



5 March 2024

Planning Assessment Officer
EPSDD

RFI – DA202342470- Block 2 Section 58 Duffy

I am writing to respond to the entity comments received for the DA202342470 which proposes an Emergency Service Station at Block 2 Section 58 Duffy. The proposal consists of the construction of new single storey emergency services building, associated infrastructure, verge crossing, parking, upgrades to footpath, signage, landscaping and associated works.

This letter seeks to address the comments from the following entities:

1. *Deed Management*
2. *Conservator of Flora and Fauna*
3. *NCA*
4. *TCCS – Development Coordination Branch*
5. *TCCS – Urban Treescapes*
6. *EPA – Environmental Protection Authority*
7. *ACT F&R Advice*
8. *ACTSES Advice*
9. *Water Policy and Planning*
10. *Evo energy*
11. *Natural Gas*
12. *ICON Water*
13. *EPSDD*

Table 1 provides the responses to entity comments.

Table 2 provides responses to the public representations.

Plans and correspondence provided in response to this RFI are included with the submission. Please note, red clouds indicate addition of dimensions for information purposes, not amendments.

If there are any issues therein, please feel free to reach out to us on 6257 1511.

Regards



Angela Jones RPIA

Lead Planning Practitioner



TABLE 1: RESPONSES TO ENTITY COMMENTS

Entities Comments		Response
Deed Management	The following further information is required:	
1.	Deed Management have no Deed perspective comments to provide as there is a no Deed of Agreement for this site.	Noted
Conservator of Flora and Fauna	The following further information is required:	
1.	Section 58 block 2 Duffy is currently a Strategic Fire Advantage Zone (SFAZ). As such, upon completion of the development, the non-developed land as part of block 2 (outside of the development footprint) must be maintained in perpetuity to a SFAZ standard.	The non-developed land in the SFAZ will be maintained as specified in the Description of bush fire management zones
Nation Capital Authority (NCA)	The following further information is required:	
1.	The NCA has no objections to the proposed development. The site is not subject to Special Requirements of the National Capital Plan (the Plan).	Noted
	The NCA provided a written agreement on 17 October 2022 stating that a Community Protections Facility can be permitted at this location in the Inner Hills, Ridges and Buffer Spaces of the Plan. The NCA is satisfied with the green buffer retained between Duffy, Holder and Wright.	



Entities Comments		Response
TCCS – Development Coordination Branch	The following further information is required:	
1.	In general, the Traffic Report needs to provide detailed assumptions regarding traffic generation and traffic growth, including SIDRA outputs and model files.	<p>Section 3.2 of the Molonglo Joint Station Traffic Assessment provides a detailed assessment of the trip generation</p> <p>The analysis indicates the Project will generate up to 24 inbound and 25 outbound trips in a single peak hour</p> <p>No SIDRA analysis was undertaken</p> <p>The report referred to the SIDRA outputs included in the Traffic Assessment report prepared by AECOM in 2022</p>
2.	It is understood that the future traffic growth assumptions are based on AECOM's 2022 report. It should be noted that the CSTM has recently undergone its first stages of updates where 2026, 2031 and 2041 future forecasts are based on the latest CMTEDD total population projections. Hence, the latest traffic growth assumptions may be different from what has been assumed in the AECOM report. Hence, GHD is to request CSTM data from TCCS (tccs.dcdevelopmentcoordination@act.gov.au) and update all SIDRA modelling scenarios as per points 3 and 4 below.	<p>The AECOM report obtained background traffic volumes from TCCS using CSTM outputs</p> <p>Details of the version of the CSTM is not specified</p>
3.	TCCS acknowledges that a previous study (undertaken by AECOM in 2022) has assessed John Gorton Dr/ Cotter Rd signalised intersection for 2041 traffic forecasts. The analysis has indicated that the queuing on Cotter Rd eastbound is expected with significant queuing up to	<p>In terms of the existing and future operation of the intersection of Cotter Road/John Gorton Drive/Harold White Avenue, reference is made to the Acon Traffic Assessment Report (2022)</p>



Entities Comments	Response
<p>880m, and therefore the study has proposed an additional right turn lane. Even with this treatment, the reduced queue length is 330m (approx.) which extends beyond the project site. Therefore, GHD's traffic assessment has suggested another additional right turn lane (two right-turn lanes and one through lane from Cotter Road eastbound). Although TCCS understands the reason behind GHD's proposal, we need quantitative analysis and further information regarding the traffic generation assumptions to justify this proposal. TCCS therefore requests GHD to undertake additional analysis with the proposed scenario and provide detail SIDRA outputs and discussion.</p>	<p>Cotter Road/John Gorton Drive/Harold White Avenue is a key intersection in Western Canberra and experience large volumes of traffic during peak periods of road network operation, with up to approximately 3,000 vehicles currently traversing the intersection in peak hourly periods.</p> <p>The Traffic Assessment Report indicates:</p> <p>The intersection already operates with queuing along the Cotter Road (west) approach towards the proposed site during AM peak period.</p> <p>Further by 2041 the intersection is expected to operate with a poor level of service and extensive delays.</p> <p>In order to mitigate the queue lengths on Cotter Road (west) in the 2041 horizon year, it was proposed to provide an additional 100-metre short right turn lane,</p> <p>With the assumed upgrade, SIDRA analysis results show queuing would reduce to ~300 meters in the morning peak and ~70 meters in the afternoon peak</p> <p>A first principles assessment completed by GHD indicates that the Project is typically expected to generate a maximum of up to 24 workers trips inbound and 24 workers trips in a single hour. These volumes are minor and are expected to fall within daily fluctuations of the adjoining road network.</p> <p>Accordingly any future upgrades to the Cotter Road/John Gorton Drive/Harold White Avenue will be required regardless of whether the Project is constructed or not.</p>
<p>4. For a comprehensive assessment, it is recommended to undertake traffic counts and estimate future growth as per</p>	<p>As detailed above, reference has been made to the AECOM report and the traffic impacts of the Project are expected to be negligible</p>



Entities Comments

the CSTM and apply these growth factors to estimate the future background traffic.

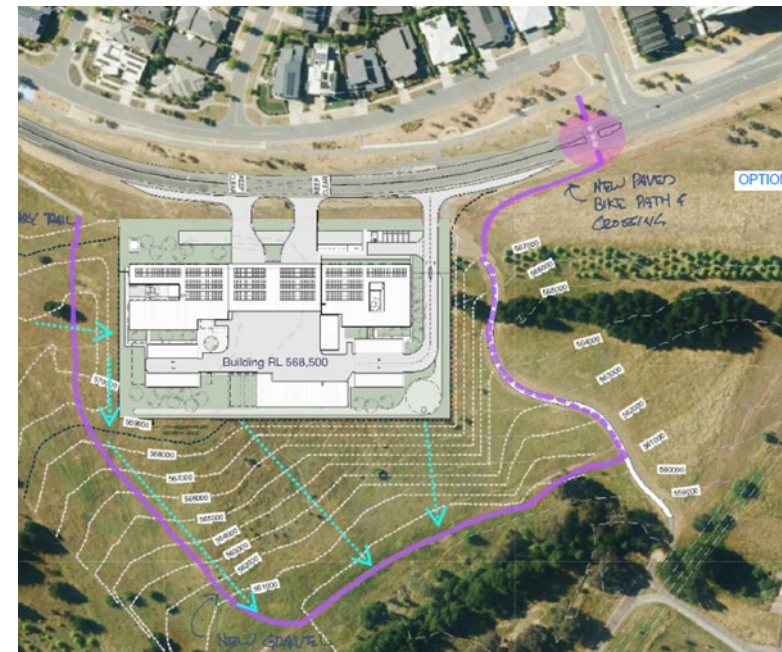
Response

Any upgrades to Cotter Road/John Gorton Drive/Harold White Avenue will be required regardless if the Project is constructed.

GHD can undertake updated SIDRA modelling as an additional scope of works, as required.

5. It is understood that the Centenary Trail will be integrated with the station, with the path crossing the driveways in front of the site. What other arrangements were considered for the Centenary Trail and why were these options discarded? Why would the Centenary Trail in front of the site be located within the block instead of in the verge?

The current Centenary Trail is already located inside the site boundary. Hence, the project considered the location to have minimal impact for the re-align yet provide a clear site line for both the emergency vehicles and the pedestrian and cyclists. A number of Options were considered, including an Option that went around the station, as detailed in the image below.





Entities Comments

Response

Some of the key issues with this option included:

This is a significant departure from the existing Centenary Trail alignment.

To access the Cotter Rd crossing from the west of the development, people must travel a long detour around the back, descending 10m to the existing path and back again around 6m to the crossing. This long detour will, unfortunately, encourage people to randomly cross Cotter Rd and short-cut straight access in front of the station where there is no dedicated and properly equipped footpath.

The proposed crossing adjacent to Cotter Rd and Max Jacobs Av is too close to the intersection, which is often busy at peak periods.

The proposed crossing is also too close to the station's deceleration lane and less safe when compared with Option 2.

The proposed path will interfere with the overland flow path at the south and west of the station.

Due to the site topography, the proposed path will expect a steep climb to achieve around a 10m level difference.

The proposed detoured path will limit to specific user types due to the gravel surface.

It will be dark at night, and no clear sightline from the adjacent streets. This is a substantial risk from a crime prevention point of view.

Accordingly, providing the Trail at the frontage of the station was identified as the preferred option.



Entities Comments		Response
		<p>On the 15th August 2023, GHD met with representatives from Pedal Power ACT to discuss the integration of the Trail with the station. Based on these discussions, the following is noted:</p> <p>All fire engines/ambulances enter and exit the station in a forward direction (no reversing)</p> <p>Lighting will be provided at the crossing of the Trail and the station driveways to support visibility at night.</p> <p>A pedestrian refuge will be maintained on Cotter Road.</p>
6.	Please provide dimensions and details of the 3 proposed driveways over the verge.	The revised drawing now shows the requested dimensions
7.	Provide dimensions and details of the auxiliary left lanes (AUL) for vehicles entering and leaving the site and show that the design complies with the relevant Australian Standards / Austroads Guides.	<p>The revised drawing set will provide the requested dimensions that accommodate the complied deceleration lane with a priority entry to right-turn traffic.</p> <p>The acceleration lane is not required. However, we understand it was added at the concept design stage to provide a smoother dispatch of emergency vehicles.</p>
8.	Please provide an indicative services plan showing how water supply and sewer drainage will be provided to the site (a detailed design is not required at this stage).	Refer to Civil drawing - External services plan (12601325-GHD-00-00-DRG-CI-0050-P03).
TCCS – Urban Treescapes		Supported with conditions
1.	<p>No regulated trees will be impacted by the rear addition.</p> <p>However, it does appear to be a real shame that the best of the Cedars alongside to cent centenary trail are proposed to be removed for visitor car parking.</p>	Noted



Entities Comments	Response
EPA – Environmental Protection Authority	Recommend Conditions of Approval
<p data-bbox="235 475 257 499">1.</p> <p data-bbox="427 475 667 499">Contaminated Sites</p> <p data-bbox="427 531 1099 738">The Office of the Environment Protection Authority has reviewed the report titled “Report on Detailed Site Investigation (Contamination) Proposed Emergency Services Station Block 2 Section 58, Duffy” dated 4 May 2023 prepared by Douglas Partners Pty Ltd and provides the following comments:</p> <p data-bbox="427 762 1122 1114">The assessment is only related to part of the block. ACT EPA Information Sheet 11 requires that “Where a site suitability report relates to the assessment of part of a block or crosses block boundaries the assessment area must also be geospatially defined using the Geocentric Datum of Australia 2020 (Map Grid of Australia Zone 55). For complex site boundaries a corresponding shapefile must also be included with the report along with the usual figure(s) defining the site.” As a result, the report must be updated to meet this requirement.</p> <p data-bbox="427 1193 1122 1289">The Environment Protection Authority would support the proposal from a contamination perspective, subject to the following conditions:</p> <p data-bbox="427 1313 1093 1377">The above assessment report must be updated to meet EPA requirements.</p>	<p data-bbox="1167 579 1877 683">Purdon has forwarded the previously submitted project Site Contamination Report to the EPA separately for review and endorsement on 14/02/2024.</p> <p data-bbox="1167 707 1827 738">We note that EPA have conditionally supported the DA.</p>



Entities Comments	Response
<p>A copy of the updated environmental site assessment report into the suitability of the site for its proposed and permitted uses from a contamination perspective (including a corresponding shape file) must be forwarded to the EPA for review and endorsement prior to emergency service facility or any other more sensitive uses being used at the site.</p> <p>All spoil identified at the site must be managed in accordance with EPA Information Sheet – Spoil Management in the ACT available at Environment protection guidelines (act.gov.au).</p> <p>All soil subject to disposal from the site must be assessed in accordance with EPA Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT available at Contaminated sites (act.gov.au)</p> <p>No soil is to be disposed from the site without EPA approval.</p>	
<p>2. Construction</p>	
<p>All work to be staged to limit the effect on the environment outside of the proposed construction zone. And each stage must have the following sediment erosion controls and plans approved prior to works commencing.</p> <p>Construction and development work to be in accordance with "Environment Protection Guidelines for Construction and Land Development, 2022".</p>	<p>Noted.</p>



Entities Comments

Response

As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity PRIOR TO WORKS COMMENCING.

Where stages are over 1 hectare there is a requirement for a Sediment Retention Dam. These dams must remain in place and operational from the beginning of the clearing to the end of housing construction. The catchment must be 85% stabilised (including the building sites) before the dam is removed or converted to water control pond. The ponds to be sized to 165 cubic meters per hectare of the catchment area, not just the stage size.

If a swale is to be used outside the boundary stage to divert water away from the stages, then this swale requires to be stable before the development starts. Also prior to the construction of the swales, all swales must have the endorsement of the owner of the land and endorsement, or approvals as required for works from Parks, Conservation and Lands (PC&L) and the Heritage Unit.



Entities Comments	Response
<p>Each stage must have their own sediment controls and be able manage all water that lands on that stage and the flow be directed to a sediment control pond and then treated and discharged onto undisturbed land/stormwater system that will not affect any adjoining stages. Each pond is to remain and managed as a sediment control pond until the development, land development and house construction, is 85% stable which includes the completed homes.</p> <p>Dam construction should be in accordance with the following guidelines:</p> <p>Be of adequate size to control all runoff from the site (i.e., 165 cubic metres per hectare of catchment).</p> <p>No discharge from dam unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.</p> <p>Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event.</p> <p>Regular dredging of the dam must be carried out to remove silt.</p> <p>Site drawing and details must be provided to Environment Protection Unit, Environment ACT for approval prior to works commencing.</p> <p>Temporary Erosion & Sediment control ponds must be incorporated into each stage of development.</p>	



Entities Comments	Response
<p>The size of the ponds must be minimum of 165 m³/ hectare and the temporary ponds shall not be removed until 85 % of the developments are complete or all the disturbed areas are stabilised.</p> <p>The lessee shall comply with the Environment Protection Act 1997 (the Act) and all relevant policies and guidelines.</p>	
<p>3. Topsoil</p>	
<p>All soil stockpiles are to be in accordance with Environment Protection Guidelines for Construction and Land Development, 2022.</p>	<p>Noted.</p>
<p>4. Noise Management Plan</p>	
<p>All design and structural recommendations and assumptions included in the Noise Management Plan prepared by GHD PTY LTD titled “ACTAS and ACTF&R Joint Station at Molonglo NOISE MANAGEMENT PLAN”, dated 17th November 2023 must be incorporated into the final building construction and design.</p> <p>The Noise Management Plan must be included in the approved plans stamped by the ACT Planning & Land Authority to ensure all recommendations and assumptions included in the document are confirmed and signed off by the building certifier prior to a certificate of occupancy and use being issued.</p>	<p>Noted.</p>



Entities Comments		Response
ACT F&R	That the proposal is supported with conditions	
1.	ACTF&R notes egress routes for ESA appliances is narrowed on front apron for landscaping purposes. It is advised these egress routes be amended to allow for clear departure from the Station when exiting.	Noted.
2.	<p>Water Supplies</p> <p>Perimeter roads in Bushfire Prone areas are considered to be fire risk type FRT2. The proponents are to seek clarification from Icon Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.</p> <p>Fire Risk Types are designated dependent on land use zones aligning with the ACT Territory Plan 2008. Commercial core land use (CZ1) are classified as FRT4, with a minimum available firefighting flow provision of 100 l/s. The proponents must seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.</p>	<p>Noted. As discussed with ACTF&R the development is FRT4 (100L/s). Greater demand requirement than the FRT2(45L/s). Awaiting ICON water approval to ensure that the existing infrastructure is adequate.</p> <p>Noted. As discussed with the ACTF&R the development is FRT4. Refer to ACTF&R email. Awaiting ICON water approval to ensure that the existing infrastructure is adequate.</p>
3.	<p>ACT Fire and Rescue Access:</p> <p>All roads and driveways for the development site must be suitably constructed to allow the access and egress of fire fighting vehicles, crews and equipment. Paths of travel that traverse over or are in close proximity to basement surfaces or water retention pits</p>	The current pavement is designed to allow the travel of all emergency service vehicles.



