any property boundaries</li> <li>d) one car space per <i>dwelling</i> is roofed and located behind the <i>front zone</i></li> <li>e) are separated by not less than 1.5m from windows or doors to <i>habitable rooms</i> of <i>dwellings</i> that are not associated with the parking space.</li> </ul>	<p>C77</p> <p>Car parking for residents achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) reasonable residential amenity</li> <li>b) consistency with the <i>desired character</i></li> <li>c) public safety</li> <li>d) reasonable opportunities for surveillance</li> <li>e) the reasonable requirements of residents for car parking</li> <li>f) reasonable privacy.</li> </ul>
<p>R78</p> <p>This rule applies to resident car parking spaces with both of the following characteristics:</p> <ul style="list-style-type: none"> <li>a) not allocated to a particular <i>dwelling</i></li> <li>b) shared between 2 or more <i>dwellings</i>.</li> </ul> <p>Parking spaces are located within 50m walking distance of any <i>dwelling</i> that is sharing the space.</p>	<p>C78</p> <p>Car parking spaces are located close to, and with convenient access to <i>dwellings</i>.</p>
<p>R79</p> <p>The maximum total width of garage door openings and external width of <i>carports</i> facing a street complies with the following:</p> <ul style="list-style-type: none"> <li>a) for up to 3 <i>dwellings</i>, the lesser of the following <ul style="list-style-type: none"> <li>i) 6m</li> </ul> </li> </ul>	<p>C79</p> <p>Garages and car parking structures are consistent with the <i>desired character</i>.</p>

N/A

N/A

Rules	Criteria
ii) 50% of the total length of the building façade facing that street b) for more than 3 <i>dwelling</i> s, 50% of the total length of the building façade facing that street.	
N/A R80 The maximum total width of an entry and/or exit to <i>basement</i> car parking facing the street is 8m.	C80 Entries to <i>basements</i> do not dominate the <i>streetscape</i> .
N/A R81 This rule applies to all of the following: <ul style="list-style-type: none"> <li>i) developments containing 10 <i>dwelling</i>s or more</li> <li>ii) development with a combined entry and exit to <i>apartment</i> car parking less than 6m wide.</li> </ul> Approaches to <i>basements</i> containing car parking comply with one of the following: <ul style="list-style-type: none"> <li>a) include sufficient areas for vehicles to wait to allow for an entering or leaving vehicle to pass</li> <li>b) at least one waiting area and traffic signals.</li> </ul>	C81 Approaches to <i>basements</i> achieve all of the following: <ul style="list-style-type: none"> <li>a) public safety</li> <li>b) convenience for all users.</li> </ul>
<b>7.5 Visitor parking</b>	
R82 ✓ Visitor car-parking spaces on the site comply with all of the following: <ul style="list-style-type: none"> <li>a) located behind the <i>front zone</i> (except for <i>apartment</i> car parking)</li> <li>b) do not encroach any property boundaries</li> <li>c) are separated by not less than 1.5m from windows and doors to <i>habitable rooms</i> of <i>dwelling</i>s</li> <li>d) are not more than 50m walking distance from any common building entry</li> <li>e) clearly identified and visible from driveways.</li> </ul>	C82 Visitor parking achieves all of the following: <ul style="list-style-type: none"> <li>a) accessible for all visitors</li> <li>b) safe and direct visitor entry to common building entries.</li> </ul>
R83 ✓ Visitor car parking complies with one of the following: <ul style="list-style-type: none"> <li>a) is located outside of any security barriers</li> <li>b) an intercom and remote barrier release system allows access to visitor parking located behind security barriers.</li> </ul>	C83 Visitor parking is accessible to all visitors.


N/A

Rules	Criteria
<b>7.6 Number of co-located parking spaces – RZ2</b>	
R84 In RZ2 on <i>standard blocks</i> , co-located car parking spaces on the <i>site</i> comply with all of the following: <ol style="list-style-type: none"> <li>the maximum number of car parking spaces (including spaces in garages but excluding those in basements) is 4</li> <li>the minimum separation between groups of co-located car parking spaces (including spaces in garages but excluding those in basements) is 4m.</li> </ol>	C84 Car parking spaces on the <i>site</i> (including garages but excluding basement car parking) achieves all of the following: <ol style="list-style-type: none"> <li>do not dominate site landscaping</li> <li>are consistent with the <i>desired character</i></li> </ol>
<b>7.7 Delivery and removalist vans</b>	
R85 For developments with 40 or more <i>dwelling</i> s, at least one short stay parking space and associated access is provided for delivery trucks such as furniture delivery and removalist vans.	C85 Reasonable provision is made for short stay parking for delivery trucks.

N/A

## Element 8: Environment

Related codes: Water Ways: Water Sensitive Urban Design General Code, Planning for Bushfire Risk Mitigation General Code.

Rules	Criteria
<b>8.2 Heritage</b>	
R90 This rule applies to land containing places or objects registered or provisionally registered under section 41 of the <i>Heritage Act 2004</i> . The authority shall refer a development application to the Heritage Council. <b>Note:</b> The authority will consider any advice from the Heritage Council before determining the application.	This is a mandatory requirement. There is no applicable criterion.
<b>8.3 Tree protection</b>	
 R91 This rule applies to a development that has one or more of the following characteristics: <ol style="list-style-type: none"> <li>requires groundwork within the tree protection zone of a <i>protected tree</i></li> <li>is likely to cause damage to or removal of any <i>protected trees</i>.</li> </ol>	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
<p>The authority shall refer the development application to the Conservator of Flora and Fauna.</p> <p><b>Note:</b> The authority will consider any advice from the Conservator or Flora and Fauna before determining the application in accordance with the <i>Planning and Development Act 2007</i>. Protected tree and declared site are defined under the Tree Protection Act 2005.</p>	
<b>8.4 Bushfire</b>	
<p>R92</p> <p>Where identified in a precinct code or <i>lease and development conditions</i> as being within a bushfire prone area, buildings are to be constructed in accordance with the relevant Building Code of Australia bushfire provisions.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>8.5 Erosion and sediment control</b>	
<p>R93</p> <p>For sites less than 3,000m<sup>2</sup>, the development complies with the Environment Protection Authority, <i>Environment Protection Guidelines for Construction and Land Development in the ACT</i>.</p> <p><b>Note 1:</b> If no evidence of compliance with the above guideline is provided, the application may be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p> <p><b>Note 2:</b> see part D for sites over 3000m<sup>2</sup>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

N/A



## Element 9: Services

Rules	Criteria
<b>9.1 Post occupancy waste management</b>	
<p>There is no applicable rule.</p>	<p>C94</p> <p>Post occupancy waste management achieves all of the following:</p> <ol style="list-style-type: none"> <li>consistency with the <i>desired character</i></li> <li>reasonable levels of residential amenity for <i>dwellings</i> and their associated <i>private open space</i> on the subject site</li> <li>reasonable levels of amenity for <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</li> </ol>

## Part B – Additional controls for multi unit housing with 4 or more storeys

Part B contains rules and criteria additional to those in part A. They apply to *multi-unit housing* with 4 or more storeys.

To remove any doubt, the provisions of this part apply to the whole building, including the first 3 storeys.

Where there is an inconsistency between part A and part B, the latter shall prevail to the extent of that inconsistency.

### Element 10: Building and site design – buildings with 4 or more storeys

Rules	Criteria
<b>10.1 Side and rear boundary setbacks</b>	
R95 In RZ5 side and rear boundary setbacks comply with table B1.	C95 Buildings and other structures are sited to achieve all of the following: <ol style="list-style-type: none"> <li>consistency with the <i>desired character</i></li> <li>reasonable separation between adjoining developments</li> <li>reasonable privacy for <i>dwellings</i> on adjoining <i>residential blocks</i></li> <li>reasonable privacy for <i>principal private open space</i> on adjoining <i>residential blocks</i></li> <li>reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>principal private open space</i>.</li> </ol>

**Table B1: Side and Rear Boundary Setbacks - buildings with 4 or more storeys**

parts of buildings	minimum side boundary setback	minimum rear boundary setback
<b>first 4 storeys - external wall</b>	3m	3m
<b>first 4 storeys - unscreened element</b>	6m	6m
<b>between 5 and 8 storeys - external wall</b>	4.5m	4.5m
<b>between 5 and 8 storeys - unscreened element</b>	6m	6m
<b>9 storeys or more - external wall or unscreened element</b>	6m	6m

Rules	Criteria
<b>10.2 Access to lifts or stairs</b>	
<p>R96</p> <p>No more than 9 <i>apartments</i> on each floor are accessible from a single common lift or stair lobby.</p>	<p>C96</p> <p>Convenient access to <i>apartments</i> is achieved. One or more of the following matters may be considered when determining compliance with this criterion:</p> <ul style="list-style-type: none"> <li>a) whether there is a high level of public amenity and safety in common lobbies</li> <li>b) whether spaces are well-proportioned with clear sightlines</li> <li>c) whether there is a high proportion of dual aspect <i>apartments</i></li> <li>d) whether there is a high proportion of <i>apartments</i> with northern orientation.</li> </ul>
<b>10.3 Stairwell features</b>	
<p>There is no applicable rule.</p>	<p>C96A</p> <p>Stairwells achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) are open or visually permeable to facilitate natural surveillance</li> <li>b) are accessible and encourage physical activity by providing an attractive alternative to lifts</li> <li>c) are located in a position more prominent than lifts.</li> </ul> <p><b>Note:</b> This criterion applies to all new developments, major alterations and/or extensions to existing buildings but does not apply to extensions of a size 50% or less of existing floor area.</p>

## Part C – Additional controls for multi unit housing in commercial zones

### Element 11: Ground floor commercial use

Rules	Criteria
<b>11.1 Ground floor commercial use in commercial zones</b>	
<p>R97</p> <p>This rule applies to all of the following:</p> <ul style="list-style-type: none"> <li>a) commercial zones</li> <li>b) <i>blocks</i> nominated in a precinct code for ground floor commercial use</li> <li>c) buildings containing one or more <i>dwelling</i>s</li> <li>d) the <i>building line</i> for any ground floor <i>dwelling</i> is less than 6m</li> </ul> <p>The ground floor finished floor level to finished ceiling level height is not less than 3.6m.</p> <p><b>Note:</b> Noise attenuation provisions in part A may also apply.</p>	<p>C97</p> <p>In commercial zones, buildings afford the opportunity to accommodate non-residential uses, including office and retail, at the ground floor.</p>

## Part D – Endorsement by government agencies (entities)

### Element 12: Waste management

Rules	Criteria
<b>12.1 Construction waste management</b>	
<p>R98</p> <p>This rule applies to <i>residential</i> development that is likely to generate more than 20m<sup>3</sup> of construction waste comprising one or more of the following:</p> <ul style="list-style-type: none"> <li>a) demolition waste</li> <li>b) construction waste</li> <li>c) excavation material.</li> </ul> <p>The management of construction waste is to be endorsed by TAMS.</p> <p>TAMS will endorse waste facilities and management associated with the development if they comply with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i>.</p> <p>TAMS may endorse departures.</p> <p><b>Note:</b> a condition of approval may be imposed to ensure compliance.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>12.2 Post occupancy waste management</b>	
<p>R99</p> <p>Post occupancy waste management facilities are to be endorsed by TAMS.</p> <p>TAMS will endorse post occupancy waste management facilities where they are in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i>.</p> <p>TAMS may endorse departures.</p> <p><b>Note:</b> a condition of approval may be imposed to ensure compliance.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## Element 13: Utilities

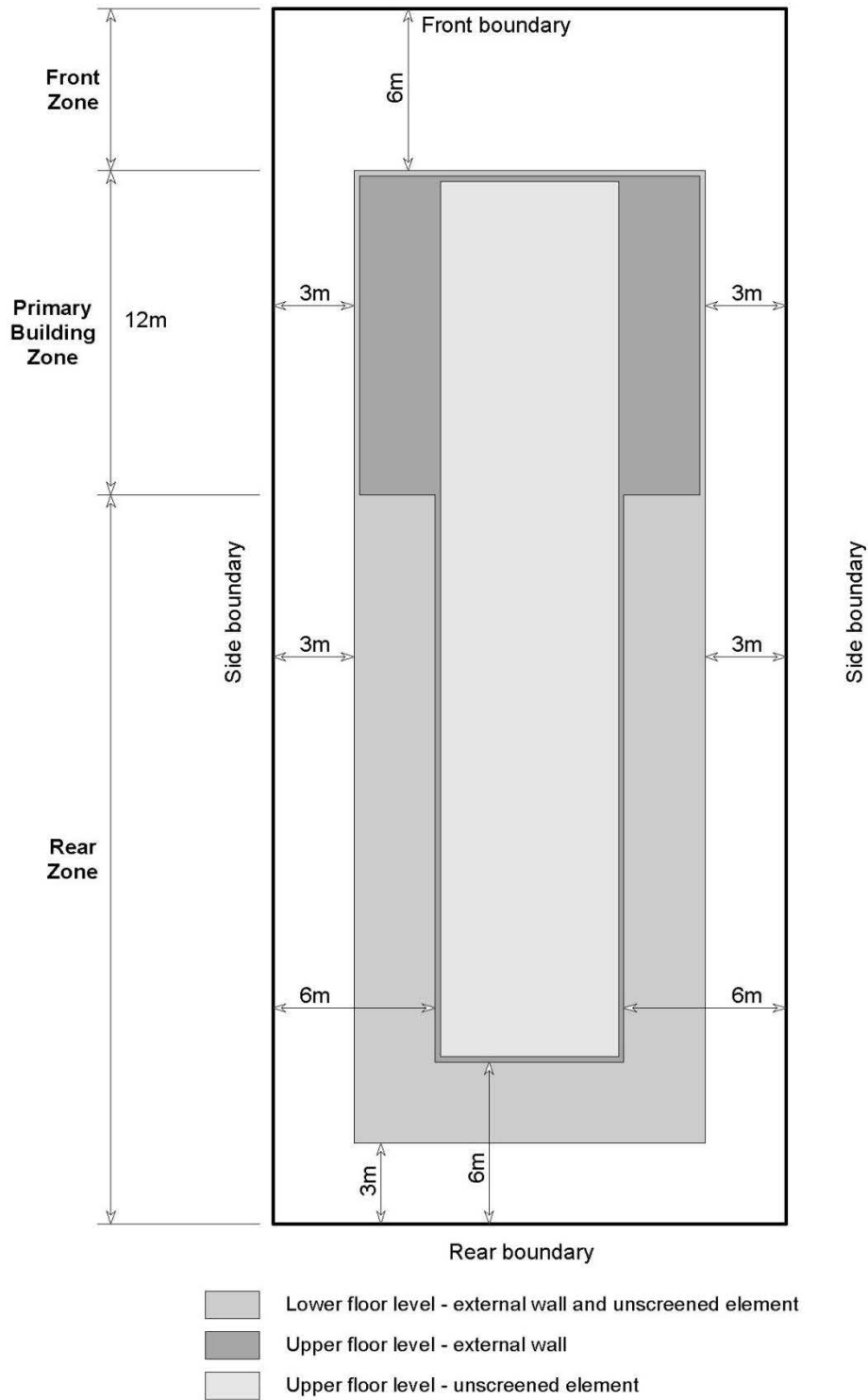
Rules	Criteria
<b>13.1 Utilities</b>	
<p>R100</p> <p>This rule applies to any proposed encroachment into a registered easement.</p> <p>The proposed encroachment is to be approved in writing by the relevant service provider.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R101</p> <p>A statement of compliance from each relevant utility provider (for water, sewerage, electricity, stormwater and gas) confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.</p> <p><b>Note 1:</b> If there is no stormwater easement or Territory owned stormwater pipes located within the property boundary, a "Statement of Compliance" for stormwater from TAMS (Asset Acceptance) is not required to be obtained</p> <p><b>Note 2:</b> Where there is conflict between planning and utility requirements, the utility requirements take precedence over other codified or merit provisions</p> <p><b>Note 3:</b> If a statement of compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## Element 14: Environmental management

Rules	Criteria
<b>14.1 Contamination</b>	
<p>R102</p> <p>This rule applies to any site located adjacent to a potentially polluting source (including a site used or formerly used as a petrol station).</p> <p>The site is assessed for the potential for land contamination in accordance with the <i>ACT Government Strategic Plan – Contaminated Sites Management 1995</i> and the <i>Contaminated Sites Environment Protection Policy 2000</i>.</p> <p>If land contamination is identified, the development complies with the requirements of Environment Protection Authority.</p> <p><b>Note 1:</b> If no evidence of assessment of the site for land contamination is provided, the application may be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p> <p><b>Note 2:</b> a condition of approval may be imposed to ensure compliance.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>14.2 Erosion and sediment control</b>	
<p>R103</p> <p>This rule applies to sites 3,000m<sup>2</sup> or larger.</p> <p>The development complies with an erosion and sediment control plan endorsed by the ACT Environment Protection Authority.</p> <p><b>Note 1:</b> If no evidence of assessment of the site for erosion and sediment control is provided, the application may be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p> <p><b>Note 2:</b> a condition of approval may be imposed to ensure compliance.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

