

Dear Mr/s Keller

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

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 202139308

Block: 15, Section: 37

Suburb: GRIFFITH, District: CANBERRA CENTRAL

Applicant Name: C assandra Keller

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

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

Environment, Planning and Sustainable Development Directorate
<http://www.environment.act.gov.au>

Dear Mr/s Keller

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

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

DA Number: 202139308
Block: 15, Section: 37
Site Details: Suburb: GRIFFITH, District: CANBERRA CENTRAL
Applicant Name: Cassandra Keller

Completeness Check Fee	\$0 (includes GST)
Development Fee	\$2914.14
Crown Lease Variation	\$2288
Fees Payable: Public Notification	\$1258
Lease Search	\$41 (includes GST)
Home Business Fee	\$0
TOTAL FEES	\$6501.14

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

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

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

Customer Services
Environment, Planning and Sustainable Development Directorate



Brief to the Assessment Advisory Panel (AAP)

Block/s:	15	Agenda Item:	Significant community concern
Section:	37	Date:	14/12/2021
Suburb:	Griffith	DA Number:	202139308
Zone:	RZ1	Address:	18 Lockyer St
Representations:	40	Assessment officer:	Matthew Forman
Cleared by:	Richard		
Proposal:	PROPOSAL FOR MULTI UNIT DEVELOPMENT - demolition of the existing dwelling and the construction of three single storey dwellings with attached garages, driveways, landscaping and associated works, lease variation to permit supportive housing and to remove the maximum number of dwellings permitted on the block		
Reason for seeking advice:	30 or more representations		
Additional members required:	N/A		

A copy of the development application for this proposal and assessment documents can be found in Objective 202131308.

KEY ISSUES FOR DISCUSSION

The stage 4 assessment had been completed by another officer prior to the application being allocated for Stage 3 assessment/completion. The stage 4 assessment deemed the proposal to be consistent with the Territory Plan and Zone objectives for RZ1 however an RFI was sent to address courtyard wall heights, screening of external facilities and entity comments from TCCS and TPU. The Stage 4 assessment did not raise any issues that would result in refusal of the application.

During the public notification period, 40 representations were received showing significant community concern. Most representations followed similar lines with the main/common concerns being:

- The proposal should not allow more than 2 dwellings (in line with RZ1 standard block)
- Concerns about inappropriate increase of housing density and reduced amenity
- Proposal should include more green space
- Proposal is inconsistent with streetscape and desired character
- Proposal is inconsistent with the RZ1 zone objectives
- Suggested the land should be sold privately and profits of sale used to buy land specifically to be developed for social housing

With the Stage 4 assessment having been conducted prior to the majority of these representations, most of the concerns raised had already been assessed and deemed consistent with the relevant parts of the Territory Plan. Despite the amount of representations received, most raise concerns relate directly to rules that were assessed as consistent with the intent of the element. There were also concerns relating to the Lease, traffic and trees within the block. During Stage 2, none of the concerns raised as potential issues from the relevant entities.

With the proposal being supported from entities (with exception of TPU) and consistent with the Territory Plan, if the proposal were to be refused, it would only not be supported as a result of the level of community

concern. There is potential opportunity to make amendments, redesigns or reductions to the proposal in response to the concern however it is recommended that the proposal be approved in its current form. Redesign is not deemed required as the proposal has been determined as consistent with the zone objectives and relevant parts of the Territory Plan and entities have not raised issues that would result in a refusal.

In response to the community concern, the reasons for decision and key issues/concerns from representations should be addressed in the Notice of Decision.

There were also 2 representations received stating that if the proposal is approved then they would be voicing their objections to the media, on social media, writing to the Chief Minister and Planning Minister and considering the legal avenues available to them. If the proposal is approved, a summary or brief should also be sent to notify of potential publicity.

ENTITY ADVICE RELEVANT TO DISCUSSION

DA Leasing has supported the proposed variation for Supportive Housing.

TCCS have supported with conditions – further information was provided to address conditions (been referred and waiting advice)

TPU requested further information relating to the driveway and protection of tree - further information was provided to address conditions (been referred and waiting advice)

SUMMARY OF REPRESENTATIONS (list key concerns only)

- Proposal inconsistent with zone objectives and suburb character
- Increased residential density would not be consistent with desired character
- Proposal should not have more than 2 dwellings
- Concerns with levels of PPOS and POS provided
- Increased traffic generation could increase risk of accidents
- Increased noise would unreasonably affect neighbours
- Lack of parking provided
- 3 twellings is not in keeping with lease requirement of block
- Distance from shops is not suitable for potential residents without cars
- Opposed to tree removal
- Limited solar access for middle unit
- Not the best proposal financially – block could be sold and purpose built block be created with profits
- Lack of community consultation prior to lodgement
- As residences are in 1 building there is potential for fire danger
- ACT Government changing rules when ACT Government proposal

OPTIONS

The panel has the following options:

- Support the proposal
- Support the proposal, subject to conditions
- Remit the proposal back to the applicant for further information
- Partial support/non-support
- Do not support the proposal
- Note the proposal for future advice



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Brief to the Assessment Advisory Panel (AAP)

- Other - Click or tap here to enter text.

RECOMMENDATION

The assessing officer recommends the AAP support the proposal.

**AAP MINUTES**

Minutes taken by:	Emily Larkin	Chair:	Richard Davies
Members present:	Chris Gell Kieran Ives Aaron Oshyer Graham Sandeman Trent Varlow Craig Weller		
Additional attendees:	Matthew Forman		
AAP advice, including action items:	<p>The assessing officer, Matthew Forman, presented DA202139308 to the panel on the 16th of December 2021. The proposal is for Multi Unit Development - demolition of the existing dwelling and the construction of three single storey dwellings with attached garages, driveways, landscaping and associated works, lease variation to permit supportive housing and to remove the maximum number of dwellings permitted on the block</p> <p>The assessing officer raised concerns around vehicular access and the number of representations received.</p> <p>The panel addressed vehicular access and parking concerns, acknowledging that the proposed parking generation is actually greater than the minimum requirement, thus parking generation is adequate. The panel raised concerns around the turning templates only utilising a B85 vehicle instead of a B99. The panel indicated that the B85 turning templates provided are quite tight and that turning templates based on the B99 vehicle should be provided at this time.</p> <p>The panel addressed the number of representations made. With respect to planning matter representations, no departures from the territory plan were found during assessment and no issues were raised by entities during the referral period. The panel acknowledged that a large portion of representations made were not in relation to planning matters.</p> <p>The panel recommends the application be remitted to the proponent for further information on vehicular access at this time, as outlined above.</p>		
Conflicts of Interest:	None declared		
Stage allocation	Stage 4		
Date minutes cleared:	21/12/2021		
Cleared by:	Richard		



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Work Instruction

Seeking advice from the
Assessment Advisory Panel (AAP)

1 Purpose

The purpose of this Work Instruction (WI) is to provide guidance to an assessing officer on seeking advice from the Assessment Advisory Panel (AAP).

2 About the AAP

The AAP provides advice to assessing officers in the assessment and determination of significant development applications. The AAP is not a statutory body and does not hold any decision-making powers under the *Planning and Development Act 2007*. Any application or assessment referred to AAP may only seek advice.

The advice from the AAP may be recorded in assessment documentation and used to inform; however, the advice should not be recorded in a Notice of Decision as a reason for approving or refusing a development application.

The AAP considers proposals during the combined AAP and Landscape Review Panel (LRP) meetings held weekly, on an as-needs basis. The AAP can also consider some proposals out-of-session. More information about out-of-session AAP advice is provided in section 7 below.

3 Triggers for seeking advice from the AAP

If an application meets any of the below triggers, the assessing officer must seek advice from the AAP, unless excepted by the Executive Group Manager, Planning Delivery or the Executive Branch Manager, Development Assessment:

- Impact track development applications (DA)
- All estate development plan DAs
- When 30 or more representations are received on a proposal
- Where the gross floor area for a proposed development exceeds 10,000m²
- Where the height of a proposed building is above 25m
- For multi-unit developments, where a proposed building is 3 or more storeys tall and has 50 or more dwellings
- When a development has a shortfall of parking of 25% or more of the spaces required by the Parking and Vehicular Access General Code (for multi-unit developments, this criterion only applies when there are 10 or more dwellings)
- When an amendment application seeks to change the finishes or materials of significant approved developments or have a potential adverse effect on the development outcome.
- When referred to by the LRP or an out-of-session AAP.

4 AAP membership

The AAP will consist of the following core members, noting that any member may send a representative on their behalf:

- Executive Branch Manager, Development Assessment
- Senior Director/s, Planning Operations
- Director/s, Merit Assessment
- A single representative from a referral agency who raised concerns.

The following members are optional and will only be invited where applicable:

- Senior Director, DA Leasing and ACAT Coordination
- Senior Director, Impact Assessment
- A single representative from other referral agencies.

A quorum for formal AAP meetings is four members.

Any of the members listed above may send another representative on their behalf.

5 Preparing for AAP

When a matter meets the above triggers, the assessing officer is responsible for preparing the briefing on the application for the AAP. This includes:

- Creating an 'AAP' sub-folder in the 'Agency Comments' folder of the DA Objective file.
- Preparing the AAP brief (named 'AAP brief - DA number - Block/Section Suburb'). The brief should only contain summarised and relevant information (also refer to 'AAP brief - template' for preparation instructions).
- Collating all relevant plans, documentation and entity advice (aliased into the AAP subfolder).

Once prepared, the assessing officer must send a request to book the application, along with the Objective link to the AAP sub-folder, to the AAP and LRP Coordinator (MPRGandLRP@act.gov.au).

The Coordinator will book a time for the application to be considered by the panel and circulate meeting agendas. Meeting minutes are taken by the Coordinator before being sent to the chair of the meeting for clearance.

6 Assessing Officer AAP Responsibilities

The assessing officer must attend an AAP meeting, unless otherwise agreed with the team leader. The assessing officer should be prepared to provide a short verbal summary of the proposal and landscaping matters as well as answer questions or provide additional information if requested.

Assessing officers are requested to focus discussion on the matters to be dealt with and not summarise the entire proposal. Assessing officers should assume all AAP members have read the information provided in the AAP Brief and have an understanding of the proposal prior to the meeting.

Should an item meet one of the triggers outlined in section 3 above but is excepted from being presented to the AAP by the EGM or EBM, the assessing officer is to record this in the DA assessment template, as appropriate.

7 Out-of-Session AAP Advice

An out-of-session AAP asks for members to provide their advice over email.

Applications that meet the triggers for referral, as outlined in section 3, but have few or minor assessment or entity issues for discussion may be considered out-of-session. If you are unsure whether your item should be considered out-of-session, please discuss with the team leader.

Preparing for an out-of-session AAP follows the process outlined in section 5 above.

When prepared, the Coordinator sends the AAP brief and Objective file to members requesting written advice on the application. Once received, the Coordinator saves all responses into the 'AAP' sub-folder in the 'Agency Comments' folder and, when finalised, forward the Objective link to the relevant assessing officer and team leader.

