

**From:** [Dunn, Jennifer](#)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** RE: 21/61 DOWNER - PRE APP MEETING - D/A 202037961  
**Date:** Tuesday, 1 December 2020 1:23:00 PM  
**Attachments:** [image001.png](#)  
[image002.gif](#)

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UNOFFICIAL

Thank you for referring this proposal for entity advice.

Windbreak plantings of Montrey pine (*Pinus radiata*) to the northern (Bradfield Street) and western boundary ( Melba Street) of Block 21 Section 61 Downer, are registered on the ACT Heritage Register as part of the *Trees of the former CS&IR Experiment Station*.

Specific Requirement 1.3 of the ACT Heritage Register Entry for the place stipulates: “*Mature planting on Sections 61 and 73, comprising the Monterey pine, Yellow box, Apple box, and Californian big tree, shall be conserved and fenced off to protect against damage from car parking.*”

The scheme proposes removal of these windbreak plantings due to poor condition; replacement plantings to the block boundaries; and a new driveway access off Melba Street to service the proposed retirement village complex.

Removal of the trees will diminish the heritage significance of the place and as such, will require the submission of a Statement of Heritage Effects (SHE) application to the ACT Heritage Council under the provisions of the *Heritage Act 2004*. The SHE application must include a condition report prepared by an arborist; measures to mitigate the impact of the removal of the trees ( including identification of any staging, replacement species, planting and spacing pattern); and demonstrates that there are no reasonably practicable alternatives to the proposed removal of the trees.

It is noted that remnant Pin Oaks (*Quercus palustris*) within the subject block are to be retained as part of the development and are original plantings, introduced to the site as part of the former CS & IR Experiment Station.

**Jennifer Dunn**

Conservation Officer | Approvals and Advice

**Phone 02 6207 9392**

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

480 Northbourne Avenue Dickson

GPO Box 158 Canberra ACT 2601 [www.environment.act.gov.au](http://www.environment.act.gov.au)

Note that I am currently working remotely.



-----Original Appointment-----

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

**Sent:** Tuesday, 24 November 2020 1:43 PM

**To:** AC, EPD Customer Services; [REDACTED];

basubmission\_watersewer@iconwater.com.au; BAsubmission\_electricity@actewagl.com.au; EPD Planning Enquiries; EPAPanningLiaison; TCCS\_PC DA; ACTPLA DA Leasing; ACTPLA Leasing; Weller, Craig; Cashen, Clinton; Joseph, Gabriel; Davis, Matt; ConservatorFloraFauna; TCCS\_CP TreeProtectionACTPLARef; Heritage; [REDACTED]; [REDACTED]; EmergencyManagement  
**Cc:** [REDACTED]; Russell, Meaghan; Dunn, Jennifer; ACTF&R Risk & Planning; Ambulance Events; Rose, David; Potts, Greg; Moniruzzaman, Asm; TCCS\_CP TPUCentral; Shrestha, Shailee  
**Subject:** 21/61 DOWNER - PRE APP MEETING - D/A 202037961  
**When:** Tuesday, 1 December 2020 10:00 AM-10:45 AM (UTC+10:00) Canberra, Melbourne, Sydney.  
**Where:** Electronic advice to be provided

-----Original Appointment-----

**From:** AC, EPD Customer Services <[ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)>  
**Sent:** Tuesday, 24 November 2020 12:54 PM  
**To:** AC, EPD Customer Services; Russell, Meaghan; [REDACTED];  
[basubmission\\_watersewer@iconwater.com.au](mailto:basubmission_watersewer@iconwater.com.au); [BAsubmission\\_electricity@actewagl.com.au](mailto:BAsubmission_electricity@actewagl.com.au); EPD Planning Enquiries; EPAPanningLiaison; TCCS\_PC DA; ACTPLA DA Leasing; ACTPLA Leasing; Weller, Craig; Cashen, Clinton; Joseph, Gabriel; Davis, Matt; ConservatorFloraFauna; TCCS\_CP TreeProtectionACTPLARef; Heritage; [REDACTED]; [REDACTED]; EmergencyManagement  
**Cc:** [REDACTED]  
**Subject:** 21/61 DOWNER - PRE APP MEETING - D/A 202037961  
**When:** Tuesday, 1 December 2020 10:00 AM-10:45 AM (UTC+10:00) Canberra, Melbourne, Sydney.  
**Where:** Electronic advice to be provided

-----Original Appointment-----

**From:** AC, EPD Customer Services <[ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)>  
**Sent:** Tuesday, 24 November 2020 12:07 PM  
**To:** AC, EPD Customer Services; [REDACTED];  
[basubmission\\_watersewer@iconwater.com.au](mailto:basubmission_watersewer@iconwater.com.au); [BAsubmission\\_electricity@actewagl.com.au](mailto:BAsubmission_electricity@actewagl.com.au); EPD Planning Enquiries; EPAPanningLiaison; TCCS\_PC DA; ACTPLA DA Leasing; ACTPLA Leasing; Weller, Craig; Cashen, Clinton; Joseph, Gabriel; Davis, Matt; ConservatorFloraFauna; TCCS\_CP TreeProtectionACTPLARef; Heritage; [REDACTED]; [REDACTED]; EmergencyManagement  
**Cc:** [REDACTED]  
**Subject:** 21/61 DOWNER - PRE APP MEETING - D/A 202037961  
**When:** Tuesday, 1 December 2020 10:00 AM-10:45 AM (UTC+10:00) Canberra, Melbourne, Sydney.  
**Where:** Electronic advice to be provided

As you are aware, pre application proposals are not currently being considered via in-person meetings. Feedback on pre application proposals is still being offered albeit in a modified fashion.

In place of such meetings the authority is circulating the proposal to relevant entities and will provide a consolidated written response back to the proponent, that will include the entity comments received.

For more complex proposals, if it is decided that a formal meeting is required there is the ability to organise a teleconference via WebEx. These will be managed on a case by case basis in consultation with other relevant referral entities and the proponent.

A consolidated written response will be sent to you once comments are received and collated.

If you have questions regarding the pre application process, please feel free to call the DA Gateway Team on 6205 2888.

**PRE - APPLICATION MEETING – PLANS AND LETTER OF AUTHORISATION (FORM4)  
ARE REQUIRED AT TIME OF BOOKING**

<b>BLOCK: 21</b>	<b>SECTION: 61</b>	<b>SUBURB: DOWNER</b>	
ADDRESS:			
NUMBER OF ATTENDEES:			
CONTACT PERSON:			
PHONE:	0262625091		
EMAIL:	<a href="mailto:admin@canberratownplanning.com.au">admin@canberratownplanning.com.au</a>		
PROPOSED WORK: Design and Siting: 1. retirement village development contains four four-story buildings with a combined GFA of 16909.80 sqm. 2. Associated basement parking; 3. Removal of regulated trees; and 4. construction of driveway crossing off Melba Street Lease Variation - varying the lease to reduce the maximum number of dwellings permitted on site, and increasing the maximum GFA permitted on site.			
ZONE:	RZ5 High density residential zone		
DEVELOPMENT/PRECINCT CODE:	Residential zones - Multi-Unit Housing Development Code		
MERIT OR IMPACT:	MERIT		
	YES	NO	
HAVE YOU DISCUSSED THE PROPOSAL WITH A TECHNICAL OFFICER?		X	
<b>If not call 6205 2888</b> – they may be able to answer your queries without the need for a meeting.			
HAVE ANY PREVIOUS MEETINGS BEEN HELD REGARDING THIS PROPOSAL?		X	
IS THE BLOCK UNLEASED/SUBJECT TO A DIRECT SALE APPLICATION?		X	
IS IT IN A HERITAGE AREA?	X		
WILL ANY PROTECTED TREES (ON SITE) BE AFFECTED BY THE PROPOSAL?	X		
DOES THE PROPOSAL INCLUDE ANY CHANGES TO THE CROWN LEASE?	X		
IF YES, PLEASE PROVIDE A FULL DESCRIPTION OF ANY PROPOSED LEASE VARIATION: Lease variation to reduce the maximum number of dwellings permitted on site; Lease Variation to increase maximum GFA permitted on site from 15,339sqm to 17,900sqm			
DO YOU PLAN TO UNIT TITLE THE DEVELOPMENT?		X	
IS THE PROJECT A SUBDIVISION?		X	
IS THERE ANY ENVIRONMENTAL CONSIDERATIONS (Noise, etc)?		X	
DOES THE WORK INVOLVE THE TAMS MATTERS BELOW?	X		
STORMWATER (Y/N)	DRIVEWAYS (Y)	WORKS ON VERGE (Y)	WASTE COLLECTION (Y/N)
TRAFFIC MANAGEMENT (Y)	TREES ON VERGE (Y/N)	STREET LIGHT (Y/N)	OTHER OFFSITE WORKS (Y/N)
ARE YOU AWARE OF ANY DEVIATION FROM TAMS /AUSTRALIAN STANDARD AND/ OR CODE REQUIREMENTS IN ANY OF THE TAMS MATTERS IDENTIFIED ABOVE?			
ADDED GROSS FLOOR AREA? M2: 16909.8		STOREYS: 4	
ESTIMATED COST OF DEVELOPMENT? 27055680.00			
<i>Cost of Development - refer to Building (Fees) Determination 2015 (No 1)</i> <a href="http://www.legislation.act.gov.au/di/2015-198/default.asp">http://www.legislation.act.gov.au/di/2015-198/default.asp</a>			
<b>WHAT ARE THE KEY MATTERS OR QUESTIONS YOU WOULD LIKE DISCUSSED FOR THIS MEETING?</b>			
Heritage - Trees of the Former CS&IR Experiment Station Trees - regulated trees are proposed to be removed Building Setback			

**From:** [TCCS\\_CP TPU Central](#)  
**To:** [AC, EPD Customer Services](#); [admin@canberratownplanning.com.au](mailto:admin@canberratownplanning.com.au)  
**Cc:** [ConservatorFloraFauna](#)  
**Subject:** RE: 21/61 DOWNER - PRE APP MEETING - D/A 202037961  
**Date:** Monday, 14 December 2020 12:38:07 PM

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**OFFICIAL**

Due to unforeseen large numbers of Tree Damaging Activity Applications it was not possible to provide pre application advice regarding this site by the date of the pre application, however please review the attached advice

- Several years have passed since the first tree assessment was undertaken on this block. An a new assessment would be appropriate to determine the health and condition and landscape value of trees on the site. The current management and the fact that cars are parked under the trees is not helpful.
- Several *Cupressus arizonica* have been marked for removal in the centre of the block for the construction of an internal roads. **The trees are not supported for removal.**
- **The Tree Protection Unit “categorically” does not support the removal of high value *Quercus pulustris* located on the south-west side of the lease for the instillation of an internal road to service waste disposal.** A high value Pistacia chinensis will be impacted by groundwoks on southern lease boundary adjacent to the public laneway. A tree management plan is required to deal with this tree during the development.
- The stand of *Pinus radiata* are not covered by the *Tree Protection Act 2005*, however they provide valuable shade from the west and should be retained as long as practicable based on non-development related assessments.
- Goodwin Village Ainslie is a testament to what can be achieved where tree retention constrains are imposed by regulatory framework. The Watson Bradfield Street Developments have generated a significant level of neighbourhood concern about the loss of large trees. The Goodwin proposal needs to consider retaining the whole row of *Quercus palustris* on the western side of the lease. The trees will significantly improve the landscape and aesthetic appeal of the complex. Any loss in apartment numbers to facilitate the tree retentions will made up by the value the apartment with the incorporated mature trees.
- An extensive tree protection management plan will need to be lodged as part of the development application demonstrating how regulated trees will be maintained and protected in good condition during the construction phase of the project.
- In addition it would be helpful if the proponents removed cars from parking beneath the trees in the interim as they are causing compaction during as a result of the recent inclement weather.

I provide this advice as delegate of the Conservator of Flora and Fauna

Terrance Raath, Technical Officer level 3 (Position Number 08065)

Terrance Raath | Tree Protection Officer-Urban Trees | 62076203 | [REDACTED] |

Email [Terrance.Raath@act.gov.au](mailto:Terrance.Raath@act.gov.au)

**Urban Treescapes, City Presentation | Transport Canberra & City Services Directorate | ACT Government Level 4, DOB House, 480 Northbourne Avenue, Dickson ACT 2602 | Gpo Box 158 Canberra 2601 | [www.act.gov.au](http://www.act.gov.au)**

-----Original Appointment-----

**From:** AC, EPD Customer Services <[ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)>

**Sent:** Tuesday, 24 November 2020 12:07 PM

**To:** AC, EPD Customer Services; [REDACTED];

[basubmission\\_watersewer@iconwater.com.au](mailto:basubmission_watersewer@iconwater.com.au); [BASubmission\\_electricity@actewagl.com.au](mailto:BASubmission_electricity@actewagl.com.au); EPD Planning Enquiries; EPAPanningLiaison; TCCS\_PC DA; ACTPLA DA Leasing; ACTPLA Leasing; Weller, Craig; Cashen, Clinton; Joseph, Gabriel; Davis, Matt; ConservatorFloraFauna; TCCS\_CP TreeProtectionACTPLARef; Heritage;

[REDACTED]; [REDACTED]; EmergencyManagement

**Cc:** [REDACTED]; Russell, Meaghan; Dunn, Jennifer; ACTF&R Risk & Planning; Ambulance Events; Rose, David; Potts, Greg; Moniruzzaman, Asm

**Subject:** 21/61 DOWNER - PRE APP MEETING - D/A 202037961

**When:** Tuesday, 1 December 2020 10:00 AM-10:45 AM (UTC+10:00) Canberra, Melbourne, Sydney.

**Where:** Electronic advice to be provided

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consolidated written response back to the proponent, that will include the entity comments received.

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If you have questions regarding the pre application process, please feel free to call the DA Gateway Team on 6205 2888.

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ADDRESS:			
NUMBER OF ATTENDEES:			
CONTACT PERSON:			
PHONE:		0262625091	
EMAIL:		admin@canberratownplanning.com.au	
PROPOSED WORK: Design and Siting: 1. retirement village development contains four four-story buildings with a combined GFA of 16909.80 sqm. 2. Associated basement parking; 3. Removal of regulated trees; and 4. construction of driveway crossing off Melba Street Lease Variation - varying the lease to reduce the maximum number of dwellings permitted on site, and increasing the maximum GFA permitted on site.			
ZONE:		RZ5 High density residential zone	
DEVELOPMENT/PRECINCT CODE:		Residential zones - Multi-Unit Housing Development Code	
MERIT OR IMPACT:		MERIT	
		YES	NO
HAVE YOU DISCUSSED THE PROPOSAL WITH A TECHNICAL OFFICER?			X
<b>If not call 6205 2888</b> – they may be able to answer your queries without the need for a meeting.			
HAVE ANY PREVIOUS MEETINGS BEEN HELD REGARDING THIS PROPOSAL?			X
IS THE BLOCK UNLEASED/SUBJECT TO A DIRECT SALE APPLICATION?			X
IS IT IN A HERITAGE AREA?		X	
WILL ANY PROTECTED TREES (ON SITE) BE AFFECTED BY THE PROPOSAL?		X	
DOES THE PROPOSAL INCLUDE ANY CHANGES TO THE CROWN LEASE?		X	
IF YES, PLEASE PROVIDE A FULL DESCRIPTION OF ANY PROPOSED LEASE VARIATION: Lease variation to reduce the maximum number of dwellings permitted on site; Lease Variation to increase maximum GFA permitted on site from 15,339sqm to 17,900sqm			
DO YOU PLAN TO UNIT TITLE THE DEVELOPMENT?			X
IS THE PROJECT A SUBDIVISION?			X
IS THERE ANY ENVIRONMENTAL CONSIDERATIONS (Noise, etc)?			X
DOES THE WORK INVOLVE THE TAMS MATTERS BELOW?		X	
STORMWATER (Y/N)	DRIVEWAYS (Y)	WORKS ON VERGE (Y)	WASTE COLLECTION (Y/N)
TRAFFIC MANAGEMENT (Y)	TREES ON VERGE (Y/N)	STREET LIGHT (Y/N)	OTHER OFFSITE WORKS (Y/N)
ARE YOU AWARE OF ANY DEVIATION FROM TAMS /AUSTRALIAN STANDARD AND/ OR CODE REQUIREMENTS IN ANY OF THE TAMS MATTERS IDENTIFIED ABOVE?			
ADDED GROSS FLOOR AREA? M2: 16909.8		STOREYS: 4	
ESTIMATED COST OF DEVELOPMENT? 27055680.00			
<i>Cost of Development - refer to Building (Fees) Determination 2015 (No 1)</i> <a href="http://www.legislation.act.gov.au/di/2015-198/default.asp">http://www.legislation.act.gov.au/di/2015-198/default.asp</a>			
<b>WHAT ARE THE KEY MATTERS OR QUESTIONS YOU WOULD LIKE DISCUSSED FOR THIS MEETING?</b>			
Heritage - Trees of the Former CS&IR Experiment Station Trees - regulated trees are proposed to be removed Building Setback			



ACT Heritage Council

# Statement of Heritage Effect Approval

Under Section 61H of the *Heritage Act 2004*

TO:

Canberra Town Planning

[@CanberraTownPlanning.com.au](mailto:CTP@CanberraTownPlanning.com.au)

Heritage Reference: Downer- B21- S61  
Contact Officer: JA  
Received by Council: 27 November 2020

Block:	Section:	Division / District:	Heritage Place:
21	61	Downer	Trees of the Former CS & IR Experiment Station

Status of Place: Registered Heritage Place  
Description of Works: Proposed Tree Removal and Replacement  
Report Details: “*Downer Heritage Precinct: Block 21 Section 61 Downer, Stage 2, Statement of Heritage Effects*” (Biosis, 12 November 2020)  
Council Advice provided by: Chair / Heritage Council

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Pursuant to Section 61H of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- The Statement of Heritage Effect is approved, with conditions** as set out below, on the basis that:
- (a) the proposed activity is justifiable at, or near, the place; and
  - (b) there are no reasonably practicable alternative ways to carry out the proposed activity at the place; and
  - (c) that reasonable steps have been identified to reduce the risk of diminishing the heritage significance of or damage to the place.

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## Background:

On 27 November 2020, Canberra Town Planning, on behalf of Goodwin Aged Care, submitted the ‘*Downer Heritage Precinct: Block 21 Section 61 Downer, Stage 2 Statement of Heritage Effects*’ (SHE) to the ACT Heritage Council (the Council) under Section 61G of the *Heritage Act 2004* in relation to the proposed works at Block 21, Section 61 Downer.

Part of the ‘Trees of the Former CS & IR Experiment Station’ is located on Block 21 Section 61 Downer and is registered on the ACT Heritage Register (the Register). The existing perimeter plantings of Monterey Pine (*Pinus radiata*) and Yellow Box (*Eucalyptus melliodora*) within the block are identified as features of the heritage significance of the place.

Proposed works include the staged removal and replacement of existing perimeter plantings of Monterey Pines within Block 21 Section 61 Downer, as part of the Stage 3 redevelopment of the former Downer Primary School site as a retirement village.

On 1 August 2017, the Council approved a SHE application for the staged removal and replacement of Monterey Pines from Block 17 Section 61 Downer as part of Stages 1 and 2 of the development.

This approval required replanting of the historic pine windbreak to the perimeter of Block 17, in the form of two parallel rows 6m apart, with trees planted at 5m intervals along each row. This approval also authorised the use of Canary Island Pines (*Pinus canariensis*) for replanting, as Monterey Pines are now identified as a pest species within the ACT, and as Canary Island Pines have a similar form and habit to Monterey Pines at maturity. While the activity will have some detrimental heritage effects, this replanting outcome will ensure the long-term conservation of the heritage place by retaining the form and character of the historic windbreak in its original location.

Stage 3 of the redevelopment work includes removal of a total of 59 Monterey Pines, which are to be replaced with 64 Canary Island Pines, to the perimeter of the block and using the same windbreak planting pattern used for Stages 1 and 2 of the development.

Following removal, the new trees will be planted to reflect the existing planting and spacing pattern of the trees as a windbreak. The proposed planting will be a staged replacement: the remaining Pines along Bradfield Street (within Block 21) are replaced first, followed by the Pines along Melba Street. It is noted that no Yellow Box trees within the block will be removed as part of this Stage.

Removal of existing plantings from the perimeter of the block will diminish the heritage significance of the place. However, the SHE sets out that works are required as:

- The rows of Monterey Pines (*Pinus radiata*) along Bradfield Street and Melba Street are approaching the end of their natural life, determined by an arborist's assessment in April 2020 as predominantly in poor health and over-mature with 9 trees dead. The branches are overhanging across the footpath, individual trees are in poor condition and there is canopy deadwood.
- All of these boundary plantings are considered a pest plant under the *Pest Plants and Animals Act 2005*.
- There are no alternative site access opportunities for construction and thus, given poor health and limited longevity, the Monterey Pines are proposed to be removed in the first stage to avoid hazards to people or building works such as falling branches or trees.
- Over the previous years a number of trees have been removed for safety reasons or have fallen during storms. No replanting of the trees has been undertaken, with resultant gaps occurring in the plantings. The process of senescence also calls for a management plan to be devised to sequentially replant trees so as not to lose the boundary effect.

### **Decision and Conditions:**

Following review of the application, the Council is satisfied that the proposed activity is justifiable, and that there are no reasonably practicable alternative ways to carry out the proposed activity, and that reasonable steps have been adopted to reduce detrimental heritage impacts.

The Council therefore approves the “*Downer Heritage Precinct: Block 21 Section 61 Downer Stage 2 Statement of Heritage Effects*” (Biosis, 12 November 2020), subject to the following conditions:

1. Prior to the commencement of works, a photographic recording of the trees to be removed is to be submitted to and approved by the Council.
2. Tree protection fencing shall be installed at the edge of all the retaining significant trees prior to commence of any work on site.
3. Replacement trees should undergo yearly assessments for health and structural integrity, and where required, action should be undertaken to maintain tree health and the overall windbreak formation.
4. This SHE is approved for a period of three years.



Dr Kenneth Heffernan  
**Chair (as delegate for),  
ACT Heritage Council**

24 August 2021

**From:** [ConservatorFloraFauna](#)  
**To:** [AC, EPD Customer Services](#)  
**Cc:** [ConservatorFloraFauna](#)  
**Subject:** FW: REFERRAL-EACT- 202138825-21/65 DOWNER  
**Date:** Tuesday, 31 August 2021 10:18:00 AM  
**Attachments:** [image001.png](#)

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OFFICIAL

Thank you for referring this DA for comment.

Superb Parrots may use the area for foraging however the removal of these trees would not represent a significant impact. I recommend a fauna spotter be present for any tree removal because there may be some possums and nesting birds.

Further comment will be provided from the Tree Protection Unit in relation to the protected trees on site.

Kind regards

Michaela

**Michaela Watts**

**Conservator Liaison | Conservator of Flora and Fauna**

Email: [michaela.watts@act.gov.au](mailto:michaela.watts@act.gov.au) Telephone: (02) 6207 1831

Environment Division | Environment, Planning and Sustainable Development Directorate | ACT Government  
480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

I acknowledge the Traditional Custodians of this land that we work on and recognise their continuing cultures and connection to Country. I pay my respects to Elders past, present and emerging.

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**From:** AC, EPD Customer Services <[ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)>

**Sent:** Tuesday, 17 August 2021 10:28 AM

**To:** ConservatorFloraFauna <[ConservatorFloraFauna@act.gov.au](mailto:ConservatorFloraFauna@act.gov.au)>; EPSDD Environment <[EPSDDEnvironment@act.gov.au](mailto:EPSDDEnvironment@act.gov.au)>

**Subject:** REFERRAL-EACT- 202138825-21/65 DOWNER

OFFICIAL

**DEVELOPMENT APPLICATION NO: 202138825**

**BLOCK: 21 SECTION: 65 DIVISION: DOWNER**

**Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT – proposal is for lease variation and design and siting works, comprising construction of four buildings of total fourstoreys in height. One level of basement car parking, construction of driveway crossing, removal and replacement of trees and associated landscaping and site servicing works. Subdivision of the block into two blocks, variation of the Crown lease to reduce the maximum number of dwellings permitted to 130 and increase the maximum gross floor area permitted to 17,736sqm**

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

**(06/09/2021 – 15 working days).**

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

Please forward any written advice via email to Customer Services

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

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

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

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

Thanks,

Hayden | Notification | Phone 6207 1923

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

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

Access Canberra | ACT Government

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