# Appendix 1 – Boundary setback diagrams

**Diagram 1: RZ1 and RZ2**  
Blocks approved before 18 October 1993



**Diagram 2: RZ1 and RZ2**  
 Blocks approved on or after 18 October 1993

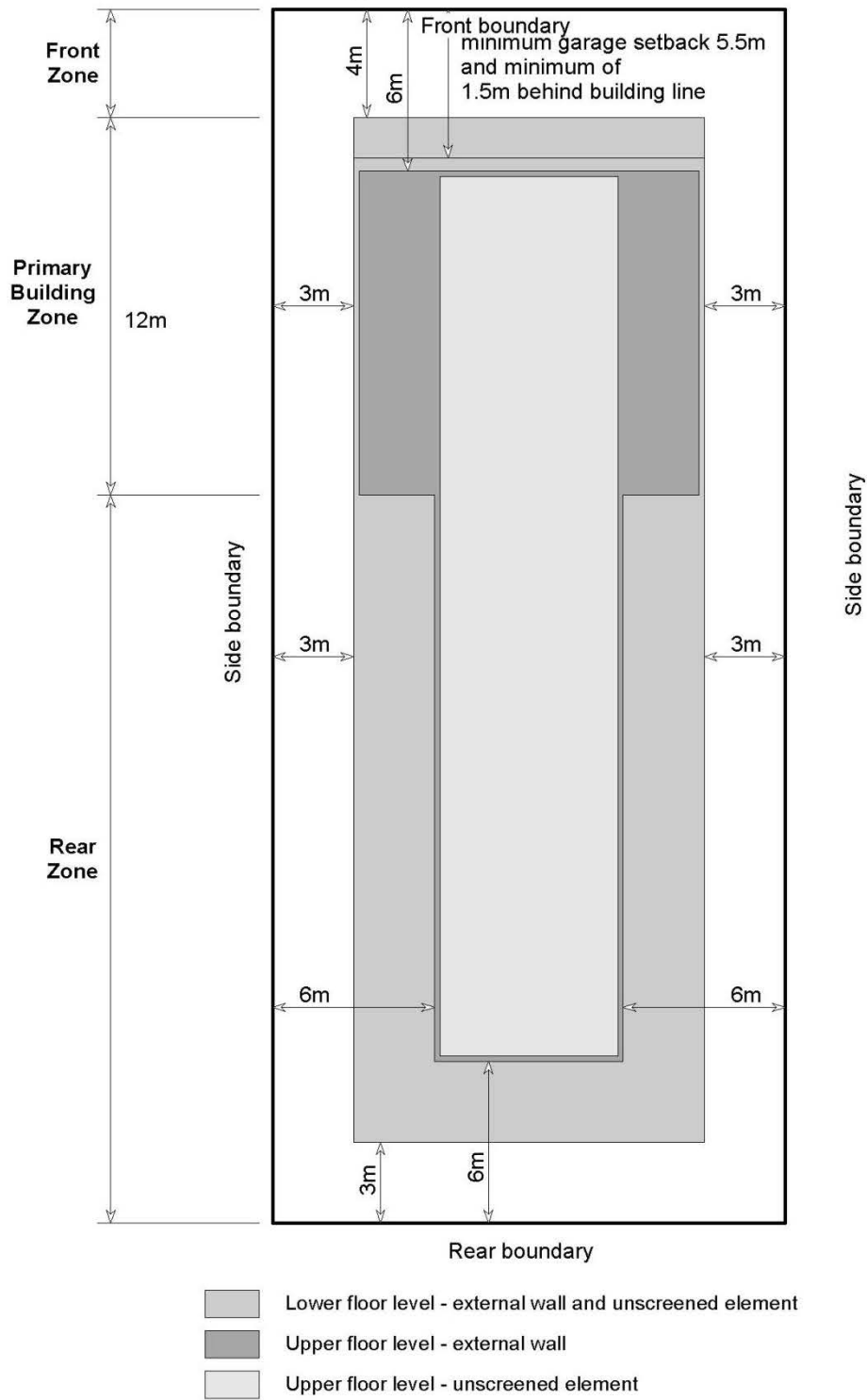
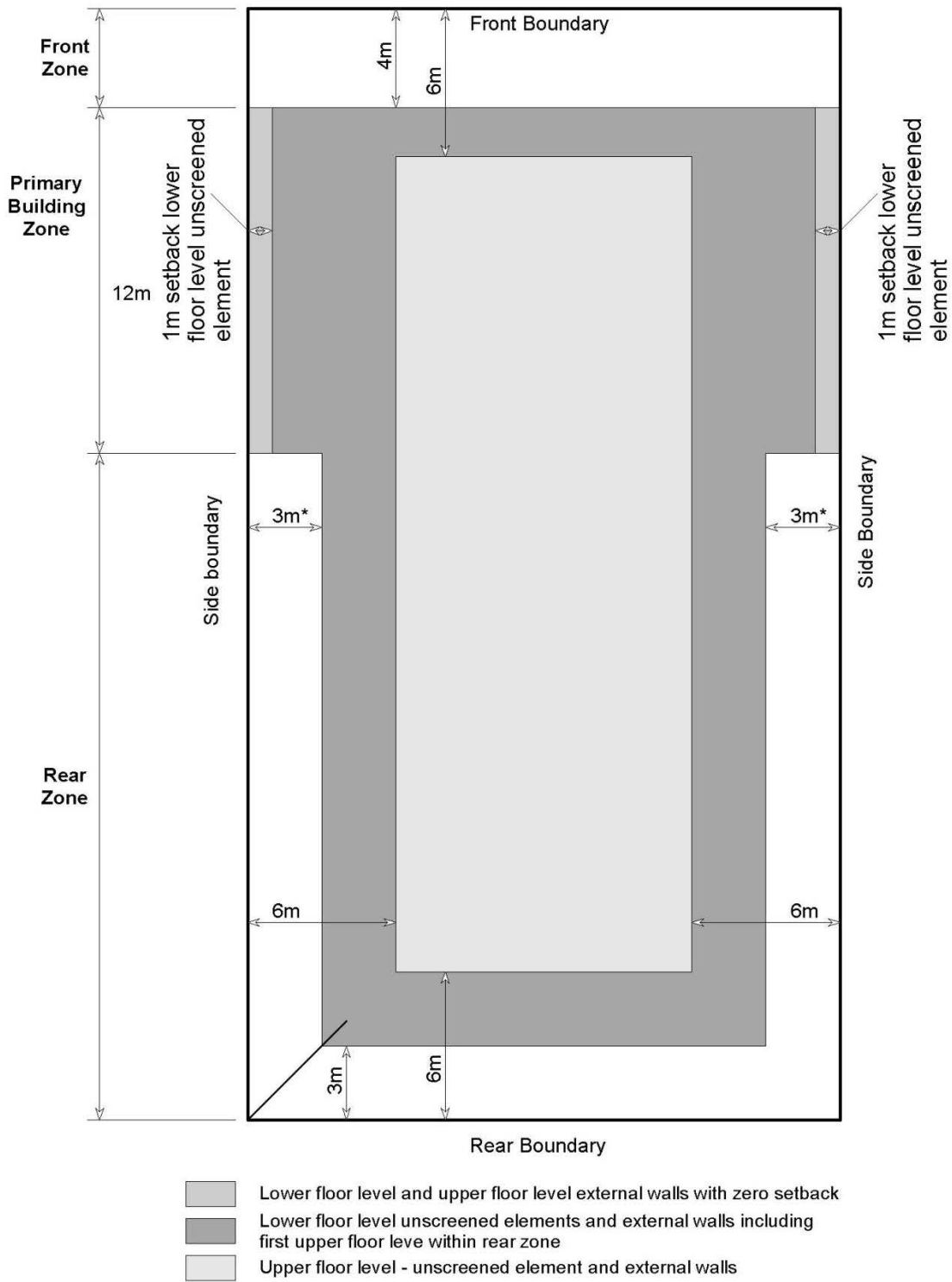


Diagram 3: RZ3, RZ4, RZ5, and Commercial Zones





**ACT**  
Government

Environment, Planning and  
Sustainable Development

# CHECKLIST

## Dispatch Advice Checklist

DA Number: 202138723 Block(s): 2 Section: 7 District/Division: MACQUARIE

Case Officer: STAGE 6 Contact Number: 6207 6383 Decision Date: 18-Oct-21

Application Type: **MERIT TRACK DA**

Dispatch Plans: **NO** Dispatch by: **Make Selection**

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

Dispatch Entity Referral Advice: **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?

**NOT APPLICABLE**

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

Entities to be advised

Referral Required: **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".

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

Comments





**ACT**  
Government

Environment, Planning and  
Sustainable Development

# CHECKLIST

## Dispatch Advice Checklist

DA Number: 202138723

Unit(s):           Block(s): 2,3 Section: 7 District/Division: MACQUARIE

Case Officer: LINCOLN RIXON-PETTY Contact Number: 52888 Decision Date: 14-Jul-22

Application Type:   **S165 CONDITIONS SATISFIED**

Dispatch Plans:       **YES**   Dispatch by:   **E-MAIL**

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:   **NOT APPLICABLE**

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

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

Representations:   **NOT APPLICABLE**

### Appeal Rights

Applicant: **YES**

Person who made Representation: **NOT APPLICABLE**

### Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **NOT APPLICABLE**  
*(If yes, create application for encroachment (minor) document from 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?

#### **Make Selection**

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

### **Notice of Decision:**

Customer Services Officer to save a copy of the NOD into the following drive:

DA\_ONLINE (<\\nas135c3\PALMDATA\Oracle\Admin\Prod>)

Naming convention (uppercase, no spaces):

- NOTICEOFDECISION-2022XXX-SIGNED
- NOTICEOFDECISION-2022XXX-S197X-SIGNED

Entities to be advised

Referral Required: **NOT APPLICABLE**

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

<input type="checkbox"/>	DA Leasing Referral Required – <a href="mailto:ACTPLADALeasing@act.gov.au">ACTPLADALeasing@act.gov.au</a>
<input type="checkbox"/>	Deed Mgt. Referral Required
<input type="checkbox"/>	Land Reg. Referral Required
<input type="checkbox"/>	Action Buses (refer to Asset Acceptance)
<input type="checkbox"/>	ICON Water (formerly ActewAGL Water)
<input type="checkbox"/>	ActewAGL (All other entities)
<input type="checkbox"/>	ACT Health
<input type="checkbox"/>	ACT Heritage Council
<input type="checkbox"/>	ACT Valuation Office
<input type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	City Renewal Authority
<input type="checkbox"/>	Conservator of Flora and Fauna (Referred under S147A or S148)
<input type="checkbox"/>	Commonwealth Department of the Environment (Only Applicable to Impact Track Applications Referred Under S127A.
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Gateway Team
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Leasing – General Leasing <a href="#">Encroachments and Licences</a>
<input type="checkbox"/>	Megan Corrigan-Access Canberra <a href="#">All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.</a>
<input type="checkbox"/>	Owners Corporation <a href="#">Lease variation for single units – please use relevant letter template</a>
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Transport Planning
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	ACT Place Names - <a href="mailto:Placenames@act.gov.au">Placenames@act.gov.au</a>
<input type="checkbox"/>	Transport Canberra Light Rail Operations - <a href="mailto:TCCS.LROperations@act.gov.au">TCCS.LROperations@act.gov.au</a>
<input type="checkbox"/>	MPC Light Rail Delivery - <a href="mailto:LRS2.Referrals@act.gov.au">LRS2.Referrals@act.gov.au</a>

<input type="checkbox"/>	Land Strategy team in EPSDD - <a href="mailto:landrelease@act.gov.au">landrelease@act.gov.au</a>
<input type="checkbox"/>	Other -

Comments

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**From:** AC, EPD Customer Services  
**Sent:** Thursday, 14 July 2022 4:14 PM  
**To:** [REDACTED]  
**Subject:** ENDORSEMENT LETTER & APPROVED PLANS-202138723-S165A-2/7 MACQUARIE-01  
**Attachments:** ENDORSEMENT LETTER-202138723-SIGNED.pdf; %FLOORASSESS-202138723-S165A-01.pdf; %FLOORASSESS-202138723-S165A-02.pdf; %FLOORASSESS-202138723-S165A-03.pdf; %FLOORASSESS-202138723-S165A-04.pdf; %FLOORASSESS-202138723-S165A-05.pdf; %FLOORASSESS-202138723-S165A-06.pdf; COLOUR-202138723-01.pdf; CROSSECT-202138723-S165A-02.pdf; DEMO-202138723-01.pdf; ELEV-202138723-COURTYARD WALL-01.pdf; ELEV-202138723-S165A-01.pdf; ELEV-202138723-S165A-02.pdf; ELEV-202138723-S165A-03.pdf; ELEV-202138723-S165A-04.pdf; ELEV-202138723-S165A-05.pdf; ELEV-202138723-S165A-06.pdf; ELEV-202138723-S165A-07.pdf; LIGHTING-202138723-01.pdf; LSCAPE-202138723-S165A-01.pdf; ROOF-202138723-UNIT 1-01.pdf; ROOF-202138723-UNIT 2-02.pdf; ROOF-202138723-UNIT 3-03.pdf; ROOF-202138723-UNIT 4-04.pdf; ROOF-202138723-UNIT 5-05.pdf; ROOF-202138723-UNIT 6-06.pdf; ROOF-202138723-UNIT 7-07.pdf; SECTION-202138723-S165A-01.pdf; SECTION-202138723-S165A-02.pdf; SECTION-202138723-S165A-03.pdf; SECTION-202138723-S165A-04.pdf; SECTION-202138723-S165A-05.pdf; SECTION-202138723-S165A-06.pdf; SECTION-202138723-S165A-07.pdf; SITE-202138723-S165A-01.pdf

Good afternoon,

Please see attached Endorsement Letter & Approved Plans for Block 2 Section 7 Suburb MACQUARIE Development Application No: **202138723-S165A**

For further information please contact: 6207 6383.

Online Form: [https://www.accesscanberra.act.gov.au/app/forms/epd\\_feedback](https://www.accesscanberra.act.gov.au/app/forms/epd_feedback)

Best Regards,

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

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

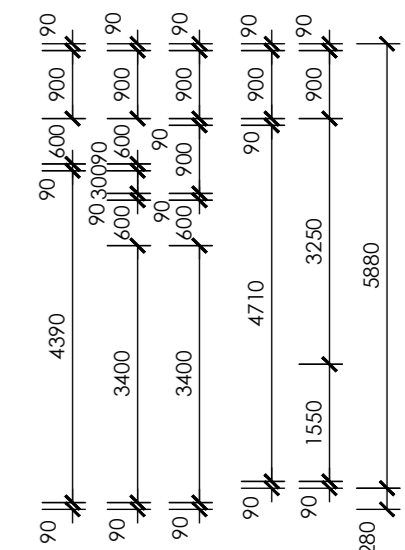
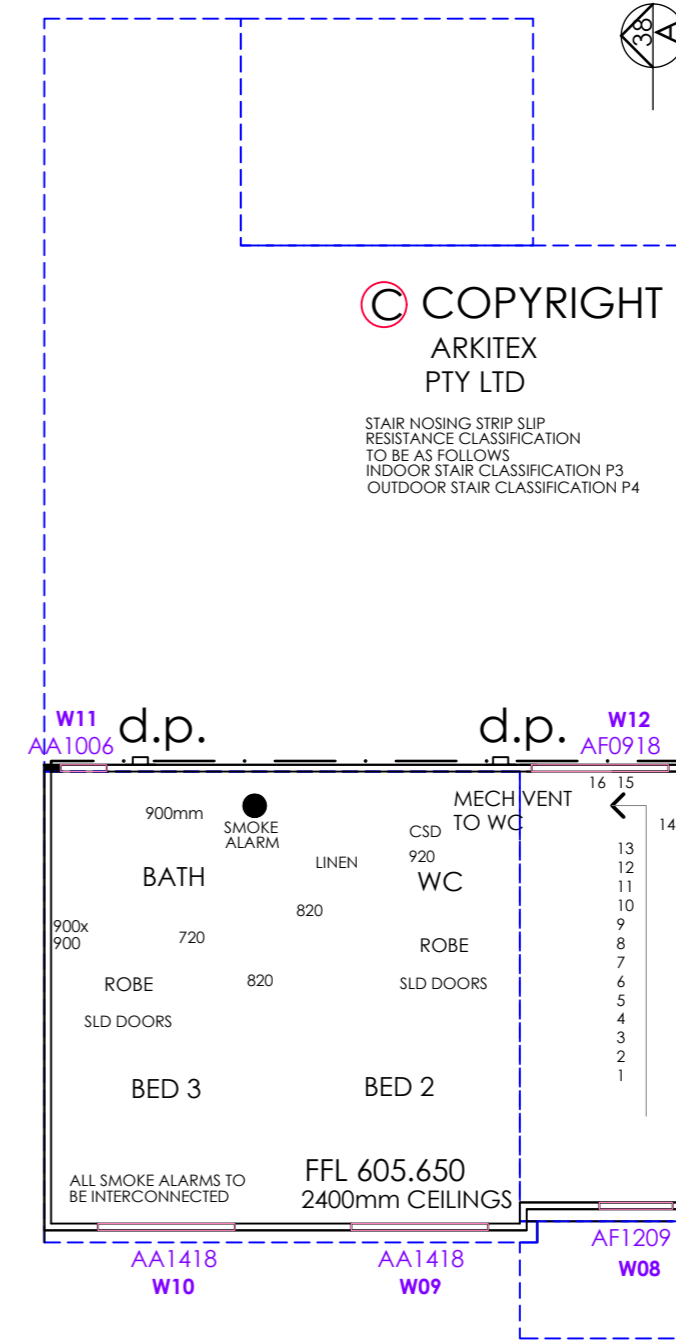
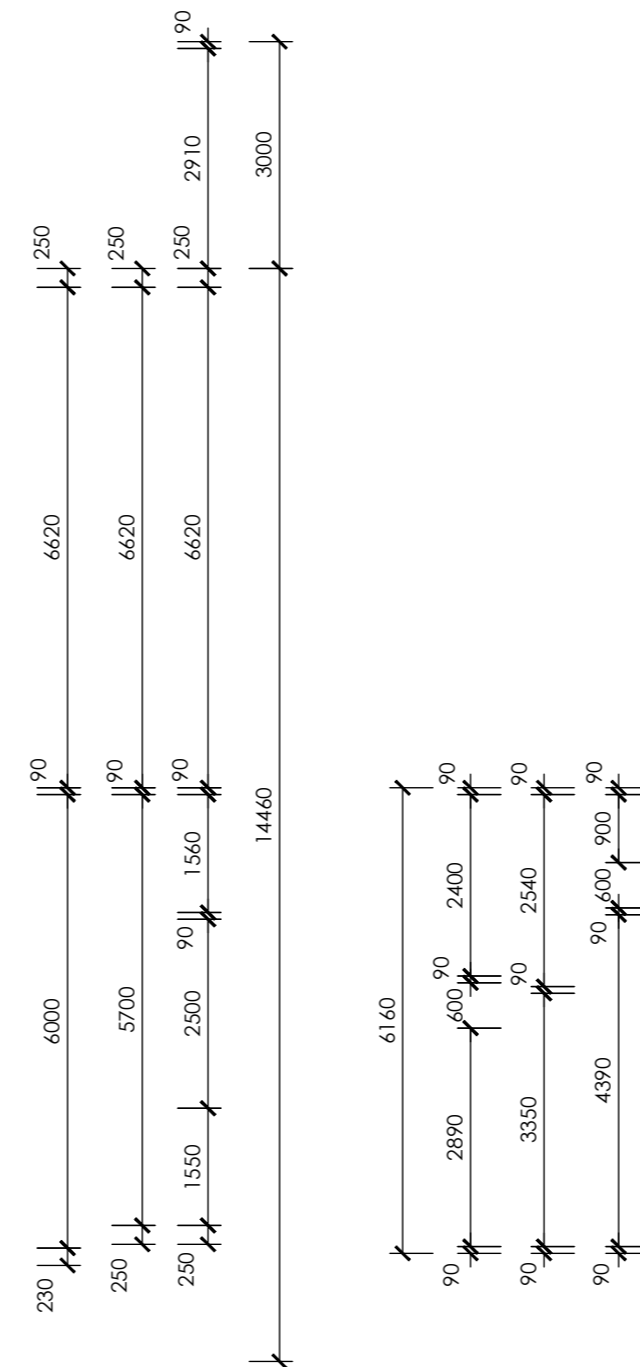
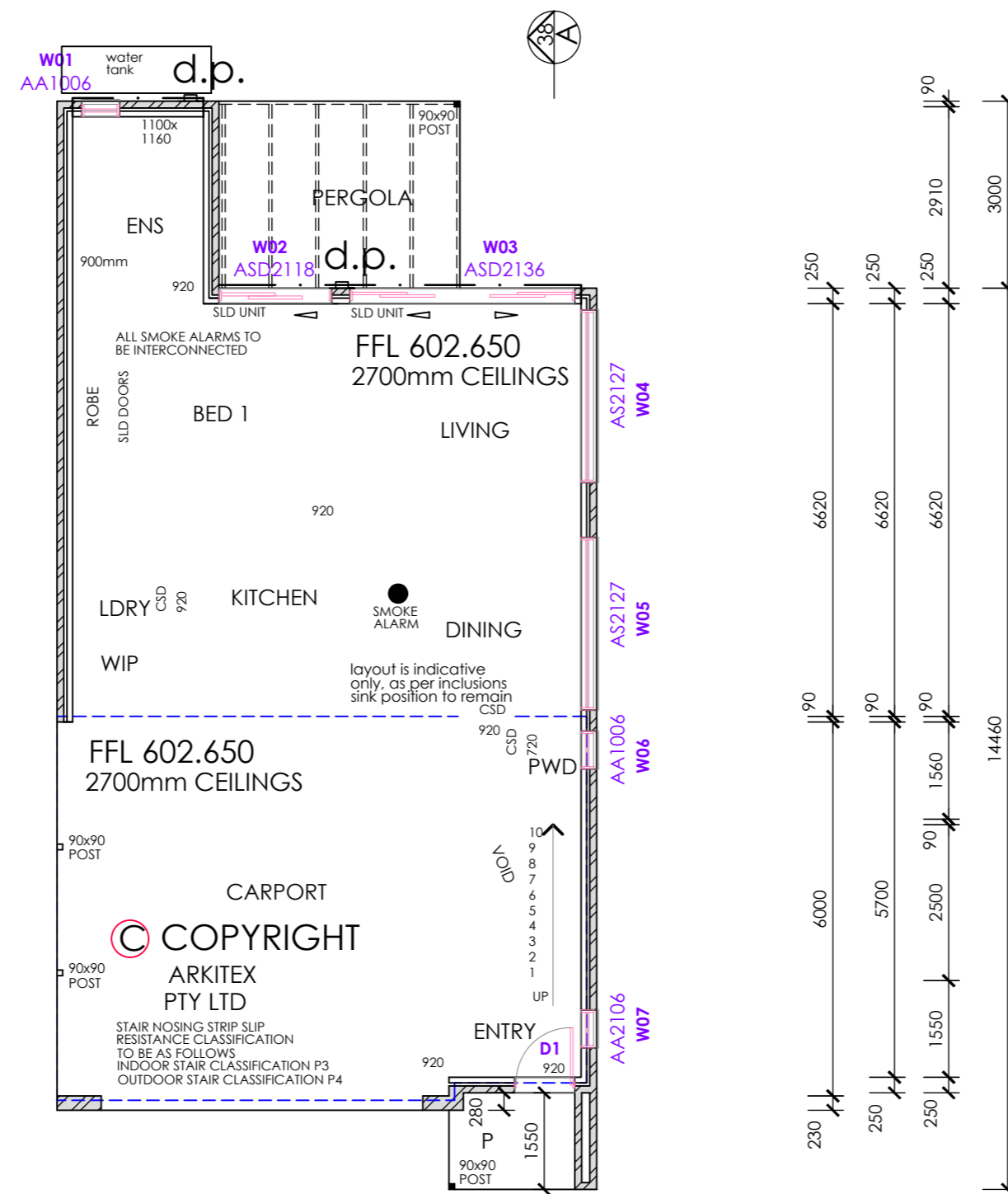
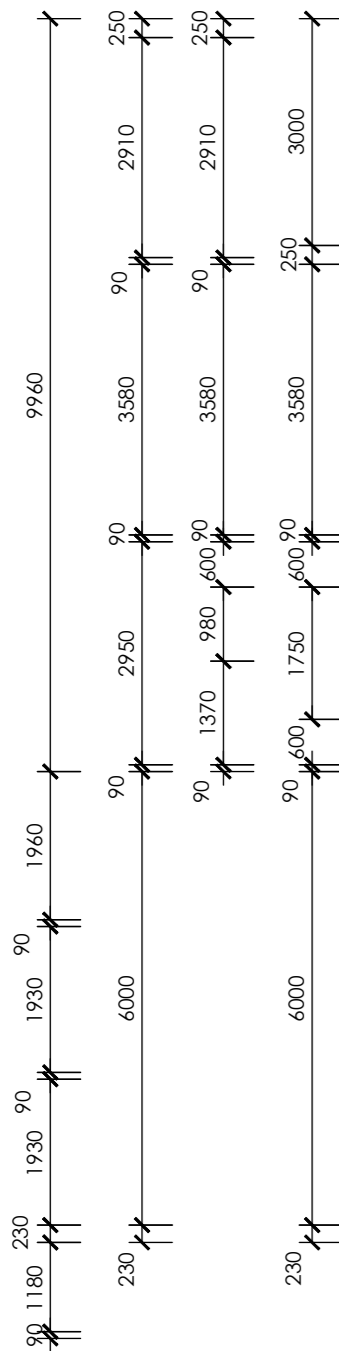
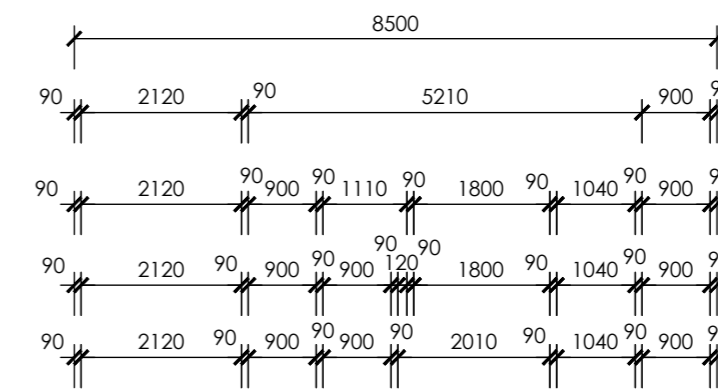
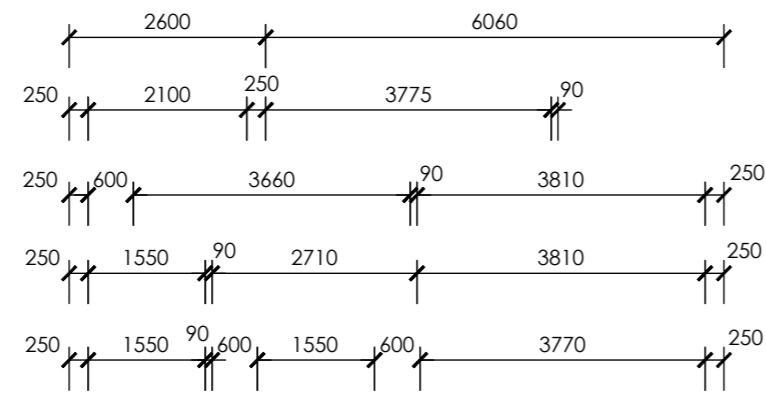
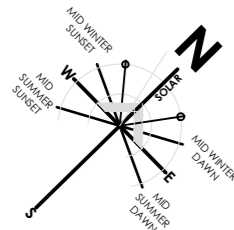
[www.act.gov.au/accesschr](http://www.act.gov.au/accesschr)