Entities Comments	Response
<p>require pavement loading suitable for ACTF&R Pumper/Specialist Vehicles access/egress.</p>	
<p>4. Alternative Energy Supplies and Storage</p> <p>With the ACT Government leading the way in renewable energy, there has been a large uptake of new alternative energy and energy storage systems being incorporated into new building designs and on-site infrastructure. These include, and not limited to; battery energy storage systems, EV charging stations, hydrogen technology and large scale solar panels.</p> <p>A local renewable energy facility guideline is currently in development. In the interim, the CFA document Design Guidelines and Model Requirements for Renewable Energy Facilities should be used when designing these types of facilities.</p> <p>ACT Fire and Rescue Fire Safety Guideline – FSG-22 Electric Vehicles and EV Charging Equipment in the Built Environment – is accessible on the ESA website.</p> <p>Any new developments incorporating alternative energy systems and storage on their site is required to contact ACTF&R Fire Safety Section on 62078370 or ACTFRFireSafety@act.gov.au to discuss the proposal and seek assurance the design is compliant to ACTF&R requirements.</p>	<p>The Hazardous Material Assessment will be undertaken at the next stage of the project prior to the BA lodgement.</p>
<p>5. Bushfire Protection Requirements:</p> <p>Bushfire Threat Assessment and Compliance Report: This development is located inside the area declared by the ESA to be subject to the threat of bushfire.</p>	<p>Noted.</p>



Entities Comments

Response

Bushfire Assessment Report:

ACTF&R has reviewed bushfire assessment report 12601325 - prepared by GHD Pty Ltd and concur with its findings and recommendations including the provision and specifications of:

- Recommendation 1 – APZ to be provided in accordance with Table 1 to achieve BAL 12.5.
 - Recommendation 2 – APZ landscaping is to comply with the ACT BMS Appendix 4 and be guided by the fuel management principles. These will be managed by the site operator.
 - Recommendation 3 – Construction to a level of BAL-12.5 for the facility under AS3959-2018 or NASH standard is required and should implemented at construction stage.
 - Recommendation 4 – Access to meet the specification detailed in Section 3.5.
 - Recommendation 5 – Overhead electrical transmission lines are to be installed with short pole spacing (30m) and away from vegetation in line with BMS. Consultation with the electrical transmission line service provider is undertaken to ensure the overhead electrical transmission.
-



Entities Comments	Response
<ul style="list-style-type: none">• Recommendation 6 – Emergency and evacuation plans be developed prior to construction, operation, and occupancy of the proposed new assets as summarised in Section 3.6 and in compliance with the requirements set out in the BMS. A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to ACT ESA for its information prior to occupation of the development.	
6. Bushfire Protection Measures - During Construction:	
<p>Where works prevent travel along existing fire trails or access ways, alternate access, constructed to Rigid Float standard in accordance with the ACT Bushfire Management Standards (as referenced) must be provided to ensure access for firefighting operations is maintained.</p> <p>Standard industry procedures are to be adhered to for hot works during construction and operation at the facility and a permit will be required for any high-risk activities such as hot works on total fire ban days. To obtain a permit to burn you should contact ACTF&R by email actf&rrisk&planning@act.gov.au</p>	Noted.
7. Street Furniture, Landscaping and Tree Planting:	
<p>ACTF&R has the following requirements in relation to the location of street furniture, landscaping, existing trees and tree planting. The following must be observed:</p> <ul style="list-style-type: none">• In ground and above ground hydrants, other water supplies and all services shut offs must not be impeded	<p>Hydrants have been strategically placed to match with street furniture, landscaping, and trees.</p> <p>Hydrants have been labelled and shown on the hydraulic services -site services layout.</p>



Entities Comments	Response
<p>by street furniture, landscaping, trees or be covered by materials;</p> <ul style="list-style-type: none">• Hydrants should be clearly identified, easily accessible and not have vehicles parking over them; and• Street furniture, landscaping and trees must not impede the progress of emergency service vehicles attending the facility. The minimum height clearance for ACTF&R vehicles is 4.5 metres. Site maintenance should include pruning of any overhanging branches over driveways and pathways.	
<p>8. Fire Station Response Area</p>	<p>Noted.</p>
<p>The location of the proposed development indicates that ACTF&R will be able to provide operational response to the area and its surrounds.</p>	
<p>9. ACT Fire and Rescue Access</p>	<p>Noted. The next design development stage will confirm through further swept path analysis for these vehicle sizes.</p>
<p>ACTF&R Pumper dimensions:</p> <ul style="list-style-type: none">• Length: 8.1m• Width: 2.5m• Height: 3.2m• Weight: 15.5 tonnes• Turning circle: 18m	
<p>ACTF&R CAPA – Combined Aerial Pumping Appliance dimensions:</p> <ul style="list-style-type: none">• Length: 9.4m• Width: 2.5m (excluding mirrors)• Height: 3.8m• Weight: 28.5 tonnes	



Entities Comments	Response
<ul style="list-style-type: none">• Turning circle: 20.8m• Working footprint: 4.5m <p>Compressed Air Foam System Appliance</p> <ul style="list-style-type: none">• Length: 10.5m• Width: 3.2m (with mirrors)• Height: 3.7m• Weight: 23 tonnes• Turning circle: 21.2m	
10. Building Fire Safety System	
<p>Compliance to the National Construction Code and inbuilt fire safety systems are outside the scope of this document and will be assessed separately by ACTF&R Fire Safety Section at the building approval stage. All significant alterations, construction, alternate building solutions or extensions of buildings greater than 500m² will require a fire safety review at the building application to ensure NCC compliance. For further information regarding building fire safety reviews, please contact ACTF&R Fire Safety Section on 62078370 or ACTFRFireSafety@act.gov.au</p>	Noted.
ACTSES	The following further information is required:
1. Identified Zone (1% AEP)	
<p>The proposed site is adjacent to an area of land that may be inundated by a 1%AEP flood from Holder Wetlands.</p>	<p>The project undertook a flooding assessment to review the flooding risks.</p>



Entities Comments	Response
<p>ACTSES note that potential flooding may present a public safety risk due to the proximity of public access areas to land that may be subject to flooding. It is recommended that the project risk assessment consider flood risk, and that specific flood risk control measures are detailed in the Emergency Plan for this development.</p>	
<p>2. General vehicle evacuation</p>	
<p>Evacuation routes with free egress remain viable from the Northern side of the block.</p>	<p>The project undertook a flooding assessment to review the flooding risks.</p>
<p>Water Policy and Planning</p>	
<p>Unfortunately, the Office of Water is not resourced at a level to allow us time to review and comment on this development.</p> <p>Please don't interpret this response as 'no issues with the development' from a water sensitive urban design perspective.</p> <p>There may indeed be issues and the applicant is encouraged to engage consultants to review the development from a WSUD perspective.</p>	<p>Noted</p>
<p>Evo Energy</p>	
<p>This application is approved subject to compliance with the following conditions:</p> <p>A new underground service is required.</p> <p>An area for a substation must be allowed for within the developed block/s. The substation requirements will be</p>	<p>PNA has already been submitted and it is currently awaiting decision.</p>



Entities Comments

Response

determined when the proponent submits the electrical load (to AS3000) of the development to Evo energy. The area will be 14.2m (L) x 6.2m (W) for all pad mount substation loads within 1,500kVA. If a compliant pad mount substation location cannot be provided (including earthing system) then the proponent must allow for an Indoor Chamber Type Substation. If the load exceeds 1.5MVA an Indoor Chamber Type substation will be required. Evoenergy may consider an Indoor Chamber Type Substation for loads <1.5MVA to suit project and spatial requirements if requested by the proponent. Evoenergy may determine that twin pad mount substations will be installed if the load does not exceed 3MVA. The required area for twin pad mount substations is project specific. Development is to comply with minimum separation requirements to underground assets. Ref Evoenergy Drawing 3832-018

Installation of electrical conduits (on or off block) will be the responsibility of the proponent.

Proponent is required to submit the Request for "Preliminary Network Advice" via <https://www.evoenergy.com.au/key-documents/forms/prelimelecnetworkadvice> prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.



Entities Comments

Response

The location of the proposed or existing Point of Entry/ Meter Box is to comply with Evo energy's Service and Installation rules.

The proponent is responsible for ensuring that Evoenergy's Design and Siting requirements for substations are met. This includes but not limited to meeting all the requirements of Evo energy Drawing 3832-018, in particular that no underground uninsulated metal work, metal pipes, metal fencing or metal clad buildings are within 7 meters of any part of a pad mount substation. Unhindered direct access to the substation will be required 24/7.

Please Note

WARNING Evoenergy underground assets may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.

Development and Building Applications will need to include any proposed Evoenergy works

If Evoenergy approval conditions are not met, a breach of the law may result.

Separate applications are required for water & sewerage, and communication network services.

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



Entities Comments	Response
<p>Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity.</p> <p>A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to Evoenergy.</p>	
Natural Gas	
<p>Jemena have reviewed the proposed development and can confirm Evoenergy gas have no objections.</p>	<p>Noted.</p>
ICON Water	
<p>The design depicted in this application has been assessed by Icon Water and fails to comply with their water and sewerage network protection.</p> <p>Reasons for Failure to Comply</p> <p>Design Acceptance for External Services or off site works must be in principle design approved by Icon Water Hydraulic Assets. Phone Icon Water Asset Acceptance on ph.: 026248 3111 or email to hydraulicassetacceptance@iconwater.com.au. This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers.</p> <p>Additional requirements may apply once an 'In-Principle' accepted ESP is submitted.</p> <p>Resubmission of this application must be made to both Water and Energy Networks in order to ensure that subsequent changes to the plans meet the compliance</p>	<p>The completed design form pack (in-principle approval) was submitted to Icon water on 08/11/2023, email title – Duffy Section 58 block 2 – Icon water design acceptance.</p>



Entities Comments	Response
<p>requirements of both areas. You may also need to resubmit the application to other referral entities to ensure the changes comply with their requirements.</p> <p>WARNING</p> <p>This submission fails to comply with Icon Water requirements. A decision to proceed is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.</p>	
EPSDD Duffy Precinct Map and Code (DV386 inclusion)	
<p>1. C49 – The applicant is to demonstrate compliance with the criteria as it is not evident that this has been achieved. This is further justified by the fact that TCCS have not supported the proposal and note 2 of criteria 49 expresses the requirement of TCCS support. Additionally, please review the scale bar provide on the provided plans to ensure consistency of dimensions. This code requires the setback to Cotter Road achieves all of the following:</p> <p>a) a minimum 20 metre setback from the current road edge of Cotter Road to allow for future possible</p>	<p>a) The development, including the centenary trail and the main building, are set back over 20m from the current edge of Cotter</p>



Entities Comments	Response
<p>duplication - You have 21575 and you have an additional amount to the edge of Cotter Road. Please can you check scale bar as noted above. I think we should look at the centenary trail though as this implies they want that moved 20m from Cotter road too.</p> <p>b) adequate sight lines for vehicles (including bicycles) and pedestrians, especially near the corners, intersections and vehicular access points to the site. Note 1: Pedestrian and bicycle safety is especially important where there are crossing points with the Centenary Trail. Note 2: Endorsement by TCCS is required to satisfy this provision. The setback to Cotter Road may be adjusted upon further investigation by TCCS to determine the required setback once design and planning has been undertaken for any future road works. – I think we need you and the Traffic consultant to discuss this further.</p> <p>R51 – Please provide a Cultural Heritage Assessment which assesses the potential Aboriginal heritage impact of the proposal</p>	<p>Road, as can be seen on the updated site plan submitted with this response. The scale bar on the site plan has also been amended accordingly.</p> <p>b) The proposed driveways are positioned to achieve clear sight lines for vehicles, cyclists and pedestrians at the intersections. The over 21m building setback from the site boundary will provide emergency vehicles with better visibility for the crossing traffic before approaching the intersections.</p> <p>Cultural Heritage Assessment was undertaken and the report is included with this response.</p> <p>Further PAD excavation is underway.</p>
<p>2. Non-Urban Zones Development Code</p>	
<p>C17 - Please provide an assessment of Environmental Effect: The application for development is accompanied by an Assessment of Environmental Effects (section 120(f))</p>	



Entities Comments	Response
Planning and Development Act 2007) addressing, but not limited to, the following:	a) Please refer to Traffic report included in the DA submission as well as responses to TCCS comments in Table 1.
a) the amount of traffic likely to be generated and the likely impacts on the road system	b) The proposal is single storey in scale and only occupies a small portion of the overall block. This provides a landscaped setting around the building to aids to reduce the visual impact of this development on the block. In addition the proposal is sited over 70m away from the nearest residential block on the opposite side of Cotter Road, thereby reducing the visual impact on these dwellings.
b) impacts on the amenity of surrounding land uses	
c) impacts on the role and character of the hills and ridges as a visual backdrop	c) The proposal occupies a small portion of the overall block and additional landscaping is proposed. This is a small area for the proposed works within the hills, ridges and buffer zone and as such the impact on overall character of this zone is not considered to be significant.
impacts on rural character	d) Although rural in character by virtue of its zoning, the proposal is small in scale on a small area of the existing block which retains the rural character of the surrounding area.
e) provision of landscaping	e) Additional landscaping is proposed with this application.
f) impacts on water supply catchments	f) As shown in the civil documentation, the stormwater is being treated for quality and quantity as to not affect surrounding areas or any downstream catchments. In particular, to satisfy the green star requirements, the water quality of the stormwater leaving the site is being treated to be better than the current stormwater runoff from the site with no development.



Entities Comments	Response
g) impacts of earthworks or rehabilitation works on soil stability and quality.	g) All earthworks and slope stability will be completed as per geotechnical advice and this will be including updated advice during the construction works as is standard with any earthworks projects
3. Crime Prevention through Environmental Design General Code	
C17 – The applicant is to demonstrate how the building entrances are easily identified, in particular noting the entrance located near the visitor intercom. Additionally, the applicant is to provide detailed measurement on plans demonstrating doorway dimensions and pathing are capable of providing access to all users	<p>The design is consistent with the principles and objectives of the Crime Prevention through Environmental Design General Code.</p> <p>Natural Surveillance Although this facility does not have public spaces and does not expect public access, the visitor carpark at the front of the station is located along Cotter Road and easily identifiable from the street. The main front access was highlighted with the raised signage wall and flag poles. The area is well-lit at night and is along the series of station offices with windows for visibility.</p> <p>Natural Access There is a dedicated footpath leading from the carpark to the entry intercom for communication with each desired agency. At night, legitimate visitors are encouraged by light from the transparent appliance bay doors and glazed entry doors at the centre of the facility.</p> <p>Target Hardening The facility frontage along Cotter Road as a public interface has several landscape features to act as buffers for discouraging direct approach to the building façade. The rest of the three sides, east, west and south sides, are securely fenced off and protected from unauthorised entries with sufficient lighting and various security systems.</p>



TABLE 2: RESPONSES TO PUBLIC REPRESENTATIONS

Comment 1 <ul style="list-style-type: none"><li data-bbox="203 579 1406 611">• Preference for an alternative site and questions about why other sites were not considered
Response
<p data-bbox="203 707 2024 847">Current and projected growth of development and population in the Western part of ACT, including Molonglo Valley will increase the demand for emergency services in the future. Additional emergency service crews and vehicles (ambulances and fire appliances) and strategically located station infrastructures that form part of the network of station infrastructure are critical to enable timely service responses to the current and future demand of the growth areas including Molonglo Valley, Western ACT and the other parts of ACT.</p> <p data-bbox="203 879 2036 983">A site for a possible emergency services facility of approximately 1.2 hectares was reserved as a part of the planning for the Molonglo Group Centre and Surrounds and included in the concept plan for the area in the Commercial CZ3 Services zone. The site would only need to be provided if required to meet the operational needs of the Emergency Services Agency (ESA).</p> <p data-bbox="203 1015 2011 1078">The preferred location for the new station has been identified at the western corner of intersection of Cotter Rd and John Gorton Drive, known as Duffy section 58 block 2 (refer to figure 1 site plan).</p>



Figure 1: site plan

In 2021 the ESA and JACS commenced work to identify a suitable location for the Molonglo Station. In consultation with EPSDD, two sites were identified as available for development; a site of 1.2 ha located in the Molonglo Town Centre and a site of over 9 ha on the corner of Cotter Road and John Gorton Drive in Duffy section 58 block 2 (the Duffy site).

While the site at the Molonglo Group Centre was considered to have acceptable primary response times and service levels in the short term, it was not considered appropriate in the future due to its required vehicle access and egress, pedestrian safety and visual amenity issues associated with operating a station in the group centre of a rapidly growing district. Molonglo's anticipated population growth rate (5.3% per annum¹) is expected to be more than threefold of that of the rest of ACT (1.4% per annum). Correspondingly, the group centre servicing the Molonglo population is expected to grow in its commercial, mixed use and higher density residential activities, which would involve higher level of pedestrian activities, lower speed limits, a greater number of traffic light controls and higher degree of vehicle conflicts and queuing.

The response time is a critical need for ambulance service and fire and rescue services and the group centre site is not considered appropriate including its limited ability to expand in the future to service the new and growth areas. The inevitable growth of traffic and pedestrian interactions and mixed use and high- density development anticipated in the Molonglo centre are likely to cause future operational difficulties as evidenced in the Gungahlin Town Centre. Responding from a group centre requires that all fire and ambulance responses commence from the most congested area, resulting in increased secondary and tertiary response times, increased pedestrian and vehicle interactions, and prolonged use of sirens in a high density area.



Consideration of sites further west of the Cotter Road are not suitable as they would result in an unacceptable increase in primary and secondary response times in the context of network of service response.

The Duffy site provides access to two-directional arterial roads and a relatively level block. An analysis of ACT Fire and Rescue (ACTF&R) and ACT Ambulance Services (ACTAS) response data also confirms that the site provides 'good' primary and 'superior' secondary response times and has significantly less potential for interactions with other traffic and pedestrians when compared to the Molonglo Group Centre site, specifically in the context of medium and long term population growth.

Preliminary site investigations were undertaken to better understand the condition of the site and undertake due diligence and technical assessment of station siting options. These investigations used publicly available information sourced from ACTmapi (ACT Government, 2022) to review potential impacts on urban development, vegetation and ecology. This initial investigation confirmed the site does not contain listed threatened species and ecological communities and was mapped as containing predominately exotic grasslands.

Following this initial assessment, further due diligence activities have been undertaken by experienced consultants, including site inspections, due diligence reports and consultation with service and utility providers, Pedal Power and stakeholders in the ACT Government.

The figure 2 'Area of Site Development' provides an indication of the size and positioning of the proposed development in relation to the site. The proposed footprint covers a total of approximately 1.55 hectares (see blue rectangle in figure 2) within the block of 9.2 hectares. This includes a building footprint of approximately 0.38 hectares and hardstand, including access to existing tracks within the site, of approximately 0.46 hectares.

The preservation of the majority of the site as a buffer, in accordance with rule 44, will limit any adverse impacts and change to the character of the area. There are also requirements for screening of plant and equipment and for materials and finishes (contained in rule 47 and criteria 49 respectively). A decline in land values is not anticipated to occur.

The site is not proposed in a residential area but instead proposed for an area zoned NUZ3 Hills, Ridges and Buffer and is across the road from residentially zoned land. As further discussed under 2.3.11 the land use is also consistent with the decision of the National Capital Authority board of 12 October 2022, that a community protections facility is permitted at the site (Duffy, section 58 block 2).



Figure 2: Area of Site Development - blue rectangle indicates position of new facility within the site

Comment 2

- **Importance of green space, ecological impact and preserving ecosystems**

Response

An ecological assessment has been undertaken for the site, including a field survey, conducted on 5 April 2023, and detected 52 flora species. The field survey found that vegetation was dominated by exotic flora, with 38 species of exotic plant recorded. Nine species of weeds listed under ACT legislation were identified within the site. Only 0.43 hectares of the site was consistent with native woodland and was dominated by a canopy of Argyle Apple (*Eucalyptus cinerea*) with a mixed, disturbed, understorey of Cootamundra Wattle (*Acacia baileyana*) and a range of exotic trees and shrubs. Riparian vegetation accounted for 0.33 hectares of the site, and was also dominated by exotic flora, although some native emergent vegetation remained, such as Cumbungi (*Typha orientalis*). The predominant vegetation type was exotic grassland and planted exotic pines, which totalled approximately 8 hectares.



Preliminary design has considered these findings so that none of the above- mentioned trees will be removed as part of this development. The proposed development would be constructed within a maximum footprint of 1.55 hectares, located on Cotter Road to the north of the site and is within an area consisting only of exotic grassland, some scattered exotic and native shrubs and some planted pines.

The experienced consultant who undertook the field study confirmed that direct impacts from the proposal would not result in any significant impacts to threatened ecological communities or species listed under either the Nature Conservation Act (2014) or Commonwealth Environmental Protection and Biodiversity Conservation Act (1999).

The Conservator of Flora and Fauna was consulted about DV386 and advised that it had no objection. It was also recommended that designs for the new facility seek to retain remnant trees on the block if possible.

In addition to landscaping design, the proposed material and colour palette will be sympathetic to the location. Warmer tones will be introduced to the building, picking up on features already in the vicinity (for example finishes to complement the existing copper-coloured suburb signage). Preliminary design shows the building is setback approximately 25metres from the Cotter Road and deep awnings over windows and roof line will be incorporated to soften the front façade. Refer also to response for item 2.3.5 above.

Comment 3

- **Concerns about loss / disturbance for the shared path/ cycle way**

Response

Staging will be considered to minimise disruption and to maintain safety of shared paths throughout the construction phase of development.

Pedal Power and TCCS is being consulted to discuss options for the appropriate integration of new shared paths.

Through this initial consultation, consideration has been given to retaining the existing shared path to the east of the proposed development and options are being considered for a new shared path to the front of the facility (see figure 4 below). This new path would replace the existing gravel path, linking the Centennial trail to the existing paved section to the east to provide a safe and logical location for the Cotter Road crossing. Consideration will also be given to additional features for pedestrians and cyclists, such as a resting bench and a water bottle refilling station to the west of the site.



The design team are considering multiple options in consultation with TCCS and Pedal Power. Most of the affected section of the Centenary Trail is currently gravel surface and unsuitable for commuting and road bicycles. The development will provide a continuous paved footpath to pedestrians and cyclists, adding value to people heading to and from the Cotter Route. The shared pathway and routes through the site will not be blocked.

Comment 4

- **Impact to wildlife and potential historic agricultural findings**

Response

An ecological assessment has been undertaken at the site. Findings from this assessment identified that the site has been largely cleared for historic agricultural and forestry activity, with little in the way of native vegetation regeneration taking place since, and as such presents a very low overall ecological value.

The site is already isolated due to significant developments to the north, east and south as well as historic land clearing and agricultural activities to the west and throughout the site more broadly. All native woodland and riparian zones would be retained.

The loss of exotic grassland and potentially some exotic shrubs and trees would not fragment habitat for biota nor would it reduce the ability for fauna to disperse through the site. The single hollow-bearing tree present may provide habitat for arboreal mammals or birds and would be retained. Likewise, the riparian zone and small extent of native woodland would also not be removed, thereby avoiding impacts to the best areas which may contain habitat for fauna.

Comment 5

- **Concerns about noise and light pollution**

Response

Emergency vehicles are only required to sound sirens and show lights when responding to an incident and are utilising the exemption under the Motor Traffic Act. Emergency vehicles do not generally sound sirens when responding to an emergency unless a hazard exists. The use of sirens is generally the exception and sirens are only used during an emergency situation and even then are only used when absolutely necessary.

Emergency vehicles do not sound sirens during general movements in and out of the station.



Comment 6

- **Concerns about traffic congestion and ability to get to emergencies quickly**

Response

Fire and ambulance responses generally require travel through traffic congestion at peak times. The location of the preferred site was based in part on the ability to respond to primary, secondary, and tertiary response areas with minimal interactions with other traffic and pedestrians. By way of comparison, responding from a group centre requires that all fire and ambulance responses commence from the most congested area, resulting in increased secondary and tertiary response times and increased pedestrian and vehicle interactions.

Comment 7

- **Pedal Power**

Response

- Emergency vehicles to enter and leave the station in a forward direction (no reversing) – This is the standard procedure that will be followed.
- The path in front of the station be recognised as a 'path' and treated as such in that vehicles driving across the path give way to those on the path except when warning lights are flashing and/or sirens are sounded – Noted, warning lights and/or sirens necessary as per the regulations.
- Contrasting paving or paint is used to delineate the path – noted and can be incorporated in the project.
- Warning lights/sirens are activated to warn path users when Emergency service vehicles are leaving the station – As mentioned above warning lights and/or sirens necessary as per the regulations.
- The staff vehicle driveway be raised to the level of the path as per the standard TCCS requirement for driveways and that zebra markings and red paint be used to highlight path user priority. noted and can be incorporated in the project.
- Give way signs be installed on the staff vehicle driveway to make clear that path users have priority over staff vehicles entering and leaving – noted and can be incorporated



- The front of the station be lit to provide security on the path at night – noted and we will have lights in the front of the station and if it is not sufficient this can be incorporated in the project.
- Speed limit on Cotter Rd be reduced from 70km/hr to 60km/hr (Traffic Report Table 1.1 p7) – this is currently on discussion
- A wide refuge be established between the two despatch driveways noted and can be incorporated in the project.
- Emergency station staff be made aware of the requirement to give way to path users except when lights and/or sirens are operated. - Agree

New location of the Cotter Rd crossing to be priority crossing and approach path paved.

Pedal Power requests the opportunity be taken, when re-locating the Cotter Rd crossing, to establish it as a raised priority (wombat) crossing. This would be in line with the ACT Government policy of establishing priority crossings on all Principal Bike Routes. It would also be consistent with reducing the speed on Cotter Rd to 60km/hr.

It would seem unnecessary to have to make the following request, but Pedal Power often encounters obvious gaps in path works because they lie just outside the project zone. This is one such case. It is proposed to retain a short stretch of gravel path between the western boundary of the site and the new crossing of Cotter Rd. To leave this short stretch of gravel path when, at both ends there will be a modified paved path, would be wrongheaded. Accordingly, Pedal Power requests this short section be paved. We note that the current path is sealed all the way to the existing Cotter Rd crossing.

Water station and seat

Pedal Power supports the installation of a water station and a seat on the site at a convenient location near the path.- noted

Bunch Riders on Cotter Rd

As the Cotter Road is a popular route for training rides and given that this is the route to Stromlo Forest Park, special attention needs to be given to ensuring the safety of all road riders in the vicinity of the site. This could include warning signs for motorists and ensuring that the flashing lights/sirens activated when emergency vehicle are moving can be seen from Cotter Rd.

We could find no reference in the DA or in the Traffic Report to this issue.

Bike Racks



Pedal Power supports the installation of four visitor bike racks at the front of the building and eight bike racks for staff .- noted

Temporary Traffic Measures

Pedal Power requests that the path remain open during construction, or a convenient and safe alternative route be provided. - noted, this is currently under discussion

Comment 8

- **Any compensation for the residence due to noise or health well-being effects,**

Response

A Noise Management Plan has been prepared as part of the DA submission.

Comment 9

- **There needs to be more time for consultation and the request for an extension**

Response

- The Project team undertook a “letter box drop” of information leaflets to residents informing them of the proposed use of Block 2 Section 58 Duffy as an Emergency Services facility and note that Government (EPSDD) would be undertaken further community consultation as part of the TPV process during the first quarter of 2023.
- The TPV process required a range of planning investigations, agency consultations and a statutory 30-working day public consultation process. Environment, Planning and Sustainable Development Directorate (EPSDD), with the assistance of JACS CWI, commenced the process required for TPV and public consultation in March 2023.
- CWI facilitated two presentations to the Molonglo Valley Community Forum (MVCF) and Weston Creek Community Council (WCCC) in April 2023 to provide information on the proposed development process for this project.
- The DA has now undergone public notification according to the requirements of the Planning and Development Act 2007.

From: [Zhang, Jianmin](#) on behalf of [Contaminated Sites](#)
To: [Angela Jones](#)
Subject: RE: Contamination Assessment for EPA endorsement - Block 2 Section 58 Duffy
Date: Tuesday, 27 February 2024 2:45:21 PM
Attachments: [image001.png](#)

OFFICIAL

Hi Angela,

The Office of the Environment Protection Authority has reviewed the report titled “*Report on Detailed Site Investigation (Contamination) Proposed Emergency Services Station Block 2 Section 58, Duffy*” dated 4 May 2023 prepared by Douglas Partners Pty Ltd and provides the following comments:

- The assessment is only related to part of the block. ACT EPA Information Sheet 11 requires that “*Where a site suitability report relates to the assessment of part of a block or crosses block boundaries the assessment area must also be geospatially defined using the Geocentric Datum of Australia 2020 (Map Grid of Australia Zone 55). For complex site boundaries a corresponding shapefile must also be included with the report along with the usual figure(s) defining the site.*” As a result, the report must be updated to meet this requirement.

The Environment Protection Authority would support the proposal from a contamination perspective, subject to the following conditions:

- The above assessment report must be updated to meet EPA requirements; and
- A copy of the updated environmental site assessment report into the suitability of the site for its proposed and permitted uses from a contamination perspective (including a corresponding shape file) must be forwarded to the EPA (contaminatedsites@act.gov.au) for review and endorsement prior to emergency service facility or any other more sensitive uses being used at the site.

Regards

Jianmin Zhang | Environment Protection Officer | Office of the Environment Protection Authority
Phone: 02 6207 2151 | Email: jianmin.zhang@act.gov.au
Access Canberra | Chief Minister, Treasury and Economic Development Directorate | ACT Government
GPO Box 158, Canberra City, ACT 2601 | www.act.gov.au/accessCBR

We acknowledge the Traditional custodians of the ACT, the Ngunnawal people. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Angela Jones <Angela.Jones@purdon.com.au>
Sent: Wednesday, February 14, 2024 1:37 PM
To: Contaminated Sites <ContaminatedSites@act.gov.au>
Subject: Contamination Assessment for EPA endorsement - Block 2 Section 58 Duffy

You don't often get email from angela.jones@purdon.com.au. [Learn why this is important](#)

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

We currently have a DA under assessment for the Emergency Services Agency station in Duffy and note that EPA endorsement for the contamination assessment is required as a condition to a decision.

Due to time constraints for the project, please could we request a review and endorsement of the attached report to allow us to submit to EPSDD to address this requirement earlier in the DA process.

Please do not hesitate to contact me if you have any queries.

Regards

ANGELA JONES RPIA
Lead Planning Practitioner
purdon.com.au | [LinkedIn](#)

02 6257 1511
243 Northbourne Avenue,
Lyneham ACT 2602



Behind this email is a person passionate about Planning

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From: Oshyer, Aaron
Sent: Mon, 5 Feb 2024 04:17:52 +0000
To: Dobing, Joshua
Cc: EPSD DA Leasing referrals; EPSD DA Coordinator; AC, EPD Customer Services
Subject: DA LEASING Comments-202342470-2/58 DUFFY
Categories: Sophia

OFFICIAL

Hi Josh,

There is no Crown lease over Block 2 Section 58 Duffy.

Being a government facility the Emergency Services Agency (ESA) may request an Executive Crown lease over the land. This will allow any use permissible under the Territory Plan for the land.

You are therefore suggested to review the Territory Plan provisions to establish if the proposed uses are permissible.

The Territory Plan 2023 has added the use of emergency facility for Block 2 Section 58 Duffy. The additional use is not in the Territory Plan 2008 though.

Territory Plan 2008 – Duffy Precinct Code

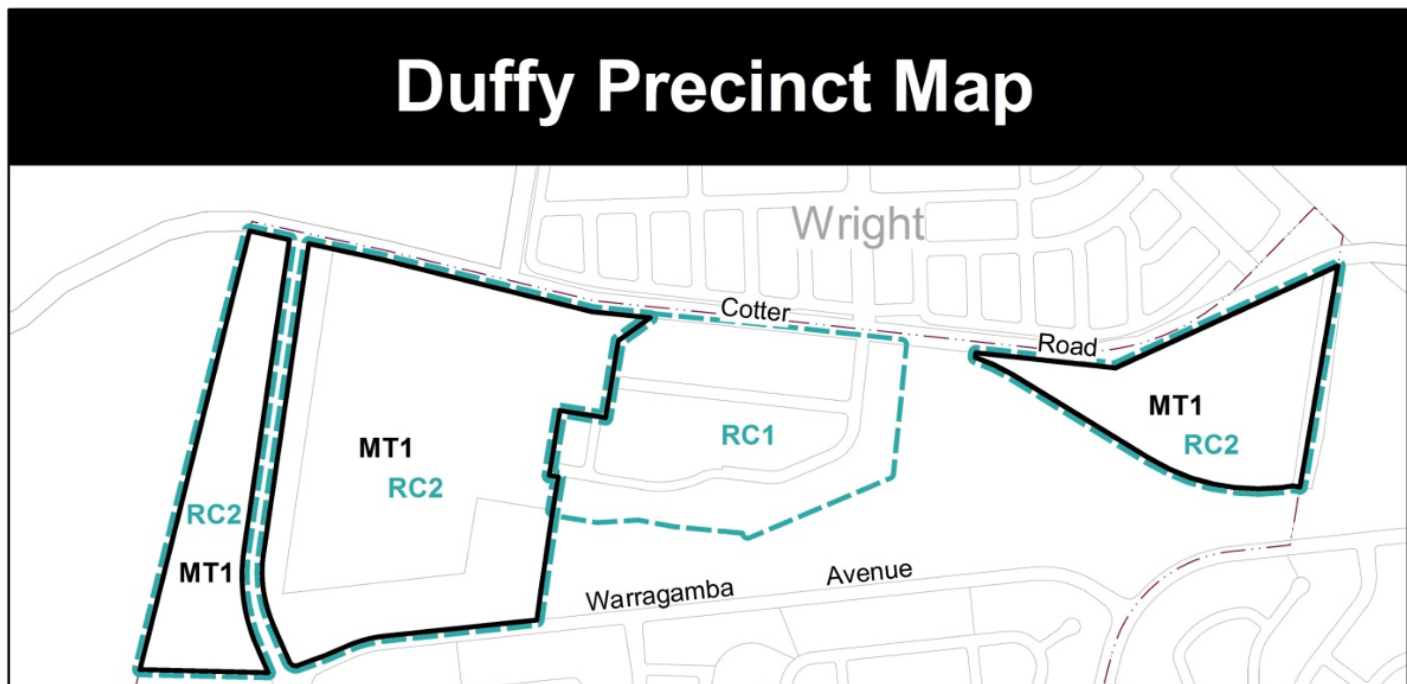


Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	NUZ3	overnight camping area plantation forestry tourist facility

Territory Plan 2023 – Weston Creek District Policy

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Chapman	CFZ	Nil	retirement village; supportive housing	Blocks 3-4 Section 12
Duffy	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	Blocks 2, 4 Section 55 Part Block 3 Section 56 Block 2 Section 57 Block 2 Section 58
Duffy	NUZ3	emergency services facility	Nil	Block 2 Section 58
Duffy	CFZ	Nil	retirement village; supportive housing	Block 2 Section 23

We trust that this information is of some assistance.

Kind regards,

Aaron Oshyer | Director Leasing Administration

Phone 02 6205 8394 | Email: aaron.oshyer@act.gov.au

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

Level 1, 480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

From: Dobing, Joshua <Joshua.Dobing@act.gov.au>

Sent: Monday, February 5, 2024 11:51 AM

To: Oshyer, Aaron <Aaron.Oshyer@act.gov.au>

Cc: EPSD DAleasingreferrals <DAleasingreferrals@act.gov.au>; EPSD DACoordinator <DACoordinator@act.gov.au>; AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Subject: RE: REFERRAL-DA LEASING-202342470-2/58 DUFFY-01

OFFICIAL

Hi Aaron

Just following up on the comments on the attached DA for the Duffy Emergency services agency building - Blocks 2 Section 58 Duffy.

The applicant has expressed that the proposed use is consistent with DV386.

Kind regards

Joshua Dobing | Assessment Officer | Development Assessment

Phone 02 6205 2888 |

Statutory Planning Division | Environment, Planning and Sustainable Development

ACT Government | Level 1, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

| Joshua.Dobing@act.gov.au |

Please note my working hours are 7am to 3pm Mon – Fri



From: AC, EPD Customer Services

Sent: Tuesday, December 12, 2023 2:28 PM

To: EPSD DALeasingreferrals <DALeasingreferrals@act.gov.au>

Cc: EPSD DAACoordinator <DAACoordinator@act.gov.au>

Subject: REFERRAL-DA LEASING-202342470-2/58 DUFFY-01

DEVELOPMENT APPLICATION NO: 202342470

BLOCK: 2 **SECTION:** 58 **DIVISION:** DUFFY

Description - **PROPOSAL FOR NEW EMERGENCY SERVICES AGENCY BUILDING - Construction of new single storey emergency services building, associated infrastructure, verge crossing, parking, upgrades to footpath, signage, 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 **(10/01/2024)**.

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 ACEPDcustomerservices@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,

Jenny Lee | DA Notification | Land, Planning and Building Services | Environment, Land and Technical Regulation

Phone: 02 6207 1923 | Email: acepdcustomerservices@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



From: ConservatorFloraFauna
Sent: Tue, 9 Jan 2024 04:33:46 +0000
To: AC, EPD Customer Services
Subject: COMM-EACT-202342470-2/58 DUFFY-01

OFFICIAL

Hi,

Advice below:

Section 58 block 2 Duffy is currently a Strategic Fire Advantage Zone (SFAZ). As such, upon completion of the development, the non-developed land as part of block 2 (outside of the development footprint) must be maintained in perpetuity to a SFAZ standard.

Kind regards,

Claire Gannon

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Tuesday, December 12, 2023 2:28 PM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: REFERRAL-EACT-202342470-2/58 DUFFY-01

DEVELOPMENT APPLICATION NO: 202342470
BLOCK: 2 **SECTION:** 58 **DIVISION:** DUFFY

Description - **PROPOSAL FOR NEW EMERGENCY SERVICES AGENCY BUILDING - Construction of new single storey emergency services building, associated infrastructure, verge crossing, parking, upgrades to footpath, signage, landscaping and associated works.**

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

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

Kind Regards,

Jenny Lee | DA Notification | Land, Planning and Building Services | Environment, Land and Technical Regulation

Phone: 02 6207 1923 | Email: acepdcustomerservices@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



From: Bacon, Patrick
Sent: Tue, 9 Jan 2024 02:40:34 +0000
To: AC, EPD Customer Services
Cc: EPAPlanningLiaison
Subject: FW: COMM-EPA-202342470-2/58 DUFFY-01
Attachments: plans.obr, supporting docs.obr
Categories: Sophia

OFFICIAL

Environment Planning & Sustainable Development Directorate,

Thank you for the opportunity to review and provide comments on the Development Application (DA) for the proposed Emergency Services Facility.

DA 202342470

BLOCK: 2	SECTION: 58	DIVISION: DUFFY
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EPA provide the following:

No comments	
Recommend Conditions of Approval	X
Advice for the applicant	X
Recommend Lease Conditions	
Recommend Not Supported	
Further Information/amendments Required	

The Environment Protection Authority (EPA) supports the DA subject to the following conditions of approval being included in the Notice of Decision and enforced under the *Planning Act 2023*.

Conditions

Contaminated Sites

The Office of the Environment Protection Authority has reviewed the report titled “Report on Detailed Site Investigation (Contamination) Proposed Emergency Services Station Block 2 Section 58, Duffy” dated 4 May 2023 prepared by Douglas Partners Pty Ltd and provides the following comments:

- The assessment is only related to part of the block. ACT EPA Information Sheet 11 requires that “Where a site suitability report relates to the assessment of part of a block or crosses block boundaries the assessment area must also be geospatially defined using the Geocentric Datum of Australia 2020 (Map Grid of Australia Zone 55). For complex site boundaries a corresponding shapefile must also be included with the report along with the usual figure(s) defining the site.” As a result, the report must be updated to meet this requirement.

The Environment Protection Authority would support the proposal from a contamination perspective, subject to the following conditions:

- The above assessment report must be updated to meet EPA requirements.

- A copy of the updated environmental site assessment report into the suitability of the site for its proposed and permitted uses from a contamination perspective (including a corresponding shape file) must be forwarded to the EPA for review and endorsement prior to emergency service facility or any other more sensitive uses being used at the site.
- All spoil identified at the site must be managed in accordance with EPA [Information Sheet – Spoil Management in the ACT](#) available at [Environment protection guidelines \(act.gov.au\)](#).
- All soil subject to disposal from the site must be assessed in accordance with EPA [Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT](#) available at [Contaminated sites \(act.gov.au\)](#)
- No soil is to be disposed from the site without EPA approval.

-

Construction

All work to be staged to limit the effect on the environment outside of the proposed construction zone. And each stage must have the following sediment erosion controls and plans approved prior to works commencing.

Construction and development work to be in accordance with "Environment Protection Guidelines for Construction and Land Development, 2022".

As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity PRIOR TO WORKS COMMENCING.

Where stages are over 1 hectare there is a requirement for a Sediment Retention Dam. These dams must remain in place and operational from the beginning of the clearing to the end of housing construction. The catchment must be 85% stabilised (including the building sites) before the dam is removed or converted to water control pond. The ponds to be sized to **165 cubic meters per hectare of the catchment area**, not just the stage size.

If a swale is to be used outside the boundary stage to divert water away from the stages, then this swale requires to be stable before the development starts. Also prior to the construction of the swales, all swales must have the endorsement of the owner of the land and endorsement, or approvals as required for works from Parks, Conservation and Lands (PC&L) and the Heritage Unit.

Each stage must have their own sediment controls and be able manage all water that lands on that stage and the flow be directed to a sediment control pond and then treated and discharged onto undisturbed land/stormwater system that will not affect any adjoining stages. Each pond is to remain and managed as a sediment control pond until the development, land development and house construction, is 85% stable which includes the completed homes.

Dam construction should be in accordance with the following guidelines:

1. Be of adequate size to control all runoff from the site (i.e., **165 cubic metres per hectare of catchment**).

2. No discharge from dam unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.
 3. Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event.
 4. Regular dredging of the dam must be carried out to remove silt.
 5. Site drawing and details must be provided to Environment Protection Unit, Environment ACT for approval prior to works commencing.
 6. Temporary Erosion & Sediment control ponds must be incorporated into each stage of development.
7. The size of the ponds must be minimum of **165 m³/ hectare** and the temporary ponds shall not be removed until 85 % of the developments are complete or all the disturbed areas are stabilised.
 8. The lessee shall comply with the Environment Protection Act 1997 (the Act) and all relevant policies and guidelines.

Topsoil

- All soil stockpiles are to be in accordance with Environment Protection Guidelines for Construction and Land Development, 2022.

Noise Management Plan

- All design and structural recommendations and assumptions included in the Noise Management Plan prepared by GHD PTY LTD titled "ACTAS and ACTF&R Joint Station at Molonglo NOISE MANAGEMENT PLAN", dated 17th November 2023 must be incorporated into the final building construction and design.
- The Noise Management Plan must be included in the approved plans stamped by the ACT Planning & Land Authority to ensure all recommendations and assumptions included in the document are confirmed and signed off by the building certifier prior to a certificate of occupancy and use being issued.

For further information please contact the Environment Protection Authority Planning Liaison at EPAPanningLiaison@act.gov.au or on 02 6207 5642.

Kind regards,

Patrick Bacon | Acting Senior Director, Environment Protection Authority
Phone: 02 6207 2142 | email: patrick.bacon@act.gov.au
Office of the Environment Protection Authority | Access Canberra | ACT Government
480 Northbourne Avenue, Dickson | GPO BOX 158 CANBERRA ACT 2601 www.accesscanberra.act.gov.au

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Sent: Tuesday, December 12, 2023 2:28 PM

To: EPAPanningLiaison <EPAPanningLiaison@act.gov.au>

Subject: REFERRAL-EPA-202342470-2/58 DUFFY-01

DEVELOPMENT APPLICATION NO: 202342470

BLOCK: 2 SECTION: 58 DIVISION: DUFFY

Description - **PROPOSAL FOR NEW EMERGENCY SERVICES AGENCY BUILDING - Construction of new single storey emergency services building, associated infrastructure, verge crossing, parking, upgrades to footpath, signage, 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 **(10/01/2024)**.

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 ACEPDcustomerservices@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,

Jenny Lee | DA Notification | Land, Planning and Building Services | Environment, Land and Technical Regulation

Phone: 02 6207 1923 | Email: acepdcustomerservices@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



From: Wyatt, Tim
Sent: Tue, 16 Apr 2024 08:55:18 +0000
To: Henriquez, Jose; McDonald, Anika; Montes, Sergio; AC, EPD Customer Services
Cc: TCCS_PC DACOORD; Dobing, Joshua
Subject: RE: COMM-TCCS- 202342470-S144B-2/58 DUFFY-01

OFFICIAL

Thanks Sergio, enjoy your break

From: Henriquez, Jose <Jose.Henriquez@act.gov.au>
Sent: Tuesday, April 16, 2024 1:02 PM
To: McDonald, Anika <Anika.McDonald@act.gov.au>; Montes, Sergio <Sergio.Montes@act.gov.au>; AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Cc: TCCS_PC DACOORD <TCCS.DACOORD@act.gov.au>; Dobing, Joshua <Joshua.Dobing@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>
Subject: RE: COMM-TCCS- 202342470-S144B-2/58 DUFFY-01

OFFICIAL

Thanks Sergio for sorting this out today.

From: McDonald, Anika <Anika.McDonald@act.gov.au>
Sent: Tuesday, April 16, 2024 12:56 PM
To: Montes, Sergio <Sergio.Montes@act.gov.au>; AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Cc: TCCS_PC DACOORD <TCCS.DACOORD@act.gov.au>; Dobing, Joshua <Joshua.Dobing@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Henriquez, Jose <Jose.Henriquez@act.gov.au>
Subject: RE: COMM-TCCS- 202342470-S144B-2/58 DUFFY-01

OFFICIAL

Thank you all!

Many Thanks

Anika

DA Coordinator

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

From: Montes, Sergio <Sergio.Montes@act.gov.au>
Sent: Tuesday, April 16, 2024 12:55 PM
To: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Cc: TCCS_PC DACOORD <TCCS.DACOORD@act.gov.au>; Dobing, Joshua <Joshua.Dobing@act.gov.au>; McDonald, Anika <Anika.McDonald@act.gov.au>
Subject: COMM-TCCS- 202342470-S144B-2/58 DUFFY-01

OFFICIAL

Dear App Sec,

Please consider this email as an internal communication between TCCS and EPSDD, and do not forward this email to the applicant or send as an attachment. Please write your own email to the applicant with our conditions/comments. The applicant can always contact our Customer Support Team on (02) 6207 0019 or on TCCS.DCdevelopmentcoordination@act.gov.au for any clarification of DA conditions & comments.

DEVELOPMENT APPLICATION NO: 202342470-S144B

BLOCK: 2 SECTION: 58 DIVISION: DUFFY

Description -PLANNING & DEVELOPMENT ACT 2007 - PROPOSAL FOR NEW EMERGENCY SERVICES AGENCY BUILDING - Construction of new single storey emergency services building, associated infrastructure, verge crossing, parking, upgrades to footpath, signage, landscaping and associated works.

This DA has been assessed with respect to the following elements:

Traffic		Driveways / Verge Crossing	
On Street / Public Parking Facility		LMPP/ Street Trees/ Dilapidation	
Public Transport		Street Lighting	
Waste Management		Pedestrian Network	
Stormwater		Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information	X	Amendments/Alterations/Additions	
Lease Variation		Capital Works	

X = Areas Considered

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	X
'Not Supported' and requires further information	

Conditions / Comments

DRIVEWAY / VERGE CROSSING

1. The driveways over the verge (or verge crossings) must be designed and constructed as a heavy duty driveway in accordance with TCCS *Driveway Design Standards MIS-07*.
2. The levels on the verge must not be altered as a result of the new constructed driveway.
3. Any above-ground infrastructure assets such as street lights, power poles, mini-pillars, signs, etc, must be *at least 1.5m clear* from the closest edge of the driveway. With underground infrastructure assets such as stormwater sumps, sewer manholes, fire hydrants and telecom pits the *minimum clearance is 1.2m*. Show proposed clearances on the driveway plan as necessary.

VERGE / LMPP / STREET TREES / DILAPIDATION REPORT

4. A Dilapidation Report for all government assets (edge of roads, kerbs, footpaths, SW pits, vegetated verge areas, parks & reserves, etc) adjacent to the site must be submitted to the Development Coordination Branch – TCCS prior to commencement of the work. **ADVICE:** *The dilapidation report should clearly show the condition of Gov't Assets, especially any pre-existing damage.*
5. Provide a Landscape Management and Protection Plan (LMPP) detailing any verge protection measures that may need to be installed during the construction period.

PEDESTRIAN NETWORK

6. If verge protection fencing is used, it must be placed in such a way that the verge is protected but access to the pedestrian network is maintained at all times.

ROAD DESIGN

7. Provide dimensions and details of the auxiliary left lanes (AUL) for vehicles entering and leaving the site. Design must comply with the relevant Australian Standards / Austroads Guides.
8. Ensure there is adequate clearance between the existing streetlights and the proposed auxiliary left lanes, to the satisfaction of TCCS. Show clearance on the civil engineering drawings.

STORMWATER

9. Any changes to the existing public stormwater drainage system (such as the proposed culverts under the verge driveways and new SW tie for the development) must be approved before construction by TCCS Design Review & Asset Acceptance Team, see standard general conditions below.

STREETLIGHT

10. Existing streetlights must be a minimum of 1.5m from the edge of any driveway within the verge.
11. A streetlighting certificate must be submitted during Design Review stage if streetlight relocation of more than 5m is proposed. This is to ensure that the proposed streetlighting will meet the requirements as per AS 1158

Lighting for Roads and Public Spaces and TCCS MIS 14. Updated drawings must be submitted showing the proposed spacing between streetlights on adjacent sides of the road reservation.

12. Roads ACT Streetlight section requires a Letter of Design Review for any proposed isolation / relocation of a streetlight (for more details on Design Review process refer to the TCCS Standard General Conditions).

WASTE

13. A Waste and Recycling Management Plan (WRMP) for the new development must be prepared in accordance with the ACT's DCC Waste Code 2019 prior to the Design Review stage. It must address excavation and construction waste. The WRMP form (Section 3, Appendix 10) must be submitted.

SUB-STATIONS

14. An electrical substation for a particular development / block must be located within the block boundary.

TEMPORARY TRAFFIC MANAGEMENT

15. A *Temporary Traffic Management (TTM) plan* approval from the Manager of TCCS Traffic Management & Safety, Roads ACT, must be obtained prior to the 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.

Note that Design Review will apply because this is a commercial/industrial/public development. Before construction starts, approval by the TCCS Design Review & Asset Acceptance team is required, see conditions below.

TCCS STANDARD GENERAL CONDITIONS

In addition to the above site-specific conditions, the following general conditions will apply, as appropriate, for the Works and use of Territory land and potential impacts on TCCS services.

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 by the ways of (1) a Building Approval; or (2) a Letter of Early Works Approval, or (3) a Letter of Design Review prior to the commencement of any Works

Building Applications and Design Review / Early Works Approval Requirements

Building applications are required for the following activities of developments of up to 3 residential dwellings:

- driveway construction over the verge and formwork inspections;
- stormwater easement clearances;
- demolition and excavation waste; and

- construction impacting the verge or public open space (landscape management and protection plan)

Design Review generally applies to a residential development of more than 3 dwellings or any commercial or industrial developments or subdivision of any block requiring a new stormwater tie.

Early Works approvals are required if the applicant wishes to expedite the process for this category of development ahead of the Design Review process.

Early Works Approval

Early works typically include site preparation and establishment, implementation of temporary traffic management plan and landscape management and protection plan and earthworks / excavations. Early Works do not include any building works or offsite works.

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".

Design Review

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.

Waste and Recycling Management Plan (WRMP) review

*Unless a fully completed WRMP and mandatory submission documents (in accordance with 2019 Development Control Code for Best Practice Waste Management in the ACT) have been submitted and endorsed by TCCS at the DA stage, then **noncompliance will not be supported**. A **performance-based-application** can only be considered if a pre-application meeting is held (before a DA is submitted) and TCCS provides the Applicant with a **letter of endorsement** which is presented to EPSDD at the DA stage.*

Operational Acceptance/Soft Landscape Consolidation Commencement

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, a license 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.

TCCS Contact details for development related submissions:

Email: tccs.dcdevelopmentcoordination@act.gov.au

Phone: (02) 6207 0019

Regards,

Sergio Montes | Development Engineer
Phone (02) 62 072 540 | Email: sergio.montes@act.gov.au
Development Coordination Branch | Transport Canberra and City Services



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, March 21, 2024 1:06 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS- 202342470-S144B-2/58 DUFFY-01

DEVELOPMENT APPLICATION NO: 202342470-S144B
BLOCK: 2 SECTION: 58 DIVISION: DUFFY

Description -PLANNING & DEVELOPMENT ACT 2007 - PROPOSAL FOR NEW EMERGENCY SERVICES AGENCY BUILDING - Construction of new single storey emergency services building, associated infrastructure, verge crossing, parking, upgrades to footpath, signage, 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 (**15 APRIL 11/04/2024**).

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

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

Please use the following format in the subject line of the email when providing advice:
COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01
Example: COMM-TAMS-201401234-10/10 Dickson-01

Kind Regards,

Harpreet - DA Notification | Environment, Land and Technical Regulation
Phone: 02 6207 1923 Email: ACepdcustomerservices@act.gov.au
Chief Minister Treasury and Economic Development Directorate | Access Canberra – Land, Planning and Building Services
8 Darling Street Mitchell ACT 2911 | GPO BOX 158 Canberra ACT 2601 | www.act.gov.au/accessCBR

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Canberra**
Click here 



Representation for Current Development Application - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

Reference code

29 Jan 2024 9:39:30 PM

WVPS7XY4

Thank you for your representation regarding development application number: 202342470

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 a decision has been made.

S180(2) of the *Planning Act 2023* states that a representation about a development application must be made during the public consultation period for the application. If your representation was made outside the public consultation period it cannot be considered during the assessment of the application.

Please Note: Representations will be published on the Authority's website for public viewing after they are made, unless a request for exclusion from public viewing has been granted.

Access Canberra Environment and Planning
Directorate

GPO Box 158
Canberra City ACT 2601

Phone: (02) 6207 1923

Development details

Development application number *

DA 202342470

Suburb *

DUFFY

Section *

58

Block *

2

Unit

Representation

To the Territory Planning Authority,

I am opposed to this development for the reasons summarised below and set out at full in the attached document:

- This proposal takes away green buffer space that will not be recoverable and will not be compensated for. There is no plan, for example, to increase open space in Molonglo to compensate for the loss in Duffy, and even if there was, it would be of no use to anyone in Weston Creek.
- The choice of the site in the first place indicates that the proponent, the Government and ESA consider the site 'vacant land' perfect for plopping large facilities into, not an area serving an actual function in an urban setting.
- The proposal with its 3402 square metre building footprint and 11392 square metre impervious area is of the same size and character as industrial developments in IZ1 zones. It is totally inappropriate for an NUZ3 area.
- The development is about 1.5 hectares, which is the size of 30 large (500 square metre) residential blocks. A residential development of that scale would not be considered 'small'. It is inappropriate here.
- The proposal destroys one-third of the depth of the open landscape buffer between the Cotter Road and Dixon Drive.
- The proposal involves extensive landscape modifications and destroys a local prominence in an area zoned for Hills, Ridges and Buffer Zones.
- The DA documents have not considered current site use nor of the role that the site plays current and the value it contributes to the area in that role. Recreational use is unmentioned.
- The proposal takes away land from the use of the public. The area is currently used for exercise and recreational purposes, and being open, free of thick tree plantings and separated from roads and powerlines is more usable than much of the surrounds.
- Territory Plan Variation DV386 and the resulting planning outcomes in the Weston Creek District Strategy merely codify an inconsistent use as being allowed. The zoning itself, which is unchanged, should preclude the development. The objectives of an NUZ3 zoning cannot be met by the proposed development.
- The proposal has not been signed on site in accordance with section 175(1)(d) of the Planning Act 2023. The sign placed at the intersection of John Gorton Drive and Cotter Road blew over and was placed in a location where it would not be visible to anyone coming from Duffy or Holder or even most of Wright. Therefore, inadequate warning has been given to the public about the development.
- The DA gives no planning background or consideration of alternatives. The original proposal for a location in Molonglo Group Centre is not mentioned, nor is the process by which the proposed site was arrived at. Alternatives were discounted in DV386 on reasoning which does not stand up very well under scrutiny.
- There has been little public consultation and both the DA and DV386 characterise the development as small to evade the need. The lodging of a DA so the consultation period falls over the school holidays is likely deliberate, to avoid public scrutiny.
- If one measures the 'effective block' as defined by the type of landscape, the development takes up over thirty-five percent of this area.

Yours faithfully

You may upload any additional supporting documentation or photos.

[DA 202342470 Representation.docx](#)

[Click here for more information on applying for exemption from the public register.](#)

From: AC, EPD Customer Services
Sent: Thu, 15 Feb 2024 22:46:15 +0000
To: purdons@purdon.com.au
Subject: CLOSE OF PUBLIC NOTIFICATION-202342470-S141A -2/58 DUFFY (29 Representations, 1 Partial Representations)

Attachments: DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], Submission - Development Application No 202342470, DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], Feedback regarding Development Application no. 202342470 , Re: Development Application DA No. 202342470 – Cotter Road – combined fire and ambulance station , Development Application DA No. 202342470 – Cotter Road – combined fire and ambulance station, Comment on DA 202342470 - Proposal for New Emergency Services Agency Building, DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], Objection to proposed DA No: 202342470 - Cotter Road - Combined Fire and Ambulance Station [SEC=UNOFFICIAL], Development Application no. 202342470, DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], 13-REPRESENTATION-202342470-2_58 DUFFY-[REDACTED]01.pdf, 14-REPRESENTATION-202342470-2_58 DUFFY-[REDACTED]01.pdf, DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], 21-REPRESENTATION-202342470-2_58 DUFFY-CONFIDENTIAL REPRESENTOR-01.pdf, 21-REPRESENTATION-202342470-2_58 DUFFY-CONFIDENTIAL REPRESENTOR-02.docx, DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], Development Application 202342470, DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], 26-REPRESENTATION-202342470-2_58 DUFFY-[REDACTED]-01.pdf, Representation regarding DA 202342470, DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal], DA202342470 - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]

CLOSE OF PUBLIC CONSULTATION PERIOD

BLOCK 2 SECTION 58 SUBURB DUFFY

The public consultation period for DA 202342470-S141A has now closed.

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

1 Representors applied for and received partial approval under section 411(5) of the *Planning and Development Act 2007* to have all of their personal details excluded from being made available for public inspection.

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.

Kind Regards,

Harpreet - DA Notification | Environment, Land and Technical Regulation

Phone: 02 6207 1923 Email: ACepdcustomerservices@act.gov.au

Chief Minister Treasury and Economic Development Directorate | Access Canberra – Land, Planning and Building Services

8 Darling Street Mitchell ACT 2911 | GPO BOX 158 Canberra ACT 2601 | www.act.gov.au/accessCBR





DA ASSESSMENT – Merit Track

30Block/s:	2	DA number:	202342470
Section:	58	Date lodged:	8-Dec-23
Suburb:	DUFFY	Due date:	24/01/2024
Zone/s:	NUZ3 Hills, ridges and buffer zone	Unit Number (if applicable)	
Proposal:	PROPOSAL FOR NEW EMERGENCY SERVICES AGENCY BUILDING – Construction of new single storey emergency services building, associated infrastructure, verge crossing, parking, upgrades to footpath , signage, landscaping and associated works.		
Proposed Use:			

STAGE 1 – APPRAISAL AND PRELIMINARY ASSESSMENT

Administration and Related Applications

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

Is this DA related to any other known application (e.g. a previous DA, etc.)?	No Please outline the related application(s): Click or tap here to enter text.
If the proposal was presented to the National Capital Design Review Panel (NCDRP) , has the proponent: <ul style="list-style-type: none"> not provided a response to the advice, or not addressed all aspects of the advice? <i>(s.119(4); s.120(e))</i>	Not applicable Additional comments: Click or tap here to enter text.

Permissibility

Is the proposed development/use permitted in the relevant zone or by the Crown Lease?	Permissible under both the Crown Lease and Development Table Additional comments: Click or tap here to enter text.
Is the development located in a future urban area (FUA) ?	Not applicable Additional comments: Click or tap here to enter text.
Are any conditions required from initial review of application?	No special conditions required Please outline condition(s) required: Click or tap here to enter text.

Stage 5

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

Initial appraisal

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

Stage 1 assessment has been completed.

- No issues have been identified that should stop progression to the next assessment stage.
- The following issues were identified and should be noted during the following stages of the assessment:

- The DA is recommended for refusal (reasons for refusal have been added to the draft NoD).
- Other (see Comments below): _____




Assessment officer:

Name RS

Date: 19/12/2023

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

OR

Entity	Did the entity support the application?	Assessment comments / Conditions required										
The Conservator of Flora & Fauna	Yes - with conditions	 <p>COMM-EACT-20234 2470-2_58 DUFFY-01.</p> <p>The DA has been assessed and the following Conservators Advice in accordance with Section 82 <i>Tree Protection Act 2005</i> is provided:</p> <table border="1" data-bbox="799 719 1492 1171"> <tr> <td>No regulated trees on site</td> <td></td> </tr> <tr> <td>Supported with conditions</td> <td>X</td> </tr> <tr> <td>Advice for the applicant</td> <td></td> </tr> <tr> <td>Not Supported</td> <td></td> </tr> <tr> <td>Further Information/amendments required</td> <td></td> </tr> </table> <p>Advice:</p> <p>No regulated trees will be impacted by the rear addition.</p> <p>However, it does appear to be a real shame that the best of the Cedars alongside to cent centenary trail are proposed to be removed for visitor car parking.</p>	No regulated trees on site		Supported with conditions	X	Advice for the applicant		Not Supported		Further Information/amendments required	
No regulated trees on site												
Supported with conditions	X											
Advice for the applicant												
Not Supported												
Further Information/amendments required												
Evo Energy - Electricity	Yes - with conditions	 <p>%COMM-EVO ENERGY-ELECTRICITY</p>										
Evo Energy - Gas	Yes - without conditions	Jemena have reviewed the proposed development and can confirm Evoenergy gas have no objections.										
ICON Water	No	 <p>%COMM-ICON WATER-202342470-2.</p>										
TCCS	No	<table border="1" data-bbox="799 1910 1492 2098"> <tr> <td>Traffic</td> <td>x</td> <td>Driveways / Verge Crossing</td> <td>x</td> </tr> <tr> <td>On Street / Public Parking Facility</td> <td></td> <td>LMPP/ Street Trees/ Dilapidation</td> <td></td> </tr> </table>	Traffic	x	Driveways / Verge Crossing	x	On Street / Public Parking Facility		LMPP/ Street Trees/ Dilapidation			
Traffic	x	Driveways / Verge Crossing	x									
On Street / Public Parking Facility		LMPP/ Street Trees/ Dilapidation										

Public Transport		Street Lighting	
Waste Management	x	Pedestrian Network	x
Stormwater	x	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information		Amendments/Alterations/Additions	
Lease Variation		Capital Works	

X = Areas Assessed.

TCCS' position is that the proposal is:

'Supported'	
'Supported' subject to compliance with the following 'Conditions'	
'Not Supported' and requires further information	x

Comments/Advice for the developers

1. In general, the Traffic Report needs to provide detailed assumptions regarding traffic generation and traffic growth, including SIDRA outputs and model files.
2. It is understood that the future traffic growth assumptions are based on AECOM's 2022 report. It should be noted that the CSTM has recently undergone its first stages of updates where 2026, 2031 and 2041 future forecasts are based on the latest CMTEDD total population projections. Hence, the latest traffic growth assumptions may be different from what has been assumed in the AECOM report. Hence, GHD is to request CSTM data from TCCS (tccs.dcdevelopmentcoordination@act.gov.au) and update all SIDRA modelling scenarios as per points 3 and 4 below.
3. TCCS acknowledges that a previous study (undertaken by AECOM in 2022) has assessed John Gorton Dr/ Cotter Rd signalised intersection for 2041 traffic forecasts. The analysis has indicated that the queuing on Cotter Rd eastbound is expected with significant queueing up to 880m, and therefore the study has proposed an additional right turn lane. Even with this treatment, the reduced queue length is 330m (approx.) which extends beyond the project site. Therefore, GHD's traffic assessment has suggested another additional right turn lane (two right-turn lanes and one through lane from Cotter Road eastbound). Although TCCS understands the reason behind GHD's proposal, we need quantitative analysis and further information regarding the traffic

		<p>generation assumptions to justify this proposal. TCCS therefore requests GHD to undertake additional analysis with the proposed scenario and provide detail SIDRA outputs and discussion.</p> <ol style="list-style-type: none"> 4. For a comprehensive assessment, it is recommended to undertake traffic counts and estimate future growth as per the CSTM and apply these growth factors to estimate the future background traffic. 5. It is understood that the Centenary Trail will be integrated with the station, with the path crossing the driveways in front of the site. What other arrangements were considered for the Centenary Trail and why were these options discarded? Why would the Centenary Trail in front of the site be located within the block instead of in the verge? 6. Please provide dimensions and details of the 3 proposed driveways over the verge. 7. Provide dimensions and details of the auxiliary left lanes (AUL) for vehicles entering and leaving the site and show that the design complies with the relevant Australian Standards / Austroads Guides. 8. Please provide an indicative services plan showing how water supply and sewer drainage will be provided to the site (a detailed design is not required at this stage).
NCA	Yes - without conditions	<p>Thank you for the referral for DA 202342470, Block 2 Section 58 Duffy. The NCA has no objections to the proposed development. The site is not subject to Special Requirements of the National Capital Plan (the Plan).</p> <p>The NCA provided a written agreement on 17 October 2022 stating that a Community Protections Facility can be permitted at this location in the Inner Hills, Ridges and Buffer Spaces of the Plan. The NCA is satisfied with the green buffer retained between Duffy, Holder and Wright.</p>
Deed Management	Yes- without conditions	No Deed related to the site
Water Policy	Not Applicable	<p>Unfortunately the Office of Water is not resourced at a level to allow us time to review and comment on this development.</p> <p>Please don't interpret this response as 'no issues with the development' from a water sensitive urban design perspective.</p> <p>There may indeed be issues and the applicant is encouraged to engage consultants to review the development from a WSUD perspective. – See Water Sensitive Urban Design General Code Assessment below</p>
ESA (Emergency Services Authority)	Yes - with conditions	



COMM-ESA-202342
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EPA (Environment Protection Authority)

Yes - with conditions

Environment Planning & Sustainable Development Directorate,
Thank you for the opportunity to review and provide comments on the Development Application (DA) for the proposed Emergency Services Facility.

DA 202342470

BLOCK: 2	SECTION: 58	DIVISION: DUFFY
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EPA provide the following:

No comments	
Recommend Conditions of Approval	X
Advice for the applicant	X
Recommend Lease Conditions	
Recommend Not Supported	
Further Information/amendments Required	

The Environment Protection Authority (EPA) supports the DA subject to the following conditions of approval being included in the Notice of Decision and enforced under the *Planning Act 2023*.

Conditions

Contaminated Sites

The Office of the Environment Protection Authority has reviewed the report titled "Report on Detailed Site Investigation (Contamination) Proposed Emergency Services Station Block 2 Section 58, Duffy" dated 4 May 2023 prepared by Douglas Partners Pty Ltd and provides the following comments:

- The assessment is only related to part of the block. ACT EPA Information Sheet 11 requires that "Where a site suitability report relates to the assessment of part of a block or crosses block boundaries the assessment area must also be geospatially defined using the Geocentric Datum of Australia 2020 (Map Grid of Australia Zone 55). For complex site boundaries a corresponding shapefile must also be included with the report along with the usual figure(s) defining the site." As a result, the report must be updated to meet this requirement.

The Environment Protection Authority would support the proposal from a contamination perspective, subject to the following conditions:

- The above assessment report must be updated to meet EPA requirements.
- A copy of the updated environmental site assessment report into the suitability of the site for its proposed and permitted uses from a contamination perspective (including a corresponding shape file) must be forwarded to the EPA for review and endorsement prior to emergency service facility or any other more sensitive uses being used at the site.
- All spoil identified at the site must be managed in accordance with EPA [Information Sheet – Spoil Management in the ACT](#) available at [Environment protection guidelines \(act.gov.au\)](#).
- All soil subject to disposal from the site must be assessed in accordance with EPA [Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT](#) available at [Contaminated sites \(act.gov.au\)](#)
- No soil is to be disposed from the site without EPA approval.

Construction

All work to be staged to limit the effect on the environment outside of the proposed construction zone. And each stage must have the following sediment erosion controls and plans approved prior to works commencing.

Construction and development work to be in accordance with "Environment Protection Guidelines for Construction and Land Development, 2022".

As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity PRIOR TO WORKS COMMENCING.

Where stages are over 1 hectare there is a requirement for a Sediment Retention Dam. These dams must remain in place and operational from the beginning of the clearing to the end of housing construction. The catchment must be 85% stabilised (including the building sites) before the dam is removed or converted to water control pond. The ponds to be sized to **165 cubic meters per hectare of the catchment area**, not just the stage size.

If a swale is to be used outside the boundary stage to divert water away from the stages, then this swale requires to be stable before the development starts. Also prior to the construction of the swales, all swales must have the endorsement of the owner of the land and endorsement, or approvals as required for works from Parks, Conservation and Lands (PC&L) and the Heritage Unit.

Each stage must have their own sediment controls and be able manage all water that lands on that stage and the flow be directed to a sediment control pond and then treated and discharged onto undisturbed land/stormwater system that will

		<p>not affect any adjoining stages. Each pond is to remain and managed as a sediment control pond until the development, land development and house construction, is 85% stable which includes the completed homes.</p> <p>Dam construction should be in accordance with the following guidelines:</p> <ol style="list-style-type: none"> 1. Be of adequate size to control all runoff from the site (i.e., 165 cubic metres per hectare of catchment). 2. No discharge from dam unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre. 3. Water level must not exceed 20% capacity at all times to allow runoff storage during a rain event. 4. Regular dredging of the dam must be carried out to remove silt. 5. Site drawing and details must be provided to Environment Protection Unit, Environment ACT for approval prior to works commencing. 6. Temporary Erosion & Sediment control ponds must be incorporated into each stage of development. 7. The size of the ponds must be minimum of 165 m³/ hectare and the temporary ponds shall not be removed until 85 % of the developments are complete or all the disturbed areas are stabilised. 8. The lessee shall comply with the Environment Protection Act 1997 (the Act) and all relevant policies and guidelines. <p><u>Topsoil</u></p> <ul style="list-style-type: none"> • All soil stockpiles are to be in accordance with Environment Protection Guidelines for Construction and Land Development, 2022. <p><u>Noise Management Plan</u></p> <ul style="list-style-type: none"> • All design and structural recommendations and assumptions included in the Noise Management Plan prepared by GHD PTY LTD titled "ACTAS and ACTF&R Joint Station at Molonglo NOISE MANAGEMENT PLAN", dated 17th November 2023 must be incorporated into the final building construction and design. • The Noise Management Plan must be included in the approved plans stamped by the ACT Planning & Land Authority to ensure all recommendations and assumptions included in the document are confirmed and signed off by the building certifier prior to a certificate of occupancy and use being issued. <p>For further information please contact the Environment Protection Authority Planning Liaison at EPAPanningLiaison@act.gov.au or on 02 6207 5642.</p>
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Landscape Review Panel (LRP) and Assessment Advisory Panel (AAP)

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

Stage summary

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

STAGE 3 – ISSUES CONSIDERATION (REPRESENTATIONS)

OR

Specify number of Representation/s received:	NOTE: If 30 or more Reps – refer to AAP		
Area of concern / issue		Raised in rep number(s)	Representation comment/response <i>Please consider the statutory requirements, including whether further assessment is required during Stage 4 - Territory Plan</i>
Traffic report/ road network / cycle road networks			The proposal was assessed against the Parking and Vehicular Access General Code (PVAGC) and found that the proposed parking meets the requirements of the PVAGC. The driveways and the associated development are unlikely to generate intense traffic noise. In addition, the application was referred to TCCS who administer traffic and road network issues. TCCS supported with conditions which have been imposed in Part A of this Decision.
<p>Development Use & Implementation of DV386</p> <p>inappropriate use of regulations to rework zoning in existing suburbs for the government purposes. This block is designated as NUZ3 - HILLS,RIDGES AND BUFFER AREAS.</p> <p>I am writing to state my objection to the construction of the emergency services building on parkland in Duffy. This area is zoned NUZ3 Hill, Ridges and Buffer on the territory plan. It serves as an important buffer between the older suburbs of Holder/Duffy and the new and typically higher density area of Molonglo. Also, important is that the area is used by many residents from both the Weston Creek and Molonglo suburbs for walking and recreation. The open hilltop where the construction is to occur allows great views to the Arrawang ridge in one direction and the surrounding region elsewhere. I am confident this will be lost once construction occurs. I understand an area within Molonglo was earmarked for this facility and should be retained for this purpose. Green buffer areas such as this help attract prospective buyers and undoubtedly affect property values. The ACT government should adhere to their own plan and stop encroaching on valuable green space which will become increasingly scarce in the future.</p>			<p><u>SITE SUITABILITY & IMPLEMENTATION OF DV386</u></p> <p>The proposed development is consistent with the development type permitted to be facilitate form the site. The proposal is consistent with the requirements of the Duffy Precinct Map and Code and DV386, conditions have been imposed within this Notice of Decision to ensure compliance. This is consistent with the zone in which the development is sited NUZ3. The proposed development meets the requirements of the Territory Plan.</p>
<p>Noise Management</p> <p>The noise management plans notes that the external HVAC is likely to generate significant noise and makes</p>			The development will generate standard Emergency Service Facility noise and is unlikely to have an unreasonable impact regarding noise. The

<p>recommendations on how this can be mitigated to minimise impact on surrounding residents. I support these recommendations and request that all efforts be made to mitigate this noise. * Similarly, the noise management plan makes similar recommendations about the use of the generator and I echo my comments about mitigation in all bar it's use in emergency situations.* The site plan has new planting at the back of the facility to act as a screen. This is important. I would like to ask that the tree selection is such that they screen the back of the facility from residents on Dixon Drive - this will likely require trees of different heights.</p>		<p>intensification of use is at a rate anticipated by and approvable under the Territory Plan. The proposed development was considered by the Environment Protection Authority (EPA) who considered noise management. Condition 6 v) of this Notice of Decision has been imposed to ensure that Noise Management Plan submitted is upheld to.</p>
<p>Inadequate Notification period/process The planning and reporting statement notes that per relevant legislation, no pre-DA consultation was required, however I argue that the operational use of the site means that it would have a significant impact on the surrounding community which warrants proper community consultation</p> <p>Alternative site location The planning and reporting statement notes that per relevant legislation, no pre-DA consultation was required, however I argue that the operational use of the site means that it would have a significant impact on the surrounding community which warrants proper community consultation</p>		<p>Certain development proposals are required to consult the community prior to DA lodgement under Section 138AE of the Planning and Development Act 2007. Developments which are required to consult the community include:</p> <ul style="list-style-type: none"> a) a building for residential use with 3 or more storeys and 15 or more dwellings; b) a building with a gross floor area of more than 5000m²; c) if the development proposal is for more than 1 building—the buildings have a total gross floor area of more than 7 000m²; d) a building or structure more than 25m above finished ground level; e) a variation of a lease to remove its concessional status. f) The development of an estate <p>Community consultation is not required for such developments under the Territory Plan or legislation. The representor may approach the proponent or lessee directly for further information regarding this development. Public notification of this development application was undertaken in accordance with the <i>Planning and Development Act 2007</i> and representations considered in the making of this decision.</p>
<p>Light pollution</p>		<p>External lighting condition to ensure development is in accordance with AS1158.3.1 Pedestrian lighting External lighting condition to ensure development is in accordance with AS 4282</p>
<p>Environmental impacts</p>		<p><u>NOISE & ENVIRONMENTAL IMPACTS</u> The development will generate standard Emergency Service Facility noise and is unlikely to have an unreasonable impact regarding noise. The intensification of use is at a rate anticipated by and approvable under the Territory Plan. Additionally, the proposed development was considered by the Environment Protection Authority (EPA) who</p>

		considered environmental impacts and noise who supported with conditions which have been imposed in Part A of this Decision.
Rep 5 – Support 6 & 7 same 13, 14 10 & 11 exact same different name		

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

Stage summary

If representations were received, has the Stage 5 review date been revised? <i>Note: Please contact the Stage 1 officer or DA Coordinator to reschedule bookings.</i>	Yes - the revised date is highlighted below The revised Stage 5 review date: Click or tap to enter a date.
Was a site inspection undertaken in this stage?	No - Aerial imagery on ACTMapi deemed sufficient
Have all representations made about this application during the public notification period been considered in the assessment of this proposal? (s.120(d))	Yes, see assessment above

Completion

Stages 2 and 3 have been completed

- No issues have been identified that should stop progression to the next assessment stage.
- The following issues were identified and should be noted during the following stages of the assessment:

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

Other (see Comments below):

Assessment officer:

Joshua Dobing

Date: 13/02/2024

STAGE 4 – TERRITORY PLAN ASSESSMENT

Proposed Use		Q1. Is the proposed use assessable in the applicable zone/s? Choose an item. Q2. Is the proposal permitted under the Crown Lease? Choose an item.	
Territory Plan assessment			
Select all relevant Codes: (drop down lists) <i>Please manually list additional codes if required</i>		Please specify Concept Plan(s) <ul style="list-style-type: none"> Click to select Concept Plan Please specify Precinct Map and/or Code(s) <ul style="list-style-type: none"> Click to select Precinct Code Please specify Development Code(s) <ul style="list-style-type: none"> Click to select Development Code Please specify General Code(s) <ul style="list-style-type: none"> Click to select General Code Click to select General Code 	
The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion. <i>Note: Further issues may have been identified in a plan-based assessment that have not necessarily been included in this table or was determined to be of a significance that did not warrant specific discussion.</i> NOTE: Assessment Officers to pay particular attention to all mandatory rules			
Territory Plan Version: R295 (DV386)			
Code	Rule / Criteria	Screenshots, Plan-based Assessment, Discussion, and Conditions	Plan/Doc Reference <i>Please add references to plan-based assessments or submitted plans to support the assessment/discussion</i>
Duffy Precinct Map and Code DV386		RC1 – Stromlo Settlement – Not applicable as the proposed development is not located within the RC1 specified area RC2 – plantation Forestry - Not applicable as the proposed development is does not propose any agriculture or tourist facility RC3 – Emergency Services Facility Element 8: Building R44 – The proposed development demonstrates to be consistent with the rule, the development is less then 50% of the site and retains open space to provide a green buffer between the facility and the suburbs. Additionally, the proposed development retains tress on the block outside of the area of development. R45 – A bushfire risk assessment has been provided and assessed by ESA whom support the report R46 – The proposed development meets the rule, the maximum building height for the development is below 10 metres R47 – The proposed development demonstrates that structures and plant equipment are not visible from the street frontage C48 - The material and finishes are sympathetic of the surrounding nature and minimise reflectivity C49 – a) The proposed development is greater the 20m setback from the current road edge of Cotter Road (please review scale bar provide on site plan to ensure consistency on dimensions, as per provided TCCS advice the proposal does not achieve criteria 49 as setback to cotter river road is not provided. TCCS	

		<p>do not support the proposed setback as outlined in note 2, TCCS endorsement is require to satisfy this criteria</p> <p>C50 - The site plan demonstrates that the Centenary Trail continues to provide access through and/or around the site and form a continuous path suitable for pedestrians and bicycles and be of a similar material, standard and size to the existing path.</p> <p>R51 – Please provide a Cultural Heritage Assessment which assesses the potential Aboriginal heritage impact of the proposal – Heritage provided a copy of the report 19/4/24 and advised support</p>	
National Capital Plan		The NCA has responded with - The NCA provided a written agreement on 17 October 2022 stating that a Community Protections Facility can be permitted at this location in the Inner Hills, Ridges and Buffer Spaces of the Plan. The NCA is satisfied with the green buffer retained between Duffy, Holder and Wright.	
NUZ3 – Hills, Ridges and Buffer Zone Objectives		<p>a) Conserve the environmental integrity of the hill system as a visual backdrop and a unified landscape setting for Canberra</p> <p>b) Provide opportunities for appropriate recreational uses</p> <p>c) Conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors</p> <p>d) Provide predominantly open buffer spaces for the visual separation of towns and to provide residents with easy access to hills, ridges and buffer areas and associated recreation facilities</p> <p>e) Provide opportunities for appropriate environmental education and scientific research activities</p> <p>Development Table: The development type is not an applicable development on the development table. However, DV386 has been taken effect 24 October and before 27 November 2023.</p>	
Non-Urban Zones Development Code		<p>Part A – Zone Specific Controls</p> <p>Part A (1) – NUZ1 – Broadacre Zone – Not applicable to site is not located within NUZ1 zoning</p> <p>Part A(2) – NUZ2 – Rural Zone – Not applicable to site is not located within NUZ2 zoning</p> <p>Part A(3) – NUZ3 – Hills, Ridges and Buffer Areas Zone Element 1: Restrictions on Use R7 – The proposed development is an emergency services facility, thus this rule is not applicable</p> <p>Part A(2) – NUZ4 – River Corridor Zone – Not applicable to site is not located within NUZ4 zoning</p> <p>Part A(2) – NUZ5 – Mountains and Bushland – Not applicable to site is not located within NUZ5 zoning</p> <p>Part B – General Development Controls Element 1: restrictions on use C16 – There are no National Capital Plan imposed requirements, the NCP have express the site is not subject to</p>	

the NCP.

C17 – Provide an assessment of environmental effect

C18 – Not applicable as the site is a vacant block there is no plans of management in place

Element 2: Building and Site Controls

R19 – The site is a vacant block, no demolition is proposed as part of this proposal

R20 – There is no subdivision proposed as part of this development

C21 – The development has been supported by the NCA, there are no special NCA provisions subject to this block

Element 3: Built Form

C22 – The proposed development demonstrate compatibility within the surrounding landscape, the existing cycle path/network has been integrated within the design which demonstrate consideration. The overall materiality of the development is sympathetic in nature.

C23 – The material and finishes are sympathetic of the surrounding nature and minimise reflectivity

C24 – See assessment of the Crime prevention through environmental design general code

C25 – See assessment of the access and mobility general code

C25A - See assessment of the Community and Recreation Facilities Location Guidelines general code

Element 4: Parking and Access

C26 - See assessment of the Parking and Vehicular Access general code

C27 - See assessment of the End-of-Trip Facilities general code

Element 5: Amenity

C28 - See assessment of the Signs general code

C29 – Signs are not large, obstructive or incompatible with the rural character

R30 – External lighting condition to ensure development is in accordance with AS1158.3.1 Pedestrian lighting

R32 - External lighting condition to ensure development is in accordance with AS 4282

Element 6: Environment

R32 – The proposed site is not Heritage listed and therefore is not subject to any heritage requirements – please refer to rule 51 of the Duffy precinct map and code (DV386)

C33 - See assessment of the Water Use and Catchment general code

R34 – the site is greater then 0.3 of a hectare this rule is not applicable

R35 – See EPA comments

R36 – See EPA comments

R37 – Not applicable as there is no demolition proposed as part of this development

R38 – See conservator comments - No regulated trees will be impacted by the rear addition.

However, it does appear to be a real shame that the best of the Cedars alongside to cent centenary trail are proposed to be removed for visitor car parking.

C39 - See assessment of the Bushfire Risk mitigation general code

Element 7: Sire Services

R40 – See TCCS comments

		<p>R41 - See TCCS comments</p> <p>R42 – See Entity comments</p>	
<p>Crime Prevention through Environmental Design General Code</p>		<p>C1 –</p> <p>C2 – The proposed development is an Emergency Services facility and is subject to be assessed under the Crime code</p> <p>C17 – The applicant is to demonstrate how the building entrances are easily identified, in particular noting the entrance located near the visitor intercom. Additionally, the applicant is to provide detailed measurement on plans demonstrating that the doorway dimensions are capable of providing access to all users</p> <p>C18 – Clear sightlines are provided from the front of the building??</p> <p>C19 – The development demonstrates that recessed areas are minimised</p> <p>C20 – Not applicable</p> <p>C21 – The area between the street/ pedestrian path (the cyclist route) are landscaped and developed to ensure that there is minimised hiding and entrapment spots</p> <p>C22 - The proposed development demonstrate compatibility within the surrounding landscape, the existing cycle path/network has been integrated within the design which demonstrate consideration. The overall materiality of the development is sympathetic in nature. The material and finishes are sympathetic of the surrounding nature and minimise reflectivity</p> <p>C23 – Criteria is achieved as bicycle routes and pedestrian routes are provided to maximise natural surveillance opportunities</p> <p>C24 – The criteria is achieved, the proposal demonstrates direct access routes to buildings streets, car parks and public transport. It can however improve on the Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations</p> <p>C25 - Criteria is achieved as bicycle routes and pedestrian routes to maximise natural surveillance opportunities</p> <p>C26 - Criteria is achieved as planting areas are provided adjacent to bicycle routes and pedestrian routes</p> <p>R27 – Statements have been provided</p> <p>C39 - Waste enclosure is proposed to the south of the building reducing the requirement for screening from public areas</p> <p>C40 – Criteria is achieved, air condition plants and service points are mounted within a secure area as denoted on the civil plan</p>	
<p>Access and Mobility General Code</p>		<p>The proposed development appears to be consistent with the relevant rule/criterion of the Access and Mobility General Code</p> <p>R4 & R5 - Internal lighting along the whole of the continuous accessible path of travel designed to meet AS1680.0.</p> <p>External lighting along the whole of the continuous accessible path of travel meets AS1158.3.1 and the ACT Crime Prevention and Environmental Design General Code. – Lighting conditions</p> <p>Condition to ensure that the development is designed in accordance with AS1428.1 and 1428.4</p> <p>Accessible parking condition to ensure parking is design to be in accordance with AS2890.6</p>	

Community and Recreation Facilities Location Guidelines General Code		The proposed development appears to be consistent with the relevant requirements of the Community and recreation facilities Location Guidelines General Code	
End-of-Trip Facilities General Code		The proposed development appears to be consistent with the relevant requirements of the End-of-Trip Facilities General Code This code requires 1 bicycle space per 1000m2 NLA for long-stay users (employees), no bicycle parking is required for visitors. The proposal is 3,402m2 which requires 3 bicycle spaces. 7 spaces are provided for staff and 4 for visitors. A total of 19 showers are located within this proposal.	
Parking and Vehicular Access General Code		The proposed development appears to be consistent with the relevant requirements of the Parking and Vehicular Access General Code 3.9.5 Schedules of parking provision rates for all other zones The parking provision rate for the provision of parking in the urban open space, broadacre, rural, hills, ridges and buffer areas, river corridor, mountains and bushland and transport are set out in the Schedule below. Schedule 9 – Other zones The parking requirement is 1 space/peak shift employee	
Signs General Code		R1 – The proposed signs are compliant with Table 1 R2 - The sign content and location are compliant with table 2 R45 – The height of the proposed sign is lower than 2 metres R46 – the proposed sign is consistent with the rule and is smaller than 4.5m ² R47 - proposed sign complies with the minimum setback of 3m to side boundary R48 – The proposal is consistent with the rule R49 – The sign is not illuminated R50 – The sign meets the minimum setback requirement R51 – The Hamper sign does not exceed 300mm thickness R52 – The hamper sign meets the rule R53 - the proposed hamper sign is not illuminated	
Water Sensitive Urban Design General Code		The proposed development appears to be consistent with the relevant requirements of the Water Sensitive Urban Design General Code	
Bushfire Risk Mitigation General Code		The proposed development appears to be consistent with the relevant requirements of the Bushfire Risk Mitigation General Code – additionally the proposal has been referred and supported by ESA	

Further assessment documents, if any, can be found in the assessment file in Objective [Choose an item.](#)

Statutory Considerations

Consideration	Assessment/Discussion	Plan/Doc Reference
Is the proposal consistent with the relevant zone objectives ? (s.120(a))	Choose an item. Additional comments: Click or tap here to enter text.	
Is the proposal considered suitable for the land on which it is to take place? (s.120(b))	Choose an item. Additional comments: Click or tap here to enter text.	

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

Additional Information

<p>Is additional information required at this stage? (s.141)</p>	<p>Yes - Enter details below of what is required (wording to be sufficient to be copied into edevelopment & an additional info request)</p> <p>TCCS & ICON DO NOT SUPPORT</p> <p>Duffy Precinct Map and Code (DV386 inclusion) C49 – The applicant is to demonstrate compliance with the criteria as it is not evident that this has been achieved. This is further justified by the fact that TCCS have not supported the proposal and note 2 of criteria 49 expresses the requirement of TCCS support. Additionally, please review the scale bar provide on the provided plans to ensure consistency of dimensions. – Meets, The proposed development, including the centenary trail and the main building, are set back over 20m from the current edge of Cotter Road. (The applicant also provided a response within their 141A submission, this response is supported and aligns with the approach that the setback has been achieved.</p> <p>Applicant states - <i>The proposed driveways are positioned to achieve clear sight lines for vehicles, cyclists and pedestrians at the intersections. The over 21m building setback from the site boundary will provide emergency vehicles with better visibility for the crossing traffic before approaching the intersections.</i></p> <p>R51 – Please provide a Cultural Heritage Assessment which assesses the potential Aboriginal heritage impact of the proposal – The applicant advise a Cultural Heritage Assessment was undertaken and a report is include, no copy found was requested and none to date – Heritage provide a copy and advised their endorsement 19/4/24</p> <p>Non-Urban Zones Development Code C17 - Please provide an assessment of Environmental Effect: The application for development is accompanied by an Assessment of Environmental Effects (section 120(f) Planning and Development Act 2007) addressing, but not limited to, the following: a) the amount of traffic likely to be generated and the likely impacts on the road system b) impacts on the amenity of surrounding land uses c) impacts on the role and character of the hills and ridges as a visual backdrop d) impacts on rural character e) provision of landscaping f) impacts on water supply catchments</p>
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	<p>g) impacts of earthworks or rehabilitation works on soil stability and quality.</p> <p>Crime Prevention through Environmental Design General Code C17 – The applicant is to demonstrate how the building entrances are easily identified, in particular noting the entrance located near the visitor intercom. Additionally, the applicant is to provide detailed measurement on plans demonstrating doorway dimensions and pathing are capable of providing access to all users</p>
Has the additional information request been reviewed by the stage leader and/or manager ?	Yes
Has an additional information request been made within 10 working days of lodgement?	No - if no – please ensure the request covers off all required information (e.g. considering entity advice and representations)
When was it requested?	Choose an item. Date of request: 07/02/2024

Stage summary

Was a site inspection undertaken during this stage?	Choose an item.
Have any issues been identified that would result in a refusal ?	Choose an item.
Conditions required from Territory Plan Stage 4 assessment:	Choose an item.

Completion

Stage 4 has been completed

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

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

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

Other (see Comments below):

Assessment officer:	Joshua Dobing	Date: 17/04/2024
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STAGE 5 – ASSESMENT AND OUTCOMES QUALITY ASSURANCE, including AAP / LRP

Post Review

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

Completion

Stage 5 has been completed

- The application is to be approved
- The application is to be conditionally approved
- The application is to be partially approved/refused
- The application is to be refused

Comments:

Assessment officer:	Joshua Dobing	Date: 17/04/2024
Reviewing officer:	Matt Davis - Teams	Date: 19/04/2024

STAGE 6 – NOTICE OF DECISION

Has the Notice of Decision been finalised and checked?		Yes	
Have all of the following sections been completed and included in the Notice of Decision?	Reasons for decision	Yes	
	Conditions	Yes	
	Entity advice	Yes	
	Representations	Yes	
	Attachment – Admin Information	Yes	
Has a conflict of interest been declared? <i>If Yes:</i> <ul style="list-style-type: none"> <i>the proposal must be peer reviewed by a senior officer without a conflict and signed/determined by a Senior Director or higher</i> <i>If the officer is within Statutory Planning, they must complete a Conflict of Interest Disclosure Form</i> 		No	
Does the determining officer have the correct classification to make the decision? <i>Refer to Classification Matrix</i>		Yes	
Peer review <i>To be completed ONLY IF the delegate (determining officer) undertook another stage in the assessment.</i>			
Reviewing officer name:	Matt Davis - Teams	Classification: SOG B	Date: 19/04/2024

Sign Off

Stage 6 has been completed

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

Can stamped plans be released with the decision?

Yes, the plans are stamped and ready for dispatch

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

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

Other, see comments below

Comments:

Delegate:	Name: Chris Gell	Date: 23/04/2024
------------------	------------------	-------------------------



ACT
Government

Environment, Planning and
Sustainable Development

Angela Jones
Purdon Planning Pty Ltd
purdons@purdon.com.au

Dear Angela

BLOCK 2 SECTION 58 DUFFY
Application Number: 202342470
CORRECTION TO NOTICE OF DECISION

I refer to the Notice of Decision dated 22 April 2024 for application **202342470**.

It has come to the attention of the planning authority that comments received from the Conservator of Flora and Fauna were not completely addressed by the Notice of Decision. The Conservator provide two responses to the request for advice. While the second response has been addressed in the Notice of Decision, the second response was not.

Consequently, in accordance with section 196 of the *Planning and Development Act 2007*, the Notice of Decision for **DA20242470** is formally corrected as follows:

Additional Advice

The following advice is added:

ADVISORY NOTES

4. **CONSERVATOR OF FLORA AND FAUNA**

Section 58 block 2 Duffy is currently a Strategic Fire Advantage Zone (SFAZ). As such, upon completion of the development, the non-developed land as part of block 2 (outside of the development footprint) must be maintained in perpetuity to a SFAZ standard.

Note: This advice is to be read in conjunction with advice from the Emergency Services Agency, attached to this Notice of Decision.

Additional Entity Comment

The following text is amended:

ENTITY ADVICE and REQUIREMENTS

4. **CONSERVATOR OF FLORA AND FAUNA (TREE PROTECTION UNIT) (the Conservator)**
The Conservator provided advice stating that the proposal is supported and that no regulated trees will be impacted by the rear addition.

In addition, the conservator provided advice that the Strategic Fire Advantage Zone on the remainder of the block is to be maintained.
Refer to **PART A** for conditions and advisory notes regarding compliance with entity advice.

The above text is amendment by adding the words '*In addition, the conservator provided advice that the Strategic Fire Advantage Zone on the remainder of the block is to be maintained.*'

All other conditions of approval set out in the Notice of Decision dated 22 April 2024 will continue to apply.

Yours sincerely



Chris Gell
Delegate of the planning and land authority
Environment, Planning and Sustainable Development Directorate
26 April 2024

From: AC, EPD Customer Services
Sent: Fri, 26 Apr 2024 04:10:10 +0000
Bcc:

Subject: FORMAL CORRECTION-202342470-2/58 DUFFY
Attachments: FORMAL CORRECTION LETTER-202342470-SIGNED.pdf

Good Afternoon,

Please see attached the Formal Correction for **Block: 2 Section: 58 Suburb: DUFFY**
Development Application No: 202342470

For further information please contact: 6205 2888.

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

Kind Regards,

Joshua

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



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

From: AC, EPD Customer Services
Sent: Sun, 28 Apr 2024 22:34:18 +0000
Bcc: [REDACTED]
Subject: FORMAL CORRECTION-202342470-2/58 DUFFY
Attachments: FORMAL CORRECTION LETTER-202342470-SIGNED.pdf

Good Afternoon,

Please see attached the Formal Correction for **Block: 2 Section: 58 Suburb: DUFFY**
Development Application No: 202342470

For further information please contact: 6205 2888.

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

Kind Regards,

Joshua

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

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From: AC, EPD Customer Services
Sent: Mon, 22 Apr 2024 23:41:47 +0000
Bcc:

Subject: NOTICE OF DECISION-202342470-2/58 DUFFY
Attachments: NOTICE OF DECISION-202342470-SIGNED.pdf

ADVICE TO REPRESENTOR AFTER DECISION

Dear Sir/Madam,

BLOCK: 2 SECTION: 58 SUBURB: DUFFY
DEVELOPMENT APPLICATION NUMBER: 202342470

Development Application Number 202342470 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 Allara House, 15 Constitution Avenue Canberra City. Alternatively you can access the form from the ACAT website www.acat.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

Kind Regards,

Customer Services

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



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

From: AC, EPD Customer Services
Sent: Wed, 24 Apr 2024 00:04:06 +0000
Bcc: [REDACTED]
Subject: NOTICE OF DECISION-202342470-2/58 DUFFY
Attachments: NOTICE OF DECISION-202342470-SIGNED.pdf

ADVICE TO REPRESENTOR AFTER DECISION

Dear Sir/Madam,

BLOCK: 2 SECTION: 58 SUBURB: DUFFY
DEVELOPMENT APPLICATION NUMBER: 202342470

Development Application Number 202342470 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 Allara House, 15 Constitution Avenue Canberra City. Alternatively you can access the form from the ACAT website www.acat.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

Kind Regards,

Customer Services

Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | **ACT Government**

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



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

From: Dobing, Joshua
Sent: Mon, 20 May 2024 03:30:54 +0000
To: EPSD DACoordinator
Cc: AC, EPD Customer Services
Subject: RE: FORMAL CORRECTION-202342470-2/58 DUFFY

Hi Anika

Getting there slow, but surely 😊

No further formal correction is required, all representations (including the one attached by pedal power) were considered through the assessment and determination of DA2023422470. Part C of the Notice of Decision outlines the twenty nine representations were received, meaning twenty nine representations were considered. Additionally, it is expressed within Part B & C of the Notice of Decision that the representations raised during the notification period were considered in the assessment of this DA. The assessment found that the development is suitable for approval subject to conditions to address minor design elements, entity advice and other administrative/ procedural issues.

In regard to the formal correction to amend the Conservator of Flora and Fauna's comments – their comments were sent in multiple part which lead to the additional information being left out, hence the formal correction was prepared.

Kind regards

Joshua Dobing | Assessment Officer | Development Assessment

Phone 02 6205 2888 |

Statutory Planning Division | Environment, Planning and Sustainable Development

ACT Government | Level 1, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

| Joshua.Dobing@act.gov.au |

Please note my working hours are 7am to 3pm Mon – Fri



From: EPSD DACoordinator <DAcoordinator@act.gov.au>
Sent: Monday, May 20, 2024 1:04 PM
To: Dobing, Joshua <Joshua.Dobing@act.gov.au>
Cc: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Subject: FW: FORMAL CORRECTION-202342470-2/58 DUFFY

UNOFFICIAL

Hi JD,

Happy Monday (hope you're feeling better)

I believe you may have worked on the is DA? If so would you mind please looking into issuing a formal correction if appropriate to do so?

Kind Regards

Anika

DA Coordinator

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

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Sent: Monday, May 20, 2024 11:40 AM

To: EPSD DACoordinator <DCoordinator@act.gov.au>

Subject: FW: FORMAL CORRECTION-202342470-2/58 DUFFY

UNOFFICIAL

Good morning Anika,

Could you please look into the below and respond accordingly.

Cheers,
Kal

Kalon Roncon | Supervisor – DA Lodgement & DA Notification | Land, Planning & Building Services | Environment, Land and Technical Regulation

Phone: 02 6207 1923 | Email: acepdcustomerservices@act.gov.au

Chief Minister Treasury and Economic Development Directorate | Access Canberra – Land, Planning and Building Services
8 Darling Street Mitchell ACT 2911 | GPO BOX 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



From: Simon Copland [REDACTED]

Sent: Monday, May 20, 2024 11:14 AM

To: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Cc: [REDACTED]

Subject: FORMAL CORRECTION-202342470-2/58 DUFFY

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](#)

Hello EPD Customer Service,

I refer to the Correction Notice and the original Notice of Decision for this development application concerning the emergency services station in Duffy/Molonglo.

We note that the correction notice was necessary as comments by one authority were not taken into account in approving the DA. Pedal Power ACT made a submission with detailed requests (copy attached). However, we could not find any reference in the DA approval to our requests. We fear that, like the submission by the Conservator of Flora and Fauna, our submission was overlooked or ignored. It could be that there are technical aspects of the decision we don't understand.

We would be grateful for an explanation of what happened and, if appropriate, please issue another correction notice. Basically we wish to know what decisions were taken in relation to our requests. If there are other agencies we need to contract we are happy to do that.

Regards,

Dr. Simon Copland | **Executive Director**

Pedal Power ACT

Ph: 02 6248 7995 or 

Level 2 Griffin Centre, 20 Genge Street, Canberra City ACT, 2600

www.pedalpower.org.au



I work Monday – Thursday, 9am – 5pm. If you have an urgent issue outside these hours please call me.

I acknowledge that I live and work on the land of the Ngunnawal people. This land has never been ceded and I pay respect to elders past and present.

Cost of Works and DA Fees 2023 - 2024

Order values from 20, 20m or areas from plans in blue areas below

* Maximum cost affordable according to the applicant's assessment of their own costs and so on.

