

Dear Mr/s D'Ambrosio

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

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 202138621

Block: 2, Section: 7

Suburb: MACQUARIE, District: BELCONNEN

Block: 3, Section: 7

Suburb: MACQUARIE, District: BELCONNEN

Applicant Name: Alessandro D'Ambrosio

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

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

Environment, Planning and Sustainable Development Directorate

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

Dear Mr/s D'Ambrosio

An initial check of your Development Application has been undertaken and 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: 202138621
Block: 2, Section: 7
Suburb: MACQUARIE, District: BELCONNEN

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

Applicant Name: Alessandro D'Ambrosio

Fees Payable:	Completeness Check Fee	\$0 (includes GST)
	Development Fee	\$7878.40
	Crown Lease Variation	\$0
	Public Notification	\$1236
	Lease Search	\$82 (includes GST)
	Home Business Fee	\$0
	TOTAL FEES	\$9196.40

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



DA ASSESSMENT – Merit Track

Block/s:		DA number:	
Section:		Date lodged:	Click here to enter a date.
Suburb:		Due date:	Click or tap to enter a date.
Zone/s:		Unit Number (if applicable)	
Proposal:			
Proposed Use:			
Is the proposed use permissible under the zone development table or Crown Lease	<input 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:	Choose item
Is the notification wording appropriate:	Choose item
Have all Entities been referred to?	Choose item
NOD outline saved into Objective	Choose an item.
AAP Triggers: Click to view Triggers	<p>Does the proposal trigger referral to the Assessment Advisory Panel (AAP): Choose an item.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Has a conflict of interest been declared?	Choose item
Do representors have the right to review in ACAT? (See Schedule 1 of the Act and Schedule 3 of the Regulation)	Choose an item.

Is a public land management plan in force over the land, (s.120(f))	Choose an item. If Yes – Has the DA been referred to the Conservator? Choose an item. Additional referral requested Click or tap to enter a date.
Is an environmental significance opinion in force & relevant: (s.120(c))	<input type="checkbox"/> No known ESO applies <input type="checkbox"/> An Environmental Significance Opinion (ESO) was given on Click or tap to enter a date. for (purpose/development details below) <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <input type="checkbox"/> The ESO was granted Choose an item. 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:	Choose an item.
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Conditions required from initial review of application or Territory Plan assessment:	Choose an item. <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
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<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 type="checkbox"/> GREEN</p> <p><input type="checkbox"/> AMBER</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p><input type="checkbox"/> RED – Note: Further Information should not be requested at this stage if the DA is to be refused</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
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Completion

Stage 1 assessment has been completed.		
<div style="border: 1px solid #ccc; padding: 10px;"> <p><input 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> </div>		
Assessment officer:	Name	Click or tap to enter a date.

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

The application was not subject to any entity referrals.

OR

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	Choose an item.	
Evo Energy - Electricity	Choose an item.	
Evo Energy - Gas	Choose an item.	
ICON Water	Choose an item.	
TCCS	Choose an item.	
Heritage	Choose an item.	
NCA (National Capital Authority)	Choose an item.	
CRA (City Renewal Authority)	Choose an item.	
ESA (Emergency Services Authority)	Choose an item.	
EPA (Environment Protection Authority)	Choose an item.	
TPU (Tree Protection Unit)	Choose an item.	
ACT Health	Choose an item.	
Education	Choose an item.	
General Leasing	Choose an item.	
Other:		
EPSDD DA Leasing	Choose an item.	<input type="radio"/> DA leasing advice entered in Draft NoD <input type="radio"/> Additional info required <input type="radio"/> DA Amendment required for Leasing matters <input checked="" type="radio"/> Leasing manager requests further referral at stage 6

LRP/MPRG

Does any Entity advice received trigger referral to either the LRP or AAP:	Choose an item. if yes, which Entity:
	If yes; Email sent to AAP / LRP coordinator (MPRGandLRP@act.gov.au) to book the DA in. Date Sent: Click or tap to enter a date.

