
From: Munday, Karen
Sent: Friday, 31 August 2018 4:07 PM
To: EPSD DAEnquiries
Subject: "LODGEMENT FOR DA201833361-S144B-4/46/TURNER-01" [SEC=UNCLASSIFIED]
Attachments: 1 - Application Lodged.obr

BLOCK 4 SECTION 46 SUBURB TURNER - S144B

DEVELOPMENT APPLICATION: 201833361

The Applicant has lodged an S144 Amendment on **27/8/18**.

Please update eDevelopment with your decision (sufficient/insufficient) once you have completed your check. Please note that if you fail the amendment, no documents received can be included in overall development application.

The documents received have been saved into the Supporting Documents and Plans folders. If you require assistance please email the Customer Services inbox with your request - epdcustomerservices@act.gov.au

*****If this Development Application has been approved for exemption under section 411(5) or 412(1) please move the appropriate documents/plans into the secure DA file.*****

From: Boraiah, Thara
Sent: Friday, 7 September 2018 10:49 AM
To: EPSDLegalServices
Cc: Jamaly, Rumana; Kingham, Amy; Cilliers, George
Subject: RE: ACTIA Notification [SEC=UNCLASSIFIED]

Legal Services,

Apologies for the delay in responding to this message. Somehow the email slipped through and I did not get to respond to this query.

- email the development application
will do in my next email
- confirm which assessment track it is in
The application is in Merit Track.
- whether public notification is involved
Yes. The application was notified and three representations have been received.
- whether potentially ACAT merit review is involved
If the application is approved, there are high chances that the representors could appeal the decision.
- what stage the DA assessment process is at currently
The application was assessed and found to have a number of departures from the Territory Plan requirements. The applicant was advised of this and the applicant agreed to revise the drawings and submit a response . The application is waiting for the further information.
(Note: The applicant has recently submitted the information and is waiting for a lodgement check)
- when a DA decision is anticipated to be made.
The information submitted under s144 of the Planning and Development Act 2007 will require referral to entities and public notification and then a decision will be made.

If you have any further questions please let me or Rumana know.

Regards
Thara

From: Jamaly, Rumana
Sent: Thursday, 6 September 2018 5:22 PM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Subject: FW: ACTIA Notification [SEC=UNCLASSIFIED]

Thara
Did you provide the following information to David?
Regards
Rumana

From: EPSDLegalServices
Sent: Monday, 6 August 2018 9:24 AM
To: Jamaly, Rumana <Rumana.Jamaly@act.gov.au>; EPSDLegalServices <EPSDLegalServices@act.gov.au>; Boraiah, Thara <Thara.Boraiah@act.gov.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>; Kingham, Amy <Amy.Kingham@act.gov.au>
Subject: RE: ACTIA Notification [SEC=UNCLASSIFIED]

Rumana thank you for this notification and summary of the relevant scenario.

To assist with providing ACTIA further background information, Thara - would appreciate it if you could please

- email the development application
- confirm which assessment track it is in
- whether public notification is involved
- whether potentially ACAT merit review is involved
- what stage the DA assessment process is at currently
- when a DA decision is anticipated to be made

Regards
David

David Dunstan, Senior Manager, Legal Services
Governance Compliance and Legal Services
Environment, Planning and Sustainable Development Directorate, ACT Government
Level 3, Dame Pattie Menzies House | GPO Box 158 Canberra ACT 2601 | www.act.gov.au
Phone: +61 2 6207 1716 Email: david.dunstan@act.gov.au [REDACTED]

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

From: Jamaly, Rumana
Sent: Friday, 3 August 2018 5:33 PM
To: EPSDLegalServices <EPSDLegalServices@act.gov.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>; Boraiah, Thara <Thara.Boraiah@act.gov.au>; Kingham, Amy <Amy.Kingham@act.gov.au>
Subject: ACTIA Notification [SEC=UNCLASSIFIED]

Legal Services Team

I would like to request that ACTIA be notified regarding the following issue.
DA201833361 on Block 4 Section 46 (19 Forbes Street) Turner has been lodged to seek approval for the construction of four units with a basement car park, landscaping and other associated works, and for the demolition of an encroaching driveway. The adjoining neighbour on Block 3 Section 46 Turner (21 Forbes Street), [REDACTED] has also written to the Minister regarding the existing verge crossing for his block (Block 3). The common boundary between Blocks 3 and 4 is at an angle and the verge crossing does not align with this common boundary. As a consequence, the internal driveway to [REDACTED] property encroaches into the neighbouring block (Block 4), which is proposed to be re-developed. It should be noted the common boundary fencing between Blocks 3 and 4 has been erected in an incorrect alignment and does not follow the true alignment of the common boundary.

The re-development proposal includes demolition of part of the internal driveway to Block 3. [REDACTED] claims that the verge crossing was constructed by the Government more than 30 years ago in the wrong location and the

internal driveway and the common boundary fence followed the alignment of this verge crossing. He has advised he bought the property in this form 32 years ago. [REDACTED] wants this driveway issue to be resolved prior to making any determination on the DA. Verbally [REDACTED] has advised that as the Government was responsible for the construction of the verge crossing, they should be liable for any losses incurred by him.

I have attached a Site Plan and Location Plan for your information. If you need any further clarification, please contact Thara Boraiah who is assessing the DA.

Regards

Rumana Jamaly
Residential Outcomes Manager
Merit Assessment and Deed Management
Planning Delivery Division
Environment, Planning and Sustainable Development Directorate (EPSDD)

Ph: (02) 6207 1830

E-mail: rumana.jamaly@act.gov.au

Dear Mr/s Conant

An initial review of your application to amend the development application has been completed and the Directorate has decided to amend the development application under S144 of the *Planning and Development Act 2007*.

DA Number: 201833361 S144B

Site Details:

Block: 4, **Section:** 46

Suburb: TURNER, **District:** CANBERRA CENTRAL

Applicant Name: Emma Conant

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

Customer Services
Environment, Planning and Sustainable Development Directorate

From: Pini, Hayden
Sent: Wednesday, 12 September 2018 3:48 PM
To: EPD, Customer Services
Subject: DA-201833361 [SEC=UNCLASSIFIED]

Good Afternoon Customer Services,

Can I please request that the S144B further information submitted for DA-201833361 be referred to Icon Water and TCCS for comment?

Kind regards,

Hayden Pini | Assessment Officer

Development Assessment

Phone: **02 6207 8728** | Hayden.Pini@act.gov.au

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

ATTACHMENT 1 - ADMINISTRATIVE INFORMATION RELATING TO NOTICE OF DECISION.

Submission of revised drawings or documentation

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

Reconsideration of the Decision

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

Other approvals

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

1. Building Approval

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

2. Tree damaging activity approval

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

3. Use of verges or other unleased Territory Land

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

4. Works on unleased Territory Land

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

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

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

Review by the ACT Civil and Administrative Tribunal (ACAT)

1. Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for matters that are exempted under Schedule 3 of the *Planning and Development Regulations 2008* (matters exempt from third party review).
2. The notice of decision and this advice has been sent to all people who made a representation in relation to the application.
3. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.
4. If you think you have a right of appeal, you may apply for a review. Application forms can be obtained from the ACAT. You can also download the form from the ACT Legislation Register.
5. If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.
6. The time limit to make a request for a review is 28 days from the date of this notice of decision. The time limit can be extended in some circumstances (refer to sections 10(2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).
7. Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

8. The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.
9. The following organisations may be able provide you with advice and assistance if you are eligible:
 - ACT Attorney-General, write to the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601
 - the ACT Legal Aid Office, telephone 1300 654 314
 - ACT Council of the Ageing, telephone 02 6154 9740
 - Welfare Rights Centre, telephone 1800 226 028
 - Environmental Defender's Office (ACT), telephone 02 6243 3460.
10. You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.
11. You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on 02 6207 1923.
12. The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

Contact details for relevant agencies

| | |
|--|---|
| ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT, 2601 | www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855 |
| Health Directorate | www.health.act.gov.au 02 6205 1700 |
| Environment, Planning and Sustainable Development Directorate <i>Planning and land authority</i> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> - threatened species/wildlife management | www.planning.act.gov.au 02 6207 1923 www.environment.act.gov.au 02 6207 6251 www.environment.act.gov.au 02 6207 1911 |
| Transport Canberra and City Services - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets | www.tccs.gov.au 132 281 02 6207 7480 (asset acceptance) |
| Utilities - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation | 02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5738 |

Translation and interpretation services

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

| | |
|---|---|
| ENGLISH | If you need interpreting help, telephone: |
| ARABIC | : إذا احتجت لمساعدة في الترجمة الشفوية، إتصل برقم الهاتف: |
| CHINESE | 如果你需要传译员的帮助，请打电话: |
| CROATIAN | Ako trebate pomoć tumača telefonirajte: |
| GREEK | Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο |
| ITALIAN | Se avete bisogno di un interprete, telefonate al numero: |
| MALTESE | Jekk għandek bżonn l-għajnuna t'interpretu, çempel: |
| PERSIAN | : اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید: |
| PORTUGUESE | Se você precisar da ajuda de um intérprete, telefone: |
| SERBIAN | Ako vam je potrebna pomoć prevodioca telefoniрајте: |
| SPANISH | Si necesita la asistencia de un intérprete, llame al: |
| TURKISH | Tercümana ihtiyacımız varsa lütfen telefon ediniz: |
| VIETNAMESE | Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại: |
| TRANSLATING AND INTERPRETING SERVICE | |
| 131 450 | |
| Canberra and District - 24 hours a day, seven days a week | |

From: Martin, Kylee
Sent: Thursday, 13 September 2018 2:16 PM
To: Boraiah, Thara
Subject: FW: ACTIA Notification - DA issue Block 4 Section 46 Turner [SEC=UNCLASSIFIED]
Attachments: SITE-201833361-INCLUDES LOCATION-02.pdf; RE: ACTIA Notification [SEC=UNCLASSIFIED]

Hi Thara,

In order for us to lodge this notification, we require a "date of incident". If the date of construction of the verge crossing / boundary fencing is known we will use that. If that is unknown, perhaps you can advise me of the date the representation was received from [REDACTED] (or when ACTPLA first became aware of the issue with the misaligned verge crossing/boundary...?)

Please feel free to contact me to discuss further if you wish.

Kylee Martin | Manager Claim Services
Phone: 02 6205 7358 | Fax: 02 6207 0301 ACT Insurance Authority | Nominal Defendant ACT | Default Insurance Fund ACT Chief Minister, Treasury and Economic Development Directorate | ACT Government Canberra Nara Centre, 1 Constitution Ave Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 |
<http://apps.treasury.act.gov.au/insurance-and-risk-management>

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

From: Kingham, Amy
Sent: Friday, 7 September 2018 11:56 AM
To: ACTIA Notifications <ACTIANotifications@act.gov.au>
Subject: FW: ACTIA Notification - DA issue Block 4 Section 46 Turner [SEC=UNCLASSIFIED]

Hi ACTIA

Please see attached email which contains further information on this issue.

Regards
Amy

Amy Kingham | Senior Legal Policy Officer Phone 02 6205 3398 | Email: amy.kingham@act.gov.au Governance, Compliance and Legal Services | Environment, Planning and Sustainable Development | ACT Government Level 3 South, Dame Pattie Menzies House, 16 Challis Street, Dickson | www.environment.act.gov.au | www.planning.act.gov.au

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

From: Kingham, Amy
Sent: Monday, 6 August 2018 9:53 AM
To: ACTIA Notifications <ACTIANotifications@act.gov.au>
Cc: Dunstan, David <David.Dunstan@act.gov.au>
Subject: FW: ACTIA Notification - DA issue Block 4 Section 46 Turner [SEC=UNCLASSIFIED]

Hi ACTIA

Please see below a potential claim relating to a development assessment issue in Turner. We are seeking further information from the Planning Delivery team and will keep you updated.

Regards
Amy

Amy Kingham | Senior Legal Policy Officer Phone 02 6205 3398 | Email: amy.kingham@act.gov.au Governance, Compliance and Legal Services | Environment, Planning and Sustainable Development | ACT Government Level 3 South, Dame Pattie Menzies House, 16 Challis Street, Dickson | www.environment.act.gov.au | www.planning.act.gov.au

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

From: Jamaly, Rumana
Sent: Friday, 3 August 2018 5:33 PM
To: EPSDLegalServices <EPSDLegalServices@act.gov.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>; Boraiah, Thara <Thara.Boraiah@act.gov.au>; Kingham, Amy <Amy.Kingham@act.gov.au>
Subject: ACTIA Notification [SEC=UNCLASSIFIED]

Legal Services Team

I would like to request that ACTIA be notified regarding the following issue. DA201833361 on Block 4 Section 46 (19 Forbes Street) Turner has been lodged to seek approval for the construction of four units with a basement car park, landscaping and other associated works, and for the demolition of an encroaching driveway. The adjoining neighbour on Block 3 Section 46 Turner (21 Forbes Street), [REDACTED] has also written to the Minister regarding the existing verge crossing for his block (Block 3). The common boundary between Blocks 3 and 4 is at an angle and the verge crossing does not align with this common boundary. As a consequence, the internal driveway to [REDACTED] property encroaches into the neighbouring block (Block 4), which is proposed to be re-developed. It should be noted the common boundary fencing between Blocks 3 and 4 has been erected in an incorrect alignment and does not follow the true alignment of the common boundary.

The re-development proposal includes demolition of part of the internal driveway to Block 3. [REDACTED] claims that the verge crossing was constructed by the Government more than 30 years ago in the wrong location and the internal driveway and the common boundary fence followed the alignment of this verge crossing. He has advised he bought the property in this form 32 years ago. [REDACTED] wants this driveway issue to be resolved prior to making any determination on the DA. Verbally [REDACTED] has advised that as the Government was responsible for the construction of the verge crossing, they should be liable for any losses incurred by him.

I have attached a Site Plan and Location Plan for your information. If you need any further clarification, please contact Thara Boraiah who is assessing the DA.

Regards

Rumana Jamaly
Residential Outcomes Manager
Merit Assessment and Deed Management
Planning Delivery Division
Environment, Planning and Sustainable Development Directorate (EPSDD)

Ph: (02) 6207 1830
E-mail: rumana.jamaly@act.gov.au

From: Vetsavong, Phab
Sent: Wednesday, 19 September 2018 10:15 AM
To: EPSD DACoordinator
Cc: Elhassan, Walid; Boraiah, Thara
Subject: Allocate back to Stage 2 for Assessment-DA-201833361 -Block 4 Section 46 Turner
Attachments: DA-201833361.obr

Hello Trent

Thara was the original case officer and undertook substantial work on the DA. I have had a chat with Thara who advised that the DA should be allocated to Stage 2 for assessment.

I have allocated the DA to Stage 2.

Thank you

Regards

Phab Vetsavong | Senior Officer
Merit Assessment-Commercial/Industrial/Mixed Use developments Phone 02 6207 4588 Planning Delivery |
Environment, Planning and Sustainable Development Directorate | ACT Government Dame Pattie Menzies House,
Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.actpla.act.gov.au

From: EPD, Customer Services
Sent: Monday, 24 September 2018 1:26 PM
To: TCCS_CW DRCDA
Subject: REFERRAL-TCCS-201833361-S144B-4/46 TURNER-01
Attachments: Plans - S144B.OBR; Supporting docs - S144B.OBR

DEVELOPMENT APPLICATION NO: 201833361
BLOCK: 4 **SECTION:** 46 **DIVISION:** TURNER

S144 Amendment - Proposed amendment prior to decision -

Summary of Changes:

Item: Site Coverage

Response: One unit has been removed and the driveway re-aligned to ensure that site coverage on the site does not exceed 30%.

Item: Privacy concerns on neighbouring blocks

Response: Many windows, especially those facing south have been obscured through design elements and louvres to prevent overlooking. A view shed diagram has been provided to demonstrate that the proposed development does not unreasonably impact privacy. (1stFloorLineOfSight)

Item: Building Envelope/ Overshadowing

Response: Envelope encroachment has been reduced in updated designs. Shadow diagram provided to demonstrate encroachment does not significantly impact solar access on the neighbouring block.

Item: Visitor Parking

Response: A unit has been removed, eliminating the requirement to provide visitor parking..

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(16/09/2018)**.

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-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards

Katherine

Phone 6207 1923

EPDCustomerService@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | 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: EPD, Customer Services
Sent: Monday, 24 September 2018 1:30 PM
To: 'developmentapplications@iconwater.com.au'
Subject: REFERRAL-ICON WATER-201833361-S144B-4/46 TURNER-EMAIL 1/2

DEVELOPMENT APPLICATION NO: 201833361
BLOCK: 4 **SECTION:** 46 **DIVISION:** TURNER

S144 Amendment - Proposed amendment prior to decision -

Summary of Changes:

Item: Site Coverage

Response: One unit has been removed and the driveway re-aligned to ensure that site coverage on the site does not exceed 30%.

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(1stFloorLineOfSight)

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards

Katherine

Phone 6207 1923

EPDCustomerService@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



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From: EPD, Customer Services
Sent: Monday, 24 September 2018 1:30 PM
To: 'developmentapplications@iconwater.com.au'
Subject: REFERRAL-ICON WATER-201833361-S144B-4/46 TURNER-EMAIL 2/2

DEVELOPMENT APPLICATION NO: 201833361
BLOCK: 4 **SECTION:** 46 **DIVISION:** TURNER

S144 Amendment - Proposed amendment prior to decision -

Summary of Changes:

Item: Site Coverage

Response: One unit has been removed and the driveway re-aligned to ensure that site coverage on the site does not exceed 30%.

Item: Privacy concerns on neighbouring blocks

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(1stFloorLineOfSight)

Item: Building Envelope/ Overshadowing

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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-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards

Katherine

Phone 6207 1923

EPDCustomerService@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | 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: [redacted]@jemena.com.au>
Sent: Wednesday, 26 September 2018 3:22 PM
To: EPD, Customer Services
Subject: COMM - Jemena - 201833361 - Block 4 Section 46 Turner
Attachments: 26092018161552-0001.pdf

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

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

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

Regards

[redacted]
Network Development Specialist I & C
Customer & Markets
Jemena
Level 12, 99 Walker Street, North Sydney, NSW 2060
[redacted]
[@jemena.com.au](mailto:[redacted]@jemena.com.au) | www.jemena.com.au



Manage your gas, your way at
mygasservices.jemena.com.au



From: [redacted]
Sent: Monday, 24 September 2018 2:27 PM
To: [redacted]@jemena.com.au>
Subject: FW: Evoenergy - Notification of Building Application - Application ID : 172292 (Email 2 of 3)

From: basubmission_electricity@Evoenergy.com.au
Sent: Monday, 24 September 2018 2:24:37 PM (UTC+10:00) Canberra, Melbourne, Sydney
To: [redacted]
Subject: Evoenergy - Notification of Building Application - Application ID : 172292 (Email 2 of 3)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and are expecting the content or attachment from the sender.

Evoenergy

A new Development Application has been raised for Evoenergy and has been sent for your review.
(Application ID : 172292)

Application is at **19 19 Forbes Street, Turner Block/Section 46 /4**
Application Type **Multi residential (high rise residential)**
Development Type **New Construction with Demolition**
Inclusions **Basement**
Application Received **24 Sep 2018**

Applicant Contact Details **ACT Planning and Land Authority, Linda Southwell, 02 62050060, EPDcustomerservices@act.gov.au**

Please find attached all submitted documents.

Regards


[Evoenergy](#)

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@evoenergy.com.au
GPO Box 366 Canberra ACT 2601
www.evoenergy.com.au

Please consider our environment before printing this email.

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Gas Networks Statement of CONDITIONAL COMPLIANCE

For Non-residential and High Rise Residential

Application N^o: 201833361 Drawings in set 2
 Block: 4 Section: 46
 Suburb: Turner.

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

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

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

Please note:

- WARNING: Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Call 1100.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy’s gas network
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity

Signed.....  Date 26 / 9 / 2018.

For further information please phone  – Jemena 

File Name: P:\2017\170904_84-Sub-Turner\01_CAD\1_2_Drawing\CA\170904-dfg-civ-0111.dwg



ActewAGL
Gas Networks
CONDITIONALLY COMPLIES

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

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

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

Date: 26/9/2018



Client Logo
**STRATAGEM
CAPITAL
GROUP**

| | | | |
|-----------------------------|--------------|---------------|----------|
| NOT FOR CONSTRUCTION | | | |
| Original Size | A1 | Drawn By | RT |
| Date Plotted | 21-Aug-18 | Designed By | AM |
| Coordinate System | STROMLO GRID | Approved | BC |
| Project Datum | AHD | Approved Date | 20.10.17 |

| | | | | | |
|-----------------------------|------|------------|----------------|---------|------|
| Project Name and Location | | | | | |
| TOWNHOUSE DEVELOPMENT | | | | | |
| BLOCK 4, SECTION 46, TURNER | | | | | |
| Drawing Title | | | | | |
| GRADING PLAN | | | | | |
| Project Number | Type | Discipline | Sub-Discipline | Dwg No. | Rev. |
| 170904 | DRG | CIV | AL | 0111 | F |

| | | | |
|-----|----------------------------------|----------|----------|
| Rev | Description | Date | Approved |
| F | REVISED FOR DEVELOPMENT APPROVAL | 21.08.18 | BC |
| E | REVISED FOR DEVELOPMENT APPROVAL | 27.06.18 | BC |
| D | REVISED FOR DEVELOPMENT APPROVAL | 08.03.18 | BC |
| C | FOR DEVELOPMENT APPROVAL | 09.02.18 | BC |
| B | REVISED FOR REVIEW | 17.11.17 | BC |

Scales: 1:300 @ A1
Date: 26/9/2018
North Arrow

DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK. COPY RIGHT: The contents and information contained in this document are copyright of Sellick Consultants. Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.

GENERAL NOTES

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEERS DETAILS. CONFIRM STEEL SIZES PRIOR TO CONSTRUCTION. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE CLIENT. VARIATIONS TO THE PLAN AND SPECIFICATIONS SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH NCC REQUIREMENTS. DO NOT SCALE OFF DRAWINGS.

FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 4.1 AND 4.2 OF THE NCC. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 4.1.5 OF THE NCC. FIRE EXTINGUISHERS SHALL COMPLY WITH AS2444.

ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH C1.10 OF THE NCC. ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO COMPLY WITH PLUMBING CODES AND THE NCC REQUIREMENTS. PROVIDE IMPERVIOUS WALL TO FLOOR JOINTS TO THE PERIMETER OF ALL WET AREAS. WATER PROOFING SHALL COMPLY WITH C1.11.7 OF THE NCC. CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY CONSULTANTS ENGAGED BY THE CLIENT. SERVICES AND INFORMATION SHOWN HEREIN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, RELEVANT AUTHORITY SHOULD BE CONTACTED FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF THOSE SERVICES.

EGRESS

REQUIRED PATHS OF EXIT TO BE IN ACCORDANCE WITH PART D1.6 OF THE NCC. THE UNOBSTRUCTED HEIGHT MUST BE NO LESS THAN 2.0m EXCEPT AT DOORWAYS WHERE HEIGHT MAY BE REDUCED TO 1.9m. THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OR TRAVEL TO AN EXIT EXCEPT AT DOORWAYS MUST BE 1.0m MINIMUM.

REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART E4 OF THE NCC. PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO COMPLY WITH AS2293.1

EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXITS.

THE OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.1 OF THE NCC.

LIGHTING

INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS2293.1 AND PART E4.2 OF THE NCC INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLANS) TO NCC REQUIREMENTS.

PROVIDE ARTIFICIAL LIGHTING TO AS1680

STAIRS

GOINGS AND RISERS SHALL BE IN ACCORDANCE WITH PART D OF THE NCC.

NOMINAL DIMENSIONS OF RISERS AND TREAD MUST BE CONSISTENT FOR EACH FLIGHT OF STAIRS AND THERE MUST BE NO MORE THAN 18 RISERS PER FLIGHT.

RISER AND GOINGS SHALL BE IN ACCORDANCE WITH THE NCC.

RISER 190max, 150min
GOINGS 355max, 240min
QUANTITY (RISER + GOING) 700max, 550min

STAIR SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1.0m. THE BALUSTRADE SHALL BE 1000mm HIGH AND NOT LESS THAN 80mm ABOVE STAIR NOSING. NO OPENING IN THE BALUSTRADE MUST ALLOW A 125mm SPHERE TO PASS THROUGH. LOADING FORCES MUST BE IN ACCORDANCE WITH AS1170.1

WHERE HEIGHT OF STAIR IS GREATER THAN 570 ABOVE FINISHED GROUND LEVEL A LANDING IN ACCORDANCE WITH CLAUSE 3.9.1.3 SHALL BE PROVIDED.

SEDIMENT AND EROSION CONTROL

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

EXISTING VERGE MANAGEMENT NOTES

INSTALL 1800mm HIGH TEMPORARY FENCING WITH CONCRETE FEET OR INSTALL 1800mm HIGH FENCE SUPPORTED BY 2400mm TALL STAIR STEEL POSTS AROUND VERGES AND EXISTING VEGETATION.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.

ALL WORKS TO BE IN ACCORDANCE WITH THE CAMBERIA LANDSCAPE GUIDELINES & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE, JULY 1999. MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REVEGETATE AS PER BASIC SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED. NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIFLINE OF RETAINED TREES.

NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIFLINE OF RETAINED TREES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIFLINE OF RETAINED TREES.



PROPOSED SITE PLAN



LOCATION PLAN (NTS)

ActewAGL Gas Networks

CONDITIONALLY COMPLIES

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

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

Please note: Construction of unapproved works may result in action being taken to require the property owner to remove the unapproved works or to pay for works on ActewAGL's gas network.

| | | | |
|--------------------------|--|------------------|---------------------|
| SITE COVERAGE | 151sqm - 30% SITE COVERAGE IN REAR BUILDING ZONE | | |
| SCHEDULE OF AREAS | | | |
| TOWNHOUSE 1 | LOWER 63 | UPPER 68 | TOTAL 131sqm |
| TOWNHOUSE 2 | LOWER 68 | UPPER 74 | TOTAL 142sqm |
| TOWNHOUSE 3 | LOWER 129 | UPPER 134 | TOTAL 263sqm |
| TOTAL | GFA LOWER 260 | UPPER 276 | TOTAL 536sqm |
| | SITE AREA | | 973.6sqm |
| | PLOT RATIO | | 0.55 |

TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

SITE PLAN
SCALE 1:200 @ A2
14/08/2018
FSP003



PO Box 9475
Manuka ACT 2605
ThursdaysArchitecture.com.au
ACT Registration No. 229
NSW Registration No. 9129

From: developmentapplications@iconwater.com.au
Sent: Thursday, 27 September 2018 10:11 AM
To: EPD, Customer Services
Subject: Icon Water Application Decision. Application - 172302. Turner - 4/46 (Email 1 of 3)
Attachments: Not Accepted172302.pdf; %FLOORASSESS-201833361-S144B-FIRST FLOOR-01.pdf; %FLOORASSESS-201833361-S144B-GROUND-01.pdf; %PLAN-201833361-S144B-LINE OF SIGHT-01.pdf; APP-201833361-S144B-01.pdf; CF12_0551.pdf; COMPSTREET-201833361-S144B-01.pdf

Icon Water

Approval ID : 172302, Turner 4 /46

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

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

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

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

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

Future applications

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

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

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

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

Regards


Building Approvals and Network Protection
Icon Water

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601
www.iconwater.com.au

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FAILED TO COMPLY

Application No: 172302 **Suburb:** Turner

Block/Section 4 / 46

Applcn Type: Multi residential (low rise residential) /New Construction Inclusions :
Pool

Attached Plans

%FLOORASSESS-201833361-S144B-FIRST FLOOR-01.pdf
%FLOORASSESS-201833361-S144B-GROUND-01.pdf
%PLAN-201833361-S144B-LINE OF SIGHT-01.pdf
APP-201833361-S144B-01.pdf
COMPSTREET-201833361-S144B-01.pdf
ELEV-201833361-S144B-01.pdf
ELEV-201833361-S144B-03.pdf
FLOORREG-201833361-S144B-BASEMENT-01.pdf
LSCAPE-201833361-S144B-01.pdf
PLAN-201833361-S144B-GENERAL-01.pdf
PLAN-201833361-S144B-GRADING-01.pdf
PLAN-201833361-S144B-PAVEMENT-01.pdf
PLAN-201833361-S144B-TEMP TRAFFIC-01.pdf
SECTION-201833361-S144B-01.pdf
SECTION-201833361-S144B-02.pdf
SITE-201833361-S144B-01.pdf
SWMASTER-201833361-S144B-01.pdf
UTILITIES-201833361-S144B-01.pdf

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

Reasons for Failure to Comply

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

Details of Icon Waters sewer and/or water networks need to be shown on the plan/s

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

WARNING

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

Comments: Using survey attached, show location of sewer pipe in easement on site plan and all relevant dimensions, boundaries to proposed structure, sewer pipe to proposed structures.

Signed



Date

27 Sep 2018

For further information please phone Icon Water 6248 3111.

Area outside direct
line of sight
260sqm76%

Area within
direct line of sight
83sqm24%






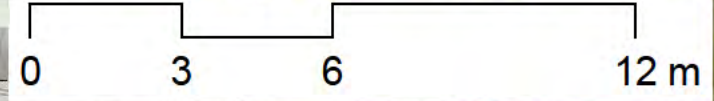
**WATER AND SEWERAGE NETWORK
FAILS TO COMPLY**

The design depicted in this document is not accepted b
fails to comply with conditions listed on the accomp
statement

Please note: Construction of unapproved works may result in blocked
Water's water and sewerage networks being denied and/or action bei

Direct Line of Sight - 12m

-  Direct Line of Sight
-  B3 Private Openspace
-  ACT_Blocks





Development Application

Application Number: 201833361S144B

Application Number

172302

Sheet

4 of 21

Type of Application

The type of application you are applying for is a S144 Amendment

Lease/Site Details

Site Number: 1

| | | | |
|--------|---------|--------------|-------------|
| Suburb | Section | Block Number | Unit Number |
| TURNER | 46 | 4 | |

Street Address
TURNER



Applicant Details

ACN or ABN
14659841354

| | |
|-------------------------|----------------------------|
| Company Name | Position held / Title |
| Purdon Planning Pty Ltd | WATER AND SEWERAGE NETWORK |

| | | |
|------------|------------|---------|
| Salutation | First Name | Surname |
| None | Emma | Contact |

Postal Address
Unit 4

Postal Address 2
1-3 Torrens St

Postal Address 3

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

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

| | | | |
|---------|-----------------|----------|-----------|
| Suburb | State/Territory | Postcode | Country |
| BRADDON | ACT | 2612 | Australia |

| | |
|--------------|---------------|
| Phone Number | Mobile Number |
| 62571511 | |

Signed

Date: 27 Sep 2018

Contact phone: 6248 3111

Email
purdons@purdon.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

icon

Company

Australian Company Number (ACN)

14167593348

Company Name

Stratagem Capital Group Pty Ltd

Position held / Title

Director

Salutation

None

First Name

Milan

Surname

Kraljevic

Postal Address 1

Unit4 27-29 Kembla Street

Postal Address 2

Postal Address 3

Suburb

Fyshwick

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

0262281538

Fax Number

Mobile Number

0421800375

Email



Lessee Number: 2

Is the Lessee a

Company

Australian Company Number (ACN)

14167593348

Company Name

Stratagem Capital Group Pty Ltd

Position held / Title

Director

Salutation

None

First Name

Milan

Surname

Kraljevic

Postal Address 1

Unit4 27-29 Kembla Street

Postal Address 2

Postal Address 3

Suburb

Fyshwick

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

0262281538

Fax Number

Mobile Number

0421800375

Email

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

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

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

Signed [Redacted] Date 27 Sept 2018

Contact phone: 6248 3111

Type of Application

Will the development applied for after the amendment be substantially the same as the development applied for originally?

icon

Yes

Application Number

172302

Will the assessment track for the application change if the application is amended?

Sheet

6 of 21

No

List Amendments Being Satisfied

Summary of Changes:

Item: Site Coverage

Response: One unit has been removed and the driveway re-aligned to ensure that site coverage on the site does not exceed 30%.

Item: Privacy concerns on neighbouring blocks

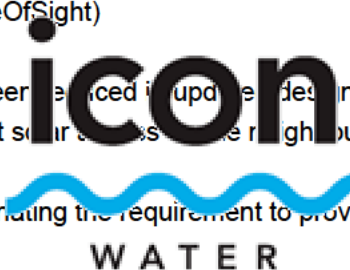
Response: Many windows, especially those facing south have been obscured through design elements and louvres to prevent overlooking. A view shed diagram has been provided to demonstrate that the proposed development does not unreasonably impact privacy. (1stFloorLineOfSight)

Item: Building Envelope/ Overshadowing

Response: Envelope encroachment has been reduced through updated designs. Shadow diagram provided to demonstrate encroachment does not significantly impact surrounding neighbouring block.

Item: Visitor Parking

Response: A unit has been removed, eliminating the requirement to provide visitor parking.



Entity and/or Referral Requirements

WATER AND SEWERAGE NETWORK

Do the amendments to your proposal impact on entity requirements?

Yes

No

FAILS TO COMPLY

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

Applicant Declaration

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

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

Signed

Date: 27 Sep 2018

I/we understand that this application will be considered lodged once any relevant application fees have been paid,

Contact phone: 6248 3111

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved; I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

I/we declare that all the information given on this form and its attachments is true and complete;



If signing on behalf of a company, organisation or Government agency: -

Application Number
172302
Sheet

I/we the undersigned declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

I accept the above declarations:

Accept

Acceptance Date

27/08/2018



WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

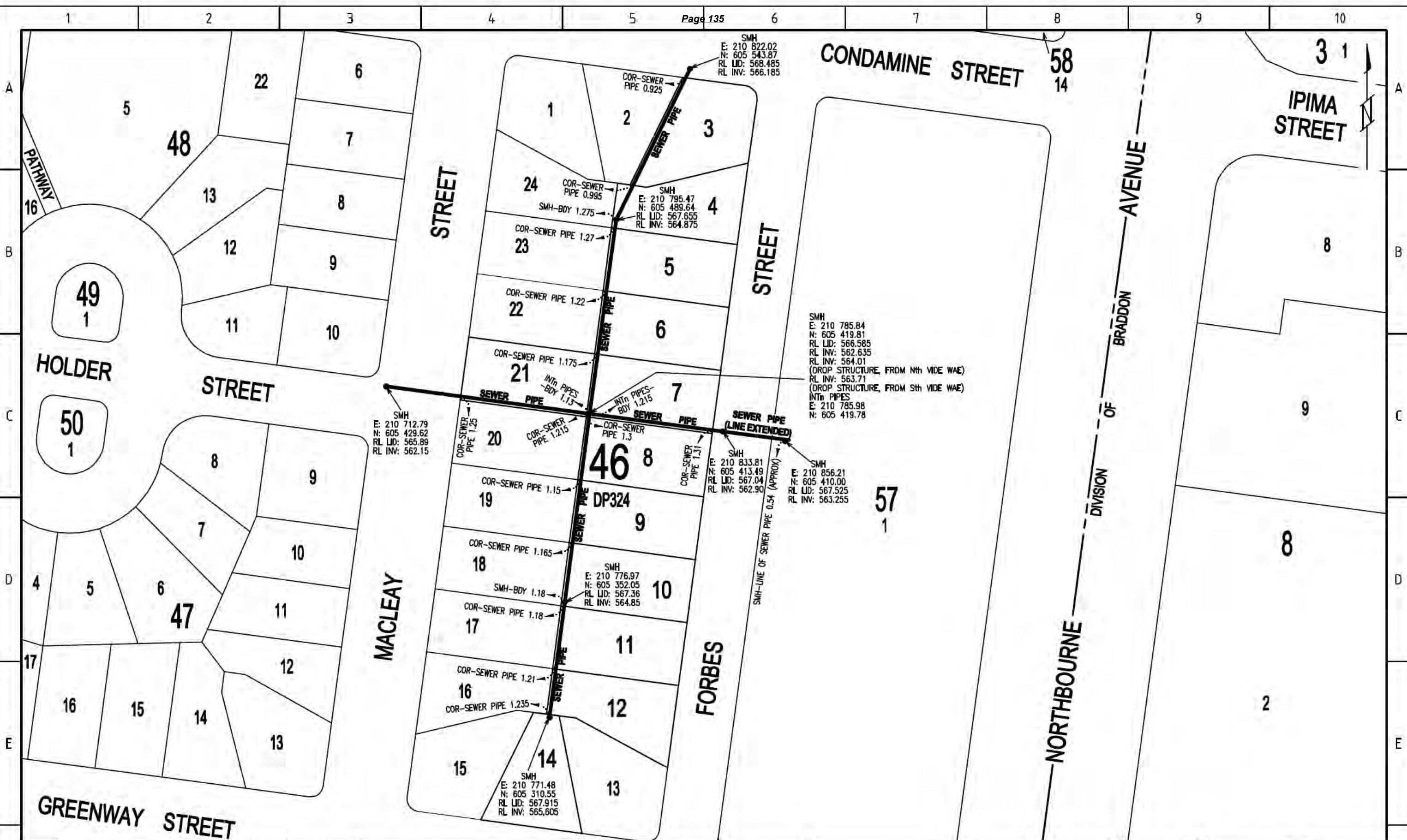
The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

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

Signed [Redacted]

Date 27 Sep 2018

Contact phone: 6248 3111



| No. | REVISION | DATE | AUTH |
|-----|-------------------------|----------|------|
| B | SURVEY DRAWING APPROVED | 09/10/12 | |
| A | ORIGINAL SURVEY | 03/10/12 | |

CANBERRA SURVEYS PTY LTD
 LAND SURVEYING CONSULTANTS
 ABN 80 125 097 343
 Tel (02) 6220 3330 Fax (02) 6220 3050 Mob 0412 256 782

Surveyed: 03/10/2012
 Drawn: 08/10/2012
 Checked: 09/10/2012
 Approved:

Drawn: _____
 Designed: _____
 Project Manager: _____
 Concurred: _____
 Contractors Drawing No.: TURN-646

TURNER
 SECTION 46 BLOCKS 3-12, 14 & 21
 SURVEY OF SEWER MANHOLES
 IN RELATION TO BOUNDARIES

| | | |
|--------------------|----------------------|------------|
| Scale: 1:1250 | Date: 08/10/2012 | Sheet No.: |
| Project No.: 39666 | Field Book No.: ML58 | |
| ActewAGL | | |
| A3 | CF12/0551 | Rev B |



17 FORBES STREET - EXISTING DWELLING

21 FORBES STREET - EXISTING DWELLING

COMPOSITE STREET ELEVATION



WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

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Signed [Redacted] Date 27 Sep 2018

Contact phone: 6248 3111

TOWNHOUSE DEVELOPMENT

19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

STREET ELEVATION

SCALE 1:100 @ A2
14/08/2018

FSP203



PO Box 3673
Manuka ACT 2603
ThursdayArchitecture.com.au
ACT Registration No. 2289
NSW Registration No. 9528

From: developmentapplications@iconwater.com.au
Sent: Thursday, 27 September 2018 10:11 AM
To: EPD, Customer Services
Subject: Icon Water Application Decision. Application - 172302. Turner - 4/46 (Email 2 of 3)
Attachments: ELEV-201833361-S144B-01.pdf; ELEV-201833361-S144B-03.pdf; FLOORREG-201833361-S144B-BASEMENT-01.pdf; LSCAPE-201833361-S144B-01.pdf; PLAN-201833361-S144B-GENERAL-01.pdf; PLAN-201833361-S144B-GRADING-01.pdf

Icon Water

Approval ID : 172302, Turner 4 /46

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

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

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

Regards


Building Approvals and Network Protection
Icon Water

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

www.iconwater.com.au

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icon
WATER

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

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

Signed: _____ Date: 27 Sep 2018
Contact phone: 6248 3111

NORTH ELEVATION

TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

ELEVATIONS
SCALE 1:100 @ A2
14/08/2018
FSP201

Thursdays
Architecture

PO Box 3673
Manuka ACT 2603
ThursdaysArchitecture.com.au
ACT Registration No. 2289
NSW Registration No. 9528



SOUTH ELEVATION



WATER AND SEWERAGE NETWORK

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Signed

Date 27 Sep 2018

Contact phone: 2348 3111



WEST ELEVATION

BUILDING ENVELOPE AS PER TERRITORY PLAN

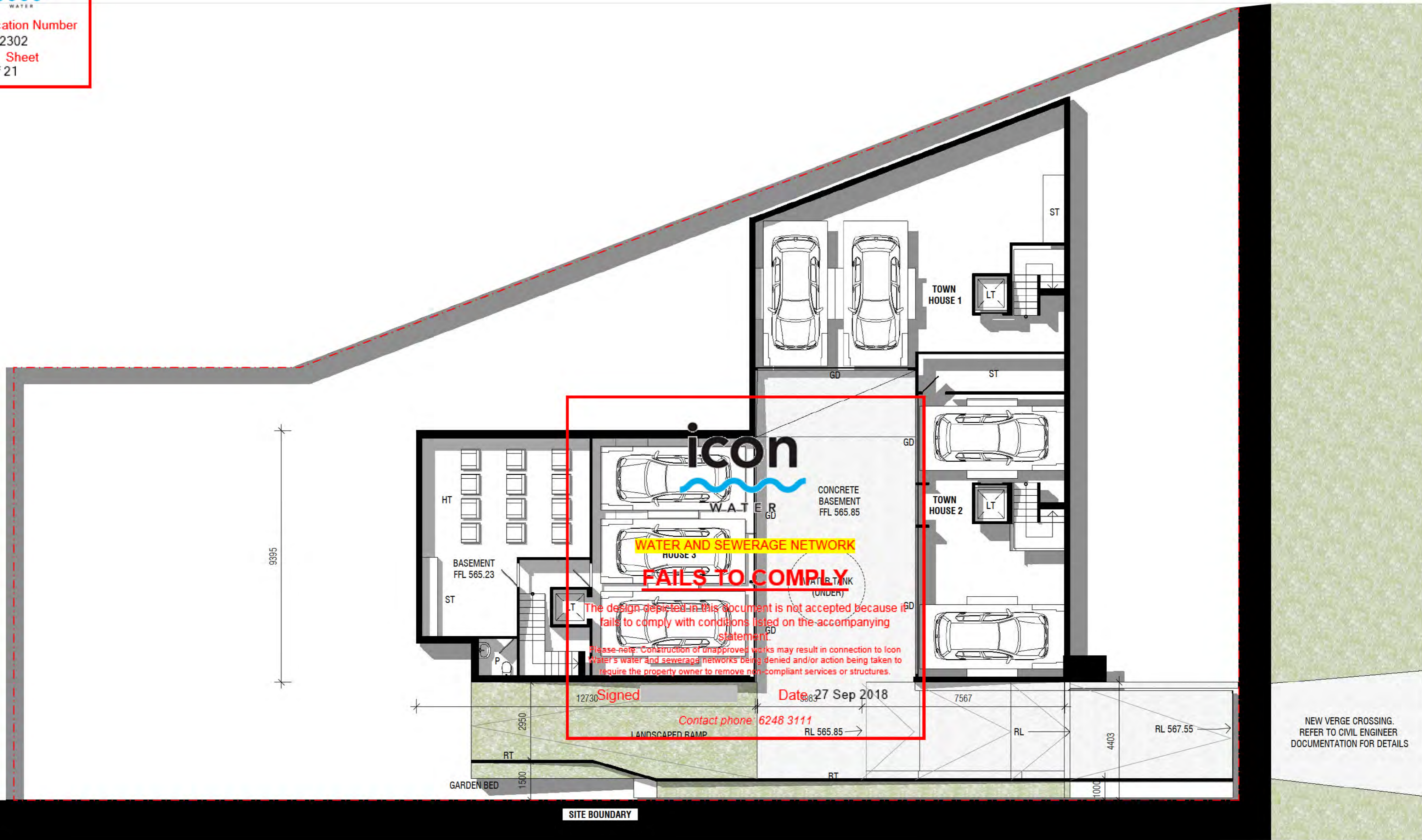
1800

TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

ELEVATIONS
SCALE 1:100 @ A2
14/08/2018
FSP202



PO Box 3673
Manuka ACT 2603
ThursdayArchitecture.com.au
ACT Registration No. 2289
NSW Registration No. 9528



NEW VERGE CROSSING.
REFER TO CIVIL ENGINEER
DOCUMENTATION FOR DETAILS

- ROOM KEY**
- GD GARAGE DOOR
 - HT HOME THEATRE
 - LT LIFT
 - P POWDER ROOM
 - ST STORE



TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

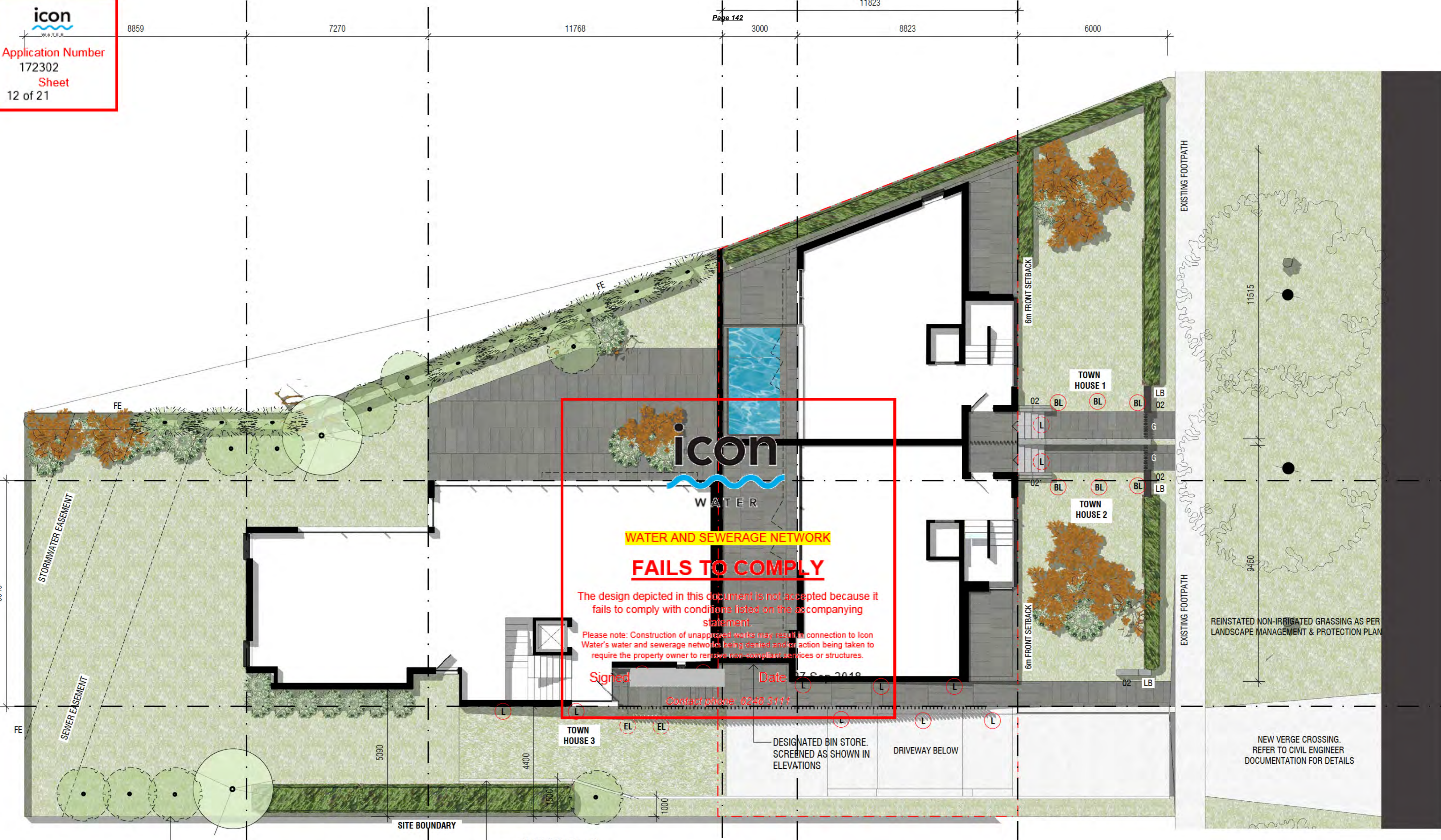
BASEMENT PLAN
SCALE 1:100 @ A2
14/08/2018
FSP101

**Thursday
Architecture**

PO Box 3673
Manuka ACT 2603
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ACT Registration No. 2289
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Application Number
172302
Sheet
12 of 21



icon
WATER

WATER AND SEWERAGE NETWORK FAILS TO COMPLY

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Signed: [Signature] Date: 27 Sep 2018
Contact phone: 8248 3111

PLAN LEGEND
FE 1.8m HIGH TIMBER FENCE
G STEEL FRAME GATE
LB LETTERBOX

LIGHTING LEGEND
L BUILDING MOUNTED LUMINAIRE
EL DOWNLIGHT MOUNTED UNDER EAVES
BL BOLLARD LIGHT

NOTES
1. ALL EXTERNAL LIGHTING SHALL BE CONTROLLED BY DAYLIGHT SENSOR.
2. ALL EXTERNAL LIGHTING COMPLIES WITH THE FOLLOWING:
- AUSTRALIAN STANDARD AS1158: LIGHTING FOR ROADS AND PUBLIC SPACES PART 3.1: PEDESTRIAN AREA LIGHTING - PERFORMANCE AND DESIGN REQUIREMENTS.
- AUSTRALIAN STANDARD AS1158: LIGHTING FOR ROADS AND PUBLIC SPACES PART 2: COMPUTER PROCEDURES FOR THE CALCULATIONS OF LIGHT TECHNICAL PARAMETERS FOR CATEGORY V AND CATEGORY P LIGHTING.
- AUSTRALIAN STANDARD AS4282: THE CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING, IN THE CASE OF SECURITY LIGHTING.

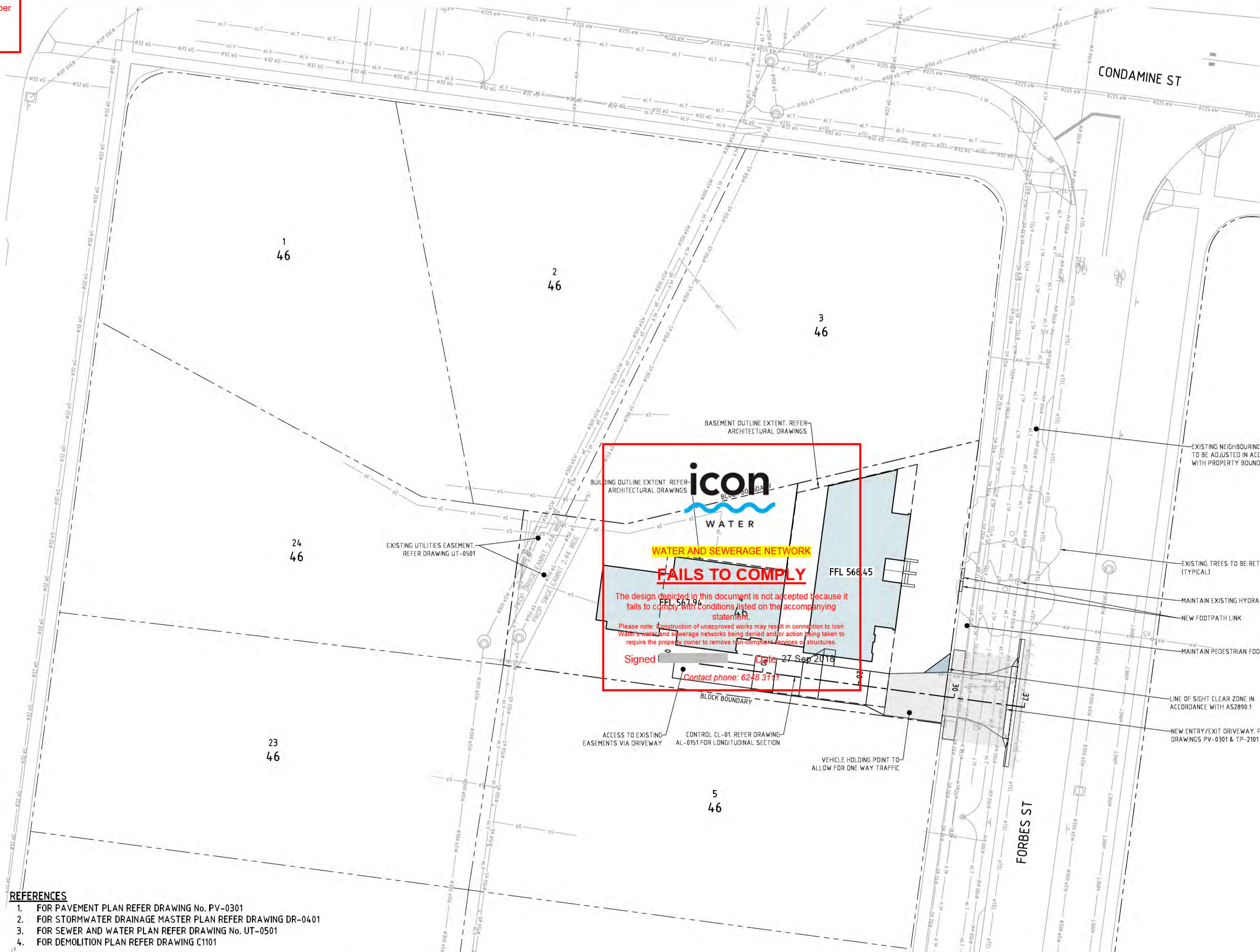
LANDSCAPING LEGEND
EXISTING TREES TO BE RETAINED
PROPOSED TREE - Acer japonicum 'Green Cascade'
IRRIGATED TURF
PAVING
DRIVEWAY - CONCRETE (REFER TO CIVIL ENGINEER'S DETAIL)
DECORATIVE SHRUB PLANTIN



TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

LANDSCAPE CONCEPT PLAN
EXTERNAL LIGHTING PLAN
SCALE 1:100 @ A2
14/08/2018
FSP005

Thursday Architecture
PO Box 3673
Manuka ACT 2603
ThursdayArchitecture.com.au
ACT Registration No. 2289
NSW Registration No. 9528



- REFERENCES**
1. FOR PAVEMENT PLAN REFER DRAWING No. PV-0301
 2. FOR STORMWATER DRAINAGE MASTER PLAN REFER DRAWING DR-0401
 3. FOR SEWER AND WATER PLAN REFER DRAWING No. UT-0501
 4. FOR DEMOLITION PLAN REFER DRAWING C1101

File Name: P:\2017\170904_B4-S46-Turner\04_CAD\4_2_Drawings\CIV\170904-drg-civ-al-0101.dwg

| Rev | Description | Date | Approved |
|-----|----------------------------------|----------|----------|
| F | REVISED FOR DEVELOPMENT APPROVAL | 21.08.18 | BC |
| E | REVISED FOR DEVELOPMENT APPROVAL | 27.06.18 | BC |
| D | REVISED FOR DEVELOPMENT APPROVAL | 08.03.18 | BC |
| C | FOR DEVELOPMENT APPROVAL | 09.02.18 | BC |
| B | REVISED FOR REVIEW | 17.11.17 | BC |

Scales

1:200 @ A1

North

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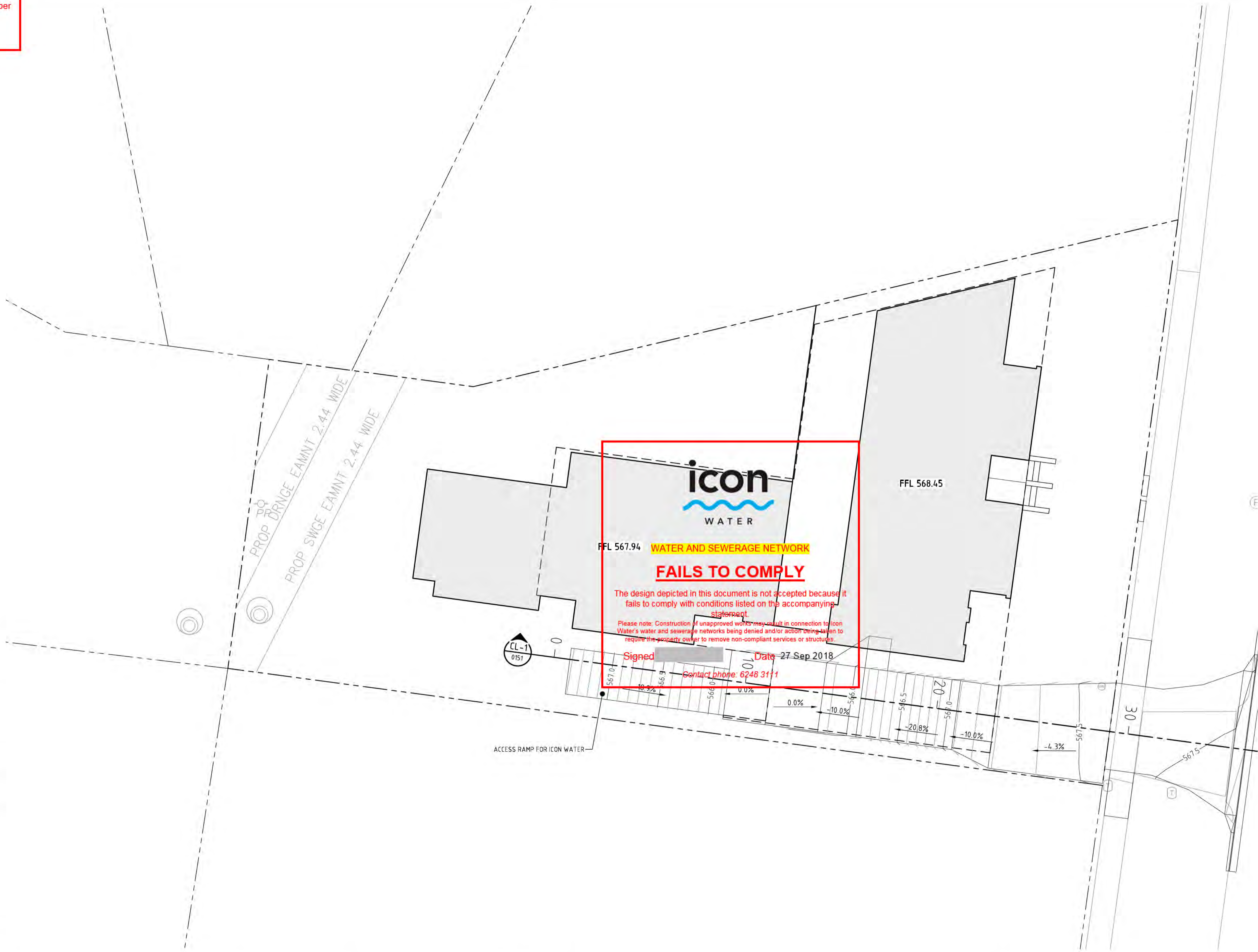
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**STRATAGEM
CAPITAL
GROUP**

Status: **NOT FOR CONSTRUCTION**

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| Original Size | A1 | Drawn By | RT | Drafting Check | DA |
| Date Plotted | 21-Aug-18 | Designed By | AM | Design Check | BC |
| Coordinate System | STROMLO GRID | Approved | BC | Approved Date | 20.10.17 |
| Height Datum | AHD | Approved Signature | | | |

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Scales

1:100 @ A1



Client Logo

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| | | Approved Signature | |

From: developmentapplications@iconwater.com.au
Sent: Thursday, 27 September 2018 10:11 AM
To: EPD, Customer Services
Subject: Icon Water Application Decision. Application - 172302. Turner - 4/46 (Email 3 of 3)
Attachments: PLAN-201833361-S144B-PAVEMENT-01.pdf; PLAN-201833361-S144B-TEMP TRAFFIC-01.pdf; SECTION-201833361-S144B-01.pdf; SECTION-201833361-S144B-02.pdf; SITE-201833361-S144B-01.pdf; SWMASTER-201833361-S144B-01.pdf; UTILITIES-201833361-S144B-01.pdf

Icon Water

Approval ID : 172302, Turner 4 /46

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

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

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

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

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

Future applications

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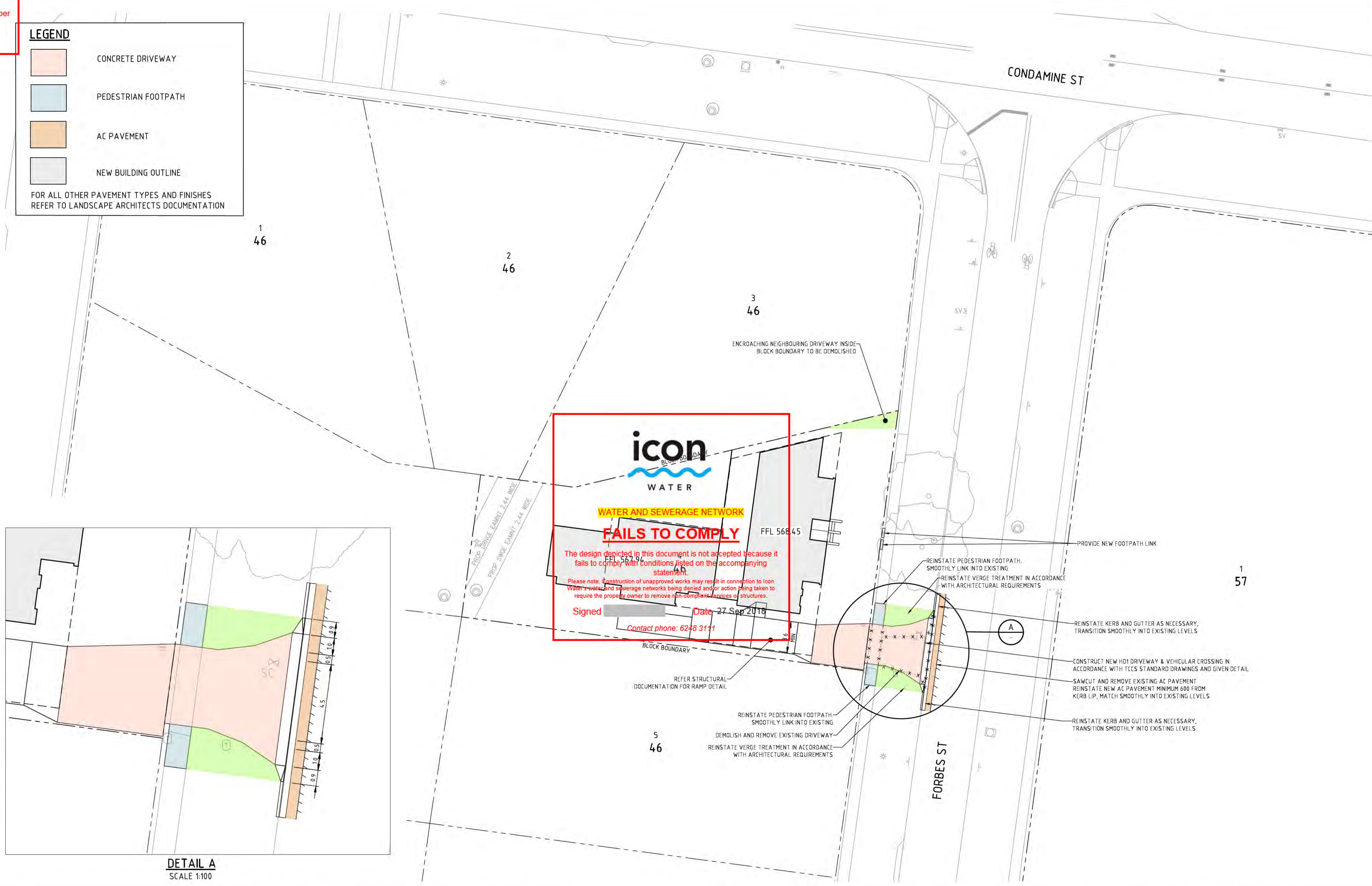
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LEGEND

-  CONCRETE DRIVEWAY
-  PEDESTRIAN FOOTPATH
-  AC PAVEMENT
-  NEW BUILDING OUTLINE

FOR ALL OTHER PAVEMENT TYPES AND FINISHES REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION



File Name: P:\2017\170904_CAD\4_2_Drawings\CIV\170904-drg-civ-py-0301.dwg

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| Rev | Description | Date | Approved |
| G | REVISED FOR DEVELOPMENT APPROVAL | 21.08.18 | BC |
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| C | FOR DEVELOPMENT APPROVAL | 09.02.18 | BC |
| B | REVISED FOR REVIEW | 17.11.17 | BC |

Scales

0 2 3 4 5m


1:100 @ A1

0 5 7.5 10m

1:200 @ A1

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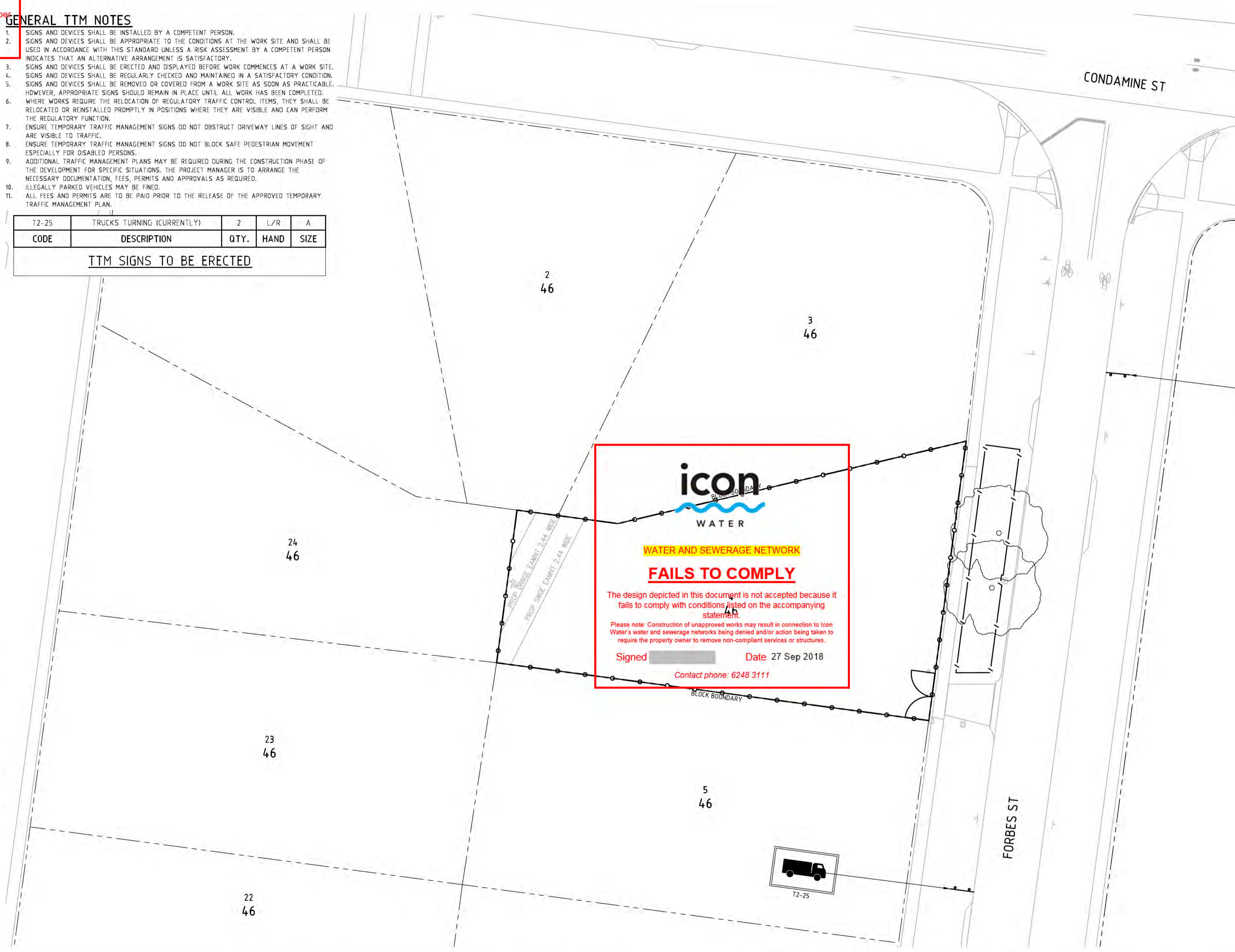
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| Coordinate System | STROMLO GRID | Approved | BC |
| Height Datum | AHD | Approved Date | 20.10.17 |
| | | Approved Signature | |

| | | | | | |
|------------------------------|------|------------|----------------|---------|-----|
| Project Name and Location | | | | | |
| TOWNHOUSE DEVELOPMENT | | | | | |
| BLOCK 4, SECTION 46, TURNER | | | | | |
| Drawing Title | | | | | |
| PAVEMENT PLAN | | | | | |
| Project Number | Type | Discipline | Sub-Discipline | Drg No. | Rev |
| 170904 | DRG | CIV | PV | 0301 | G |

GENERAL TTM NOTES

1. SIGNS AND DEVICES SHALL BE INSTALLED BY A COMPETENT PERSON.
2. SIGNS AND DEVICES SHALL BE APPROPRIATE TO THE CONDITIONS AT THE WORK SITE AND SHALL BE USED IN ACCORDANCE WITH THIS STANDARD UNLESS A RISK ASSESSMENT BY A COMPETENT PERSON INDICATES THAT AN ALTERNATIVE ARRANGEMENT IS SATISFACTORY.
3. SIGNS AND DEVICES SHALL BE ERECTED AND DISPLAYED BEFORE WORK COMMENCES AT A WORK SITE.
4. SIGNS AND DEVICES SHALL BE REGULARLY CHECKED AND MAINTAINED IN A SATISFACTORY CONDITION.
5. SIGNS AND DEVICES SHALL BE REMOVED OR COVERED FROM A WORK SITE AS SOON AS PRACTICABLE. HOWEVER, APPROPRIATE SIGNS SHOULD REMAIN IN PLACE UNTIL ALL WORK HAS BEEN COMPLETED.
6. WHERE WORKS REQUIRE THE RELOCATION OF REGULATORY TRAFFIC CONTROL ITEMS, THEY SHALL BE RELOCATED OR REINSTALLED PROMPTLY IN POSITIONS WHERE THEY ARE VISIBLE AND CAN PERFORM THE REGULATORY FUNCTION.
7. ENSURE TEMPORARY TRAFFIC MANAGEMENT SIGNS DO NOT OBSTRUCT DRIVEWAY LINES OF SIGHT AND ARE VISIBLE TO TRAFFIC.
8. ENSURE TEMPORARY TRAFFIC MANAGEMENT SIGNS DO NOT BLOCK SAFE PEDESTRIAN MOVEMENT ESPECIALLY FOR DISABLED PERSONS.
9. ADDITIONAL TRAFFIC MANAGEMENT PLANS MAY BE REQUIRED DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT FOR SPECIFIC SITUATIONS. THE PROJECT MANAGER IS TO ARRANGE THE NECESSARY DOCUMENTATION, FEES, PERMITS AND APPROVALS AS REQUIRED.
10. ILLEGALLY PARKED VEHICLES MAY BE FINED.
11. ALL FEES AND PERMITS ARE TO BE PAID PRIOR TO THE RELEASE OF THE APPROVED TEMPORARY TRAFFIC MANAGEMENT PLAN.

| T2-25 | TRUCKS TURNING (CURRENTLY) | 2 | L/R | A |
|--------------------------------|----------------------------|------|------|------|
| CODE | DESCRIPTION | QTY. | HAND | SIZE |
| TTM SIGNS TO BE ERECTED | | | | |



icon
WATER

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

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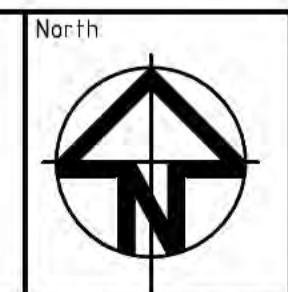
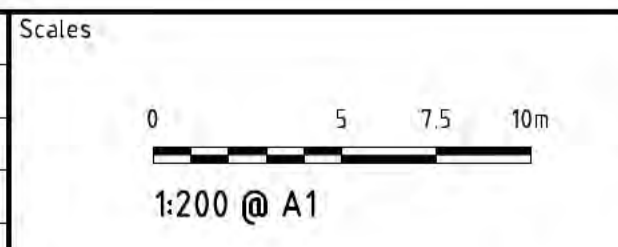
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Signed _____ Date 27 Sep 2018

Contact phone: 6248 3111

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| B | FOR DEVELOPMENT APPROVAL | 09.02.18 | BC |
| A | FOR REVIEW | 23.10.17 | BC |



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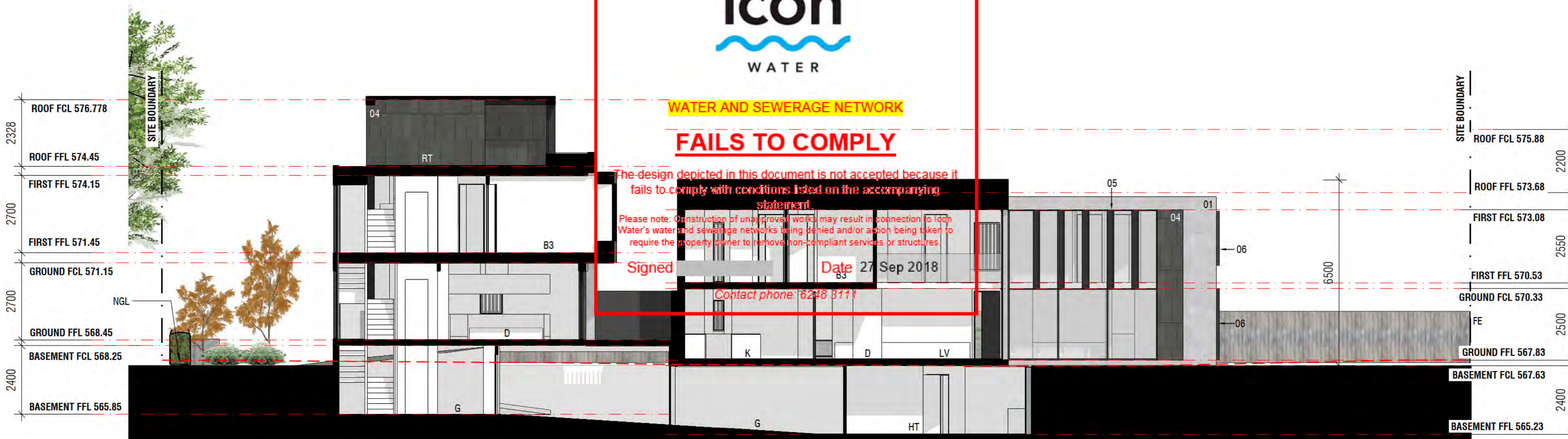
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CROSS SECTION



LONG SECTION


WATER AND SEWERAGE NETWORK
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 Signed: [Redacted] Date: 27 Sep 2018
 Contact phone: 6248 8111

ROOM KEY

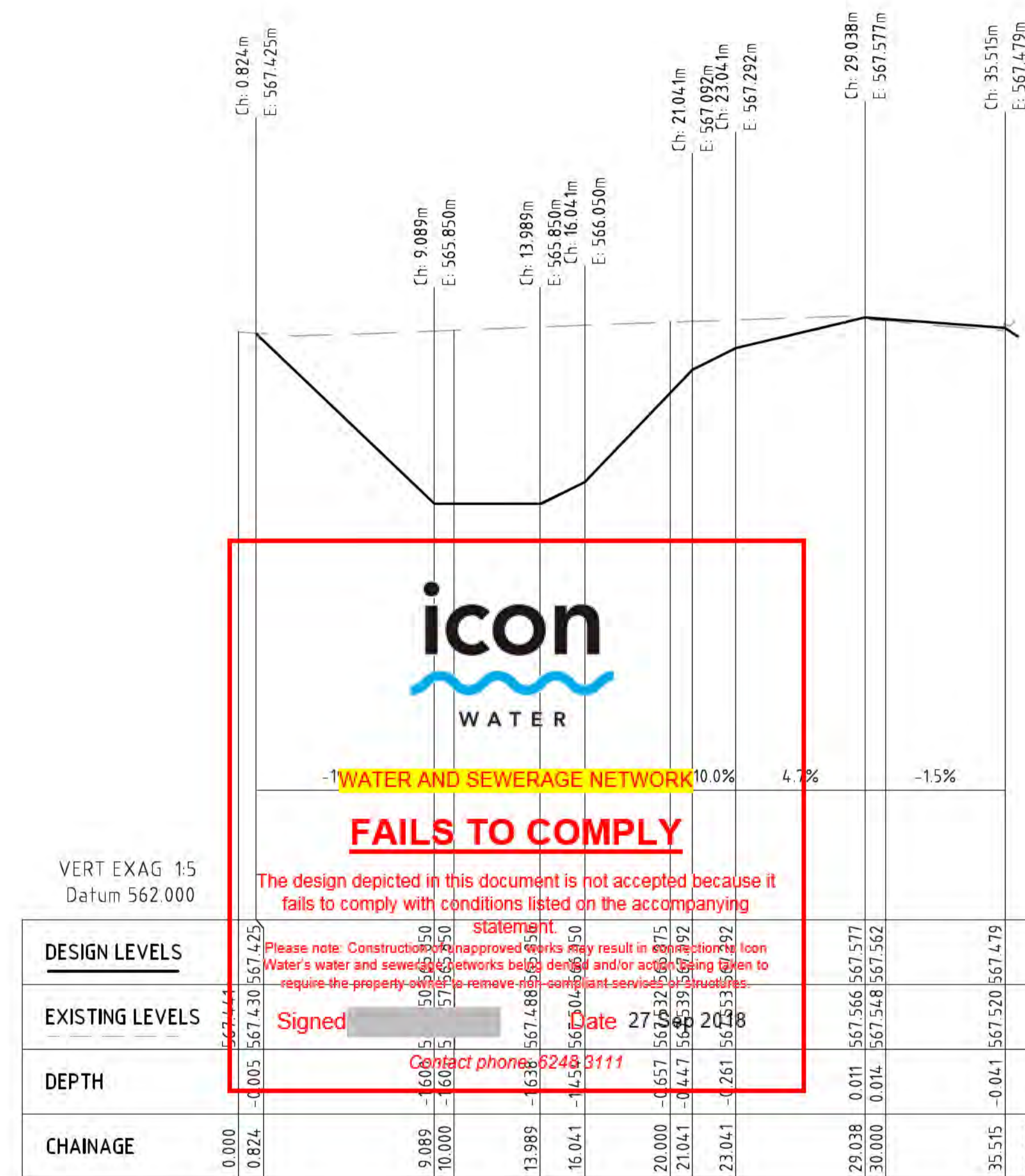
| | |
|----|------------------------|
| B | BEDROOM |
| BA | BATHROOM |
| D | DINING |
| FE | 1.8m HIGH TIMBER FENCE |
| G | GARAGE |
| HT | HOME THATRE |
| K | KITCHEN |
| LV | LIVING ROOM |
| PL | POOL |
| RT | ROOF TERRACE |

TOWNHOUSE DEVELOPMENT
 19 FORBES STREET
 BLOCK 4 SECTION 46 TURNER

SECTIONS
 SCALE 1:100 @ A2
 14/08/2018
FSP301



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CL-1 LONG SECTION

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| E | REVISED FOR DEVELOPMENT APPROVAL | 21.08.18 | BC |
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Scales

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| | | Approved Signature | |

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEERS DETAILS. CONFIRM STEEL SIZES PRIOR TO CONSTRUCTION. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE CLIENT. VARIATIONS TO THE PLAN AND SPECIFICATIONS SHALL NOT BE MADE WITHOUT THE CONSENT OF THE ENGINEER. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH NCC REQUIREMENTS. DO NOT SCALE OFF DRAWINGS.

FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION E CLAUSE E1.6 OF THE NCC. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION E 1.6 OF THE NCC. FIRE EXTINGUISHERS SHALL COMPLY WITH AS2444.

ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH C1.10 OF THE NCC. ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO COMPLY WITH PLUMBING CODES AND THE NCC REQUIREMENTS. PROVIDE IMPERVIOUS WALL TO FLOOR JOINTS TO THE PERIMETER OF ALL WET AREAS. WATER PROOFING SHALL COMPLY WITH C1.F1.7 OF THE NCC. CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY CONSULTANTS ENGAGED BY THE CLIENT. SERVICES AND INFORMATION SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, RELEVANT AUTHORITY SHOULD BE CONTACTED FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF THOSE SERVICES.

EGRESS

REQUIRED PATHS OF EXIT TO BE IN ACCORDANCE WITH PART D1.6 OF THE NCC THE UNOBSTRUCTED HEIGHT MUST BE NO LESS THAN 2.0m EXCEPT AT DOORWAYS WHERE HEIGHT MAY BE REDUCED TO 1.98m. THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OR TRAVEL TO AN EXIT EXCEPT AT DOORWAYS MUST BE 1.0m MINIMUM.

REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART E4 OF THE NCC PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO COMPLY WITH AS2293.1

EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXITS.

THE OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.1 OF THE NCC.

LIGHTING

INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS2293.1 AND PART E4.2 OF THE NCC INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLANS) TO NCC REQUIREMENTS.

PROVIDE ARTIFICIAL LIGHTING TO AS1680

STAIRS

GOINGS AND RISERS SHALL BE IN ACCORDANCE WITH PART D OF THE NCC.

NOMINAL DIMENSIONS OF RISERS AND TREAD MUST BE CONSISTENT FOR EACH FLIGHT OF STAIRS AND THERE MUST BE NO MORE THAN 18 RISERS PER FLIGHT.

RISER AND GOINGS SHALL BE IN ACCORDANCE WITH THE NCC:
 RISER 190max. 155min
 GOINGS 355max. 240min
 QUANTITY (2xRISER+GOING) 700max. 550min

STAIR SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1.0m. THE BALUSTRADE SHALL BE 1000mm HIGH AND NOT LESS THAN 865mm ABOVE STAIR NOSINGS. NO OPENING IN THE BALUSTRADE MUST ALLOW A 125mm SPHERE TO PASS THROUGH. LOADING FORCES MUST BE IN ACCORDANCE WITH AS1170.1

WHERE HEIGHT OF STAIR IS GREATER THAN 570 ABOVE FINISHED GROUND LEVEL A LANDING IN ACCORDANCE WITH CLAUSE 3.9.1.3 SHALL BE PROVIDED.

SEDIMENT AND EROSION CONTROL

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

EXISTING VERGE MANAGEMENT NOTES

INSTALL 1800mm HIGH TEMPORARY FENCING WITH CONCRETE FEET OR INSTALL 1800mm CHAIN MESH FENCE SUPPORTED BY 2400mm TALL STAR STEEL POSTS AROUND VERGES AND EXISTING VEGETATION.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

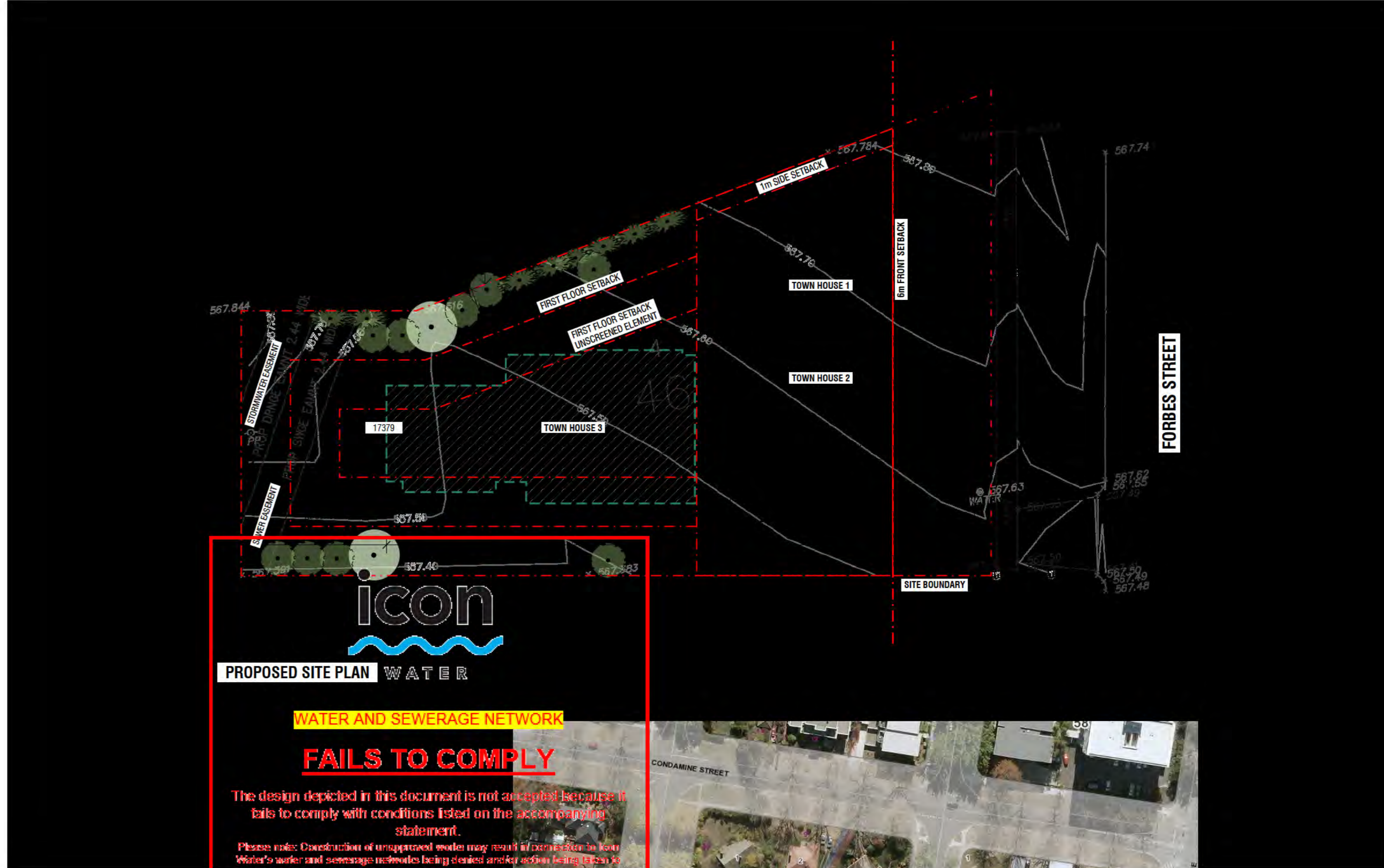
ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD. ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE. JULY 1991. MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERB, ROAD WAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED. NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.



LOCATION PLAN (NTS)

SITE COVERAGE
 151sqm - 30% SITE COVERAGE IN REAR BUILDING ZONE

SCHEDULE OF AREAS

| | | | |
|-------------|-----------|-----------|--------------|
| TOWNHOUSE 1 | LOWER 63 | UPPER 68 | TOTAL 131sqm |
| TOWNHOUSE 2 | LOWER 68 | UPPER 74 | TOTAL 142sqm |
| TOWNHOUSE 3 | LOWER 129 | UPPER 134 | TOTAL 263sqm |

TOTAL

| | | | |
|------------|-----------|-----------|--------------|
| GFA | LOWER 260 | UPPER 276 | TOTAL 536sqm |
| SITE AREA | | | 973.6sqm |
| PLOT RATIO | | | 0.55 |

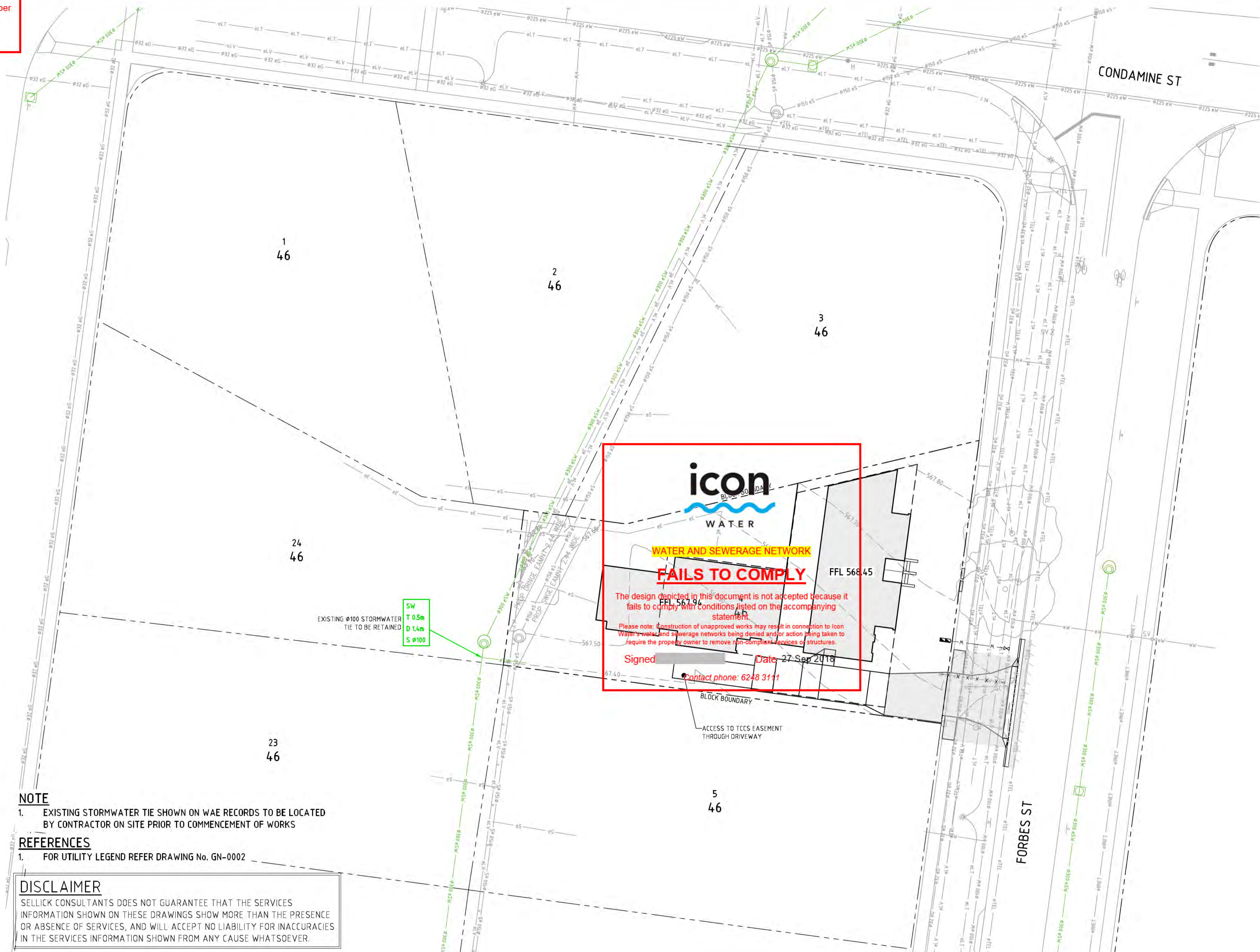


TOWNHOUSE DEVELOPMENT
 19 FORBES STREET
 BLOCK 4 SECTION 46 TURNER

SITE PLAN
 SCALE 1:200 @ A2
 14/08/2018
FSP003



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 Manuka ACT 2603
 ThursdayArchitecture.com.au
 ACT Registration No. 2289
 NSW Registration No. 9528



icon
WATER

**WATER AND SEWERAGE NETWORK
FAILS TO COMPLY**

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

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

Signed: [Redacted] Date: 27 Sep 2018
Contact phone: 6248 3111

EXISTING Ø100 STORMWATER TIE TO BE RETAINED
SW T 0.5m
D 1.4m
S Ø100

NOTE
1. EXISTING STORMWATER TIE SHOWN ON WAE RECORDS TO BE LOCATED BY CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS

REFERENCES
1. FOR UTILITY LEGEND REFER DRAWING No. GN-0002

DISCLAIMER
SELICK CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS SHOW MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

File Name: P:\2017\170904_84-S46-Turner\04_CAD\4_2_Drawings\CIV\170904-drg-civ-dr-04.01.dwg

| Rev | Description | Date | Approved |
|-----|----------------------------------|----------|----------|
| F | REVISED FOR DEVELOPMENT APPROVAL | 21.08.18 | BC |
| E | REVISED FOR DEVELOPMENT APPROVAL | 27.06.18 | BC |
| D | REVISED FOR DEVELOPMENT APPROVAL | 08.03.18 | BC |
| C | FOR DEVELOPMENT APPROVAL | 09.02.18 | BC |
| B | REVISED FOR REVIEW | 17.11.17 | BC |

Scales
0 5 7.5 10m
1:200 @ A1

North

DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK.
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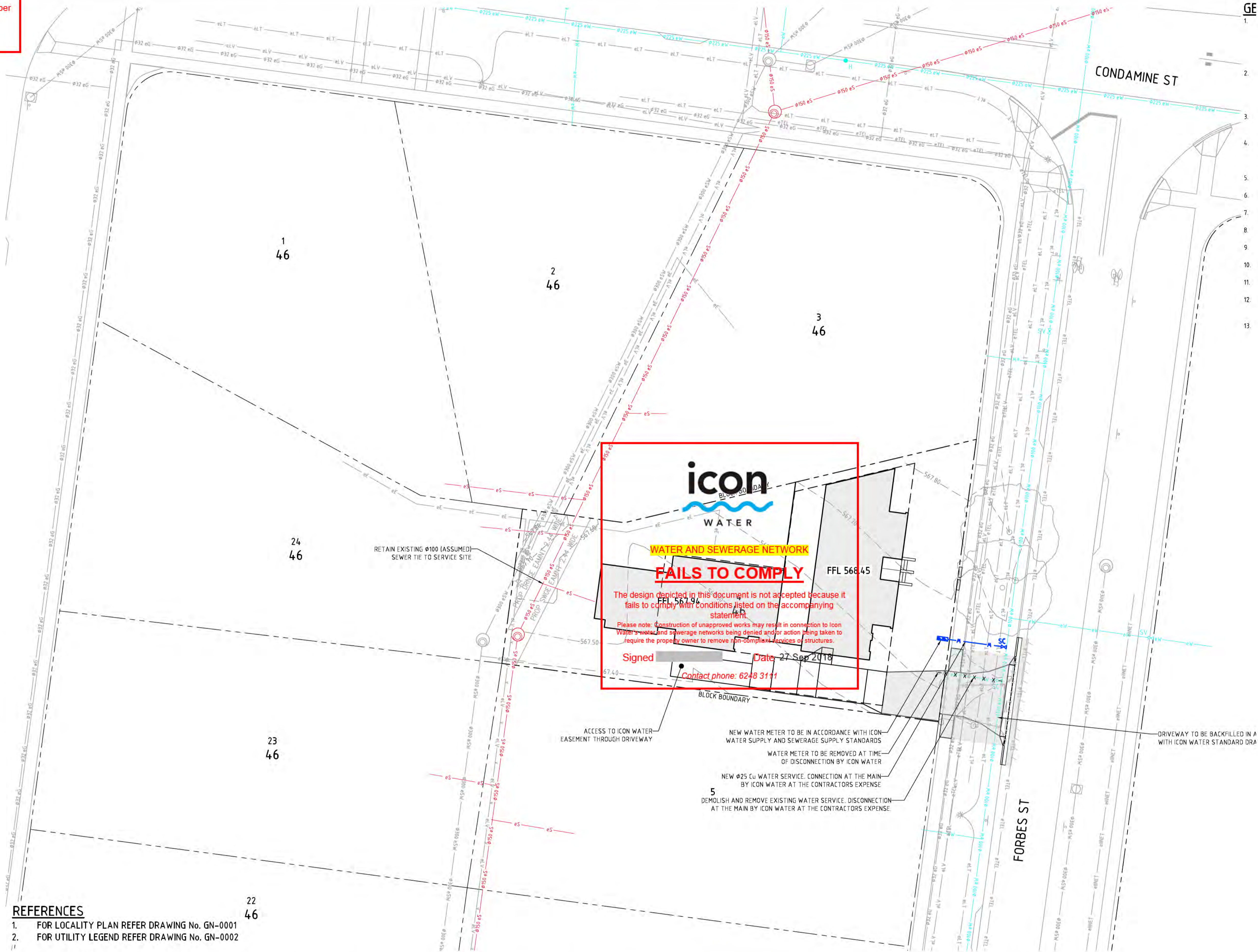
www.sellickconsultants.com.au

Client Logo

**STRATAGEM
CAPITAL
GROUP**

Status: **NOT FOR CONSTRUCTION**

| | | | | | |
|-------------------|--------------|--------------------|----|----------------|----------|
| Original Size | A1 | Drawn By | RT | Drafting Check | DA |
| Date Plotted | 21-Aug-18 | Designed By | AM | Design Check | BC |
| Coordinate System | STROMLO GRID | Approved | BC | Approved Date | 20.10.17 |
| Height Datum | AHD | Approved Signature | | | |

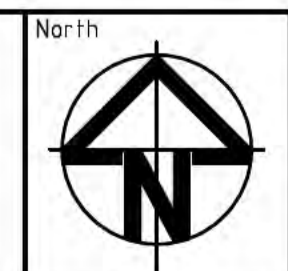
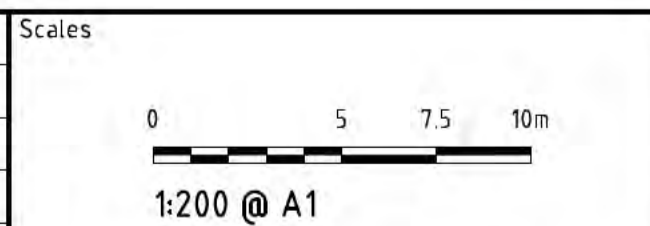


REFERENCES

- FOR LOCALITY PLAN REFER DRAWING No. GN-0001
- FOR UTILITY LEGEND REFER DRAWING No. GN-0002

File Name: P:\2017\170904_B4-S46-Turner\04_CAD\4_2_Drawings\CIV\170904-drg-civ-ut-0501.dwg

| Rev | Description | Date | Approved |
|-----|----------------------------------|----------|----------|
| F | REVISED FOR DEVELOPMENT APPROVAL | 21.08.18 | BC |
| E | REVISED FOR DEVELOPMENT APPROVAL | 27.06.18 | BC |
| D | REVISED FOR DEVELOPMENT APPROVAL | 08.03.18 | BC |
| C | FOR DEVELOPMENT APPROVAL | 09.02.18 | BC |
| B | REVISED FOR REVIEW | 17.11.17 | BC |



DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK.
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www.sellickconsultants.com.au

Client Logo

STRATAGEM CAPITAL GROUP

| Status | | | |
|-----------------------------|--------------|--------------------|----------|
| NOT FOR CONSTRUCTION | | | |
| Original Size | A1 | Drawn By | RT |
| Date Plotted | 21-Aug-18 | Designed By | AM |
| Coordinate System | STROMLO GRID | Approved | BC |
| Height Datum | AHD | Approved Date | 20.10.17 |
| | | Approved Signature | |

From: Vetsavong, Phab
Sent: Tuesday, 2 October 2018 2:00 PM
To: EPSD DACoordinator
Cc: Davies, Richard
Subject: Stage 3 Further information required-Proceed to Stage 5-DA-201833361 (qA701455)
Attachments: DA-201833361.obr

Hello Trent

Stage 3 Further information required. Proceed to Stage 5.

I will allocate to Stage 5.

Thank you

Regards

Phab Vetsavong | Senior Officer

Merit Assessment-Commercial/Industrial/Mixed Use developments Phone 02 6207 4588 Planning Delivery |
Environment, Planning and Sustainable Development Directorate | ACT Government Dame Pattie Menzies House,
Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.actpla.act.gov.au

From: Pini, Hayden
Sent: Tuesday, 2 October 2018 2:32 PM
To: Abdullah, Jesmin
Subject: FW: REVISED FEE ADVICE-DA201833361 - 4/46 Turner [SEC=UNCLASSIFIED]

Hi Jesmin,

I have just sent the below email to [redacted] from Purdon Planning regarding the public notification of the S144B amendments submitted for DA-201833361.

I have updated the S144B lodgement checklist in objective to reflect the notification.

Once payment is made Customer Services will notify the DA.

Kind regards,

Hayden Pini | Assessment Officer
Development Assessment
Phone: **02 6207 8728** | Hayden.Pini@act.gov.au
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

From: Pini, Hayden
Sent: Tuesday, 2 October 2018 2:28 PM
To: [redacted]@purdon.com.au' [redacted]@purdon.com.au>
Subject: REVISED FEE ADVICE-DA201833361 - 4/46 Turner [SEC=UNCLASSIFIED]

Good Afternoon [redacted],

Please see the below amended fee advice for public notification regarding DA-201833361/S144B.

DA Number: 201833361
Site Details: Block: 4, Section: 46
Suburb: Turner
Applicant Name: Purdon Planning Pty Ltd

| | |
|----------------------|-----------------------|
| Completeness | |
| Check Fee | \$0 (includes GST) |
| Development Fee | \$0.00 |
| Crown Lease | |
| Variation | \$0.00 |
| Fees Payable: | |
| Public Notification | \$1206.00 |
| Lease Search | \$0.00 (includes GST) |
| Home Business | |
| Fee | \$0 |
| TOTAL FEES | \$1206.00 |
| FEE OWING | \$1206.00 |

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

Alternatively, fees can also be paid by credit card on **(02) 62071923** or by coming to the Environment and Planning Directorate Customer Services Centre at **16 Challis Street Dickson**. The Customer Services Centre is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

Kind regards,

Hayden Pini | Assessment Officer

Development Assessment

Phone: **02 6207 8728** | Hayden.Pini@act.gov.au

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



ACT
Government

Receipt

Stretegem Capital
4/27 Kembla
FYSHWICK, ACT 2609

ABN: 68 367 113 536
Receipt Reference: 336374.1031.1
Date: 05-Oct-2018 9:34
Cashier: LST
Counter: Counter 5
Location: Access Canberra EPL

| Receipt Item: | Amount |
|---|-------------------|
| ABN: 31 432 729 493 - Public Notification Stretegem Capital 4/27 Kembla FYSHWICK, ACT 2609 Suburb/Section/Block - TURNER-46-4 DA No. - 201833361 | \$1,206.00 |
| Total | \$1,206.00 |
| Payment Details: EFTPOS | \$1,206.00 |

Copy

From: basubmission_electricity@Evoenergy.com.au
Sent: Friday, 12 October 2018 3:02 PM
To: EPD, Customer Services
Subject: Evoenergy Application Decision. Application - 172292. Turner - 4/46
Attachments: Not Approved Electricity172292.pdf; %FLOORASSESS-201833361-S144B-FIRST FLOOR-01.pdf; %FLOORASSESS-201833361-S144B-GROUND-01.pdf; ELEV-201833361-S144B-01.pdf; ELEV-201833361-S144B-03.pdf; SITE-201833361-S144B-01.pdf

Evoenergy

Approval ID : 172292, Turner 4 /46

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and does not comply with our Electricity Networks requirements.

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

Separate compliance statements may be required from other entities.

Regards


[Evoenergy](#)

Telephone 02 6293 5770
Facsimile 02 6293 5762
Email devapp@evoenergy.com.au
GPO Box 366 Canberra ACT 2601
www.evoenergy.com.au

Please consider our environment before printing this email.

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



Electricity Networks

FAILS TO COMPLY

Application No: 172292 **Suburb:** Turner

Block/Section 4 / 46

Appcn Type: Multi residential (high rise residential) /New Construction with Demolition Inclusions : Basement

Attached Plans

%FLOORASSESS-201833361-S144B-FIRST FLOOR-01.pdf

%FLOORASSESS-201833361-S144B-GROUND-01.pdf

ELEV-201833361-S144B-01.pdf

ELEV-201833361-S144B-03.pdf

SITE-201833361-S144B-01.pdf

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

Reasons for Failure to Comply

Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block.

Resubmission of this application must be made to both Icon Water and Evoenergy in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas.

Comments:

Signed

A grey rectangular box redacting the signature of the official.

Date

12 Oct 2018

Application Number

172292

Sheet

3 of 5



EAST (FORBES STREET) ELEVATION

evoenergy

Electricity Network

FAILS TO COMPLY

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

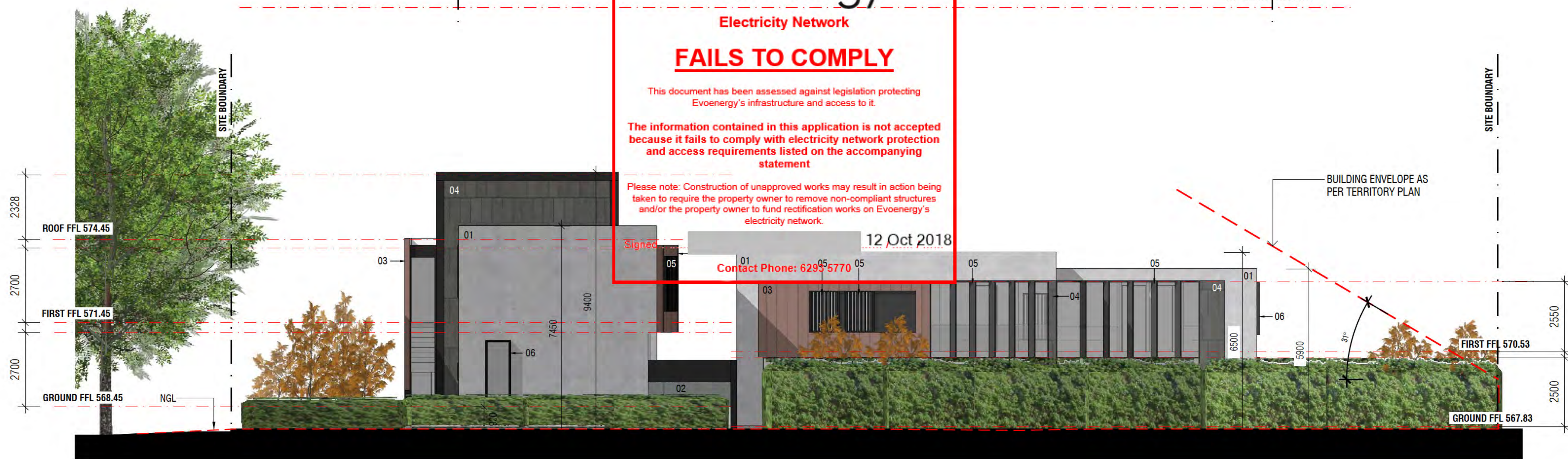
The information contained in this application is not accepted because it fails to comply with electricity network protection and access requirements listed on the accompanying statement

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

Signed

12 Oct 2018

Contact Phone: 6295 5770



NORTH ELEVATION

TOWNHOUSE DEVELOPMENT

19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

ELEVATIONS

SCALE 1:100 @ A2

14/08/2018

FSP201



PO Box 3673
Manuka ACT 2603
ThursdayArchitecture.com.au

ACT Registration No. 2289
NSW Registration No. 9528

Application Number

172292

Sheet

4 of 5



SOUTH ELEVATION

evoenergy

Electricity Network

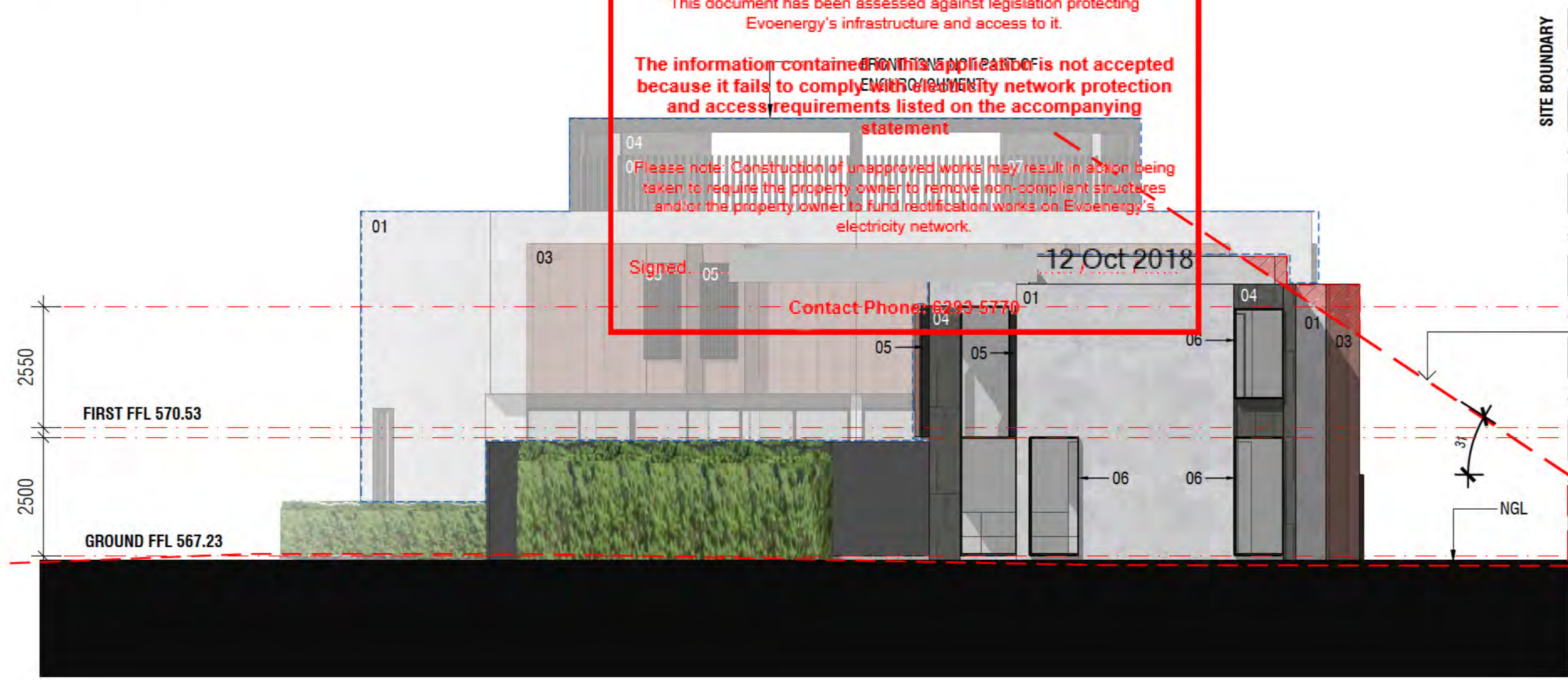
FAILS TO COMPLY

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

Signed: [Signature] 12 Oct 2018
Contact Phone: 6993 5770



WEST ELEVATION

BUILDING ENVELOPE AS PER TERRITORY PLAN

1800

TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

ELEVATIONS
SCALE 1:100 @ A2
14/08/2018
FSP202



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ACT Registration No. 2289
NSW Registration No. 9528

GENERAL NOTES
evoenergy

THIS PLAN IS PREPARED IN ACCORDANCE WITH THE ENGINEER'S DETAILS. FINISHES SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE CLIENT. VARIATIONS TO THE PLAN AND SPECIFICATIONS SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. ALL WORK SHALL BE IN ACCORDANCE WITH THE NCC REQUIREMENTS. DO NOT SCALE OFF DRAWINGS.

Application Number
172292
 5 of 5

FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION E CLAUSE E1.6 OF THE NCC. PROVIDE 2 FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION E 1.6 OF THE NCC. FIRE EXTINGUISHERS SHALL COMPLY WITH AS2444.

ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH C1.10 OF THE NCC. ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO COMPLY WITH PLUMBING CODES AND THE NCC REQUIREMENTS.

PROVIDE IMPERVIOUS WALL TO FLOOR JOINTS TO THE PERIMETER OF ALL WET AREAS. WATER PROOFING SHALL COMPLY WITH C1.F1.7 OF THE NCC. CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY CONSULTANTS ENGAGED BY THE CLIENT. SERVICES AND INFORMATION SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, RELEVANT AUTHORITY SHOULD BE CONTACTED FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF THOSE SERVICES.

EGRESS

REQUIRED PATHS OF EXIT TO BE IN ACCORDANCE WITH PART D1.6 OF THE NCC THE UNOBSTRUCTED HEIGHT MUST BE NO LESS THAN 2.0m EXCEPT AT DOORWAYS WHERE HEIGHT MAY BE REDUCED TO 1.98m. THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OR TRAVEL TO AN EXIT EXCEPT AT DOORWAYS MUST BE 1.0m MINIMUM.

REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART E4 OF THE NCC PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO COMPLY WITH AS2293.1

EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXITS.

THE OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.1 OF THE NCC.

LIGHTING

INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS2293.1 AND PART E4.2 OF THE NCC INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLANS) TO NCC REQUIREMENTS.

PROVIDE ARTIFICIAL LIGHTING TO AS1680

STAIRS

GOINGS AND RISERS SHALL BE IN ACCORDANCE WITH PART D OF THE NCC.

NOMINAL DIMENSIONS OF RISERS AND TREAD MUST BE CONSISTENT FOR EACH FLIGHT OF STAIRS AND THERE MUST BE NO MORE THAN 18 RISERS PER FLIGHT.

RISER AND GOINGS SHALL BE IN ACCORDANCE WITH THE NCC:

- RISER 190max. 155min
- GOINGS 355max. 240min
- QUANTITY (2xRISER+GOING) 700max. 550min

STAIR SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1.0m. THE BALUSTRADE SHALL BE 1000mm HIGH AND NOT LESS THAN 865mm ABOVE STAIR NOSINGS. NO OPENING IN THE BALUSTRADE MUST ALLOW A 125mm SPHERE TO PASS THROUGH. LOADING FORCES MUST BE IN ACCORDANCE WITH AS1170.1

WHERE HEIGHT OF STAIR IS GREATER THAN 570 ABOVE FINISHED GROUND LEVEL A LANDING IN ACCORDANCE WITH CLAUSE 3.9.1.3 SHALL BE PROVIDED.

SEDIMENT AND EROSION CONTROL

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

EXISTING VERGE MANAGEMENT NOTES

INSTALL 1800mm HIGH TEMPORARY FENCING WITH CONCRETE FEET OR INSTALL 1800mm CHAIN MESH FENCE SUPPORTED BY 2400mm TALL STAR STEEL POSTS AROUND VERGES AND EXISTING VEGETATION.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.

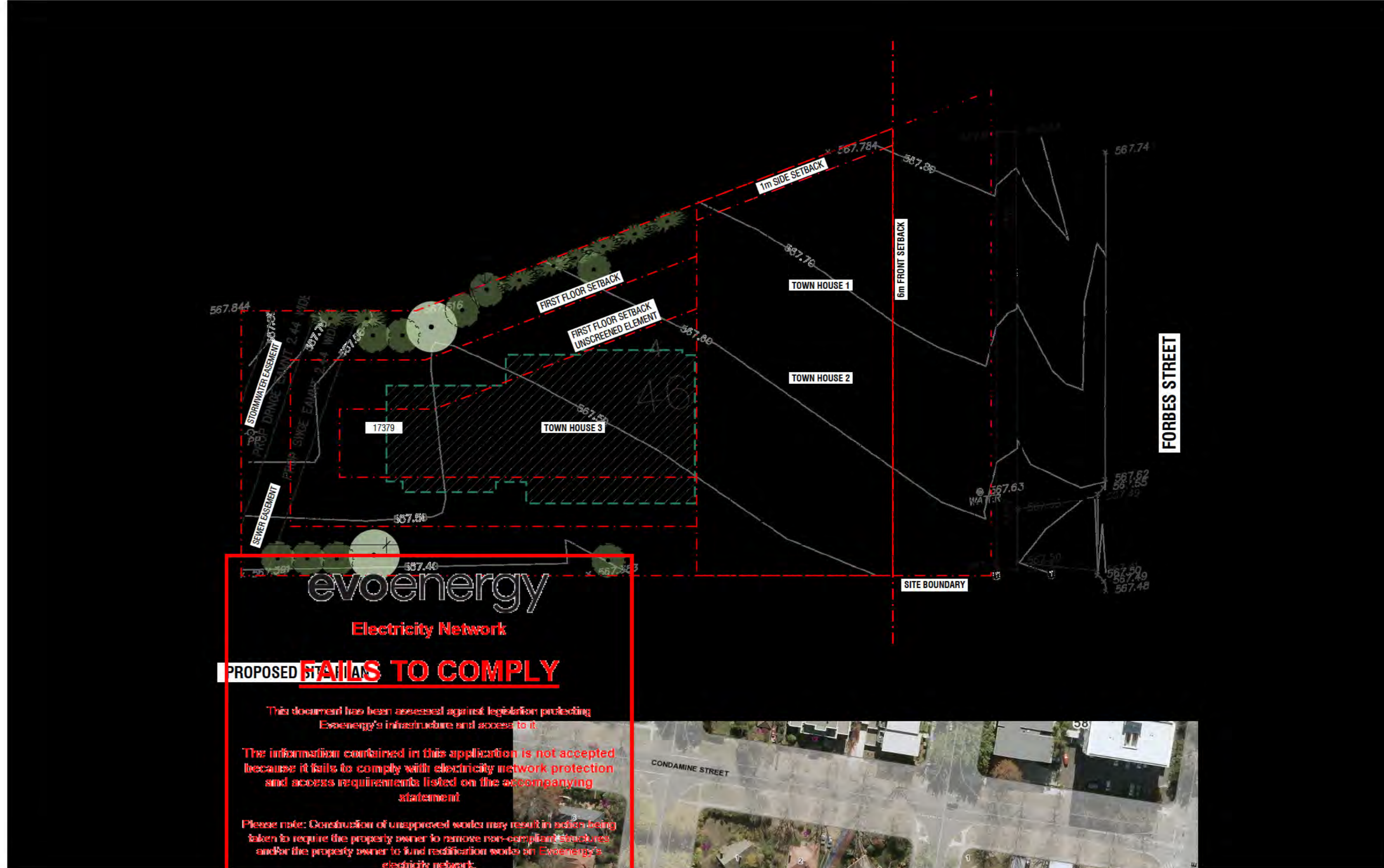
ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE. JULY 1991. MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERB, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED. NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.



LOCATION PLAN (NTS)

SITE COVERAGE
 151sqm - 30% SITE COVERAGE IN REAR BUILDING ZONE

SCHEDULE OF AREAS

| | | | |
|-------------|-----------|-----------|--------------|
| TOWNHOUSE 1 | LOWER 63 | UPPER 68 | TOTAL 131sqm |
| TOWNHOUSE 2 | LOWER 68 | UPPER 74 | TOTAL 142sqm |
| TOWNHOUSE 3 | LOWER 129 | UPPER 134 | TOTAL 263sqm |

| | | | |
|------------|-----------|-----------|--------------|
| TOTAL GFA | LOWER 260 | UPPER 276 | TOTAL 536sqm |
| SITE AREA | | | 973.6sqm |
| PLOT RATIO | | | 0.55 |



TOWNHOUSE DEVELOPMENT
 19 FORBES STREET
 BLOCK 4 SECTION 46 TURNER

SITE PLAN
 SCALE 1:200 @ A2
 14/08/2018
FSP003



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 Manuka ACT 2603
 ThursdaysArchitecture.com.au
 ACT Registration No. 2289
 NSW Registration No. 9528

JOB REPORT - Public Notification Generator

JOB DATE: 15 October 2018 9:40 am
JOB CODE: 093633
OPERATOR: MATTHEW FORMAN

Development Application 201833361

PUBLIC NOTIFICATION

Application lodged on 23 March 2018.

Notification begins on 18 October 2018 and ends on 7 November 2018.



SUBJECT BLOCK

BLOCK: TURNER SECTION 46 BLOCK 4
STREET ADDRESS: 19 FORBES STREET
LESSEE(S): Stratagem Capital Group Pty Limited
ADDRESS: 16 NUGENT CLOSE
JERRABOMBERRA



APPL_TYPE: SUBC
DEV_DESC: AMENDMENT TO DA201833361 - PROPOSAL FOR MULTI UNIT DEVELOPMENT. Amendment to development application for proposal for multi unit development which is still under consideration - the amendment is for removal of one unit, re-alignment of driveway, amendments to windows, reduction in envelope encroachment and deletion of visitor parking.

NEIGHBOURING LESSEES



1. BLOCK: TURNER SECTION 46 BLOCK 3
NAME(S): THE RESIDENT
ADDRESS: 21 FORBES STREET
TURNER ACT 2612

2. BLOCK: TURNER SECTION 46 BLOCK 3
NAME(S): 
ADDRESS: 

3. BLOCK: TURNER SECTION 46 BLOCK 1
NAME(S): THE RESIDENT
ADDRESS: 56 MACLEAY STREET
TURNER ACT 2612

- 4. BLOCK: TURNER SECTION 46 BLOCK 1
NAME(S): 
ADDRESS: 

- 5. BLOCK: TURNER SECTION 46 BLOCK 2
NAME(S): THE RESIDENT
ADDRESS: 9 CONDAMINE STREET
TURNER ACT 2612

- 6. BLOCK: TURNER SECTION 46 BLOCK 2
NAME(S): 
ADDRESS: 

- 7. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 1
NAME(S): THE RESIDENT
ADDRESS: 1/54 MACLEAY STREET
TURNER ACT 2612



- 8. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/54 MACLEAY STREET
TURNER ACT 2612

- 9. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 3
NAME(S): THE RESIDENT
ADDRESS: 3/54 MACLEAY STREET
TURNER ACT 2612

- 10. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 4
NAME(S): THE RESIDENT
ADDRESS: 4/54 MACLEAY STREET
TURNER ACT 2612





- 11. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 5
NAME(S): THE RESIDENT
ADDRESS: 5/54 MACLEAY STREET
TURNER ACT 2612

- 12. BLOCK: TURNER SECTION 46 BLOCK 24
NAME(S): THE RESIDENT
ADDRESS: 54 MACLEAY STREET
TURNER ACT 2612

- 13. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 1
NAME(S): 
ADDRESS: 

- 14. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 6
NAME(S): THE RESIDENT
ADDRESS: 6/54 MACLEAY STREET
TURNER ACT 2612

- 15. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 7
NAME(S): THE RESIDENT
ADDRESS: 7/54 MACLEAY STREET
TURNER ACT 2612

16. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 8
NAME(S): THE RESIDENT
ADDRESS: 8/54 MACLEAY STREET
TURNER ACT 2612
17. BLOCK: TURNER SECTION 46 BLOCK 24
NAME(S): 
ADDRESS: 
18. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 1
NAME(S): THE RESIDENT
ADDRESS: 1/52 MACLEAY STREET
TURNER ACT 2612
19. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/52 MACLEAY STREET
TURNER ACT 2612
20. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 3
NAME(S): THE RESIDENT
ADDRESS: 3/52 MACLEAY STREET
TURNER ACT 2612
21. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 4
NAME(S): THE RESIDENT
ADDRESS: 4/52 MACLEAY STREET
TURNER ACT 2612
22. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 5
NAME(S): THE RESIDENT
ADDRESS: 5/52 MACLEAY STREET
TURNER ACT 2612
23. BLOCK: TURNER SECTION 46 BLOCK 23
NAME(S): THE RESIDENT
ADDRESS: 52 MACLEAY STREET
TURNER ACT 2612
24. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 7
NAME(S): THE RESIDENT
ADDRESS: 7/52 MACLEAY STREET
TURNER ACT 2612
25. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 8
NAME(S): THE RESIDENT
ADDRESS: 8/52 MACLEAY STREET
TURNER ACT 2612
26. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 9
NAME(S): THE RESIDENT
ADDRESS: 9/52 MACLEAY STREET
TURNER ACT 2612
27. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 7
NAME(S): 
ADDRESS: 

28. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 1
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

29. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 6
NAME(S): THE RESIDENT
ADDRESS: 6/52 MACLEAY STREET
TURNER ACT 2612

30. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 2
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

31. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 6
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

32. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 8
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

33. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 6
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

34. BLOCK: TURNER SECTION 46 BLOCK 23
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

35. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 1
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

36. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 9
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

37. BLOCK: TURNER SECTION 46 BLOCK 5
NAME(S): THE RESIDENT
ADDRESS: 17 FORBES STREET
TURNER ACT 2612

38. BLOCK: TURNER SECTION 46 BLOCK 5
NAME(S): [REDACTED]
ADDRESS: [REDACTED]

APPLICANTS

1. NAME(S): EMMA CONANT
ADDRESS: PURDON PLANNING PTY LTD
Unit 4, 1-3 Torrens Street
Braddon ACT 2612

S U M M A R Y

No of lessee notifications created = 38
No of developer notifications created = 0
No of interested party notifications created = 0
No of advertisement authorisation letters created = 1
No of outdoor signs created = 1
No of letters to applicants created = 1

Name,Address1,Address2,Address3,Address4

Stratagem Capital Group Pty Limited,,16 NUGENT CLOSE,JERRABOMBERRA

Emma Conant,Purdon Planning Pty Ltd,Unit 4, 1-3 Torrens Street,Braddon ACT 2612

[REDACTED],

the Resident,17 FORBES STREET,TURNER ACT 2612,

[REDACTED],

[REDACTED],

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

the Resident,6/52 MACLEAY STREET,TURNER ACT 2612,

[REDACTED]

[REDACTED]

the Resident,9/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,8/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,7/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,52 MACLEAY STREET,TURNER ACT 2612,

the Resident,5/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,4/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,3/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,2/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,1/52 MACLEAY STREET,TURNER ACT 2612,

[REDACTED]

the Resident,8/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,7/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,6/54 MACLEAY STREET,TURNER ACT 2612,

[REDACTED]

the Resident,54 MACLEAY STREET,TURNER ACT 2612,

the Resident,5/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,4/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,3/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,2/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,1/54 MACLEAY STREET,TURNER ACT 2612,

[REDACTED],

the Resident,9 CONDAMINE STREET,TURNER ACT 2612,

[REDACTED]

the Resident,56 MACLEAY STREET,TURNER ACT 2612,

[REDACTED],

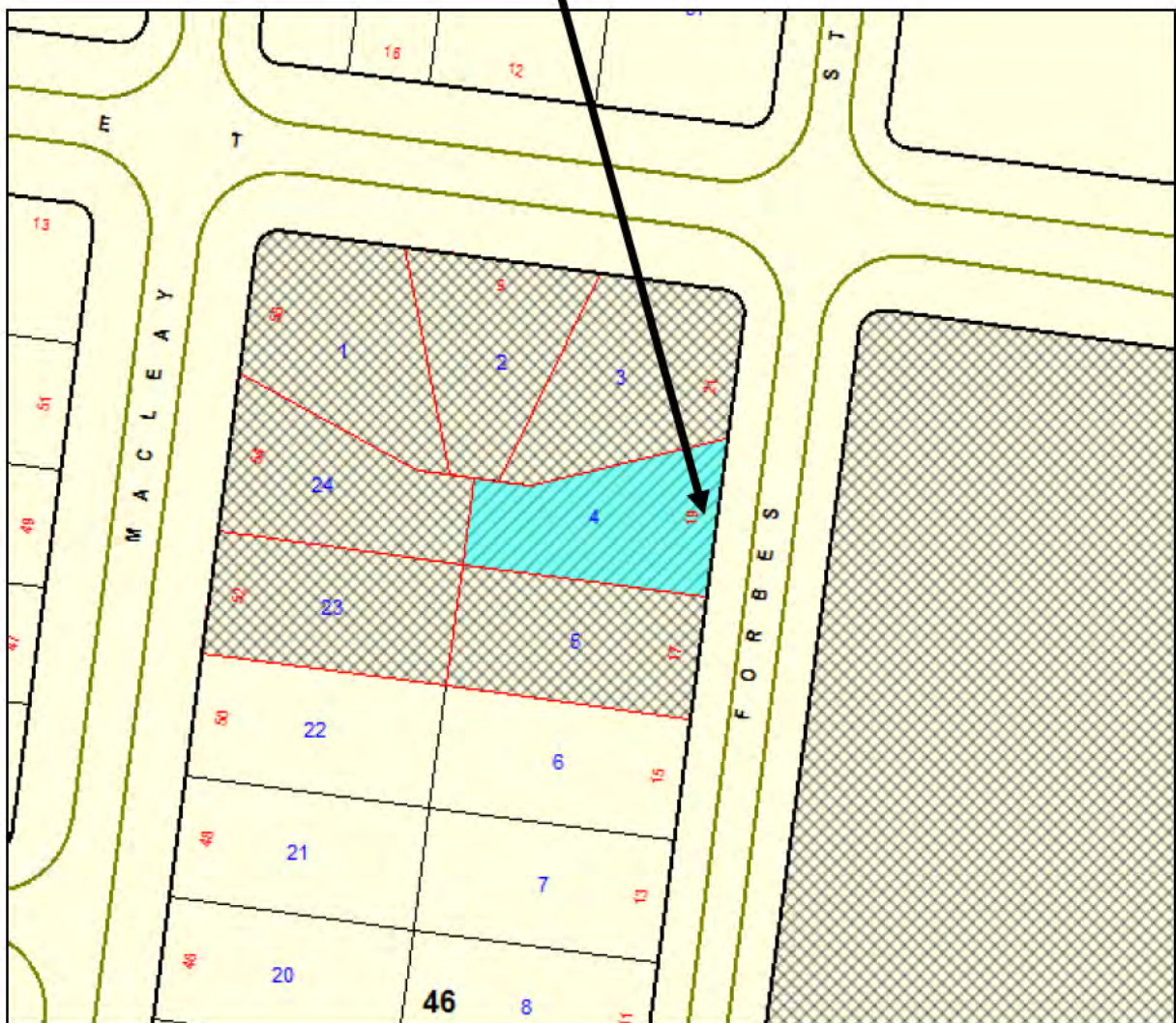
the Resident,21 FORBES STREET,TURNER ACT 2612,

**1 STANDARD SIGN FOR WEDNESDAY THE 17TH OF
OCTOBER, 2018
TURNER
Block 4 Section 46**

18 October 2018 to 7 November 2018

Development Application
201833361

19 FORBES STREET, TURNER



0 10 20 30 40



| metres |

NOTICE OF DEVELOPMENT APPLICATION

Development Application 201833361:

AMENDMENT TO DA201833361 - PROPOSAL FOR MULTI UNIT DEVELOPMENT.
Amendment to development application for proposal for multi unit development which is still under consideration - the amendment is for removal of one unit, re-alignment of driveway, amendments to windows, reduction in envelope encroachment and deletion of visitor parking.

Location: **Block: 4 Section: 46 Suburb: TURNER**
19 FORBES STREET

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

The application is available for public inspection between 8.30am and 4.30pm weekdays at the **Customer Services Centre, Dame Pattie Menzies House, Ground Floor (right hand building), 16 Challis Street, DICKSON ACT.**

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

The public notification period will commence on **18 October 2018**
Written representations **must** be received by the Authority by close of business **7 November 2018.**

Representations can be submitted in the following ways:

Online:

www.act.gov.au/DArepresentation

Post:

Customer Services
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON ACT

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

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

For more information, please phone the Dickson Customer Service Centre on 6207 1923



15 October 2018

EMMA CONANT
PURDON PLANNING PTY LTD
Unit 4, 1-3 Torrens Street
Braddon ACT 2612

Dear Applicant

**Suburb: TURNER Block: 4 Section: 46
Development Application Number: 201833361**

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

The public notification period for your application will commence on **18 October 2018** and end at the close of business on **7 November 2018**. Representations must be made within the notification period to be considered during the assessment of the application. A copy of any representations received as a result of this process will be forwarded to you.

Please note, the sign will be removed from the property on 8 November 2018.

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

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

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

If you would like any further information in relation to this letter please contact the Customer Service Centre on (02) 6207 1923 or email epdcustomerservices@act.gov.au

Customer Service Centre

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

16 Challis Street, Dickson
PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au



15 October 2018

MILAN & MATE KRALJEVIC
STRATAGEM CAPITAL GROUP PTY LIMITED
4/27-29 KAMBLA STREET
FYSHWICK ACT 2602

Dear Property Owner

Suburb: TURNER Block: 4 Section: 46
Development Application Number: 201833361

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

The notification period commences on **18 October 2018** and ends at the close of business on **7 November 2018**. A copy of any representations received as a result of this process will be forwarded to the applicant.

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

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

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

If you would like any further information in relation to this letter please contact the Customer Service Centre on (02) 6207 1923 or email epdcustomerservices@act.gov.au

Customer Service Centre

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: epdcustomerservices@act.gov.au

Website: www.planning.act.gov.au



ACT
Government

Environment, Planning and
Sustainable Development

15 October 2018

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

THE RESIDENT
21 FORBES STREET
TURNER ACT 2612

Dear Property Owner

The following Development Application in relation to 19 FORBES STREET has been lodged with the Planning and Land Authority for consideration.

Development Application 201833361:

AMENDMENT TO DA201833361 - PROPOSAL FOR MULTI UNIT DEVELOPMENT. Amendment to development application for proposal for multi unit development which is still under consideration - the amendment is for removal of one unit, re-alignment of driveway, amendments to windows, reduction in envelope encroachment and deletion of visitor parking.

Location: **Block: 4 Section: 46 Suburb: TURNER**
19 FORBES STREET

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

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

**Environment, Planning and Sustainable Development Directorate
Customer Service Centre
Dame Pattie Menzies House
Ground Floor (right hand building)
16 Challis Street, DICKSON ACT**

Please bring this letter with you for reference.

The application can also be viewed on the Authority website
<http://www.act.gov.au/developmentapplications>

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

The public notification period will commence on **18 October 2018**
Representations must be received by the Authority by close of business **7 November 2018**.

Representations can be submitted in the following ways:

**Environment, Planning and Sustainable Development Directorate
Customer Service Centre**

16 Challis Street, Dickson
PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au

Online:

www.act.gov.au/DArepresentation

Post:

Customer Service
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON ACT

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

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

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

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

If you would like any further information in relation to this letter please contact the Dickson Customer Service Centre on (02) 6207 1923 or email epdcustomerservices@act.gov.au

Yours faithfully

Customer Services
Environment, Planning and Sustainable Development Directorate

From: Pham, Minh
Sent: Monday, 15 October 2018 11:46 AM
To: Forman, Matthew
Subject: RE: DA 201/833361-S144B [SEC=UNCLASSIFIED]

Hi Matthew

I have reviewed the application and am happy with waiving the public notification as the amendments reduce the impacts of the original application.

Regards

Minh Pham | MPRG and LRP Coordinator

Phone: 02 6207 8684 | Email: minh.pham@act.gov.au

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

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

From: Forman, Matthew
Sent: Monday, 15 October 2018 10:44 AM
To: Pham, Minh <Minh.Pham@act.gov.au>
Subject: DA 201/833361-S144B [SEC=UNCLASSIFIED]

Hi Minh,

Would I be able to get written confirmation that DA 201833361-S144B no longer needs public notification?

Just so that we can save it in the file for future reference.

Regards,

Matthew Forman

Customer service Officer | Notification

Phone 02 6207 1923 | epdcustomerservices@act.gov.au

Access Canberra | ACT Government | Environment, Planning and Land Building Services

16 Challis st, Dickson 2602 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au/accesscbr

Access Canberra brings together customer and regulatory services



From: Vetsavong, Phab
Sent: Thursday, 18 October 2018 2:46 PM
To: EPSD DACoordinator
Cc: Varlow, Trent; Pham, Minh
Subject: FW: DA-201833361 S144B TCCS Advice [SEC=UNCLASSIFIED]
Attachments: DA-201833361.obr; Allocate back to Stage 2 for Assessment-DA-201833361 -Block 4 Section 46 Turner; Stage 3 Further information required-Proceed to Stage 5-DA-201833361 (qA701455)

Hi Trent

As discussed the background for this DA is as follows:

[email 19/09/2018](#)

Hello Trent

Thara was the original case officer and undertook substantial work on the DA. I have had a chat with Thara who advised that the DA should be allocated to Stage 2 for assessment.

I have allocated the DA to Stage 2.

[email 2/10/2018](#)

Hello Trent

Stage 3 Further information required. Proceed to Stage 5.

I will allocate to Stage 5.

As per my email dated 2/10/2018 Stage 5 needs to send a further information request because Thara did not raise the TCCS issues in her earlier further information request (S141A-see below). Thara did send emails directly to the applicant for TCCS and Icon Water but the S141B that the applicant lodged has not addressed TCCS issues. Please refer to S144B DA form.

Minh-please send a further information request for TCCS issues and Icon Water.
I will allocate to Stage 5.

Thank you

Regards

Phab Vetsavong | Senior Officer

Merit Assessment-Commercial/Industrial/Mixed Use developments

Phone 02 6207 4588

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

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |

Dear Mr/s Conant

In accordance with section S141 of the *Planning and Development Act 2007* , before this application can be determined, the Directorate requires the information below to be lodged by the period stated:

DA Number: 201833361

Site Details: Block: 4, Section: 46
Suburb: TURNER, District: CANBERRA CENTRAL

Applicant Name: Emma Conant

**Information
Required:**

Hi George, Following a quick assessment of the application for 4/46 Turner, I have outlined a few aspects that require further clarification/ addressing. Firstly, the application states 'Construction of four units, basement car park, landscaping works and demolition of encroaching driveway'. It is not clear about the extent of demolition . A demolition plan showing the details of the work is required. Inner North precinct Code (INPC) R13- Site coverage in the rear zone is max 30%. The site coverage calculation must include ramps, driveways, overhanging balconies/ terraces, hard surface pathways, swimming pools etc. R8 and C9 (d) – Deep root planting and landscaping is required at the rear including in private open spaces and any communal open spaces. C9 (c) – Consideration is required to reduce the impact on the privacy of the southern side block. Some upper floor windows on the southern side of the development overlooks the adjoining block Multi Unit Housing Development Code (MUHDC) Gross Floor Area (GFA) R8-GFA - Max 65% permitted. Our calculations exceed 65%.. Please provide your area calculation assessment. The GFA calculation must include wall thicknesses and storage area. Stairs and lifts area that are in straight line (one above the other) is included once. Building Envelope R25/ C26- The building envelope is 45degrees above 3.5m for all sides except northern boundary of the adjoining residential block. . The building envelope indicated is incorrect. R /C 26 -The development encroaches both in Primary Building Zone (PBZ) and Rear Building Zone (RBZ). Overshadowing diagram is required indicating the shadow length on adjoining block and dwelling including the extent of increase in shadow due to the encroachment . Side setback R/C30- The development encroaches into 6m setback requirement at ufl within PBZ and RBZ. The windows of kitchens are at 5.12m in lieu of 6m . The ufl bedrooms are also 5.12m in lieu of 6m. Please address the impact on privacy of

adjoining private open space and dwelling. Landscaping RC39- Required not less than 10% C40-Appropriate landscaping with semi –mature stock and trees that grow to a minimum mature height of 4m is required R/C83 - Visitor car parking spaces location R/C48-External sheltered area outside the entrance for dwellings 3 and 4. R/C42A – Please clarify the materials of the courtyard wall at the front including setback Water tank location, Any AC, mechanical services, clotheslines to be away from public view. WSUD calculations to include pools. Please clarify the shaded area in first floor plan within townhouse 3 pos area.(eg. is it a covered area) I have forwarded entity comments to you. If you have any questions re the above please let me know. Regards Thara Boraiah

Further Information due date: 20/07/2018

If you cannot provide your response within the required timeframe, it is recommended you write to the Directorate prior to the expiration of the period stated above and seek an extension of the prescribed period for providing the information.

Please note, Section 141 (4) of the *Planning and Development Act 2007* provides that only one such extension may be granted.

If there is any change to the proposal as a result of responding to the further information request, the amended proposal is required to be submitted pursuant to S144 of the Planning and Development Act 2007. Please note the amended proposal will need to go through assessment and the due date will be extended as a consequence of submission pursuant to S144 of the Planning and Development Act 2007.

You are advised that if some or all of the information has not been provided in accordance with this request, Section 142 of the *Planning and Development Act 2007* provides that the Directorate may refuse the application under Section 162.

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

Customer Services
Environment,
Planning and
Sustainable
Development
Directorate

From: Pham, Minh
Sent: Wednesday, 17 October 2018 3:50 PM
To: Vetsavong, Phab <Phab.Vetsavong@act.gov.au>
Subject: DA-201833361 S144B TCCS Advice [SEC=UNCLASSIFIED]

Hi Phab

As discussed, TCCS advice is either misplaced or not received for the S144B application. I have allocated this to stage 3.

Cheers

Minh Pham | MPRG and LRP Coordinator

Phone: 02 6207 8684 | Email: minh.pham@act.gov.au

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

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au | www.planning.act.gov.au

From: Pini, Hayden
Sent: Friday, 19 October 2018 11:21 AM
To: EPD, Customer Services
Cc: EPSD DACoordinator
Subject: DA-201833361-S144B - Public Notification [SEC=UNCLASSIFIED]
Attachments: S144B.OBR; REVISED FEE ADVICE-DA201833361 - 4/46 Turner [SEC=UNCLASSIFIED]; RECEIPT-201833361-S144B-01.obr

Good Morning Customer Services,

Can I please request that the S144B submission DA-201833361 be publicly notified? Payment was received from the applicant on 5 October 2018.

To give a bit of background on the matter, the S144B submission was accepted without requiring public notification on 12 September 2018, however an issue raised during the assessment of the submission meant the DA would require public notification.

The S144 lodgement checklist was updated on 2 October 2018 (version 5 in Objective) to reflect this, and advice was sought from Katherine regarding fee advice to be sent to the applicant for public notification.

The fee advice was sent to the applicant on 2 October 2018, and a receipt in the Objective file demonstrates payment was made on 5 October 2018. This was checked by Customer Services on 8 October 2018, however the DA does not appear to have been publicly notified?

It also appears that on 15 October 2018 the S144B lodgement checklist was updated indicating that no public notification is required, however this is not the case.

I have therefore updated the S144B lodgement to reflect the appropriate action and wish to request that the S144B submission be publicly notified as a matter of priority.

Kind regards,

Hayden Pini | Assessment Officer

Development Assessment

Phone: **02 6207 8728** | Hayden.Pini@act.gov.au

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

JOB REPORT - Public Notification Generator

JOB DATE: 19 October 2018 1:10 pm
JOB CODE: 130635
OPERATOR: JENNA MCALPIN

Development Application 201833361

PUBLIC NOTIFICATION

Application lodged on 23 March 2018.

Notification begins on 25 October 2018 and ends on 14 November 2018.



SUBJECT BLOCK

BLOCK: TURNER SECTION 46 BLOCK 4
STREET ADDRESS: 19 FORBES STREET
LESSEE(S): Stratagem Capital Group Pty Limited
ADDRESS: 16 NUGENT CLOSE
JERRABOMBERRA

APPL_TYPE: SUBC
DEV DESC: AMENDMENT TO DA201833361 - PROPOSAL FOR MULTI UNIT DEVELOPMENT. Amendment to development application for proposal for multi unit development which is still under consideration - the amendment is for removal of one unit, re-alignment of driveway, amendments to windows, reduction in envelope encroachment and deletion of visitor parking.

NEIGHBOURING LESSEES

1. BLOCK: TURNER SECTION 46 BLOCK 3
NAME(S): THE RESIDENT
ADDRESS: 21 FORBES STREET
TURNER ACT 2612

2. BLOCK: TURNER SECTION 46 BLOCK 3
NAME(S): 
ADDRESS: 

3. BLOCK: TURNER SECTION 46 BLOCK 2
NAME(S): THE RESIDENT
ADDRESS: 9 CONDAMINE STREET
TURNER ACT 2612

4. BLOCK: TURNER SECTION 46 BLOCK 2
NAME(S):
ADDRESS:

5. BLOCK: TURNER SECTION 46 BLOCK 1
NAME(S): THE RESIDENT
ADDRESS: 56 MACLEAY STREET
TURNER ACT 2612

6. BLOCK: TURNER SECTION 46 BLOCK 1
NAME(S):
ADDRESS:

7. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 1
NAME(S): THE RESIDENT
ADDRESS: 1/54 MACLEAY STREET
TURNER ACT 2612

8. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/54 MACLEAY STREET
TURNER ACT 2612

9. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 3
NAME(S): THE RESIDENT
ADDRESS: 3/54 MACLEAY STREET
TURNER ACT 2612

10. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 4
NAME(S): THE RESIDENT
ADDRESS: 4/54 MACLEAY STREET
TURNER ACT 2612





11. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 5
NAME(S): THE RESIDENT
ADDRESS: 5/54 MACLEAY STREET
TURNER ACT 2612

12. BLOCK: TURNER SECTION 46 BLOCK 24
NAME(S): THE RESIDENT
ADDRESS: 54 MACLEAY STREET
TURNER ACT 2612



13. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 1
NAME(S):
ADDRESS:



14. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 6
NAME(S): THE RESIDENT
ADDRESS: 6/54 MACLEAY STREET
TURNER ACT 2612

15. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 7
NAME(S): THE RESIDENT
ADDRESS: 7/54 MACLEAY STREET
TURNER ACT 2612



16. BLOCK: TURNER SECTION 46 BLOCK 24 UNIT 8
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TURNER ACT 2612



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NAME(S): 
ADDRESS: 

35. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 6
NAME(S): 
ADDRESS: 

36. BLOCK: TURNER SECTION 46 BLOCK 23
NAME(S): 
ADDRESS: 

37. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 1
NAME(S): 
ADDRESS: 

38. BLOCK: TURNER SECTION 46 BLOCK 23 UNIT 9
NAME(S): 
ADDRESS: 

APPLICANTS

1. NAME(S): EMMA PURDON PLANNING PTY LTD
ADDRESS: UNIT 4 C OOYONG C ENTRE
1-3 Torrens Street
Braddon ACT 2612

S U M M A R Y

No of lessee notifications created = 38
No of developer notifications created = 0
No of interested party notifications created = 0
No of advertisement authorisation letters created = 1
No of outdoor signs created = 1
No of letters to applicants created = 1

Name,Address1,Address2,Address3,Address4

Stratagem Capital Group Pty Limited,,16 NUGENT CLOSE,JERRABOMBERRA

Emma Purdon Planning Pty Ltd,Unit 4 C ooyong C entre,1-3 Torrens Street,Braddon ACT 2612

[REDACTED]

the Resident,6/52 MACLEAY STREET,TURNER ACT 2612,

[REDACTED]

the Resident,9/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,8/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,7/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,52 MACLEAY STREET,TURNER ACT 2612,

the Resident,5/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,4/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,3/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,2/52 MACLEAY STREET,TURNER ACT 2612,

the Resident,1/52 MACLEAY STREET,TURNER ACT 2612,

[REDACTED],

the Resident,17 FORBES STREET,TURNER ACT 2612,

[REDACTED]

the Resident,8/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,7/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,6/54 MACLEAY STREET,TURNER ACT 2612,

[REDACTED]

the Resident,54 MACLEAY STREET,TURNER ACT 2612,

the Resident,5/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,4/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,3/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,2/54 MACLEAY STREET,TURNER ACT 2612,

the Resident,1/54 MACLEAY STREET,TURNER ACT 2612,



the Resident,56 MACLEAY STREET,TURNER ACT 2612,



the Resident,9 CONDAMINE STREET,TURNER ACT 2612,



the Resident,21 FORBES STREET,TURNER ACT 2612,

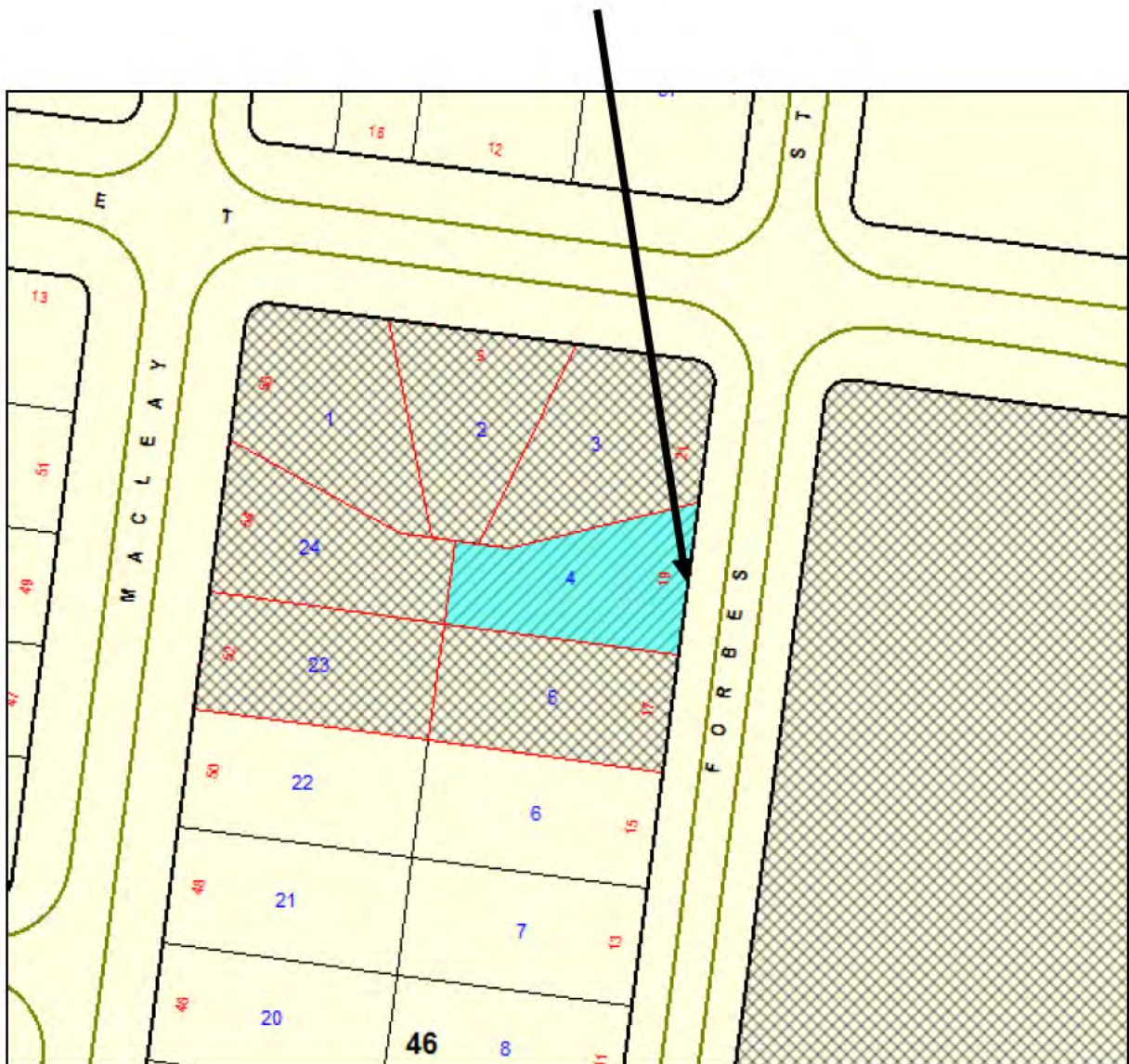
1 STANDARD SIGN FOR WEDNESDAY 24 OCTOBER 2018

TURNER
Block 4 Section 46

25 October 2018 to 14 November 2018

Development Application
201833361

19 FORBES STREET, TURNER



0 10 20 30 40



| metres |

NOTICE OF DEVELOPMENT APPLICATION

Development Application 201833361:

AMENDMENT TO DA201833361 - PROPOSAL FOR MULTI UNIT DEVELOPMENT.
Amendment to development application for proposal for multi unit development which is still under consideration - the amendment is for removal of one unit, re-alignment of driveway, amendments to windows, reduction in envelope encroachment and deletion of visitor parking.

Location: **Block: 4 Section: 46 Suburb: TURNER**
19 FORBES STREET

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

The application is available for public inspection between 8.30am and 4.30pm weekdays at the **Customer Services Centre, Dame Pattie Menzies House, Ground Floor (right hand building), 16 Challis Street, DICKSON ACT.**

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

The public notification period will commence on **25 October 2018**
Written representations **must** be received by the Authority by close of business **14 November 2018**.

Representations can be submitted in the following ways:

Online:

www.act.gov.au/DArepresentation

Post:

Customer Services
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON ACT

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

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

For more information, please phone the Dickson Customer Service Centre on 6207 1923



ACT
Government

Environment, Planning and
Sustainable Development

19 October 2018

PURDON PLANNING PTY LTD
UNIT 4 COOYONG C ENTRE
1-3 Torrens Street
Braddon ACT 2612

Dear Applicant

Suburb: TURNER Block: 4 Section: 46
Development Application Number: 201833361

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

The public notification period for your application will commence on **25 October 2018** and end at the close of business on **14 November 2018**. Representations must be made within the notification period to be considered during the assessment of the application. A copy of any representations received as a result of this process will be forwarded to you.

Please note, the sign will be removed from the property on 15 November 2018.

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

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

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

If you would like any further information in relation to this letter please contact the Customer Service Centre on (02) 6207 1923 or email epdcustomerservices@act.gov.au

Customer Service Centre

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email epdcustomerservices@act.gov.au

Website: www.planning.act.gov.au



19 October 2018

STRATAGEM CAPITAL GROUP PTY LIMITED
UNIT 4, 27-29 KEMBLA STREET
FYSHWICK ACT 2602

Dear Property Owner

Suburb: TURNER Block: 4 Section: 46
Development Application Number: 201833361

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

The notification period commences on **25 October 2018** and ends at the close of business on **14 November 2018**. A copy of any representations received as a result of this process will be forwarded to the applicant.

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

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

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

If you would like any further information in relation to this letter please contact the Customer Service Centre on (02) 6207 1923 or email epdcustomerservices@act.gov.au

Customer Service Centre

Environment, Planning and Sustainable Development Directorate

Customer Service Centre

16 Challis Street, Dickson

PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: epdcustomerservices@act.gov.au

Website: www.planning.act.gov.au



19 October 2018

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

THE RESIDENT
21 FORBES STREET
TURNER ACT 2612

Dear Property Owner

The following Development Application in relation to 19 FORBES STREET has been lodged with the Planning and Land Authority for consideration.

Development Application 201833361:

AMENDMENT TO DA201833361 - PROPOSAL FOR MULTI UNIT DEVELOPMENT. Amendment to development application for proposal for multi unit development which is still under consideration - the amendment is for removal of one unit, re-alignment of driveway, amendments to windows, reduction in envelope encroachment and deletion of visitor parking.

Location: **Block: 4 Section: 46 Suburb: TURNER**
19 FORBES STREET

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

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

**Environment, Planning and Sustainable Development Directorate
Customer Service Centre
Dame Pattie Menzies House
Ground Floor (right hand building)
16 Challis Street, DICKSON ACT**

Please bring this letter with you for reference.

The application can also be viewed on the Authority website
<http://www.act.gov.au/developmentapplications>

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

The public notification period will commence on **25 October 2018**
Representations must be received by the Authority by close of business **14 November 2018**.

Representations can be submitted in the following ways:

**Environment, Planning and Sustainable Development Directorate
Customer Service Centre**
16 Challis Street, Dickson
PO Box 365, Mitchell, ACT 2911 • Telephone: (02) 6207 1923 • Email: epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au

Online:

www.act.gov.au/DArepresentation

Post:

Customer Service
Centre
PO Box 365
Mitchell ACT 2911

By Hand:

Dame Pattie Menzies
House
16 Challis Street,
DICKSON ACT

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

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

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

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

If you would like any further information in relation to this letter please contact the Dickson Customer Service Centre on (02) 6207 1923 or email epdcustomerservices@act.gov.au

Yours faithfully

Customer Services
Environment, Planning and Sustainable Development Directorate

From: Pini, Hayden
Sent: Friday, 19 October 2018 2:45 PM
To: [REDACTED]@purdon.com.au'
Subject: DA-201833361 - 4/46 Turner [SEC=UNCLASSIFIED]

Hi [REDACTED],

As discussed, I believe there may have been some miscommunication between my office and yours while I was on leave regarding the public notification of the S144B amendments for DA-201833361.

Due to this miscommunication the S144B amendments have not been notified until today 19 October 2018.

I apologise for the impact this error may have on timeframes for you and your client and will ensure that, once the public notification period has ended for the S144B amendments, the DA will be prioritised in order to provide your office with a decision as soon as possible.

Kind regards,

Hayden Pini | Assessment Officer
Development Assessment
Phone: **02 6207 8728** | Hayden.Pini@act.gov.au
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

From: Pini, Hayden
Sent: Tuesday, 2 October 2018 2:28 PM
To: [REDACTED]@purdon.com.au' [REDACTED]@purdon.com.au>
Subject: REVISED FEE ADVICE-DA201833361 - 4/46 Turner [SEC=UNCLASSIFIED]

Good Afternoon [REDACTED],

Please see the below amended fee advice for public notification regarding DA-201833361/S144B.

| | |
|------------------------|--|
| DA Number: | 201833361 |
| Site Details: | Block: 4, Section: 46 Suburb: Turner |
| Applicant Name: | Purdon Planning Pty Ltd |
| | Completeness \$0 (includes GST) |
| | Check Fee |
| | Development Fee \$0.00 |
| | Crown Lease |
| | Variation \$0.00 |
| Fees Payable: | Public Notification \$1206.00 |
| | Lease Search \$0.00 (includes GST) |
| | Home Business |
| | Fee \$0 |
| | TOTAL FEES \$1206.00 |
| | FEE OWING \$1206.00 |

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

Alternatively, fees can also be paid by credit card on **(02) 62071923** or by coming to the Environment and Planning Directorate Customer Services Centre at **16 Challis Street Dickson**. The Customer Services Centre is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

Kind regards,

Hayden Pini | Assessment Officer

Development Assessment

Phone: **02 6207 8728** | Hayden.Pini@act.gov.au

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

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

19 Oct 2018 4:10:34 PM

Reference code

3KX9T6

Thank you for your representation regarding development application number: DA201833361

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.

Section 156(2) of the *Planning and Development Act 2007* 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: A copy of your representation will be forwarded to the development application applicant and can be released to the public only on request, unless you have requested and been granted an exemption.

Access Canberra
Environment and Planning Directorate

GPO Box 158
Canberra City ACT 2601

Telephone: (02) 6207 1923

Representor details

Title

Given name *

Family name *

Organisation name

Home phone number

Work phone number

Mobile number

Email address *

Development details

Site details

Development application number *

DA

Suburb/District *

Section *

Block *

Unit

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

Representation

Provide the details of your representation *

Nearby local resident. No comments of concern. Interested in being provided Notice of Decision once becomes available.

You may upload any additional supporting documentation or photos.

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

From: EPD, Customer Services
Sent: Monday, 22 October 2018 10:19 AM
To: [REDACTED]
Subject: Notice of late representation DA 201833361 Block 4 Section 46 Turner [SEC=UNCLASSIFIED]

Dear Sir

DEVELOPMENT APPLICATION NO: 201833361
BLOCK: 4 **SECTION:** 46 **DIVISION:** TURNER

Thank you for your correspondence dated 19/10/2018 regarding Development Application Number **201833361**.

Section 156(2) of the Planning and Development Act 2007 states that a representation about a development application must be made during the public consultation period for the application.

The public consultation period for DA **201833361** commenced on **04/04/2018** and closed on **26/04/2018**.

Unfortunately, your representation was made outside the public consultation period and therefore cannot be considered during the assessment of the application. If you require any further information please contact (02) 6207 1923.

As your representation was not received within the required timeframe you will not be sent a copy of the notice of decision once finalised. You can however request a copy by contacting our customer service team on the number below.

Regards

Matthew

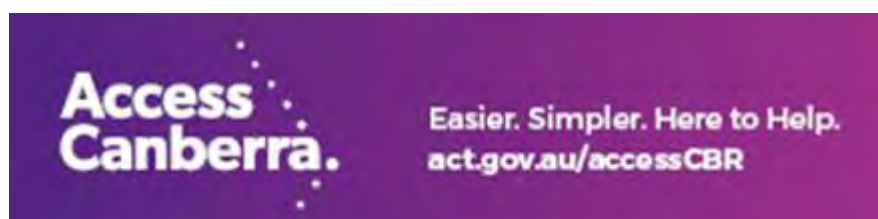
Customer service Officer | Notification

Phone 02 6207 1923 | epdcustomerservices@act.gov.au

Access Canberra | ACT Government | Environment, Planning and Land Building Services

16 Challis st, Dickson 2602 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au/accesscbr

Access Canberra brings together customer and regulatory services



From: Wood, Maria
Sent: Tuesday, 23 October 2018 10:17 AM
To: Pini, Hayden
Subject: FW: Urgent [SEC=UNCLASSIFIED]

Follow Up Flag: Follow up
Flag Status: Completed

fyi

Maria Wood | a/g Manager | Environment, Planning & Land Shopfront
Phone 02 6207 1632
Customer Coordination | Access Canberra
16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



From: Cilliers, George
Sent: Monday, 22 October 2018 3:18 PM
To: Wood, Maria <Maria.Wood@act.gov.au>; Borrett, Samantha <Samantha.Borrett@act.gov.au>; Breitkopf, Katherine <Katherine.Breitkopf@act.gov.au>; Jamaly, Rumana <Rumana.Jamaly@act.gov.au>
Cc: Edgar, Olivia <Olivia.Edgar@act.gov.au>
Subject: RE: Urgent [SEC=UNCLASSIFIED]

Thanks all – just received an email from [REDACTED] expressing his thanks for removing his details
Much appreciated
George

From: Wood, Maria
Sent: Monday, 22 October 2018 2:28 PM
To: Cilliers, George <George.Cilliers@act.gov.au>
Cc: Borrett, Samantha <Samantha.Borrett@act.gov.au>; Breitkopf, Katherine <Katherine.Breitkopf@act.gov.au>; Jamaly, Rumana <Rumana.Jamaly@act.gov.au>
Subject: RE: Urgent [SEC=UNCLASSIFIED]

Hi George

The document has been removed from the web and the zip file. However, you will need to press Ctrl+F5 to refresh the web page.

Regards

Maria Wood | a/g Manager | Environment, Planning & Land Shopfront
Phone 02 6207 1632
Customer Coordination | Access Canberra
16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



From: Jamaly, Rumana
Sent: Monday, 22 October 2018 12:55 PM
To: Breitkopf, Katherine <Katherine.Breitkopf@act.gov.au>
Cc: Borrett, Samantha <Samantha.Borrett@act.gov.au>; Wood, Maria <Maria.Wood@act.gov.au>
Subject: FW: Urgent [SEC=UNCLASSIFIED]
Importance: High

Hi Katherine
Please see George's e-mail below. We need to act on it urgently. I will come down to discuss with you.
Thanks
Rumana

Rumana Jamaly
Manager - Merit Assessment and Deed Management
Planning Delivery Division
Environment, Planning and Sustainable Development Directorate (EPSDD)

Ph: (02) 6207 1830
E-mail: rumana.jamaly@act.gov.au

From: Cilliers, George
Sent: Monday, 22 October 2018 12:48 PM
To: Jamaly, Rumana <Rumana.Jamaly@act.gov.au>
Cc: Wood, Maria <Maria.Wood@act.gov.au>
Subject: FW: Urgent [SEC=UNCLASSIFIED]
Importance: High

Hi Rumana,
Please discuss with AC and see if this can be dealt with immediately. I've added an objective reference to the DA – I think the document referred to is the attached s144B document. Can we possibly remove the document or alternatively blank out personal details in the first column?
Thanks
George

From: [REDACTED]
Sent: Monday, 22 October 2018 12:28 PM
To: Cilliers, George <George.Cilliers@act.gov.au>
Subject: Urgent

Hello George,

DA 201833361 for 19 Forbes St has just been put up on your website.

The document #29 in the list detailing representations received for the earlier application - includes my email address via a hyperlink 11 times.

There is no way that my personal email address should be published.

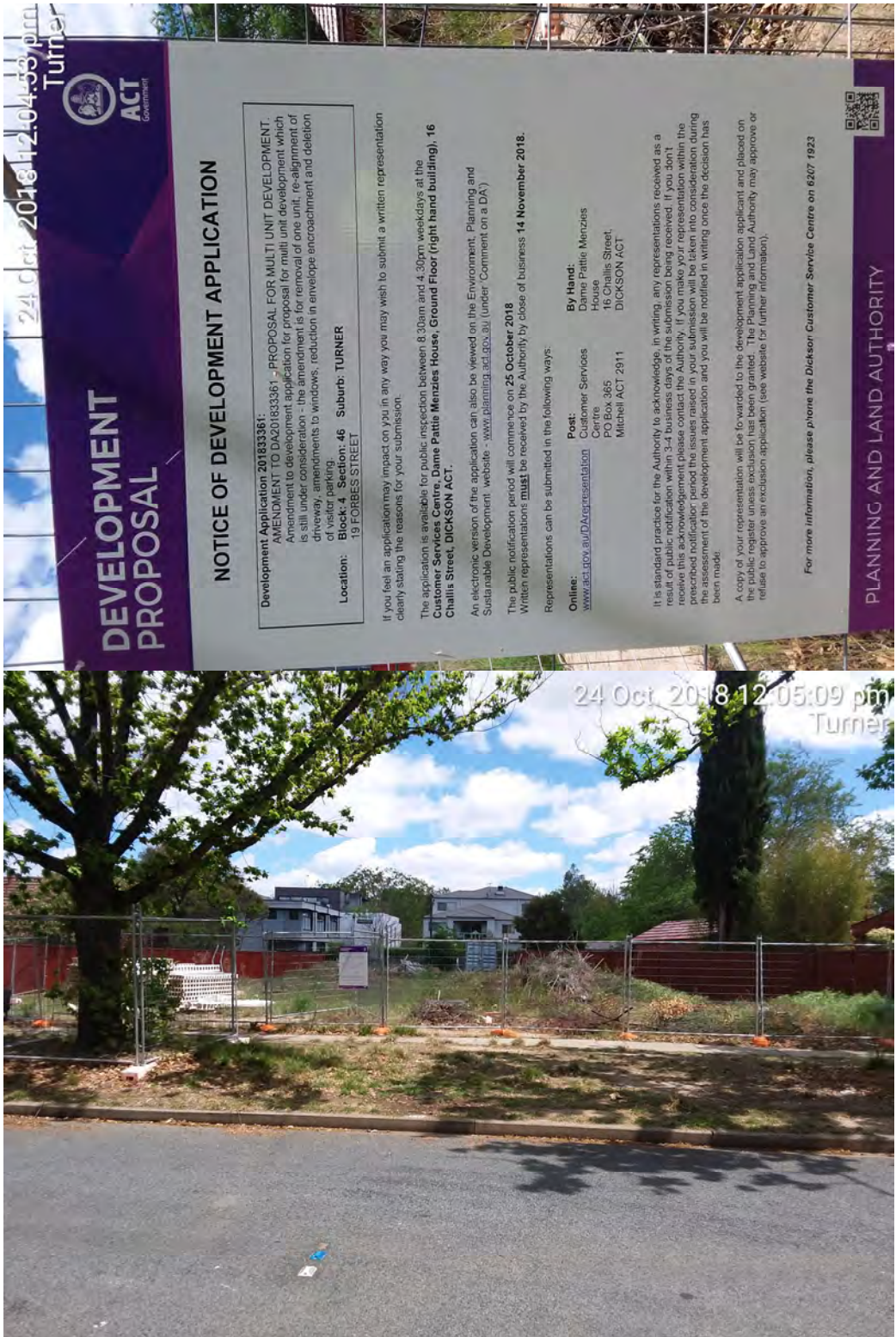
I have been on the phone to the notifications team for 14 minutes with no response.

Please arrange for the document to be removed from the notification urgently.

Regards



From: ACT GOV DA SIGNAGE <dasignage@tenderedge.com.au>
Sent: Wednesday, 24 October 2018 1:35 PM
To: EPD, Customer Services
Subject: Re: 1 STANDARD SIGN FOR 24 OCTOBER 2018 (4/46 TURNER) [SEC=UNCLASSIFIED]
Attachments: image001.png



On Fri, 19 Oct 2018 at 13:39, EPD, Customer Services <EPDCustomerServices@act.gov.au> wrote:

Good afternoon,

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

Kind Regards,

Jenna McAlpin | Customer Services Officer | Environment, Planning & Land Shopfront

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

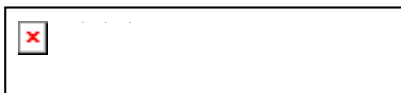
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

GPO Box 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



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Office hours: 8.30am to 5.00pm - Monday to Friday

Unit 7, 196-198 Gladstone Street
FYSHWICK ACT 2609
P: 02 6280 8080
E: dasnage@tenderedge.com.au
W: www.tenderedge.com.au

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From: Pini, Hayden
Sent: Wednesday, 31 October 2018 1:33 PM
To: TCCS_PC DA
Subject: RE: REFERRAL-TCCS-201833361-S144B-4/46 TURNER-01 [SEC=UNCLASSIFIED]

Thanks Alek, much appreciated.

Kind regards,

Hayden Pini | Assessment Officer
Development Assessment
Phone: **02 6207 8728** | Hayden.Pini@act.gov.au
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

From: TCCS_PC DA
Sent: Wednesday, 31 October 2018 1:21 PM
To: Pini, Hayden <Hayden.Pini@act.gov.au>
Cc: Henriquez, Jose <Jose.Henriquez@act.gov.au>
Subject: RE: REFERRAL-TCCS-201833361-S144B-4/46 TURNER-01 [SEC=UNCLASSIFIED]

Hi Hayden,

We do intend to; however, have been delayed by internal function changes which has impacted our response timeframes.

We will respond to you asap.

Regards,
Alek

From: Pini, Hayden
Sent: Tuesday, 30 October 2018 3:26 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: FW: REFERRAL-TCCS-201833361-S144B-4/46 TURNER-01 [SEC=UNCLASSIFIED]

Good Afternoon,

Can I please confirm whether TCCS has, or plans to, make comment regarding the below referral for DA-201833361?

Comments were due on 16 October 2018.

Kind regards,

Hayden Pini | Assessment Officer
Development Assessment
Phone: **02 6207 8728** | Hayden.Pini@act.gov.au
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

From: EPD, Customer Services
Sent: Monday, 24 September 2018 1:26 PM
To: TCCS_CW DRCDA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-201833361-S144B-4/46 TURNER-01

DEVELOPMENT APPLICATION NO: 201833361
BLOCK: 4 **SECTION:** 46 **DIVISION:** TURNER

S144 Amendment - Proposed amendment prior to decision -

Summary of Changes:

Item: Site Coverage

Response: One unit has been removed and the driveway re-aligned to ensure that site coverage on the site does not exceed 30%.

Item: Privacy concerns on neighbouring blocks

Response: Many windows, especially those facing south have been obscured through design elements and louvres to prevent overlooking. A view shed diagram has been provided to demonstrate that the proposed development does not unreasonably impact privacy.
(1stFloorLineOfSight)

Item: Building Envelope/ Overshadowing

Response: Envelope encroachment has been reduced in updated designs. Shadow diagram provided to demonstrate encroachment does not significantly impact solar access on the neighbouring block.

Item: Visitor Parking

Response: A unit has been removed, eliminating the requirement to provide visitor parking..

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(16/09/2018)**.

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-20080XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards

Katherine

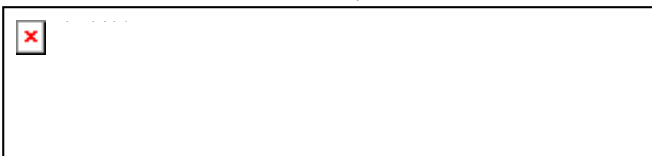
Phone 6207 1923

EPDCustomerService@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | 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: Boraiah, Thara
Sent: Thursday, 1 November 2018 9:58 AM
To: Borrett, Samantha; Breitkopf, Katherine
Cc: Cilliers, George; Jamaly, Rumana
Subject: Re: Your correspondence to Minister Gentleman (A17250864) [SEC=UNCLASSIFIED]
Attachments: Re_ Your correspondence to Minister Gentleman [SEC=UNCLASSIFIED].obr

Hi Sam, Katherine,

Can you please consider this as a representation and send an acknowledgement. I have saved the email in the 'Objections and comments' folder.

Regards
Thara

From: Henriquez, Jose
Sent: Monday, 5 November 2018 11:17 AM
To: EPD, Customer Services
Cc: TCCS_PC DACOORD; Pini, Hayden
Subject: COMM: TCCS-201833361-S144B-4/46 TURNER-01 [SEC=UNCLASSIFIED]
Attachments: COMM-TCCS-201833361-4_46 TURNER-01.obr

Importance: High

Dear App Sec,

We apologise for our late response but please consider the following comments.

DEVELOPMENT APPLICATION NO: 201833361/S144B

Project Description:

Summary of Changes:

Item: Site Coverage

Response: One unit has been removed and the driveway re-aligned to ensure that site coverage on the site does not exceed 30%.

Item: Privacy concerns on neighbouring blocks

Response: Many windows, especially those facing south have been obscured through design elements and louvres to prevent overlooking. A view shed diagram has been provided to demonstrate that the proposed development does not unreasonably impact privacy. (1stFloorLineOfSight)

Item: Building Envelope/ Overshadowing

Response: Envelope encroachment has been reduced in updated designs. Shadow diagram provided to demonstrate encroachment does not significantly impact solar access on the neighbouring block.

Item: Visitor Parking

Response: A unit has been removed, eliminating the requirement to provide visitor parking..

| | | |
|-----------------|--------------------|-----------------------|
| BLOCK: 4 | SECTION: 46 | SUBURB: TURNER |
|-----------------|--------------------|-----------------------|

This DA has been assessed in regards to the following:

| | | | |
|------------------------------------|---|----------------------------------|---|
| Traffic | | Driveways/Verge Crossings | |
| On Street / Public Parking | | Sightlines | |
| Bus Stop/Public Transport (Action) | | LMPP/Street Trees | |
| Waste Management | | Street Lighting | |
| Licensing | | Pedestrian Footpath | |
| Stormwater | | Service / Access Easement | |
| Demolition | | Estate Development Plan (EDP) | |
| Further Information | X | Amendments/Additions/Alterations | X |
| Lease Variation | | Signage | |

X = Areas Assessed.

And TCCS' position is:

| | |
|--|---|
| That It Is Supported | |
| That It Is Supported Subject to Compliance With The Following Conditions | |
| That Further Information Is Required | X |
| That It Is Not Supported | X |

Comments:

1. Access to the stormwater easement at the rear is required. While the site plan shows that access is being provided elevations and cross sections do not reflect access to the rear.

Additional Comments/Advice (as advice to EPD only, and not to be included in the Notice of Decision)

1. Our previous comments (attached) also still stand and they need to be addressed.

Kind regards,

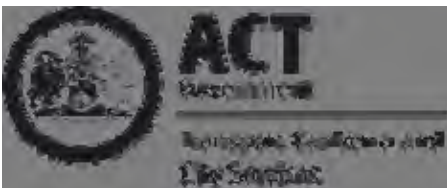
Jose Henriquez | Coordination Officer

Phone 02 6207 7480 | Email: jose.henriquez@act.gov.au

Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government

490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra



From: EPD, Customer Services

Sent: Monday, 24 September 2018 1:26 PM

To: TCCS_CW DRCDA <TCCS.DA@act.gov.au>

Subject: REFERRAL-TCCS-201833361-S144B-4/46 TURNER-01

DEVELOPMENT APPLICATION NO: 201833361

BLOCK: 4 **SECTION:** 46 **DIVISION:** TURNER

S144 Amendment - Proposed amendment prior to decision -

Summary of Changes:

Item: Site Coverage

Response: One unit has been removed and the driveway re-aligned to ensure that site coverage on the site does not exceed 30%.

Item: Privacy concerns on neighbouring blocks

Response: Many windows, especially those facing south have been obscured through design elements and louvres to prevent overlooking. A view shed diagram has been provided to demonstrate that the proposed development does not unreasonably impact privacy.

(1stFloorLineOfSight)

Item: Building Envelope/ Overshadowing

Response: Envelope encroachment has been reduced in updated designs. Shadow diagram provided to demonstrate encroachment does not significantly impact solar access on the neighbouring block.

Item: Visitor Parking

Response: A unit has been removed, eliminating the requirement to provide visitor parking..

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(16/09/2018)**.

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-20080XXXX-Block XX Section XX SuburbXXXXX-01
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards

Katherine

Phone 6207 1923

EPDCustomerService@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | 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.

Dear Mr/s Conant

In accordance with section S141 of the *Planning and Development Act 2007*, before this application can be determined, the Directorate requires the information below to be lodged by the period stated:

DA Number: 201833361

Site Details: Block: 4, Section: 46
Suburb: TURNER, District: CANBERRA CENTRAL

Applicant Name: Emma Conant

Information Required: Re: DA 201833361 Block 4 Section 46 Turner – Additional information request An assessment of the DA information to date has raised the following issues: The proposal fails to comply with Evoenergy Electricity Network requirements for the following reason/s: 1. Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block. The proposal fails to comply with Icon Water's water and sewerage network access and asset protection requirements: 1. Design Acceptance for External Services and Off Site Works must be in principle design approved by Icon Water Hydraulic Assets. Phone Icon Water Asset Acceptance on ph: 02 6248 3111. This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers. 2. Details of Icon Waters sewer and/or water networks need to be shown on the plan/s Please respond to the above matters. Refer to the general advice below in regards to procedures for lodgement. Transport Canberra and City Services have not supported the proposal and have requested the following further information: 1. Access to the stormwater easement at the rear is required. While the site plan shows that access is being provided elevations and cross sections do not reflect access to the rear. General Advice: We request that additional information will need to be lodged with an accompanying application in edevelopment. If any details of the proposed development are to be modified, please ensure the new information is submitted as a S144 application. If only additional information is to be provided consistent with the current design (no amendments), please submit this as a S141 additional information application. For assistance with edevelopment, please contact EPSDD Customer Services on epdcustomerservices@act.gov.au or 02 6207 1923. Note that this information can only be lodged through edevelopment.

Further Information due date: 4/12/2018

If you cannot provide your response within the required timeframe, it is recommended you write to the Directorate prior to the expiration of the period stated above and seek an extension of the prescribed period for

providing the information.

Please note, Section 141 (4) of the *Planning and Development Act 2007* provides that only one such extension may be granted.

If there is any change to the proposal as a result of responding to the further information request, the amended proposal is required to be submitted pursuant to S144 of the *Planning and Development Act 2007*. Please note the amended proposal will need to go through assessment and the due date will be extended as a consequence of submission pursuant to S144 of the *Planning and Development Act 2007*.

You are advised that if some or all of the information has not been provided in accordance with this request, Section 142 of the *Planning and Development Act 2007* provides that the Directorate may refuse the application under Section 162.

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

Customer
Services
Environment,
Planning and
Sustainable
Development
Directorate



Dear Representor,

REQUEST FOR EXEMPTION FROM PUBLIC REGISTER

DEVELOPMENT APPLICATION NUMBER: 201833361

Block 4 Section 46 Suburb TURNER

I am writing in response to your request for exemption of your representation in relation to Development Application **201833361** from public inspection under Section 411 of the *Planning and Development Act 2007* (the Act).

Your request fails to satisfy the following criteria set out in Section 411(5) of the Act and therefore your request has been **refused**.

The planning and land authority must not approve the exclusion application unless satisfied that the part of the relevant document to which the exclusion application relates contains information –

- (a) the publication of which would disclose a trade secret; or**
- (b) the publication of which would, or could reasonably be expected to –**
 - (i) endanger the life or physical safety of any person; or**
 - (ii) lead to damage to, or theft of, property.**

You now have the following courses of action available to you:

- supply additional information to support your request for exemption from public inspection; or
- withdraw your request for exemption from public inspection and allow your representation to proceed on the understanding that full details of your representation will be made available for public inspection and forwarded to the DA applicant.

Please provide a written response on your preferred course of action within 5 working days (**Monday 12/11/2018**) of this letter by email to epdcustomerservices@act.gov.au.

If you require any further information please contact me by phone on (02) 6207 1923.

Yours Sincerely



Samantha Borrett
Assistant Manager
Access Canberra, Customer Coordination

6/11/2018

From: [REDACTED]
Sent: Saturday, 10 November 2018 11:20 AM
To: EPD, Customer Services
Subject: Submission on DA201833361-S144B Application Block 4 Section 46 Turner
Attachments: Submission on DA201833361-S144B application [REDACTED]opt sig.pdf

Hi

Please find attached our submission on DA201833361-S144B application for 19 Forbes St Turner

Please acknowledge receipt of this submission and please do not pass to the applicant until after the closing date for submissions.

Regards

[REDACTED]

Objection to Development Application DA 201833361 S144B Block 4 Section 46 Turner (19 Forbes St. Turner 2612)

We, [REDACTED] of Block 5, Section 46 Turner object to the proposed development on several grounds.

In response to the original application we wrote:

“Firstly, please note that we have analysed salient sections and based on this conclude that the application is not of an acceptable standard, as it contains many false claims and statements.

An application such as this must be denied with no possibility of consideration until the case is made with accuracy.”

While some changes have been made the conclusion concerning many false claims remains. We will detail some statements and claims made in the DA application that our examination of the plans show to be demonstrably false.

Background

The applicant has supplied a range of documents which they have claimed form a true and complete statement of their application. On our reading we find the application to be self contradictory and inconsistent. In addition, actions to fix certain issues claimed to have been taken have clearly not been.

Specific Issues

Building Envelope and Overshadowing

In the S144 Amendment Application document, Purdon Planning has on behalf of the lessees under List of Amendments Being Satisfied, stated:

“Item: Building Envelope/ Overshadowing

Response: Envelope encroachment has been reduced in updated designs. Shadow diagram provided to demonstrate encroachment does not significantly impact solar access on the neighbouring block.”

In addition, in document Supp-201833361-S144B-Representations-01 Purdon Planning deal with issues raised in responses to the original application and the proposed remedy, as mentioned above.

“Issue: Survey height for southern boundary of the block stated at 567.4

Natural Ground Level on architectural plans stated at 567.94 540mm discrepancy will result in design for southern wall encroaching on the solar envelope.”

And their Response:

“FFL clarified in Elevations. Reduced to 567.55, 340mm reduction from previous height. Upper level floor to ceiling height reduced to 2.55m to minimise encroachment.” (FFL is Finished Floor Levels.)

(Note: Document SUPP-201833361-S144B-REPRESENTATIONS-01 which was originally published on the EPD website along with other documents. This document was quickly removed as it contained private information about those who had provided a response to the original application. We have attached a copy (Attachment 1) with the private information redacted.)

The Elevations Drawings (01 and 03) show no such change, the FFL for all floors in Town Houses 1 and 2 is unchanged from the original development application. We have prepared Table 1 (on the next page) which details all the elevations from the original application and those from the S144B application.

Diagrams 1, 2 and 3 (attached) have the East Elevation drawing for the original application and for the variation application presented together. An examination confirms that no changes have been made to the FFLs or to the NGL used in the drawing of the envelope lines.

Diagrams 4 and 7 show where we believe the envelope lines should have been drawn. While Diagrams 5 and 6 with notes point to the obvious error in the envelope drawing for the rear zone.

Diagram 8 shows the appearance of the estimated encroachments as projected on the southern plane of each buildings. Rather than understating the impact when viewed from the East or the West - the impact is rather more significant when viewed from the south – where the impact is manifested.

Therefore, Purdon Planning’s statement is absolutely false, both in the application document and in the representations document – they have made no effort to reduce the encroachments beyond the envelope and the encroachments could never be described as minor.

In the Supp-201833361-S144B-Response-01 document Mr. Richard Nash of Purdon Planning states: (Note this document was produced nearly 2 weeks after the drawings)

“The changes to the design respond to comments raised during the community and agency circulation period for the proposal. The revised design is considered an improvement which will reduce impacts on the surrounding area and properties adjacent with no change to the intent of the original proposal. The proposal includes a reduction to the number of units which is considered a reduction to possible impacts. To this end Purdon Planning recommend that no further public consultation is required for the proposed change.”

There has been no change in the massive adverse impact on the neighbourhood regarding overshadowing and visual bulk.

Furthermore, in Supp-201833361-S144B-Response-02 document Purdon Planning repeat the claim that the Elevations have been amended. “Plans amended (see plan: 201 Elevations)” when clearly in this regard they have not.

Rules 25 and 26 of the Multi Unit Housing Development Code and the associated criteria are designed to promote orderly development by allowing each Block to have “fair and

Table 1

| Table reporting Finished Floor Levels from various drawing from the S114B application and the original DA | | | | | | | | | | |
|--|--|-----------------|----------------|---------|-------------------------|--------------------------------------|--|---------|---------|---------|
| | Drawings from 210833361-S144B Application | | | | | | Drawings From 201833361 Application | | | |
| Townhouse (TH) | FloorReg-Basement | FloorReg-Ground | FloorReg-First | Elev-01 | Elev-03 | Change from original to S144B | Plan/FloorReg-Basement, Ground & First | Elev-01 | Elev-03 | Elev-05 |
| TH1, TH2 Basement FFL | 565.85 | | | | 565.85 | Zero | 565.85 | 565.85 | 565.85 | 565.85 |
| TH3 (&TH4) Basement FFL | 565.23 | | | | 565.23 | -0.11 | 565.34 | | 565.34 | 565.34 |
| TH1, TH2 Ground FFL | | 568.45 | | 568.45 | 568.45 | Zero | Not Stated | 568.45 | 568.85 | 568.45 |
| TH3 (&TH4) Ground FFL | | 567.83 | | 567.83 | 567.83 567.23 | -0.11 and/or inconsistent | Not Stated | 567.94 | 567.94 | 567.94 |
| TH1, TH2 First FFL | | | 571.45 | 571.45 | 571.45 | Zero | Not Stated | 571.45 | 571.45 | 571.45 |
| TH3 (&TH4) First FFL | | | 570.53 | 570.53 | 570.53 | -0.41 | Not Stated | 570.94 | 570.94 | 570.94 |
| TH1, TH2 Roof | | | | 574.45 | 574.45 | Zero | | 574.45 | 574.45 | 574.45 |

equitable” access to sun light, especially during winter. The Rules set out an envelope that developments are to sit within.

Any one development making encroachments beyond the envelope imposes a penalty on the future development of Blocks to the south. Any encroachments even those described as minimal or minor and in the interests of “the integrity of the architectural design” must not be allowed as they have an immediate impact on the current and future neighbours to the south. Also note that these encroachments are for virtually the entire length of the building on the southern side – hardly minimal nor necessary for “the integrity of the architectural design”.

It seems to us that the “architect” just needs to put a bit more thought into the design instead of proposing something that is just too big and lacking imagination on the site.

Any claims that the applicant has made in the Statement against Criteria Scriteria-2101833361-S144B-01 regarding Rules and Criteria 25 and 26 are false as the information they are based on is false as the FFLs have not been modified nor has the correct NGL data being used.

Inaccurate Shadow Diagrams

The shadow diagrams (Shadows-201833361-S144B-01) have been amended from the original to show the neighbouring properties, no other changes are apparent, the diagrams are still based on false NGLs and false building heights and do not reflect the change in NGL as one moves along the boundaries.

In addition, the line representing the “Solar Fence” is a fixed distance from the boundary in each of the diagrams and does not reflect the reduction of height of the “Solar Fence” in the rear zone.

And furthermore, no account has been taken of the orientation of the block with a front boundary and front building line being $7^{\circ}37'$ east of North.

Driveway in pavement plan and ground level plan don't match

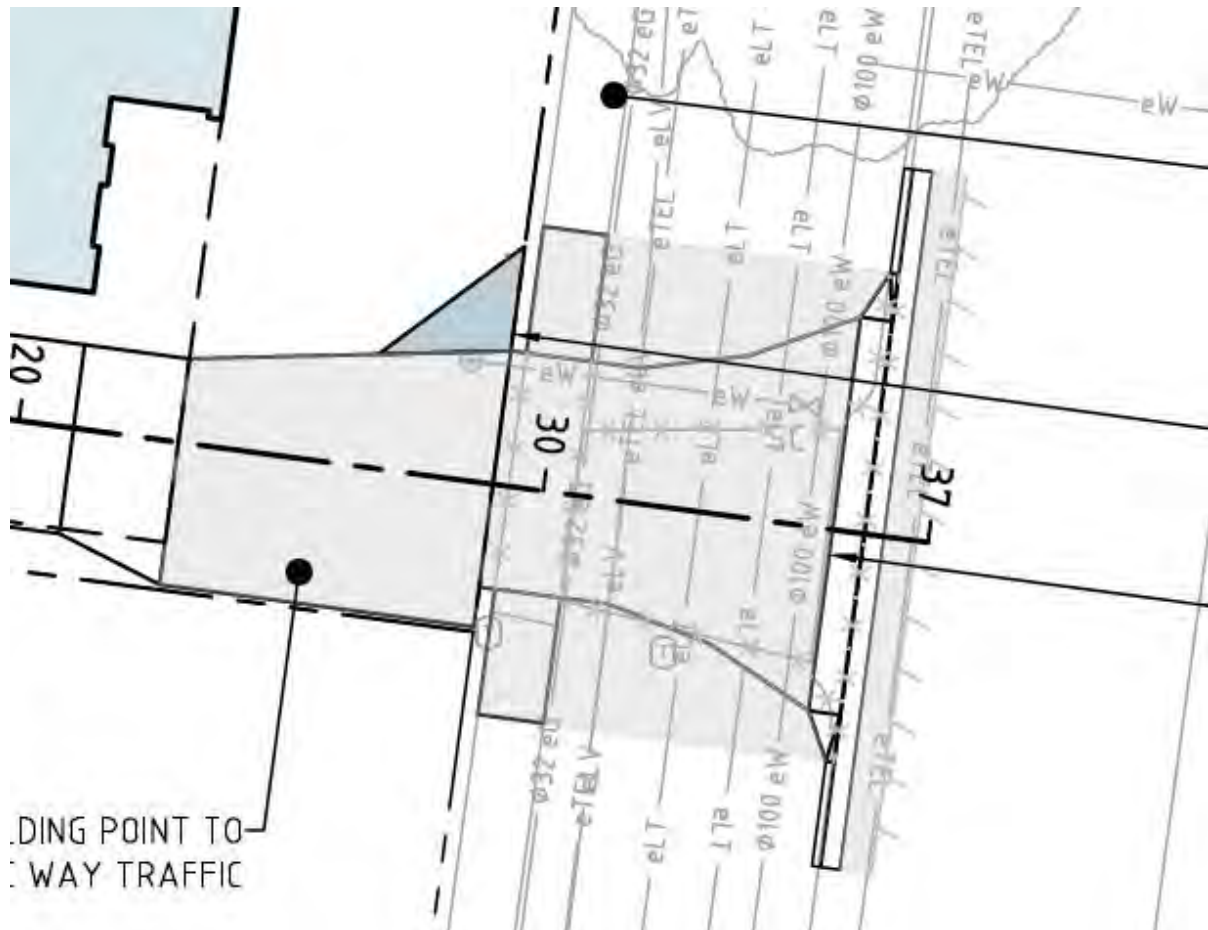
R72 of the MUHDC states:

Driveway verge crossings comply with all of the following:

- a) 1.2m horizontally clear of storm water sumps and other services
- b) 1.5m horizontally clear of transformers, bus stops, public light poles
- c) 6m horizontally clear of the tangent point of the radius of the curve on a corner block (excluding locations with roundabouts and signalised intersections, which require separate formal approval and support from Asset Acceptance)
- d) uphill grade of less than 17% as measured from the kerb; downhill grade of less than 12% as measured from the kerb
- e) at a right angle to the kerb line with a maximum 10% deviation
- f) a max. of 5.5m wide, and a min. of 5m wide at the kerb, a min. Of 3m wide at the front boundary, and a maximum width no greater than the width at the kerb.....

According to the engineering drawings the proposed driveway is 7.5m wide at the kerb and is within 1.2 m of Telstra/NBN services including fibre optic cable (not acknowledged on services drawings).

In fact, the proposed driveway and passing/parking zone on the driveway are within 0.5m of the service boxes and the driveway/passing area configuration would encourage drivers to drive over the Telstra/NBN boxes.



Excerpt from Plan-201833361-S144B-General-01 above shows the two Telstra/NBN pits, shows the proposed driveway and passing/parking area but does not show the tree on the verge to the south (2.7 m from current driveway).

In response to R72 f) the applicant has stated “f) Complies (refer to pavement plan)”.

Note the Paving Plan – Demo-201833361-S144B-Pavement-01 is identical (and dated the same) as the Plan-201833361-Pavement-01 submitted with the earlier application.

In the original application the applicant stated against Rule 72 f) “5.498 m wide at kerb and at boundary (same width)”.

The proposed driveway was never proposed to be 5.5m or less in width at the kerb, it was always proposed to be 7.5m wide yet it supposedly originally complied, and the applicant claims that it still does.

Why would the applicant change the wording of the statement against criteria if nothing had changed with the drawings? The original statement was false as is the current statement.

The above mentioned drawings (Paving Plan – Demo-201833361-S144B-Pavement-01) all show the driveway right on the southern boundary forward of the front building line (ie 6m from the front boundary). Having noted this in comments on the original application the applicant responded in Supp-201833361-S144B-Representations-01 that “Error noted, Plans amended to show 1.0m” and “Criteria states space should be wide enough to accommodate planting and ensure reasonable amenity for habitable rooms. Habitable rooms on neighbouring block are already screened by significant vegetation and setback. 1.0m is sufficient space for significant screening plantings.”

The Floorreg-201833361-S144B-Basement, Ground, First, Landscape, Site and other drawings all show the 1m planting zone extending along the southern boundary along the full length of the driveway – contradicting the pavement plan.

No Pedestrian Access and Egress from Basement

There is no provision for walkway to exit or access the basement from outside the building.

Some developments in the RZ4 zone and in Turner have an emergency/pedestrian exit from the basement, requiring a mechanical door and a walkway parallel to the driveway but separated from it. No such walkway or door exits in these plans. For example, patrons in the proposed home theatre which is in the basement may have no exit if the power trips out due to a fire above.

Inadequate Principal Private Open Space in terms of size and solar access

R61 of the MUHDC states:

Each *dwelling* has at least one area of *principal private open space* that complies with all of the following:

- a) located on the site
- b) has minimum area and dimensions specified in table A9
- c) is screened from adjoining public streets and public open space
- d) is directly accessible from, and adjacent to, a *habitable room* other than a bedroom
- e) is not located to the south, south-east or south-west of the *dwelling*, unless it achieves one or more of the following -
 - i) not less than 3 hours of direct sunlight onto 50% of the minimum required area between the hours of 9am and 3pm on the winter solstice (21 June)
 - ii) located at an *upper floor level* and overlooks a public street or public open space.

Principal private open space means private open space that is directly accessible from a habitable room other than a bedroom.

Under R61 of MUHDC the principal private open space (PPOS) is also required to be adjacent to a habitable room. In the case of Town Houses 1 and 2 the PPOSs appear to be grossly inadequate in size being approximately 22.4 m² and 25.5 m² respectively where 36m² is required.

Also, the Principal Private Open Space for Townhouse 2 (located to the south-west of the dwelling) does not receive the minimum 3 hours of sunlight onto 50% of the minimum required area, firstly the wall between the PPOSs is 1.7 m high (or higher) and casts a shadow

over 2.8m long at midday on 21 June – the remaining space is in effect in a canyon with an overhang on the eastern side.

Adequate Protection for neighbouring Regulated tree on northern boundary

The Preliminary Tree Report included in the S144B application suggests that even with excavation within 1m of the boundary the tree could be OK. We note that the distances used in the report are estimates.

In the development of Block 8 Section 46 Turner (11 Forbes St. Turner – DA 20071147) there were 2 Cupressus sempervirens ‘Stricta’ trees both of which were “Regulated Trees” adjacent to a proposed excavation for the driveway on that site. In that case each 1.5m from the excavation. One of those trees was assessed as being 16m while the other was assessed as being 10.8m.

In that case the arborist stated: “The proposed excavation is well within this (ie the Primary Root Zone – PRZ) and therefore the trees:

- may be likely to decline as a result of root loss;
- may in turn be subject to damage by cypress canker, which is affect the neighbouring tree (Tree10, a Cupressus sempervirens) and which particularly affect Cupressus sp. trees that are stressed by drought,
- may be destabilised to some extent by the loss of roots that radiate into the prevailing NW winds (although the building is likely to provide some shelter from the NW);”

Also note that the same arborist produced the tree report in that case as in the earlier case – see Attachment 2 for the earlier arborist’s report.

The tone of the earlier report is quite different – noting the possible damage to the tress and possible disease risk. The report did not note the risk of the trees falling over due to the excavation.

In the case of 11 Forbes St. the trees were gone on the first day of excavation and no protection measures were employed. The trees did not fall but were cut down due to the supposed risk of falling. Will the tree on Block 3 suffer the same fate or will it suffer a slower fate?

Summary

It is clear that the applicant has been unable to produce an accurate and consistent application and has made a number of outrageously false claims.

The claims are such that a potential responder would read the statement against criteria and reach the conclusion that the proposal is in accordance with the rules. It is only if they carefully at the drawings that they would realise that the drawings do not match the words.

The application must be rejected.

The Architect needs to reconsider the configuration of the basement and location of the entry, lower the bulk of the front sections and reduce the height of the rear section – basically what is proposed is still too big for the block.

Yours Sincerely





EAST (FORBES STREET) ELEVATION



NORTH ELEVATION

TOWNHOUSE DEVELOPMENT
 19 FORBES STREET
 BLOCK 4 SECTION 46 TURNER

ELEVATIONS
 SCALE 1:100 @ A2
 14/08/2018
FSP201



PO Box 3673
 Manuka ACT 2603
 ThursdayArchitecture.com.au
 ACT Registration No. 2289
 NSW Registration No. 9528





EAST (FORBES STREET) ELEVATION

BASEMENT FFL 565.85



EAST (FORBES STREET) ELEVATION



EAST (FORBES STREET) ELEVATION

FRONT ZONE NOT PART OF ENCHROACHMENT

DIAGRAM 6

SITE BOUND

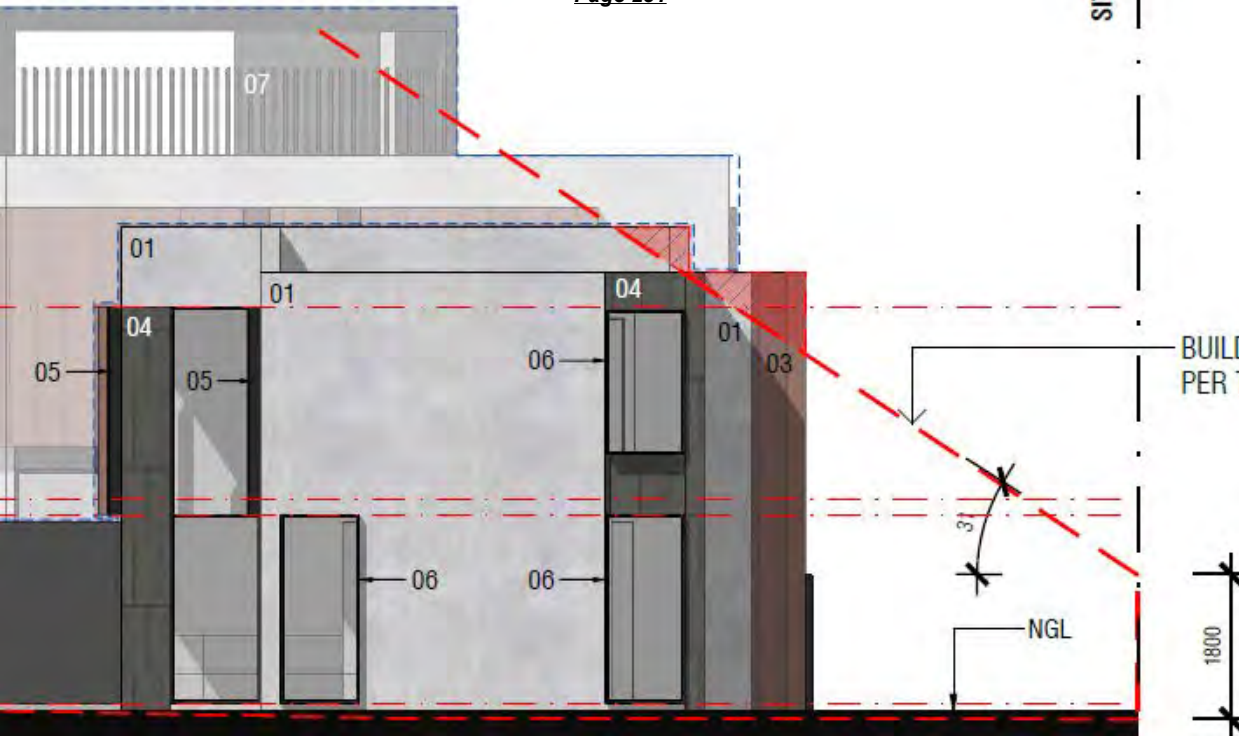
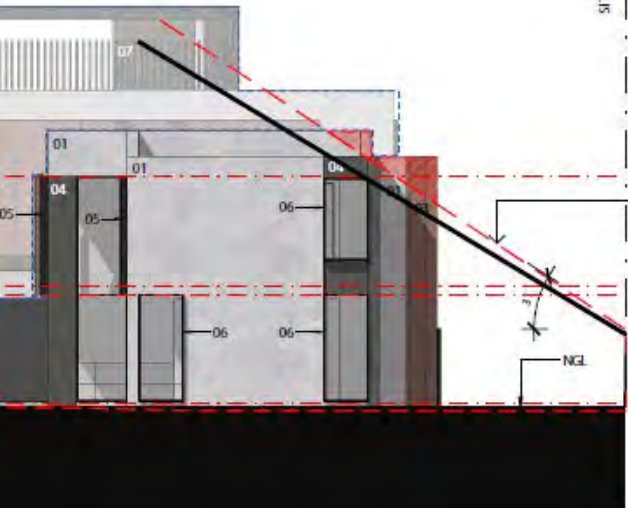


DIAGRAM 7

ONT ZONE NOT PART OF
CHROACHMENT



SITE BOUNDARY

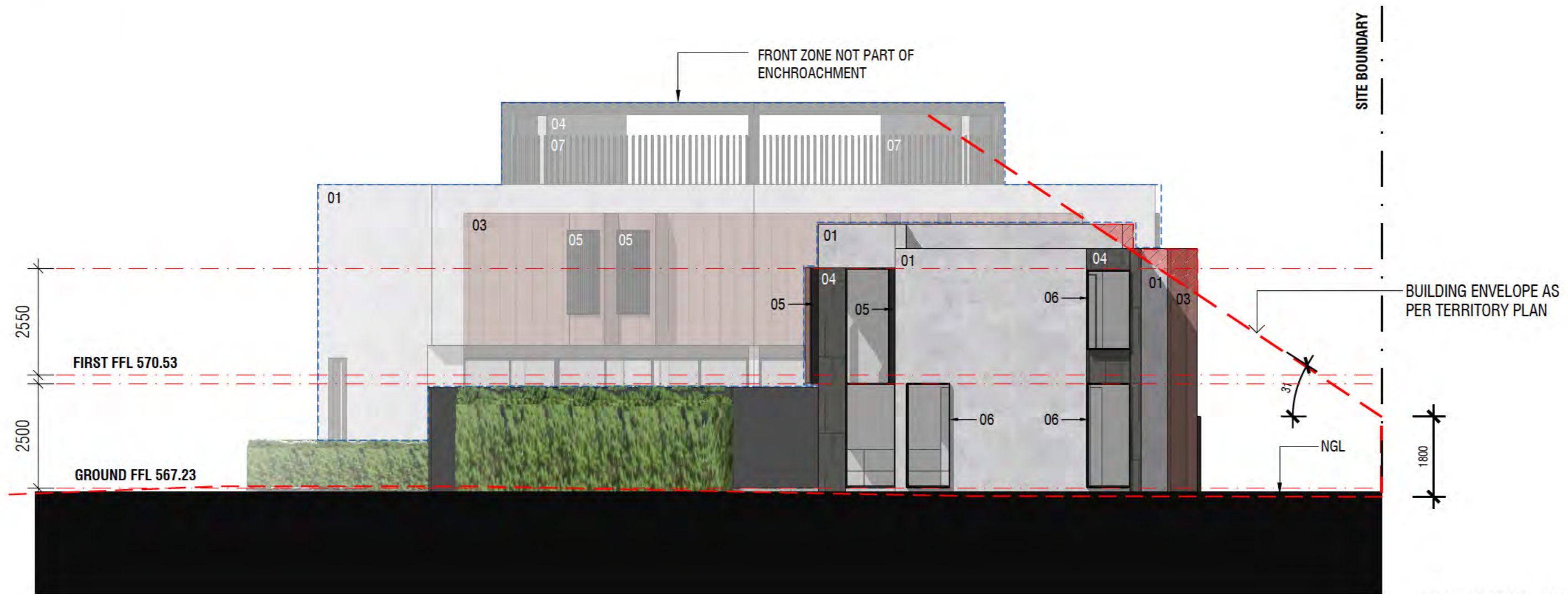
BUILDING ENVELOPE AS
PER TERRITORY PLAN

1800

TOWNHOUSE DEV
19 FORBES STREET
BLOCK 4 SECTION 46



SOUTH ELEVATION



WEST ELEVATION

TOWNHOUSE DEVELOPMENT
 19 FORBES STREET
 BLOCK 4 SECTION 46 TURNER

ELEVATIONS
 SCALE 1:100 @ A2
 14/08/2018
FSP202



PO Box 3673
 Manuka ACT 2603
 ThursdayArchitecture.com.au
 ACT Registration No. 2289
 NSW Registration No. 9528

Representation received: DA201833361 Block 4 Section 46 Turner

Note: [REDACTED] indicated in his representation he supports all points contained within the other representations

| Respondent | Issue | Response |
|---|--|--|
| Rear Setback | | |
| [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Noted that the required rear setback in the Inner North Precinct Code is 7m to provide a space for deep rooted planting with dimensions at least 7x7m. Setback on proposed building is 6.794m. | <ul style="list-style-type: none"> Setback has been increased to 8.859m |
| [REDACTED] [REDACTED] [REDACTED] | | |
| Rear Zone Coverage | | |
| [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Inner north precinct code forbids site coverage of greater than 30% for rear zone. Calculate a site coverage of 40% | <ul style="list-style-type: none"> Building coverage has been reduced to 30% in rear zone. This value includes basements. Ample room has been provided for deep rooted plantings |
| [REDACTED] [REDACTED] [REDACTED] | | |
| Protected Tree | | |
| [REDACTED] | <ul style="list-style-type: none"> The pencil pine on the southern boundary of his lot, near his garage is tall enough to qualify for protection. | <ul style="list-style-type: none"> Proponent is aware of the tree and has provided a metre setback to protect it. An arborist has provided a tree management plan (submitted with the S144). He advised that the proposed excavations can go ahead without impacting the health of the tree if the management plan is followed. The pool is not located within the tree root protection zone. |
| [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Ground works within protection area of protected tree. Chemicals from pool may impact protected Tree | |
| [REDACTED] [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Ground works within protection area of protected tree. | |
| Separation between block boundary and driveway | | |
| [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Error on plans, dimension listed as 1m on basement plan and 0.8m on other plans Rule states buffer between driveway and side boundary 1m wide | <ul style="list-style-type: none"> Error noted, Plans amended to show 1.0m Criteria states space should be wide enough to accommodate planting and ensure reasonable amenity for habitable rooms. Habitable rooms on neighbouring block are already screened by significant vegetation and setback. 1.0m is sufficient space for significant screening plantings. |
| [REDACTED] [REDACTED] [REDACTED] | | |
| Survey Height Discrepancy | | |
| [REDACTED] [REDACTED] | | <ul style="list-style-type: none"> Error noted, remedied and clarified in plans. |

Representation received: DA201833361 Block 4 Section 46 Turner

Note: [REDACTED] indicated in his representation he supports all points contained within the other representations

| Respondent | Issue | Response |
|--|--|---|
| [REDACTED] [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Survey height for southern boundary of the block stated at 567.4 Natural Ground Level on architectural plans stated at 567.94 540mm discrepancy will result in design for southern wall encroaching on the solar envelope. | <ul style="list-style-type: none"> FFL clarified in Elevations. Reduced to 567.55, 340mm reduction from previous height. Upper level floor to ceiling height reduced to 2.55m to minimise encroachment. |
| WSUD | | |
| [REDACTED] [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Water tank mentioned in WSUD and not shown on architectural plans or mentioned in report WSUD report does not cover pools and spas | <ul style="list-style-type: none"> WSUD and Architectural plans have been amended to account for the pool and show the water tank |
| Waste Enclosures | | |
| [REDACTED] [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Concerns raised that bin enclosure may serve as entrapment point | <ul style="list-style-type: none"> Bin enclosures moved and redesigned and will reduce opportunities for entrapment (see revised SAC) |
| Driveway Slope | | |
| [REDACTED] [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Concerned slope may be too steep for cars to exit if frosty. Letter box may obstruct view exiting cars have of pedestrians and cyclists | <ul style="list-style-type: none"> Designs comply with ACT standards |
| Parking | | |
| [REDACTED] [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Concerned lack of visitor parking space may impact residential amenity. | <ul style="list-style-type: none"> Reduction in the number of units will reduce impact on local parking amenity and removes requirement for visitor parking in accordance with the ACT Parking and Vehicle Access Code |
| Rooftop Space | | |
| [REDACTED] [REDACTED] [REDACTED] | <ul style="list-style-type: none"> Concerned roof top space on unit one may impact on the privacy of the backyards of units 3 and 4 | <ul style="list-style-type: none"> Privacy screen added to rooftop spaces, so they can no longer overlook private open space. |

Representation received: DA201833361 Block 4 Section 46 Turner

Note: [REDACTED] indicated in his representation he supports all points contained within the other representations

| Respondent | Issue | Response |
|--|--|---|
| Consultation | | |
| [REDACTED] [REDACTED] [REDACTED] | <ul style="list-style-type: none">• Alleges extent of pre-da consultation was misrepresented in report | <ul style="list-style-type: none">• They are correct in their depiction of the extent of consultation with themselves. Consultation with [REDACTED] was more extensive due to protected tree and conflicting driveway.• Pre-da consultation is not a requirement for a development of this size. |



PO Box 4464 Kingston ACT 2604
Ph. 02 6161 1800 Fax. 02 6161 1802
Email trees@treexpert.com.au

Ref:25919 Revision B

21 February 2011

David Shearer
Residential Developments
Independent Property Group
Unit 72 Coventry
2 Cape Street
DICKSON ACT

For

Benue Pty Ltd

A Report on Four *Cupressus sempervirens* 'Stricta' (Pencil Pines) on Block 8 Section 46 (11 Forbes Street) TURNER

Note that this report is a reworking of Report 20080226 23480 in order to include Trees 5 and 6.



Tree 12 Red arrow. Tree 11 Yellow arrow. Tree 10 Purple arrow. Tree 5 Lime arrow. Tree 6 is behind and obscured by Tree 5.

Assessment The trees were not assessed.

Location Trees 11 and 12 are situated on the southern boundary of the block adjacent to the proposed basement ramp and Trees 5 and 6 are situated on the northern boundary adjacent to the proposed paving. Please refer to the drawing 'Landscape Intention Plan' 0743 10/02/09 by A. Shearer-Bosch for the position of the trees.

The Species *Cupressus sempervirens* 'Stricta'. The species originates from North Africa and Middle East and is common throughout the Mediterranean area. It is extensively planted in Canberra and it usually thrives. It promises to be long lived in Canberra. (Notes from 'Trees and Shrubs in Canberra' Pryor and Banks)

Trees 5, 11 & 12 are *Cupressus sempervirens* 'Stricta' whereas Tree 6 is of the same species but not of the cultivar 'Stricta'

Note: There is another smaller tree of this species, *Cupressus sempervirens* 'Stricta', between Tree 11 and Tree 10.

Tree Numbers The trees are numbered 5, 6, 11 & 12 on the 'Landscape Intention Plan' 0743 10/02/09 by A. Shearer-Bosch.

Size

- **Height**

- Tree 5 16.0m
- Tree 6 14.0m
- Tree 11 16.0m
- Tree12 10.8m

- **Circumference** (at 1m AGL) Not measured.

- **Spread** Not measured.

The trees, due to their size, are classified as a 'Regulated Trees' under 'The Tree Protection Act 2005' and therefore a permit would be required to:

- Remove the trees;
- Prune the trees, except where the pruning is done by a qualified arborist and is done to the 'Australian Standard for Pruning of Amenity Trees' AS 4373;
- Carry out ground works within 2m of the 'drip line' of the trees.

Environment the design of the proposed building means that there will be excavation along one side at approximately 1.5m from the trunks of trees 11 and 12 and paving close to Trees 5 and 6.

Condition not observed

Structure not observed

Discussion The species' provenance and its performance in Canberra indicate that these trees are likely to survive closer excavation than most other species would.

The trees' tall, narrow form (fastigate) means that the use of the drip-line as a measure of the trees' Tree Protection Zone is not applicable. (The Tree Protection Act 2005 defines the Tree Protection Zone as the drip line plus 2m or a circle of 4m radius, whichever is the larger). The British Standard (BS5837:1991 'Guide for Trees in Relation to Construction') suggests that for fastigate trees that half tree height should be taken as the radius of the Primary Root Zone (PRZ) rather than the drip line. Therefore, for these trees, the PRZ would have radii of approximately 5.4m (Tree12), 8.0m (Tree 11), 8.0m (Tree 5) and 7.0m (Tree 6)

The proposed excavation is well within this and therefore the trees:

- may be likely to decline as a result of root loss;
- may in turn be subject to damage by cypress canker, which is affect the neighbouring tree (Tree10, a Cupressus sempervirens) and which particularly affect Cupressus sp. trees that are stressed by drought,
- may be destabilised to some extent by the loss of roots that radiate into the prevailing NW winds (although the building is likely to provide some shelter from the NW);

As a counter to these is the species' ability to survive in quite harsh conditions.

Conclusions

On balance, it may be worth keeping the trees but at the same time providing the best conditions for the trees before, during and after construction to give the trees their best possible chance of survival.

Recommendations

If design constraints bring about the need for excavation within the PRZ of these regulated trees then:

1. The excision of roots in the tree's PRZ of should be kept to absolute minimum. Preferably the down ramp should be constructed from within an excavation that does not approach the tree trunks closer than the footprint of the building, but if this is not possible then excavation should be minimised in the area adjacent to the tree trunks (priority should be given to finding a method of construction in this area that will eliminate the need to excavate outside the footprint;
2. Approval for this 'Tree Damaging Activity' would need to be granted by Environment ACT.
3. That part of the PRZ that would be unaffected by (that is, outside) the excavation should be treated by the mulching, watering and a treatment such as Canopy's Rhyzocare, to encourage root growth in those areas and to boost tree's energy reserves prior to the construction;
4. The tree's condition and the weather should be monitored by an arborist, and the continuation of the watering or introduction of other treatments as, and when, recommended by that arborist;

5. Any excavation on the site (except those for the installation of services to the residence and temporary services to any site sheds etc.) is to be limited to the area within footprint of the proposed construction plus the absolute minimum additional area as per . That is, the walls form the limit of excavation in the direction of the tree and hence the limits to tree root disturbance. There is to be no soil batter or further excavation, closer to the tree trunk, to enable the construction of the walls. The excavations for the installation of services to the residence and temporary services to any site sheds etc. are not to enter the PRZ's of any retained trees.
6. A Tree Protection Zone equivalent to the PRZ, as defined above (in the 'Discussion'), less any proposed excavation that complies with point 1 above (and approved by Environment ACT) is to be declared.
7. The Tree Protection Zone is to be fenced with Tree Protection Fencing, prior to and throughout the construction period to prevent entry, spillage, trenching, etc. The Tree Protection Fencing is to be made of continuous 1.8m high chain-link mesh. This fencing may be sited up to 300mm closer to the tree trunk along the edge of the approved excavation, than the edge of the excavation itself.
8. Signs indicating the Tree Protection Zone (the fenced area) and the prohibited activities within the fenced area are to be displayed on the fence. The prohibited activities include: entry, storage of materials or site sheds, spillage or disposal of liquids or other waste building products and excavation or other modification to ground level.
9. The excavation is to be carried out in such a manner to prevent tearing or splitting of the remaining roots and the final cut of the roots, that would be exposed by the excavation, should immediately be trimmed by hand;
10. The exposed surface of any soil cut that is on the tree's side of an excavation and within the PRZ of that tree, should be immediately covered (with a heavy fabric) and kept from drying out (wetting of the fabric may be necessary) until back filling is carried out;
11. Back filling should be carried out as soon as possible after the soil cut is made.
12. If scaffolding is installed into the Tree Protection Zone the ground surface of the Tree Protection Zone is to be protected by the installation of a plywood (or similar) deck over the ground surface under the scaffold in such a manner that any spillage onto this area will not enter the soil of the TPZ.
13. Branch removal, other than the removal of dead branches is not permitted except with the approval of Environment ACT.
14. At the end of the construction period the trees should be re-assessed to determine what ongoing maintenance will be required.
15. The paving that is to be installed within the PRZ of Trees 5 & 6 is to be installed without excavation or if excavation is unavoidable then it is not to exceed 100mm depth within the PRZ of the trees.
16. The paving, that is proposed to pass Trees 5 & 6, is to be resited to pass as far from the tree trunks as is possible.

17. If new drainage or plumbing is required along the easement past trees 5 and 6, then they are to be installed by under boring, with no further excavation for that, or any other purpose, other than the approved excavation for the basement, to occur within the PRZ of these trees. (within 8.0m of Tree 5 and 7.0m of Tree 6)

These recommendations form the basis of a Tree Management Plan for these trees.

Please contact me if you have any queries regarding this report.

Alan Mann

Consulting Arborist

Please Note

Canopy the Tree Expert's Arborists conscientiously apply their knowledge in assessing trees and recommending treatments. Given the natural variability of trees the arborist may not be able to detect every possible way a tree or part of a tree may fail above or below ground. Nor is there a way to predict when a tree will fail. Nor is there any complete guarantee that any mitigation action recommended or agreed to with the client will prevent failure in the future. Trees can be managed but they cannot be controlled, and to be near a tree is to accept some degree of risk. The only way to eliminate all risks is to remove all trees.

This inspection was limited to visual inspection from the ground without any dissection, excavation, probing, coring or use of diagnostic instruments, unless specifically listed in the report.

Information contained in this report covers only those trees that are mentioned in the report and reflects the condition of the trees at the time of inspection.

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

13 Nov 2018 9:42:02 AM

Reference code

F5Z5WJ

Thank you for your representation regarding development application number: DA201833361 S144B

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.

Section 156(2) of the *Planning and Development Act 2007* 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: A copy of your representation will be forwarded to the development application applicant and can be released to the public only on request, unless you have requested and been granted an exemption.

Access Canberra
Environment and Planning Directorate

GPO Box 158
Canberra City ACT 2601

Telephone: (02) 6207 1923

Representor details

Title Given name * Family name *

Organisation name

Home phone number

Work phone number

Mobile number

Email address *

Development details

Site details

Development application number *

DA

Suburb/District *

Section *

Block *

Unit

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

Representation

Provide the details of your representation *

I object to the DA 201833361 S144B on various grounds outlined in the attached document.

You may upload any additional supporting documentation or photos.

File: Scan_20181113_092815.pdf

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

Objection to Development Application DA 201833361 S144B Block 4 Section 46 Turner (19 Forbes St. Turner 2612)

We,

individually object to the supplementary DA 201833361-S144B on various grounds outlined below.

Comment and Assessment of the Amended Application Document

In the S144 Amended Application document, Purdon Planning, on behalf of the lessees, has essentially claimed, under List of Amendments Being Satisfied, to have addressed all the amendments raised previously. This appears to be a falsehood, because examination of the revised plans show concerns raised with, and accepted by the EPD, have not been addressed. No ambit claims can be entertained, since appropriate changes are not reflected in the revised plans. Consequently, the amended plan for DA 201833361 S144B remains non-compliant with the various rules and criteria.

The items which remain unaddressed in the S144B Amended Application Document include:

Statement Against the Multi Unit Housing Development Code

Building Envelope

The plans show the DA, and the Amended DA, are non-compliant with the combined import of Rules 25 and 26 as well as Criteria 26, when the plan is considered together with the encroachments in the north-west corner of the site, which is 540 mm higher than the southern boundary. Consequently, not only are the building envelope drawings shown wrong, but all the shadow diagrams remain erroneous as well.

The envelope is incorrectly drawn on the elevation plan.

The building is not at Natural Ground Level; it's too high. Although the number of units has been reduced they still have encroachments, which can be clearly seen.

Diagrams 5 and 6, ELEV-201833361-S144B-01 and ELEV-201833361-S144B-03, shows the encroachment runs along the full length of the building, and is massive i.e. the encroachment runs the entire depth of the structure. Hence the erroneous shadow diagrams are explained.

The rear unit three, with 5 bedrooms, appears intended as cheap accommodation for students. Possibly connected with the underground 'theatre' which in turn causes awkward access (due to orientation) for the three car spaces shown beneath unit three.

The basement of unit two is excessively large and frankly, unnecessarily so.

Thus the plans do not meet the Rules and the Criteria, hence the DA is non-compliant.

Driveway Verge Crossing

R72

Driveway verge crossings comply with all of the following:

(f) a maximum of 5.5m wide, and a minimum of 5m wide at the kerb, a minimum 3m wide at the front boundary, and a maximum width no greater than the width at the kerb.

The planned new driveway shown in the DA is 9.3 m wide at the kerb, exceeding the maximum permitted width of 5.5 m at the kerb (see DEMO-201833361-S144B-PAVEMENT-01: DETAIL A).

Thus, the plan does not meet the rule and the DA is non-compliant.

C76

Internal driveways are designed to be safely used by both pedestrians and vehicles, including emergency vehicles. Measures to reduce vehicle speed on internal driveways will be considered when determining compliance with this criterion, including one or more of the following:

a) changes in pavement materials. Also:

Previously the driveway was described as 'steep'. Now the description has been omitted. Possibly because the driveway has increased in steepness.

A comparison of the driveway pavement plans do not match, and are inconsistent.

The driveway plan may itself not be compatible with the deep root zone at the rear.

Materials comprising the driveway may not be compatible with the deep root planting zone if they are impermeable.

Hence, the plan does not meet the criteria and the DA is non-compliant.

Conclusion

Given the applicants have chosen to ignore the direction of the authorized agency to amend the plans, we individual object to the SUPP – 201833361-S144B- REPRESENTATIONS-01 in toto, and request that DA be cancelled forthwith.

Yours faithfully,



13 May 2018

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

13 Nov 2018 9:47:24 AM

Reference code

JRP5L9

Thank you for your representation regarding development application number: DA201833361 S144B

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.

Section 156(2) of the *Planning and Development Act 2007* 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.

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Access Canberra
Environment and Planning Directorate

GPO Box 158
Canberra City ACT 2601

Telephone: (02) 6207 1923

Representor details

Title Given name * Family name *

Organisation name

Home phone number

Work phone number

Mobile number

Email address *

Development details

Site details

Development application number *

DA

Suburb/District *

Section *

Block *

Unit

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

Representation

Provide the details of your representation *

I object to DA 201833361 S144B, for the reasons outlined in the attached document.

You may upload any additional supporting documentation or photos.

File: Scan_20181113_092815.pdf

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

From: [REDACTED]
Sent: Tuesday, 13 November 2018 1:43 PM
To: EPD, Customer Services
Subject: Objection: 4 of 46 Turner Revised Proposal
Attachments: [REDACTED] 4-46 Turne EPD.pdf

Hello
Attached is my submission re this proposal.

Kind regards
[REDACTED]



(Resident of 3/46 Turner ie 21 Forbes St. Turner)

13 NOVEMBER 2018

Environment, Planning and Sustainable Development Directory
Customer Service Centre
Dame Pattie Menzies House
Ground Floor (right hand building)
16 Challis Street, Dickson ACT ACT

Dear Sir/Madam,

DEVELOPMENT APPLICATION 201833361 (BLOCK 4 SECTION 46 TURNER)

I [REDACTED] am responding to the proposed revised development application as indicated above.

1. ISSUE RAISED WITH MINISTER AND EPD

Government Installed Driveway Entrance for 3/46 erroneously installed on the verge of 4/46 some 70 years ago.

The Applicant purchased the property some 6 years ago with the intention of redeveloping it into multiple units. As a developer of this ilk it stands to reason that you make the decision to buy after investigating the block in full detail requiring the use of a credible surveyor. If Applicant simply proceeded in the purchase with or without a survey then it is an acceptance of how it is. A home buyer on the other hand is more interested in the house and does not generally measure to make sure the driveway entrance on the verge is correctly located. [REDACTED]

It was normal then as it is today not to expect home buyers to measure to make sure the driveway entrance on the verge is in the right place.

About a year ago the Applicant installed a fence dividing the boundaries in the same line it has been in for since house was built 60 years ago or so. A further indication that the Applicant in effect was accepting that the second driveway entrance on the verge facing his block was accepted at the time of purchase....or

more likely didn't know this was the case. The buyer beware principle is something that has been completely overlooked here given that Applicant either failed to properly survey the block or accepted it anyway survey or no survey. The consequences of the Applicant's decision to buy it and reinforce the decision with construction of a new fence should be borne by the Applicant.

Besides, the proposed townhouse 3 does not have to be so close to the Northern boundary. It could be sensibly redesigned narrower and longer eliminating the swimming pool. Which in my view does not belong. It is not private and surrounding residents on the upper floors of apartments on other blocks will be in full view of it as will the resident's neighbors on the same block.

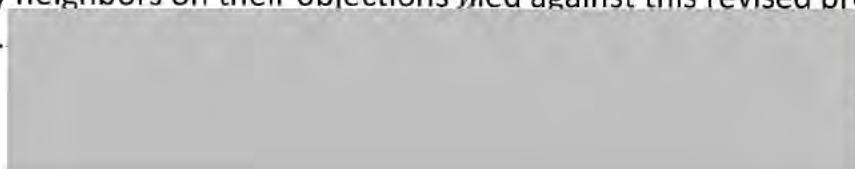
2. Canopy Tree Experts Report- Re Pencil Pine

The report by Canopy Tree Experts re the Pencil Pine on the border of the two blocks 3 and 4/46 goes to all lengths to say 'she'll be right. We will take care of it'. I take that with a grain of salt.

You may recall that Canopy Tree Experts also filed a report on tree protection for block 8/46 Turner in 2011. The report was accepted alongside the DA. In this case it was 2 trees on the Southern and 2 on the Northern boundaries. On day one of construction the two trees on the Southern boundary 'had to go'. From my understanding it came from construction people as they got worried if digging too close the dangers were allegedly high on them collapsing....so an easy solution.... they were helped down. Unfortunately, it was a choice I assume between approved buildings and approved trees.

At the same time overall I think the proposal for 3 sophisticated townhouses on the 4/46 block is a good move and they will be in high demand.... and in all sensibility and reasonableness the Applicants should modify their proposal aesthetically and in harmony with street, neighbors and environment. The swimming pools in my view do not belong as this area is for living spaces and quality landscaping. Swimming pools are more appropriate on a single large block completely private from neighbors.

I agree with my neighbors on their objections filed against this revised proposal.
Kind Regards....



12/11/2018

From: EPD, Customer Services
Sent: Tuesday, 13 November 2018 1:52 PM
To: [REDACTED]
Subject: ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION [SEC=UNCLASSIFIED]

Dear Sir/Madam,

ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION
DEVELOPMENT APPLICATION NO: **201833361**
BLOCK: **4** SECTION: **46** DIVISION: **TURNER**

Thank you for your representation made **13/11/2018** regarding development application number : **201833361**.

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.
Please Note: A copy of your representation will be forwarded to the development application applicant and released to the public only on request. All representations are saved electronically within the Development Application file and are not placed on a website.

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

Regards

Matthew

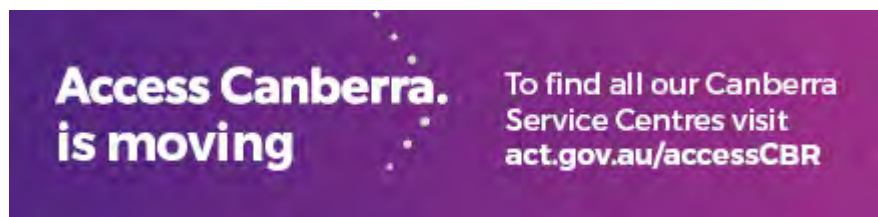
Customer service Officer | Notification

Phone **02 6207 7306** | epdcustomerservices@act.gov.au

Access Canberra | ACT Government | Environment, Planning and Land Building Services

16 Challis st, Dickson 2602 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au/accesscbr

Access Canberra brings together customer and regulatory services



Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit www.act.gov.au/accessCBR

From: Pini, Hayden
Sent: Thursday, 15 November 2018 9:41 AM
To: 'purdons@purdon.com.au'
Cc: [REDACTED]@purdon.com.au'
Subject: 201833361/S144B [SEC=UNCLASSIFIED]
Attachments: Not Approved Electricity172292.pdf; Not Accepted172302.pdf

Hi [REDACTED],

As discussed please see attached failure notices for EvoEnergy and Icon Water for DA-201833361/S144B.

If you require any further information please let me know.

Kind regards,

Hayden Pini | Assessment Officer

Development Assessment

Phone: **02 6207 8728** | Hayden.Pini@act.gov.au

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

From: [REDACTED]@purdon.com.au>
Sent: Tuesday, 20 November 2018 11:00 AM
To: Pini, Hayden
Subject: RE: DA201833361 4/46 Turner [SEC=UNCLASSIFIED]

Follow Up Flag: Follow up
Flag Status: Completed

Thanks, Hayden

From: Pini, Hayden <Hayden.Pini@act.gov.au>
Sent: Tuesday, 20 November 2018 10:59 AM
To: [REDACTED]@purdon.com.au>
Subject: RE: DA201833361 4/46 Turner [SEC=UNCLASSIFIED]

Hi [REDACTED]

I have just spoken with our Customer Services Team, representations regarding the S144B submission for DA-201833361 should be provided this morning.

Kind regards,

Hayden Pini | Assessment Officer
Development Assessment
Phone: 02 6207 8728 | Hayden.Pini@act.gov.au
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government

From: [REDACTED]@purdon.com.au]
Sent: Monday, 19 November 2018 11:14 AM
To: Pini, Hayden <Hayden.Pini@act.gov.au>; EPSD DAEnquiries <DAEnquiries@act.gov.au>
Cc: [REDACTED]@purdon.com.au>; Milan Kraljevic <info@stratagemcapital.com.au>; Info <info@civionconstruction.com>
Subject: DA201833361 4/46 Turner

Hi Hayden,

Writing to check on the progress of the notification for the 19 Forbes St DA. Are you ready to send through the representations so that we can address them?

Regards,
[REDACTED]

[REDACTED]
Urban Planning Assistant

Purdon Planning Pty Ltd
Unit 4, Cooyong Centre
1 Torrens Street
Braddon ACT 2612

T: 02 6257 1511
www.purdon.com.au



From: EPD, Customer Services
Sent: Tuesday, 20 November 2018 11:00 AM
To: 'purdons@purdon.com.au'
Cc: 'info@stratagemcapital.com.au'
Subject: CLOSE OF PUBLIC NOTIFICATION PERIOD-201833361-S144B-4/46 TURNER-(5 Representations)-EMAIL 1/2 [SEC=UNCLASSIFIED]
Attachments: Submission on DA201833361-S144B Application Block 4 Section 46 Turner; Objection: 4 of 46 Turner Revised Proposal

CLOSE OF PUBLIC NOTIFICATION

BLOCK 4 SECTION 46 SUBURB TURNER

The public Notification period for DA **201833361-S144B** has now closed.

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

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

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

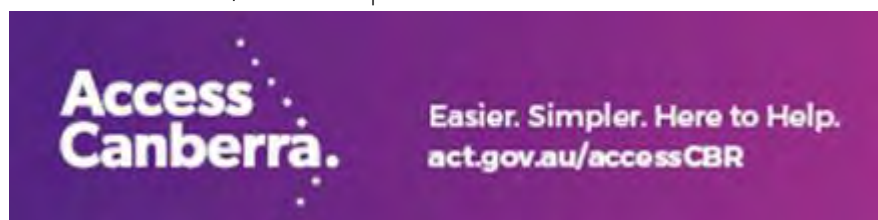
Kind Regards

Katherine

Team Leader | Phone 6207 1923

Access Canberra | **ACT Government**

16 Challis Street, Dickson | 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: EPD, Customer Services
Sent: Tuesday, 20 November 2018 11:00 AM
To: 'purdons@purdon.com.au'
Cc: 'info@stratagemcapital.com.au'
Subject: CLOSE OF PUBLIC NOTIFICATION PERIOD-201833361-S144B-4/46 TURNER-(5 Representations)-EMAIL 2/2 [SEC=UNCLASSIFIED]
Attachments: DA201833361 S144B - REPRESENTATION - [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]; DA201833361 S144B - REPRESENTATION [REDACTED] [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]

CLOSE OF PUBLIC NOTIFICATION

BLOCK 4 SECTION 46 SUBURB TURNER

The public Notification period for DA **201833361-S144B** has now closed.

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

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

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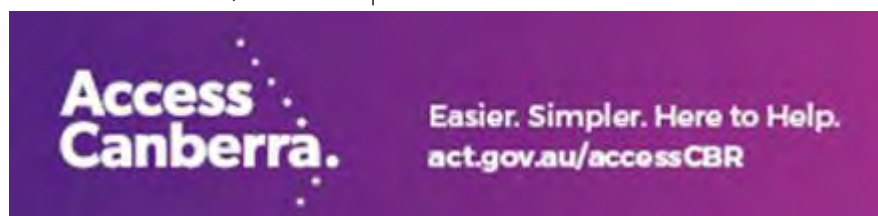
Kind Regards

Katherine

Team Leader | Phone 6207 1923

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From: Breitkopf, Katherine
Sent: Tuesday, 20 November 2018 11:02 AM
To: Pini, Hayden
Subject: DA201833361-S144B - Notification closed [SEC=UNCLASSIFIED]
Attachments: DA-201833361.obr

Follow Up Flag: Follow up
Flag Status: Completed

Hi Hayden,

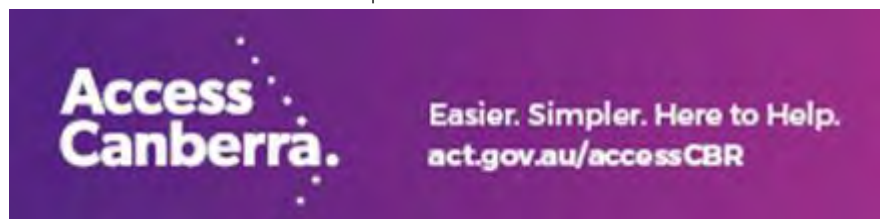
Notification for the S144B has been closed and emailed to the applicant & lessee.

Kind Regards

Katherine
Team Leader | Phone 6207 1923

Access Canberra | **ACT Government**

16 Challis Street, Dickson | 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: Henriquez, Jose
Sent: Thursday, 22 November 2018 6:12 PM
To: Vetsavong, Phab
Subject: FW: COMM-REFERRAL-TCCS-201833361-4/46 TURNER-01 [SEC=UNCLASSIFIED]
Attachments: 003 Site.pdf; 101 Basement.pdf; 102 Ground.pdf; 202 Elevations.pdf; 170904-drg-civ-al-0151-E (LongSections).pdf

Importance: High

Phab,

You provided the comments below.

Then ACTPLA sent me plans that didn't show how access to the SW easement at the rear was going to be provided.

So I responded that our previous comments still apply and that access to the SW easement needed to be provided.

██████████ from Purdons said he did provide plans showing the access to the SW easement as attached but ACTPLA didn't provide them.

Now I need to finalise our comments in regards to the attached plans and your comments below.

So can you please come over tomorrow so we can finish this DA because your comments did not ask for access to the SW easement and I just wondering whether you assessed a different set of plans to the ones I've been given.

Kind regards,

Jose Henriquez | Coordination Officer
Phone 02 6207 7480 | Email: jose.henriquez@act.gov.au
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government
490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra



From: Vetsavong, Phab
Sent: Monday, 23 April 2018 3:35 PM
To: EPD, Customer Services <EPDCustomerServices@act.gov.au>
Cc: TCCS_CW DRCDACOORD <TCCS.DACOORD@act.gov.au>; Aster-Stater, Alek <Alek.Aster-Stater@act.gov.au>; Bell, Jeff <Jeff.Bell@act.gov.au>
Subject: COMM-REFERRAL-TCCS-201833361-4/46 TURNER-01 [SEC=UNCLASSIFIED]

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201833361

Project Description:

PROPOSAL FOR MULTI UNIT DEVELOPMENT - Demolition of the encroaching driveway; Construction of 4 new two storey dwellings, basement car parking, landscaping, associated works, and new verge crossing.

| | | |
|-----------------|--------------------|-----------------------|
| BLOCK: 4 | SECTION: 46 | SUBURB: Turner |
|-----------------|--------------------|-----------------------|

This DA has been assessed in regards to the following:

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

X = Areas Assessed.

And TCCS' position is:

| | |
|--|---|
| That It Is Supported | |
| That It Is Supported Subject to Compliance With The Following Conditions | |
| That Further Information Is Required | X |
| That It Is Not Supported | |

Further information is required to address the following.

VERGE CROSSING/INTERNAL DRIVEWAY AREA

1. The Sellicks drawings and the Thursday Architects drawings do not match each other in relation to the layout and dimensions of the 6m long internal driveway and the proposed verge crossing layout and dimensions. Revised drawings matching each other are required.
2. The revised drawings need to ensure that the waste enclosure screening does not obstruct vehicle sight lines.
3. Revised vehicle turning path drawings are required to demonstrate that adequate queuing area is provided within the internal driveway to enable vehicles exiting and entering to pass each other. The entry/exiting into basement vehicle turning path drawing shows the vehicles colliding as they enter and exit along the internal driveway. Vehicle movement needs to be contained within the internal driveway and verge crossing.
4. Revised vehicle turning path drawings are required to show unobstructed vehicle turning paths. Currently the development shows a section of wall which would obstruct access for the basement car park for Residence 1 and Residence 2.

WASTE

5. Residence 1 and Residence 2 relies on using the public footpath for pedestrian access from the residences front entrance door to the bin storage area, which creates an unsafe facility. TCCS recommends that bins for Residence 1 and Residence 2 are stored in the screened private open space areas. A revised Waste Management Plan is required.
6. The Sellicks and Thursday Architects drawings are required to match and are to show the unobstructed vehicle sightline triangle.

Additional Comments/Advice (as advice to EPSDD only, and not to be included in the Notice of Decision)

1. EPSD to ensure that the slopes along the internal driveway and the change in direction into and exiting the basement car park (Residence 1 and Residence 2) are in accordance with the relevant Australian Standards.

Regards

Phab Vetsavong | Development Applications Development Review & Coordination
Phone 02 6207 4588 | Email: phab.vetsavong@act.gov.au
Capital Works and Development Support | Transport Canberra and City Services Directorate | ACT Government
Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra



From: Borrett, Samantha **On Behalf Of** EPD, Customer Services
Sent: Thursday, 29 March 2018 11:56 AM
To: TCCS_CW DRCDA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-201833361-4/46 TURNER-01 [SEC=UNCLASSIFIED]

DEVELOPMENT APPLICATION NO: 201833361
BLOCK: 4 **SECTION:** 46 **DIVISION:** TURNER

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT - Demolition of the encroaching driveway; Construction of 4 new two storey dwellings, basement car parking, landscaping and associated works.

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(23/04/2018)**.

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,

Samantha | Supervisor - Customer Coordination
Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

From: Kingham, Amy
Sent: Friday, 23 November 2018 9:43 AM
To: Jamaly, Rumana
Cc: Cilliers, George; Boraiah, Thara
Subject: RE: ACTIA Notification [SEC=UNCLASSIFIED]
Attachments: FW: ACTIA Notification - DA issue Block 4 Section 46 Turner [SEC=UNCLASSIFIED]; RE: ACTIA Notification [SEC=UNCLASSIFIED]

Hi Rumana

Yes ACTIA has been notified, please see attached emails. If you have further questions, the ACTIA contact is Kylee Martin.

Regards
Amy

Amy Kingham | Senior Legal Policy Officer Phone 02 6205 3398 | Email: amy.kingham@act.gov.au Governance, Compliance and Legal Services | Environment, Planning and Sustainable Development | ACT Government Level 2 South, Dame Pattie Menzies House, 16 Challis Street, Dickson | www.environment.act.gov.au | www.planning.act.gov.au

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

From: Jamaly, Rumana
Sent: Thursday, 22 November 2018 10:18 AM
To: EPSDLegalServices <EPSDLegalServices@act.gov.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>; Boraiah, Thara <Thara.Boraiah@act.gov.au>; Kingham, Amy <Amy.Kingham@act.gov.au>
Subject: FW: ACTIA Notification [SEC=UNCLASSIFIED]

Legal Services Team

Can you please advise if ACTIA was notified about the following?

Thanks
Rumana

Rumana Jamaly

Manager - Merit Assessment and Deed Management Planning Delivery Division Environment, Planning and Sustainable Development Directorate (EPSDD)

Ph: (02) 6207 1830
E-mail: rumana.jamaly@act.gov.au

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

From: Jamaly, Rumana
Sent: Friday, 3 August 2018 5:33 PM
To: EPSDLegalServices <EPSDLegalServices@act.gov.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>; Boraiah, Thara <Thara.Boraiah@act.gov.au>; Kingham, Amy <Amy.Kingham@act.gov.au>
Subject: ACTIA Notification [SEC=UNCLASSIFIED]

Legal Services Team

I would like to request that ACTIA be notified regarding the following issue.

DA201833361 on Block 4 Section 46 (19 Forbes Street) Turner has been lodged to seek approval for the construction of four units with a basement car park, landscaping and other associated works, and for the demolition of an encroaching driveway. The adjoining neighbour on Block 3 Section 46 Turner (21 Forbes Street), [REDACTED] has also written to the Minister regarding the existing verge crossing for his block (Block 3). The common boundary between Blocks 3 and 4 is at an angle and the verge crossing does not align with this common boundary. As a consequence, the internal driveway to [REDACTED] property encroaches into the neighbouring block (Block 4), which is proposed to be re-developed. It should be noted the common boundary fencing between Blocks 3 and 4 has been erected in an incorrect alignment and does not follow the true alignment of the common boundary.

The re-development proposal includes demolition of part of the internal driveway to Block 3. [REDACTED] claims that the verge crossing was constructed by the Government more than 30 years ago in the wrong location and the internal driveway and the common boundary fence followed the alignment of this verge crossing. He has advised he bought the property in this form 32 years ago. [REDACTED] wants this driveway issue to be resolved prior to making any determination on the DA. Verbally [REDACTED] has advised that as the Government was responsible for the construction of the verge crossing, they should be liable for any losses incurred by him.

I have attached a Site Plan and Location Plan for your information. If you need any further clarification, please contact Thara Boraiah who is assessing the DA.

Regards

Rumana Jamaly
Residential Outcomes Manager
Merit Assessment and Deed Management
Planning Delivery Division
Environment, Planning and Sustainable Development Directorate (EPSDD)

Ph: (02) 6207 1830

E-mail: rumana.jamaly@act.gov.au

From: Henriquez, Jose
Sent: Monday, 26 November 2018 4:03 PM
To: EPD, Customer Services
Cc: TCCS_PC DACOORD; Vetsavong, Phab; Pini, Hayden
Subject: COMM: TCCS-201833361-S144B-4/46 TURNER-01 [SEC=UNCLASSIFIED]

Dear App Sec,

We apologise for the delay but please replace our previous comments with the following advice.

DEVELOPMENT APPLICATION NO: 201833361/S144B

Project Description:

PROPOSAL FOR MULTI UNIT DEVELOPMENT - Demolition of the encroaching driveway; Construction of 4 new two storey dwellings, basement car parking, landscaping, associated works, and new verge crossing.

| | | |
|-----------------|--------------------|-----------------------|
| BLOCK: 4 | SECTION: 46 | SUBURB: TURNER |
|-----------------|--------------------|-----------------------|

This DA has been assessed in regards to the following:

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

X = Areas Assessed.

And TCCS' position is:

| | |
|--|---|
| That It Is Supported | |
| That It Is Supported Subject to Compliance With The Following Conditions | X |
| That Further Information Is Required | |
| That It Is Not Supported | |

Conditions

VERGE CROSSING

1. The existing verge crossing must be removed and the new verge crossing must be constructed in accordance with TCCS Design Standards.
2. The levels on the verge are not to be altered as a result of the newly constructed verge crossing.
3. The (domestic) verge crossings must be inspected at the formwork stage by an officer of Development Review and Coordination - TCCS. This verge crossings inspection can be organised by completing a smart form available on the TCCS website.
4. Any infrastructure assets such as fire hydrant, street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the verge crossing.
5. In the case of stormwater sumps this minimum distance can be reduced to 1.2m.

VERGE & STREET TREES

6. A Landscape Management and Protection Plan (LMPP) including a Dilapidation Report for all Government assets adjacent to the site must be submitted to Asset Acceptance prior to the commencement of any construction and on the completion of works.
7. No street trees to be removed from the verge.

PEDESTRIAN NETWORK

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

STORMWATER

11. Only one stormwater tie must be used for all dwellings.
12. The 2500mm wide and high access corridor to the stormwater easement is being provided along the driveway to the rear of the block.

WASTE

13. The waste can be collected along the kerb in accordance with TCCS requirements.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, TCCS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

Landscape Management & Protection Plan (LMPP)

LMPP approval from the Senior Manager, Development Review and Coordination, TCCS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Development Review and Coordination, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

Use of Verges or other Unleased Territory Land

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

Repair of Damage to Public Assets

The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify TCCS of any existing damage to public facilities.

Notice of Commencement of Construction

Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Development Review and Coordination, TCCS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

Additional Comments/Advice (as advice to EPSDD only, and not to be included in the Notice of Decision)

14. All internal circulation especially vehicles coming out of Townhouse 1 must be checked by EPSDD and make sure that vehicles can get in and out without any difficulty.
15. Internal landscaping and letterboxes must not interfere with vehicular sightlines.
16. All parking requirements should be checked by EPSDD in accordance with the Parking and Vehicular Access General Code.

Kind regards,

Jose Henriquez | Coordination Officer
Phone 02 6207 7480 | Email: jose.henriquez@act.gov.au
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government
490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

Connected services for the people of Canberra



From: EPD, Customer Services
Sent: Monday, 24 September 2018 1:26 PM
To: TCCS_CW DRCDA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-201833361-S144B-4/46 TURNER-01

DEVELOPMENT APPLICATION NO: 201833361
BLOCK: 4 **SECTION:** 46 **DIVISION:** TURNER

S144 Amendment - Proposed amendment prior to decision -

Summary of Changes:

Item: Site Coverage

Response: One unit has been removed and the driveway re-aligned to ensure that site coverage on the site does not exceed 30%.

Item: Privacy concerns on neighbouring blocks

Response: Many windows, especially those facing south have been obscured through design elements and louvres to prevent overlooking. A view shed diagram has been provided to demonstrate that the proposed development does not unreasonably impact privacy.

(1stFloorLineOfSight)

Item: Building Envelope/ Overshadowing

Response: Envelope encroachment has been reduced in updated designs. Shadow diagram provided to demonstrate encroachment does not significantly impact solar access on the neighbouring block.

Item: Visitor Parking

Response: A unit has been removed, eliminating the requirement to provide visitor parking..

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the above mentioned development application and provide any written advice no later than 15 working days after the date of this notice **(16/09/2018)**.

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-20080XXXX-Block XX Section XX SuburbXXXXX-01
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Kind Regards

Katherine

Phone 6207 1923

EPDCustomerService@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

16 Challis Street, Dickson | 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.

Development Application

Application Number: 201833361

Type of Application

The type of application you are applying for is Further Information - S141

Lease/Site Details

Site Number: 1

| | | | |
|----------------|---------|--------------|-------------|
| Suburb | Section | Block Number | Unit Number |
| TURNER | 46 | 4 | |
| Street Address | | | |
| TURNER | | | |

Applicant Details

| | | | |
|---------------------------|-----------------|-----------------------|-----------|
| ACN or ABN | | | |
| 14659841354 | | | |
| Company Name | | Position held / Title | |
| Purdon Planning Pty Ltd | | Planner | |
| Salutation | First Name | Surname | |
| None | Emma | Conant | |
| Postal Address 1 | | Postal Address 2 | |
| Unit 4 C ooyong C entre | | 1-3 Torrens Street | |
| Postal Address 3 | | | |
| | | | |
| Suburb | State/Territory | Postcode | Country |
| Braddon | ACT | 2612 | Australia |
| Phone Number | Fax Number | Mobile Number | |
| 62571511 | | | |
| Email | | | |
| emma.conant@purdon.com.au | | | |

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

Company

Australian Company Number (ACN)

14167593348

Company Name

Stratagem Capital Group Pty Ltd

Position held / Title

Director

Salutation

None

First Name

Milan

Surname

Kraljevic

Postal Address 1

Unit4 27-29 Kembla Street

Postal Address 2

Postal Address 3

Suburb

Fyshwick

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

0262281538

Fax Number

Mobile Number

0421800375

Email

info@stratagemcapital.com.au

Lessee Number: 2

Is the Lessee a

Company

Australian Company Number (ACN)

14167593348

Company Name

Stratagem Capital Group Pty Ltd

Position held / Title

Director

Salutation

None

First Name

Mate

Surname

Kraljevic

Postal Address 1

Unit4 27-29 Kembla Street

Postal Address 2

Postal Address 3

Suburb

Fyshwick

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

0262281538

Fax Number

Mobile Number

0421800375

Email

info@stratagemcapital.com.au

Describe the Additional Information Being Provided

S141 Request:

Entity Stamped Plans;

Icon, Evo, Jemena, TCCS
Responses to representations received

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents as requested by the Environment, Planning and Sustainable Development Directorate in accordance with Section 141 of the Planning and Development Act 2007;

I/we understand that the documentation provided via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;

I/we declare that all the information given on this form and its attachments is true and complete;

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations:

Accept

Acceptance Date

27/11/2018



Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 173544 **Suburb:** Turner **Block/Section 4 / 46**

Appcn Type: Multi residential (low rise residential) /New Construction Inclusions :
Basement, Car Park/driveway, Courtyard wall, Garage, Landscaping,
Pool, Retaining walls/fencing, Roof, Water Tank

| Attached Plans |
|--|
| ArchBinder2,3,4.pdf |
| ArchBinder6,7,101.pdf |
| ArchBinder103,103,107.pdf |
| ArchBinder201,202,203,301.pdf |
| 102 Ground.pdf |
| EngBinder0901,0001,0002,0301,0801,2101.pdf |
| EngBinder0101,0111,0151,0401,0441.pdf |
| EngBinder0901,0001,0002,0301,0801,2101.pdf |
| EngBinder2102,0501,2201.pdf |
| 005 Landscape.pdf |
| 1stFloorLineOfSight.pdf |
| 001 Perspectives.pdf |

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

| Conditions |
|--|
| A Minimum of 1.0M clearance is required within the block boundary for the proposed or existing Meter Box. |
| Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block. |
| Development is to comply with minimum clearances to overhead conductors and poles. Ref Evoenergy Drawing 3811-004 |
| 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 an "Application for Electricity Network Connection or Alteration form" to network.connectionapplication@evoenergy.com.au (available on Evoenergy website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets. |
| The location of the proposed or existing Point of Entry/ Meter Box is to comply with ActewAGL's Service and Installation rules. |

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.
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity.
- 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.

Comments:

Signed



Date

20 Nov 2018

For further information please phone Evoenergy Electricity Networks: 6293 5770

'STATEMENT OF COMPLIANCE'

INFORMATION SHEET

The following requirements must be included in an application that is made under the Planning and Development Act 2007 and/or the Building Act 2004 to Evoenergy when seeking an Electricity & Gas Networks 'statement of compliance'.

General Requirements for all Development Applications

Provide plans which are to include the following:

- A designated scale, for example 1:500, 1:200, 1:100, 1:50 with Bar Scale
- Proposed and existing structures including basements, driveways, gates, fencing, sheds, rainwater tanks and retaining walls
- Accurately located and dimensioned Evoenergy electricity & gas assets within the block and those located within 5 metres of any boundary of the block (Contact Dial-Before-You-Dig on 1100 for asset maps)
- Dimensioned distance of all structures that are within 5 metres of Evoenergy electricity & gas assets
- Any electricity or gas easements on the block
- Elevations & sections of proposed structures

Specific Requirements for Type of Development

Single Dwelling/Dual Occupancy

- As per General Requirements above

Multiple Unit and High Rise residential

- As per General Requirements above
- Number of units
- Number of bedrooms per unit
- Detailed Maximum Demand Calculation as per AS 3000 (electricity)
- Detailed MJ load of the installation and appliances (gas)
- Net Floor Area of common areas and their use
- Net Floor area of Basement and form of ventilation
- Type of cooking, space & water heating and cooling (gas, electric etc)
- Details of central hot water installation

Non-Residential & Mixed Use

- As per General Requirements above
- Type of development (office, retail, warehouse, industrial etc)
- Timing of the development
- Staging of the development
- Net useable floor areas and their usage
- Net floor area of Basement and form of ventilation
- Type of cooking, space & water heating and cooling (gas, electric etc)
- A list of the load components of the proposed installation with their maximum demands, diversity factors, etc
- Information on load management system (if applicable)
- Duty cycle of any large equipment or duty cycle of an industrial process
- Details of any substantial intermittent and fluctuating loads
- Details of any large single phase loads
- Details of any loads likely to cause substantial harmonics
- Details of any loads which are likely to have poor power factors
- Any seasonal factors, i.e. seasonal variation of load
- Main factors affecting level of demand
- Removal of any part of an existing installation
- Any planned future augmentations or upgrades
- Any on site emergency back up arrangements
- Details of large starting motors and voltage drop limitations
- Detailed Maximum Demand Calculation as per AS 3000 (electricity)
- Detailed MJ load of the installation and appliances (gas)
- Type B gas appliance details
- Number of units
- Number of bedrooms per unit

Demolitions

- Warning: You must contact Evoenergy prior to commencement of demolition works**

For further information

Information about any of the requirements raised in this document can be obtained by contacting the following:

Evoenergy Electricity Networks: 6293 5770

Evoenergy Gas Networks: 6203 0640

Please note: Separate applications are required for Icon water, water & sewerage networks; and to other utility providers such as stormwater or telecommunications.

To lodge an electricity or gas compliance application:

Bring your drawings to the Networks Service Centre; or:

Send electronically to Evoenergy: email: devapp@evoenergy.com.au

The protocols for submitting an electronic application are:

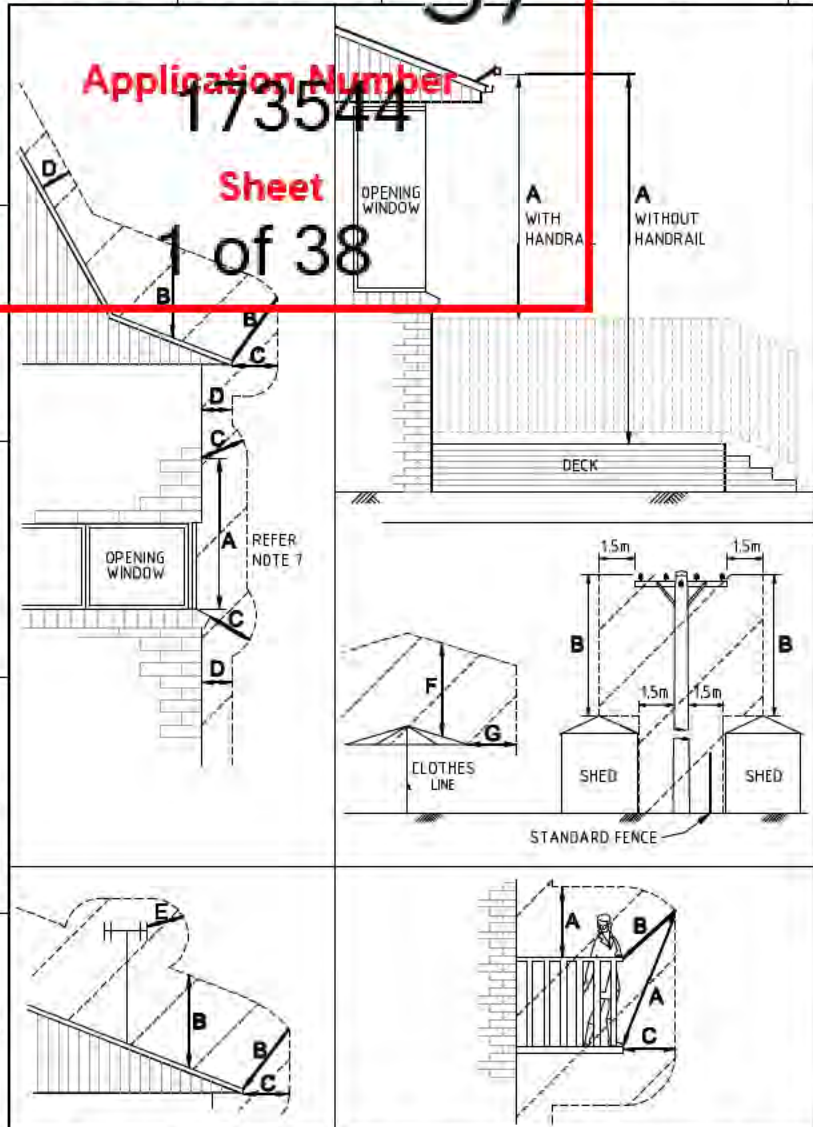
- ❖ Drawings in A3 format (each PDF to be no larger than 2 megabytes in size).
- ❖ Send one email for each application.
- ❖ Each PDF can contain multiple drawings however if you have more than 5 PDFs in an application, please send multiple emails (i.e. part 1, part 2 etc..)

Application Number

173544

Sheet

1 of 38



OVERHEAD CONDUCTORS MUST NOT COME WITHIN THE SHADED AREA

TABLE 1 - GROUND CLEARANCE (OTHER THAN INSULATED SERVICE CONDUCTORS)

| LOCATION | DISTANCE TO GROUND IN ANY DIRECTION | | |
|---|-------------------------------------|------------|--------------|
| | U<1kV | 1kV<U<33kV | 33kV<U<132kV |
| OVER LAND WHICH DUE TO ITS STEEPNESS OR SWAMPINESS IS NOT ABLE TO BE TRAVERSED BY VEHICLES. | 4.5m | 4.5m | 5.5m |
| OVER LAND OTHER THAN THE CARRIAGEWAY OF ROADS. | 5.5m (note 4) | 5.5m | 6.7m |
| OVER THE CARRIAGEWAY OF MINOR ROADS | 6m | 6.7m | 8m |
| OVER THE CARRIAGEWAY OF MAJOR ROADS | 6.7m (note 5) | 6.7m | 9m |

TABLE 2 - GROUND CLEARANCE (INSULATED SERVICE CONDUCTORS)

| LOCATION | DISTANCE TO GROUND IN ANY DIRECTION |
|--|-------------------------------------|
| OVER THE CENTRE OF A ROAD. | 5.5m |
| OVER ANY OTHER PART OF A ROAD. | 4.6m |
| OVER A FOOTWAY OR LAND THAT IS LIKELY TO BE USED BY HEAVY VEHICLES | 4.6m |
| OVER A FOOTWAY OR LAND THAT IS NORMALLY USED ONLY BY MOTOR CARS OR VEHICLES OF SIMILAR HEIGHT ELSEWHERE. | 3.0m |
| | 2.7m |

TABLE 3 - CLEARANCE FROM STRUCTURES

| LOCATION | CONDUCTOR | | | | | |
|--|-----------------|------------|-------------------------------|----------------------------------|-----------------|------|
| | INSULATED U<1kV | BARE U<1kV | INSULATED WITH EARTHED SCREEN | INSULATED WITHOUT EARTHED SCREEN | BARE or COVERED | BARE |
| A VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NORMALLY ACCESSIBLE TO PEOPLE | 2.7m | 3.7m | 2.7m | 3.7m | 4.6m | 5.0m |
| B VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PEOPLE BUT ON WHICH A PERSON CAN STAND | 1.2m | 2.7m | 2.7m | 2.7m | 3.7m | 4.5m |
| C ANY DIRECTION (OTHER THAN VERTICALLY), FROM THOSE PARTS OF THE STRUCTURE NORMALLY ACCESSIBLE TO PERSONS, OR FROM ANY PART NOT NORMALLY ACCESSIBLE TO PERSONS BUT ON WHICH A PERSON COULD STAND. | 1.5m (note 3) | 2.0m | 1.5m | 1.5m | 2.7m | 3.0m |
| D ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PERSONS. | 0.3m (note 3) | 1.5m | 0.3m | 1.5m | 2.7m | 2.7m |
| E ANY DIRECTION, FROM AN OUTDOOR WIRES OR TELEVISION AERIAL OR PART OF A STAY WIRE FOR THE AERIAL | 1.5m | 1.5m | 1.5m | 1.5m | 1.5m | 2.7m |
| F VERTICALLY FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE | 1.8m | 3.7m | 4.6m | 4.6m | 4.6m | 5.5m |
| G ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE | 1.8m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m |

GENERAL NOTES:

- THE MINIMUM DISTANCE FROM ANY PART OF AN AERIAL LINE IS TO BE MEASURED FROM THE NEAREST POINT TO WHICH THE LINE SAGS OR SWINGS. FOR SAG THIS IS AT THE MAXIMUM DESIGN OPERATING TEMPERATURE (NORMALLY 65°C FOR DISTRIBUTION LINES and 120°C FOR TRANSMISSION LINES). FOR SWING THIS IS AT THE MAXIMUM DESIGN WIND LOADING (500Pa WIND)
- COVERED CONDUCTORS TO BE TREATED AS BARE CONDUCTORS
- THIS CLEARANCE CAN BE FURTHER REDUCED TO ALLOW FOR TERMINATION AT THE POINT OF ATTACHMENT
- LOW VOLTAGE CONDUCTORS CONSTRUCTED PRIOR TO 1998 REQUIRE ONLY 4.6m GROUND CLEARANCE OVER LAND OTHER THAN ROADS
- MAJOR ROADS ARE DEFINED AS ROADS WITH DUAL CARRIAGEWAYS OR 100kph (or GREATER) SPEED LIMIT. ALL OTHER ROADS SHALL BE CONSIDERED AS MINOR ROADS
- REFER TO DRAWING 3832-020, CLEARANCE REQUIREMENT FOR SWIMMING POOL FROM ELECTRICAL INFRASTRUCTURE.
- WHERE THERE IS A RISER BRACKET INSTALLED OVER AN EAVES OVERHANG ABOVE WINDOW DIMENSION "A" IS NOT APPLICABLE
- ELECTRICAL POINT OF ATTACHMENT MUST BE ACCESSIBLE AND FREE OF OBSTRUCTION AT ALL TIMES

| No | Revision | Date | Checked | Approved |
|----|---|------------|----------|------------|
| K | HV CLEARANCE ABOVE MAJOR RD'S REVISED TABLE 1 | 26/07/2007 | GA | GA |
| L | NOTE 1 AMENDED INCLUDE TRANS. LINE DESIGN TEMP. | 13/08/2003 | GA | SF |
| N | LOGO AND REFERENCES UPDATED TO EVOENERGY | 8/01/2018 | C. Desai | W. Ibrahim |
| M | DRG APPROVED AS CURRENT | 24/04/2015 | CD | WC |

| | |
|---|-----------------|
| Drawn: | Designed: A-NNR |
| Checked: | |
| Approved: G ASTBURY | |
| Project No: | |
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MINIMUM CLEARANCES
INSULATED & BARE
OVERHEAD CONDUCTORS

| | | |
|---------------|-----------------|-----------|
| Scale: | Date: | Sheet No: |
| Work Pack No: | File: | |
| Status: | Current | |
| A3 | 3811-004 | Rev N |

MINIMUM SEPARATION REQUIREMENTS

RECOMMENDED BURIAL DEPTHS FOR UNDERGROUND LINES (FROM SURFACE TO THE TOP OF THE CABLE)

Application Number
FROM ANY PART OF: **173544**

TO NEAREST PART OF:

Sheet

2 of 38

SEPARATION (m)
SEPARATE EARTHING

SEPARATION (m)
CMEN & COMBINED
EARTHING
SITUATIONS


| | | | |
|--|---|-------------------------------|-------------------------|
| PADMOUNT SUBSTATION | -BUILDING | 1.5 (NOTE 3) | 1.5 (NOTE 3) |
| | -PROPERTY BOUNDARY | 1.5 | 1.5 |
| MINI PILLAR | -ABOVE GROUND OBJECTS | 1.5 | 1.5 |
| | -DRIVEWAYS & ROADS | 1.5 | 1.5 |
| HV CABLES (1kV <U< 22kV) | -CABLES, GAS & WATER PIPES, SEWER LINES | 1.5 (NOTE 12) | 1.5 (NOTE 12) |
| | -DESIGNATED HAZARDS | NOTE 5 | NOTE 5 |
| LV CABLES (<= 1kV) SERVICE MAINS CABLE PITS | -NON FIRE RATED PARTS OF BUILDINGS | 3 (NOTE 3) | 3 (NOTE 3) |
| | -BUILDINGS & STRUCTURES | 1.2 (NOTE 8) | 1.2 (NOTE 8) |
| HV EARTHING ELECTRODE(S) HV EARTH CONDUCTORS (NOTE 6) | -PROPERTY BOUNDARY | 1.2 (NOTE 8) | 1.2 (NOTE 8) |
| | -ROADS | 1.2 | 1.2 |
| BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7) | -DRIVEWAYS | 1.5 | 1.5 |
| | -SHRUBS AND SMALL TREES | 1.2 (NOTES 8 & 10) | 1.2 (NOTES 8 & 10) |
| HV CABLES (1kV <U< 22kV) | -WATER PIPES | 0.5 (H) (NOTE 12) | 0.5 (H) (NOTE 12) |
| | -SEWER PIPE LINES & STORMWATER PIPE LINES | 0.6 (H), (NOTES 1 & 12) | 0.6 (H), (NOTES 1 & 12) |
| LV CABLES (<= 1kV) SERVICE MAINS CABLE PITS | -COMMUNICATIONS CABLES | 0.3 | 0.3 |
| | -GAS PIPES | 0.3 | 0.3 |
| HV EARTHING ELECTRODE(S) HV EARTH CONDUCTORS (NOTE 6) | -HV CABLES (22kV <U< 132kV) | 0.75 (NOTE 11) | 0.75 (NOTE 11) |
| | -EDGE OF INGROUND SWIMMING POOLS OR SPAS | 3.5 (NOTE 9) | 3.5 (NOTE 9) |
| BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7) | -HV CABLES (1kV <U< 22kV) | 0.2 (MIN) | 0.2 (MIN) |
| | -WATER PIPES | 0.5 (H) | 0.5 (H) |
| HV EARTHING ELECTRODE(S) HV EARTH CONDUCTORS (NOTE 6) | -SEWER PIPE LINES & STORMWATER PIPE LINES | 0.6 (H), (NOTES 1 & 12) | 0.6 (H), (NOTES 1 & 12) |
| | -COMMUNICATIONS CABLES | 0.15 | 0.15 |
| BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7) | -GAS PIPES | 0.15 | 0.15 |
| | -EDGE OF INGROUND SWIMMING POOLS OR SPAS | 3.5 (NOTE 9) | 3.5 (NOTE 9) |
| HV EARTHING ELECTRODE(S) HV EARTH CONDUCTORS (NOTE 6) | -HV CABLES (1kV <U< 22kV) | 0.09 | 0.09 |
| | -IN GROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT (NOTE 4) | HV EARTH RESISTANCE (NOTE 14) | |
| BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7) | -TELECOMMUNICATIONS PITS, PILLARS, JOINTS, EXCHANGES & PABX EQUIPMENT | 30Ω | 10Ω |
| | -UG UNINSULATED METALWORK AND METAL PIPES | 15 | 10 |
| BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7) | -METAL FENCING OR METAL CLAD BUILDINGS | 4 | 3 |
| | -LV EARTHING ELECTRODE(S) | 4 | 3 |
| BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7) | -BARE UG LV EARTH CONDUCTORS | 4 | 3 |
| | -UG UNINSULATED METALWORK AND METAL PIPES | 2 | 2 |
| BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7) | -CONCRETE REINFORCING BONDED TO HV EARTH | SEE HV ELECTRODE | N/A |
| | -INGROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT | 4 | 4 |
| BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7) | -COMMUNICATIONS EARTH STAKE | 0.5 | 4 |

| TYPE OF UNDERGROUND LINE | DIRECT BURIED WITH NO ADDITIONAL MECHANICAL PROTECTION (NOTE 5) | DIRECT BURIED AND COVERED WITH A MECHANICAL COVER | ENCLOSED IN A HEAVY DUTY PIPE OR CONDUIT (NOTE 4) |
|--------------------------|---|---|---|
| | NOMINAL (MINIMUM) (mm) | NOMINAL (MINIMUM) (mm) | NOMINAL (MINIMUM) (mm) |
| LV SERVICE LINE | 750 (600) | 600 (450) | 550 (450) |
| LV MAINS | 750 (600) | 750 (600) | 750 (600) |
| 1kV <U< 22kV | 850 (750) | 850 (600) | 750 (600) |
| 22kV <U< 132kV | NOT PERMITTED | 1000 (1000) | 1000 (1000) |

- BURIAL NOTES:**
- FIGURES IN BRACKETS INDICATE MINIMUM REQUIREMENT
 - ALL CABLES INSTALLED UNDER ROADWAYS SHALL HAVE A MINIMUM BURIAL DEPTH OF 750mm
 - MAXIMUM TRENCH DEPTH FOR INSTALLATION OF CABLES IS 1.5 METRES
 - HEAVY DUTY CONDUITS TO AS2053.2 AND CLASS 12 PRESSURE PIPES TO AS1477 MAY BE CONSIDERED SUITABLE FOR THE HEAVY DUTY CATEGORY. (CORFLO TYPES ARE NOT ACCEPTABLE)
 - THIS CATEGORY ALSO INCLUDES CABLES INSTALLED IN CONDUITS THAT ARE NOT RATED AS HEAVY DUTY (FOR EXAMPLE CONDUITS INSTALLED BY UNDERGROUND BORING)

- SEPARATION NOTES:**
- CROSSOVER CLEARANCES: SEWER & STORMWATER PIPE LINES - LV CABLES 150mm
SEWER & STORMWATER PIPE LINES - HV CABLES 300mm
 - (H) - HORIZONTAL CLEARANCE REQUIRED.
 - ANY PART OF A BUILDING WITHIN 3 METRES OF THE SUBSTATION SHALL HAVE A ONE HOUR FIRE RATING.
 - SUBSTATIONS WITH SEPARATE EARTHING SYSTEMS ARE NOT PERMITTED IN SPECIAL LOCATIONS UNLESS DESIGN HAS BEEN ASSESSED FOR EARTH POTENTIAL RISE (EPR). LOCATIONS WITHIN 100m OF SCHOOL GROUNDS, CHILDREN'S PLAYGROUND, SWIMMING POOL OR IN A PUBLIC THOROUGHFARE ARE GENERALLY CLASSIFIED AS SPECIAL LOCATIONS.
 - SUBSTATIONS ARE NOT PERMITTED IN HAZARDOUS AREAS. REFER AS2381 OR HB13.
 - INCLUDES GRADING RINGS AND EXCLUDES DEEP ELECTRODES.
 - BARE UG LV EARTH CONDUCTORS ALSO INCLUDES EARTHS ASSOCIATED WITH MINIPILLARS AND ANY OTHER LV EQUIPMENT THAT IS EARTHED.
 - THIS FIGURE CAN BE REDUCED ON ONE SIDE ONLY (NOT THE FRONT) TO 300mm.
 - THIS FIGURE CAN BE REDUCED TO 500mm PROVIDED THE CABLE IS INSTALLED IN A HEAVY DUTY PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE.
 - THIS FIGURE SHOULD BE INCREASED FOR TREES THAT WILL GROW TO A HEIGHT IN EXCESS OF THREE METRES AT MATURITY.
 - NO STRUCTURES OR SERVICES ARE PERMITTED WITHIN 750mm OF THE VERTICAL PROJECTION OF ANY 132KV CABLES.
 - REFER TO THE PROXIMITY GUIDELINES (DM#468024) AS THERE ARE ADDITIONAL REQUIREMENTS FOR WATER, SEWER AND ELECTRICITY ASSETS WITHIN LEASED LAND.
 - SUBSTATION EARTHING DESIGN SHALL COMPLY WITH THE EVOENERGY EARTHING DESIGN AND CONSTRUCTION MANUAL SM113B.
 - THESE SEPARATION DISTANCES ARE INDICATIVE ONLY. ACCURATE SEPARATION DISTANCES BETWEEN AN EARTH ELECTRODE AND SURROUNDING CONDUCTIVE OBJECTS SHALL BE CALCULATED BY USING THE EARTH POTENTIAL RISE (EPR) TABLE PROVIDED IN APPENDIX 1 OF THE EARTHING DESIGN AND CONSTRUCTION MANUAL SM113B. FOR DETAILS REFER TO THE SECTION ON "EPR AT DISTANCE FROM EARTH ELECTRODE".

| | | | | | | |
|----|--|------------|----------|------------|--|--------------------|
| Q | LOGO AND REFERENCES UPDATED TO EVOENERGY | 8/01/2016 | C. Desai | W. Ibrahim | Drawn: G. Adamaitys | Designed: G. Smith |
| H | NOTES 4 & 13 AMENDED & NOTE 14 ADDED | 1/04/2015 | JE | WJC | Checked: | |
| M | NOTE 4 AMENDED | 6/02/2014 | CD | BS | Approved: G. Astbury | |
| L | HV-HV & HV-LV SEPARATIONS ADDED, NOTES AMENDED | 11/04/2013 | EA | BS | Project No: | |
| No | Revision | Date | Checked | Approved | ACT Cadastral Information supplied by the ACT Environment & Sustainable Development Directorate. | |



**SEPARATION AND COVER
REQUIREMENTS FOR
CABLES AND PLANT**

Scale: _____ Date: _____ Sheet No: _____

Work Pack No: _____ File: _____

Status: **Current**

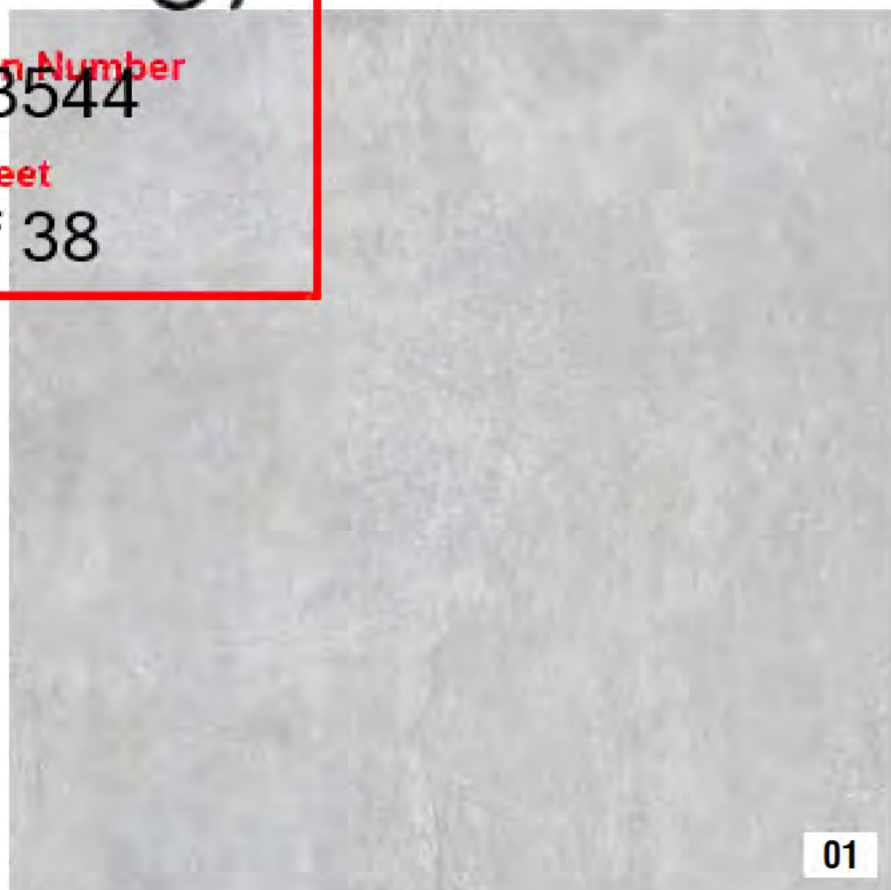
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Application Number

173544

Sheet

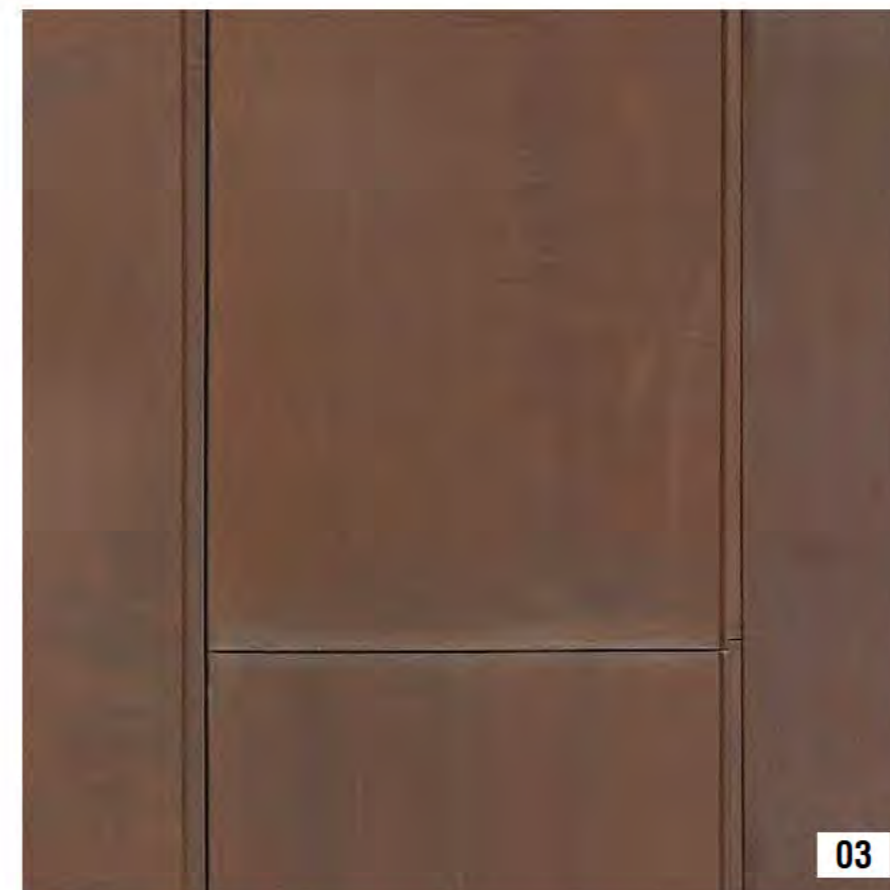
3 of 38



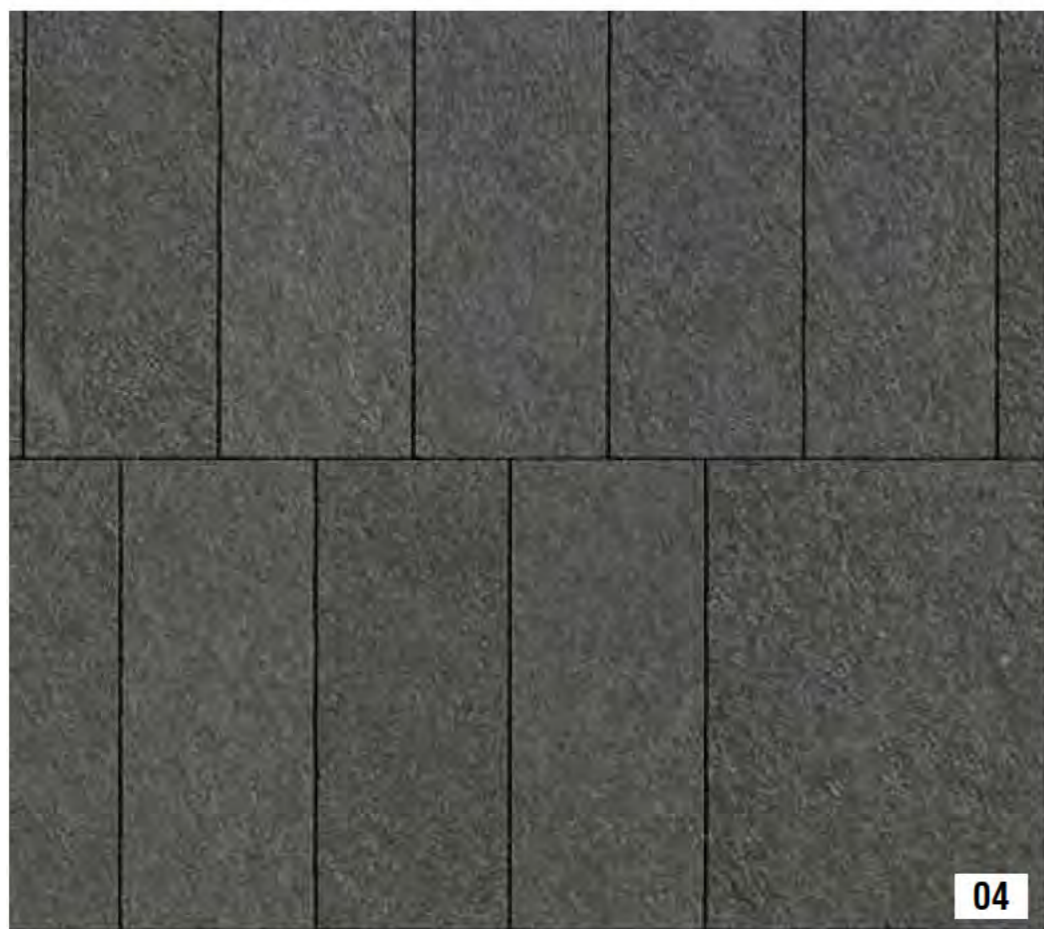
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02



03



04



05

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CONDITIONALLY COMPLIES

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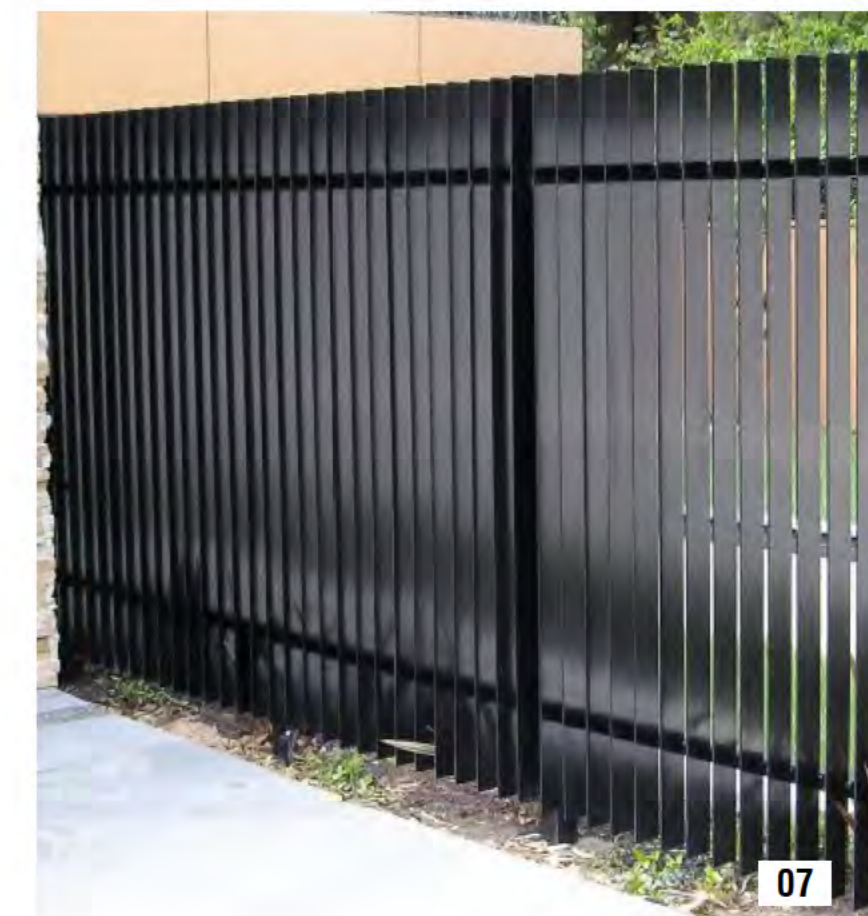
The information contained in this application complies with Evoenergy's electricity network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

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

Signed:

30 Nov 2018

Contact: [Redacted]



07

01
CIMENTAL WALL CLADDING

02
OFF-FORM CONCRETE

03
STANDING SEAM COPPER CLADDING

04
BASALT WALL CLADDING SYSTEM

05
METAL LOUVRES PRIVACY SCREENING

06
METAL WINDOW SUNSHADE
WINDOW FRAME COLOUR - BLACK

07
BLACK METAL SCREEN / FENCING
COLOUR - BLACK

TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

MATERIALS SCHEDULE

14/08/2018
FSP002



PO Box 3673
Manuka ACT 2603
ThursdaysArchitecture.com.au
ACT Registration No. 2389
NSW Registration No. 9528

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GENERAL NOTES
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DETAILS. FINISHES SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE CLIENT. VARIATIONS TO THE PLAN AND SPECIFICATIONS SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. ALL WORK SHALL BE IN ACCORDANCE WITH THE NCC REQUIREMENTS. DO NOT SCALE OFF DRAWINGS.

Application Number
173544

FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION E CLAUSE E1.6 OF THE NCC. PROVIDE 2x125 FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION E 1.6 OF THE NCC. FIRE EXTINGUISHERS SHALL COMPLY WITH AS2444.

ALL MATERIALS AND FINISHES SHALL COMPLY WITH C1.10 OF THE NCC. ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO COMPLY WITH PLUMBING CODES AND THE NCC REQUIREMENTS.

PROVIDE IMPERVIOUS WALL TO FLOOR JOINTS TO THE PERIMETER OF ALL WET AREAS. WATER PROOFING SHALL COMPLY WITH C1.F1.7 OF THE NCC. CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY CONSULTANTS ENGAGED BY THE CLIENT. SERVICES AND INFORMATION SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, RELEVANT AUTHORITY SHOULD BE CONTACTED FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF THOSE SERVICES.

EGRESS

REQUIRED PATHS OF EXIT TO BE IN ACCORDANCE WITH PART D1.6 OF THE NCC THE UNOBSTRUCTED HEIGHT MUST BE NO LESS THAN 2.0m EXCEPT AT DOORWAYS WHERE HEIGHT MAY BE REDUCED TO 1.98m. THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OR TRAVEL TO AN EXIT EXCEPT AT DOORWAYS MUST BE 1.0m MINIMUM.

REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART E4 OF THE NCC PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO COMPLY WITH AS2293.1

EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXITS.

THE OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.1 OF THE NCC.

LIGHTING

INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS2293.1 AND PART E4.2 OF THE NCC INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLANS) TO NCC REQUIREMENTS.

PROVIDE ARTIFICIAL LIGHTING TO AS1680

STAIRS

GOINGS AND RISERS SHALL BE IN ACCORDANCE WITH PART D OF THE NCC.

NOMINAL DIMENSIONS OF RISERS AND TREAD MUST BE CONSISTENT FOR EACH FLIGHT OF STAIRS AND THERE MUST BE NO MORE THAN 18 RISERS PER FLIGHT.

RISER AND GOINGS SHALL BE IN ACCORDANCE WITH THE NCC:
 RISER 190max. 155min
 GOINGS 355max. 240min
 QUANTITY (2xRISER+GOING) 700max. 550min

STAIR SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1.0m. THE BALUSTRADE SHALL BE 1000mm HIGH AND NOT LESS THAN 865mm ABOVE STAIR NOSINGS. NO OPENING IN THE BALUSTRADE MUST ALLOW A 125mm SPHERE TO PASS THROUGH. LOADING FORCES MUST BE IN ACCORDANCE WITH AS1170.1

WHERE HEIGHT OF STAIR IS GREATER THAN 570 ABOVE FINISHED GROUND LEVEL A LANDING IN ACCORDANCE WITH CLAUSE 3.9.1.3 SHALL BE PROVIDED.

SEDIMENT AND EROSION CONTROL

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

EXISTING VERGE MANAGEMENT NOTES

INSTALL 1800mm HIGH TEMPORARY FENCING WITH CONCRETE FEET OR INSTALL 1800mm CHAIN MESH FENCE SUPPORTED BY 2400mm TALL STAR STEEL POSTS AROUND VERGES AND EXISTING VEGETATION.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

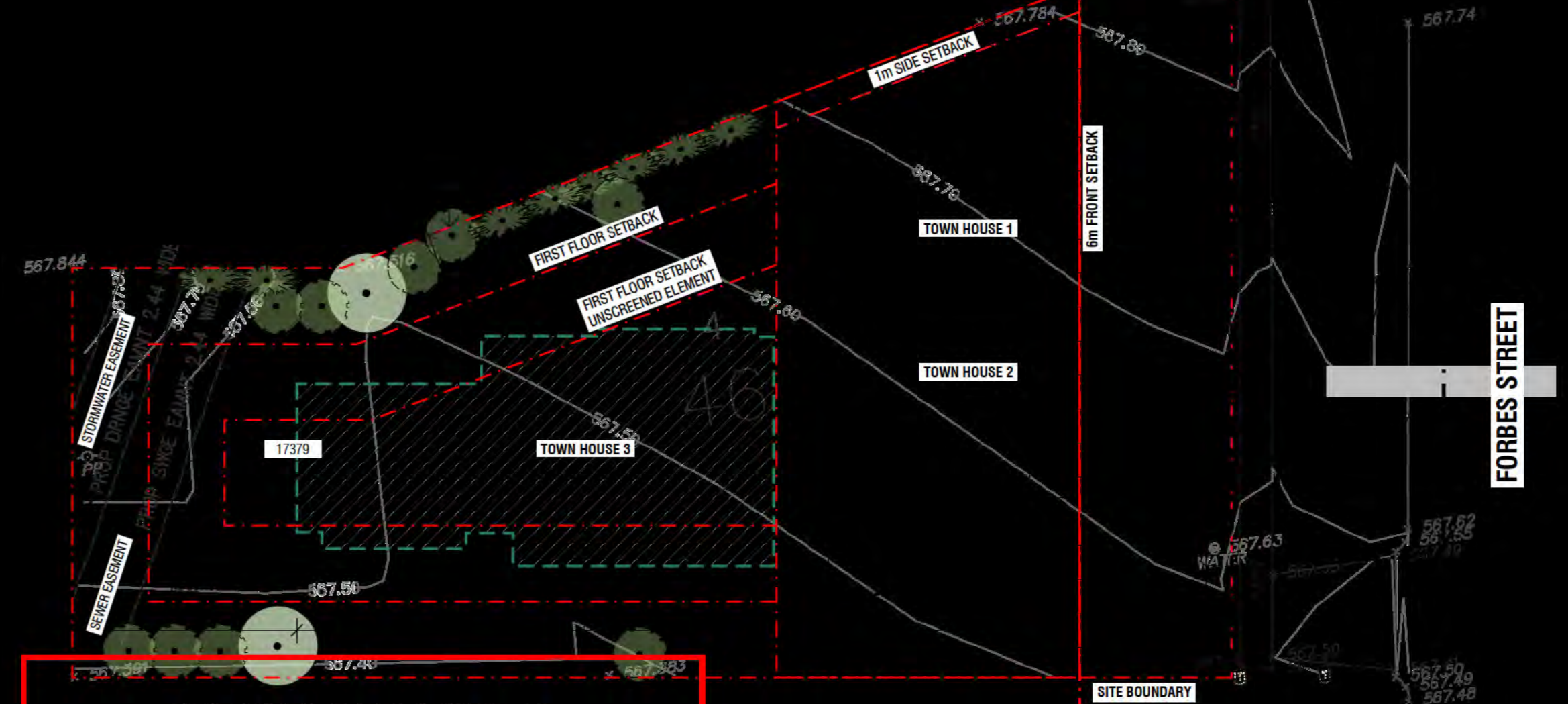
ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.
 ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE. JULY 1991.
 MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERB, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED.
 NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.



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CONDITIONALLY COMPLIES

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

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

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

Signed: _____ 10 Nov 2018

CONTACT NUMBER: 0288 0770



LOCATION PLAN (NTS)

SITE COVERAGE
 151sqm - 30% SITE COVERAGE IN REAR BUILDING ZONE

| SCHEDULE OF AREAS | | | | |
|-------------------|-----------|-----------|-------|--------|
| TOWNHOUSE 1 | LOWER 63 | UPPER 68 | TOTAL | 131sqm |
| TOWNHOUSE 2 | LOWER 68 | UPPER 74 | TOTAL | 142sqm |
| TOWNHOUSE 3 | LOWER 129 | UPPER 134 | TOTAL | 263sqm |

| | | | | |
|------------|-----------|-----------|-------|----------|
| TOTAL GFA | LOWER 260 | UPPER 276 | TOTAL | 536sqm |
| SITE AREA | | | | 973.6sqm |
| PLOT RATIO | | | | 0.55 |



TOWNHOUSE DEVELOPMENT
 19 FORBES STREET
 BLOCK 4 SECTION 46 TURNER

SITE PLAN
 SCALE 1:200 @ A2
 14/08/2018
FSP003



PO Box 3673
 Manuka ACT 2603
 ThursdayArchitecture.com.au
 ACT Registration No. 2289
 NSW Registration No. 9528



SITE ANALYSIS (NTS)



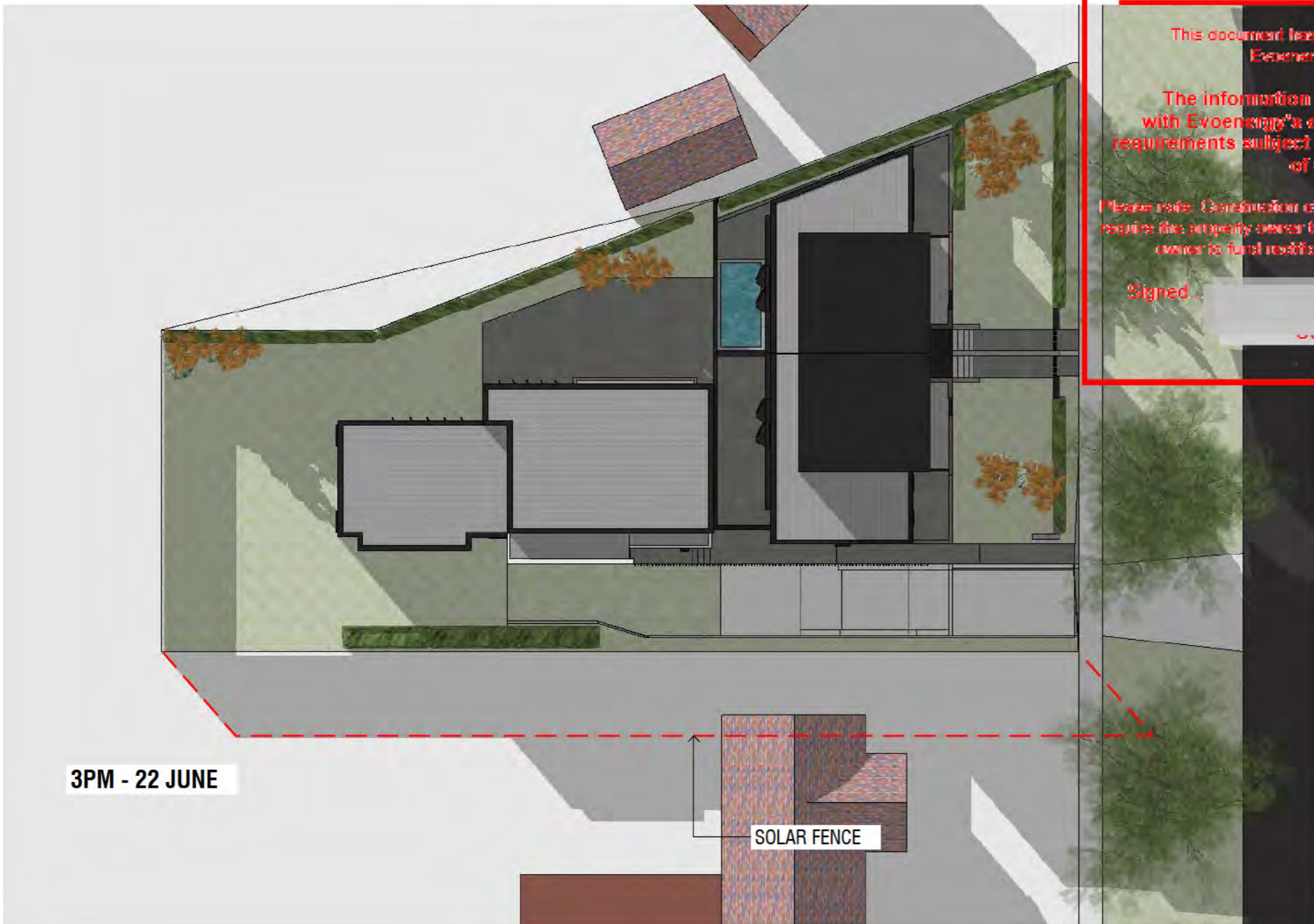
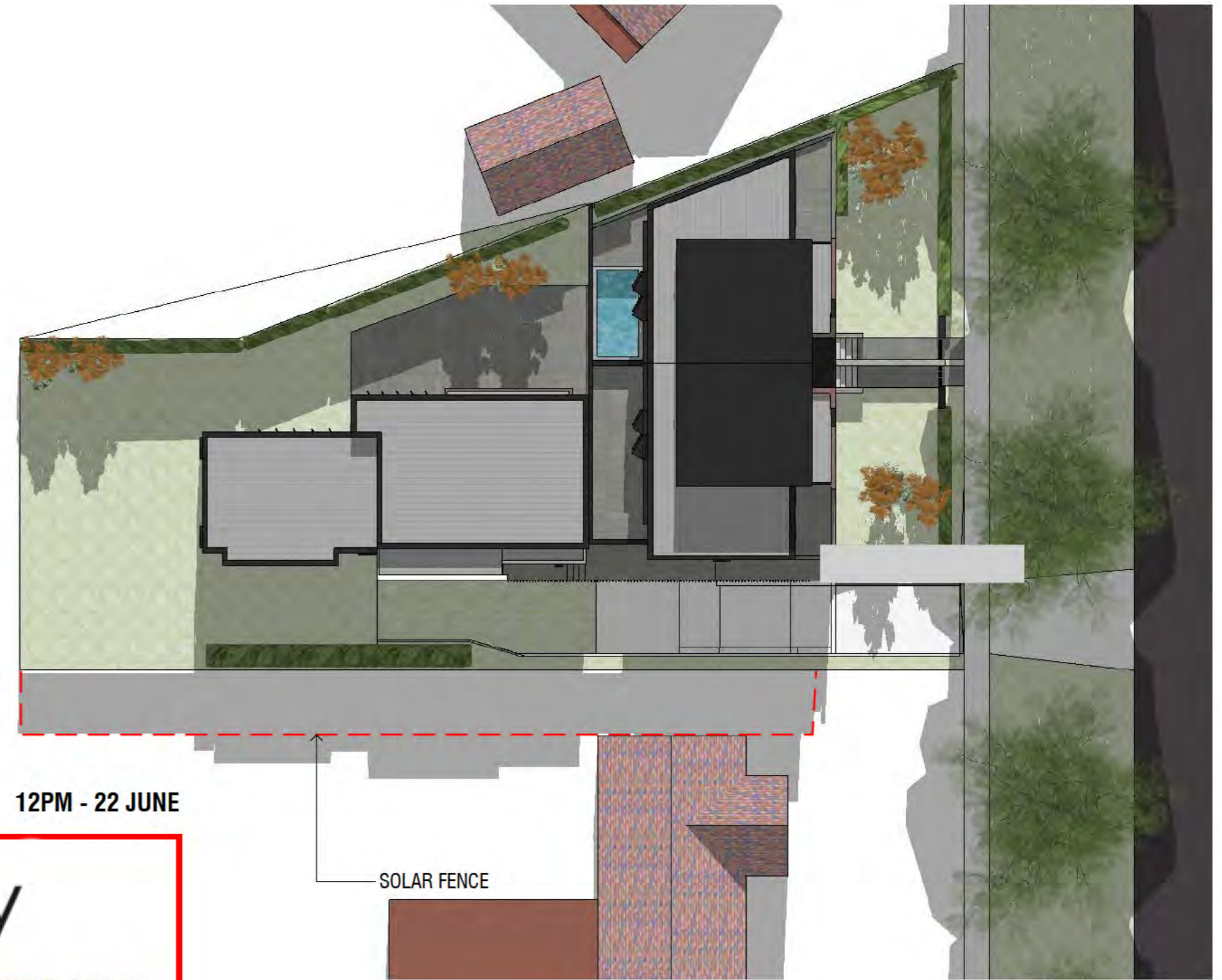
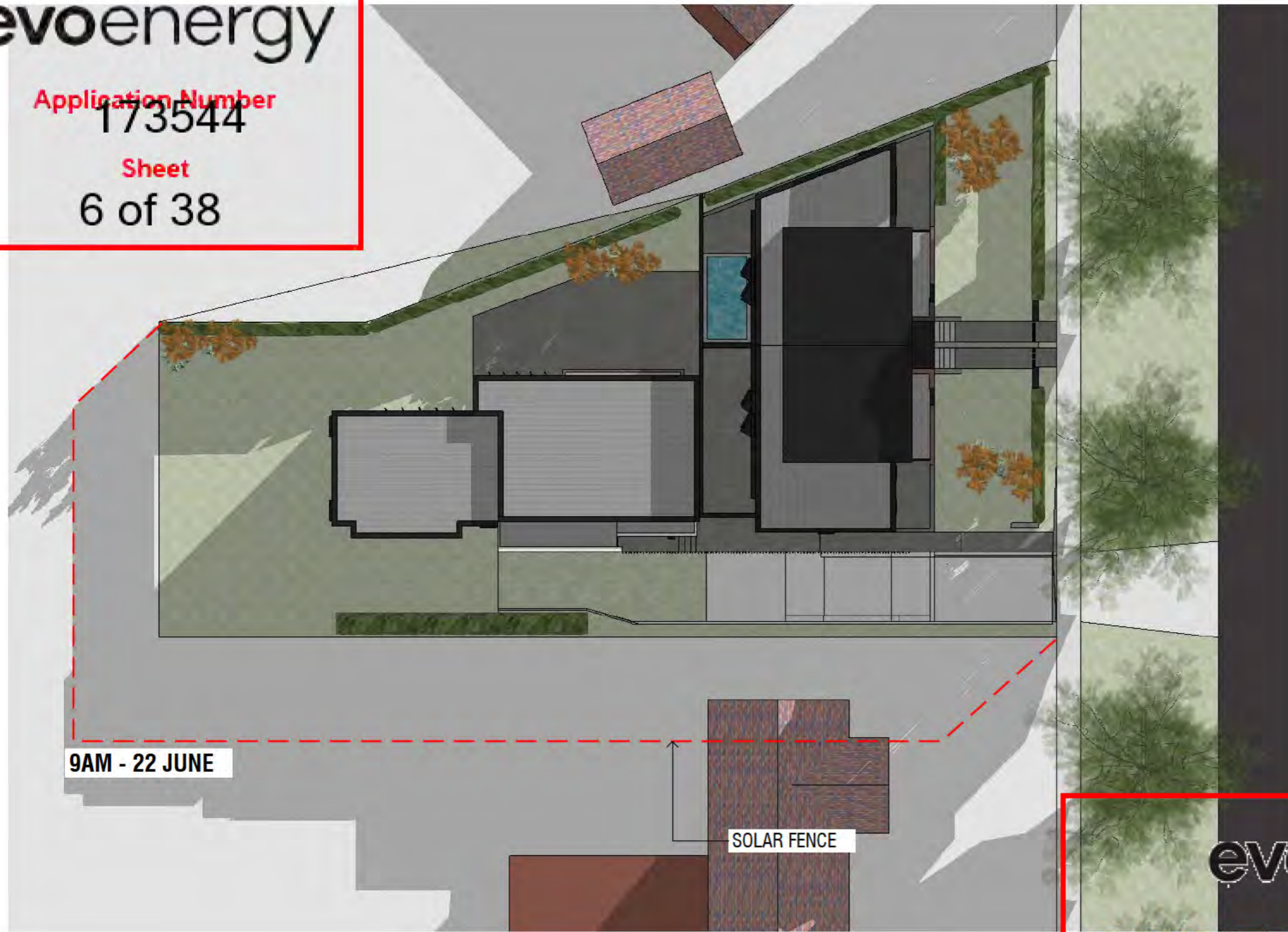
TOWNHOUSE DEVELOPMENT
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SITE ANALYSIS

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Signed: [Redacted Signature] 0 Nov 2018

CONTACT NUMBER: 0260 0170



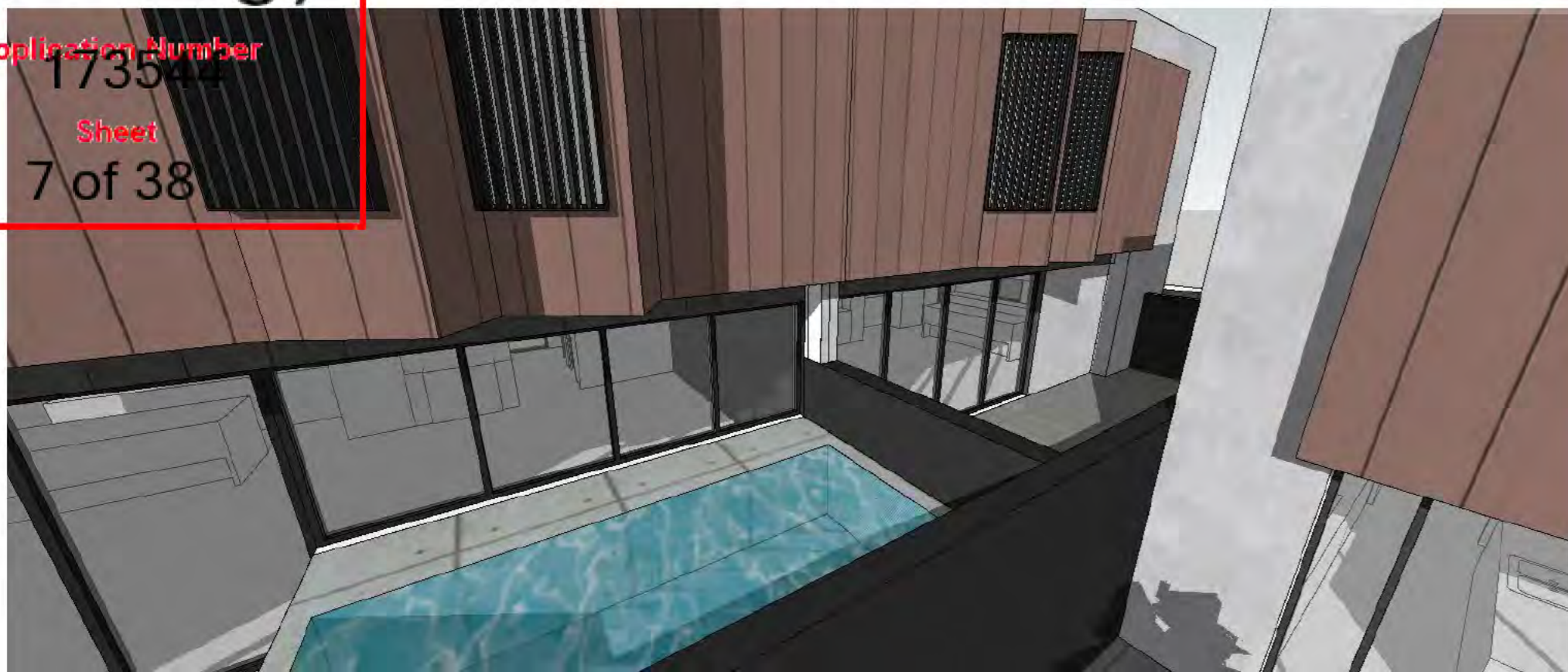
TOWNHOUSE DEVELOPMENT
 19 FORBES STREET
 BLOCK 4 SECTION 46 TURNER

SHADOW DIAGRAMS
 SCALE 1:200 @ A2
 14/08/2018
FSP006

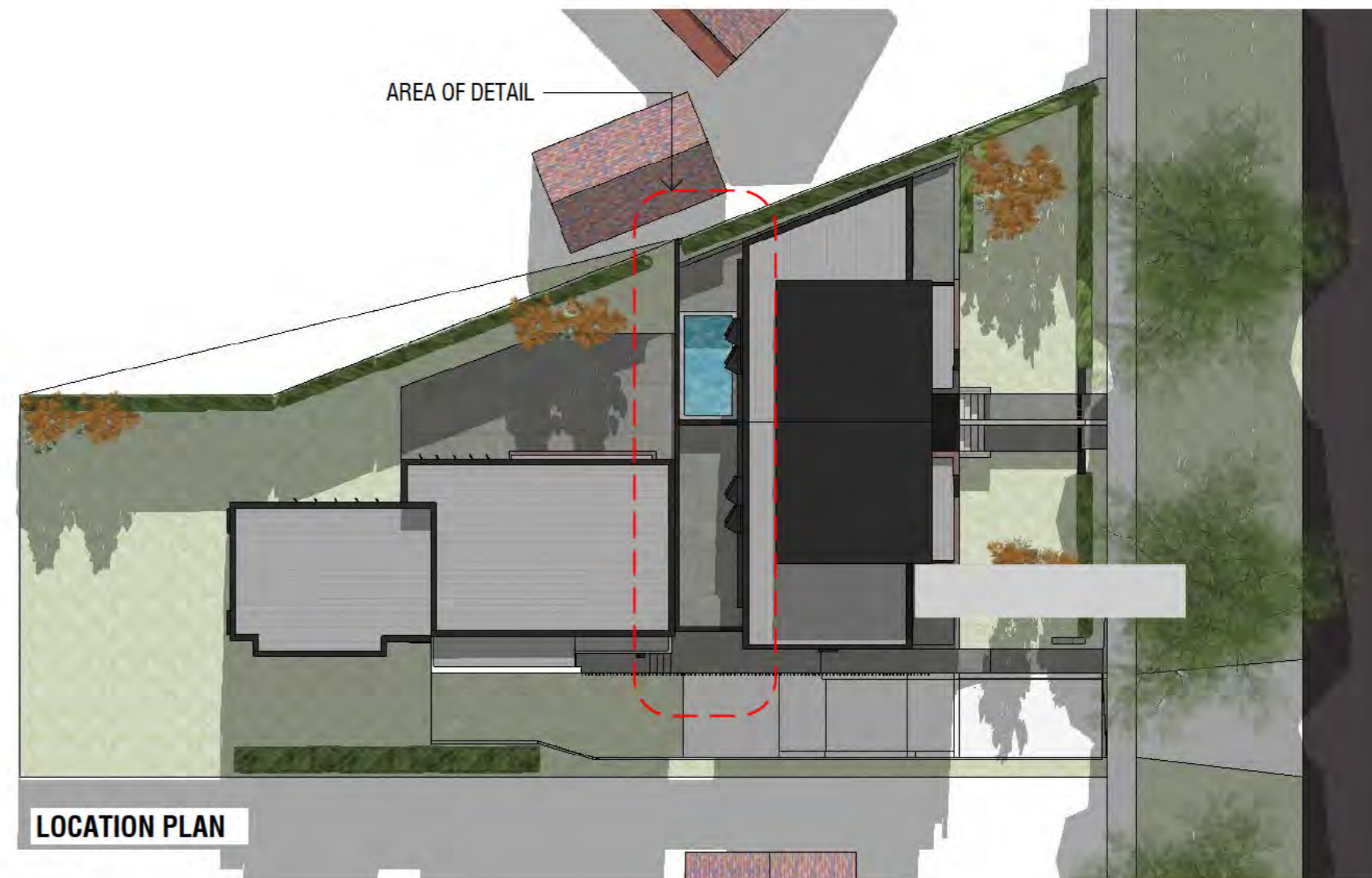


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 ACT Registration No. 2289
 NSW Registration No. 9528

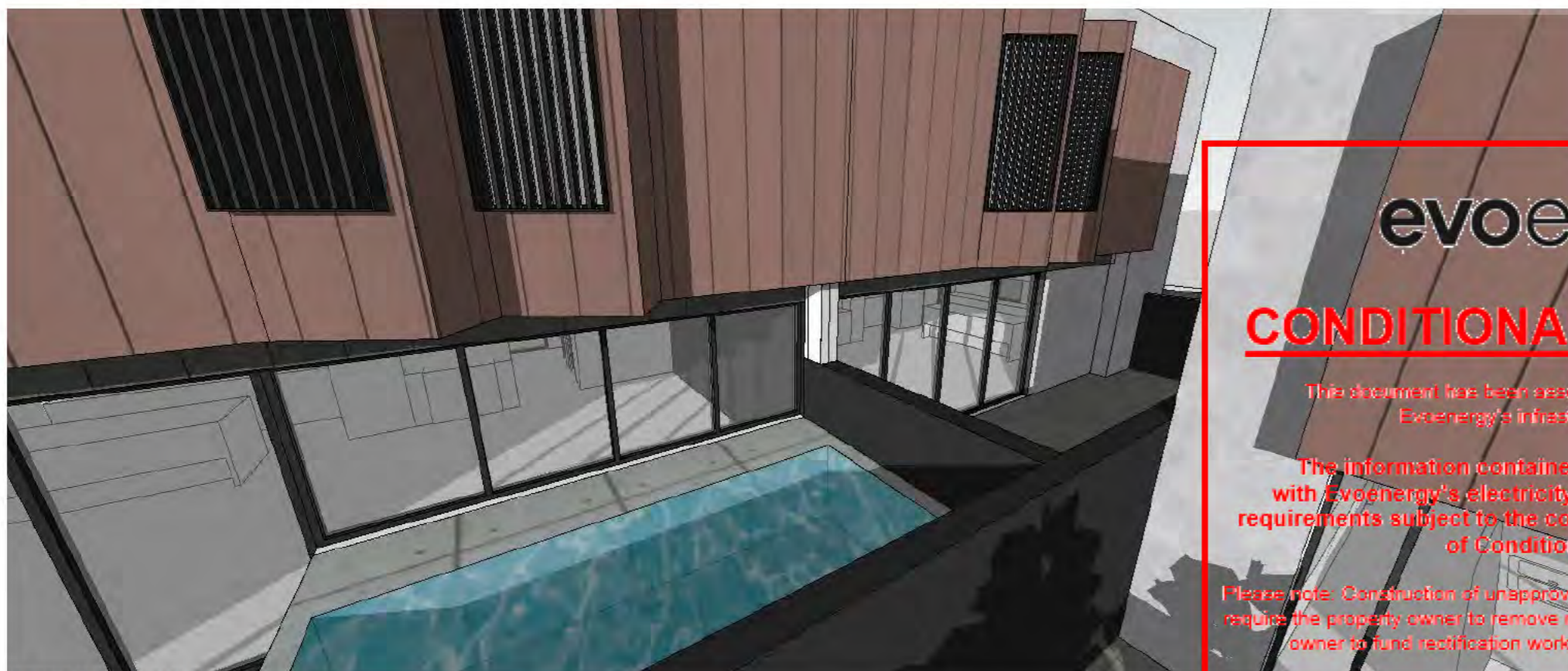
Application Number
173544
Sheet
7 of 38



1230PM - 22 JUNE



LOCATION PLAN



130PM - 22 JUNE

evoenergy

CONDITIONALLY COMPLIES

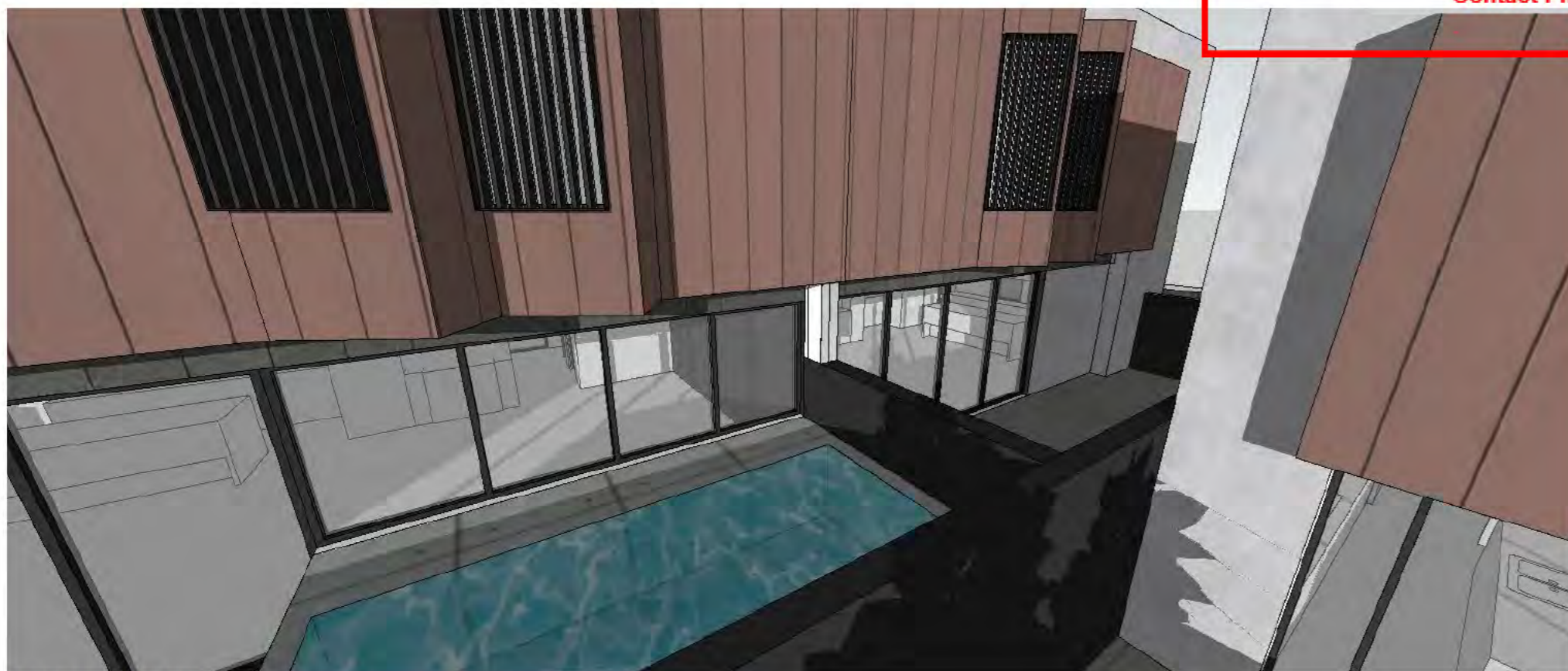
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Signed: [Signature] 0 Nov 2018

Contact: [Redacted] 0745 0774



230PM - 22 JUNE



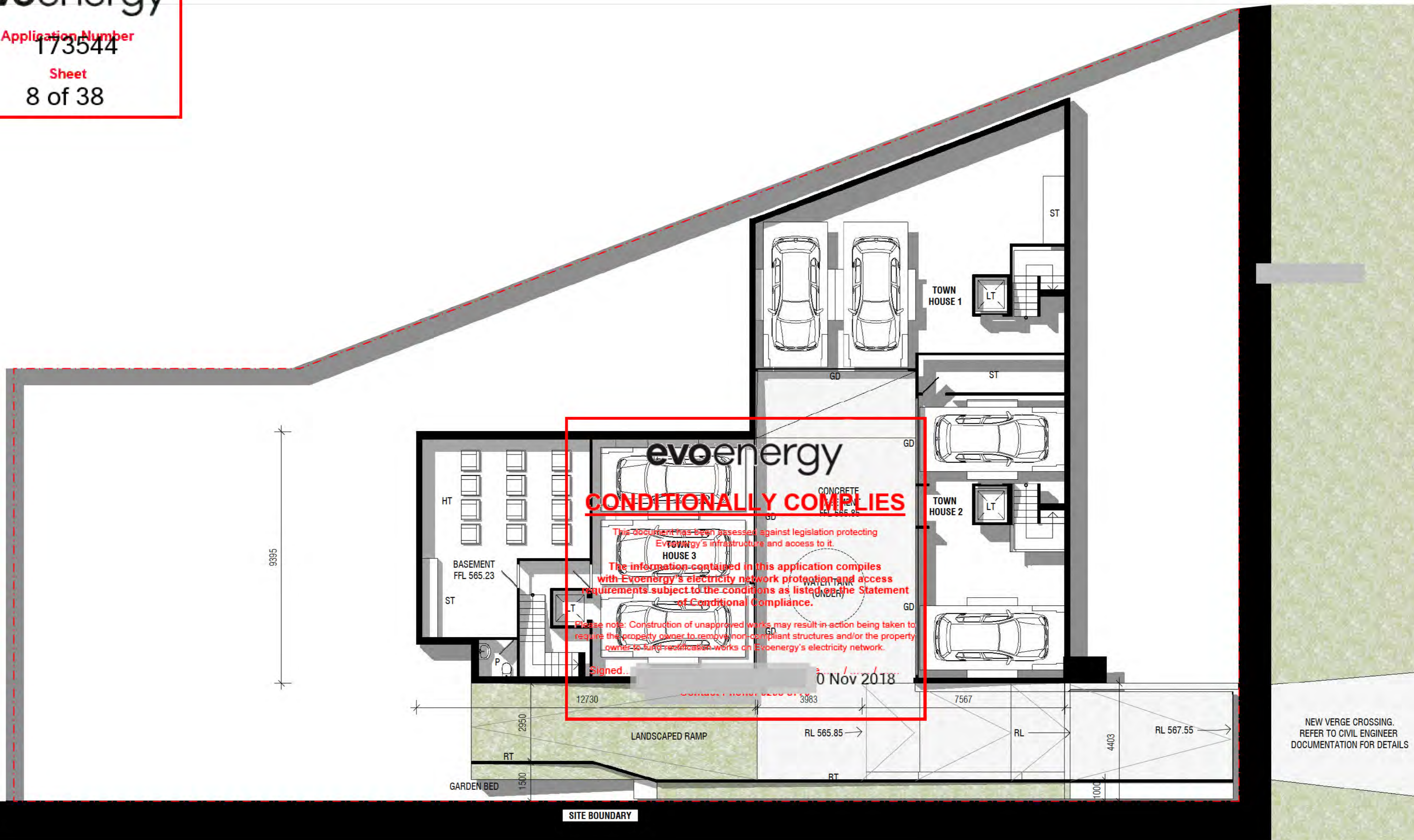
TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

SOLAR ACCESS DIAGRAM

14/08/2018
FSP007



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NEW VERGE CROSSING.
REFER TO CIVIL ENGINEER
DOCUMENTATION FOR DETAILS

- ROOM KEY**
- GD GARAGE DOOR
 - HT HOME THEATRE
 - LT LIFT
 - P POWDER ROOM
 - ST STORE

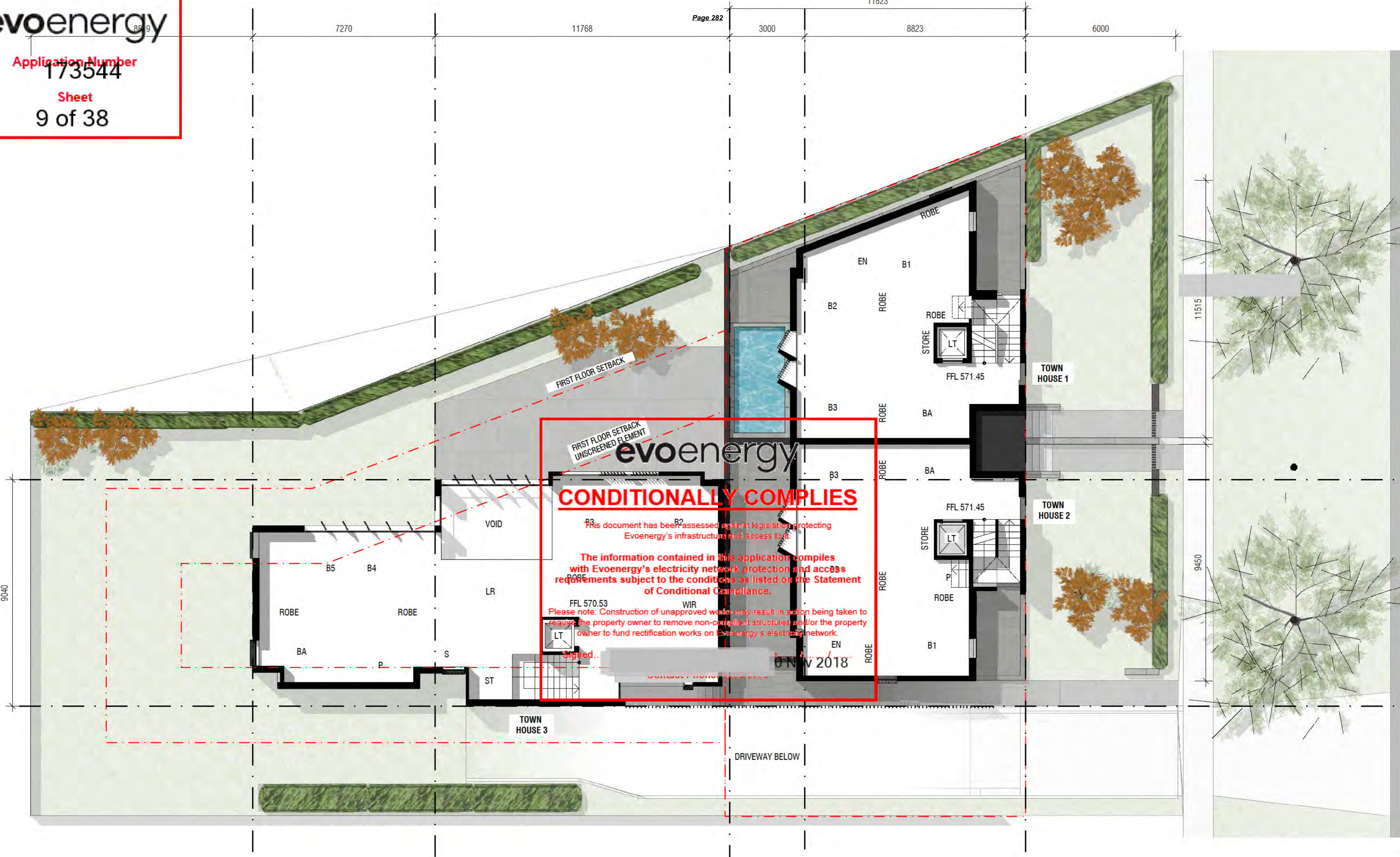


TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

BASEMENT PLAN
SCALE 1:100 @ A2
14/08/2018
FSP101



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- ROOM KEY**
- B BEDROOM
 - BA BATHROOM
 - BC BALCONY
 - EN ENSUITE
 - LR LOUNGE ROOM
 - LT LIFT
 - P POWDER ROOM
 - S STUDY
 - ST STORE
 - WIR WALK IN ROBE

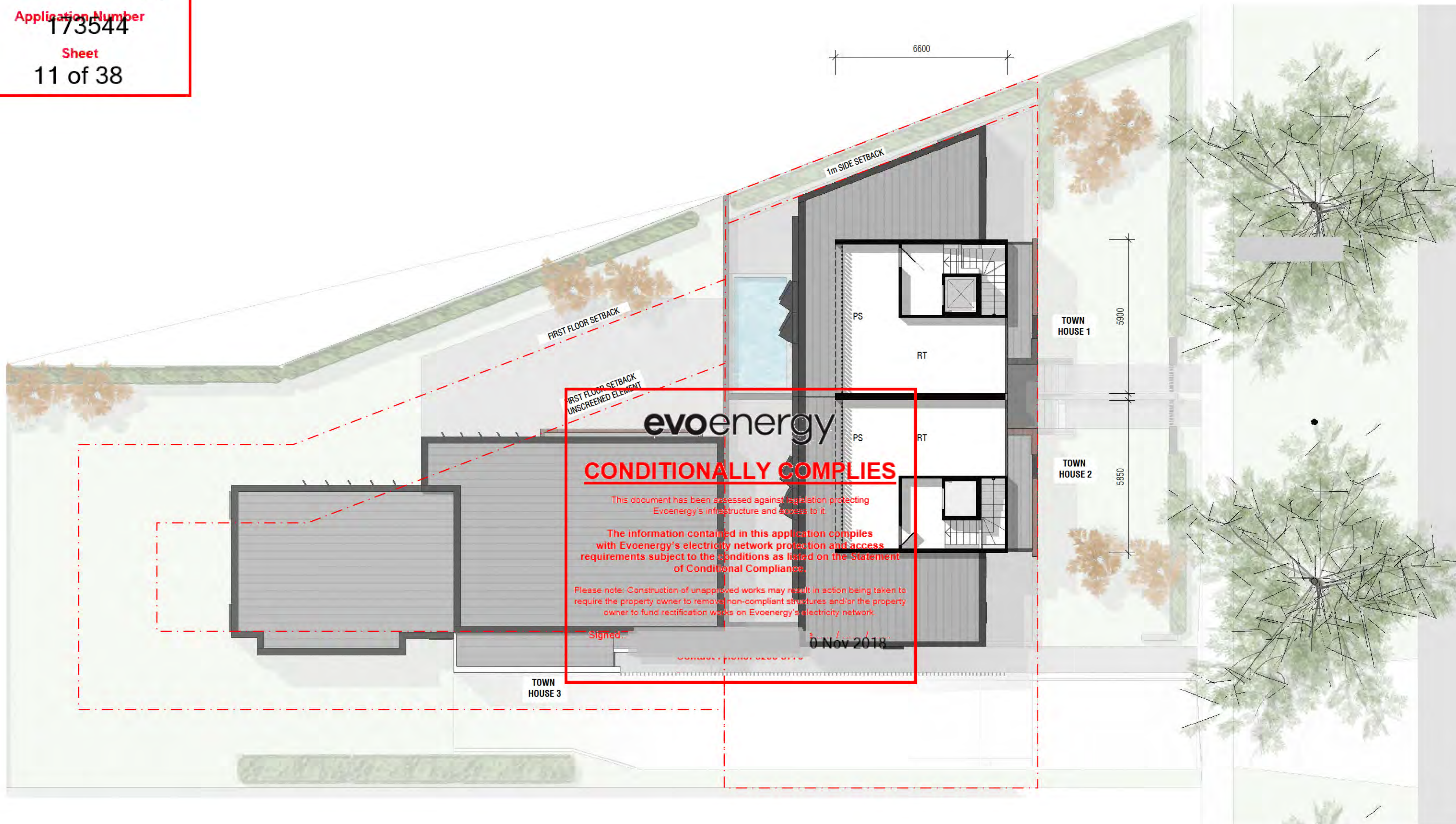
TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

FIRST FLOOR PLAN
SCALE 1:100 @ A2
14/08/2018
FSP103 - PR



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Signed:

0 Nov 2018

ROOM KEY

- RT ROOF TERRACE
- PS PRIVACY SCREEN 1.7m ABOVE FFL



TOWNHOUSE DEVELOPMENT

19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

ROOF PLAN

SCALE 1:100 @ A2
14/08/2018

FSP104 - PR



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EAST (FORBES STREET) ELEVATION

BASEMENT FFL 565.85

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CONDITIONALLY COMPLIES

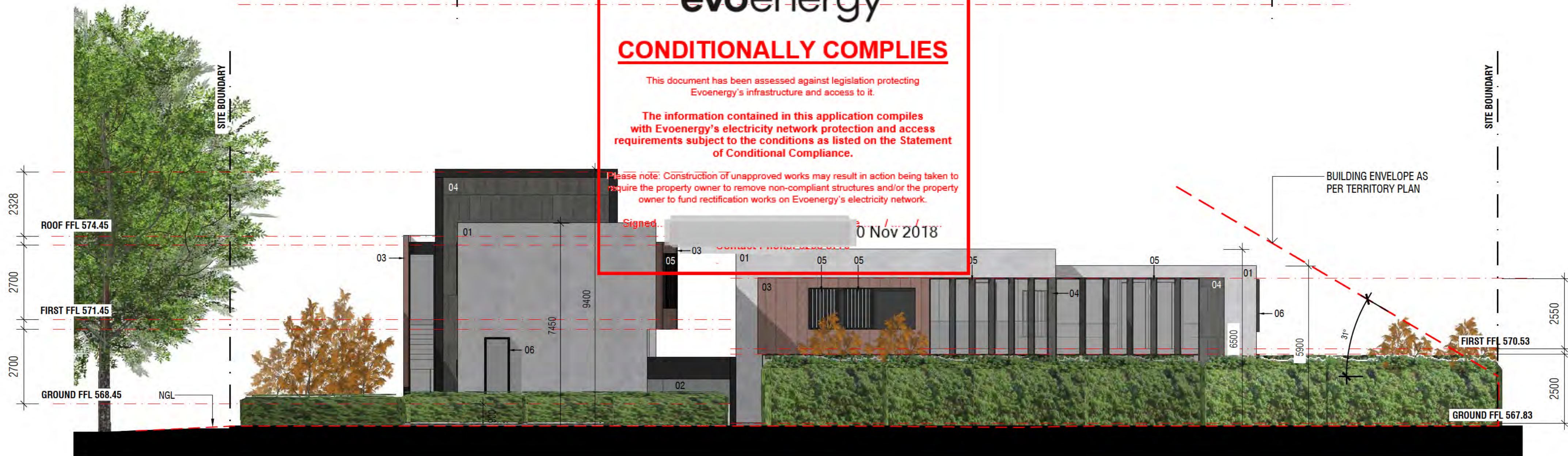
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Signed:

0 Nov 2018



NORTH ELEVATION

TOWNHOUSE DEVELOPMENT

19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

ELEVATIONS

SCALE 1:100 @ A2

14/08/2018

FSP201



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NSW Registration No. 9528

Application Number
173544
Sheet
13 of 38



SOUTH ELEVATION

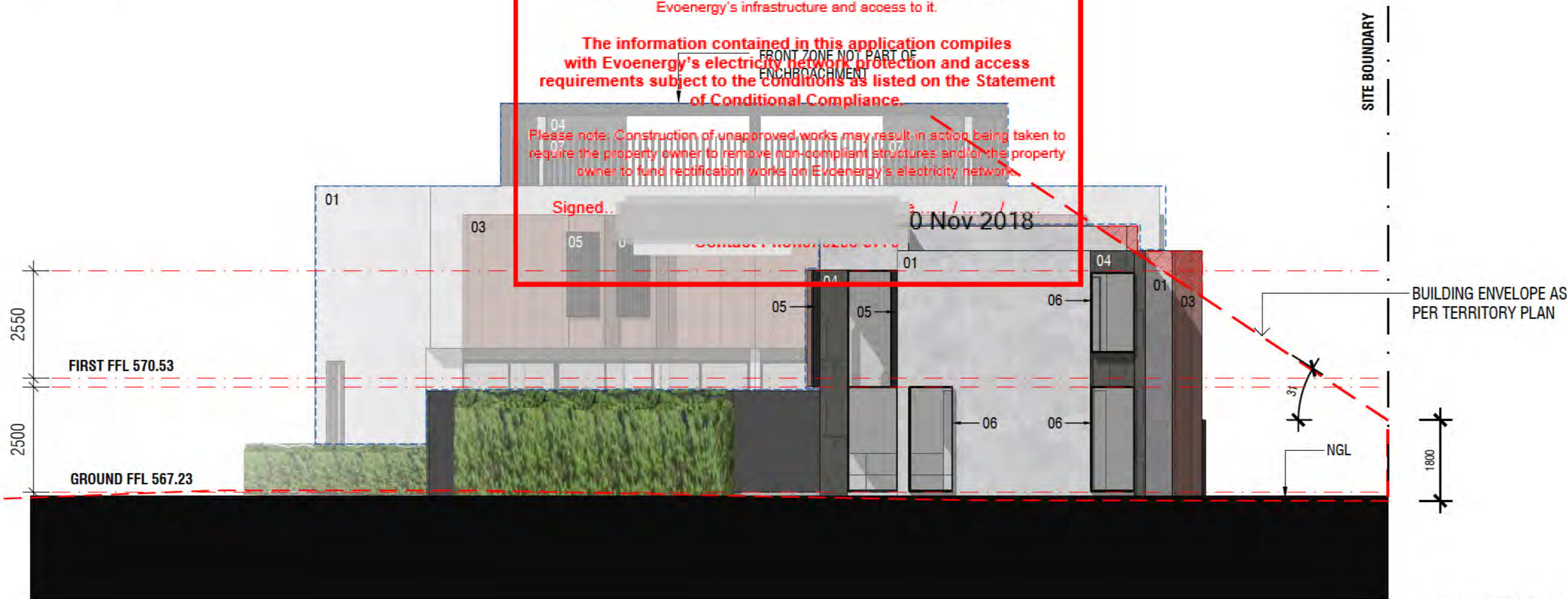
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Signed... 30 Nov 2018



WEST ELEVATION

BUILDING ENVELOPE AS PER TERRITORY PLAN

1800

TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

ELEVATIONS
SCALE 1:100 @ A2
14/08/2018
FSP202



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173544
Sheet
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17 FORBES STREET - EXISTING DWELLING

19 FORBES STREET PROPOSED DEVELOPMENT

21 FORBES STREET - EXISTING DWELLING

COMPOSITE STREET ELEVATION

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Signed... [Redacted Signature] 0 Nov 2018

TOWNHOUSE DEVELOPMENT
19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

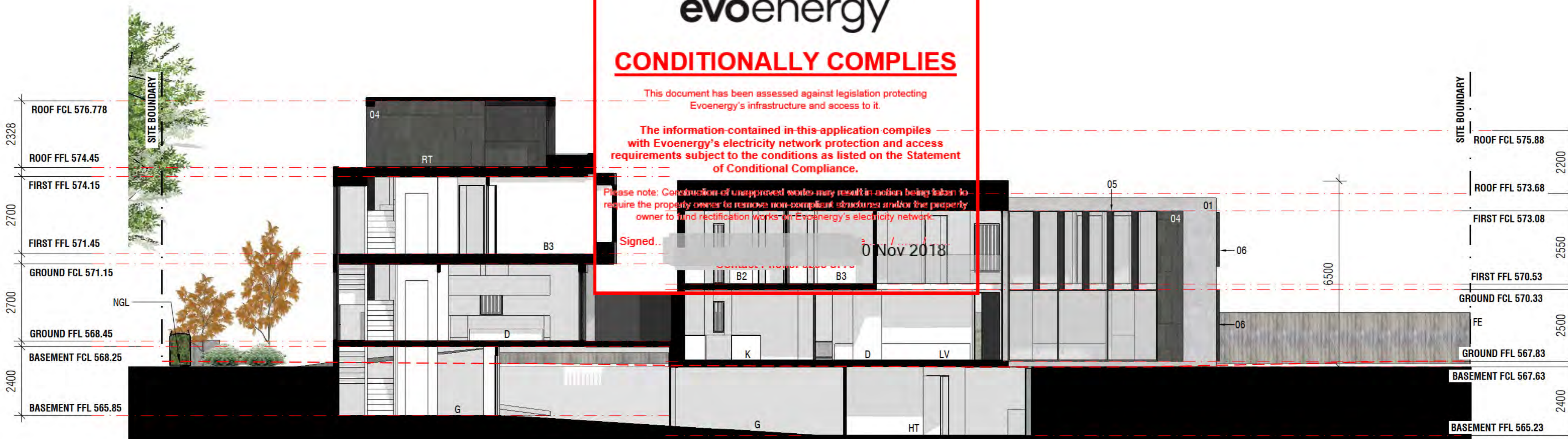
STREET ELEVATION
SCALE 1:100 @ A2
14/08/2018
FSP203



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CROSS SECTION



LONG SECTION

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Signed...

30 Nov 2018

ROOM KEY

- B BEDROOM
- BA BATHROOM
- D DINING
- FE 1.8m HIGH TIMBER FENCE
- G GARAGE
- HT HOME THEATRE
- K KITCHEN
- LV LIVING ROOM
- PL POOL
- RT ROOF TERRACE

TOWNHOUSE DEVELOPMENT

19 FORBES STREET
BLOCK 4 SECTION 46 TURNER

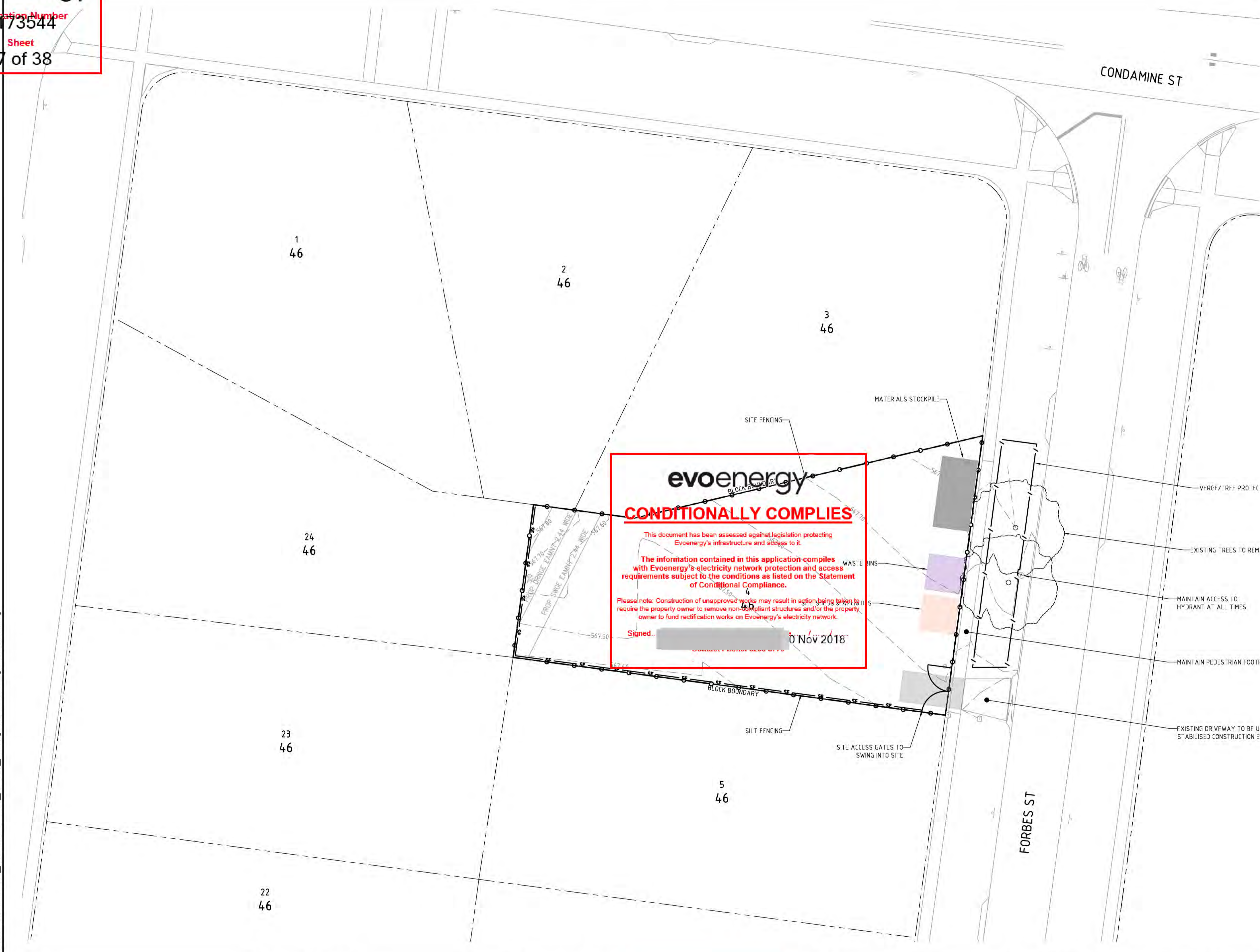
SECTIONS

SCALE 1:100 @ A2
14/08/2018
FSP301



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 Signed: [Redacted] 10 Nov 2018

| Rev | Description | Date | Approved |
|-----|----------------------------------|----------|----------|
| E | REVISED FOR DEVELOPMENT APPROVAL | 21.08.18 | BC |
| D | REVISED FOR DEVELOPMENT APPROVAL | 27.06.18 | BC |
| C | REVISED FOR DEVELOPMENT APPROVAL | 08.03.18 | BC |
| B | FOR DEVELOPMENT APPROVAL | 09.02.18 | BC |
| A | FOR REVIEW | 23.10.17 | BC |

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1:200 @ A1

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| Original Size | A1 | Drawn By | RT |
| Date Plotted | 21-Aug-18 | Designed By | AM |
| Coordinate System | STROMLO GRID | Approved | BC |
| Height Datum | AHD | Approved Date | 20.10.17 |
| | | Approved Signature | |

TOWNHOUSE DEVELOPMENT

PROJECT LOCATION:

BLOCK 4 SECTION 46 TURNER, ACT

CLIENT:

STRATAGEM CAPITAL GROUP

JOB NUMBER:

170904

DISCIPLINE

CIVIL

SUBMISSION TYPE:

FOR DEVELOPMENT APPROVAL

DRAWING INDEX:

| | |
|---------|--|
| GN-0001 | COVER SHEET, LOCALITY PLAN AND DRAWING INDEX |
| GN-0002 | GENERAL NOTES & LEGEND |
| AL-0101 | GENERAL ARRANGEMENT PLAN |
| AL-0111 | GRADING PLAN |
| AL-0151 | LONGITUDINAL SECTIONS |
| PV-0301 | PAVEMENT PLAN |
| DR-0401 | STORMWATER DRAINAGE PLAN |
| DR-0441 | WSUD |
| UT-0501 | SEWER, WATER & UTILITIES PLAN |
| TM-0801 | CONCEPT TEMPORARY TRAFFIC MANAGEMENT PLAN |
| EV-0901 | CONCEPT ENVIRONMENTAL MANAGEMENT & SEDIMENT EROSION CONTROL PLAN |
| TP-2101 | VEHICLE TURNING PATHS PLAN SHEET 1 |
| TP-2102 | VEHICLE TURNING PATHS PLAN SHEET 2 |
| WM-2201 | WASTE MANAGEMENT PLAN |

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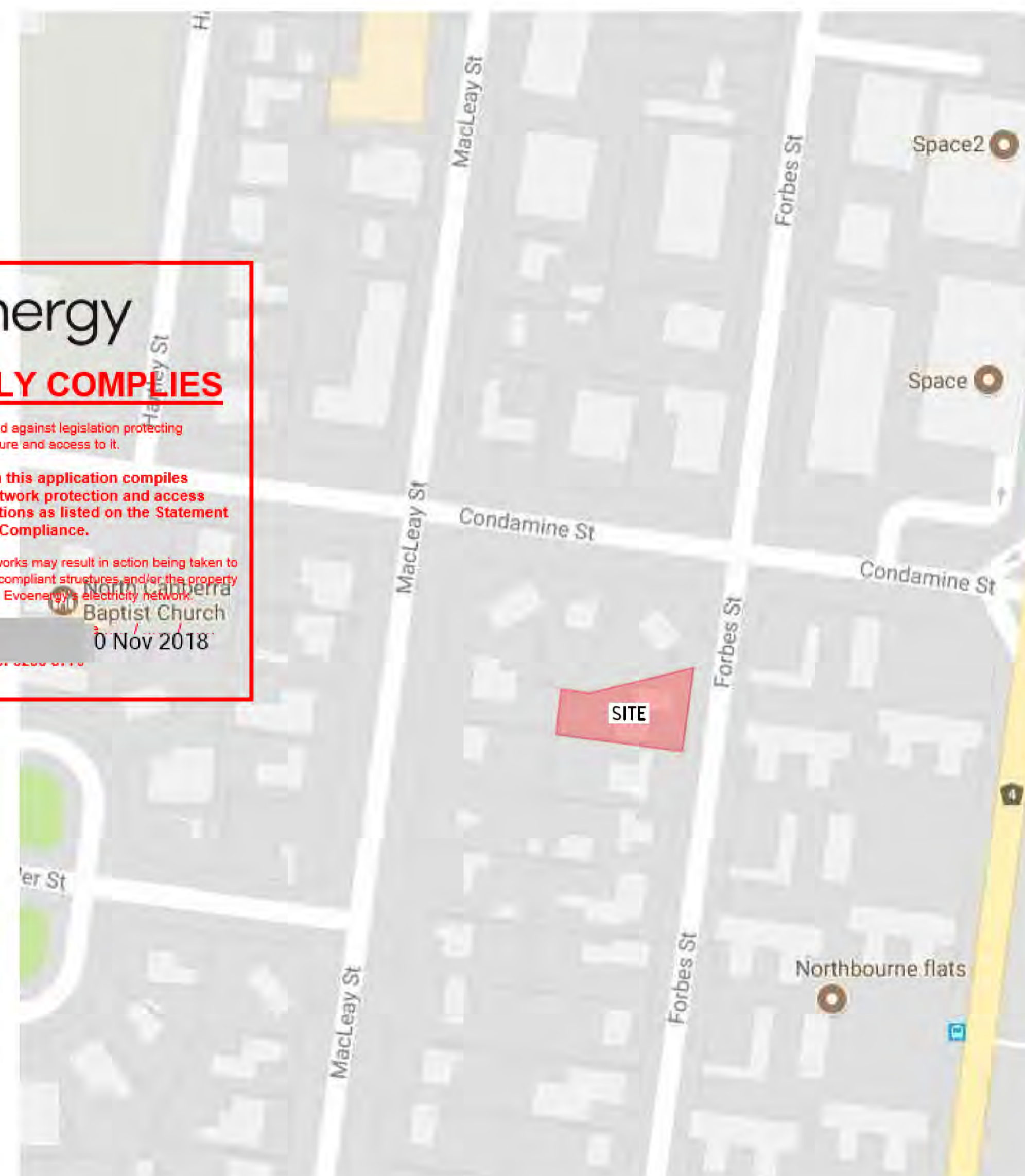
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Signed: [Redacted] 10 Nov 2018



LOCALITY PLAN



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|-----|----------------------------------|----------|----------|----------------------|---------------|--------------|----------------|----------|
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| D | REVISED FOR DEVELOPMENT APPROVAL | 27.06.18 | BC | | | | | |
| C | REVISED FOR DEVELOPMENT APPROVAL | 08.03.18 | BC | | | 21-Aug-18 | AM | BC |
| B | FOR DEVELOPMENT APPROVAL | 09.02.18 | BC | | | STROMLO GRID | BC | 20.10.17 |
| A | FOR REVIEW | 23.10.17 | BC | | | AHD | | |

LEGEND

| EXISTING | EXISTING SURVEYED | NEW | |
|----------|-------------------|-----|---|
| | | | STORMWATER LINE WITH MANHOLE, R-SUMP, AND PIPE DIAMETER |
| | | | SUBSOIL DRAIN |
| | | | WATER METER, WATER MAIN WITH FIRE HYDRANT, STOPCOCK, CONCRETE THRUST BLOCK, PIPE DIAMETER AND END CAP |
| | | | SEWER MAIN WITH MANHOLE, PIPE DIAMETER AND CAP |
| | | | TELSTRA CABLE |
| | | | OPTUS CABLE |
| | | | NBN CABLE |
| | | | IINET CABLE |
| | | | ELECTRICITY UNDER GROUND HIGH VOLTAGE |
| | | | ELECTRICITY ABOVE GROUND HIGH VOLTAGE |
| | | | ELECTRICITY UNDER GROUND LOW VOLTAGE |
| | | | STREET LIGHTING CABLE AND COLUMN |
| | | | GAS AND PIPE DIAMETER |
| | | | BLOCK BOUNDARY |

GENERAL

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTS. THESE INCLUDE, ARCHITECTS DRAWINGS, OTHER CONSULTANT DRAWINGS, SPECIFICATIONS & WRITTEN INSTRUCTIONS
- G2 ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE ENGINEER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
- G3 ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE RELEVANT AUTHORITY REQUIREMENTS AND CURRENT AUSTRALIAN STANDARDS.
- G4 ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
- G5 DIMENSIONS SHALL NOT BE SCALED OFF THE CIVIL DRAWINGS.
- G6 ALL DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED ON SITE BY THE BUILDER PRIOR TO CONSTRUCTION OR FABRICATION.

UTILITIES

- U1 THE LOCATIONS OF SERVICES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM DIAGRAMMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITY OWN USE AND MAY NOT NECESSARILY BE UP TO DATE OR ACCURATE.
- U2 THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION.
- U3 SELICK CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS SHOW MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.
- U4 THE CONTRACTOR SHALL:
 - (A) CONDUCT A SERVICES SEARCH WITH ALL UTILITY SERVICES/AUTHORITIES TO DETERMINE LOCATIONS OF ANY SERVICES IN THE VICINITY OF THE WORK.
 - (B) UNDERTAKE HAND EXCAVATION TO DETERMINE THE EXACT POSITION OF SERVICES WITHIN THE LIMIT OF THE WORKS SHOWN ON PLAN.
 - (C) ARRANGE RELOCATION OR ADJUSTMENT OF SERVICE TO THE APPROVAL OF THE RELEVANT AUTHORITY.

STORMWATER DRAIN

- D2 PIPES 300 DIA AND LARG SPECIFIED* APPROVED SI
- D3 PIPES UP TO 300 DIA SH/ JOINTS.
- D4 EQUIVALENT STRENGTH APPROVAL.
- D5 PRECAST PITS MAY BE U APPROVAL.
- D6 ENLARGERS, CONNECTION PIPES ARE LESS THAN 30
- D8 GRATES AND COVERS SH
- D9 PIPES ARE TO BE INSTAL BE TYPE H2 U.N.O. DR H5
- D10 CARE IS TO BE TAKEN W ARE NOT TO BE REDUCED

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Signed: 10 Nov 2018

File Name: P:\2017\170904_B4-S46-Turner\04_CAD\4_2_Drawings\CIV\170904-drg-civ-gn-0002.dwg

| Rev | Description | Date | Approved |
|-----|----------------------------------|----------|----------|
| E | REVISED FOR DEVELOPMENT APPROVAL | 21.08.18 | BC |
| D | REVISED FOR DEVELOPMENT APPROVAL | 27.06.18 | BC |
| C | REVISED FOR DEVELOPMENT APPROVAL | 08.03.18 | BC |
| B | FOR DEVELOPMENT APPROVAL | 09.02.18 | BC |
| A | FOR REVIEW | 23.10.17 | BC |

Scales

1:200 @ A1

North

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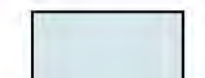


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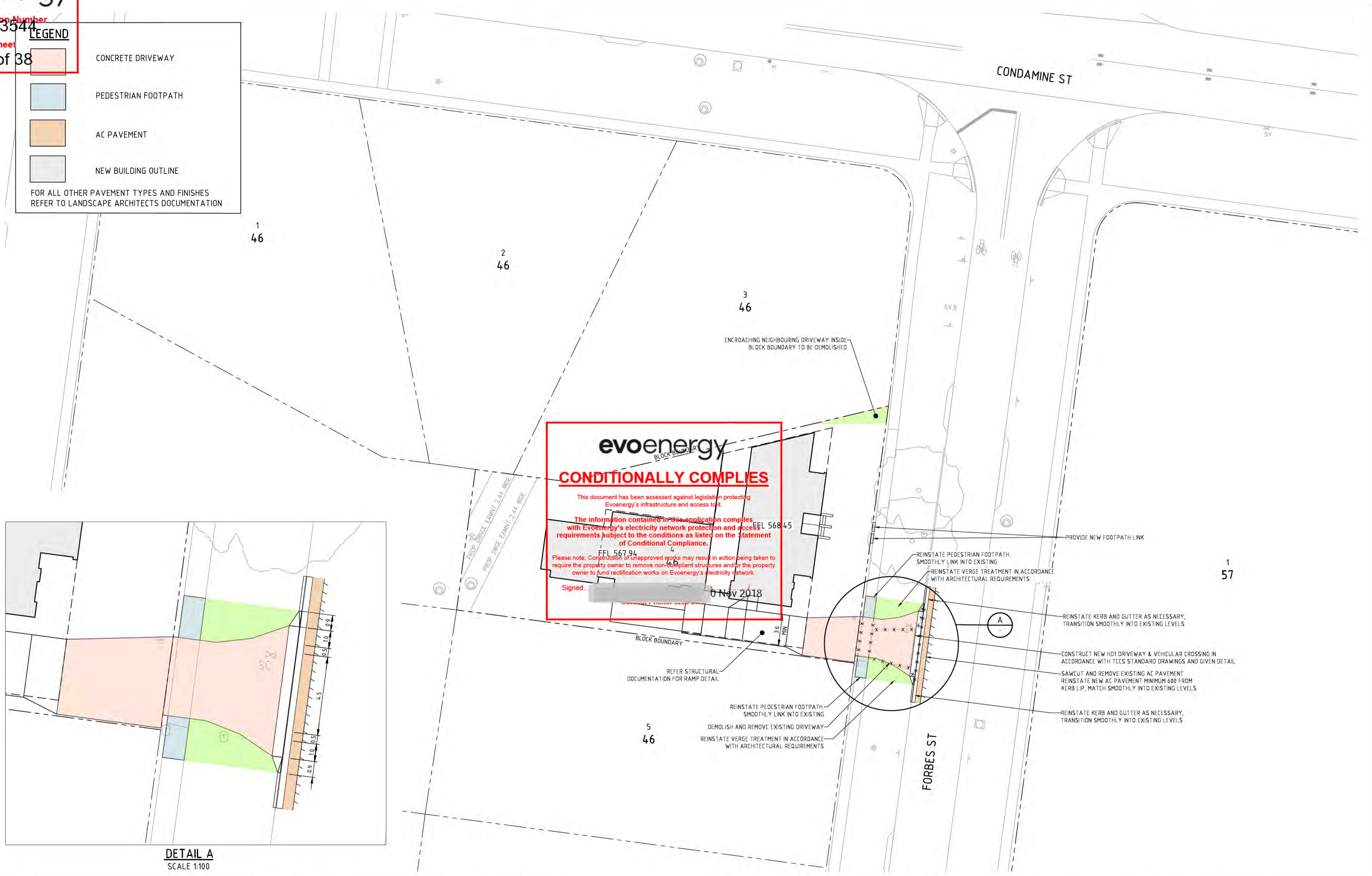
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| Original Size | A1 | Drawn By | RT |
| Date Plotted | 21-Aug-18 | Designed By | AM |
| Coordinate System | STROMLO GRID | Approved | BC |
| Height Datum | AHD | Approved Date | 20.10.17 |
| | | Approved Signature | |

LEGEND

-  CONCRETE DRIVEWAY
-  PEDESTRIAN FOOTPATH
-  AC PAVEMENT
-  NEW BUILDING OUTLINE

FOR ALL OTHER PAVEMENT TYPES AND FINISHES REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION

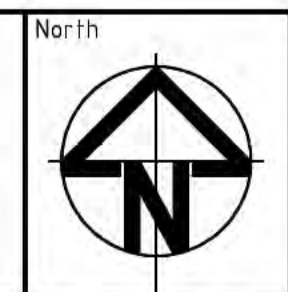
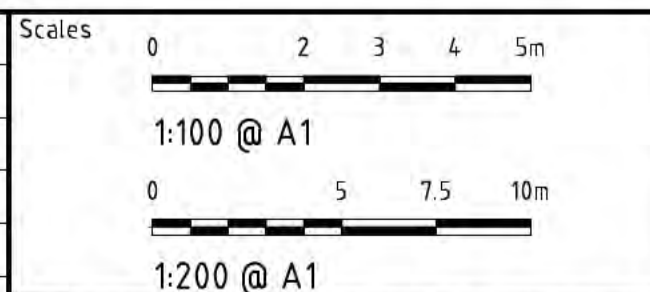


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 Signed: [Redacted] 10 Nov 2018

DETAIL A
SCALE 1:100

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| G | REVISED FOR DEVELOPMENT APPROVAL | 21.08.18 | BC |
| F | REVISED FOR DEVELOPMENT APPROVAL | 21.08.18 | BC |
| E | REVISED FOR DEVELOPMENT APPROVAL | 27.06.18 | BC |
| D | REVISED FOR DEVELOPMENT APPROVAL | 08.03.18 | BC |
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| Height Datum | AHD | Approved Date | 20.10.17 |
| | | Approved Signature | |

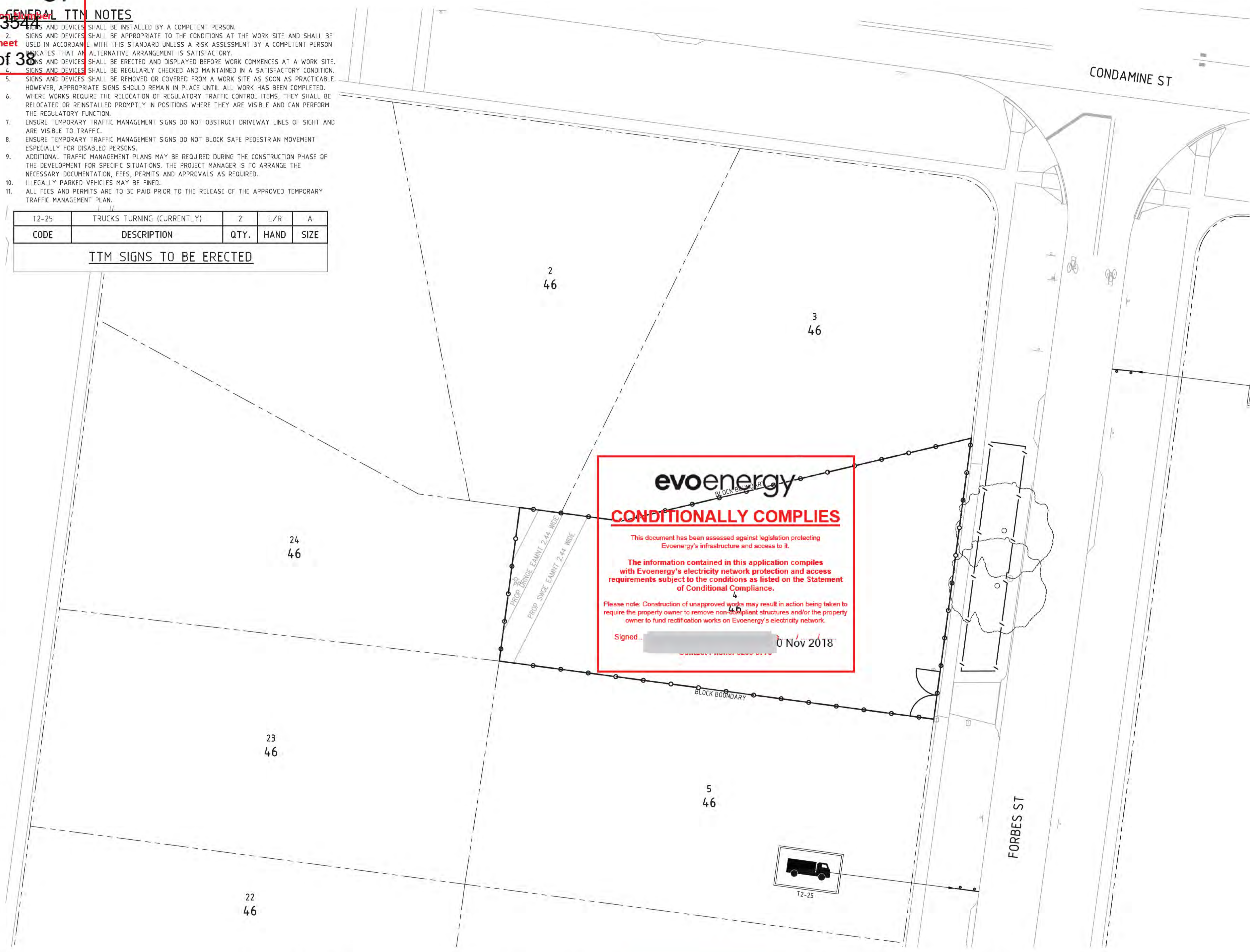
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| Project Name and Location TOWNHOUSE DEVELOPMENT | | | | | |
| BLOCK 4, SECTION 46, TURNER | | | | | |
| Drawing Title PAVEMENT PLAN | | | | | |
| Project Number | Type | Discipline | Sub-Discipline | Drg No. | Rev |
| 170904 | DRG | CIV | PV | 0301 | G |

Application Number: 173544
 GENERAL TTM NOTES

Sheet 21 of 38

2. SIGNS AND DEVICES SHALL BE APPROPRIATE TO THE CONDITIONS AT THE WORK SITE AND SHALL BE USED IN ACCORDANCE WITH THIS STANDARD UNLESS A RISK ASSESSMENT BY A COMPETENT PERSON INDICATES THAT AN ALTERNATIVE ARRANGEMENT IS SATISFACTORY.
3. SIGNS AND DEVICES SHALL BE ERRECTED AND DISPLAYED BEFORE WORK COMMENCES AT A WORK SITE.
4. SIGNS AND DEVICES SHALL BE REGULARLY CHECKED AND MAINTAINED IN A SATISFACTORY CONDITION.
5. SIGNS AND DEVICES SHALL BE REMOVED OR COVERED FROM A WORK SITE AS SOON AS PRACTICABLE. HOWEVER, APPROPRIATE SIGNS SHOULD REMAIN IN PLACE UNTIL ALL WORK HAS BEEN COMPLETED.
6. WHERE WORKS REQUIRE THE RELOCATION OF REGULATORY TRAFFIC CONTROL ITEMS, THEY SHALL BE RELOCATED OR REINSTALLED PROMPTLY IN POSITIONS WHERE THEY ARE VISIBLE AND CAN PERFORM THE REGULATORY FUNCTION.
7. ENSURE TEMPORARY TRAFFIC MANAGEMENT SIGNS DO NOT OBSTRUCT DRIVEWAY LINES OF SIGHT AND ARE VISIBLE TO TRAFFIC.
8. ENSURE TEMPORARY TRAFFIC MANAGEMENT SIGNS DO NOT BLOCK SAFE PEDESTRIAN MOVEMENT ESPECIALLY FOR DISABLED PERSONS.
9. ADDITIONAL TRAFFIC MANAGEMENT PLANS MAY BE REQUIRED DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT FOR SPECIFIC SITUATIONS. THE PROJECT MANAGER IS TO ARRANGE THE NECESSARY DOCUMENTATION, FEES, PERMITS AND APPROVALS AS REQUIRED.
10. ILLEGALLY PARKED VEHICLES MAY BE FINED.
11. ALL FEES AND PERMITS ARE TO BE PAID PRIOR TO THE RELEASE OF THE APPROVED TEMPORARY TRAFFIC MANAGEMENT PLAN.

| T2-25 | TRUCKS TURNING (CURRENTLY) | 2 | L/R | A |
|---------------------------------|----------------------------|------|------|------|
| CODE | DESCRIPTION | QTY. | HAND | SIZE |
| TTM SIGNS TO BE ERRECTED | | | | |



File Name: P:\2017\170904_B4-S46-Turner\04_CAD\4_2_Drawings\CIV\170904-drg-civ-im-0801.dwg

| Rev | Description | Date | Approved |
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| B | FOR DEVELOPMENT APPROVAL | 09.02.18 | BC |
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Scales

0 5 7.5 10m

1:200 @ A1

North

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Client Logo

STRATAGEM CAPITAL GROUP

| Status | | | |
|-----------------------------|--------------|--------------------|----------|
| NOT FOR CONSTRUCTION | | | |
| Original Size | A1 | Drawn By | RT |
| Date Plotted | 21-Aug-18 | Designed By | AM |
| Coordinate System | STROMLO GRID | Approved | BC |
| Height Datum | AHD | Approved Date | 20.10.17 |
| | | Approved Signature | |