From: [Larkin, Emily](#)
To: [Maxwell, Brad](#); [Sandeman, Graham](#); [Gell, Chris](#); [Davies, Richard](#); [Weller, Craig](#); [Ives, Kieran](#); [Oshyer, Aaron](#); [Varlow, Trent](#); [Forman, Matthew](#)
Subject: FW: AAP - 202139308
Attachments: [AAP.obr](#)

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

From: Larkin, Emily

Sent: Monday, 13 December 2021 11:44 AM

To: Larkin, Emily; Sandeman, Graham; Gell, Chris; Davies, Richard; Weller, Craig; Ives, Kieran; Oshyer, Aaron; Varlow, Trent; Forman, Matthew

Subject: AAP - 202139308

When: Thursday, 16 December 2021 12:30 PM-1:00 PM (UTC+10:00) Canberra, Melbourne, Sydney

Where: Microsoft Teams Meeting

Dear AAP members,

Please confirm your attendance for AAP to discuss the proposal listed below

Agenda for 16 12 2021

AAP

Item

Action Officer

Impact/

Merit

Time

File

1

DA-202139308 – Block 15 Section 37 SUBURB GRIFFITH

Proposal:

PROPOSAL FOR MULTI UNIT DEVELOPMENT - demolition of the existing dwelling and the construction of three single storey dwellings with attached garages, driveways, landscaping and associated works, lease variation to permit supportive housing and to remove the maximum number of dwellings permitted on the block

Matthew Forman

Merit

12:30

*Attached

*Please note, AAP Brief will be finalised Tuesday COB

Assessment Advisory Panel

The AAP will consist of the following core members, noting that any member may send a representative on their behalf:

- * Executive Branch Manager, Development Assessment
- * Senior Director/s, Planning Operations
- * Director/s, Merit Assessment
- * Director, General Leasing
- * A single representative from a referral agency who raised concerns

Others are considered optional and will be included in individual circulations on an as needs basis

A quorum for formal AAP meetings is four members

Any of the members listed above may send another representative on their behalf

Kind regards,

EMILY LARKIN

Assessment Officer/AAP & LRP Coordinator | Development Assessment/Exemption Declarations | 6207 3825 | Emily.Larkin@act.gov.au
<<mailto:Emily.Larkin@act.gov.au>>

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

Microsoft Teams meeting

Join on your computer or mobile app

Click here to join the meeting <https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzFjZmM4NWQtZjM2Ni00OTkzLWE1OTUtZjlLOGUxY2FjOGNi%40thread%2f0?context=%7b%22Tid%22%3a%22b46c1908-0334-4236-b978-585ee88e4199%22%2c%22Oid%22%3a%22ac8d4e03-2ae0-45a4-9d5e-5b0914521ff7%22%7d>

<https://www.act.gov.au/__data/assets/image/0004/492997/actgovlogoprint.png>

Learn More <<https://aka.ms/JoinTeamsMeeting>> | Help <<https://www.act.gov.au/help>> | Meeting options <https://teams.microsoft.com/meetingOptions?organizerId=ac8d4e03-2ae0-45a4-9d5e-5b0914521ff7&tenantId=b46c1908-0334-4236-b978-585ee88e4199&threadId=19_meeting_NzFjZmM4NWQtZjM2Ni00OTkzLWE1OTUtZjlLOGUxY2FjOGNi@thread%2f0&messageId=0&language=en-US> | Legal <<https://www.act.gov.au/disclaimer>>

From: [Forman, Matthew](#)
To: [REDACTED]
Subject: Communication-202139308-Further Information Reque-S141C-01
Date: 22 December 2021 09:03:00

OFFICIAL

Good morning,

An assessment of your development application (DA) has been undertaken and in order to progress the assessment of your DA (DA 202139308 over Block 15 Section 37 Griffith), please provide further information in response to the following matters:

The turning template provided only shows a B85 vehicle manoeuvring path and it is unclear if a B99 (from the Australian Standard) vehicle would be able to access the block and parking spaces. The ACT Civil and Administrative Tribunal (ACAT) has often requested that where vehicle manoeuvring is limited, that the B99 vehicle be used for assessment. This will ensure the development is suitable for a larger variety (and percentage) of vehicles.

Please provide a vehicle manoeuvring path to demonstrate how a B99 vehicle can easily access the car parking spaces.

Please note: If there are any changes to the design, these changes must be submitted through a S144 (amendment to the DA) of the Planning and Development Act 2007 (P & D Act) not as a S141 response.

Regards,

Matthew Forman | Assessment Officer

Phone 02 6205 9079

Statutory Planning Division | Environment, Planning and Sustainable Development Directorate | Act Government
480 Northbourne Avenue, Dickson, 2602 | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au



DA ASSESSMENT – Merit Track

Block/s:	15	DA number:	202139308
Section:	37	Date lodged:	14-Oct-21
Suburb:	Griffith	Due date:	25/11/2021
Zone/s:	RZ1	Unit Number (if applicable)	N/A
Proposal:	PROPOSAL FOR MULTI UNIT DEVELOPMENT - demolition of the existing dwelling and the construction of three single storey dwellings with attached garages, driveways, landscaping and associated works, lease variation to permit supportive housing and to remove the maximum number of dwellings permitted on the block		
Proposed Use:	Multi-Unit housing		
Is the proposed use permissible under the zone development table or Crown Lease	<input checked="" type="checkbox"/> Yes - under development table <input type="checkbox"/> No - under development table <input type="checkbox"/> Yes - in Crown Lease <input type="checkbox"/> No - in Crown Lease <input type="checkbox"/> Other – specify:		

STAGE 1 – APPRAISAL AND PRELIMINARY ASSESSMENT

Did the proposal have a pre-application meeting:	No
Is the notification wording appropriate:	Yes
Have all Entities been referred to?	Yes
NOD outline saved into Objective	Yes
AAP Triggers: Click to view Triggers	Does the proposal trigger referral to the Assessment Advisory Panel (AAP): No <input type="text"/>
Has a conflict of interest been declared?	No
Do representors have the right to review in ACAT? (See Schedule 1 of the Act and Schedule 3 of the Regulation)	Yes

Is a public land management plan in force over the land, (s.120(f))	NO If Yes – Has the DA been referred to the Conservator? Choose an item. Additional referral requested <input type="text"/>
Is an environmental significance opinion in force & relevant: (s.120(c))	<input checked="" type="checkbox"/> No known ESO applies <input type="checkbox"/> An Environmental Significance Opinion (ESO) was given on <input type="text"/> for (purpose/development details below) <input type="text"/> <input type="checkbox"/> The ESO was granted <input type="text"/> conditions. <input type="checkbox"/> The proposed development/works are minor in nature and are unlikely to cause a significant adverse environmental impact. or <input type="checkbox"/> The proposed development / works are consistent with the ESO.

Notes for the assessment officers / Key issues identified:

[Click here to enter text.](#)

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

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

<p>Stage 1 assessment has been completed.</p>		
<p><input checked="" type="radio"/> The application is suitable for advancement (to the next assessment Stage).</p> <p><input type="radio"/> The DA is recommended for refusal – Reasons for refusal has been added to the Draft NoD.</p> <p><input type="radio"/> Other. To discuss</p>		
Assessment officer:	Lincoln Rixon-Petty	18/10/2021

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

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

Entity	Did the entity support the application?	Assessment comments / Conditions required
The Conservator of Flora & Fauna	Yes - with conditions	<p>S144F advice Comments/Advice:</p> <ul style="list-style-type: none"> • The Development is supported. • Concerns regarding the retention of the regulated <i>Cedrus atlantica</i> on site has been addressed as best as can be expected considering its location. • Amendment allowing the driveway to be relocated will help in providing a better outcome, • There are no other issues of concern regarding regulated trees either on the lease or adjoining leases. <p>Conditions: works are to be undertaken in accordance with the referenced Tree Protection Plan: tree Protection Plan, dwg 202, Revision C, dated.</p>
Evo Energy - Electricity	Yes - with conditions	
Evo Energy - Gas	Yes - with conditions	
ICON Water	Yes - with conditions	
TCCS	Yes - with conditions	<p>S144F advice</p> <p><u>Conditions / Comments</u></p> <p>Nil</p>
ACT Housing	Choose an item.	
EPA (Environment Protection Authority)	Yes - with conditions	<p>Conditions:</p> <p>All works must be carried out in accordance with <i>Environment and Sustainable Development Information Sheet 1 Prevent Pollution from Residential Building Sites, February 2014</i> and <i>Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011</i>, available by calling 132281.</p> <p>Appropriately ACT licensed contractors must be engaged for the removal, transport and disposal of all hazardous materials found on the site.</p> <p>All hazardous materials found on the site must be disposed of at a facility suitably authorised/licensed to accept the waste.</p> <p>Advice:</p> <p>Noise from equipment which may be installed or used at the site, including air conditioning units and pool pumps etc, must comply with the noise standard at the block boundary at all times as per the Environment Protection Regulation 2005. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone</p>

		<p>Standard as per the Environment Protection Regulation, 2005.</p> <p>All excavations that collect rainwater during a rain storm event would be considered as a sediment control pond, and must meet the following condition:</p> <ul style="list-style-type: none"> No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the pond must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre. <p>For further information please contact the Environment Protection Authority Planning Liaison at EPAPanningLiaison@act.gov.au or on 02 6207 5642.</p>
AVO (ACT Valuations Office)	Choose an item.	Comments not received
EPSDD DA Leasing	Yes	<p>Thank you for referring this DA to DA leasing for comment. The proposal is for the variation of the lease to permit supporting housing, the removal of the number of dwellings specified and for the construction of three dwellings.</p> <p>Provided the design and siting component meets the requirements of the territory plan and the service providers support the proposal DA leasing can also support the application with standard leasing conditions and attachment.</p>

LRP/MPRG

Does any Entity advice received trigger referral to either the LRP or AAP:	No

Does any entity advice received mean the application must be refused:	No
Conditions required from entity advice:	Entered in draft NoD: No

Final

Has the entity advice received on this application been considered: (s.120(e))	Yes, see summary above.
An <i>alias</i> of advice from the Utility service providers and other relevant entities has been moved into the approved plans folder.	Yes

STAGE 3 – ISSUES CONSIDERATION (REPRESENTATIONS)

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

<p>Specify number of Representation/s received:</p> <p style="text-align: center;">40</p>	<p>NOTE: If 30 or more Reps – refer to AAP</p>
Area of concern / issue	Representation comment - Territory Plan response
<p>Density and suburb character <i>- it would further detract from the character of the suburb of Griffith by increasing the population density and undermining the single dwelling nature of the area. The location is not consistent with the purpose of sustainable housing.</i></p> <p><i>- There are no other blocks in this suburb where three dwellings have been permitted previously and for the ACT government</i></p> <p><i>- reduced open space, planting area, tree removal</i></p> <p><i>- Concerns of ACT Gov using a separate set of rules for their own proposals</i></p> <p><i>- Not compatible with streetscape</i></p> <p><i>- Concerns about allowing 3 residences where rules state maximum of 2</i></p> <p><i>- Unit 2 PPOS not meeting minimum area</i></p>	<p>The proposal is consistent with the Territory Plan requirements and the relevant zone (RZ1) objectives</p> <p>Stage 4 assessment has PPOS, POS and planting area as compliant with element.</p> <p>Proposal is to be supportive housing which will allow higher density, higher plot ratio etc in accordance with Territory Plan</p> <p>Proposal uses red brick façade, single storey and similar roof pitch to the neighbouring residences. Stage 4 assessment has deemed proposal is compatible with streetscape</p> <p>Proposal using Territory Plan rules for supportive housing to allow 3 residences rather than an exception to RZ1 rules.</p>
<p>Driveway, noise and traffic 1- Rep 2 - close proximity to the T intersection with Mitchell Street and having three driveways at that juncture increases the likelihood of accidents. 2- impact on my enjoyment of my property because of increased noise disturbance by having three dwellings directly opposite me, the accompanying increase in traffic and the likelihood of increased nuisance. 3- Rep 7 – concerns about noise and quiet neighbourhood 4- unreasonable increase in traffic and risk to cyclists ad children 5- lack of parking</p> <p style="background-color: yellow;"><i>Rep 2 - If this proposal goes ahead in its current form I will be personally writing to the Chief Minister and the Minister for Planning to voice my strong objections and will consider what legal avenues are available to me.</i></p> <p style="background-color: yellow;"><i>Rep 3 - Please note that if this proposal does go ahead in its current form I will be using social media and local media outlets to raise my objections and bring these safety issues (see above paragraph) to public attention.</i></p>	<p>1- The application has been referred to TCCS who administer traffic and road net work issues.</p> <p>2- The internal driveway will be used by only 3 units which is unlikely to generate intense traffic.</p> <p>3- representing neighbour is not immediately adjacent to subject block. Noise levels as a result of proposal should not unreasonably affect neighbourhood amenity. Proposal will be required to function within EPA regs and limits for residential noise levels and EPA have put advice regarding noise levels in their comments.</p> <p>4- additional traffic 2 additional residences would be unlikely to unreasonably increase to traffic levels of the area (check tccs comments)</p> <p>5- stage 4 has assessed the application and deemed the amount of parking to be appropriate for the development.</p> <p style="background-color: yellow;">Please ensure a summary or a brief is undertaken with decision and sent to George to advice Ben Ponton</p>
<p>Lease <i>having three dwellings on a block is not in keeping with the lease requirement of that block or surrounding blocks.</i></p>	<p>DA Leasing have supported the proposal and LV component.</p>
<p>Proximity to shops</p>	<p>Subject block is in close proximity to Manuka Shops</p>

Tree removal	Proposal was referred to TPU. They have requested further information regarding driveway but have not raised issue with tree removal
Middle unit not receiving adequate solar access, particularly at midday	Stage 4 assessment deems all units will receive at least 3hrs of direct sunlight on June 21
Not the most financially viable block for ACT Housing to develop	Development proposal is assessed against Territory Plan. ACT has deemed block appropriate for redevelopment. Financial viability of block is not a planning consideration – only proposed works on subject blocks.
Residence 2 having limited PPOS	Stage 4 assessment has deemed the development complies with the intent of the element through applicable criteria
Lack of community consultation prior to lodgement	Application does not trigger pre da community consultation. DA public notification meets minimum standards
Potential fire danger	Proposal will need to comply with BCA and appropriate fire ratings – will be certified through BA process
Representation from Greater Canberra (31) is positive and in favour of application	
Significant community concern, particularly regarding increased housing density and reduced amenity as a result	
General/common comments: <ul style="list-style-type: none"> - Should be max of 2 residences - Could see land and then use profits to do similar development in 'more appropriate' area - More green space - Not consistent with rz1 zone objectives - Consistency with streetscape and desired character 	
Do any issues raised in representations require a further information request: (s.141 or 144)	No
Was a site inspection undertaken in this stage:	No - Aerial imagery on ACTMapi deemed sufficient

Additional information requests:

Is further information required as a result of stages 2 and 3?: (s.141 or s.144)	Yes - Enter details below of what is required (wording to be sufficient to be copied into redevelopment & an additional info request) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">TPU and TCCS advice was sent to the applicant to address and resolve issues.</div>	NOTE: send out Further Information unless agreed with Manager
All representations made about this application been considered in the assessment of this proposal: (s.120(d))	Yes, see assessment above	
Does the STAGE 3 assessment require further assessment from STAGE 4?	Yes	

Has the further information request been reviewed by the manager? Yes

Note: must be reviewed prior to being requested

Date email request sent: 18/11/2021

Completion

<input checked="" type="radio"/> Stages 2 and 3 has been completed with no issues identified.
<input type="radio"/> Stages 2 and 3 has been completed with the following issues noted: Choose an item.
<input type="radio"/> Stages 2 and 3 has identified issues that prevent further assessment, specifically (insert below)
Assessment officer: Name Lina Veloz and Matthew Forman
Date: 11/05/2022

STAGE 4 – TERRITORY PLAN ASSESSMENT

Proposed Use	<p>Q1. Is the proposed use allowable in the applicable zone/s? Yes</p> <p>Q2. Is the proposal permitted under the Crown Lease? Subject to Lease Variation (not included)</p>	
Territory Plan assessment		
Select relevant code: (click box) (Select more than one if required)	<p><input checked="" type="checkbox"/> Multi-unit Housing Development code</p> <p><input type="checkbox"/> Single Dwelling Housing Development code</p> <p><input checked="" type="checkbox"/> Residential Zone Development code</p> <p><input type="checkbox"/> Non-Urban Zones Development code</p> <p><input checked="" type="checkbox"/> Parking and Vehicular Access General code</p> <p><input checked="" type="checkbox"/> Crime Prevention through Environmental Design General code</p> <p><input type="checkbox"/> Estate Development code</p> <p><input checked="" type="checkbox"/> Waterways Water Sensitive Urban Design General code</p> <p><input checked="" type="checkbox"/> Access and Mobility General code</p> <p><input type="checkbox"/> Signs General code</p> <p><input checked="" type="checkbox"/> Lease variation General code</p> <p>Specify relevant Development Code/s:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p>Specify relevant Precinct Code/s:</p> <div style="border: 1px solid black; padding: 2px;">Griffith Precinct Map and Code</div>	
<p>The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion. <i>Note: Further issues may have been identified in a plan based assessment that have not necessarily been included in this or is of a significance that did not warrant particular discussion.</i></p> <p>NOTE: Assessment Officers to pay particular attention to all mandatory rules</p>		
Code	Rule / Criteria	Assessment/Discussion
Griffith Precinct Map and Code		N/A
Residential Zones Development Code	C3	<p>North-east elevation shows that there will be overlooking into the adjoining residence Block 14.</p> <p>South east elevation shows that there will be overlooking into the adjoining residence Block 5. Discussed with Chris to look at the reps and if there is overlooking comments to send RFI for clarification of the levels</p> <p style="text-align: center;">Overlooking was not raised as a concern in stage 3. MF 02/12/21</p> <p>There are some shrubs proposed along the north east fence (osf) osmanthus delavayi mature height 1m (csh) Camellia sasanqua mature height 3-5m (Ct) choisya ternata mature height 2m</p>
	R4	All dwellings meet both the Australian Standard AS4299 Adaptable housing (Class C); and the Access and Mobility General Code. Complies
	R5	Maximum plot ratio in RZ1 35% Site area: 1114m ² Dwellings area: 369.813m ² Plot ratio: 33.19% complies
	R61	The site is not listed heritage.
	R62	Referred to TPU
	R63	The site is not located in a bushfire prone area
MUHDC	R11	1-unit 600m ² + (250m ² +250m ²) = 1000m ² <1114m ² complies

	R16	Complies – Only 1 storey proposed.
	R/C23	Maximum building height less than 8.5m
	R/C25	Complies
	R/C26	Complies
	R/C29	Front setback 6m complies
	R/C30	3m side setback complies
	R/C38	Dwellings + parking + driveway: 369.813+243.6 = 612.813m2 POS: 501m2/1114 = 44% complies Planting area exceeds 20%
	C40	Landscape complies
	R/C41	Southern and northern boundary fence are forward the building line. Discussed with Chris and no issues as the existing fence/hedge is forward the building line
	R/C42	Part of the courtyard wall exceeds the maximum height of 1.8m. Discussed with Chris clarification required 2/11/21 Wall is in line with front boundary setback (6m setback). As it is compliant the height will be ok. MF 10/12/21
	C43	Water tanks and clothes lines are visible from the street. Discussed with Chris RFI require The facilities are setback far behind the front boundary and building line with screening from courtyard walls in front. This would be reasonably separated from public view and reasonably screened. MF 10/12/21
	C44	Letterbox complies
	R/C47	Habitable rooms to dwelling v3 face the street plus the courtyard to dwelling v3 with covered terrace faces the street.
	R/C49-50	Wall and roof articulation complies
	R/C55	Complies - 2-bedroom dwellings greater than 90m2.
	R57	All units will get at least 3h of solar access
	R/C59-60 Privacy	Complies
	R/C61	PPOS complies
	R/C62-63	Complies
	R67	Referred to EPA
	R/C72	Referred to TCCS
	R/C73	Complies
	R/C74	Turning template provided and no issues Through AAP meeting, the panel raised concerns around the turning template as it only demonstrates a B85 vehicles. As the vehicle manoeuvring for this vehicle was quite tight, it was determined a B99 template should also be provided. MF Applicant has provided B99 turning template through S141D however driveway has been altered and is located closer to tree and within TPZ. B99 template will have to be provided without affecting tree protection plan. Suggested condition of approval for the applicant to provide a B99 turning template, demonstrating how vehicles can enter and exit garages and hard stand car spaces. Lincoln - Discussed with Matt F only hardstand spaces require templates 19/5/22
	R/C82	Visitor parking complies with criteria
AMGC		Complies
PVAGC		Number of car parking required: 3x1.5=5 and 1 visitor Parking provided 6 including visitor.
CPTEDGC		Complies
WSUD		Complies

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

Additional Information

Is further information required at this phase:	Yes - Enter details below of what is required (wording to be sufficient to be copied into edevelopment & an additional info request)
--	--

(s.141 or s.144)	<div style="border: 1px solid black; width: 100%; height: 40px; margin-bottom: 5px;"></div> <p style="color: red; font-weight: bold; margin: 0;">Note: Further Information should not be requested at this stage if the DA is to be refused</p>
List items if required	<p>1. <u>Assessment against the Territory Plan:</u></p> <p><u>Multi-Unit Housing Development Code (MUHDC):</u></p> <p>a) R/C42: Part of the dwelling V3 courtyard wall exceeds the maximum height of 1.8m. Please clarify the excessive height.</p> <p>b) C43: Water tanks and clotheslines seem to be visible from Lockyer Street. All external facilities must be screened from the public areas.</p> <p>Second RFI: Request for B99 Turning template</p>

Has the further information request been reviewed by the stage leader and/or manager? Yes

Note: must be reviewed prior to being requested

Has an additional information request been made within 10 days of lodgement? No - if no – any other additional information request is to be generated by Stage 5)

Date of request: 03/11/2021

Stage 4 officer to complete Has further information been requested	Yes If yes, DATE 03/11/2021
Stage 4 officer to complete Has further information been received	Yes If yes, DATE 14/12/2021
Stage 4 officer to complete Has further information been requested	Yes If yes, DATE 22/12/2021
Stage 4 officer to complete Has further information been received	Yes If yes, DATE 14/12/2021

Is the proposal consistent with the relevant zone objectives: (s.120(a))	<input checked="" type="radio"/> Yes <div style="border: 1px solid black; width: 100%; height: 40px; margin-top: 5px;"></div> <input type="radio"/> No - Note: Please discuss with Senior Manager <div style="border: 1px solid black; width: 100%; height: 40px; margin-top: 5px;"></div>
Is the proposal considered suitable for the land on which it is to take place: (s.120(b)) Note: The assessment officer may also have regard to any DRP and Pre-DA community consultation	Yes - Based on relevant legislation and the TP assessment, the proposal is considered suitable for the land
What is the probable impact of the proposed development (including nature, extent and significance of probable environmental impacts): (s.120(g))	<input checked="" type="radio"/> No probable impacts identified that require amendment or refusal of the proposed OR <input type="radio"/> Condition(s) of approval have been imposed to address probable impacts OR <input type="radio"/> Impacts identified require amendment of the proposal OR <input type="radio"/> Impacts identified require refusal of the proposal

	Comments: <div style="border: 1px solid black; height: 50px; width: 100%;"></div>
Was a site inspection undertaken in the assessment stage:	No - Aerial imagery on ACTMapi deemed sufficient
Have any issues been identified that would result in a refusal:	No
Conditions required from initial review of application Stage 1 or Territory Plan Stage 4 assessment:	Other/Discuss/Advice: Please specify below <div style="border: 1px solid black; height: 40px; width: 100%;"></div> suggested condition noted in assessment

Completion

Stage 4 assessment has been completed.

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

Assessment officer:	Name Matthew Forman	18/05/2022
----------------------------	---------------------	------------

STAGE 5 – PRELIMINARY DECISION MAKING Including AAP / LRP

Have all previous Stages (1-4) been completed?	Yes
Is a site inspection required to make a decision?	No
Are there any Stage 1-4 reasons for referral to LRP, AAP, Other?	Yes – see below If yes, what date is the proposal booked into AAP/LRP: 14/12/2021

LRP / AAP

The DA was presented to AAP on 14/12/2021 and is summarised as follows:

LRP/AAP resolved that the development application can be:	<input checked="" type="radio"/> Supported subject to further information being received. Details below: The panel recommended the application be remitted to the proponent for further information on vehicular access at this time, as outlined above. Notably in regard to a B99 turning template. <i>Discussion with assessing officer</i> A discussion re AAP was had with the assessing office, given entity support notably TPU it was deemed suitable to include a 165-condition requesting the above noted B99 templates. TPU condition re tree protection plan will ensure the provided templates will remain entity compliant. The NOD has been updated to reflect the AAP/LRP outcome: Yes	LRP/AAP Officer DATE: 19/05/2022
Are minutes from LRP / AAP saved in Objective	Yes <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	

Is further information required at this stage. (s.141 or s.144)	Yes - Enter details below of what is required (wording to be sufficient to be copied into edevelopment & an additional info request)	
List items if required	Information on vehicular access and manoeuvring	

Has the further information request been reviewed by the manager? Yes

Note: must be reviewed prior to being requested

The findings of Stages 1-4 have been reviewed and the application should be:	<input type="radio"/> Approved <input checked="" type="radio"/> Approved with Conditions <input type="radio"/> Partially approved/refused (provide details below): <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <input type="radio"/> Refused
Assessment officer:	Lincoln Rixon-Petty Date: 19/05/2022

STAGE 6 – RECOMMENDED DETERMINATION OF PROPOSAL

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

Sign Off

Determination:	In my findings, I have considered the advice and recommendations stages 1-5 in this assessment document and determine that the application is to be: <input checked="" type="radio"/> Approved subject to conditions consistent with the above assessment	Date: 19/05/2022
Determining officer	Name: Lincoln Rixon-Petty	Date 19/05/2022
Delegate:	Name: Chris Gell	Date: 20/05/2022

Post Determination

Can stamped plans be released with decision?

No - select below:

- S165 Conditions required to be satisfied - Stage 6 to organise Stamped Plans once endorsed

Hill, Libby

From: Veloz, Lina
Sent: 12 January 2022 12:07
To: David Pfaff
Cc: Gell, Chris; Robinson, Tracey
Subject: RE: RFI - S141A - 202139308-15/37 Griffith - Representation Responses & Comments Transmission [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]
Attachments: Communication-202139308-Further Information Reque-S141C-01

OFFICIAL

Good afternoon David

Thank you for your email. I can see that you already uploaded the response to the representations in our system as S141C thanks for that.

There was another RFI sent by Matthew Forman related to the turning template (attached). Are you planning to lodge a response to it any time soon?

Kind regards

Lina

Lina Veloz

Assessment Officer | Development Assessment

Planning Delivery | Environment Planning and Sustainable Development | ACT Government

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

p (02) 6205 7365 | e Lina.Veloz@act.gov.au | web www.actpla.act.gov.au

From: David Pfaff [redacted]@architectureck.com.au>
Sent: Tuesday, 11 January 2022 2:35 PM
To: Veloz, Lina <Lina.Veloz@act.gov.au>
Cc: Robinson, Tracey <Tracey.Robinson@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>
Subject: RFI - S141A - 202139308-15/37 Griffith - Representation Responses & Comments Transmission

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

Lina Veloz (Development Assessment)

CC Tracey Robinson / Chris Gell (Housing ACT)

In relation to the 18 Lockyer Street, Griffith (Block 15, Section 37, Griffith) and the representations submitted for ID 202139308, we have reviewed the representations and provided responses and comments to each individual submission against the Territory Plan planning controls and provisions. In this regard we attach for your information and review our representation summary, response and comments (refer attached file: 22-01-10_Lockyer Street Griffith – Representations – Responses & Comments ID 202139308.pdf).

As indicated we have summarised the representations submitted and provided a response and comment based upon Territory Plan planning provisions – the provisions of the Territory Plan have been complied with except

regards the Principal Private Open Space minimum dimensions to Dwelling V2 (this was indicated in the original DA submission).

Lina – do I need to upload this document to the edevelopment portal ?

We trust the attached is of interest and sufficient for your current requirements.

Regards,

David Pfaff
Associate



Unit 2, Level 1
24 Thesiger Court
Deakin ACT 2600
T +61 2 6273 1003

Primary Nominee: Cassandra Keller
ACT Reg. 1076
NSW Reg. 10203

ABN 67154909332



www.architectureck.com.au

Dhawura ngunna dhawura Ngunnawal, We are located on Ngunnawal Country. CK Architecture acknowledges we walk & work on the lands of the Ngunnawal people. We pay our respect to their elders of the past, present and emerging.

From: info <info@architectureck.com.au>
Sent: Friday, 17 December 2021 9:48 AM
To: David Pfaff <info@architectureck.com.au>
Subject: FW: RFI - S141A - 202139308-15/37 Griffith

From: Veloz, Lina <Lina.Veloz@act.gov.au>
Sent: 17 December, 2021 9:46 AM
To: info <info@architectureck.com.au>
Cc: Robinson, Tracey <Tracey.Robinson@act.gov.au>; Gell, Chris <Chris.Gell@act.gov.au>
Subject: RE: RFI - S141A - 202139308-15/37 Griffith

OFFICIAL

Good morning Cassandra

We have received 40 representations for the above DA which we assume you have received a copy of them as well. Please provide comments to all concerns raised by the representations and submit with the amendment sent earlier below.

Regards

Lina Veloz

Assessment Officer | Development Assessment

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

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

p (02) 6205 7365 | e Lina.Veloz@act.gov.au | web www.actpla.act.gov.au

From: Veloz, Lina
Sent: Thursday, 2 December 2021 3:08 PM
To: info@clarkekeller.com.au
Cc: Robinson, Tracey <Tracey.Robinson@act.gov.au>
Subject: RE: RFI - S141A - 202139308-15/37 Griffith

OFFICIAL

Good afternoon Cassandra

In addition to the previous RFI, the following entity did not support the proposed development. Please address the matters, liaise with the entity, obtain their support/approvals and submit to the planning authority. Alternatively, submit the required information to the planning authorities to be referred back to the relevant entity.

Transport Canberra and City Services (TCCS)

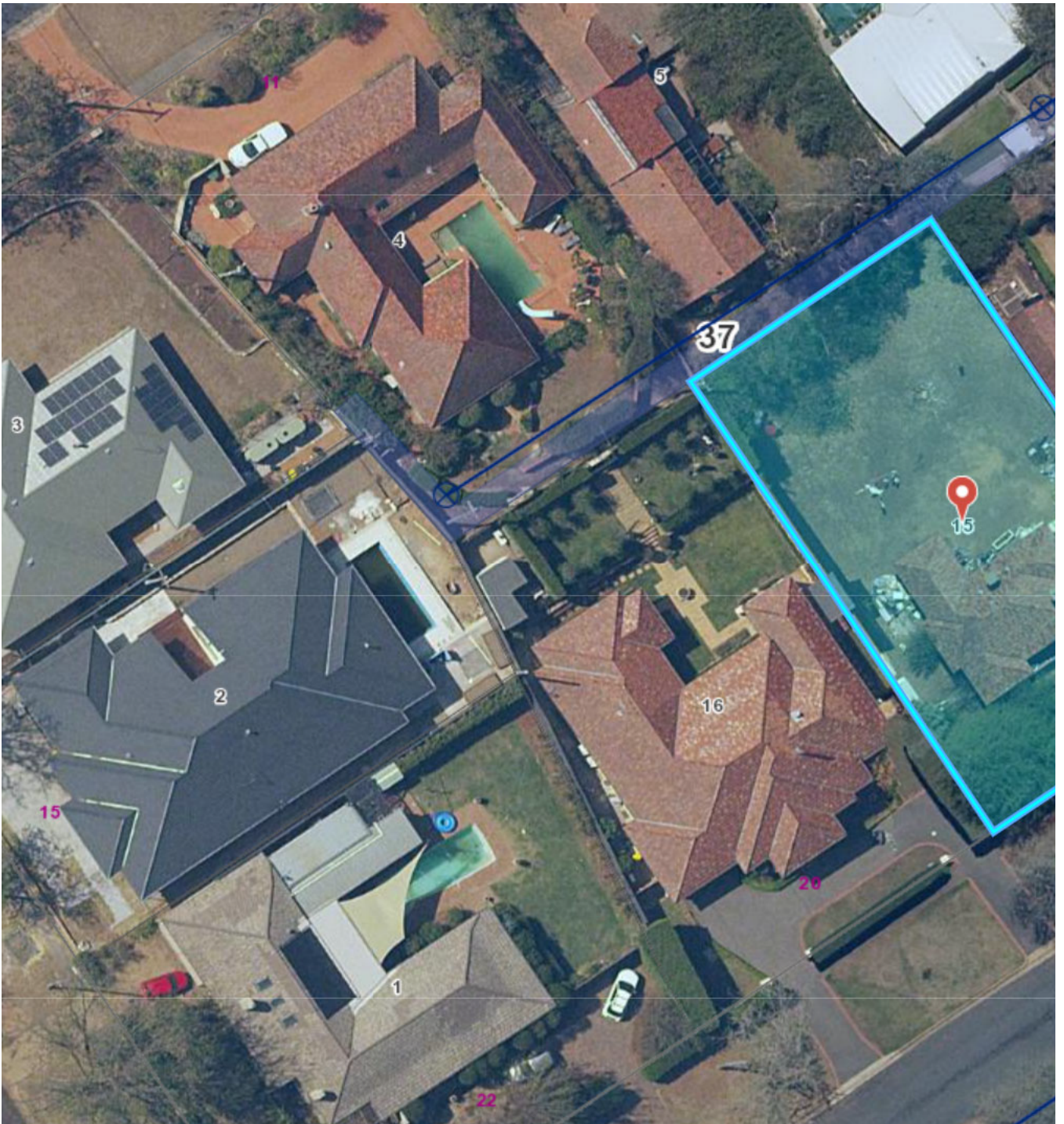
VERGE CROSSING

1. The new verge crossing must be constructed outside the street tree protection zone and preferably at double width and in accordance with TCCS Design Standards.

STORMWATER

2. The proposed drainage to the kerb is NOT supported and all stormwater must drain to the SW network through a new SW tie either to the SW network behind the this block or to the front across the road as shown in Image 1 below:

Image 1



3. If the stormwater tie is to be connected to the SW network across the road then the alignment must not impact on the existing street tree.

Regards

Lina Veloz

Assessment Officer | Development Assessment

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

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

p (02) 6205 7365 | e Lina.Veloz@act.gov.au | web www.actpla.act.gov.au

From: Veloz, Lina
Sent: Thursday, 18 November 2021 4:34 PM
To: info@clarkekeller.com.au
Cc: Robinson, Tracey <Tracey.Robinson@act.gov.au>
Subject: RE: RFI - S141A - 202139308-15/37 Griffith

OFFICIAL

Good afternoon Cassandra

In addition to the previous RFI, the following entity did not support the proposed development. Please address the matters, liaise with the entity, obtain their support/approvals and submit to the planning authority. Alternatively, submit the required information to the planning authorities to be referred back to the relevant entity.

Tree Protection Unit (TPU)

The Tree Protection Unit require clarification on the driveway within the Tree Protection Zone (dripline + 2 metres) of Tree 4 *Cedrus deodara*.

- Can the driveway not be constructed within the Tree Protection Zone (TPZ) resulting in roots greater than 20mm in diameter being severed and involve side cuts that do not exceed 100mm below natural ground level?
- If not, can clarification on to what depth the hydrovac proposal intends to go within the TPZ, what the intention is if a structural root of greater than 70mm is encountered upon the hydrovac root exploration?

Regards

Lina Veloz

Assessment Officer | Development Assessment

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

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

p (02) 6205 7365 | e Lina.Veloz@act.gov.au | web www.actpla.act.gov.au

From: Veloz, Lina
Sent: Wednesday, 3 November 2021 12:36 PM
To: info@clarkekeller.com.au
Cc: Robinson, Tracey <Tracey.Robinson@act.gov.au>
Subject: RFI - S141A - 202139308-15/37 Griffith

OFFICIAL

Dear Cassandra

Request for further information (RFI)

In relation to DA 202139308, an assessment has been undertaken by the planning and land authority and the following matters need to be addressed:

1. Assessment against the Territory Plan:

Multi-Unit Housing Development Code (MUHDC):

- a) R/C42: Part of the dwelling V3 courtyard wall exceeds the maximum height of 1.8m. Please clarify the excessive height.
- b) C43: Water tanks and clotheslines seem to be visible from Lockyer Street. All external facilities must be screened from the public areas.

Please note that we have not yet received comments from all entities. Once comments are received from all entities, if required, we may request further information.

GENERAL/PROCESS ADVICE: Please submit the information addressing the above in e-development. If this is only additional information with the current proposal (no amendments), please submit this under a section 141 application. If ANY design changes are proposed, please ensure this is submitted as a section 144 application. Submitting information under the wrong section will delay your application. Where suitable, the relevant amendments should be clearly clouded and identified.

An eDevelopment advice referencing this email will be sent to you shortly.

If you require any assistance with uploading documents through eDevelopment, please contact EPSDD Customer Services on 62071923. For technical advice on the development application process, please contact the EPSDD Gateway Team on 6205 2888.

Feel free to contact me if you have any question.

Kind regards

Lina Veloz

Assessment Officer | Development Assessment

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

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

p (02) 6205 7365 | e Lina.Veloz@act.gov.au | web www.actpla.act.gov.au

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Hill, Libby

From: Veloz, Lina
Sent: 28 October 2021 10:57
To: AC, EPD Customer Services
Subject: DA-202139308 - 15/37 Griffith
Attachments: 3 - Development Application.obr

OFFICIAL

Hi CS

Please refer the attached DA to EPA.

Thanks

Lina Veloz

Assessment Officer | Development Assessment

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

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

p (02) 6205 7365 | e Lina.Veloz@act.gov.au | web www.actpla.act.gov.au

Hill, Libby

From: Veloz, Lina
Sent: 18 November 2021 16:27
To: TCCS_PC DA
Subject: Reminder: REFERRAL-TCCS-202139308-15/37 GRIFFITH-01
Attachments: plans.obr; supporting docs.obr

Importance: High

OFFICIAL

Hi TCCS team

Could you please provide comments for the attached application.

Thanks

Lina Veloz

Assessment Officer | Development Assessment

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

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

p (02) 6205 7365 | e Lina.Veloz@act.gov.au | web www.actpla.act.gov.au

From: AC, EPD Customer Services
Sent: Tuesday, 19 October 2021 2:09 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202139308-15/37 GRIFFITH-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202139308
BLOCK: 15 **SECTION:** 37 **DIVISION:** GRIFFITH

Description - PROPOSAL FOR MULTI UNIT DEVELOPMENT - demolition of the existing dwelling and the construction of three single storey dwellings with attached garages, driveways, landscaping and associated works, lease variation to permit supportive housing and to remove the maximum number of dwellings permitted on the block.

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 **(09/11/2021)**.

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

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

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

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

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

Kind Regards,

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

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

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

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



Hill, Libby

From: David Pfaff [REDACTED]@architectureck.com.au>
Sent: 11 January 2022 14:35
To: Veloz, Lina
Cc: Robinson, Tracey; Gell, Chris
Subject: RFI - S141A - 202139308-15/37 Griffith - Representation Responses & Comments Transmission
Attachments: 22-01-10_Lockyer Street Griffith - Representations - Responses & Comments ID 202139308.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Lina Veloz (Development Assessment)

CC Tracey Robinson / Chris Gell (Housing ACT)

In relation to the 18 Lockyer Street, Griffith (Block 15, Section 37, Griffith) and the representations submitted for ID 202139308, we have reviewed the representations and provided responses and comments to each individual submission against the Territory Plan planning controls and provisions. In this regard we attach for your information and review our representation summary, response and comments (refer attached file: 22-01-10_Lockyer Street Griffith – Representations – Responses & Comments ID 202139308.pdf).

As indicated we have summarised the representations submitted and provided a response and comment based upon Territory Plan planning provisions – the provisions of the Territory Plan have been complied with except regards the Principal Private Open Space minimum dimensions to Dwelling V2 (this was indicated in the original DA submission).

Lina – do I need to upload this document to the edevelopment portal ?

We trust the attached is of interest and sufficient for your current requirements.

Regards,

David Pfaff
Associate



Unit 2, Level 1
24 Thesiger Court
Deakin ACT 2600
T +61 2 6273 1003

Primary Nominee: Cassandra Keller
ACT Reg. 1076
NSW Reg. 10203

ABN 67154909332



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Dhawura ngunna dhawura Ngunnawal, We are located on Ngunnawal Country. CK Architecture acknowledges we walk & work on the lands of the Ngunnawal people. We pay our respect to their elders of the past, present and emerging.

From: info <info@architectureck.com.au>
Sent: Friday, 17 December 2021 9:48 AM
To: David Pfaff [REDACTED]@architectureck.com.au>
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OFFICIAL

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Regards

Lina Veloz

Assessment Officer | Development Assessment

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

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Transport Canberra and City Services (TCCS)

VERGE CROSSING

1. The new verge crossing must be constructed outside the street tree protection zone and preferably at double width and in accordance with TCCS Design Standards.

STORMWATER

2. The proposed drainage to the kerb is NOT supported and all stormwater must drain to the SW network through a new SW tie either to the SW network behind the this block or to the front across the road as shown in Image 1 below:

Image 1



3. If the stormwater tie is to be connected to the SW network across the road then the alignment must not impact on the existing street tree.

Regards

Lina Veloz

Assessment Officer | Development Assessment

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

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p (02) 6205 7365 | e Lina.Veloz@act.gov.au | web www.actpla.act.gov.au

From: Veloz, Lina
Sent: Thursday, 18 November 2021 4:34 PM
To: info@clarkekeller.com.au
Cc: Robinson, Tracey <Tracey.Robinson@act.gov.au>
Subject: RE: RFI - S141A - 202139308-15/37 Griffith

OFFICIAL

Good afternoon Cassandra

In addition to the previous RFI, the following entity did not support the proposed development. Please address the matters, liaise with the entity, obtain their support/approvals and submit to the planning authority. Alternatively, submit the required information to the planning authorities to be referred back to the relevant entity.

Tree Protection Unit (TPU)

The Tree Protection Unit require clarification on the driveway within the Tree Protection Zone (dripline + 2 metres) of Tree 4 *Cedrus deodara*.

- Can the driveway not be constructed within the Tree Protection Zone (TPZ) resulting in roots greater than 20mm in diameter being severed and involve side cuts that do not exceed 100mm below natural ground level?
- If not, can clarification on to what depth the hydrovac proposal intends to go within the TPZ, what the intention is if a structural root of greater than 70mm is encountered upon the hydrovac root exploration?

Regards

Lina Veloz

Assessment Officer | Development Assessment
Planning Delivery | Environment Planning and Sustainable Development | **ACT Government**
480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601
p (02) 6205 7365 | e Lina.Veloz@act.gov.au | web www.actpla.act.gov.au

From: Veloz, Lina
Sent: Wednesday, 3 November 2021 12:36 PM
To: info@clarkekeller.com.au
Cc: Robinson, Tracey <Tracey.Robinson@act.gov.au>
Subject: RFI - S141A - 202139308-15/37 Griffith

OFFICIAL

Dear Cassandra

Request for further information (RFI)

In relation to DA 202139308, an assessment has been undertaken by the planning and land authority and the following matters need to be addressed:

1. Assessment against the Territory Plan:

Multi-Unit Housing Development Code (MUHDC):

- a) R/C42: Part of the dwelling V3 courtyard wall exceeds the maximum height of 1.8m. Please clarify the excessive height.

- b) C43: Water tanks and clotheslines seem to be visible from Lockyer Street. All external facilities must be screened from the public areas.

Please note that we have not yet received comments from all entities. Once comments are received from all entities, if required, we may request further information.

GENERAL/PROCESS ADVICE: Please submit the information addressing the above in e-development. If this is only additional information with the current proposal (no amendments), please submit this under a section 141 application. If ANY design changes are proposed, please ensure this is submitted as a section 144 application. Submitting information under the wrong section will delay your application. Where suitable, the relevant amendments should be clearly clouded and identified.

An eDevelopment advice referencing this email will be sent to you shortly.

If you require any assistance with uploading documents through eDevelopment, please contact EPSDD Customer Services on 62071923. For technical advice on the development application process, please contact the EPSDD Gateway Team on 6205 2888.

Feel free to contact me if you have any question.

Kind regards

Lina Veloz

Assessment Officer | Development Assessment
Planning Delivery | Environment Planning and Sustainable Development | **ACT Government**

480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601
p (02) 6205 7365 | e Lina.Veloz@act.gov.au | web www.actpla.act.gov.au

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REPRESENTATIONS – SUMMARY, COMMENTS & RESPONSES:

REPRESENTORS DETAILS:	REPRESENTATION – Extracted from Representation, Abbreviated Summary:	COMMENTS / RESPONSES – Responses to Representations Against Drawings and / or Territory Plan + Non- Compliances:
REPRESENTATIONS – NOT SUPPORTED		
	<p>38 Submitted Representations – 37 x Not Supported and 1 x Supported Representations. Of the 37 x Not Supported Representations a number were common surnames / families [REDACTED] [REDACTED]) or double submissions from a single person ([REDACTED]), thus 26 not supported representations have been addressed and are applicable.</p> <p>In summary the majority of the representations indicated / queried the following:</p> <ul style="list-style-type: none"> - Redevelopment at odds with the requirements of the RZ1 zone requirements and objects. - Will detract from the character of the suburb by increasing the population density and undermining the single dwelling nature of the area. - Is not consistent with the existing dwellings within the suburb. - Has a likely impact of increased traffic, noise and nuisance. - The driveway within close proximity to the intersection of Lockyer Street and Mitchell Street. - That there will be a loss of established trees, plantings, bird and wildlife habitat. - Principal Open Space to Dwelling V2 minimum dimension less than 6 metres. - Total budget queried. - Comments that Housing ACT has a poor record managing tenants and properties. - There was a lack of community consultation queried. 	<p>As indicated in the following individual responses to each submitted representation below we have indicated compliance with RZ1 zone objectives, Territory Plan planning controls, rules and regulations, these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC).

	<ul style="list-style-type: none"> - 3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC. - Building Site Coverage is 369.03sqm (32.1% of the site area). - Site Open Space – provided (i.e. >2.5 metres wide) is 480sqm (42.08%), which is in excess of the minimum 40% of the required site area – Rule 38 – MUHDC. - Planting area – provided is 301.30sqm (27.1%) which is in excess of the minimum 20% of the required site area – Rule 38 – MUHDC. - Driveway – no additional Verge Crossings / Driveways proposed, with the one Verge Crossing proposed for the new development moved 8 metres along Lockyer Street to the south-west – which will be further away from the intersection of Lockyer Street and Mitchell Street. - Supportive Housing and compliance with AS4299 – Adaptable Housing Standards, has been certified by the Access Consultant – Eric Martin & Associates and indicated in the Access & Mobility Report submitted with the DA documents. <p>The one area of non-compliance – which is minor is in relation to the Principal Private Open Space area to Dwelling V2. The overall Courtyard area at 39.93sqm is in excess of the 36sqm minimum required PPOS area. Note that a part of the 6 x 6meter minimum PPOS dimension DOES NOT COMPLY – the area of non-compliance is 3.0 x 1.7 metres – 5.1sqm (less than 14% of the minimum PPOS area).</p>	
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INDIVIDUAL REPRESENTATIONS – COMMENTS & RESPONSES:

REPRESENTORS DETAILS:	REPRESENTATION – Extracted from Representation, Abbreviated Summary:	COMMENTS / RESPONSES – Responses to Representations Against Drawings and / or Territory Plan + Non- Compliances:	
REPRESENTATIONS – NOT SUPPORTED			
<p>Reference Code: C6PFLG.</p> <p>No address or location provided to review representors to the site.</p>	<p>Will detract from the character of the suburb by increasing the population density and undermining the single dwelling nature of the area.</p> <p>Is not consistent with the purpose of sustainable housing.</p>	<p>The Territory Plan allows for up to 3 x Supportive Housing Dwellings – Rule 11, Table A1 – MUHDC. COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p> <p>Plot ratio – the Territory Plan allows for a Maximum Plot ratio that is less than the maximum allowable at 35% of the site area (site area – 1,114 sqm) – Rule 5, Table 2 – RZDC. COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p> <p>Sustainable Housing is not a Territory Plan requirement – but our client ACT Housing requires that all dwellings / apartments are a minimum 6 Stars EER.</p>	1.
<p>Reference Code: 4Q2RS6PR.</p> <p>No address or location provided to review representors to the site.</p>	<p>Is not consistent with the existing dwellings within the suburb.</p> <p>The driveway within close proximity to the intersection of Lockyer Street and Mitchell Street.</p> <p>NOTE – REPRESENTATION HAS SAME WORDING AS THE ANGELA WALLBANK REPRESENTATION (REFER BELOW).</p>	<p>The Territory Plan allows for up to 3 x Supportive Housing Dwellings – Rule 11, Table A1 – MUHDC. COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p> <p>Driveway – no additional Verge Crossings / Driveways proposed, with the one Verge Crossing proposed for the new development moved 8 metres along Lockyer Street to the south-west.</p>	2.
<p>Reference Code: NQHF2ZJK.</p> <p>No address or location provided to review representors</p>	<p>Is not consistent with the existing dwellings within the suburb.</p> <p>The driveway within close proximity to the intersection of Lockyer Street and Mitchell Street.</p>	<p>The Territory Plan allows for up to 3 x Supportive Housing Dwellings – Rule 11, Table A1 – MUHDC. COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	

18 Lockyer Street, GRIFFITH (Block 15, Section 37, GRIFFITH)

TRI-OCCUPANCY SUPPORTIVE HOUSING

DA-202139308

<p>██████████ to the site.</p>	<p>NOTE – REPRESENTATION HAS SAME WORDING AS THE ROBERT WRIGHT REPRESENTATION (REFER ABOVE)</p>	<p>No additional Verge Crossings / Driveways proposed, with the one Verge Crossing proposed for the new development moved 8 metres along Lockyer Street to the south-west – which will be further away from the intersection of Lockyer Street and Mitchell Street.</p>	
<p>██████████ Reference Code: J25GDD87.</p> <p>No address or location provided – wording indicates that he is location ██████████ Lockyer Street.</p>	<p>Is not consistent with the existing dwellings within the suburb.</p> <p>Has a likely impact of increased traffic, noise and nuisance.</p> <p>Has unsympathetic architecture.</p> <p>Is likely to reduce property values.</p>	<p>The Territory Plan allows for up to 3 x Supportive Housing Dwellings – Rule 11, Table A1 – MUHDC. COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELLINGS WITH INDIVIDUAL ATTACHED GARAGES.</p> <p>Traffic – of the 36 existing dwellings in Lockyer Street, 40% have double garage, 25% are single garage and the remainder have greater than two garages / carbays. Only one or two have visitor parking bays within their site boundaries. Assuming 80 carbays in Lockyer Street currently an additional 4 bays (6 additional less 2 currently at 18 Lockyer Street) is a potential traffic increase of only 5%.</p> <p>Nuisance is not a Territory Plan planning control.</p> <p>Unsympathetic architecture is not a Territory Plan planning control.</p> <p>Property Values are not a Territory Plan planning issue.</p>	<p>3.</p>
<p>██████████ Reference Code: FL8J2NXH.</p> <p>No address or location provided to review representors ██████████ to the site.</p>	<p>Has disregard of the zoning stated within the Griffith Neighbourhood Plan.</p> <p>Will not maintain the unique character of the area which is predominantly detached single dwelling.</p> <p>Is different to Walter Burley Griffin’s vision of a garden suburb.</p>	<p>The Governance provision of the Territory Plan indicates that any Neighbourhood Plan is superseded by the Territory Plan 2008. As such the provisions within the Griffith Neighbourhood Plan 2004 do not apply.</p> <p>Elements that are indicated in both the Griffith Neighbourhood Plan 2004 – including comments on Walter Burley Griffins’ garden suburb vision, and the Territory Plan 2008 have been complied with – these being:</p> <ul style="list-style-type: none"> - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), 	<p>4.</p>

		<ul style="list-style-type: none"> - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - supportive housing allowable. 3 x Supportive Housing Dwellings – Rule 11, Table A1 – MUHDC. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>The Territory Plan allows for up to 3 x Supportive Housing Dwellings based upon the site area and zoning – Rule 11, Table A1 – MUHDC.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: ZHQ868KF.</p> <p>No address or location provided to review representors to the site.</p>	<p>That it will be a shoddy cheap build.</p> <p>That it will be squashed onto the property.</p> <p>That it will not be sensitive to the surrounding houses – which are low density in nature.</p> <p>That there will be a loss of established trees, plantings, bird and wildlife habitat.</p> <p>One driveway for 3 residences with additional traffic congestion possible.</p> <p>Housing ACT has a long history of not managing its tenants or its properties.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - supportive housing allowable. 3 x Supportive Housing Dwellings – Rule 11, Table A1 – MUHDC. 	<p>5.</p>

<p>Reference Code: FTC67XM9.</p> <p>No address or location provided to review representors to the site.</p>	<p>A waste of rates and taxes paid.</p> <p>Supportive Housing and dysfunctional individuals attached to Housing ACT projects.</p> <p>Redevelopment at odds with the requirements of the RZ1.</p> <p>Principal Open Space to Dwelling V2 minimum dimension less than 6 metres.</p> <p>Total budget queried.</p> <p>Commented that Housing ACT has a poor record managing tenants and properties.</p> <p>Their was a lack of community consultation queried.</p>	<ul style="list-style-type: none"> - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>Traffic – of the 36 existing dwellings in Lockyer Street, 40% have double garage, 25% are single garage and the remainder have greater than two carbays. Only one or two have visitor parking bays within the site boundaries. Assuming 80 carbays in Lockyer Street currently an additional 4 bays (6 additional less 2 currently at 18 Lockyer Street) is a potential traffic increase of only 5%.</p> <p>The proposal provides 3 x Single Garages – one for each 2-Bedroom dwelling + 3 x carbays which complies with the planning / car parking provisions / requirements.</p> <p>Driveway – no additional Verge Crossings / Driveways proposed, with the one Verge Crossing proposed for the new development moved 8 metres along Lockyer Street to the south-west – which will be further away from the intersection of Lockyer Street and Mitchell Street.</p> <p>Principal Private Open Space – area to Dwelling V2 is 39.93sqm – the overall Courtyard area is in excess of the 36sqm minimum required PPOS. Note that a part of the 6 x 6meter minimum PPOS dimension DOES NOT COMPLY – the area of non-compliance is 3.0 x 1.7 metres – 5.1sqm (less than 14%).</p> <p>Owner’s (HACT) management of tenants, waste of rates and taxes, dysfunctional individuals are not Territory Plan planning controls.</p> <p>A shoddy cheap build is not a Territory Plan planning control.</p>	
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		RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.	
<p>Reference Code: MWM9SW2Q.</p> <p>Address provided at [redacted] – within 100 metres of 18 Lockyer Street.</p>	<p>That there is a maximum of two dwellings on a RZ1 block – which is not consistent with planning provisions.</p> <p>Possible increased traffic, extra noise.</p> <p>Possible reduced garden / green space/ trees.</p> <p>Not best value for money or for taxpayers’ money.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - supportive housing is allowable. 3 x Supportive Housing Dwellings – Rule 11, Table A1 – MUHDC. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>Traffic - of the 36 existing dwellings in Lockyer Street, 40% have double garage, 25% are single garage and the remainder have greater than two carbays. Only one or two have visitor parking bays within the site boundaries. Assuming 80 carbays in Lockyer Street currently an additional 4 bays (6 additional less 2 currently at 18 Lockyer Street) is a potential traffic increase of only 5%.</p> <p>The proposal provides 3 x Single Garages – one for each 2-Bedroom dwelling + 3 x carbays which complies with the planning / car parking provisions / requirements.</p> <p>Best value for money is not a Territory Plan planning control.</p>	6.

		<p>RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: ZFVQV7MPS.</p> <p>No address or location provided to review representors to the site.</p>	<p>3 Dwellings inappropriate in a RZ1 zone.</p> <p>Does not meet objectives of the RZ1 zone – being low-rise, predominately single dwelling, low density in character, original pattern of subdivision, respects valued features of the neighbourhood, unreasonably impacts on neighbourhood properties.</p>	<p>The Territory Plan allows for up to 3 x Supportive Housing Dwellings – Rule 11, Table A1 – MUHDC. COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p> <p>The Territory Plan allows for a Maximum Plot ratio that is less than the maximum allowable at 35% of the site area (site area – 1,114 sqm) – Rule 5, Table 2 – RZDC.</p> <p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). 	<p>7.</p>

		COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.	
<p>Reference Code: V294QJ47.</p> <p>No address or location provided to review representors to the site.</p>	Does not respect the valued features of the neighbourhood and the landscape character of the area.	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). 	8.
<p>Reference Code: 6JZ8KBN7.</p> <p>No address or location provided to review representors to the site.</p>	Does not respect the valued features of the neighbourhood and the landscape character of the area.		
<p>Reference Code: ZZ39HPPS.</p> <p>No address or location provided to review representors to the site.</p>	Low-cost, low-quality build has been shrouded in secrecy. Preference for two high quality dwellings or to sell the land. Undermines the consistency, integrity and predictability of the planning process.		
<p>Reference Code: D8SQK75D.</p> <p>No address or location provided to review representors</p>	Does not respect the valued features of the neighbourhood and the landscape character of the area. Housing ACT is proven to be a poor community member with a long history of not managing its tenants or properties.		
		<p>Low-cost or low-quality or high-quality dwellings are not a Territory Plan planning control.</p> <p>Owner’s management of tenants, waste of rates and taxes, dysfunctional individuals are not Territory Plan planning controls.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	

<p>immediacy to the site.</p> <p>██████████</p> <p>Reference Code: 7M4NLSZ4.</p> <p>No address or location provided to review representors ██████████ to the site.</p>	<p> Ignores the RZ1 objectives. 3 Dwellings can only be built in an RZ2 zone. Contradicts predominantly single dwelling, low density character, original pattern of subdivision, and density. Does not respect the valued features of the neighbourhood and the landscape character of the area. Housing ACT is proven to be a poor community member with a long history of not managing its tenants or properties.</p>		
<p>██████████</p> <p>Reference Code: XQNRXP4Z7.</p> <p>Address provided at ██████████, Griffith – over 800 metres from the 18 Lockyer Street site.</p>	<p>3 Dwellings inappropriate in a RZ1 zone.</p> <p>Does not meet objectives of the RZ1 zone – being low-rise, predominately single dwelling, low density in character, original pattern of subdivision, respects valued features of the neighbourhood, unreasonably impacts on neighbourhood properties.</p>	<p>The Territory Plan allows for up to 3 x Supportive Housing Dwellings – Rule 11, Table A1 – MUHDC. COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p> <p>The Territory Plan allows for a Maximum Plot ratio that is less than the maximum allowable at 35% of the site area (site area – 1,114 sqm) – Rule 5, Table 2 – RZDC.</p> <p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, 	<p>9.</p>

		<ul style="list-style-type: none"> - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: 56H537QW.</p> <p>Address provided at [redacted], Griffith – over 350 metres from the 18 Lockyer Street site.</p>	<p>A mix bag of comments, including: Graceless functionality. Infill and dense. An aberration within a predominantly single dwelling, low density setting neighbourhood. Sun and shade standards in question. Supportive housing not appropriate for Griffith. Should be dismissed on financial grounds.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. 	<p>10</p>

		<ul style="list-style-type: none"> - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>Solar Access – has provided the minimum 3 hours of sunlight to / within the dwelling provided to all dwellings as required – Rule 57 – MUHDC, plus refer Sun and Shadow Diagram DA submission drawings.</p> <p>Graceless functionality is not a Territory Plan planning control.</p> <p>Should be dismissed on financial grounds is not Territory Plan planning control.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: VTYC4NF3.</p> <p>No address or location provided to review representors to the site.</p>	<p>Will not fit-in.</p> <p>Will distract from the streetscape.</p> <p>Lacks architectural manners.</p> <p>Too many units.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC). 	<p>11</p>

		<ul style="list-style-type: none"> - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Lacks architectural manners is not a Territory Plan planning control.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: V9WKP4LH.</p> <p>No address or location provided to review representors to the site.</p>	<p>3 Supportive Housing Dwellings objected too.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC). - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). 	<p>12</p>

		<ul style="list-style-type: none"> - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: DXR7KZSM.</p> <p>No address or location provided but indicated [redacted] – [redacted] to the site.</p> <p>Reference Code: XBZHP2CB.</p> <p>No address or location provided to review representors [redacted] to the site.</p> <p>Reference Code: TXNWQ85D.</p> <p>No address or location provided to review</p>	<p>3 Dwellings not compliant with the planning rules of RZ1. Does not meet objectives of the RZ1 zone – being low-rise, predominately single dwelling, low density in character, original pattern of subdivision, respects valued features of the neighbourhood, unreasonably impacts on neighbourhood properties.</p> <p>Queried additional traffic.</p> <p>Queries low quality build.</p> <p>Indicated preference to build 2 quality dwellings or to sell.</p> <p>3 Dwellings not compliant with the planning rules of RZ1.</p> <p>3 Dwellings not compliant with the planning rules of RZ1. Does not meet objectives of the RZ1 zone – being low-rise, predominately single dwelling, low density in character, original pattern of subdivision, respects</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p>	<p>13</p>

18 Lockyer Street, GRIFFITH (Block 15, Section 37, GRIFFITH)

TRI-OCCUPANCY SUPPORTIVE HOUSING

DA-202139308

<p>representors [redacted] to the site.</p> <p>[redacted]</p> <p>Reference Code: NZZCBKTY.</p> <p>No address or location provided to review representors [redacted] to the site.</p>	<p>valued features of the neighbourhood, unreasonably impacts on neighbourhood properties.</p> <p>Does not fit with the RZ1 zone guidelines.</p> <p>Does not fit with the character, amenity of the street, scale and number of dwellings.</p> <p>Will not add value to the precinct.</p> <p>Query the low cost, inferior dwellings and landscape outcome.</p>	<p>Traffic – of the 36 existing dwellings in Lockyer Street, 40% have double garage, 25% are single garage and the remainder have greater than two garages / carbays. Only one or two have visitor parking bays within their site boundaries. Assuming 80 carbays in Lockyer Street currently an additional 4 bays (6 additional less 2 currently at 18 Lockyer Street) is a potential traffic increase of only 5%.</p> <p>Low-cost or low-quality are not a Territory Plan planning control.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>[redacted]</p> <p>Reference Code: C4T76TML.</p> <p>No address or location provided to review representors [redacted] to the site.</p>	<p>Queries planning controls in RZ1 zone.</p> <p>Tree coverage query.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. 	14

		<ul style="list-style-type: none"> - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: WP2VPGM8.</p> <p>No address or location provided to review representors to the site but indicated a long term resident of .</p> <p>Reference Code: S78ZM28M.</p> <p>No address or location provided to review representors to the site but indicated a long term resident of .</p>	<p>RZ1 zone requirements not met.</p> <p>Not sensitive to the surrounding houses – which are low density in nature.</p> <p>Possible increased traffic, extra noise.</p> <p>Possible reduced garden / green space/ trees.</p> <p>Low cost, low quality comment.</p> <p>Preference to sell to private developers.</p> <p>RZ1 zone requirements not met.</p> <p>Not sensitive to the surrounding houses – which are low density in nature.</p> <p>Possible increased traffic.</p> <p>Query on Energy Efficiency and Sustainability of the proposal.</p> <p>Query the fire danger from 3 dwellings.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC). - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). 	<p>15</p>

		<p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Traffic – of the 36 existing dwellings in Lockyer Street, 40% have double garage, 25% are single garage and the remainder have greater than two carbays. Only one or two have visitor parking bays within the site boundaries. Assuming 80 carbays in Lockyer Street currently an additional 4 bays (6 additional less 2 currently at 18 Lockyer Street) is a potential traffic increase of only 5%.</p> <p>The proposal provides 3 x Single Garages – one for each 2-Bedroom dwelling + 3 x carbays which complies with the planning / car parking provisions / requirements.</p> <p>Sustainable Housing is not a Territory Plan requirement – but our client Housing ACT requires that all dwellings / apartments are a minimum 6 Stars EER.</p> <p>Low-cost, low-quality is not a Territory Plan planning control.</p> <p>Building Code Requirements regarding fire separation and egress provisions to / between dwellings are not a Territory Plan planning control.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: CSLR6KJPV.</p> <p>No address or location provided to review representors to the site.</p>	<p>Violation of planning code under RZ1 – 3 Supportive Housing dwellings.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), 	<p>16</p>

		<ul style="list-style-type: none"> - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: BLH7L3C.</p> <p>No address or location provided to review representors to the site.</p>	<p>Non-compliant with RZ1 rules.</p> <p>Indicate possible low quality build.</p> <p>Principal Open Space to Dwelling V2 minimum dimension less than 6 metres.</p> <p>Loss of established trees and flora and fauna.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - supportive housing allowable. 3 x Supportive Housing Dwellings – Rule 11, Table A1 – MUHDC. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. 	<p>17</p>

		<ul style="list-style-type: none"> - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>Principal Private Open Space – area to Dwelling V2 is 39.93sqm – the overall Courtyard area is in excess of the 36sqm minimum required PPOS. Note that a part of the 6 x 6meter minimum PPOS dimension DOES NOT COMPLY – the area of non-compliance is 3.0 x 1.7 metres – 5.1sqm (less than 14%).</p> <p>Driveway – no additional Verge Crossings / Driveways proposed, with the one Verge Crossing proposed for the new development moved 8 metres along Lockyer Street to the south-west – which will be further away from the intersection of Lockyer Street and Mitchell Street.</p> <p>Low quality build is not a Territory Plan planning control.</p> <p>RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: N/A Letter.</p> <p>Address provided at [redacted], Griffith – over 300 metres from the 18 Lockyer Street site.</p>	<p>Emphasise the objectives of an RZ1 zone.</p> <p>Extent of planting area queried.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), 	<p>18</p>

		<ul style="list-style-type: none"> - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Building Site Coverage is 369.03sqm (32.1% of the site area).</p> <p>Site Open Space – provided (i.e. >2.5 metres wide) is 480sqm (42.08%), which is in excess of the minimum 40% of the required site area – Rule 38 – MUHDC.</p> <p>Planting area – provided is 301.30sqm (27.1%) which is in excess of the minimum 20% of the required site area – Rule 38 – MUHDC.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: N/A Letter.</p> <p>Address provided at [redacted], Griffith – over 350 metres from the 18 Lockyer Street site.</p>	<p>Non-compliant with RZ1 rules.</p> <p>Disregard of the zoning stated within the Griffith Neighbourhood Plan.</p> <p>Not maintaining the unique character of predominantly detached single dwelling.</p> <p>Extent of planting / canopy coverage area queried.</p>	<p>The Governance provision of the Territory Plan indicates that any Neighbourhood Plan is superseded by the Territory Plan 2008. As such the provisions within the Griffith Neighbourhood Plan 2004 do not apply.</p> <p>Elements that are indicated in both the Griffith Neighbourhood Plan 2004 – including comments on Walter Burley Griffins’ garden suburb vision, and the Territory Plan 2008 have been complied with – these being:</p>	<p>19</p>

18 Lockyer Street, GRIFFITH (Block 15, Section 37, GRIFFITH)

TRI-OCCUPANCY SUPPORTIVE HOUSING

DA-202139308

<p>Reference Code: N/A Letter.</p> <p>Address provided at [redacted], Griffith – over 350 metres from the 18 Lockyer Street site.</p>	<p>Non-compliant with RZ1 rules.</p> <p>Disregard of the zoning stated within the Griffith Neighbourhood Plan.</p> <p>Not maintaining the unique character of predominantly detached single dwelling.</p> <p>Extent of planting / canopy coverage area queried.</p>	<ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Building Site Coverage is 369.03sqm (32.1% of the site area).</p> <p>Site Open Space – provided (i.e. >2.5 metres wide) is 480sqm (42.08%), which is in excess of the minimum 40% of the required site area – Rule 38 – MUHDC.</p> <p>Planting area – provided is 301.30sqm (27.1%) which is in excess of the minimum 20% of the required site area – Rule 38 – MUHDC.</p>	
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		<p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: N/A Letter.</p> <p>No address or location provided to review representors to the site.</p>	<p>Non-compliant with RZ1 rules.</p> <p>Contrary to single dwelling and low density character of the residential area.</p> <p>Reduced planting rea on the block.</p> <p>Creates precedent for allowing 3 dwellings on a single block.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Building Site Coverage is 369.03sqm (32.1% of the site area).</p> <p>Site Open Space – provided (i.e. >2.5 metres wide) is 480sqm (42.08%), which is in excess of the minimum 40% of the required site area – Rule 38 – MUHDC.</p>	<p>20</p>


		<p>Planting area – provided is 301.30sqm (27.1%) which is in excess of the minimum 20% of the required site area – Rule 38 – MUHDC.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: N/A Letter.</p> <p>Address provided at [REDACTED], Griffith – over 100 metres from the 18 Lockyer Street site.</p>	<p>Insensitive redevelopment – style.</p> <p>Light coloured brickwork not consistent with area.</p> <p>Elevational detailing not 1930’s style.</p> <p>Front yard not a garden.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Building Site Coverage is 369.03sqm (32.1% of the site area).</p>	<p>21</p>


		<p>Site Open Space – provided (i.e. >2.5 metres wide) is 480sqm (42.08%), which is in excess of the minimum 40% of the required site area – Rule 38 – MUHDC.</p> <p>Planting area – provided is 301.30sqm (27.1%) which is in excess of the minimum 20% of the required site area – Rule 38 – MUHDC.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>and Reference Code: N/A Letter.</p> <p>Address provided at , Griffith – over 900 metres from the 18 Lockyer Street site.</p>	<p>Inconsistent with RZ1 zone objectives.</p> <p>Multi-unit development inappropriate for RZ1 areas.</p> <p>Type of Social Housing queried.</p> <p>Not in keeping with the character of the area.</p> <p>Lack of sufficient space for trees and other vegetation.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). 	<p>22</p>

		<p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Building Site Coverage is 369.03sqm (32.1% of the site area).</p> <p>Site Open Space – provided (i.e. >2.5 metres wide) is 480sqm (42.08%), which is in excess of the minimum 40% of the required site area – Rule 38 – MUHDC.</p> <p>Planting area – provided is 301.30sqm (27.1%) which is in excess of the minimum 20% of the required site area – Rule 38 – MUHDC.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: FGBR7GB5.</p> <p>No address or location provided to review representors to the site.</p>	<p>Overdevelopment of the block and at odds with the zoning requirements – not a single dwelling, not low density – does not protect the character of single dwellings.</p> <p>Does not respect the original pattern of subdivision.</p> <p>Does not respect the landscape character of the area.</p> <p>Negative impact on neighbouring properties.</p> <p>Disregards the integrity of the zoning requirements.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. 	<p>23</p>

		<ul style="list-style-type: none"> - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Plot ratio – the Territory Plan allows for a Maximum Plot ratio that is less than the maximum allowable at 35% of the site area (site area – 1,114 sqm) – Rule 5, Table 2 – RZDC.</p> <p>Building Site Coverage is 369.03sqm (32.1% of the site area).</p> <p>Site Open Space – provided (i.e. >2.5 metres wide) is 480sqm (42.08%), which is in excess of the minimum 40% of the required site area – Rule 38 – MUHDC.</p> <p>Planting area – provided is 301.30sqm (27.1%) which is in excess of the minimum 20% of the required site area – Rule 38 – MUHDC.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: N/A Letter.</p> <p>Address provided at [redacted], Griffith – [redacted] site.</p>	<p>Density increase.</p> <p>Cost of development figures incorrect.</p> <p>Not open and transparent with the community about the public housing program.</p> <p>Not to current regulation.</p> <p>Little regard to the streetscape.</p> <p>Driveway within the dripline of the trees.</p> <p>Size ratio of land to building ratio queries.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees) 	<p>24</p>

	<p>Query 3 residences and supportive housing.</p>	<p>retained within the site boundaries),</p> <ul style="list-style-type: none"> - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Building Site Coverage is 369.03sqm (32.1% of the site area).</p> <p>Site Open Space – provided (i.e. >2.5 metres wide) is 480sqm (42.08%), which is in excess of the minimum 40% of the required site area – Rule 38 – MUHDC.</p> <p>Planting area – provided is 301.30sqm (27.1%) which is in excess of the minimum 20% of the required site area – Rule 38 – MUHDC.</p> <p>Driveway – no additional Verge Crossings / Driveways proposed, with the one Verge Crossing proposed for the new development moved 8 metres along Lockyer Street to the south-west – which will be further away from the intersection of Lockyer Street and Mitchell Street.</p> <p>Driveways that are within Tree driplines – has been covered within the Landscape Architects drawings by use of permeable paving to the dripline areas within the site, plus discussion and agreement with TCCS to move the Verge Crossing to be</p>	
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		<p>outside of the street tree dripline but 5 metres wide.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Reference Code: 9YG3ZCXV.</p> <p>No address or location provided to review representors  to the site.</p>	<p>Inconsistent with RZ1 zone objectives.</p> <p>Multi-unit development inappropriate for RZ1 areas.</p> <p>Not in keeping with the character of the area.</p> <p>Lack of sufficient space for trees and other vegetation.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Building Site Coverage is 369.03sqm (32.1% of the site area).</p> <p>Site Open Space – provided (i.e. >2.5 metres wide) is 480sqm (42.08%), which</p>	<p>25</p>

		<p>is in excess of the minimum 40% of the required site area – Rule 38 – MUHDC.</p> <p>Planting area – provided is 301.30sqm (27.1%) which is in excess of the minimum 20% of the required site area – Rule 38 – MUHDC.</p> <p>Driveway – no additional Verge Crossings / Driveways proposed, with the one Verge Crossing proposed for the new development moved 8 metres along Lockyer Street to the south-west – which will be further away from the intersection of Lockyer Street and Mitchell Street.</p> <p>Driveways that are within Tree driplines – has been covered within the Landscape Architects drawings by use of permeable paving to the dripline areas within the site, plus discussion and agreement with TCCS to move the Verge Crossing to be outside of the street tree dripline but 5 metres wide.</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
<p>Griffith / Narrabundah Community Association –  Reference Code: N/A Letter.</p> <p>Community Association for Suburb.</p>	<p>Non-compliance with Territory Plan Objectives – 3 Dwellings can only be developed in RZ2 zone but RZ1 zone allows supportive housing of 3 dwellings for this site.</p> <p>Planting area reduction from current.</p> <p>Queries definition of supportive housing and provision of support for residents.</p> <p>Compliance with Development Codes – Principal Private Open Space to Dwelling V2 does not comply.</p>	<p>The Territory Plan planning controls have been complied with – these being:</p> <ul style="list-style-type: none"> - supportive housing allowable within RZ1 zone, - low-density character (plot ratio of less than 35% is less than that allowable for single dwellings), - site coverage (less than 34% which is substantially less than that possible for a single dwelling), - single storey (single storey proposed), - established street trees retained (existing street trees retained), - mature garden setting (established existing trees retained within the site boundaries), - single existing block retained – 1,114 sqm site area, 	<p>26</p>

		<ul style="list-style-type: none"> - valued features of neighbourhood retained – trees, low density character, original pattern of subdivision, single storey buildings. - Street setback (greater than 6 metres minimum – Rule 29, Table A5 – MUHDC. - Side Setbacks (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC. - Rear setback (greater than 3 metres minimum – Rule 30, Table A6 – MUHDC). <p>3 x Supportive Housing Dwellings – allowable – Rule 11, Table A1 – MUHDC.</p> <p>Building Site Coverage is 369.03sqm (32.1% of the site area).</p> <p>Site Open Space – provided (i.e. >2.5 metres wide) is 480sqm (42.08%), which is in excess of the minimum 40% of the required site area – Rule 38 – MUHDC.</p> <p>Planting area – provided is 301.30sqm (27.1%) which is in excess of the minimum 20% of the required site area – Rule 38 – MUHDC.</p> <p>Driveway – no additional Verge Crossings / Driveways proposed, with the one Verge Crossing proposed for the new development moved 8 metres along Lockyer Street to the south-west – which will be further away from the intersection of Lockyer Street and Mitchell Street.</p> <p>Supportive Housing and compliance with AS4299 – Adaptable Housing Standards, has been certified by the Access Consultant – Eric Martin & Associates and indicated in the Access & Mobility Report submitted with the DA documents.</p> <p>Principal Private Open Space – area to Dwelling V2 is 39.93sqm – the overall Courtyard area is in excess of the 36sqm minimum required PPOS. Note that a</p>	
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		<p>part of the 6 x 6meter minimum PPOS dimension DOES NOT COMPLY – the area of non-compliance is 3.0 x 1.7 metres – 5.1sqm (less than 14%).</p> <p>COMPLIES – RZ1, SUPPORTIVE HOUSING, 3 SINGLE LEVEL ATTACHED DWELOINGS WITH INDIVIDUAL ATTACHED GARAGES.</p>	
REPRESENTATIONS - SUPPORTED			
<p>██████████ (Greater Canberra Committee) Reference Code: WZWPJT6Y.</p> <p>No address or location provided to review representors ██████████ to the site.</p>	<p>Supportive of the development for Supportive Housing within the Griffith precinct.</p> <p>Notes the one area of non-compliance with the Territory Plan – Principal Private Open Space to Dwelling V2 and supports the ‘trade-off’ to ensure adequate indoor space.</p>		1.

Hill, Libby

From: Maxwell, Brad
Sent: 7 July 2022 09:17
To: EPSDFOI
Cc: Weller, Craig
Subject: RE: Seeking documents FOI 22/79161 - Assessment Advisory Panel - DA 202139308
Attachments: Work Instruction - AAP.pdf; FW: AAP - 202139308; AAP Brief - DA 202139308 - B15 S37 Griffith.obr; AAP.obr; AAP Brief - DA 202139308 - B15 S37 Griffith (vA40646195) (as at 14 Dec 2021).docx; AAP Brief - DA 202139308 - B15 S37 Griffith (vA40722368) (minutes draft).docx

Categories: Libby

OFFICIAL

Hi Libby

See responses to each of the requested points below.

I don't see any issue with releasing these, noting the legal sensitivity given the application is currently before ACAT.

Please let me know if you would like to discuss or need anything further.

Thanks
Brad

Application 1

Point 5 – Matthew Forman, Development Assessment Officer, delegate of the planning and land authority (Administrative Service Officer 5 – P42881) – see the [planning and land authority delegations](#).

Point 6 – When determining whether further public notification is required for amended development applications, assessing officers conduct a comparison of the previous plans and supporting documentation to those that are amended. Assessing officers consider the nature of the amendments on a case-by-case basis (e.g. whether the amendments mitigate impacts to others, are the above ground or otherwise visible to others, etc.) as to whether anyone other than the applicant will be adversely affected.

No further briefs, advice, assessments or documents were used when deciding that no-one other than the applicant will be adversely affected by the amendments.

Application 2

Point 1 – Senior Officer Grade B (P15009) – see the [planning and land authority delegations](#).

Point 2 – Director of the Development Assessment team, delegate of the planning and land authority.

Point 3 – Please note, the AAP convened once only in relation to DA-202139308 on 16 December 2021.

The following were all members of AAP as on 16 Dec 2021:

- Core members:
 - Executive Branch Manager, Development Assessment and Support – Craig Weller
 - Senior Directors, Development Assessment and Support – Richard Davies and Kieran Ives

- Directors, Development Assessment – Chris Gell, Graham Sandeman and Trent Varlow
- Any relevant referral agencies – varies depending on the proposal
- Optional members (depending on the proposal):
 - Senior Director, DA Leasing – Jonathan Teasdale/Aaron Oshyer
 - Senior Director, Impact Assessment - Dominic Riches
 - Other referral agencies – varies depending on the development proposal

Invitees to the meeting on 16 Dec 2021 (see outgoing meeting invitation dated 13 Dec 2021 attached):

- A/g Executive Branch Manager, Development Assessment and Support – Craig Weller
- A/g Senior Directors, Development Assessment and Support – Richard Davies and Kieran Ives
- Directors, Development Assessment – Chris Gell, Graham Sandeman and Trent Varlow
- Director, DA Leasing and Leasing Services – Aaron Oshyer

Attendees to the meeting on 16 Dec 2021 (see meeting minutes in the AAP brief attached):

- A/g Executive Branch Manager, Development Assessment and Support – Craig Weller
- A/g Senior Directors, Development Assessment and Support – Richard Davies and Kieran Ives
- Directors, Development Assessment – Chris Gell, Graham Sandeman and Trent Varlow

Point 4 – Matthew Forman (Development Assessment Officer – assessing officer) and Emily Larkin (Development Assessment Officer and AAP secretariat – minute taker). This is also detailed in the meeting minutes in the AAP brief attached (Obj reference).

Point 5 – Please see the authority’s work instruction relating to the operation of AAP. This details the criteria/triggers when referral to the Panel is required.

Point 6 – Please see the outgoing meeting invitation sent to members, dated 13 Dec 2021, attached. Attached to the meeting invitation was the ‘AAP’ folder. The folder contains the AAP brief (see version current as at 14 Dec 2021 - word version) and all associated documentation (see full AAP folder attached for docs).

Point 7 – As above, please refer to the attached meeting invitation and all documentation contained in the ‘AAP’ folder and the AAP brief as at 14 Dec 2021.

No further briefings, background papers, minutes, advice, assessments, or correspondence, together with any attachments or enclosures, including any drafts, revisions, and final versions, relating to DA 202139308, or to the site at Block 15 Section 37 Griffith, were prepared for, or given to, any member of the Panel.

Point 8 – Please see draft minutes attached in word version, and cleared minutes attached as an Obj reference.

Point 9 – Please see final minutes in the AAP Brief Obj reference attached. The Panel recommended the assessing officer seek further information from the proponent in relation to vehicle manoeuvrability issues raised.

Point 10 – All instructions, advice, opinions, guidance, etc. given by the Panel to the assessing officer is outlined in the final minutes (see AAP brief, Obj reference). As above, the recommendation of the panel was that further information be sought.

Point 11 – None applies/not applicable. The proposal was for a supportive housing development and was assessed and decided accordingly.

From: EPSDFOI <EPSDFOI@act.gov.au>

Sent: Tuesday, 5 July 2022 3:34 PM

To: Maxwell, Brad <Brad.Maxwell@act.gov.au>

Cc: Alvarenga, Ruth <Ruth.Alvarenga@act.gov.au>

Subject: FW: Seeking documents FOI 22/79161 - Assessment Advisory Panel - DA 202139308

Importance: High