Does any entity advice received mean the application must be refused:	Choose an item.
Conditions required from entity advice:	Entered in draft NoD: Choose an item.

Final

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

STAGE 3 – ISSUES CONSIDERATION (REPRESENTATIONS)

No representations were made in respect of the application under section 156 of the Planning and Development Act 2007.

OR

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

Specify number of Representation/s received: <input style="width: 100px; height: 20px;" type="text"/>	NOTE: If 30 or more Reps – refer to AAP
Area of concern / issue	Representation comment - Territory Plan response
Do any issues raised in representations require a further information request: (s.141 or 144)	Choose an item. <div style="border: 1px solid black; height: 40px; width: 100%;"></div> Has the further information request been reviewed by the manager? Choose an item. Note: must be reviewed prior to being requested Date request sent in e-development: Click or tap to enter a date. Date email request sent: Click or tap to enter a date.
Was a site inspection undertaken in this stage:	Choose an item.

Additional information requests:

Is further information required as a result of stages 2 and 3?: (s.141 or s.144)	Choose an item. <div style="border: 1px solid black; height: 40px; width: 100%;"></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))	Choose an item.	
Does the STAGE 3 assessment require further assessment from STAGE 4?	Choose an item.	

Has the further information request been reviewed by the manager? Choose an item.

Note: must be reviewed prior to being requested

Date email request sent: Click or tap to enter a date.

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) <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
Assessment officer: Name <input style="width: 300px;" type="text"/> Date: Click or tap to enter a date. <input style="width: 100px;" type="text"/>

STAGE 4 – TERRITORY PLAN ASSESSMENT

Proposed Use	<p>Q1. Is the proposed use allowable in the applicable zone/s? Choose an item.</p> <p>Q2. Is the proposal permitted under the Crown Lease? Choose an item.</p>
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Territory Plan assessment	
<p>Select relevant code: (click box) (Select more than one if required)</p>	<p> <input type="checkbox"/> Multi-unit Housing Development code <input type="checkbox"/> Single Dwelling Housing Development code <input type="checkbox"/> Residential Zone Development code <input type="checkbox"/> Non-Urban Zones Development code <input type="checkbox"/> Parking and Vehicular Access General code <input type="checkbox"/> Crime Prevention through Environmental Design General code <input type="checkbox"/> Estate Development code <input type="checkbox"/> Waterways Water Sensitive Urban Design General code <input type="checkbox"/> Access and Mobility General code <input type="checkbox"/> Signs General code <input 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; height: 40px; width: 100%;"></div>

The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion. *Note: Further issues may have been identified in a plan based assessment that have not necessarily been included in this or is of a significance that did not warrant particular discussion.*

NOTE: Assessment Officers to pay particular attention to all mandatory rules

Code	Rule / Criteria	Assessment/Discussion

Further assessment documents, if any, can be found in the assessment file in Objective Choose an item.

Additional Information

<p>Is further information required at this phase: (s.141 or s.144)</p>	<p>Choose an item.</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div> <p>Note: Further Information should not be requested at this stage if the DA is to be refused</p>
List items if required	

Has the further information request been reviewed by the stage leader and/or manager? Choose an item.

Note: must be reviewed prior to being requested

Has an additional information request been made within 10 days of lodgement? Choose an item.

Date of request: Click or tap to enter a date.

<p>Stage 4 officer to complete Has further information been requested</p>	<p>Choose an item. If yes, DATE Click or tap to enter a date.</p>
<p>Stage 4 officer to complete Has further information been received</p>	<p>Choose an item. If yes, DATE Click or tap to enter a date.</p>