Access Canberra | ACT Government

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



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

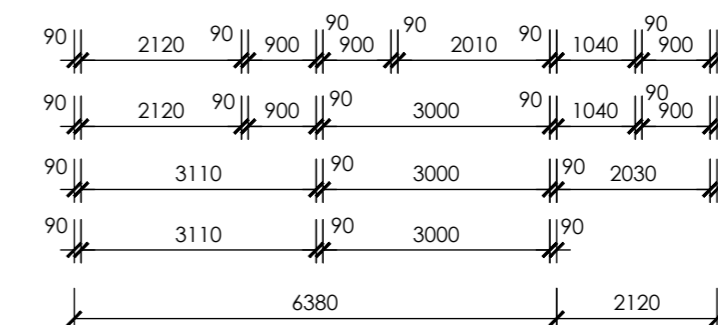
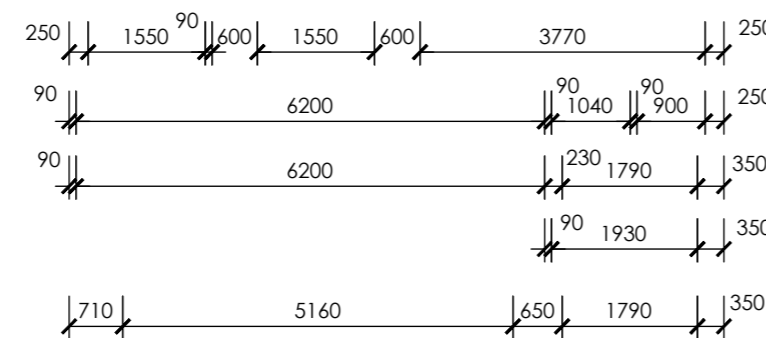


LOWER FLOOR PLAN

UPPER FLOOR PLAN

AREAS UNIT 3	
Residence low	82.17 sqm
Residence upp	41.31 sqm
Carport	39.25 sqm
Porch	3.60 sqm
Alfresco	11.59 sqm

GFA 144.98 sqm  
inc 3.5sqm for garden shed storage



ALL WINDOWS TO BE DOUBLE GLAZED

# UNIT 3

**INITIAL ADMINISTRATION CHECKLIST**  
(All failure reasons to go to the lodgement checklist)

Unit(s):  Block(s):  Section:  Suburb:

**1. Documentation**

Task	Select	Comments/Failure Reasons
a) Can all uploaded documents be opened and are correctly showing in objective?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
b) Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	
c) Has a statement against the criteria been submitted (Merit Track)?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
d) Are the plans correctly named, rotated, and do the plans cover the minimum standards?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
e) Is there a Lease Variation component to this DA	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A: <input type="checkbox"/>	
f) Has a list of interested parties been supplied (Lease Variation)?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>	

**2. Application Form and Lessee Requirements**

a) Street address matches block & section ACTMAPi	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	
b) Check lessee details are correct – ACTLIS	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
c) Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
d) Is a Land Custodian signature required?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	
e) Check correct Zone and nominate overlays	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
f) Correct/Sufficient Description of Proposal	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
g) Assessment Track	Code: <input type="checkbox"/> Merit: <input checked="" type="checkbox"/> Impact: <input type="checkbox"/>	
h) Exclusion from Public Register <i>(if yes, allocate to supervisor in edevelopment)</i>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
i) Conflict of Interest <i>(notify supervisor)</i>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

**3. Block information on PALM**

**INITIAL ADMINISTRATION CHECKLIST**  
(All failure reasons to go to the lodgement checklist)

\*Add information to lodgement checklist

PALM – Land Blocks

Heritage	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Compliance	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Bushfire	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Future Urban Area	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Asbestos Flag <b>If (yes – Loose Fill) please add to the Mr Fluffy DA spreadsheet and email to <a href="mailto:Linda.Southwell@act.gov.au">Linda.Southwell@act.gov.au</a> and <a href="mailto:artmaintenance@act.gov.au">artmaintenance@act.gov.au</a> weekly</b>		No <i>Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program - <b>If de-registered DO NOT refer to the Taskforce</b></i>	

PALM – Tenure Leases

Unit Titled	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Unleased	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Holding Lease	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		

**4. General Information**

a) Select Lodgement Checklist, Add DA ASSESSMENT-2xxxxxxx-01	LOGEMENTCHECKLIST - Merit and Imp
b) Complete Part A of Lodgement Checklist	Pass: <input checked="" type="checkbox"/> Fail: <input type="checkbox"/>
c) Number of Public Notification Signs (Part B)	2
d) Add the 'Dispatch Advice Checklist', 'NOD-2xxxxxxx-01 - Merit Track DA', 'NOD - Attachment to NOD - administrative information' to the Decision folder	Edit Dispatch Advice Checklist: <input checked="" type="checkbox"/>
e) Lease <i>Download the lease via the Volume folio link shown in Tarquin. Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.</i>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>
f) Is this a Concurrent Development Application under Division 7.3.2A of the <i>Planning and Development Act 2007</i> ?	No
g) Allocated to technical officer	Edev Gateway Manager
h) Is there a completed Environmental Significance Opinion with this application? <i>(Document name would start ESO, If yes, allocate to Impact team)</i>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
<b>Processed by:</b> Jim Bobolas	<b>DATE:</b> 21/05/21

**Planning and Development Act 2007 – Section 165 – Satisfying Conditions of Approval  
INITIAL CHECKLIST – S165 CONDITIONS OF APPROVAL**

**ORIGINAL DA Number: 202138723-S165A**

**Unit(s):                      Block: 2,3      Section: 7                      Suburb: MACQUARIE**

**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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Did the original application have an exclusion from the public register? (If yes, allocate to Supervisor in edevelopment and email them to let them know)	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
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 checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
Were any representations received for the original DA	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Was the NOD Dispatched to: Applicant/Lessee Representor/s Entities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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

**Initial Check Failure Reasons**

Please supply a Form 4-Letter of Authorisation, signed by all of the lessees who are not the listed applicant. See link to current form: <http://www.legislation.act.gov.au/af/2017-39/default.asp> Note: The authorised current version is dated 19 January 2017 and is a pdf file. Please do not use the word version as it is not an authorised version. Please remember to tick the relevant boxes on the authorisation form under the lessee authorisation section

emailed authorisation on 8/7/2022. - AY

**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’)

**Objective Template**

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

**Planning and Development Act 2007 – Section 165 – Satisfying Conditions of Approval**  
**INITIAL CHECKLIST – S165 CONDITIONS OF APPROVAL**

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**eDevelopment**

Allocate the Amendment to the EDEV Stage 6 for assessment

Processed By: KT

Date: 28/06/2022



**ACT**  
Government

Environment, Planning and  
Sustainable Development

8 June 2021

NOTE: If you are not the owner of this property please forward this letter to your landlord or managing agent

THE RESIDENT  
10 FULTON STREET  
MACQUARIE ACT 2614

### Dear Property Owner

The following Development Application in relation to 3, 5 BLACKMAN CRESCENT has been lodged with the Planning and Land Authority for consideration.

**Development Application 202138723:**

**PROPOSAL FOR MULTI UNIT DEVELOPMENT & Demolition of the existing dwellings and structures including tree removal, construction of 7 new two storey adaptable dwellings with attached garages, visitor parking, landscaping and associated works.**

**Location: Block: 2,3 Section: 7 Suburb: MACQUARIE  
3, 5 BLACKMAN CRESCENT**

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspections between 8.30am and 4.30pm weekdays at:

**Environment, Planning and Sustainable Development Directorate  
Land, Planning and Building Services Shopfront  
8 Darling Street, MITCHELL ACT**

Please bring this letter with you for reference.

The application can also be viewed on the Authority website  
[https://www.planning.act.gov.au/development\\_applications/pubnote](https://www.planning.act.gov.au/development_applications/pubnote)

Representations **must** be made within the specified public notification period to be considered during the assessment of the application. Representations received outside the notification period **will not** be considered.

The public notification period will commence on **15 June 2021**  
Representations must be received by the Authority by close of business **5 July 2021**.

Representations can be submitted in the following ways:

**Online:**

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

**Post:**

Access Canberra  
Land, Planning and

**By Hand:**

Access Canberra  
Land, Planning and

**Environment, Planning and Sustainable Development Directorate**

**Land, Planning and Building Services Shopfront**

8 Darling Street, Mitchell

GPO Box 158, Canberra, ACT 2601 • Telephone: (02) 6207 1923 • Email: [ACEPDCustomerservices@act.gov.au](mailto:ACEPDCustomerservices@act.gov.au)

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

Building Services  
Shopfront, Mitchell  
GPO Box 158  
CANBERRA ACT  
2601

Building Services  
Shopfront  
8 Darling Street,  
MITCHELL ACT 2911

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted.

You may request to have part or all of your representation excluded from the public register under Sections 411 or 412 of the *Planning and Development Act 2007*. The request for exclusion must be in writing and clearly identify what you are seeking to exclude and how the request satisfies the exclusion criteria. The Authority may approve or refuse to approve an exclusion application.

If your request for exclusion is approved the Authority will seek to protect the information from disclosure. However, the Authority can not guarantee that the information will not have to be disclosed pursuant to a legal obligation.

If you would like any further information in relation to this letter please contact the Land, Planning and Building Services Shopfront on (02) 6207 1923 or email [ACEPDCustomerservices@act.gov.au](mailto:ACEPDCustomerservices@act.gov.au)

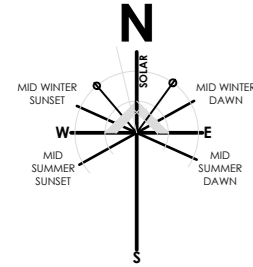
Customer Services  
Environment, Planning and Sustainable Development Directorate

EXTERNAL LIGHTING DESIGNED TO COMPLY WITH THE FOLLOWING

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN CODE (MARCH 2008)  
 AS4282.1:1997 CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING  
 AS/NS 1158.3:2005 CATEGORY P4, LIGHTING CATEGORY FOR COMMON AREA,  
 FORECOURTS OF CLUSTER HOUSING WITH THE FOLLOWING CRITERIA  
 : LOW PEDESTRIAN/CYCLE ACTIVITY  
 : LOW RISK OF CRIME

GENERAL NOTES

EXISTING LUMINAIRE LOCATIONS ARE INDICATIVE  
 CONFIRM ON SITE BEFORE WORKS



BLOCK AREA 2 1048 SQM  
 BLOCK AREA 3 984 SQM  
 COMBINED BLOCK AREAS 2032 SQM



LUMINAIRES					
SYMBOL	LIGHT SOURCE WATTAGE LUMENS	COLOUR TEMP (CR)	MOUNTING STYLE (P)	OPTIC	STATUS MAKE AND MODEL, OR EQUAL
A	LED 5W 800 lm	4000K	WALL RECESSED IP65	ASYMMETRICAL FORWARD THROW	SIDE LIGHTING (GREEN XL EYELD SIDEN-LEN)
B	LED 15W 1200 lm	4000K	MOUNTED ON 1.2M BOLLARD IP66	-	MASS ON ULTRA BOLLARD HZBOLL
C	LED 23W 1750 lm	4000K	CEILING SURFACE MOUNT OYSTER LIGHT IP65	-	ENLIGHTEN CHAMELEON DECO D-CHAM-C-CE
D	LED 21W 1750 lm	4000K	CEILING SURFACE MOUNT OYSTER LIGHT IP65	-	ENLIGHTEN CHAMELEON DECO D-CHAM-C-CE
E	LED 10W 800 lm	4000K	ABOVE DOOR SURFACE MOUNT LIGHT IP54	-	DOMUS CUP-10-SLR
F	EXISTING	-	POLE TOP	-	EXISTING STREET LIGHT TO REMAIN

LIGHTING		
SYMBOL	DESCRIPTION	REQUIREMENTS
pxx	INDICATES LIGHTING DESIGN CATEGORY IN ACCORDANCE WITH AS/NZS 1158.3.1. # - DENOTES CATEGORY	

THE EXTERNAL PATHWAY AND RAMP LIGHTING HAS BEEN DESIGNED TO MEET THE RELEVANT REQUIREMENTS OF:

- CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN GENERAL CODE (MARCH 2008)
- AS 4282.1:1997 CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING
- AS/NZS 1158.3.1:2005
  - CATEGORY P4 FOR STAIRWAYS AND RAMPS
  - CATEGORY P4 FOR PATHWAYS

GENERAL NOTES:

- LOCATIONS SHOWN FOR EXISTING STREET LIGHTING ARE INDICATIVE ONLY. EXACT LOCATIONS SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- MINIMUM OF 40lm TO ALL ENTRIES
- CARPARK LIGHTING SHALL BE DESIGNED TO MEET AS/NZS 1862.1:2008 INTERIOR AND WORKPLACE LIGHTING - CIRCULATION SPACES AND OTHER GENERAL AREAS, AND AS/NZS 1862.0 INTERIOR LIGHTING - SAFE MOVEMENT. CARPARK LIGHTING TO PROVIDE A MAINTAINED ILLUMINANCE VALUE OF 800lm FOR THE FIRST 15m DURING DAYTIME AND 150lm DURING NIGHT TIME, 100lm FOR THE NEXT 4m, AND 60lm TO ALL OTHER AREAS INCLUDING AISLES, NORMAL PARKING SPACES, AND PARKING SPACES FOR THE DISABLED.
- EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS ARE TO MEET AS 2293.1:2005 AND BCA 2016.



**ACT**  
Government

Environment, Planning and  
Sustainable Development

# CHECKLIST

## DA Lodgement Checklist

### Merit and Impact Track

### Referral to Leasing required

<b>UNIT/S</b>		<b>BLOCK/S</b> 2,3	<b>SECTION</b> 7
<b>SUBURB</b>	Macquarie	<b>DA NUMBER</b>	202138723
<b>VOLUME</b>	234,248	<b>FOLIO</b>	22,97
		<b>UNITS PLAN Number</b>	

**CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B**

### Part A: Further information requests

**INITIAL CHECK BY CUSTOMER SERVICES**  **Pass**  **Fail**  
**OFFICER Jim, Kal** **DATE 21/05/21, 02/06/2021**

### Initial Check Failure Reasons

Resubmission

Accepted? List each failure reason separately

- 1. Customer Services are unable to rotate your plans. Please ensure all documents are rotated correctly and resubmit. **DATE Added this one - JA 02/06/2021**
- 2. **DATE**
- 3. **DATE**
- 4. **DATE**
- 5. **DATE**

**Comments** Hi Jim, I found a few that were not rotated, if you are unable to rotate plans, you can fail (as above) and request the applicant to do it. I also found a few docs that were not in legible condition to accept (I have requested the applicant to email through replacements) and some drawings that show internal walls that were not percentaged. Please ensure you look through all uploaded documents in the future :)

### Do any of the following apply to the block?

- Heritage listed
- Bushfire affected
- Compliance action
- Unleased
- Subject to holding lease
- Unit titled
- Future Urban Area

Is/was this a “**Mr Fluffy**” Asbestos affected block **NO**

Is this a “**Mr Fluffy**” private sale **Make Selection**

Has the Asbestos affected block’s Lease been surrendered **Make Selection**

Has the Asbestos affected block been deregistered. **Make Selection**

Is a Lease Search fee (Dial-a-search) applicable for this application?

If a Lease Search fee is applicable, number of **additional** leased blocks?