Building Code of Australia Classes	Ordering	Total area sqm	Cost of works	Description (derived from BCA)
Class 1				
Class 1 (0)	\$1,000.00	0	\$0.00	Class 1 - A single dwelling being a detached house, or one or more attached dwellings, each being a building, supported by a the existing wall such as a townhouse. A boarding house, guest house, hostel or the like not located above or below another building other than a private garage.
Class 2				
Class 2 - up to 3 stories	\$1,700.00	0	\$0.00	Class 2 - A building containing 2 or more self-contained units each having a separate dwelling.
Class 2 - 4 to 10 stories	\$2,000.00	0	\$0.00	
Class 2 - above 10 stories	\$2,500.00	0	\$0.00	
Class 3				
Class 3	\$7,000.00	0	\$0.00	Class 3 - A residential building, other than a Class 1 or 2, which is common place of living (ten or transient living for a number of unrelated persons. Example hotels, backpackers, hotel/foetal and serviced apartments.
Class 4				
Class 4	\$1,000.00	0	\$0.00	Class 4 - A dwelling in a building that is Class 5, 6, 7, 8 or 9 (1) is the only dwelling in the building.
Class 5				
Class 5 - up to 3 stories	\$2,000.00	0	\$0.00	Class 5 - Office Building used for professional or commercial purposes, excluding class 6, 7, 8, or 9, including supermarket, shopping centre, department store, club
Class 5 - 4 to 10 stories	\$2,000.00	0	\$0.00	
Class 5 - above 10 stories	\$2,500.00	0	\$0.00	
Class 5 - Head of existing building	\$200.00	0	\$0.00	
Class 6				
Class 6 (a)	\$2,200.00	0	\$0.00	Class 6 - A store or other building for the sale of goods for retail or the storage of vehicles direct to the public.
Class 6 (b)	\$2,000.00	0	\$0.00	Class 6 (a) an eating room, cafe, restaurant, milk or soft drink bar
Class 6 (c)	\$2,000.00	0	\$0.00	Class 6 (b) a dining room, bar, shop or kiosk part of a hotel or motel
Class 6 (d)	\$1,000.00	0	\$0.00	Class 6 (c) a hardware store or hardware shop, public laundry, or undergarments establishment
Class 6 (e)	\$1,000.00	0	\$0.00	Class 6 (d) market or sale room, showroom, or service station
Class 6 - Head of existing building	\$200.00	0	\$0.00	
Class 7				
Class 7 (a) - Basement Carport	\$1,000.00	0	\$0.00	Class 7 - A building, or part of a building which is a car park or for storage, or display of goods or produce for sale by wholesale.
Class 7 (a) - Above Ground Carport	\$1,200.00	0	\$0.00	
Class 7 (a) - Building as per description	\$200.00	0	\$0.00	
Class 8				
Class 8	\$1,000.00	0	\$0.00	Class 8 - A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale or gain including factory and workshop
Class 9 - Buildings of a Public Nature				
Class 9 (a) - Health care building	\$4,000.00	0	\$0.00	Class 9 (a) includes health care and works as a laboratory, hospital, health care, or medical facility.
Class 9 (b) - Assembly Building to a school	\$1,000.00	0	\$0.00	Class 9 (b) - An assembly building in a primary or secondary school, but excludes any other parts of the building that are of another class or class of works
Class 9 (c) - Aged Care Building	\$1,000.00	0	\$0.00	Class 9 (c) - Aged Care Building
Class 10				
Class 10 (a)	\$700.00	0	\$0.00	Class 10 - Non habitable building or structure
Class 10 (b)	\$700.00	0	\$0.00	Class 10A - A private garage, carport, shed or the like.
Class 10 (c)	\$700.00	0	\$0.00	Class 10B - A structure being a fence, mast, antenna, retaining or free standing wall, swimming pool or the like.
Class 10 (d)	\$700.00	0	\$0.00	Class 10C - A private building shelter
Demolition				
Demolition of Class 1 and 10	\$100.00	0	\$0.00	The amounts mentioned in the schedule do not include an allowance for any GST payable
Demolition of Class 2, 3, 4, 5, 7, 8, 9 - up to 3 stories	\$100.00	0	\$0.00	
Demolition of Class 2, 3, 4, 5, 7, 8, 9 - 4 and above	\$200.00	0	\$0.00	
*The 200 rate only applies demolishing the parts of a building above the 3rd floor				
Other works				
Associated works (in Landscaping)				Notes
Residential Additions and Alterations	\$1,000.00	0	\$0.00	
Commercial Additions and Alterations (ie. Office works)	\$1,000.00	0	\$0.00	
Commercial Renovation			\$0.00	
All other works			\$0.00	
Total of other works			\$0.00	

Total cost of works from above

\$0.00

or

Total cost of works

provided by the applicant or their self here

* If not using CDW by applicant **must** be \$0

Design & siting fees payable

\$21,775,250.00

\$48,564.00

**DEVELOPMENT APPLICATION
AND OTHER FEES - 2023-2024**

		08/03/2024
Cost Of Work	as per the Building Cost Guide	21,175,250.00

Fees Payable	
Application for Development fee (Design & Siting)	48,564.00
DA FEES PAYABLE	48,564.00

The Development Application fee is subject to validation by the Environment and Planning Directorate upon lodgement of plans and as such should only be treated as an estimate not an exact fee payable

Development Application fee

	\$		cost of work	D&S Fee
0 to 1,500	\$ 21,175,250.00	\$ (21,175,250.00)	0.00	0.00
1,501 to 5,000	\$ 21,175,250.00	\$ (21,175,250.00)	0.00	0.00
5,001 to 20,000	\$ 21,175,250.00	\$ (21,175,250.00)	0.00	0.00
20,001 to 100,000	\$ 21,175,250.00	\$ (21,175,250.00)	0.00	0.00
100,001 to 150,000	\$ 21,175,250.00	\$ (21,175,250.00)	0.00	0.00
150,001 to 250,000	\$ 21,175,250.00	\$ (21,175,250.00)	0.00	0.00
250,001 to 500,000	\$ 21,175,250.00	\$ (21,175,250.00)	0.00	0.00
500,001 to 1,000,000	\$ 21,175,250.00	\$ (21,175,250.00)	0.00	0.00
1,000,001 to 10,000,000	\$ 21,175,250.00	\$ (21,175,250.00)	0.00	0.00
more than 10,000,000	\$ 21,175,250.00		21175250.00	48,564.00
	\$		cost of work	FEE REDUCTIONS FOR NON INCLUSIONS
plans				DA Fee
	\$		21,175,250.00	48,564.00

Notification

Minor Notification	\$ 333.50	
Major Notification	\$ 1,347.20	additional signage fees may apply

Lease Search

Lease search	\$ 44.40
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DA Documentation Checklist for DA submission

Item No.	Item	Provided	Comment
1.	Application Form	✓	E-development
2.	Letter of Authorisation	✓	TCCS (City Presentation and Roads ACT)
3.	Planning report & Statement against relevant criteria – including statement of environmental effects if required	✓	
4.	Survey Certificate (signed survey)	✓	
5.	Site Plan	✓	There is no Deposited Plan for this block as yet as it is currently unleased and therefore no bearings provided. The block coordinates are provided at the four corners of the extent of works boundary.
6.	Floor Plans for assessment (including GFA calculations)	✓	CONFIDENTIAL – DO NOT NOTIFY TO PUBLIC
7.	Floor Plans (for public register & notification)	✓	
8.	Area Plan	✓	On floor plans
9.	Elevations	✓	
10.	Sections	✓	
11.	Shadow Diagram(s)	N/A	Building is less than 3 storeys in height
12.	Composite Streetscape Elevation	✓	refer to perspectives
13.	Perspectives	✓	
14.	Colour Sample Schedule	✓	Refer to “SAMPLE” plan
15.	Water Sensitive Urban Design (WSUD) and response to WSUD General Code of the Territory Plan	✓	
16.	Pre-DA community consultation form & report	N/A	
17.	Unapproved existing development plan	N/A	There is no existing development on the block
18.	Access Mobility Report / plan	✓	
19.	Bill of Quantities / Summary of costs	✓	
20.	Landscape Plan	✓	
21.	Landscape Management Protection Plan	✓	Please refer to site plan

Item No.	Item	Provided	Comment
22.	Parking Plan	✓	Refer to site plan and turning templates
23.	Turning Templates	✓	
24.	Traffic Report	✓	
25.	Tree Management Plan	✓	Refer to site plan
26.	Tree Survey	N/A	No registered trees on ACTMAPi
27.	Erosion and sediment control plan	✓	
28.	Contamination Assessment / statement	N/A but is provided	A Contamination assessment report is included in this DA submission.
29.	Noise Management plan	✓	
30.	Wind Assessment	N/A	Building is only 1 storey in height
31.	List of Interested Parties	N/A	No lease variation is proposed
32.	Valuation Report	N/A	No lease variation is proposed
33.	Valuation Certificate	N/A	No lease variation is proposed
34.	Subdivision Plan	N/A	Not proposed
35.	Social, cultural and economic impact assessment report	N/A	
36.	Hydraulics plan	N/A	No block consolidation/subdivision is proposed
37.	Waste and Recycling Management Plan	✓	
38.	Hazardous materials survey.	N/A	No demolition of buildings is proposed
39.	Demolition Plan	N/A	No demolition of buildings or structures are proposed. Refer to site plan and landscape plans for tree removal details.
40.	Solar Plan (for apartments)	N/A	
41.	Ecological Report	✓	
42.	Environmental significance opinion	N/A	
43.	Environmental impact statement	N/A	
44.	Driveway Plan	✓	Refer to “VERGE” plan.
45.	Proposed signage	✓	Refer to “MISC” (signage plan).
46.	Heritage Report	N/A	
47.	Bushfire Report	✓	
48.	Flood Report	N/A	
49.	External lighting	✓	



Item No.	Item	Provided	Comment
50.	National Capital Design Review Panel (NCDRP) response	N/A	Proposal did not meet the criteria to present to the NCDRP

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

DA-202342470

Unit(s): Block(s): 2 Section: 58 Suburb: DUFFY

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 type="checkbox"/> No: <input checked="" 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"/>	

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

3. Block information on PALM

**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 If (yes – Loose Fill) please add to the Mr Fluffy DA spreadsheet and email artmaintenance@act.gov.au weekly		No <i>Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program - If de-registered DO NOT refer to the Taskforce</i>	

PALM – Tenure Leases

Unit Titled	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Unleased	Yes: <input checked="" type="checkbox"/> No: <input 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 type="checkbox"/> Fail: <input checked="" type="checkbox"/>
c) Number of Public Notification Signs (Part B)	1
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 type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" 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"/>
Processed by:	RM
DATE:	22/11/2023

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

No

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

0

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:

Major - S155

IF MAJOR NOTIFICATION:

Number of **additional small** signs required is

0

Number of **additional large** signs required is

0

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 NEW EMERGENCY SERVICES AGENCY BUILDING – Construction of new single storey emergency services building, associated infrastructure, verge crossing, parking, upgrades to footpath , signage, 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 **LR, LR** **DATE:** **28/11/23, 4/12/23**

INITIAL CHECK BY DA LEASING

Pass **Fail**

DA Leasing Failure reasons

Resubmission

Accepted? List each failure reason separately

- 1. CS reason **DATE 4/12/23**
- 2. **DATE**
- 3. **DATE**

Comments

Applicant states - DV386 has interim effect to permit this use on Block 2 Section 58 Duffy
Applicant states development is inconsistent with lease, block appears to be unleased.
Refer to DA leasing. .

- 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: **Unleased Land** Proposal is Consistent with all clauses in the Lease:

Type of Lease Variation: Initial referral to AVO:

Most Recent Variation Date:

Building and Development Provisions -	
Commencement of development by:	Completion of development by:
Commencement of associated works by:	Completion of associated works by:
LVC	
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	
Relevant Clauses	
Purpose:	
Gross Floor Area:	
Car Parking:	
Other:	
Units Plan	
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):	
Consolidation	
Existing Lease Details:	Issues to be noted:
Subdivision	
Existing Lease Details:	Issues to be noted:
Land Use	
Details:	
Other Comments:	

~~~~~  
**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: LR, LR**

**DATE: 28/11/23, 4/12/23**

**INITIAL CHECK BY DEVELOPMENT ASSESSMENT**

**Pass**       **Fail**

**DA Officer Failure reasons**

Resubmission

Accepted?      List each failure reason separately

- 1. CS reasons      **DATE 4/12/23**
- 2.                      **DATE**
- 3.                      **DATE**
- 4.                      **DATE**

5. DATE

**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?                                                                                                                                                                                                                                                                                         | <b>YES</b>            |
| Which is the chosen assessment track?                                                                                                                                                                                                                                                                                                     | <b>MERIT</b>          |
| Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)?                                                                                                                                                                                                | <b>YES</b>            |
| 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)?                                                                                    | <b>NO</b>             |
| If the application is for a single unit(s) on a unit titled block, is works being carried out on common property?<br><i>(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)</i>     | <b>NOT APPLICABLE</b> |
| Is the land undeveloped?<br><i>(if yes, a referral to DA Leasing is required)</i>                                                                                                                                                                                                                                                         | <b>NO</b>             |
| Is the land subject to a FUA layer? <i>(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)</i>                                                                                                                             | <b>NO</b>             |
| Has this application been subject to an Environmental Significance Opinion?<br><i>(if yes, a additional fee component is applicable – see part i)</i>                                                                                                                                                                                     | <b>NO</b>             |
| 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: <ul style="list-style-type: none"> <li>• a wilderness area,</li> <li>• a national park,</li> <li>• a nature reserve,</li> <li>• a special purpose reserve.</li> </ul> | <b>NO</b>             |
| Is this application subject to pre-lodgement community consultation?<br><i>(if yes, select the relevant number of days for notification in part B(i))</i>                                                                                                                                                                                 |                       |
| If this application is a Concurrent Development Application, is it accompanied by a concurrent document?                                                                                                                                                                                                                                  | <b>Not Applicable</b> |

**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?  | <b>YES</b>            |
| Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development?              | <b>YES</b>            |
| Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)?                   | <b>NOT APPLICABLE</b> |
| 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)? | <b>NOT APPLICABLE</b> |
| Public notification requirements and wording checked and amended?<br><i>See Notification Requirements (Page 2, Part B)</i>                          | <b>YES</b>            |
| Is the proposed development five or more storeys?<br>If yes, has this been to Design review Panel?                                                  | <b>NOT APPLICABLE</b> |
| Is this a Heritage listed site?                                                                                                                     | <b>NO</b>             |
| Has the site or any object on the site been declared as restricted under section 54 of the Heritage Act 2004?                                       | <b>NO</b>             |
| Has all documentation been checked for sensitive/restricted information and redacted where relevant, for notification purposes?                     | <b>YES</b>            |

**If unsure of restricted and sensitive status, please email ACT Heritage - [heritagereferrals@act.gov.au](mailto:heritagereferrals@act.gov.au)**

*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 2020 (No 1).

Fees can be determined using the Cost of Works and DA Fees Calculator 2023-24. 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:        **\$ 21,175,250.00 (ex GST)**

Development fee payable: \$ **48,564**

**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 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 checked="" 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 checked="" type="checkbox"/> <b>Identify Custodian: TCCS city presentation</b></p> <p><b>Notes for referral:</b></p>                                                                                                                                                                                                                                                                                          |
| <p><b>Environment Protection Agency</b></p>                                                                                                                                                      | <p><input type="checkbox"/> Noise<br/><input checked="" 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 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:</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:worksafe@worksafe.act.gov.au">worksafe@worksafe.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>Loose Fill Asbestos Coordination Team</b><br/><a href="mailto:loosefillasbestos@act.gov.au">loosefillasbestos@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>                                                                                                                                                                                                                |

**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"/> Transport Canberra Light Rail Operations<br><a href="mailto:TCCS.LROperations@act.gov.au">TCCS.LROperations@act.gov.au</a>                                                                                  |                                    |
| <input type="checkbox"/> MPC Light Rail Delivery<br><a href="mailto:LRS2.Referrals@act.gov.au">LRS2.Referrals@act.gov.au</a>                                                                                                         |                                    |
| <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 checked="" type="checkbox"/> Emergency Services (Fire or Ambulance)                                                                                                                                                           |                                    |
| <input type="checkbox"/> Gambling and Racing Commission                                                                                                                                                                              |                                    |
| <input type="checkbox"/> Housing and Community Services                                                                                                                                                                              |                                    |
| <input checked="" type="checkbox"/> National Capital Authority                                                                                                                                                                       |                                    |
| <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 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 checked="" 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"/> Land Strategy team in EPSDD<br><a href="mailto:landrelease@act.gov.au">landrelease@act.gov.au</a>                                                                                                           |                                    |

|                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <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<br><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 checked="" 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"/> Access Canberra - Technical Regulator<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"/> Climate Change and Energy Division, EPSDD<br><a href="mailto:EPSDDAdaptationandResiliencePolicy@act.gov.au">EPSDDAdaptationandResiliencePolicy@act.gov.au</a>                   |                                                                                                                                                                                                                                                                                                                                        |  |

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

|                                                    |        |
|----------------------------------------------------|--------|
| <b>Completeness Check:</b>                         | 0      |
| <b>Development (Cost of Works Fee or EDP Fee):</b> | 48,564 |
| <b>Merit Track with ESO:</b>                       | 0      |
| <b>Impact Track Fee/s:</b>                         | 0      |
| <b>Lease Variation:</b>                            | 0      |
| <b>Public Notification:</b>                        | 1347.2 |
| <b>Lease Search:</b>                               | 0      |

*Note: Please see fees and charges schedule 2023-2024 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 \$1,403.90 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 **\$41,413.20**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$15,564.70**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$3,115.10**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$3,115.10**

*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:

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

DA-202342470

Unit(s):                      Block(s):      2                      Section:      58                      Suburb:      DUFFY

\* 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>MG</b> | <b>DATE:</b> | <b>04/12/2023</b> |
|----------------------|-----------|--------------|-------------------|