<p>Is the proposal consistent with the relevant zone objectives: (s.120(a))</p>	<p><input type="radio"/> Yes</p>
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	<div data-bbox="639 98 1378 219" style="border: 1px solid black; height: 54px; margin-bottom: 10px;"></div> <input checked="" type="radio"/> No - Note: Please discuss with Senior Manager <div data-bbox="639 300 1378 421" style="border: 1px solid black; height: 54px; margin-top: 10px;"></div>
<p>Is the proposal considered suitable for the land on which it is to take place: (s.120(b))</p> <p>Note: The assessment officer may also have regard to any DRP and Pre-DA community consultation</p>	<p>Choose an item.</p>
<p>What is the probable impact of the proposed development (including nature, extent and significance of probable environmental impacts): (s.120(g))</p>	<p><input checked="" type="radio"/> No probable impacts identified that require amendment or refusal of the proposed development</p> <p>OR</p> <p><input type="radio"/> Condition(s) of approval have been imposed to address probable impacts</p> <p>OR</p> <p><input type="radio"/> Impacts identified require amendment of the proposal</p> <p>OR</p> <p><input type="radio"/> Impacts identified require refusal of the proposal</p> <p>Comments:</p> <div data-bbox="639 1037 1394 1171" style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>
<p>Was a site inspection undertaken in the assessment stage:</p>	<p>Choose an item.</p>
<p>Have any issues been identified that would result in a refusal:</p>	<p>Choose an item.</p>
<p>Conditions required from initial review of application Stage 1 or Territory Plan Stage 4 assessment:</p>	<p>Choose an item.</p> <div data-bbox="639 1368 1378 1480" style="border: 1px solid black; height: 50px; margin-top: 5px;"></div>

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

Click or tap to enter a date.

STAGE 5 – PRELIMINARY DECISION MAKING Including AAP / LRP

Have all previous Stages (1-4) been completed?	Choose an item.
Is a site inspection required to make a decision?	Choose an item. If yes; photos and details have been put in the objective folder: Choose an item.
Are there any Stage 1-4 reasons for referral to LRP, AAP, Other?	Choose an item. If yes, what date is the proposal booked into AAP/LRP: Click or tap to enter a date.
Comments/Addition issues	

LRP / AAP

- Consideration by LRP/AAP was not necessary
- The DA was presented to Choose an item. on Click or tap to enter a date. and is summarised as follows:

LRP/AAP resolved that the development application can be:	<input type="radio"/> Supported as recommended <input type="radio"/> Supported subject to further information being received. Details below: <div style="border: 1px solid black; height: 40px; margin-bottom: 10px;"></div> <input type="radio"/> Supported noting a departure from entity advice pursuant to s119 (2) of the Act. Details below: <div style="border: 1px solid black; height: 40px; margin-bottom: 10px;"></div> <input type="radio"/> Not supported <input type="radio"/> For further consideration at a future meeting <input type="radio"/> Additional notes/ advice: <div style="border: 1px solid black; height: 40px; margin-bottom: 10px;"></div> <p>The NOD has been updated to reflect the AAP/LRP outcome: Choose an item.</p>	<p>LRP/AAP Officer DATE: Click or tap to enter a date.</p>
Are minutes from LRP / AAP saved in Objective	Choose an item. <div style="border: 1px solid black; height: 30px; margin-top: 10px;"></div>	

Is further information required at this stage. (s.141 or s.144)	Choose an item.	
List items if required		

Has the further information request been reviewed by the manager? Choose an item.

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 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:	Name Date: Click or tap to enter a date.

STAGE 6 – RECOMMENDED DETERMINATION OF PROPOSAL

Was the DA referred to LRP or MPRG	Choose an item.	
Has the leasing manager requested to be referred during the decision stage (see stage 2 assessment)	Choose an item. If yes, an email was sent to the DA Coordinator for DA Leasing referral: Date: Click or tap to enter a date.	
Has leasing advice been incorporated into the decision:	Choose an item.	
Has the Notice of Decision been finalised:	Recommended reasons for decision:	Choose an item.
	Recommended conditions:	Choose an item.
	Entity advice:	Choose an item.
	Representations:	Choose an item.
	Do third party appeal rights apply:	Choose an item.
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>	Choose an item.	
Does the determining officer have the correct classification to make the decision? <i>Refer to Classification Matrix</i>	Choose an item.	