**Exemption S411/412:**

Has the Applicant requested exemption for part of the Development Application? **NO**

Is this a **Concurrent** Development Application under Division 7.3.2A of the  
*Planning and Development Act 2007?* **NO**

**Note:** the public notification period is not less than 35 working days for Concurrent Development Application.

**Part B (i): Public Notification Requirements**

The development application requires:

**IF MAJOR NOTIFICATION:**

Number of **additional small** signs required is

Number of **additional large** signs required is

Number of days for notification: **15 - Major**

**NB:** Section 155 is subject to the restrictions outlined at Section 411 and 412 of the Act. Limited public notifications for certain Merit Track applications are prescribed in Schedule 2 of the Regulations.

**Note (i) – Large signs are used for DA’s that meet any one or more of the following. DA’s that are in the Impact Track, a building or structure intended to be higher than 25m, a building where the total floor space is intended to be more than 7000m2, and a residential building intended to be higher than 3 storeys AND consisting of 50 or more units.**

**Part B (ii) Public Notification Wording**

**Customer Services to complete** - Insert wording for public notification:

**DA Leasing to complete lease variation component** – Insert Lease Variation public notification wording component:

**PROPOSAL FOR MULTI UNIT DEVELOPMENT – Demolition of the existing dwellings and structures including tree removal, construction of 7 new two storey adaptable dwellings with attached garages, visitor parking, landscaping and associated works.**

-----  
**DA LEASING OFFICER TO COMPLETE PART C**  
*(Before commencing Leasing Check: complete and check Part B(ii) Public Notification Wording if there is a Lease Variation Component)*

**Part C: Leasing Check**

**Public Notification wording checked by DA Leasing officer**

**LEASING OFFICER** Jason **DATE:** 27/05/2021

**INITIAL CHECK BY DA LEASING**  **Pass**  **Fail**

**DA Leasing Failure reasons**

Resubmission

Accepted? List each failure reason separately

- 1. DATE
- 2. DATE
- 3. DATE

**Comments**

Consolidation of blocks 2&3 is approved (DA 201732016)

- Is the application for a combined lease variation and design and siting? **NO**  
*If YES complete Part B(ii) – lease variation public notification wording component*
- Is the application to vary the lease to remove the concessional status? **NO**
- If yes, has a Social Impact Assessment report been provided? **NOT APPLICABLE**
- Is this a land rent lease? **NO**

Is a Lease Variation fee applicable? \$

If yes, how many **additional** Lease Variation components?

Type of Lease: **Residential >5 years** Proposal is Consistent with all clauses in the Lease: **Yes**

Type of Lease Variation: Initial referral to AVO:

Most Recent Variation Date:

<b><u>Building and Development Provisions -</u></b>	
Commencement of development by:	Completion of development by:
Commencement of associated works by:	Completion of associated works by:
<b><u>LVC</u></b>	
LVC is s276E <input type="checkbox"/> OR LVC is s277 <input type="checkbox"/> :	
Valuation Report Supplied: <input type="checkbox"/>	
Valuation Certificate Supplied: <input type="checkbox"/>	
If LVC is s277 – Leasing Officer to tick entity referral boxes for AVO and Treasury	

<b>Relevant Clauses</b>	
Purpose:	
Gross Floor Area:	
Car Parking:	
Other:	
<b>Units Plan</b>	
Endorsement by Owners Corporation:	
Written evidence from a Certified Practising Valuer advising whether the proposed variation to the Unit Title will affect the Schedule of Unit Entitlements (Form 3) for the Units Plan; and Where a Certified Practising Valuer has advised a Unit Entitlement will change, a Revised Schedule of Unit Entitlements (Form 3):	
<b>Consolidation</b>	
Existing Lease Details:	Issues to be noted:
<b>Subdivision</b>	
Existing Lease Details:	Issues to be noted:
<b>Land Use</b>	
Details:	
<b>Other Comments:</b>	

~~~~~  
*DA OFFICER TO COMPLETE FROM THIS POINT FORWARD  
 (Before commencing completeness check: complete and check Part B: Public Notification)*

**Part D: DA Officer Completeness Check**

**Public Notification wording checked by DA officer**

**DA OFFICER:** Jason **DATE:** 27/05/2021, 02/06/2021

**INITIAL CHECK BY DEVELOPMENT ASSESSMENT**  **Pass**  **Fail**

**DA Officer Failure reasons**

Resubmission

Accepted? List each failure reason separately

- 1. CS reasons above - PASS - 02/06/2021

Please provide a Composite Streetscape Elevation as per minimum documentation requirements **DATE**  
**02/06/2021**

- 2. For notification and assessment purposes, please provide a schedule of residential and visitor parking on the Site plan. Alternativley, a separate Parking plan can be submitted. **DATE 02/06/2021**

- 3. Please provide Turning Templates without internal walls for the public register **DATE**

02/06/2021

4. Please ensure all drawings with 'carport' be changed to 'garage' on the relevant units proposing garages. **DATE 02/06/2021 all are carports no garages - clarification sought from applicant - JA**

5. On the Sediment and Erosion Control plan, please label the cut/wash area. **DATE 02/06/2021**

**Comments**

*Please include Customer Services and DA Leasing failure reasons to edevelopment if applicable.*

**Part E: General and requirements under Section 139 of the Act**

Is the proposed development assessable (i.e. not exempt or prohibited development)? **Assessable Development**

**Comment:**

Does the application state the intended land use? **YES**

Which is the chosen assessment track? **MERIT**

Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)? **YES**

Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)? **NOT APPLICABLE**

If the application is for a single unit(s) on a unit titled block, is works being carried out on common property? **NOT APPLICABLE**  
*(if yes, Any works within the common property will require the Owner's Corporation to Authorise the DA as the lessee of the common property and the owners corporation is listed on the application form)*

Is the land undeveloped? **NO**  
*(if yes, a referral to DA Leasing is required)*

Is the land subject to a FUA layer? *(Development by an entity other than the Territory in a future urban area is prohibited unless the structure plan for the area states otherwise – see section 137)* **NO**

Has this application been subject to an Environmental Significance Opinion? **NO**  
*(if yes, a additional fee component is applicable – see part i)*

Are any blocks impacted by the development a Reserved Area - public land under S315 of the Planning and Development Act 2007 for any one of the following purposes: **NO**

- a wilderness area,
- a national park,
- a nature reserve,
- a special purpose reserve.

Is this application subject to pre-lodgement community consultation? **NO**

(if yes, select the relevant number of days for notification in part B(i))

If this application is a Concurrent Development Application, is it accompanied by a concurrent document?

**Not Applicable**

**Part F: Track Specific requirements**

Is the application accompanied by information and documents in line with the DA form, including entity endorsements and/or required documentation?

**Make Selection**

Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development?

**NO**

Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)?

**NOT APPLICABLE**

Also if Impact Track has a signed letter from a delegate of the Minister for an exemption from requiring an EIS been submitted (under Section 211)?

**NOT APPLICABLE**

Public notification requirements and wording checked and amended?  
*See Notification Requirements (Page 2, Part B)*

**YES**

Is the proposed development five or more storeys?  
If yes, has this been to Design review Panel?

**NO**

*Review Development Application Form to ensure the description of the proposal is accurate; and corresponds with terminology in the Territory Plan.*

**Part G: GFA and Cost of Works**

Costs of works are calculated in accordance with Building (General) (Cost of Building Work) Determination 2015 (No 1).

Fees can be determined using the Cost of Works and DA Fees Calculator 2018-19. The calculator is located in objective in the assessment tools folder, under development assessment team.

**Note:** Where a bill of quantities has been provided, please ensure GST is not included in the cost of works.

Total Cost of Works:       **\$ \$1,829,475.00 as per 2020-21 GFA calculation (ex GST)**

Development fee payable: \$

**Part H: Entity Referrals**

*For guidance please refer to [Work Instruction – Entity Referrals](#)*

If no entity referrals are required check box

Refer to Work Instruction – Entity Referrals for guidance.  
Indicate referral requirements by checking appropriate box/es:

|                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Asset Acceptance</b><br/>(Transport Canberra and City Services)</p>                                                                                                                  | <p><input checked="" type="checkbox"/> Referral to TCCS is required<br/>(NB: no need to send a separate email for referral to the Land Custodian for TCCS)</p> <p><b>Notes for referral:</b></p>                                                                                                                                                                                                             |
| <p><b>ICON Water/ACTEW Corporation</b></p>                                                                                                                                                 | <p><input checked="" type="checkbox"/> Demolition works – utilities<br/><input checked="" type="checkbox"/> Utilities – electricity, water &amp; sewer and gas<br/><input type="checkbox"/> Liquid Trade Waste</p> <p><b>Notes for referral:</b></p>                                                                                                                                                         |
| <p><b>Conservator of Flora and Fauna</b></p>                                                                                                                                               | <p><input type="checkbox"/> General referral<br/><input type="checkbox"/> Declared site only<br/><input type="checkbox"/> Plan of Management (works on public land)<br/><input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA's to determine if this is required)</p> <p><b>Notes for referral:</b></p> |
| <p><b>City Renewal Authority</b><br/><a href="mailto:cityrenewal@act.gov.au">cityrenewal@act.gov.au</a></p>                                                                                | <p><input type="checkbox"/></p> <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Custodian of the Land (unleased)</b></p>                                                                                                                                             | <p><input type="checkbox"/> <b>Identify Custodian:</b></p> <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                                 |
| <p><b>Environment Protection Agency</b></p>                                                                                                                                                | <p><input type="checkbox"/> Noise<br/><input type="checkbox"/> Erosion and Sediment Control (if site &gt; 0.3 of a hectare)<br/><input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises<br/><input type="checkbox"/> Other – please specify</p> <p><b>Notes for referral:</b></p>                                                             |
| <p><b>Heritage</b></p>                                                                                                                                                                     | <p><input type="checkbox"/> Heritage – Registered Land or Building</p> <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                                     |
| <p><b>Tree Protection</b></p>                                                                                                                                                              | <p><input checked="" type="checkbox"/> Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees</p> <p><b>Notes for referral: tree removal</b></p>                                                                                                                                         |
| <p><b>Worksafe</b><br/><a href="mailto:Worksafe_asbestos@act.gov.au">Worksafe_asbestos@act.gov.au</a><br/>Cc: <a href="mailto:Matthew.Colman@act.gov.au">Matthew.Colman@act.gov.au</a></p> | <p><input type="checkbox"/> Private demolition of loose fill affected residence</p> <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                        |
| <p><b>Asbestos Response Task force Coordinator General</b><br/><a href="mailto:artmaintenance@act.gov.au">artmaintenance@act.gov.au</a></p>                                                | <p><input type="checkbox"/> Asbestos affected “Mr Fluffy” block<br/><b>Do not refer if the block has been deregistered</b><br/><b>Please do not refer to the taskforce if they are the applicant</b></p>                                                                                                                                                                                                     |

CC: [sarah.radford@act.gov.au](mailto:sarah.radford@act.gov.au)

Notes for referral:

|                                                                                                                                                                                                                                      |                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> ACT Health                                                                                                                                                                                                  |                                                                                                           |
| <input type="checkbox"/> ACT Valuation Office                                                                                                                                                                                        |                                                                                                           |
| <input type="checkbox"/> Australian National University                                                                                                                                                                              |                                                                                                           |
| <input type="checkbox"/> Breach Management<br>Any development applications that relate to rectification of Service Station sites.                                                                                                    |                                                                                                           |
| <input type="checkbox"/> Capital Metro                                                                                                                                                                                               |                                                                                                           |
| <input type="checkbox"/> Department of Education and Training (Childcare Centres)<br>To be referred to <a href="mailto:ceca@act.gov.au">ceca@act.gov.au</a> and Social Infrastructure Planning                                       |                                                                                                           |
| <input type="checkbox"/> Department of Education and Training (School Planning section)<br>Any application for removal of underground tanks in close proximity to child care centres, and schools plus any other additional triggers |                                                                                                           |
| <input type="checkbox"/> Emergency Services (Fire or Ambulance)                                                                                                                                                                      |                                                                                                           |
| <input type="checkbox"/> Gambling and Racing Commission                                                                                                                                                                              |                                                                                                           |
| <input type="checkbox"/> Housing and Community Services                                                                                                                                                                              |                                                                                                           |
| <input type="checkbox"/> National Capital Authority                                                                                                                                                                                  |                                                                                                           |
| <input type="checkbox"/> Office of Regulatory Services (Registrar Generals Office)<br>Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.      |                                                                                                           |
| <input type="checkbox"/> Office of Regulatory Services (Liquor compliance)                                                                                                                                                           |                                                                                                           |
| <input type="checkbox"/> Plan Implementation Team at EDD<br>All EDP's in Gungahlin District                                                                                                                                          |                                                                                                           |
| <input type="checkbox"/> Police                                                                                                                                                                                                      |                                                                                                           |
| <input type="checkbox"/> Queanbeyan City Council                                                                                                                                                                                     |                                                                                                           |
| <input type="checkbox"/> EPD Utilities Team<br>Proposals involving utility scale power generation e.g. solar farm                                                                                                                    |                                                                                                           |
| <input type="checkbox"/> Workcover                                                                                                                                                                                                   |                                                                                                           |
| <input type="checkbox"/> Yass Valley Council                                                                                                                                                                                         |                                                                                                           |
| <input type="checkbox"/> Other (please specify)                                                                                                                                                                                      |                                                                                                           |
| <b>Internal</b>                                                                                                                                                                                                                      | <b>Provide Reason for Referral</b>                                                                        |
| <input type="checkbox"/> General Leasing team - <a href="mailto:leasing@act.gov.au">leasing@act.gov.au</a><br>All Merit Track applications with encroachments or works on unleased Territory Land                                    |                                                                                                           |
| <input checked="" type="checkbox"/> DA Leasing team – <a href="mailto:ACTPLADALEASING@act.gov.au">ACTPLADALEASING@act.gov.au</a><br>All Merit Track applications with combined design and siting and lease variation component       |                                                                                                           |
| <input type="checkbox"/> Rural Leasing<br>Proposals on all agricultural rural blocks or in Pialligo                                                                                                                                  |                                                                                                           |
| <input type="checkbox"/> DA Merit Assessment team – Commercial                                                                                                                                                                       |                                                                                                           |
| <input type="checkbox"/> DA Merit Assessment team – Residential                                                                                                                                                                      |                                                                                                           |
| <input type="checkbox"/> DA Impact Assessment team (referral mandatory for all Impact Track DA's and Merit Track DA's with a ESO)                                                                                                    |                                                                                                           |
| <input type="checkbox"/> Deed Management<br>Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >\$300k.                                                                     |                                                                                                           |
| <input type="checkbox"/> Strategic Planning –<br><a href="mailto:esddstrategicplanningreferrals@act.gov.au">esddstrategicplanningreferrals@act.gov.au</a>                                                                            | <input type="checkbox"/> Social Infrastructure Planning<br><input type="checkbox"/> Infrastructure Policy |

|                                                                                                                                                                                                          |                                                                                                                                                                                                                           |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                          | <input type="checkbox"/> Design Policy<br><input type="checkbox"/> Land Policy<br><input type="checkbox"/> Land and Infrastructure Group<br><input type="checkbox"/> Major projects<br>- <input type="checkbox"/> Parking |  |
| <input type="checkbox"/> Water Policy EPSDD<br><input type="checkbox"/> WSUD Code Requirements<br><a href="mailto:water.policy@act.gov.au">water.policy@act.gov.au</a>                                   |                                                                                                                                                                                                                           |  |
| <input type="checkbox"/> Utilities Technical Regulation team<br><a href="mailto:Techregulator.utilities@act.gov.au">Techregulator.utilities@act.gov.au</a>                                               |                                                                                                                                                                                                                           |  |
| <input type="checkbox"/> Suburban Land Agency<br><a href="mailto:suburbanland@act.gov.au">suburbanland@act.gov.au</a> and <a href="mailto:affordablehousing@act.gov.au">affordablehousing@act.gov.au</a> |                                                                                                                                                                                                                           |  |
| <input type="checkbox"/> Energy Policy EPSDD<br><a href="mailto:EPSDDEnergyPolicy@act.gov.au">EPSDDEnergyPolicy@act.gov.au</a>                                                                           |                                                                                                                                                                                                                           |  |

**Part I: Calculation of fees for the development application (Merit or Impact Track)**

|                                                    |                   |
|----------------------------------------------------|-------------------|
| <b>Completeness Check:</b>                         | <b>200</b>        |
| <b>Development (Cost of Works Fee or EDP Fee):</b> | <b>\$7,133.10</b> |
| <b>Merit Track with ESO:</b>                       | <b>0</b>          |
| <b>Impact Track Fee/s:</b>                         | <b>0</b>          |
| <b>Lease Variation:</b>                            | <b>0</b>          |
| <b>Public Notification:</b>                        | <b>1236</b>       |
| <b>Lease Search:</b>                               | <b>82</b>         |

*Note: Please see fees and charges schedule 2019-2020 for a variation of a unit title lease in which to vary a lease by single application which affects more than one unit in the same units plan for one unit.*

*Note: An additional fee of \$1,288.00 is required **in addition** to the development fee where the application is in the merit track where an ESO is provided to support lodgement in that track*

**I (i) Home Business Fee**

|                                                   |       |
|---------------------------------------------------|-------|
| Is this application a new application or renewal? | N/A ▼ |
| How many years is the applicant applying for?     | 0 ▼   |
| <b>Home Business Fee:</b>                         | 0     |

*Note: Other fee components are still applicable.*

**I (ii) Estate Development Plan Fee** (To be added as development fee, if applicable)

To determine relevant development fees consult the EDP Fee calculator in objective.

**Estate Development Plan fee:**

*Note: Other fee components are still applicable.*

**I (iii) Impact Track Fees** (To be added in addition to development fee)

- Matters specified in Schedule 4, Part 4.2 and/or **\$37,995.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$14,280.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,858..00**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$2,858..00**

*Note: Other fee components are still applicable*

**Part J: Resubmissions** (if application to be failed)

- Resubmission to be checked by Customer Services**
- Resubmission to be checked by DA Leasing**
- Resubmission to be checked by DA officer**

Numbers of Completeness check failures:

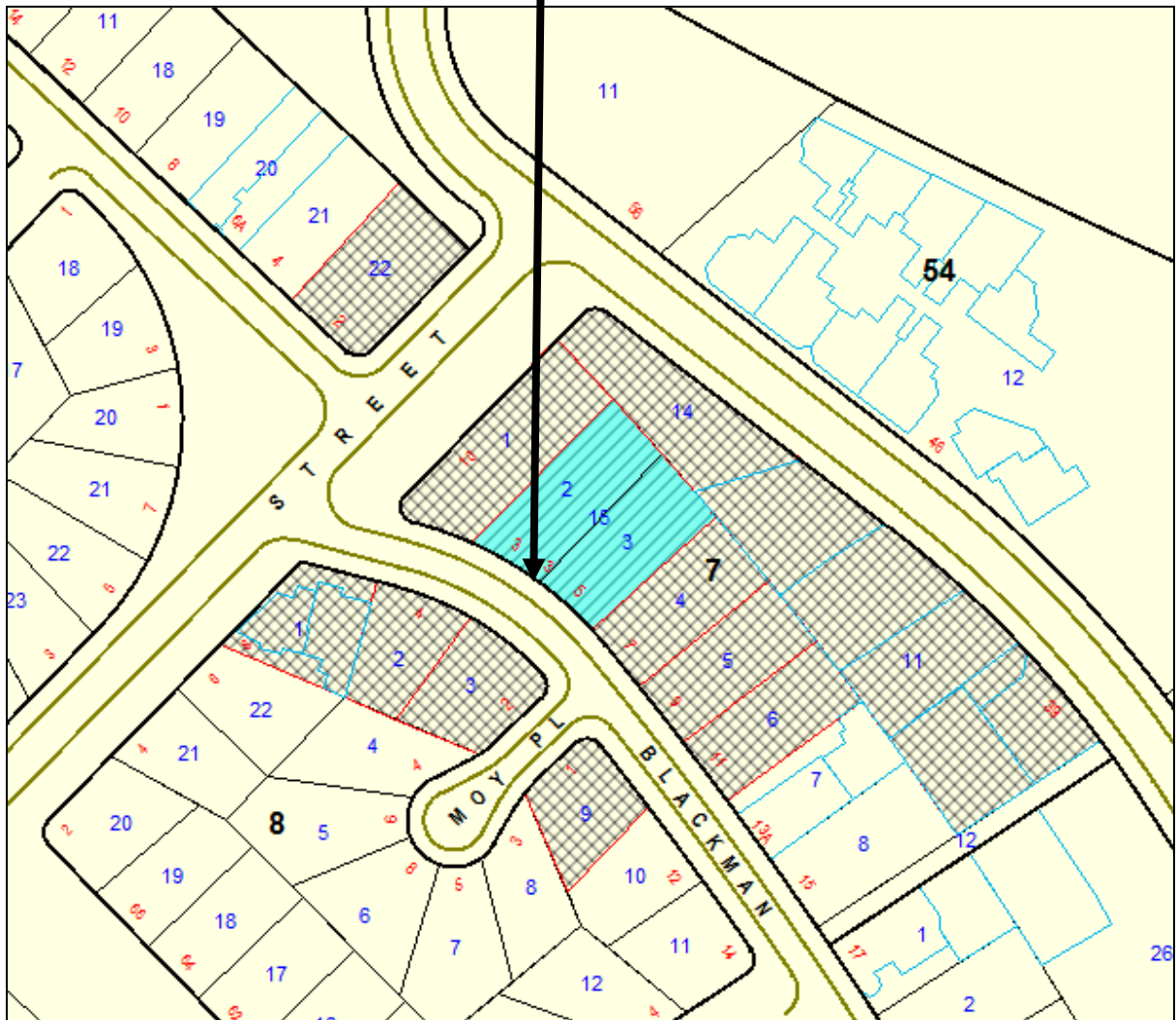
1X STANDARD SIGN FOR FRIDAY THE 11<sup>TH</sup> OF JUNE

MACQUARIE  
Blocks 2,3 Section 7

15 June 2021 to 5 July 2021

Development Application  
202138723

3 & 5 BLACKMAN CRESCENT



0 20 40 60 80



metres

Name,Address1,Address2,Address3,Address4

5 Blackman Cres Macquarie Pty Limited, 5 Blackman Crescent Macquarie Pty Limited,C/- JAG BUSINESS ADVISORY '28 & 29', 1-5, JACOBS STREET,BANKSTOWN

Alessandro D'Ambrosio,20 Stevenson St,Torrens ACT 2607,

The Resident,39 CATCHPOLE STREET,MACQUARIE ACT 2614,

The Resident,CATCHPOLE STREET,MACQUARIE ACT 2614,2614

[REDACTED],11 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

[REDACTED],2 ARNDELL STREET,MACQUARIE ACT 2614,

the Resident,1 MOY PLACE,MACQUARIE ACT 2614,

[REDACTED],1/8 FULTON STREET,MACQUARIE ACT 2614,

the Resident,8 FULTON STREET,MACQUARIE ACT 2614,

the Resident,2/2 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

[REDACTED],137 ROCHFORD ROAD,WALLAROO NSW 2618,

[REDACTED],2 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

the Resident,1/8 FULTON STREET,MACQUARIE ACT 2614,

[REDACTED],4 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

[REDACTED],2 MOY PLACE,MACQUARIE ACT 2614,

[REDACTED],2 MOY PLACE,MACQUARIE ACT 2614,

the Resident,9 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

[REDACTED],9 BLACKKMAN CRESCENT,MACQUARIE ACT 2614,

THE OWNERS - UNITS PLAN NO 132,LOCKED BAG 6,DEAKIN ACT 2600,

[REDACTED],43 CATCHPOLE STREET,MACQUARIE ACT 2614,

[REDACTED],47 CATCHPOLE STREET,MACQUARIE ACT 2614,

[REDACTED],61 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

[REDACTED],41 CATCHPOLE STREET,MACQUARIE ACT 2614,

[REDACTED],PO BOX 1086,BELCONNEN ACT 2616,

[REDACTED],61 BLACKMAN CRESCENT,MACQUARIE ACT 2614,

the Resident,5/47 CATCHPOLE STREET,MACQUARIE ACT 2614,

[REDACTED],41 CATCHPOLE STREET,MACQUARIE ACT 2614,

the Resident,4/45 CATCHPOLE STREET,MACQUARIE ACT 2614,

the Resident,39-47 CATCHPOLE STREET,MACQUARIE ACT 2614,

the Resident,3/43 CATCHPOLE STREET,MACQUARIE ACT 2614,

the Resident,2/41 CATCHPOLE STREET,MACQUARIE ACT 2614,

the Resident,1/39 CATCHPOLE STREET,MACQUARIE ACT 2614,

[REDACTED], 7 BLACKMAN CRESCENT, MACQUARIE ACT 2614,

[REDACTED], 28 PERCY BEGG CIRCUIT, DUNLOP ACT 2615,

[REDACTED], 28 PERCY BEGG CIRCUIT, DUNLOP ACT 2615,

the Resident, 10 FULTON STREET, MACQUARIE ACT 2614,

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**From:** AC, EPD Customer Services  
**Sent:** Wednesday, 20 October 2021 2:15 PM  
**To:** Alex DAmbrosio  
**Subject:** NOTICE OF DECISION-202138723-2,3/7 MACQUARIE  
**Attachments:** DA202138723 - ACTESA Response.pdf; NOTICE OF DECISION-202138723-SIGNED.pdf; TCCS Standard Conditions (July 2021).pdf

OFFICIAL

**An invitation to Objective Connect has been sent to view entity advice.**

Good afternoon,

Please see attached Notice of Decision for Block 2,3 Section 7 Suburb MACQUARIE  
Development Application No: 202138723

For further information please contact: 6207 6383.

Online Form: [https://www.accesscanberra.act.gov.au/app/forms/epd\\_feedback](https://www.accesscanberra.act.gov.au/app/forms/epd_feedback)

Regards

Emily

Phone 6207 1923

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

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

**Access Canberra | ACT Government**

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



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**From:** AC, EPD Customer Services  
**Sent:** Wednesday, 20 October 2021 2:19 PM  
**To:** epsdd.lvc@act.gov.au; Building Approvals - Icon Water; BASubmission\_Electricity; Steve Donnelly; TCCS.DA@act.gov.au; EmergencyManagement; TCCS.TREEPROTECTIONACTPLAREF@ACT.GOV.AU  
**Subject:** NOTICE OF DECISION-202138723-2,3/7 MACQUARIE  
**Attachments:** DA202138723 - ACTESA Response.pdf; NOTICE OF DECISION-202138723-SIGNED.pdf; TCCS Standard Conditions (July 2021).pdf; DISPATCHADVICECHECKLIST-202138723-01.doc; DISPATCHADVICECHECKLIST-202138723-01.obr; NOTICE OF DECISION-202138723-SIGNED.obr; NOTICE OF DECISION-202138723-SIGNED.obr

OFFICIAL

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Please see attached Notice of Decision for Block 2,3 Section 7 Suburb MACQUARIE  
Development Application No: 202138723

For further information please contact: 6207 6383.

Online Form: [https://www.accesscanberra.act.gov.au/app/forms/epd\\_feedback](https://www.accesscanberra.act.gov.au/app/forms/epd_feedback)

Regards

Emily

Phone 6207 1923

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

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

**Access Canberra | ACT Government**

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



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**From:** AC, EPD Customer Services  
**Sent:** Wednesday, 20 October 2021 2:22 PM  
**To:** [REDACTED]  
**Subject:** NOTICE OF DECISION-202138723-2,3/7 MACQUARIE-01  
**Attachments:** NOTICE OF DECISION-202138723-SIGNED.pdf; TCCS Standard Conditions (July 2021).pdf

OFFICIAL

**ADVICE TO REPRESENTOR AFTER DECISION**

Good afternoon,

**BLOCK: 2,3 SECTION: 7 SUBURB: MACQUARIE  
DEVELOPMENT APPLICATION NUMBER: 202138723**

Development Application Number 202138723 has been approved subject to conditions.

As you lodged a representation in relation to this Development Application please find attached a copy of the Notice of Decision in accordance with the requirements of Section 170 of the *Planning and Development Act 2007*.

A copy of the application and the decision are also available for inspection on the Public Register. The register can be inspected between 8:30am and 4:30pm weekdays at Access Canberra Customer Service Centre, 8 Darling Street, Mitchell, ACT.

If you wish to seek a review of the decision with the ACT Civil and Administrative Appeals Tribunal (ACAT), you must lodge an application form together with the required fee within 28 days from the date of this letter to:

ACT Civil and Administrative Tribunal  
Level 4, 1 Moore Street (the Health Building)  
CANBERRA CITY, ACT, 2601

An application form can be obtained from the ACAT at Level 4, 1 Moore Street, Canberra City. Alternatively you can access the form from the ACAT website [www.act.gov.au](http://www.act.gov.au) under approved forms. If you require further information about the ACAT's requirements or the review process, their office can be contacted on (02) 6207 1740.

If you apply for a review of the decision, the Authority will at the direction of the ACAT, give written notice to the applicant, and any interested parties that:

- You have applied to the ACAT for a review of the decision; and
- They are entitled to apply to be made a party to the proceedings for the review.

The applicant's name and postal address can be obtained from the Public Register.

As this application has been approved subject to conditions, the applicant may also apply to the ACAT for a review of the decision. If this occurs you will be advised, and have a right to the Tribunal to be made a party to the proceedings (i.e. you can apply to the Tribunal to attend the review hearings where you will have the opportunity to present your case).

For further information please contact: 6207 6383

Online Form: [https://www.accesscanberra.act.gov.au/app/forms/epd\\_feedback](https://www.accesscanberra.act.gov.au/app/forms/epd_feedback)

Regards

Emily | Customer Services

Phone 6207 1923

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

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

**Access Canberra | ACT Government**

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

# DA Notification – Major Checklist

|               |                       |                          |            |
|---------------|-----------------------|--------------------------|------------|
| DA: 202138723 | DATE PAID: 02/06/2021 | COST OF WORKS: 1,829,475 | SIGNS:     |
| BLOCK: 2      | SECTION: 7            | SUBURB: MACQUARIE        | 1 STANDARD |

## PAYMENT

- Ensure CS Check and Completeness Check have passed on the Lodgement Checklist
- Check notification wording is clear and concise, update if required
- Check how many signs are required and note on the top of page (Always 1 sign – what is noted is additional)
- Note entities to be referred
- Move plans and supporting documents into the relevant folders  
Without % - Plans: 56      Supporting Docs: 9      Total: 65
- Update description and payment details in eDevelopment
- Open DARTS and update cost of works, notification wording and double check block details are correct
- Save receipt in 'Receipts to Be Notified' folder in Objective

## REFERRAL

| REFERENCE       | COPY               |
|-----------------|--------------------|
| TCCS            | ACTEWAGL UTILITIES |
| TREE PROTECTION |                    |
| DA LEASING      |                    |
|                 |                    |
|                 |                    |
|                 |                    |

NOTE: ACT Valuation Office (AVO) – Send copy of Application Form, Lease, Assessment CUC and Value. Use the 03. CS TO ENTITY-REFERRAL TO AVO signature.

## NOTIFICATION

- Move payment receipt from '06. Receipts To Be Notified' folder into the DA Folder > 1 – Application Lodged
- Send referrals to Entities

## PUBLOAD

- Insert DA Number and select neighbouring blocks on the map
- Select '**Ignore PALM Addresses**' option
- Check notification type is **Public Notification** and add days until notification is to begin

**Tuesday - 3 Days**

- Check if there is Interested Parties and put in their details if applicable
- Click 'Run' and check the address on the pop up window matches the applicant, correct if needed


- Check the notified addresses (delete invalid addresses) and run the final report creating the letters
  - If application is for an individual unit within a unit titled block, notify the body corporate (check Tarquin for details)
- Check the letters to see if they are to the following groups:

#### Please Select

|                                                                                                                                                                            |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| ACT Housing – Add details to housing spreadsheet (delete any letters relating)                                                                                             | <b>YES</b> |
| ACT Department of Education – Email relevant letter to <a href="mailto:DETSchoolPlanning@act.gov.au">DETSchoolPlanning@act.gov.au</a> , using the relevant email signature | <b>NO</b>  |
| Letter for Australian Capital Territory – Email relevant letter to <a href="mailto:ACTPGEstateManagement@act.gov.au">ACTPGEstateManagement@act.gov.au</a>                  | <b>NO</b>  |

- Check the lessee details on letter matches the application form
- Post letters

#### MAP AND SIGNAGE

- Edit new version of the map (DA Folder > 3-Development Application > 3-Notification)
  - Type in the number of signs and date to the top of the page
  - Type in the address above the map and insert  to point to where the signage will go on the map
  - Email the map and PDF signage using the '01. CS TO CONTRACTOR-SIGNAGE REQUEST' signature to [dasignage@tenderedge.com.au](mailto:dasignage@tenderedge.com.au)
  - Save the email in the Objective sign location folder (CS DICKSON Notification Team > 05. Tenderedge Notification Signage Requests > YEAR > MONTH)
- 1 STANDARD SIGN & 1 LARGE SIGN FOR FRIDAY THE 6<sup>TH</sup> OF APRIL 2019 (201912354 2/46 MONCRIEFF)**

#### NAS DRIVE - Computer > DA

- Find the DA by selecting the Suburb > Section > Block
- Check all documents are named correctly and there are no excess documents (fee calculator etc.)
- Remove any documents with % sign at the beginning and count how many files, this number should match the amount counted at payment\*

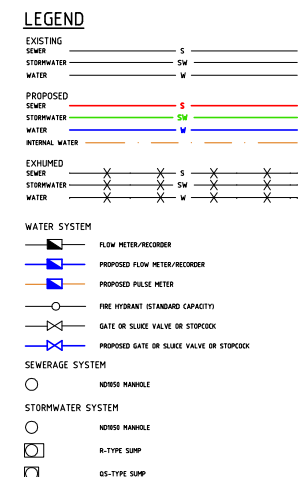
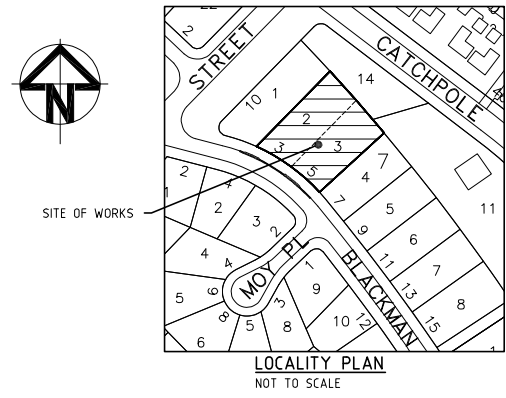
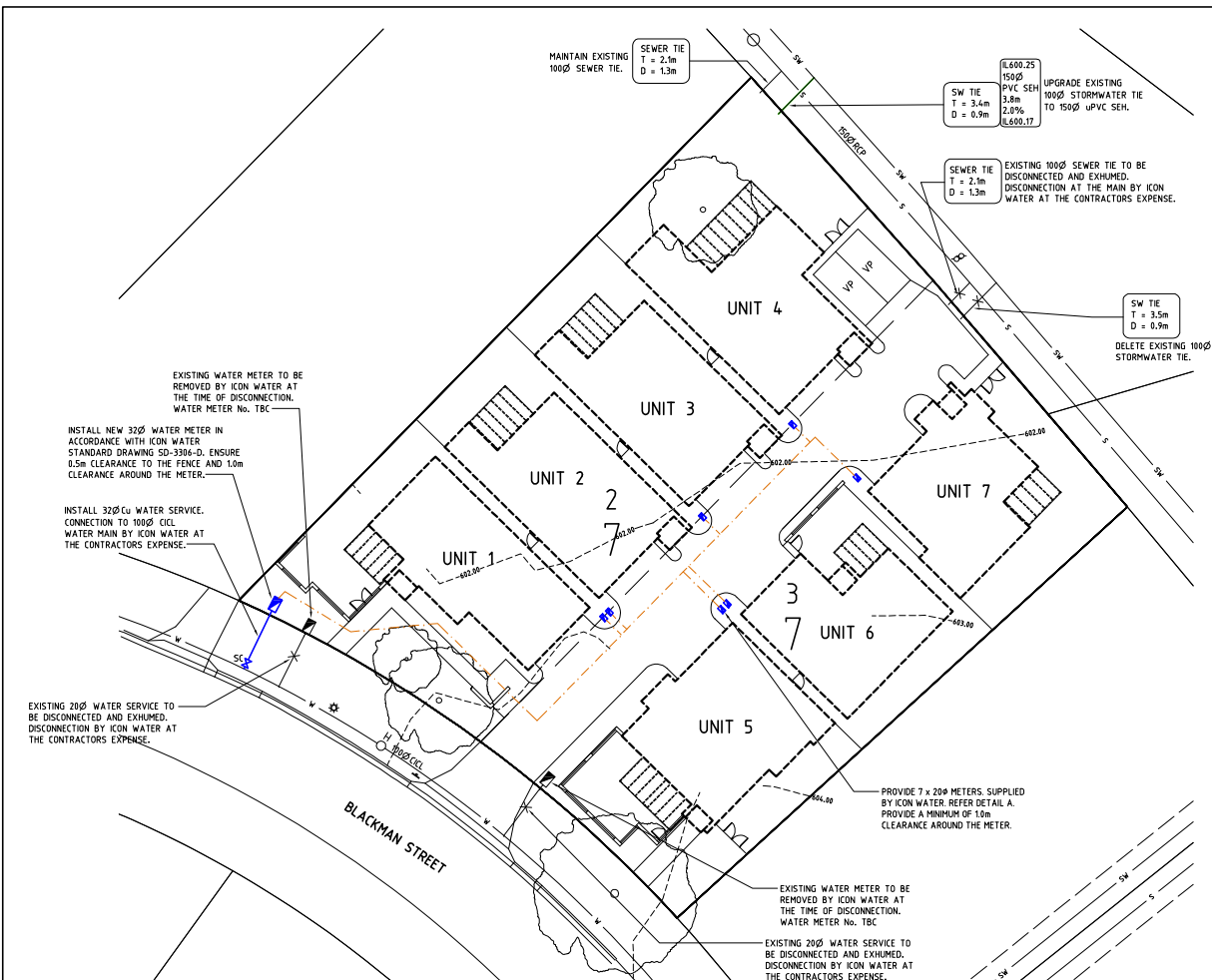
#### PUSH TO WEBSITE SPREADSHEET

- open DA pushed to web spreadsheet and add details under the day it's required to be pushed to the web

#### EDEVELOPMENT

- Search DA number > Select DA > Select 'Perform Public Notification' from the left hand menu
- Select 'Add New Item' and check that the number of Notification days is **15 or 20 (as per the lodgement checklist) NB: notification days may differ eg concurrent days and Estate development plan**





DEPOSITED PLAN TO BE SUBMITTED AT THE TIME OF WORK AS EXECUTED DOCUMENTATION SUBMISSION.

**GENERAL NOTES**

- ALL WORK ON ICON WATER'S WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ICON WATER'S WATER SUPPLY & SEWERAGE STANDARDS RELEASED AUGUST 2019. ALL WORK ON STORMWATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE AND STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS.
- CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON WATER AT CONTRACTOR'S EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ICON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
- THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES IN HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
- ALTHOUGH THE POSITIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.
- THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING WORK.
- WORK AS EXECUTED DRAWINGS, TIE BOOK AND DEPOSITED PLAN MUST BE SUBMITTED BEFORE CONNECTION.
- ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SPILL AREA.
- THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
- CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH PLAN.

|                   |                           |          |         |
|-------------------|---------------------------|----------|---------|
| C                 | FOR DEVELOPMENT APPROVAL. | 19.03.21 |         |
| B                 | FOR DEVELOPMENT APPROVAL. | 12.03.21 |         |
| A                 | FOR DEVELOPMENT APPROVAL. | 25.02.21 |         |
| ISSUE DESCRIPTION |                           | DATE     | CHECKED |

PIERRE DRAGH CONSULTING ENGINEERS PTY. LTD.  
PO BOX 336 HALL ACT 2618  
(m) 0412 330 243

CLIENT  
5 BLACKMAN CRES MACQUARIE P/L

PROJECT  
PROPOSED MULTI UNIT DEVELOPMENT  
BLOCKS 2 & 3, SECTION 7  
MACQUARIE, ACT

TITLE  
EXTERNAL SERVICES PLAN

|                   |                        |
|-------------------|------------------------|
| DESIGNED BY<br>KS | SCALE<br>1:200 @ A1    |
| DRAWN BY<br>KS    | JOB NO.<br>21BLKACMANT |
| AUTHORISED        | DRAWING NO.<br>DA01    |
| DATE<br>MAR 21    |                        |

THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS

DRIVEWAY NOTE FOR ALL DRIVEWAYS:  
ENSURE DRIVEWAY BACKFILL AND COVER LEVELS IS IN ACCORDANCE WITH ICON WATER STANDARD DRAWING SD-2106-D.

- NOTES:
- METER BOXES FOR DN25 METERS AND LARGER ARE CUSTOMER SUPPLIED.
  - REFER TO ICON WATER SPECIFICATION STD-SPE-M-006 FOR DETAILED PROPERTY SERVICE CONNECTION AND METERING REQUIREMENTS.
  - REFER TO ICON WATER'S APPROVED PRODUCTS LIST FOR EXEMPTIONS TO PE SLEEVING REQUIREMENTS.
  - TOP OF METER BOX LEVEL TO BE:
    - PAVED AREAS OR GRASS: FLUSH WITH FINISHED SURFACE LEVEL.
    - GARDEN BEDS: 50 - 100 ABOVE FINISHED SURFACE LEVEL.
  - 25 mm CLEARANCE BETWEEN VALVE HANDLES AND THE METERING ENCLOSURE MUST BE MET WITH HANDLE IN BOTH THE FULLY OPEN AND CLOSED POSITION.
  - ACCESS TO METERS, 24/7, TO BE PROVIDED.

| UNIT No. | METER No. |
|----------|-----------|
| BULK     | -         |
| 1        | -         |
| 2        | -         |
| 3        | -         |
| 4        | -         |
| 5        | -         |
| 6        | -         |
| 7        | -         |

- NOTES:
- PROVIDE 7 x 200 METERS, SUPPLIED BY ICON WATER, LOCATED IN PLASTIC METER BOX.
  - INTERNAL METERS TO BE OWNED AND UNDER THE RESPONSIBILITY OF ICON WATER.
  - INTERNAL MAINS TO BE OWNED AND UNDER THE RESPONSIBILITY OF THE BODY CORPORATE.

**PROGRESS STAMP (IN PRINCIPLE)**

• This design has been reviewed against Icon Water's Water Supply and Sewerage Standards.

• Icon Water confirms this design can proceed to the Development Application / Building Application process. A separate application to Icon Water is required to obtain a Statement of Acceptance (Building Approval)

• This stamp is not approval of the design - a separate application for Design Acceptance is required once the DA/BA process is complete. This will require an Estate Services Plan (new developments) or an External Services Plan (existing developments).

• This design must be resubmitted to Icon Water if there are any changes to relevant information, including site conditions.

• The proposed development may require payment of a charge under the Water and Sewerage Capital Contributions Code.

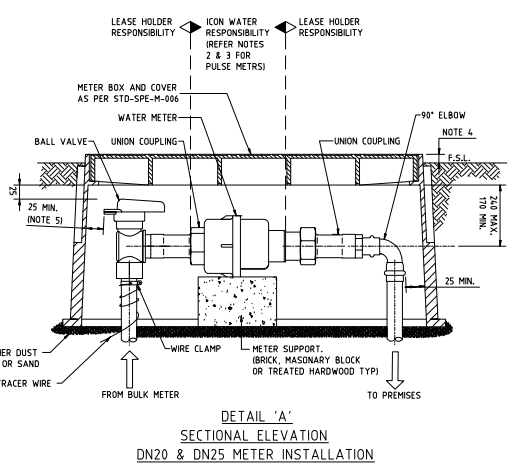
P. Havelka  
Hydraulic Asset Acceptance Officer

19/03/2021  
Date

2021-DS-14441  
File #

**WSCC CHARGE APPLIES**

icon WATER





**ACT**  
Government

Environment, Planning and  
Sustainable Development

8 June 2021

ALESSANDRO D'AMBROSIO  
20 STEVENSON ST  
Torrens ACT 2607

Dear Applicant

**Suburb: MACQUARIE Block: 2,3 Section: 7**  
**Development Application Number: 202138723**

The *Planning and Development Act 2007* requires the above-mentioned development application to be publically notified. This process includes a written notice being sent to adjoining lessees and a sign placed on the property.

The public notification period for your application will commence on **15 June 2021** and end at the close of business on **5 July 2021**. Representations must be made within the notification period to be considered during the assessment of the application. A copy of any representations received as a result of this process will be forwarded to you.

**Please note, the sign will be removed from the property on 6 July 2021.**

The prescribed period for making a decision on your application is 30 working days from the date of lodgement. However, if representations are received as a result of the public notification process the time frame for making a decision will be extended by an additional 15 working days.

If the time for deciding the application (the prescribed period) has ended and a decision has not been reached your application will be deemed refused. The Planning and Land Authority (the Authority) will not provide written advice of this decision. It is important to note that the Authority is still able to finalise its consideration of your application and make a decision after the expiration of the prescribed period.

You will be advised when a decision on your application has been made and of any appeal rights that may be applicable.

If you would like any further information in relation to this letter please contact the Land, Planning and Building Services Shopfront on (02) 6207 1923 or email [ACEPDCustomerservices@act.gov.au](mailto:ACEPDCustomerservices@act.gov.au)

Customer Services

**Environment, Planning and Sustainable Development Directorate**

**Land, Planning and Building Services Shopfront**

8 Darling Street, Mitchell

GPO Box 158, Canberra, ACT 2601 • Telephone: (02) 6207 1923 • Email [ACEPDCustomerservices@act.gov.au](mailto:ACEPDCustomerservices@act.gov.au)

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

## Development Application payment - Tax invoice

This transaction will appear on your credit card statement as ACCESS CANB INTERNET.

Date and time

02 Jun 2021 4:37:55 PM

Reference code

WCFG49

Payment receipt number

2976577391

| Quantity | Description of service                     | Unit value | GST                          | Total      |
|----------|--------------------------------------------|------------|------------------------------|------------|
| 1        | Completeness Check Fee ABN 31 432 729 493  | \$181.82   | \$18.18                      | \$200.00   |
| 1        | Design and Siting ABN 66 893 463 785       | \$7,133.10 |                              | \$7,133.10 |
| 1        | Public Notification Fee ABN 31 432 729 493 | \$1,236.00 |                              | \$1,236.00 |
| 1        | Dial a Search ABN 31 432 729 493           | \$74.55    | \$7.45                       | \$82.00    |
|          |                                            |            | Total amount paid            | \$8,651.10 |
|          |                                            |            | Total amount includes GST of | \$25.64    |

Environment and Planning Directorate  
ABN 66 893 463 785

GPO BOX 158  
Canberra ACT 2601

Phone: (02) 6207 1923

## Payer contact details

Organisation name

ARKITEX PTY LTD

Title

Given name \*

ALESSANDRO

Family name \*

D'AMBROSIO

Address line 1 \*

SHOP 5 24 TORRENS PLACE

Address line 2

Suburb \*

TORRENS

State \*

ACT

Postcode \*

2607

Contact phone number \*

+61413570599

## Development application details

Proposal number \*

202138723

Suburb/District \*

MACQUARIE

Section \*

7

Block \*

2

Unit

If you require help with suburb/district, section or block details, visit [ACTMAPI](#).

## Fee details

**Please note: the lease variation charge (LVC) cannot be paid through this form.**

Please enter at least one value: \*

Completeness check fee

\$200.00

Development fee

\$7,133.10

Crown lease variation fee

Public notification fee

\$1,236.00

Lease search fee

\$82.00

Home business fee

Total fee

**\$8,651.10**

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JOB REPORT - Public Notification Generator

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JOB DATE: 8 June 2021 9:52 am  
JOB CODE: 090908  
OPERATOR: YUKIKO IRELAND

Development Application 202138723

PUBLIC NOTIFICATION

Application lodged on 2 June 2021.

Notification begins on 15 June 2021 and ends on 5 July 2021.

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SUBJECT BLOCK

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BLOCK: MACQUARIE SECTION 7 BLOCKS 2,3  
STREET ADDRESS: 3, 5 BLACKMAN CRESCENT  
LESSEE(S): 5 Blackman Cres Macquarie Pty Limited, 5 Blackman Crescent Macquarie Pty Limited  
ADDRESS: C/- JAG BUSINESS ADVISORY '28 & 29', 1-5  
JACOBS STREET  
BANKSTOWN

APPL\_TYPE: SUBC  
DEV\_DESC: PROPOSAL FOR MULTI UNIT DEVELOPMENT ; Demolition of the existing dwellings and structures including tree removal, construction of 7 new two storey adaptable dwellings with attached garages, visitor parking, landscaping and associated works.

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NEIGHBOURING LESSEES

---

1. BLOCK: MACQUARIE SECTION 7 BLOCK 1  
NAME(S): THE RESIDENT  
ADDRESS: 10 FULTON STREET  
MACQUARIE ACT 2614

2. BLOCK: MACQUARIE SECTION 7 BLOCK 1  
NAME(S): [REDACTED]  
ADDRESS: 28 PERCY BEGG CIRCUIT  
DUNLOP ACT 2615

3. BLOCK: MACQUARIE SECTION 7 BLOCK 1  
NAME(S): [REDACTED]  
ADDRESS: 28 PERCY BEGG CIRCUIT  
DUNLOP ACT 2615

4. BLOCK: MACQUARIE SECTION 7 BLOCK 4  
NAME(S): [REDACTED]  
ADDRESS: 7 BLACKMAN CRESCENT  
MACQUARIE ACT 2614
5. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 1  
NAME(S): THE RESIDENT  
ADDRESS: 1/39 CATCHPOLE STREET  
MACQUARIE ACT 2614
6. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 2  
NAME(S): THE RESIDENT  
ADDRESS: 2/41 CATCHPOLE STREET  
MACQUARIE ACT 2614
7. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 3  
NAME(S): THE RESIDENT  
ADDRESS: 3/43 CATCHPOLE STREET  
MACQUARIE ACT 2614
8. BLOCK: MACQUARIE SECTION 7 BLOCK 11  
NAME(S): THE RESIDENT  
ADDRESS: 39-47 CATCHPOLE STREET  
MACQUARIE ACT 2614
9. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 4  
NAME(S): THE RESIDENT  
ADDRESS: 4/45 CATCHPOLE STREET  
MACQUARIE ACT 2614
10. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 2  
NAME(S): [REDACTED]  
ADDRESS: 41 CATCHPOLE STREET  
MACQUARIE ACT 2614
11. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 5  
NAME(S): THE RESIDENT  
ADDRESS: 5/47 CATCHPOLE STREET  
MACQUARIE ACT 2614
12. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 1  
NAME(S): [REDACTED]  
ADDRESS: 61 BLACKMAN CRESCENT  
MACQUARIE ACT 2614
13. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 4  
NAME(S): [REDACTED]  
ADDRESS: PO BOX 1086  
BELCONNEN ACT 2616
14. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 2  
NAME(S): [REDACTED]  
ADDRESS: 41 CATCHPOLE STREET  
MACQUARIE ACT 2614
15. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 1  
NAME(S): [REDACTED]  
ADDRESS: 61 BLACKMAN CRESCENT  
MACQUARIE ACT 2614

16. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 5  
NAME(S): [REDACTED]  
ADDRESS: 47 CATCHPOLE STREET  
MACQUARIE ACT 2614
17. BLOCK: MACQUARIE SECTION 7 BLOCK 11 UNIT 3  
NAME(S): [REDACTED]  
ADDRESS: 43 CATCHPOLE STREET  
MACQUARIE ACT 2614
18. BLOCK: MACQUARIE SECTION 7 BLOCK 11  
NAME(S): THE OWNERS - UNITS PLAN NO 132  
ADDRESS: LOCKED BAG 6  
DEAKIN ACT 2600
19. BLOCK: MACQUARIE SECTION 7 BLOCK 5  
NAME(S): [REDACTED]  
ADDRESS: 9 BLACKKMAN CRESCENT  
MACQUARIE ACT 2614
20. BLOCK: MACQUARIE SECTION 7 BLOCK 5  
NAME(S): THE RESIDENT  
ADDRESS: 9 BLACKMAN CRESCENT  
MACQUARIE ACT 2614
21. BLOCK: MACQUARIE SECTION 8 BLOCK 3  
NAME(S): [REDACTED]  
ADDRESS: 2 MOY PLACE  
MACQUARIE ACT 2614
22. BLOCK: MACQUARIE SECTION 8 BLOCK 3  
NAME(S): [REDACTED]  
ADDRESS: 2 MOY PLACE  
MACQUARIE ACT 2614
23. BLOCK: MACQUARIE SECTION 8 BLOCK 2  
NAME(S): [REDACTED]  
ADDRESS: 4 BLACKMAN CRESCENT  
MACQUARIE ACT 2614
24. BLOCK: MACQUARIE SECTION 8 BLOCK 1 UNIT 1  
NAME(S): THE RESIDENT  
ADDRESS: 1/8 FULTON STREET  
MACQUARIE ACT 2614
25. BLOCK: MACQUARIE SECTION 8 BLOCK 1 UNIT 2  
NAME(S): [REDACTED]  
ADDRESS: 2 BLACKMAN CRESCENT  
MACQUARIE ACT 2614
26. BLOCK: MACQUARIE SECTION 8 BLOCK 1  
NAME(S): [REDACTED]  
ADDRESS: 137 ROCHFORD ROAD  
WALLAROO NSW 2618
27. BLOCK: MACQUARIE SECTION 8 BLOCK 1 UNIT 2  
NAME(S): THE RESIDENT  
ADDRESS: 2/2 BLACKMAN CRESCENT  
MACQUARIE ACT 2614

28. BLOCK: MACQUARIE SECTION 8 BLOCK 1  
NAME(S): THE RESIDENT  
ADDRESS: 8 FULTON STREET  
MACQUARIE ACT 2614
29. BLOCK: MACQUARIE SECTION 8 BLOCK 1 UNIT 1  
NAME(S): [REDACTED]  
ADDRESS: 1/8 FULTON STREET  
MACQUARIE ACT 2614
30. BLOCK: MACQUARIE SECTION 8 BLOCK 9  
NAME(S): THE RESIDENT  
ADDRESS: 1 MOY PLACE  
MACQUARIE ACT 2614
31. BLOCK: MACQUARIE SECTION 6 BLOCK 22  
NAME(S): [REDACTED]  
ADDRESS: 2 ARNDELL STREET  
MACQUARIE ACT 2614
32. BLOCK: MACQUARIE SECTION 7 BLOCK 6  
NAME(S): [REDACTED]  
ADDRESS: 11 BLACKMAN CRESCENT  
MACQUARIE ACT 2614
33. BLOCK: MACQUARIE SECTION 7 BLOCK 14  
NAME(S): THE RESIDENT  
ADDRESS: CATCHPOLE STREET  
MACQUARIE ACT 2614  
2614
34. BLOCK: MACQUARIE SECTION 7 BLOCK 11  
NAME(S): THE RESIDENT  
ADDRESS: 39 CATCHPOLE STREET  
MACQUARIE ACT 2614

---

APPLICANTS

---

1. NAME(S): ALESSANDRO D'AMBROSIO  
ADDRESS: 20 STEVENSON ST  
Torrens ACT 2607

---

S U M M A R Y

---

No of lessee notifications created = 34  
No of developer notifications created = 0  
No of interested party notifications created = 0  
No of advertisement authorisation letters created = 1  
No of outdoor signs created = 1  
No of letters to applicants created = 1

**RESUBMISSION CHECKLIST**  
(All failure reasons to go to the lodgement checklist)

Unit(s):  Block(s):  Section:  Suburb:

\* This checklist is to be used after the DA has been allocated

**1. Documentation**

|                                                                                                                                                                                                                                                                        |                                                                                                           |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--|
| Can all uploaded documents be opened and are correctly showing in objective?<br><br><i>Open, check, rename any documents using the appropriate document type.</i><br>Add a '%' sign in front any documents with a residential component displaying the internal layout | Yes: <input checked="" type="checkbox"/><br>No: <input type="checkbox"/>                                  |  |
| Have any documents with a residential component been identified with a '%' in front of the document type (ie with internal layout)<br><i>(Yes-and Public register version provided)</i><br><i>(No-Fail and request Public register version)</i>                        | Yes: <input checked="" type="checkbox"/><br>No: <input type="checkbox"/><br>N/A: <input type="checkbox"/> |  |
| If applicant uploads a replacement document, move the old version to the Failed Documents folder. <i>(Create a Failed Documents folder if required.)</i>                                                                                                               | <input checked="" type="checkbox"/>                                                                       |  |
| If applicant uploads a "new version" of the document, rename the document in objective to reflect change. The latest version of the document must be the document that is to be used.                                                                                  | <input checked="" type="checkbox"/>                                                                       |  |

**2. Customer Service failure reasons (Lodgement Checklist)**

|                                                                     |                                                                          |     |
|---------------------------------------------------------------------|--------------------------------------------------------------------------|-----|
| Are there customer service failure reasons?                         | Yes: <input type="checkbox"/><br>No: <input checked="" type="checkbox"/> |     |
| If yes has resubmission satisfied customer service failure reasons? | Yes: <input type="checkbox"/><br>No: <input type="checkbox"/>            | N/A |

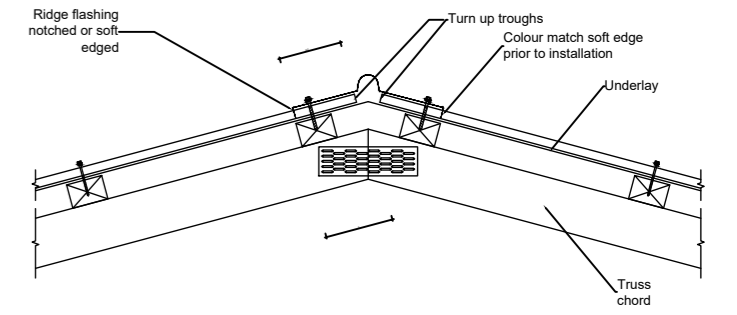
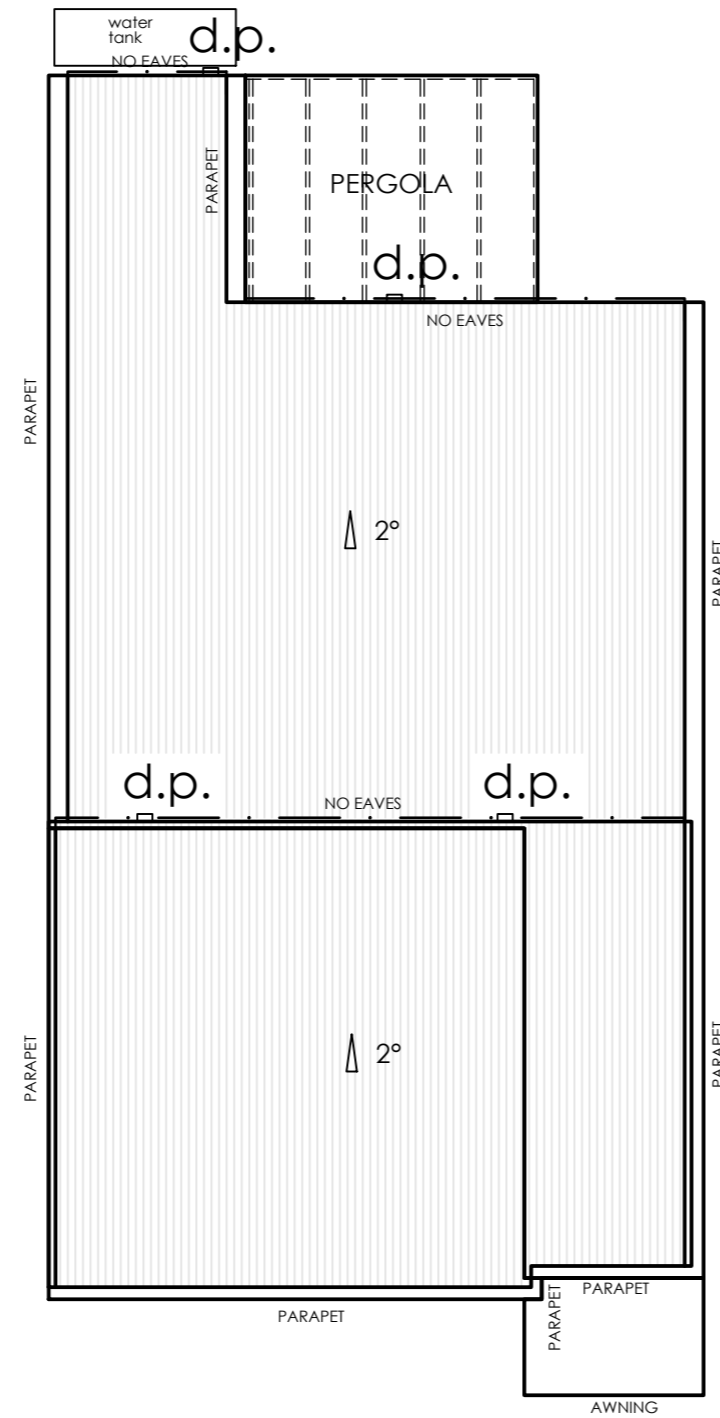
**3. Finalise Completeness Check**

*(See Lodgement Checklist on who is to perform completeness check)*

|                                                                                                              |                                     |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Exemption S411/412:</b><br>Has the Applicant requested exemption for part of the Development Application? | NO                                  |
| Allocated to DA Officer                                                                                      | Yes                                 |
| Finalise lodgement checklist. Reallocate DA to original Gateway Officer in eDevelopment                      | <input checked="" type="checkbox"/> |

|                      |            |              |                   |
|----------------------|------------|--------------|-------------------|
| <b>Processed by:</b> | <b>KAL</b> | <b>DATE:</b> | <b>02/06/2021</b> |
|----------------------|------------|--------------|-------------------|

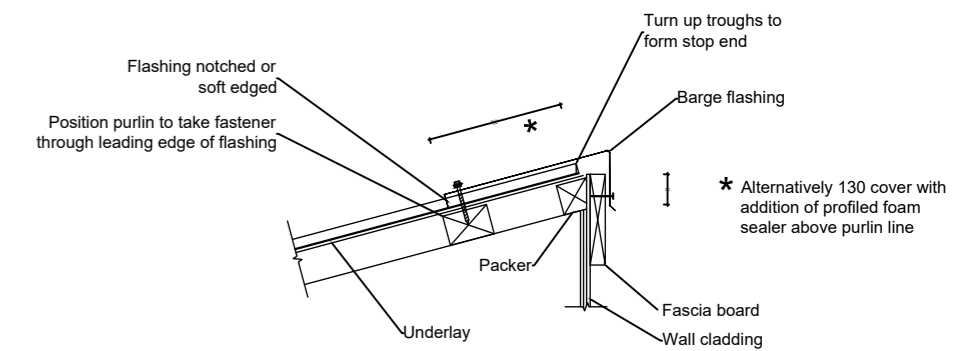
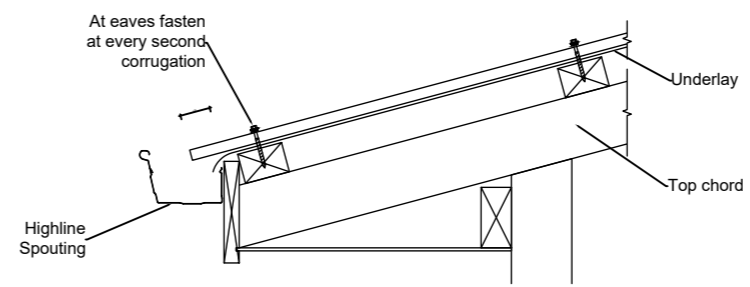
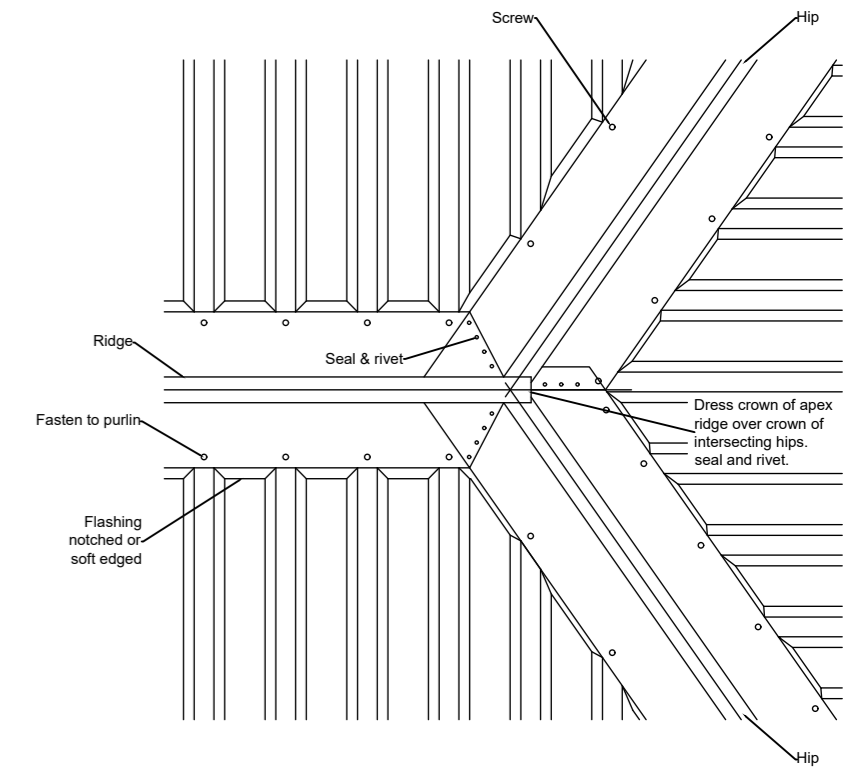
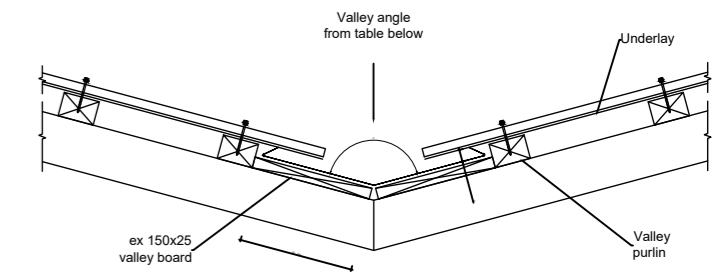
ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH THE CURRENT VERSION OF THE TIMBER FRAMING CODE AS 1684 AND THE BCA. STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL FRAME DESIGN AND BRACING LAYOUT  
TIMBER TRUSS MANUFACTURER TO PROVIDE CERTIFIED TRUSS LAYOUT PLAN AND BRACING DETAILS



| Roof Pitch     | 8   | 10  | 15  | 20  | 25  | 30  | 35  | 45  |
|----------------|-----|-----|-----|-----|-----|-----|-----|-----|
| Dimension X mm | 168 | 167 | 162 | 156 | 150 | 143 | 134 | 115 |
| Dimension Y mm | 218 | 217 | 212 | 206 | 200 | 193 | 184 | 165 |

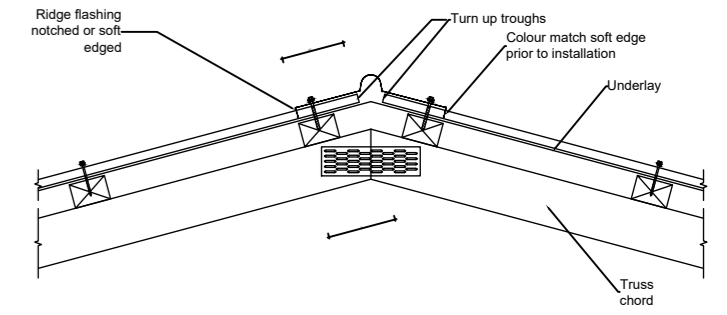
For standard ridge using ex 50mm purlins on flat

| Valley Angles and Catchments |        |                  |                  |                  |                  |                  |                  |                  |                  |
|------------------------------|--------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Roof Pitch                   | <8°    | 8°               | 10°              | 15°              | 20°              | 25°              | 30°              | 35°              | 45°              |
| Valley Angle                 | Varies | 169              | 168              | 159              | 152              | 145              | 139              | 132              | 120              |
| Maximum Catchment            | -      | 20m <sup>2</sup> | 26m <sup>2</sup> | 27m <sup>2</sup> | 35m <sup>2</sup> | 43m <sup>2</sup> | 52m <sup>2</sup> | 63m <sup>2</sup> | 75m <sup>2</sup> |



## UNIT 2

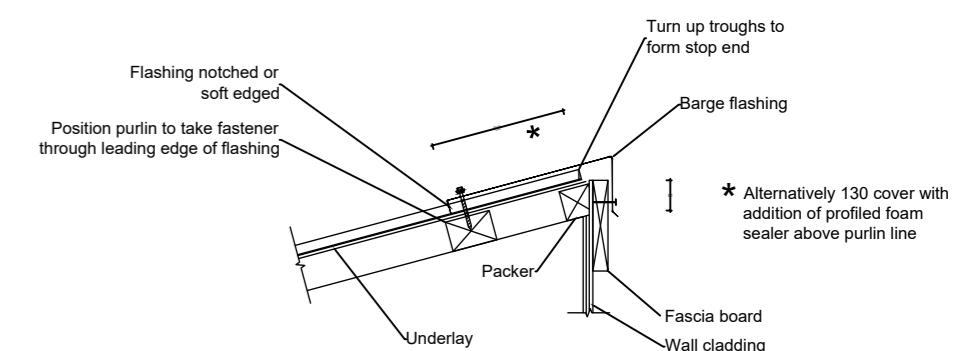
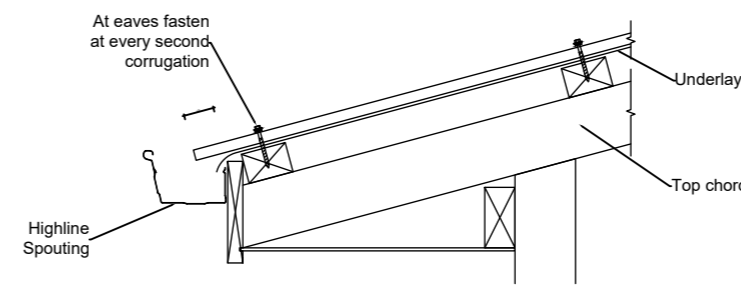
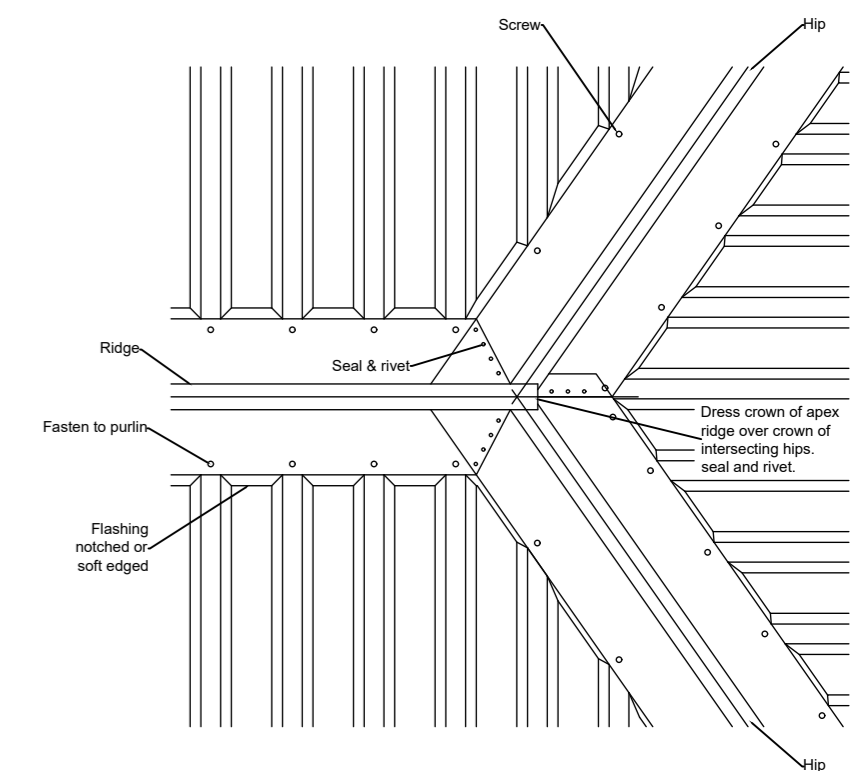
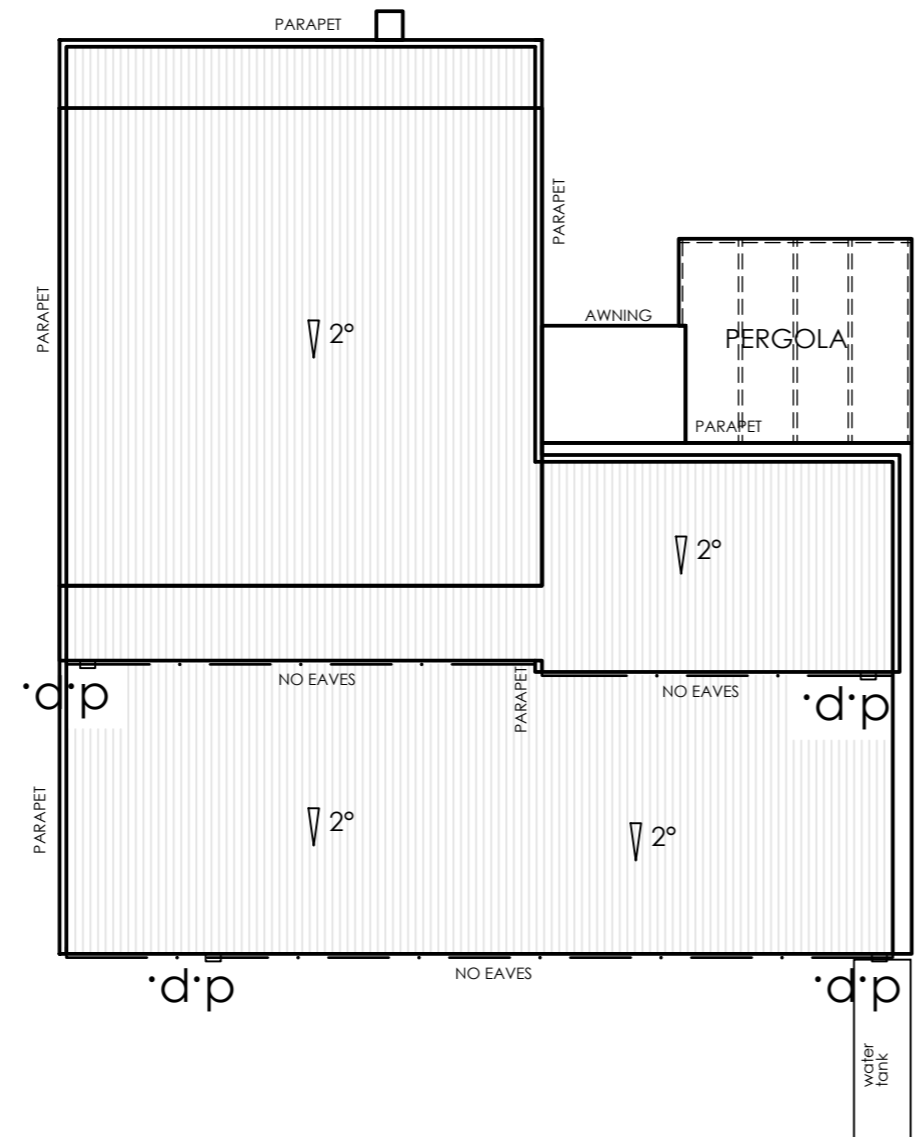
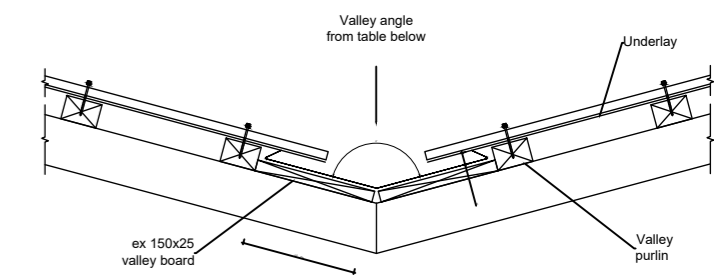
ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH THE CURRENT VERSION OF THE TIMBER FRAMING CODE AS 1684 AND THE BCA. STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL FRAME DESIGN AND BRACING LAYOUT  
TIMBER TRUSS MANUFACTURER TO PROVIDE CERTIFIED TRUSS LAYOUT PLAN AND BRACING DETAILS



| Roof Pitch     | 8   | 10  | 15  | 20  | 25  | 30  | 35  | 45  |
|----------------|-----|-----|-----|-----|-----|-----|-----|-----|
| Dimension X mm | 168 | 167 | 162 | 156 | 150 | 143 | 134 | 115 |
| Dimension Y mm | 218 | 217 | 212 | 206 | 200 | 193 | 184 | 165 |

For standard ridge using ex 50mm purlins on flat

| Valley Angles and Catchments |        |      |      |      |      |      |      |      |     |
|------------------------------|--------|------|------|------|------|------|------|------|-----|
| Roof Pitch                   | <8°    | 8°   | 10°  | 15°  | 20°  | 25°  | 30°  | 35°  | 45° |
| Valley Angle                 | Varies | 169  | 166  | 159  | 152  | 145  | 139  | 132  | 120 |
| Maximum Catchment            | 20m²   | 26m² | 27m² | 35m² | 43m² | 52m² | 63m² | 75m² |     |



# UNIT 6





**ACT**  
Government

Environment, Planning and  
Sustainable Development

8 June 2021

5 BLACKMAN CRES MACQUARIE PTY LIMITED  
ATTN: ELIAS DIMASSY  
21 MACKELLAR STREET  
CASULA NSW 2170

Dear Property Owner

**Suburb: MACQUARIE Block: 2,3 Section: 7**  
**Development Application Number: 202138723**

The *Planning and Development Act 2007* requires the above-mentioned development application recently lodged on your behalf to be publically notified. Letters have been sent to the owners of the properties that adjoin the proposed development and a sign placed on the property.

The notification period commences on **15 June 2021** and ends at the close of business on **5 July 2021**. A copy of any representations received as a result of this process will be forwarded to the applicant.

The prescribed period for making a decision on your application is 30 working days from the date of lodgement. However, if representations are received as a result of the public notification process the time frame for making a decision will be extended by an additional 15 working days.

If the time for deciding the application (the prescribed period) has ended and a decision has not been reached your application will be deemed refused. The Planning and Land Authority (the Authority) will not provide written advice of this decision. It is important to note that the Authority is still able to finalise its consideration of your application and make a decision after the expiration of the prescribed period.

The applicant will be advised when a decision on your application has been made and of any appeal rights that may be applicable.

If you would like any further information in relation to this letter please contact the Land, Planning and Building Services Shopfront on (02) 6207 1923 or email [ACEPDCustomerservices@act.gov.au](mailto:ACEPDCustomerservices@act.gov.au)

Customer Service

**Environment, Planning and Sustainable Development Directorate**  
**Land, Planning and Building Services Shopfront**  
8 Darling Street, Mitchell  
GPO Box 158, Canberra, ACT 2601 • Telephone: (02) 6207 1923 •  
Email: [ACEPDCustomerservices@act.gov.au](mailto:ACEPDCustomerservices@act.gov.au)  
Website: [www.planning.act.gov.au](http://www.planning.act.gov.au)



### ASSESSMENT REPORT

APPLICATION NUMBER: **202138723 / S165A**

BLOCK: **2**

SECTION: **7**

DIVISION: **Macquarie**

|                    |                        |
|--------------------|------------------------|
| NOD Decision Date: | <b>18 October 2021</b> |
|--------------------|------------------------|

### S165 assessments:

|    | <b>Condition of approval</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Is Condition satisfied for release of approved plans?</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A4 | <p>a) Provide an Access Report, prepared by a qualified registered Access Consultant, demonstrating all dwellings (to be built as adaptable and capable of being adaptable) comply with Australian Standard AS4299 Adaptable Housing (Class C) and with the relevant requirements of the Access and Mobility General Code.</p> <p>b) Clearly identify the two dwellings that are to be built as adaptable dwellings.</p> <p>c) Demonstrate if the width and configuration of the stairs is adequate to accommodate a stair climber.</p> <p><i>Note: All proposed dwellings are to be capable of being adaptable. Dwellings 6 and 7 have all their bedrooms on the second floor. The plans identify stair climbers to be installed.</i></p> <p>d) Demonstrate all carports can accommodate 1 adaptable parking space + 1 standard parking space and accessible entry is provided from the carport to the unit through the carport or from the front entry (accessible path of travel from carport to the dwelling).</p> <p>e) Compliance with Solar Access requirement as per mandatory rule R57 of the Multi-Unit Housing Development Code (MUHDC). Demonstrate floor or internal wall of a daytime living area of the dwelling is exposed to not less than 3 hours of direct sunlight between the hours of 9am and 3pm on the winter solstice (21 June). This must be demonstrated for all seven dwellings.</p> <p><i>Note: provide hourly shadow diagrams and internal solar access diagrams showing all seven dwellings receive min 3 hours to the daytime living areas.</i></p> | <p>a) Access report provided stating compliance with the relevant standards.</p> <p>b) Unit 4 &amp; 5 identified as being built adapted</p> <p>c) Complies. Noted added to floor assess for unit 6 &amp; 7. Access report supports stairs can accommodate.</p> <p>d) All carports can accommodate an assessable park. Shown on floor plans. Access report supports this. Accessible paths of suitable.</p> <p>e) Complies solar diagram provided. Reasonable solar access achieved.</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>f) Demonstrate reasonable privacy is provided between two dwellings to comply with R59/C59 of the MUHDC.</p> <p><i>Note: Dwelling 2 entry faces dwelling 5 Dining, dwelling 4 and dwelling 7 Upper Floor windows face each other. The distance between these external openings is less than 12.0m.</i></p> <p>g) Internal driveway width is less than 4.00m at some locations. Demonstrate how two vehicles can easily pass and manoeuvre within the block without conflict.</p> <p><i>Note: The Turning Template provided is very tight. There is a potential that the vehicles may hit/mount the concrete kerbs proposed within the driveway for landscaping. The width of the proposed two-way driveway is to comply with the relevant Australian Standards.</i></p> <p>h) The internal driveway is proposed to be used by pedestrians and vehicles. Demonstrate how the internal movement is managed for it to be safe for all users including vehicles and pedestrians.</p> <p><i>Note: The proposed development includes 2 adaptable dwellings and 5 dwellings capable of being adaptable. The internal driveway is shown to be used as accessible path of travel for all adaptable dwellings. The width of the driveway is narrow, and it is unclear how safety of all users is considered in the design.</i></p> <p>i) Provide a Site Sections demonstrating internal driveway gradient and how cars can easily enter and exit the proposed carports.</p> <p>j) Provide Site Sections demonstrating retaining walls and fencing proposed along the boundaries. Also provide details of the retaining walls.</p> <p><i>Note: There is significant site cutting and filling proposed (over a meter at some locations) and retaining walls are to be built all along the two side boundaries and the rear boundary.</i></p> <p>k) Revised Landscape Plan demonstrating adequate tree planting, of semi-mature stock with minimum mature height of 4.0m, along all boundaries to ensure reasonable privacy and amenity of the residents on the block and on the adjacent blocks maintained.</p> <p><i>Note: Proposed Tree planting of Magnolia Soulangeana 'Royal Crown' is a deciduous and not considered an appropriate species to provide adequate privacy.</i></p> <p>l) Site Plan revised by deleting following note:</p> <p><i>'the fff's are subject to change and are up to builders discretion to be verified on site, maximum change to be</i></p> | <p>f) Translucent portions added to windows to maintain privacy. Screens added to entrances.</p> <p>g) Turning template noted as tight, however only two-point turns are shown however 3-point turns are allowed. Hence can be deemed reasonable.</p> <p>h) Internal driveway not unreasonable in terms of safety for users.</p> <p>i) suitable given civil docs and site section provided. Gradient shown. Turning template supports this.</p> <p>j) Site section provided providing the requested detail</p> <p>k) Eucalyptus Little star provided along boundaries. Suitable.</p> <p>l) Complies. Note deleted.</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                                      |  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | <p><i>under 340mm unless solar envelope involved then tolerance is zero'.</i></p> <p><i>Note: Unless the changes are exempt from requiring a development application under the Planning and Development Regulation 2008, all amendments must be lodged for approval under the S197 of the Planning and Development Act 2007.</i></p> |  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Following Further Information Required: No**

**Assessment form completed by: Lincoln Rixon-Petty**

# NOTICE OF DEVELOPMENT APPLICATION

**Development Application 202138723:**

PROPOSAL FOR MULTI UNIT DEVELOPMENT ; Demolition of the existing dwellings and structures including tree removal, construction of 7 new two storey adaptable dwellings with attached garages, visitor parking, landscaping and associated works.

**Location:** **Block: 2,3 Section: 7 Suburb: MACQUARIE**  
3, 5 BLACKMAN CRESCENT

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspection between 8.30am and 4.30pm weekdays at the **Land, Planning and Building Services Shopfront, 8 Darling Street, MITCHELL ACT.**

An electronic version of the application can also be viewed on the Environment, Planning and Sustainable Development website - [www.planning.act.gov.au](http://www.planning.act.gov.au) (under 'Comment on a DA')

The public notification period will commence on **15 June 2021**

Written representations **must** be received by the Authority by close of business **5 July 2021**.

Representations can be submitted in the following ways:

**Online:**

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

**Post:**

Access Canberra  
Land, Planning and  
Building Services  
Shopfront, Mitchell  
GPO Box 158  
CANBERRA ACT 2601

**By Hand:**

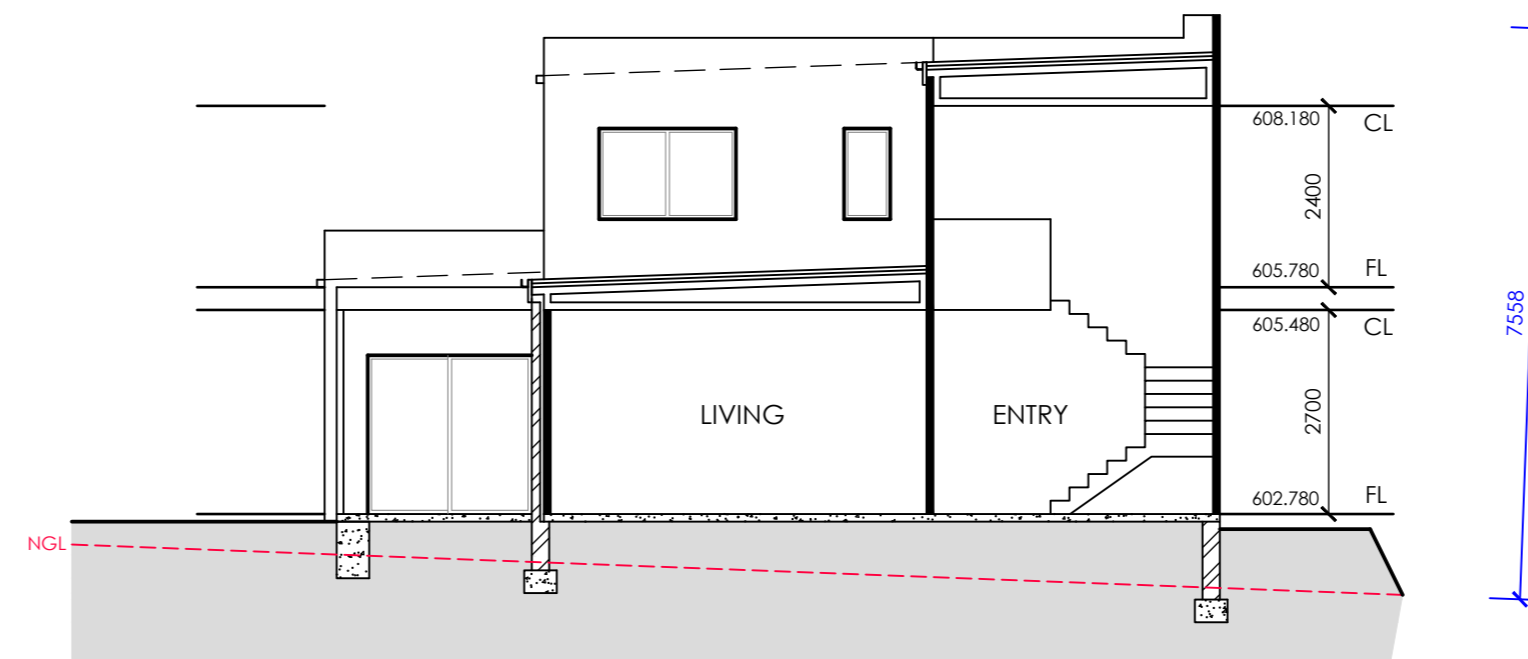
Access Canberra  
Land, Planning and  
Building Services  
Shopfront  
8 Darling Street,  
MITCHELL ACT

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted. The Planning and Land Authority may approve or refuse to approve an exclusion application (see website for further information).

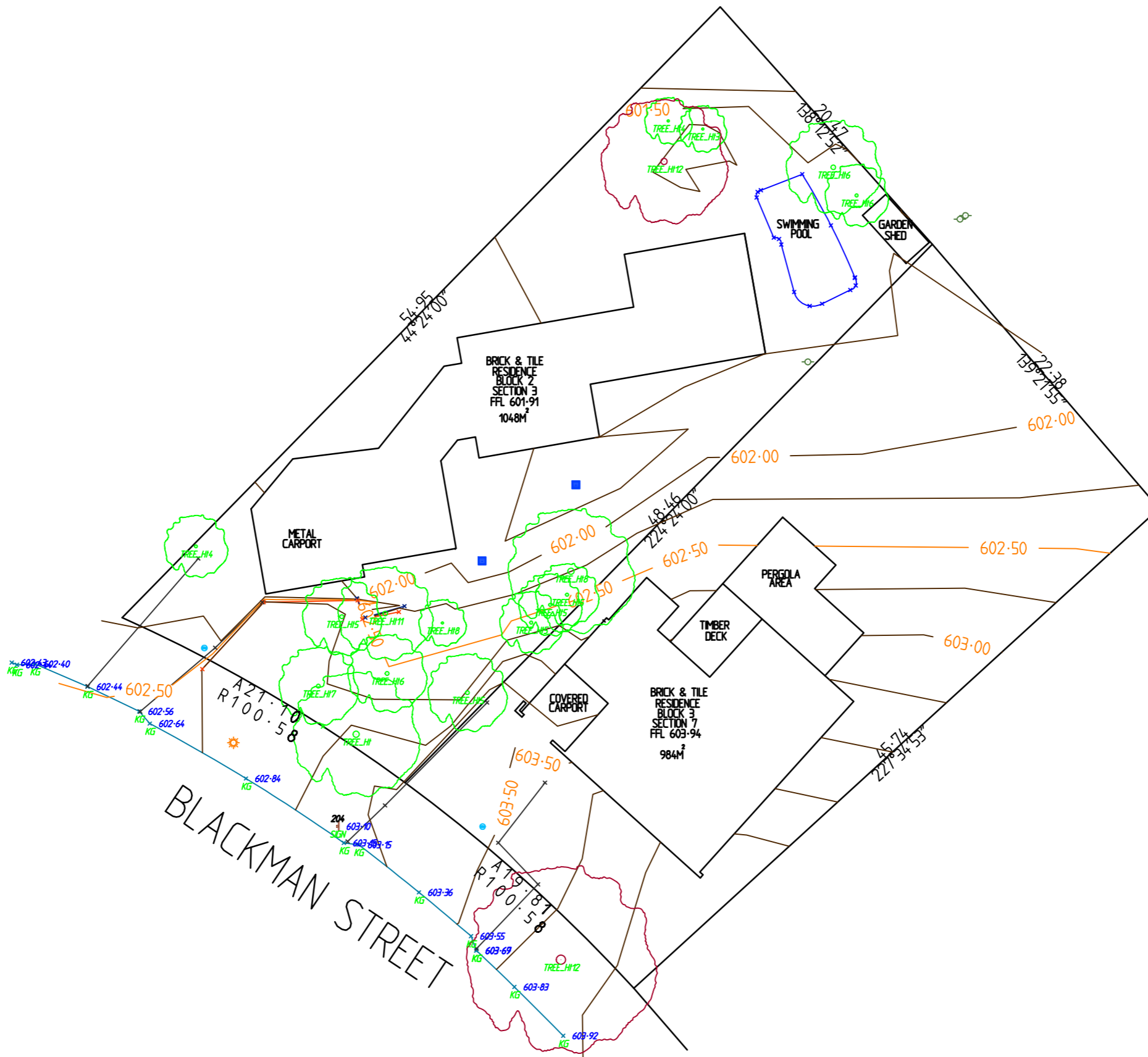
***For more information, please phone the Mitchell Land, Planning and Building Services Shopfront on 6207 1923***

PITCHED ROOF REFER TO ROOF PLAN  
 RENDERED BRICKWORK  
 COLORBOND ROOF SHEETING AS SELECTED  
 R2.0 WALL INSULATION  
 R4.0 CEILING INSULATION  
 REINFORCED CONCRETE SLAB AND  
 FOOTINGS AS PER ENG. SPECS. AND DETAILS



SECTION A-A

UNIT 7

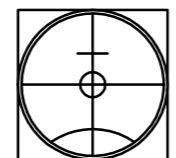


**LEGEND**

- TREE
- SIGNIFICANT TREE
- HYDRANT
- ELECTRICITY
- TELECOM
- SUBSOIL
- IRRIGATION
- GAS
- STOP VALVE
- LIGHT POLE
- POWER POLE
- SPRINKLER
- STORMWATER MANHOLE
- SEWER MANHOLE
- SIGN
- TAP
- GRATE
- R-SUMP
- Q-SUMP
- WATER METER

06/ 4/2016 \\Wdmycloud-2\2016\16147\16147-C3.dwg

- 1 THERE HAS BEEN NO INVESTIGATION OF ANY SUBTERRANIAN SERVICES
- 2 TREE HEIGHTS AND SHAPES ARE INDICATIVE ONLY
- 3 PLAN IS FOR DESIGN PURPOSES ONLY AND SHOULD NOT BE USED FOR FUTURE SETOUT
- 4 SURVEY FOR THE DESIGN OF A KNOCK DOWN REBUILD ONLY



**SCOTT D McNIVEN & ASSOCIATES**  
 CONSULTING LAND & ENGINEERING SURVEYORS  
 UNIT 12 TORRENS PLACE, TORRENS ACT 2607  
 T (02) 62902369 F (02) 6286 8148 Email survey@sdma.com.au

|        |           |                 |          |
|--------|-----------|-----------------|----------|
| CLIENT |           | VOSKAN PROJECTS |          |
| SCALE  | 1:300 @A3 | JOB No          | 16147    |
| DATE   | 5-4-16    | DRAWN           | HUMPHREY |

|            |                 |
|------------|-----------------|
| PROJECT    | 2,3/7 MACQUARIE |
| TITLE      | DETAIL SURVEY   |
| DRAWING No | 16147-C3        |

---

**From:** [REDACTED]  
**Sent:** Friday, 8 July 2022 1:22 PM  
**To:** Yusoff, Anita  
**Subject:** RE: DA 202138723 B2 & 3 /S7 Macquarie - S165A Letter of Authorisation  
**Attachments:** SIGNED AUTHORISATION FORM - 080722.pdf

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Good afternoon Anita,

Sorry those boxes were missed, please find attached.

Regards,

[REDACTED]



---

**From:** Yusoff, Anita <Anita.Yusoff@act.gov.au>  
**Sent:** Friday, 8 July 2022 1:08 PM  
**To:** [Redacted]  
**Subject:** RE: DA 202138723 B2 & 3 /S7 Macquarie - S165A Letter of Authorisation

OFFICIAL

Good morning [Redacted]  
Thanks for the authorisation form. But the relevant 4 bottom boxes need to be ticked.

Regards  
Anita

---

**From:** [Redacted]  
**Sent:** Thursday, 7 July 2022 10:53 PM  
**To:** Yusoff, Anita <[Anita.Yusoff@act.gov.au](mailto:Anita.Yusoff@act.gov.au)>  
**Subject:** RE: DA 202138723 B2 & 3 /S7 Macquarie - S165A Letter of Authorisation

**Caution:** This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Hi Anita,  
Thanks for your email.

Please find the attached form 4, which is what I originally submitted to get access to the application, as it was originally with another applicant.

If you could confirm this is all in order that would be great.

Regards,



---

**From:** Yusoff, Anita <[Anita.Yusoff@act.gov.au](mailto:Anita.Yusoff@act.gov.au)>

**Sent:** Thursday, 7 July 2022 5:23 PM

**To:** [Redacted]

**Subject:** DA 202138723 B2 & 3 /S7 Macquarie - S165A Letter of Authorisation

OFFICIAL

Good afternoon

I refer to S165A for DA202138723.

Please email me the Form 4 – Letter of Authorisation so we can complete the admin checks for this S165A.  
Refer to Customer Service comments below.

Please supply a Form 4-Letter of Authorisation, signed by all of the lessees who are not the listed applicant. See link to current form:

<http://www.legislation.act.gov.au/af/2017-39/default.asp> Note: The authorised current version is dated 19 January 2017 and is a pdf file. Please do not use the word version as it is not an authorised version. Please remember to tick the relevant boxes on the authorisation form under the lessee authorisation section

Thank you.

Regards

Anita

**Anita Yusoff**

**Assessment Officer**

Phone: 02 6207 4010 | Email: [anita.yusoff@act.gov.au](mailto:anita.yusoff@act.gov.au)

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

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.planning.act.gov.au](http://www.planning.act.gov.au)

-----  
This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.  
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**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 | <input type="text" value="2"/> | Section | <input type="text" value="7"/> | Suburb | <input type="text" value="MACQUARIE"/> |
|-------|--------------------------------|---------|--------------------------------|--------|----------------------------------------|

|          |                      |                |                                                |
|----------|----------------------|----------------|------------------------------------------------|
| Unit No. | <input type="text"/> | Street Address | <input type="text" value="3 BLACKMAN STREET"/> |
|----------|----------------------|----------------|------------------------------------------------|

|       |                                |         |                                |        |                                        |
|-------|--------------------------------|---------|--------------------------------|--------|----------------------------------------|
| Block | <input type="text" value="3"/> | Section | <input type="text" value="7"/> | Suburb | <input type="text" value="MACQUARIE"/> |
|-------|--------------------------------|---------|--------------------------------|--------|----------------------------------------|

|          |                      |                |                                              |
|----------|----------------------|----------------|----------------------------------------------|
| Unit No. | <input type="text"/> | Street Address | <input type="text" value="BLACKMAN STREET"/> |
|----------|----------------------|----------------|----------------------------------------------|

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

**SINCE THE NOD, THE BLOCKS HAVE BEEN CONSOLIDATED UNDER B15/S7 MACQUARIE**

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

|                 |                                             |                             |                      |
|-----------------|---------------------------------------------|-----------------------------|----------------------|
| 1st Lessee Name | <input type="text" value="HRC JV PTY LTD"/> | 2 <sup>nd</sup> Lessee Name | <input type="text"/> |
|-----------------|---------------------------------------------|-----------------------------|----------------------|

**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 | <input type="text"/> | Email address | <input type="text"/> |
| <b>OR</b>      |                      |               |                      |
| Company Name   | <input type="text"/> | Email address | <input type="text"/> |

**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 | <input type="text"/> | Nominee 2 | <input type="text"/> | Nominee 3 | <input type="text"/> |
|-----------|----------------------|-----------|----------------------|-----------|----------------------|

**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.

1<sup>st</sup> Lessee's  
Signature



Date

11/5/22

2<sup>nd</sup> Lessee's  
Signature



Date

11/5/22

**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



Company  
Name



Signature



Date



**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



Agency Name



Signature



Date



Delegate  
Name



Agency Name



Signature



Date



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