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

Sign Off

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

Post Determination

Can stamped plans be released with decision?

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

No - select below:

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

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

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

1. Documentation

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

2. Application Form and Lessee Requirements

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

3. Block information on PALM

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

*Add information to lodgement checklist

PALM – Land Blocks

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

PALM – Tenure Leases

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

4. General Information

a) Select Lodgement Checklist, Add DA ASSESSMENT-2xxxxxxx-01	LOGEMENTCHECKLIST - Merit and Imp
b) Complete Part A of Lodgement Checklist	Pass: <input checked="" type="checkbox"/> Fail: <input type="checkbox"/>
c) Number of Public Notification Signs (Part B)	1
d) Add the 'Dispatch Advice Checklist', 'NOD-2xxxxxxx-01 - Merit Track DA', 'NOD - Attachment to NOD - administrative information' to the Decision folder	Edit Dispatch Advice Checklist: <input checked="" type="checkbox"/>
e) Lease <i>Download the lease via the Volume folio link shown in Tarquin. Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.</i>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>
f) Is this a Concurrent Development Application under Division 7.3.2A of the <i>Planning and Development Act 2007</i> ?	No
g) Allocated to technical officer	Edev Gateway Manager
h) Is there a completed Environmental Significance Opinion with this application? <i>(Document name would start ESO, If yes, allocate to Impact team)</i>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Processed by:	Jim Bobolas
DATE:	21/04/21



ACT
Government

Environment, Planning and
Sustainable Development

CHECKLIST

DA Lodgement Checklist

Merit and Impact Track

Referral to Leasing required

UNIT/S		BLOCK/S	2	SECTION	7
SUBURB	Macquarie	DA NUMBER	202138621		
VOLUME	234,248	FOLIO	22,97	UNITS PLAN Number	

CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B

Part A: Further information requests

INITIAL CHECK BY CUSTOMER SERVICES OFFICER Jim **Pass** **Fail**

DATE 21/04/201

Initial Check Failure Reasons

Resubmission

Accepted? List each failure reason separately

- 1. **DATE**
- 2. **DATE**
- 3. **DATE**
- 4. **DATE**
- 5. **DATE**

Comments Please check notification wording.

Do any of the following apply to the block?

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

Is/was this a "Mr Fluffy" Asbestos affected block NO

Is this a "Mr Fluffy" private sale Make Selection

Has the Asbestos affected block's Lease been surrendered Make Selection

Has the Asbestos affected block been deregistered. Make Selection

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

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

Exemption S411/412:

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

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

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

Part B (i): Public Notification Requirements

The development application requires:

IF MAJOR NOTIFICATION:

Number of **additional small** signs required is

Number of **additional large** signs required is

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

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

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

Part B (ii) Public Notification Wording

Customer Services to complete - Insert wording for public notification:

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

PROPOSAL FOR MULTI UNIT DEVELOPMENT - demolition of 2 existing residences and the construction of 7 freestanding adaptable townhouses with garages.

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

**Part C: Leasing Check**

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

**LEASING OFFICER**      **Sundeep Gorripati**      **DATE:**      **7-5-2021**

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

**DA Leasing Failure reasons**

Resubmission

Accepted?      List each failure reason separately

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

**Comments**

Is the application for a combined lease variation and design and siting?      **Make Selection**  
*If YES complete Part B(ii) – lease variation public notification wording component*

Is the application to vary the lease to remove the concessional status?      **Make Selection**

If yes, has a Social Impact Assessment report been provided?      **Make Selection**

Is this a land rent lease?      **Make Selection**

Is a Lease Variation fee applicable? \$

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

Type of Lease:      Proposal is Consistent with all clauses in the Lease:

Type of Lease Variation:      Initial referral to AVO:

Most Recent Variation Date:

|                                                                                      |                                    |
|--------------------------------------------------------------------------------------|------------------------------------|
| <b>Building and Development Provisions -</b>                                         |                                    |
| Commencement of development by:                                                      | Completion of development by:      |
| Commencement of associated works by:                                                 | Completion of associated works by: |
| <b>LVC</b>                                                                           |                                    |
| LVC is s276E <input type="checkbox"/> OR      LVC is s277 <input type="checkbox"/> : |                                    |
| Valuation Report Supplied: <input type="checkbox"/>                                  |                                    |
| Valuation Certificate Supplied: <input type="checkbox"/>                             |                                    |

|                                                                                                                                                                                                                                                                                                                                |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| If LVC is s277 – Leasing Officer to tick entity referral boxes for AVO and Treasury                                                                                                                                                                                                                                            |                     |
| <b>Relevant Clauses</b>                                                                                                                                                                                                                                                                                                        |                     |
| Purpose:                                                                                                                                                                                                                                                                                                                       |                     |
| Gross Floor Area:                                                                                                                                                                                                                                                                                                              |                     |
| Car Parking:                                                                                                                                                                                                                                                                                                                   |                     |
| Other:                                                                                                                                                                                                                                                                                                                         |                     |
| <b>Units Plan</b>                                                                                                                                                                                                                                                                                                              |                     |
| Endorsement by Owners Corporation:                                                                                                                                                                                                                                                                                             |                     |
| Written evidence from a Certified Practising Valuer advising whether the proposed variation to the Unit Title will affect the Schedule of Unit Entitlements (Form 3) for the Units Plan; and Where a Certified Practising Valuer has advised a Unit Entitlement will change, a Revised Schedule of Unit Entitlements (Form 3): |                     |
| <b>Consolidation</b>                                                                                                                                                                                                                                                                                                           |                     |
| Existing Lease Details:                                                                                                                                                                                                                                                                                                        | Issues to be noted: |
| <b>Subdivision</b>                                                                                                                                                                                                                                                                                                             |                     |
| Existing Lease Details:                                                                                                                                                                                                                                                                                                        | Issues to be noted: |
| <b>Land Use</b>                                                                                                                                                                                                                                                                                                                |                     |
| Details:                                                                                                                                                                                                                                                                                                                       |                     |
| <b>Other Comments:</b>                                                                                                                                                                                                                                                                                                         |                     |

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

Part D: DA Officer Completeness Check

Public Notification wording checked by DA officer

DA OFFICER: Sundeep Gorripati **DATE:** 7-5-2021

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

DA Officer Failure reasons

Resubmission

Accepted? List each failure reason separately

- 1. **DATE**
- 2. **DATE**
- 3. **DATE**
- 4. **DATE**
- 5. **DATE**

Comments

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

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

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

Comment:

Does the application state the intended land use?	YES
Which is the chosen assessment track?	MERIT
Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)?	YES
Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)?	NOT APPLICABLE
If the application is for a single unit(s) on a unit titled block, is works being carried out on common property? <i>(if yes, Any works within the common property will require the Owner's Corporation to Authorise the DA as the lessee of the common property and the owners corporation is listed on the application form)</i>	NOT APPLICABLE
Is the land undeveloped? <i>(if yes, a referral to DA Leasing is required)</i>	NO
Is the land subject to a FUA layer? <i>(Development by an entity other than the Territory in a future urban area is prohibited unless the structure plan for the area states otherwise – see section 137)</i>	NO
Has this application been subject to an Environmental Significance Opinion? <i>(if yes, a additional fee component is applicable – see part i)</i>	NO
Are any blocks impacted by the development a Reserved Area - public land under S315 of the Planning and Development Act 2007 for any one of the following purposes: <ul style="list-style-type: none"> • a wilderness area, • a national park, • a nature reserve, • a special purpose reserve. 	NO
Is this application subject to pre-lodgement community consultation? <i>(if yes, select the relevant number of days for notification in part B(ii))</i>	NO
If this application is a Concurrent Development Application, is it accompanied by a concurrent document?	NO

Part F: Track Specific requirements

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

Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development? **NOT APPLICABLE**

Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)? **NOT APPLICABLE**

Also if Impact Track has a signed letter from a delegate of the Minister for an exemption from requiring an EIS been submitted (under Section 211)? **NOT APPLICABLE**

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

Is the proposed development five or more storeys?
If yes, has this been to Design review Panel? **NO**

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

Part G: GFA and Cost of Works

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

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

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

Total Cost of Works: **\$ 2130000 (ex GST)**

Development fee payable: \$

Part H: Entity Referrals

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

If no entity referrals are required check box

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

Asset Acceptance (Transport Canberra and City Services)	<input checked="" type="checkbox"/> Referral to TCCS is required (NB: no need to send a separate email for referral to the Land Custodian for TCCS) Notes for referral:
ICON Water/ACTEW Corporation	<input checked="" type="checkbox"/> Demolition works – utilities <input type="checkbox"/> Utilities – electricity, water & sewer and gas <input type="checkbox"/> Liquid Trade Waste Notes for referral:

Conservator of Flora and Fauna	<input type="checkbox"/> General referral <input type="checkbox"/> Declared site only <input type="checkbox"/> Plan of Management (works on public land) <input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA's to determine if this is required) <p style="text-align: right;">Notes for referral:</p>
City Renewal Authority cityrenewal@act.gov.au	<input type="checkbox"/> <p style="text-align: right;">Notes for referral:</p>
Custodian of the Land (unleased)	<input type="checkbox"/> Identify Custodian: <p style="text-align: right;">Notes for referral:</p>
Environment Protection Agency	<input type="checkbox"/> Noise <input checked="" type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare) <input checked="" type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises <input type="checkbox"/> Other – please specify <p style="text-align: right;">Notes for referral:</p>
Heritage	<input type="checkbox"/> Heritage – Registered Land or Building <p style="text-align: right;">Notes for referral:</p>
Tree Protection	<input checked="" type="checkbox"/> Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees <p style="text-align: right;">Notes for referral:</p>
Worksafe Worksafe_asbestos@act.gov.au Cc: Matthew.Colman@act.gov.au	<input type="checkbox"/> Private demolition of loose fill affected residence <p style="text-align: right;">Notes for referral:</p>
Asbestos Response Task force Coordinator General artmaintenance@act.gov.au CC: sarah.radford@act.gov.au	<input type="checkbox"/> Asbestos affected “Mr Fluffy” block <p style="color: red; text-align: center;">Do not refer if the block has been deregistered</p> <p style="color: red; text-align: center;">Please do not refer to the taskforce if they are the applicant</p> <p style="text-align: right;">Notes for referral:</p>

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

<input type="checkbox"/> Water Policy EPSDD <input type="checkbox"/> WSUD Code Requirements water.policy@act.gov.au	
<input type="checkbox"/> Utilities Technical Regulation team Techregulator.utilities@act.gov.au	
<input type="checkbox"/> Suburban Land Agency suburbanland@act.gov.au and affordablehousing@act.gov.au	
<input checked="" type="checkbox"/> Energy Policy EPSDD EPSDDEnergyPolicy@act.gov.au	

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

Completeness Check:	<input type="text" value="0"/>
Development (Cost of Works Fee or EDP Fee):	<input type="text" value="7878.40"/>
Merit Track with ESO:	<input type="text" value="0"/>
Impact Track Fee/s:	<input type="text" value="0"/>
Lease Variation:	<input type="text" value="0"/>
Public Notification:	<input type="text" value="1236"/>
Lease Search:	<input type="text" value="82"/>

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

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

I (i) Home Business Fee

Is this application a new application or renewal?	<input type="text" value="N/A"/>
How many years is the applicant applying for?	<input type="text" value="0"/>
Home Business Fee:	<input type="text" value="0"/>

Note: Other fee components are still applicable.

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

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

Estate Development Plan fee:

Note: Other fee components are still applicable.

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

- Matters specified in Schedule 4, Part 4.2 and/or

\$37,995.00

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

Note: Other fee components are still applicable

Part J: Resubmissions (if application to be failed)

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

Numbers of Completeness check failures: