

From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 212887. O'Connor - 26/43 (Email 1 of 3)
Date: Friday, 8 September 2023 8:26:11 AM
Attachments: [Conditional Acceptance212887.pdf](#)
[%PLAN-202342070-CONCEPT-01.pdf](#)
[%TITLE-202342070-01.pdf](#)
[APP-202342070-01.pdf](#)
[AUTHORISATION-202342070-01.pdf](#)
[DEMO-202342070-01.pdf](#)
[HAZARDOUSMAT-202342070-01.pdf](#)
[SCRITERIA-202342070-01.pdf](#)
[SEDIMENT-202342070-01.pdf](#)
[SEDIMENT-202342070-NOTES-01.pdf](#)
[SEDIMENT-202342070-NOTES-02.pdf](#)
[SUPP-202342070-GENERAL NOTES-01.pdf](#)
[SURVEYCERT-202342070-01.pdf](#)

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[Learn why this is important](#)

Icon Water

Approval ID : 212887, O'Connor 26 /43

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

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

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

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

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

Future applications

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

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

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

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

Regards

Bibek Ligal

[Building Approvals and Network Protection](#)

[Icon Water](#)

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

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Any views expressed in this message are those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the organisation.



STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 212887 **Suburb:** O'Connor **Block/Section** 26 / 43

Applcn Type: Single residential/Demolition Inclusions : carpark/driveway,
Shed/workshop

Attached Plans

%PLAN-202342070-CONCEPT-01.pdf
%TITLE-202342070-01.pdf
APP-202342070-01.pdf
AUTHORISATION-202342070-01.pdf
DEMO-202342070-01.pdf
HAZARDOUSMAT-202342070-01.pdf
SCRITERIA-202342070-01.pdf
SEDIMENT-202342070-01.pdf
SEDIMENT-202342070-NOTES-01.pdf
SEDIMENT-202342070-NOTES-02.pdf
SUPP-202342070-GENERAL NOTES-01.pdf
SURVEYCERT-202342070-01.pdf
TREE-202342070-01.pdf
TREE-202342070-NOTES-01.pdf
TREESURVEY-202342070-01.pdf
VERGE-202342070-01.pdf
VERGE-202342070-NOTES-01.pdf
VERGE-202342070-NOTES-02.pdf
WASTEREPORT-202342070-01.pdf

Conditions of Acceptance

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon Water's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Protection of water and sewer networks to be in accordance with the attached checklist



❖ Please Note:

Separate applications are required for ActewAGL electricity and gas networks. Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to Icon Water.

Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.

Icon Water recommends setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.

Construction of works without the approval of Icon Water may result in connection to Icon Water's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

WARNING

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

Comments:

Signed

Bibek Ligal

Date

08 Sep 2023

For further information please phone Icon Water 6248 3111.

icon

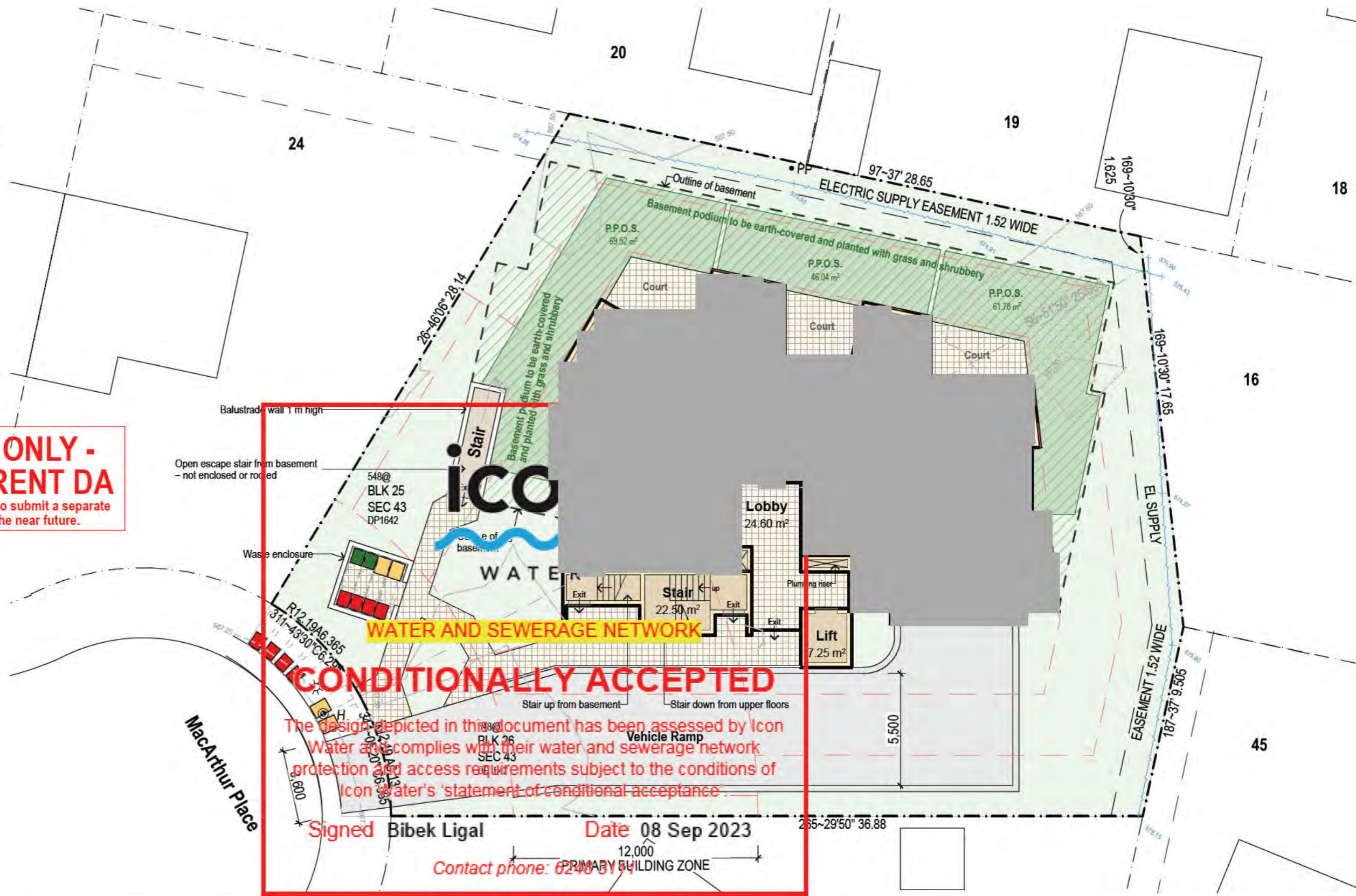
Project Summary
Blocks 25 & 26, Section 43, O'Connor
1196 m²
Application Number
Zoning RZ4
Max Plot Ratio = 80%

Sheet
8 supportive housing units in a 3-storey
apartment building with basement
parking

GFA = 873.19 m²
Plot Ratio = 73.01%

**FOR INFORMATION ONLY -
NOT PART OF CURRENT DA**

Current DA is for demolition only. It is intended to submit a separate
DA for the building depicted on this drawing in the near future.



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

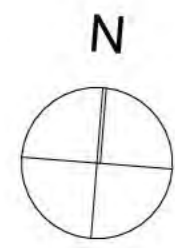
The design depicted in this document has been assessed by Icon
Water and complies with their water and sewerage network
protection and access requirements subject to the conditions of
Icon Water's statement of conditional acceptance.

Signed Bibek Ligal Date 08 Sep 2023

Contact phone: 6246 5111

**FOR INFORMATION ONLY -
NOT PART OF CURRENT DA**

Current DA is for demolition only. It is intended to submit a separate
DA for the building depicted on this drawing in the near future.



Concept Plan: Ground Floor
1:200

DA1 Issue	For DEMO DA Details	06/07/2023 Date	HP/BC Drawn	PL Approved
0	2	4	6	8

PHILIPLEESONARCHITECTS
4/9 McKay Street Turner ACT 2612
P 6295 3311 E info@philipleeson.com.au

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Do not scale drawings.
Notify any errors, discrepancies or omissions to the architect.
Drawings shall not be used for construction purposes until issued for construction.
All boundaries and contours subject to survey.
All rights reserved. © COPYRIGHT of Philip Leeson Architects 2018

PROJECT: Proposed Demolition
SITE: Blocks 25 & 26, Section 43,
100 & 102 Macarthur Place O'CONNOR ACT
CLIENT: CSD - Housing ACT

DRAWING: Developer Intent Plan
Project No: 23014
Filename: 23014 O'Connor Housing Macarthur DA for Demo.pln
Scale: As Shown @ A3

Drawing No.
DA02



Planning and Development Act 2007

Development Application

Application Number: 202342070

Application Number

212887

Sheet

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Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

I confirm I have provided all documentation in accordance with the *minimum documentation requirements for lodgement of a development application*

Confirm

Please note that fees apply for incomplete submissions.

Type of Application



The type of application you are applying for is a **New Application**

Are you applying for a:

Development Application

WATER AND SEWERAGE NETWORK

Has a pre-application meeting been held in relation to this proposal?

No

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Lease/Site Details

Site Number: 1

Signed Bibek Ligal

Date 08 Sep 2023

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.
Contact phone: 6248 3111

Urban

Suburb

O'CONNOR

Section

43

Block Number

26

Unit Number

Street Address

100 MACARTHUR PLACE, O'CONNOR

Applicant Details

What type of applicant are you:



Business

Application Number

ACN or ABN
24081302365
212887

Company Name

Position held / Title

Philip Leeson Architects

Director

Salutation

First Name

Surname

None

Philip

Leeson

Postal Address 1

Postal Address 2

4/9 McKay Street

Postal Address 3

Suburb

State/Territory

Postcode

Country

Turner

ACT

2612

Australia

Phone Number

Fax Number

Mobile Number

62953311

Email

philip@philpleeson.com.au



Lessee (Property Owners) Details

Lessee Number: 1

WATER

Is the Lessee a:

WATER AND SEWERAGE NETWORK

Organisation or Government entity

Australian Business Number (ABN)

90375813807

CONDITIONALLY ACCEPTED

Company Name

Position held / Title

Commissioner or Social Housing

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Salutation

First Name

Surname

None

Sam

Chu

Postal Address

Postal Address 2

Housing ACT

Locked Bag 3000

Signed Bibek Ligal

Date 08 Sep 2023

Postal Address 3

Contact phone: 6248 3111

Suburb

State/Territory

Postcode

Country

BELCONNEN

ACT

2617

Phone Number

Fax Number

Mobile Number

62050821

Email

Sam.Chu@act.gov.au



Noise of Decision and Plans

Application Number

212887 Specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

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Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

RZ4 Medium density residential zone

If more than one zone is applicable to your proposal please specify them below:



Development/Precinct Code

WATER

Please specify which development code applies to this application

Residential Zones - Single Dwelling Housing Development Code

Please specify all relevant precinct codes applied to your proposal

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Loose-Fill Asbestos

Is this a loose-fill asbestos affected ("Mr Fluffy") block?

No

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

Demolition of existing residential duplex and associated driveways, fences and landscaping, in preparation for redevelopment with supportive housing units

Proposed Use of the Land



Describe the use of the development. **Example:** Residential purposes for a single dwelling (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

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Demolition
Sheet

Is the proposed use consistent with the current Crown lease?

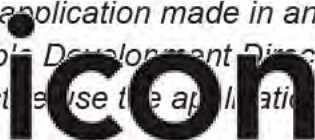
Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Merit

For more information about which track your development application will be assessed in, please click [here](#). Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).



Type of Development

WATER

Please indicate which type of development applies to this development application.

Single Dwelling

WATER AND SEWERAGE NETWORK

Single Dwelling

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and supplies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Please select a Single Dwelling type.

Demolition/Rebuild

Gross Floor Area (GFA) and Cost of Works

Signed: Bibek Ligal Date: 08 Sep 2023

Contact phone: 6248 3111

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

117.62

B - Gross Floor Area to be demolished (m²)

117.62

C - Gross Floor Area to be added (m²)

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0.00

Application Number
D - Total Gross Floor Area of development (A-B+C)(m²)

212887

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E - COST OF WORKS (\$)

117620.00

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA class 10 structures (e.g. metal garage, metal carport, pergola, deck, verandah, etc) (m²)

0.00

G - COST OF WORKS at F* (\$)

0.00

Cost of Associated Works

H - Cost of all associated work such as landscaping (\$)

0.00

I - Cost of all public works and/or off site works (\$)

0.00

J - TOTAL COST OF WORKS (E+G+H+I) (\$)

117620



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

*Cost of works **MUST** be calculated in accordance with the current version of Building (General) (Cost of Building Works) Determination OR with their water and sewerage bill of quantities prepared by a quantity surveyor **and** the application requirements subject to the conditions of quantities MAY be requested for proposals where cost of work is over \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.
Signed Bibek Ligal Date 08 Sep 2023

Contact phone: 6248 3111

Demolition, Trees, Waste Management

Demolition

Is the *Demolition* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?



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"Protected tree" is defined under the Tree Protection Act 2005. In accordance with section 148 of the Planning and Development Act 2007, 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, the application is to be accompanied by a Tree Management Plan For more information about urban tree protection in the ACT, please click here.

Is the Trees item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for referral to Entity?

Yes

Waste Management

NOTE: Only relevant for single dwelling houses. New residential development will generate a total of 20 cubic metres or greater of demolition and/or excavated waste



Is the Waste Management item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for referral to Entity?

Yes

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

Heritage

Heritage

Is the Heritage item relevant to your proposal?

No

Erosion and Sediment Control

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

NOTE: All new dwellings (including in established areas) require a plan that provides details of the sediment and erosion control measures including: sediment control barrier, designated cutting area and wash area, stockpiles and stabilised access point.

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your

icon

proposal?

Yes

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Have you provided Entity Endorsement?

No

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Have you provided required documentation for *referral* to Entity?

Yes

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

No

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Greenhouse Gas Emissions



WATER

In August 2022 the ACT Government announced it is phasing out all new fossil fuel gas network connections in the ACT. A Regulation preventing new fossil fuel gas network connections is expected to come into effect. **WATER AND SEWERAGE NETWORK** If your development not being able to connect to the fossil fuel gas network upon completion, the development should be designed to be all electric or constructed as electric ready. Further information can be found at www.energy.act.gov.au.

CONDITIONALLY ACCEPTED

Are you proposing connection to the fossil fuel gas network?

No

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

NOTE: Developments with operating greenhouse gas emissions that exceed 250 tonnes of carbon dioxide per year need to submit a Greenhouse Gas Emissions Statement. Large developments with significant gas or diesel use may need to provide a greenhouse gas emissions statement. Single dwelling developments are unlikely to be required to report operating greenhouse gas emissions. More information can be found at (<https://www.planning.act.gov.au>)

Signed: Bibek Ligal Date: 08 Sep 2023

Contact phone: 6245 3111

Will the development have operating greenhouse gas emissions above 250 tonnes of carbon dioxide per year?

No

Servicing & Site Management, Utilities, Verge Crossovers

Servicing and Site Management



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Verge Crossovers

Icon Water clearance relevant/required from Asset Acceptance only where there is a stormwater/drainage easement or Territory owned stormwater pipe on the development site

Subdivision (residential zones)

Subdivision (residential zones)

Is the Subdivision (residential zones) item relevant to your proposal?

No

If you intend to subdivide this development under the Planning and Development Act 2007 in the future, please note this in your application and contact the relevant service providers regarding additional requirements prior to submitting this application.

Utilities Requirements - ActewAGL & Stormwater



For all developments involving construction, the location and nature of earthworks, utility connections, proposed buildings, paving and landscape features must comply with utility standards, access provisions and asset clearance zones

Does this application comply with utility standards?

Yes

WATER AND SEWERAGE NETWORK

For more information on Utility Requirements and Standards, Water, Electricity, Sewerage and gas, please contact ActewAGL on Ph: 62483555 or visit their web site. For more information on Stormwater Easements, please contact Asset Acceptance via Canberra Connect on Ph: 132281 or visit their web site. **Please carefully read the applicant declaration before submitting this form**

CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Driveways (For works on verge only)

Signed: Bibek Ligal

Date: 08 Sep 2023

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

No

Survey Requirements - S.139(2)(I) - P & D Act 2007

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If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the *Planning and Development Regulations 2008*

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Do you have a survey certificate with this application?

Yes

Proposal previously determined exempt from development approval

Is this application for development being submitted to address a situation where an exemption from development approval was granted, but the development does not accord with the exemption provisions?

No

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No



If YES - Under Section 139(2)(m) of the *Planning and Development Act 2007*, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the **WATER AND SEWERAGE NETWORK** of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavement and access, including any proposed utility easements, must comply with their water and sewerage network protection and access requirements subject to the conditions of **Icon Water's 'statement of conditional acceptance'**. For more information on development applications for developments undertaken without approval, please refer to S205 under the *Planning and Development Act 2007*

Signed Bibek Ligal

Date 08 Sep 2023

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act 2007*, the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the *Planning and Development Act 2007*

Are you requesting an exclusion from *Public Inspection*?

No



Conflict of Interest Declaration

Application Number

2023017
Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

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NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

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

I/we understand that the information submitted with an application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

I/we have provided all relevant documentation in accordance with the *minimum documentation requirements for lodgement*. **WATER AND SEWERAGE NETWORK** note, a fee may be charged if your application does not contain all the required documentation;

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

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

Signed Bibek Ligal

Date 08 Sep 2023

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for *public inspection* including via the Internet unless exclusion has been approved;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision.

I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;



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I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required and authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal (including the inspection of driveways and trees);

I/we (lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I/we declare that information relating to utility standards, access provisions and asset clearance zones has been sought from the relevant utility providers and this development application has been prepared in accordance with their requirements;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Approval and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

WATER AND SEWERAGE NETWORK

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

CONDITIONALLY ACCEPTED

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

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

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

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.
Signed Bibek Ligal Date 08 Sep 2023
Contact phone: 6248 3111

I accept the above declarations

Accept

Acceptance date

17 Aug 2023

Before Submitting



You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

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When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You MUST include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can call the Land, Planning and Building Services Shopfront on 6207 1923 and ask to speak with a technical officer.



Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

Signed: [Signature] Date: 08/17/2023

Contact phone: 6248 3111

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a

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controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601 Telephone: 62741111

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Contact Details: Environment, Planning and Sustainable Development Directorate, Land, Planning and Building Services Shopfront, GPO Box 158, Canberra City 2601, 8 Darling Street, Mitchell ACT 2911 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923 Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111



Application Number

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ACT Government

Environment, Planning and Sustainable Development

Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block Section Suburb

Unit No. Street Address

Block 26 Section 43 Suburb G'CONNOR

Unit No. Street Address 102 MACARTHUR PLACE

Describe location where no block and section details are available (e.g. for outdoor dining area location)



LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name 2nd Lessee Name

COMMISSIONER FOR SOCIAL HOUSING

WATER

LESSEE AUTHORISATION

This appointment is made under WATER AND SEWERAGE NETWORK

- Pre - application meeting Development Application Application for Reconsideration

I/we the lessee (each, their joint names, or jointly) propose to use the Application as stated below:

- to obtain information in relation to this site through the pre-application process
to act on my/our behalf in relation to a development application for the above mentioned site/s
to act on my/our behalf in relation to an application for reconsideration of a development application for the above mentioned site/s
to pay all applicable fees and charges in relation to the above mentioned site/s, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

APPLICANT DETAILS (Please Print)

Applicant Name Signed Bibek Ligal Date 08 Sep 2023

OR Company Name PHILIP LEESON ARCHITECTS Contact phone: 6248 3111 info@philipleeson.com.au

Company Nominees - a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1 PHILIP LEESON Nominee 2 BRYN CHARLIS Nominee 3 HANLEY PATNEY




Application Number
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LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

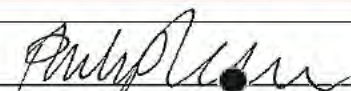
1st Lessee's Signature  Sam Chu for the Commissioner for Social Housing Date **21/07/2023**

2nd Lessee's Signature _____ Date _____

APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name **PHILIP LOESEN** Company Name **PHILIP LOESEN ARCHITECTS**

Signature  Date **20th JULY 2023**

LAND CUSTODIAN AUTHORISATION



- I/we declare that I am/we are the land custodian of the site or leased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval

Delegate Name _____ Agency Name _____

Signature _____ Date _____

Delegate Name _____ Agency Name _____

Signature _____ Date _____

WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of

THIS AUTHORITY DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND IN RELATION TO THE PROPOSED DEVELOPMENT

Privacy Notice **Icon Water's 'statement of conditional acceptance'**

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected EPD cannot process the application. The Planning and Development Act requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Northern Territory Health Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Signed **Bibek Lital** Date **08 Sep 2023**
Contact phone: **02 48 31 1111**

Contact Details:

Environment, Planning and Sustainable Development Directorate Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Customer Service Centres Phone: (02) 6207 1923
GPO Box 158, Canberra City 2601 Email: epdcustomerservices@act.gov.au
16 Challis Street Dickson ACT 2602 Website: www.planning.act.gov.au



SCHEDULE OF AREAS FOR DEMOLITION

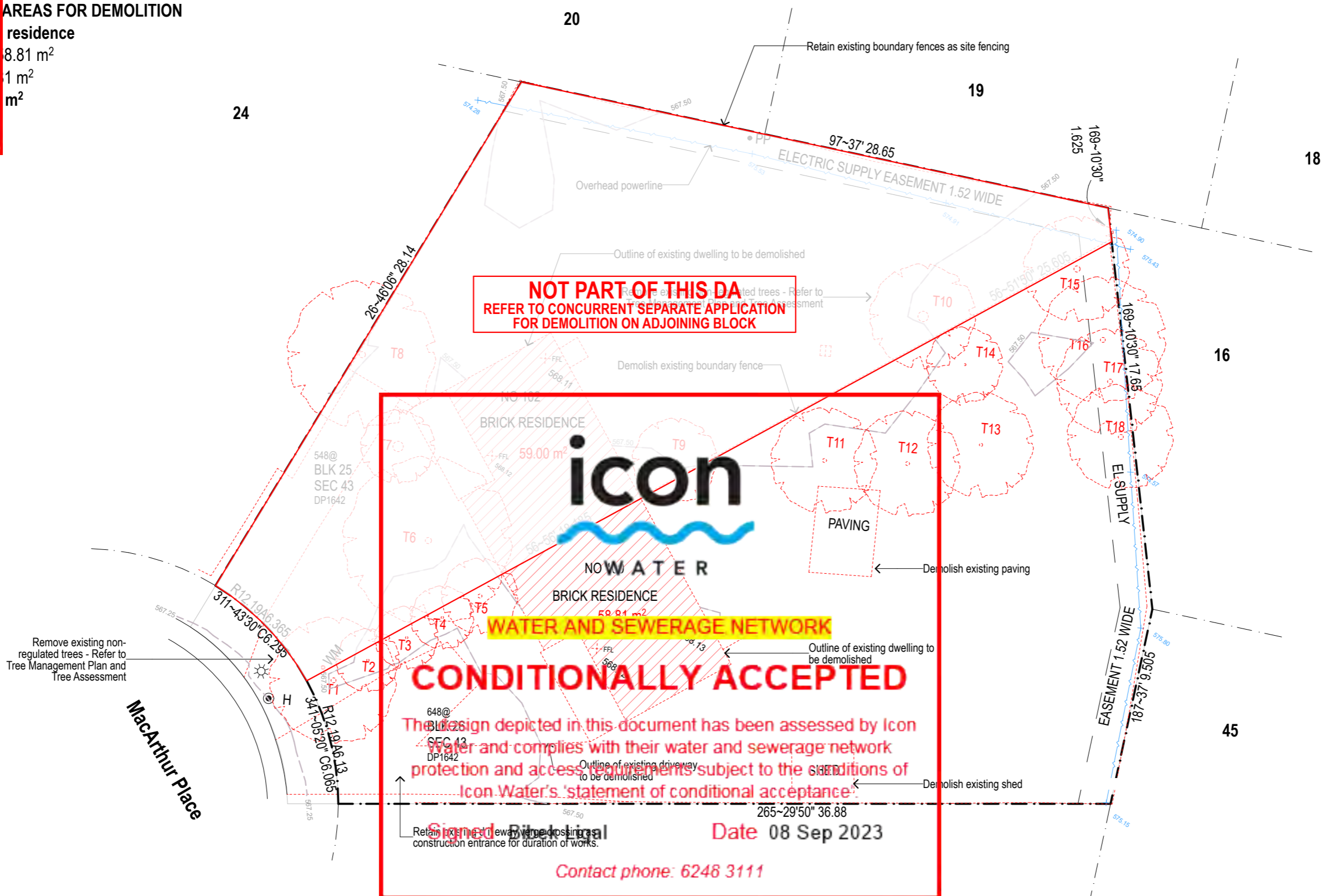
Area of existing residence

Ground Floor = 48.81 m²

First Floor = 58.81 m²

TOTAL = 117.62 m²

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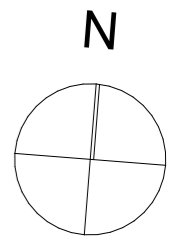


NOT PART OF THIS DA
REFER TO CONCURRENT SEPARATE APPLICATION
FOR DEMOLITION ON ADJOINING BLOCK

icon
NOW WATER
BRICK RESIDENCE
59.00 m²
BRICK RESIDENCE
58.81 m²
WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.
Signed: **Biphal** Date **08 Sep 2023**
Contact phone: 6248 3111

Remove existing non-regulated trees - Refer to Tree Management Plan and Tree Assessment

MacArthur Place



0	2	4	6	8	10cm
DA2 Issue	For DEMO DA Details	17/08/2023 Date	HP/BC Drawn	PL Approved	

PHILIPLEESONARCHITECTS
4/9 McKay Street Turner ACT 2612
P 6295 3311 E info@philipleeson.com.au

General Notes
The Builder shall check all dimensions and levels on site prior to construction. Do not scale drawings. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. All boundaries and contours subject to survey. All rights reserved. © COPYRIGHT of Philip Leeson Architects 2018

PROJECT: **Proposed Demolition**
SITE: **Block 26, Section 43, 100 Macarthur Place O'CONNOR ACT**
CLIENT: **CSD - Housing ACT**

DRAWING: **Site and Demolition Plan**
Project No: **23014**
Filename: **23014 O'Connor Housing Macarthur DA for Demo B26.pln**
Scale: **As Shown @ A3**

Drawing No.
DA01



INTRUSIVE RESIDENTIAL ASBESTOS ASSESSMENT REPORT

100 Macarthur Pl,
O'CONNOR,
ACT 2602

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WATER

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The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6246 8111



Prepared For: Housing ACT

Survey Date: 14 June 2023

Job reference: LDJ01623

100 Macarthur Place
 O'Connor
 ACT
 2602

PREPARED FOR:
 Housing ACT

PREPARED BY:
 Lancaster and Dickenson Consulting Pty Ltd
 ABN 74 169 785 915
 Unit 4, 6 Dacre Street
 Mitchell ACT 2911
 T: (02) 6241 2779
 E: admin@landd.com.au
 www.landd.com.au



WATER AND SEWERAGE NETWORK

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Document Control

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Job Reference	Status	Date	Prepared by	Authorised by
LDJ01623	Revised	08 Sep 2023	Z. Cooper	J. Smith

Signed Bibek Ligal **Date** 08 Sep 2023

Contact phone: 6248 3111

212887

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3 Summary of Identified ACM..... 1

4 Assessment Methodology 2

5 Risk Assessment 2

6 Determining Suitable Control Measures 2

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10.1 Prior to Work Commencing 4

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12 Regulations And Codes Of Practice..... 8

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Appendices

APPENDIX A – Certificate Of Analysis

APPENDIX B – Photographs

WATER AND SEWERAGE NETWORK

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The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: 6248 3111

Most residential properties built prior to 1985 in the ACT are likely to contain one form or another of asbestos containing material (ACM). Some common examples of ACM found in residential properties include asbestos cement wall sheet, asbestos cement eave sheet and pipe lagging around hot water pipes in homes constructed with double brick.

2 Legislative Requirements

The Work Health & Safety (WHS) Regulations 2011, Part 8.6 details the requirements in relation to asbestos for the demolition or refurbishment of a structure. These requirements include:

Section 451 (2): *The person conducting a business or undertaking who is to carry out the demolition or refurbishment must not carry out the demolition or refurbishment until the structure or plant has been inspected to determine whether asbestos or ACM is fixed to or installed in the structure or plant.*

Section 451 (3): *The person conducting a business or undertaking who is to carry out the demolition or refurbishment must ensure that the asbestos abatement is undertaken by a licensed asbestos assessor.*

More specifically to residential sites, **Section 451 (4) & (7)** of the WHS Regulations 2011 state that all asbestos that is likely to be disturbed by the demolition/refurbishment is identified, and so far as is reasonably practicable, that the asbestos is removed before the demolition/refurbishment is commenced.

These requirements are partial extracts from the WHS Regulations 2011. Further details can be found in Part 8.6 of the regulations.

3 Summary of Identified ACM

The items listed below is a summary of the ACM identified or presumed during the assessment of 100 Macarthur Pl, O'Connor:

1. Backing to elevator and vitrified

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Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: **6248 3111**

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4 Assessment Methodology

The purpose of this assessment was to determine, as far as practical, the extent of all ACM within the property. The visual assessment was initially undertaken of the property to determine the location, condition and extent of any suspected ACM. Representative sampling of suspect ACM was then undertaken to confirm whether the suspect materials contained asbestos fibre.

Samples collected during the assessment were delivered L&D's National Association of Testing Authorities (NATA) accredited laboratory with a chain of custody form. The samples were analysed by Polarised Light Microscopy using dispersion staining techniques.

The results of the analysis can be found on the L&D Certificate of Analysis (Appendix A to this report).

5 Risk Assessment

Identified ACM is risk assessed based on the following criteria:

- the condition of the material at the time of the assessment;
- the accessibility of the material;
- the likelihood of the material being disturbed resulting in a release of asbestos fibre.

Each ACM is categorised into one of four (4) risk categories:

Very Low Risk	Material is very unlikely to pose a water risk in its current condition during standard building use.
Low Risk:	Material is unlikely to pose a water and sewerage network risk during standard building use.
Medium Risk:	Material is likely to pose a water and sewerage network risk in its current condition during standard building use.
High Risk:	Material poses an exposure risk in its current condition.

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6 Determining Suitable Control Measures

The Work Health and Safety (How to Manage and Control Asbestos in the Workplace Code of Practice) Approval 2020 requires that when choosing the most appropriate control measure for managing ACM or asbestos, the following hierarchy of controls must be considered:

- eliminating the risk, for example: removing the asbestos (**most preferred**);
- substituting for the risk, isolating the risk or applying engineering controls, for example: enclosing, encapsulation or sealing
- using administrative controls, for example: labelling, safe work practices etc.
- using PPE (**least preferred**)

A combination of these controls may be required in order to adequately manage and control asbestos or ACM.

Signed: Bibek Ligal Date: 08 Sep 2023
Contact phone: 6248 3111

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7 Survey Findings

Table 1 below details the suspected ACM sampled as part of the assessment at 100 Macarthur Pl, O'Connor. Information is also included regarding presumed and sample-referred materials.

Table 1: Sample Register

Sample Reference	Item no.	Location and Material Description	Sample Type	Fibrous Content	Asbestos Type	Condition	Risk	Recommended Action
LD-ZC2295	-	Kitchen floor sheet	Fibre Cement	Asbestos Detected	-	-	-	No action required
LD-ZC2296	-	Bathroom wall sheet	Fibre Cement	No Asbestos Detected	-	-	-	No action required
LD-ZC2297	-	Plaster	Fibre Cement	Asbestos Detected	-	-	-	No action required
Visually assessed	LDJ01623-1	Backing to electrical switchboard	Tar Board	Presumed Asbestos	Non-friable	Poor	Low	Remove prior to commencement of demolition works

Table notes:

- Asbestos detected
- Presumed asbestos present
- Non asbestos detected

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WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed **Bibek Ligal** Date **08 Sep 2023**

Contact phone: 6248 3111

One (1) asbestos containing materials were identified or presumed during the assessment of 100 Macarthur PI, O'Connor.

The property was constructed with a flat roof therefore access to the ceiling void was limited. Insulation batts were identified within the roof cavity. The material was visually assessed to be synthetic mineral fibre (non-asbestos).

A pipe chase was completed within the laundry, no suspect material was identified. If material is identified outside of the chased area, works should be stopped immediately and the material should be tested.

No access was obtained to the subfloor therefore no assessment has been made. It is common ACM to be present in the form of pier packers, formwork, or debris. It is recommended a person with asbestos awareness training be present during the demolition process.

All ACM should be removed prior to the commencement of demolition works.

9 Recommended Control Measures

Table 1 details the minimum recommended actions that should be taken to ensure that the risks associated with identified ACM are satisfactorily managed. These recommendations are made based on the condition of the materials and the licensed asbestos assessor's determination on the likelihood that the material being disturbed in the future. The client should refer to the hierarchy of controls outlined in Section 4 to make determinations on whether further action is required should the condition of the materials change or should site conditions increase the likelihood that ACM may be disturbed.

10 Requirements for Remediation/Removal Works Involving ACM

10.1 Prior to Work Commencing

Prior to commencement of asbestos removal works the engaged licensed asbestos removal contractor must develop a Asbestos Removal Control Plan (ARCP) and a Safe Work Method Statement (SWMS) outlining how the works are to be undertaken. Worksafe ACT must be notified five (5) days prior to commencement of planned asbestos removal works. The ARCP for the asbestos removal works should be submitted with this notification.

10.2 During Asbestos Removal Works

Remediation or removal of friable asbestos must be undertaken by an ACT licensed Class A Asbestos Removalist as per the *Work Health and Safety: How to Safely Remove Asbestos Code of Practice (2020)* and in accordance with EPA (2011) *Contaminated Sites Information Sheet No. 5 'Requirements for the Transport and Disposal of Asbestos Contaminated Wastes'* and *Information Sheet No.6 'Management of Small Scale, Low Risk Soil Asbestos Contamination'*.

Air monitoring, which is mandatory during the removal or remediation of friable asbestos, must be undertaken in accordance with the *Guidance Note on the Membrane Filter Method for Estimating*

Airborne Asbestos Fibres, 2nd Edition [NOHSC: 3003(2005)]. Air monitoring is not mandatory for the removal of non-friable asbestos.



WATER AND SEWERAGE NETWORK

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Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: 6248 3111

10.3 **Sheet** Following Completion of Asbestos Removal Works
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On completion of asbestos removal or remediation works an independent ACT licensed Asbestos Assessor must be employed to undertake a Clearance Inspection. A satisfactory clearance certificate for the remediated areas must include no visible suspect material and where applicable, clearance monitoring must also indicate that airborne fibre levels are satisfactory.



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: **6248 3111**

Glossary Of Terms Generally Associated with Asbestos

ACM	Asbestos Containing Material. Any material, object, product or debris that contains asbestos.
Amosite	Grey or brown asbestos.
ARCP	Asbestos Removal Control Plan. A document detailing the control measures for undertaking particular asbestos removal works.
Chrysotile	White asbestos.
Crocidolite	Blue asbestos.
Friable asbestos	Friable asbestos material can be crumbled or reduced to a dust by hand pressure when dry. It can represent a significant exposure hazard as a consequence of minor disturbance. Pipe lagging, loose fill asbestos, millboard and severely damaged non-friable asbestos are examples of friable asbestos.
Non-friable asbestos	Non-friable asbestos is material that contains asbestos firmly bound into a matrix. It may consist of cement or various resins/binders and cannot be reduced to a dust by hand pressure. As such it does not present an exposure hazard unless cut, abraded, sanded or otherwise disturbed. Therefore, the exposure risk from non-friable ACM is negligible during normal construction work.
Safe Work Method Statement (SMWS)	Details the methodology and requirement for carrying out particular high risk construction work, including asbestos work.


 WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Bibek Ligal** Date **08 Sep 2023**

Contact phone: 6248 3111

29 of 70 **Sheet 12 Regulations And Codes Of Practice**

Work Health and Safety (How to Manage and Control Asbestos in the Workplace Code of Practice) Approval 2020

Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020

Work Health and Safety Act and Regulations 2011

Dangerous Substances Act and (General) Regulation 2004

Contaminated Sites: Information Sheet Number 5 - Requirements for Transport and Disposal of Asbestos Contaminated Wastes ESDD (Feb 2014)

Contaminated Sites: Information Sheet No.6 'Management of Small Scale, Low Risk Soil Asbestos Contamination' ESDD (Feb 2014)

13 Report Caveats & Limitations

The report was designed to be read as a single document and therefore should only be reproduced in full.

The assessment was undertaken in accordance with relevant legislation and best practice and is specific to the time the assessment was conducted. The assessment may need to be reviewed periodically to ensure it remains current. All conclusions and recommendations are written by the assessor using their professional judgement. **WATER AND SEWERAGE NETWORK** are largely based on the condition of the materials at the time of the assessment as well as the licensed assessor's determination of the likelihood that the material will be disturbed in the future using information available to them at the time of writing the report.

CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.
No assessment was undertaken within any areas of the building which were inaccessible to the assessor at the time of the assessment. In addition, no assessment was made of the ground outside the footprint of the building.

Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: **6248 3111**

APPENDIX A

Certificate Of Analysis



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: 6248 3111

Application Number
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ASBESTOS FIBRE IDENTIFICATION TEST REPORT

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CLIENT DETAILS

LABORATORY DETAILS

Client Name: Housing ACT	Address: 4/6 Dacre Street Mitchell ACT 2911
Client Contact: Jenna Malligan	Lab Manager: Kyle Lancaster
Email: acthousinggrprocurement@act.gov.au	Email: laboratory@landd.com.au
Site Name: 100 Macarthur Pl, O'Connor ACT	
L&D Job Reference: LDJ01623	

REPORT DETAILS

Report Reference: LDJ01623ID15/06/2023	Samples Received: 14/06/2023
No. of Samples: 3	Report Issue Date: 15/06/2023

Test Specifications: Qualitative identification of Chrysotile, Amosite and Crocidolite asbestos fibre in bulk samples using Polarised Light Microscopy (PLM) and Dispersion Staining Techniques including Synthetic Mineral Fibre (SMF) and Organic Fibre as per Australian Standard 4964-2004 and methods identified in Section C of the Lancaster & Dickenson Consulting (L & D) Laboratory Manual.

L&D ID Reference	Sample Reference	Sample Analysis Date	Sample Description	Sample Mass	Non-Asbestos Fibres Detected	Asbestos Fibres Detected
LDJ01623ID15/06/2023-1	LD-ZC2295	15/06/2023	Fibre cement	1.9 g	Organic Fibres Detected	No Asbestos Detected
LDJ01623ID15/06/2023-2	LD-ZC2296	15/06/2023	Fibre cement	3.4 g	Organic Fibres Detected	No Asbestos Detected
LDJ01623ID15/06/2023-3	LD-ZC2297	15/06/2023	Fibre cement	1.6 g	Organic Fibres Detected	No Asbestos Detected

WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED

Notes:

- Asbestos in bulk material requires laboratory testing methods and staining can be difficult to detect using PLM and dispersion staining due to the low grade or small length or diameter of the asbestos fibres present in the material, or due to the fact that very fine fibres have been distributed intimately throughout the materials. Where no asbestos is detected in such a sample, another, independent analytical technique should be used.
- Where a sample is delivered to the laboratory by a third party, L & D accepts no responsibility for the quality of sample submitted, including whether the sample is representative of the source material.
- All L & D reports must not be reproduced or used.
- The practical detection limit for identification of asbestos fibre using PLM and dispersion staining techniques is 0.0 - 0.1%, equivalent to 0.1-1g/kg.
- The results of fibre tests, calibrations and/or measurements included in this document are traceable to Australian national standards.
- Reported sample weights include weight of sample bag.
- Fibres that cannot be unequivocally identified as one of the three asbestos forms, will be reported as Unknown Mineral Fibres (UMF). The fibres detected may or may not be asbestos fibres. To confirm the identities of these fibres, another independent analytical technique may be required.

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'

Signed Bibek Lalit Date 08 Sep 2023

Contact phone: 6248 3111

L&D Approved Identifier	 WORLD RECOGNISED ACCREDITATION Accreditation no: 19512 Accredited for compliance with ISO/IEC 17025 - Testing 034	L&D Approved Signatory
 Julia Chapman		 Julia Chapman

APPENDIX B
Photographs



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

Photographs



iteWnA TPJE14R3-1
Backing to electrical switchboard

WATER AND SEWERAGE NETWORK

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Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: **6248 3111**



Application Number

212887

Statement Against Relevant Criteria

for Sheet

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Demolition of existing residential duplex and associated driveways, fences and landscaping

Block 20, Section 48, 100 Macarthur Place O'CONNOR ACT

by

Philip Leeson Architects

The site is located in the RZ4 Zone, at the head of Macarthur Place, O'Connor. The proposal is to demolish the existing residential duplex in preparation for future redevelopment of the site with supportive housing. It is the intention to submit a separate DA for construction of a three-story apartment building on the site in the near future. A developer intent plan is included in this current submission for reference.

The proposal is assessed against the following:

Residential Zones Development Code

The development complies with the rules and/or relevant criteria as follows:

Residential Zones Development Code

Part C of the code applies to this proposed demolition.		
Rules	Criteria	Response
R33 A statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the Planning and Development Act 2007 is provided confirming all of the following: a) all network infrastructure on or immediately adjacent the site has been identified on the plan b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) all required network disconnections have been identified and disconnection works comply with utility requirements d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements	This statement is required. There is no applicable criterion.	Documentation for referral to utility entities for endorsement has been submitted with the proposal.
R34 This rule applies to one of the following: a) the demolition of multi-unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985 b) demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005. Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey)	C34 If an endorsed hazardous materials survey is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	Asbestos surveys for referral to the EPA for endorsement have been submitted with the proposal. The demolition contractor will engage an appropriately qualified contractor to remove all asbestos and other hazardous materials prior to start of general demolition.

WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED

This demolition proposed in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111



Application Number
212887
Sheet
35 of 70

endorsed by the Environment Protection Authority.

A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one of the following:

i) is a licensed disposal facility in the ACT

ii) another site outside the ACT.

If hazardous materials, including asbestos, are to be transported for disposal interstate, approval from the Environment Protection Authority prior to removal of material from the site.

An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.

Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.

End of statement



WATER AND SEWERAGE NETWORK

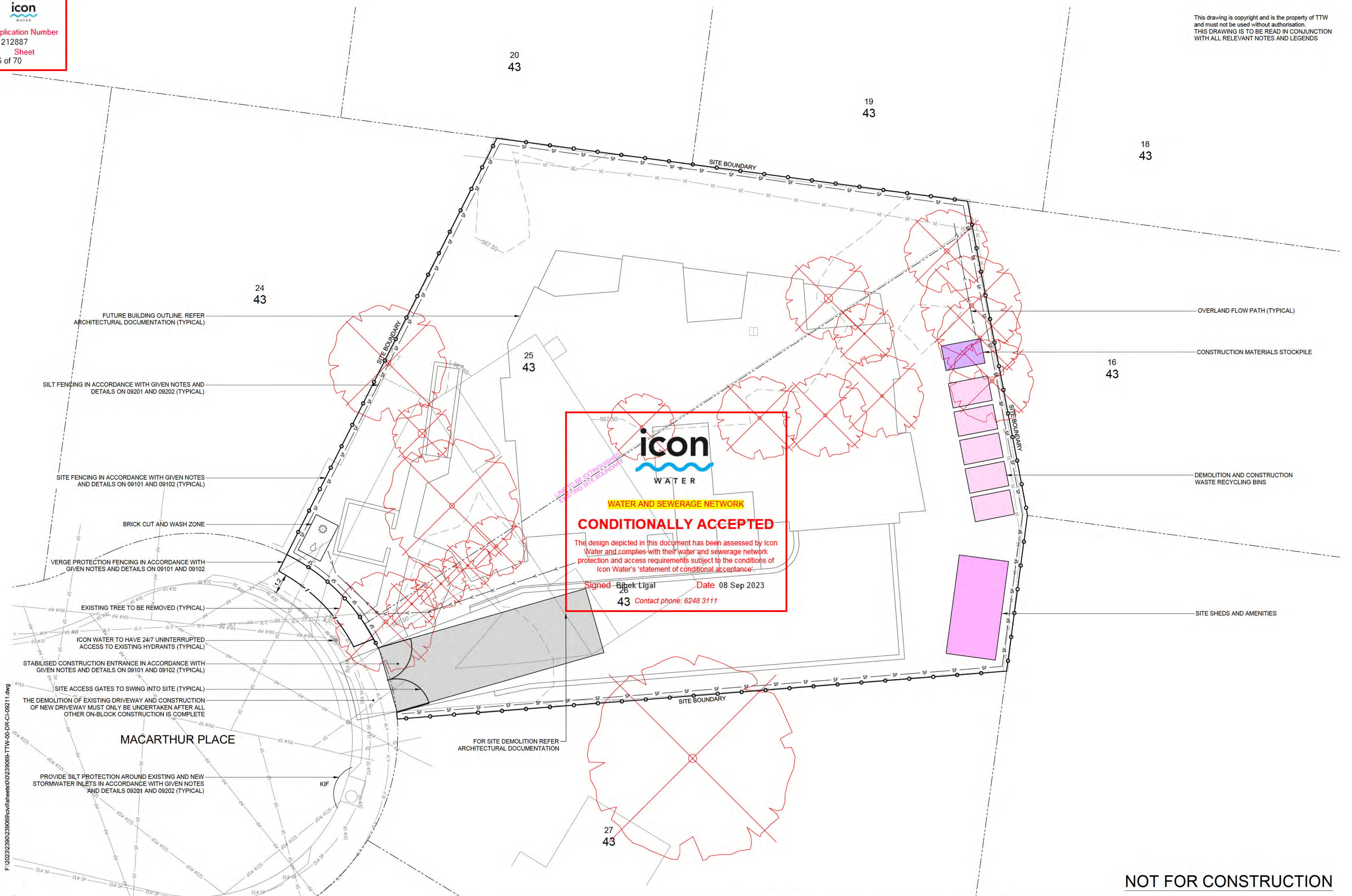
CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111





WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

 The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

 Signed: Bibek Ligal Date: 08 Sep 2023

 43 Contact phone: 6248 3111

F:\2023\239069\civil\sheet\010239069-TTW-00-DR-CI-09211.dwg

NOT FOR CONSTRUCTION

Rev	Description	Eng Draft	Date	Rev	Description	Eng Draft	Date
A	DA	DA	EM 31.07.2023				

Architects: PHILIP LEESON ARCHITECTS

Engineer: 

 Structural Civil Traffic Façade

 612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060

 039

Project: 100, 102 MACARTHUR PL

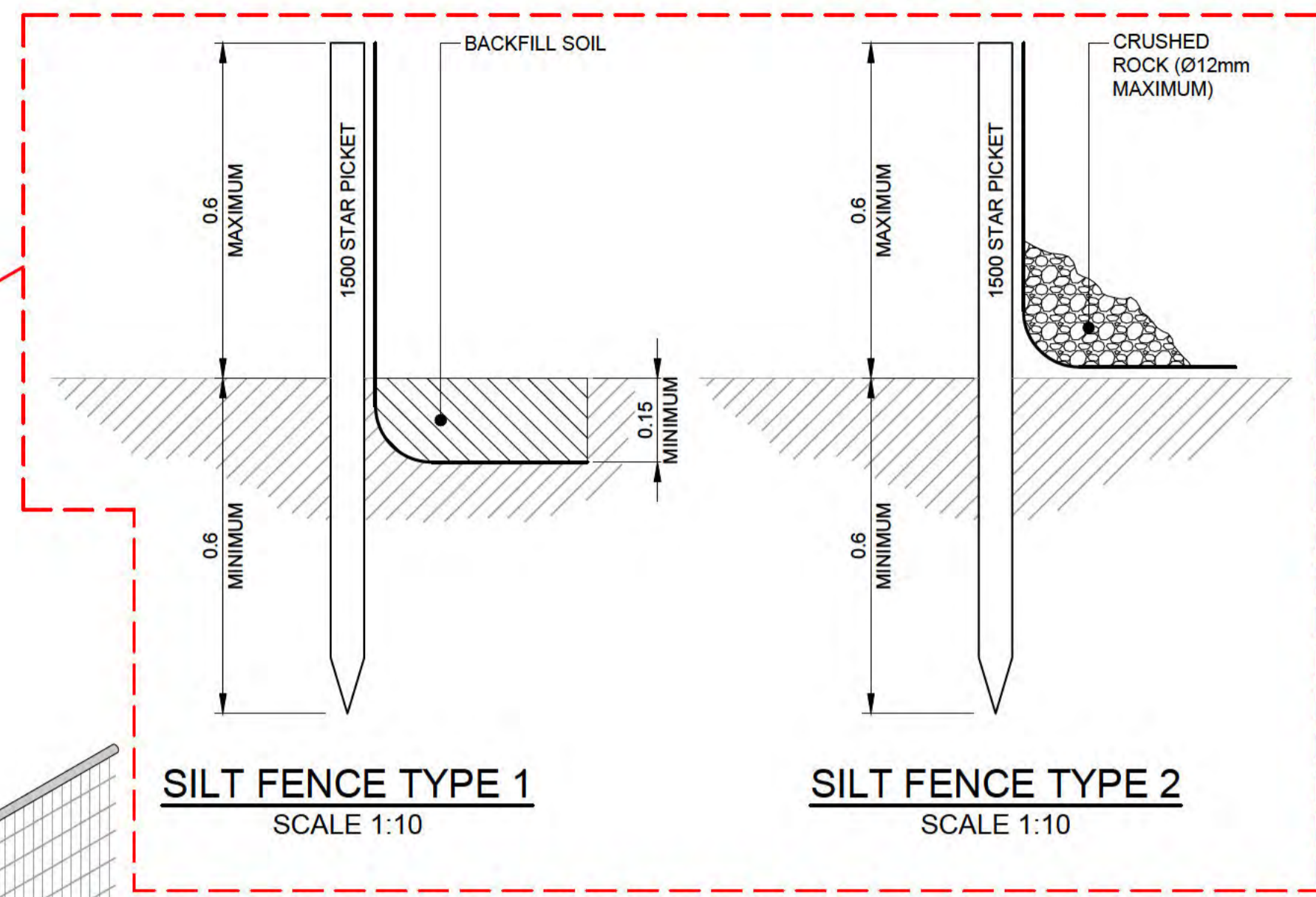
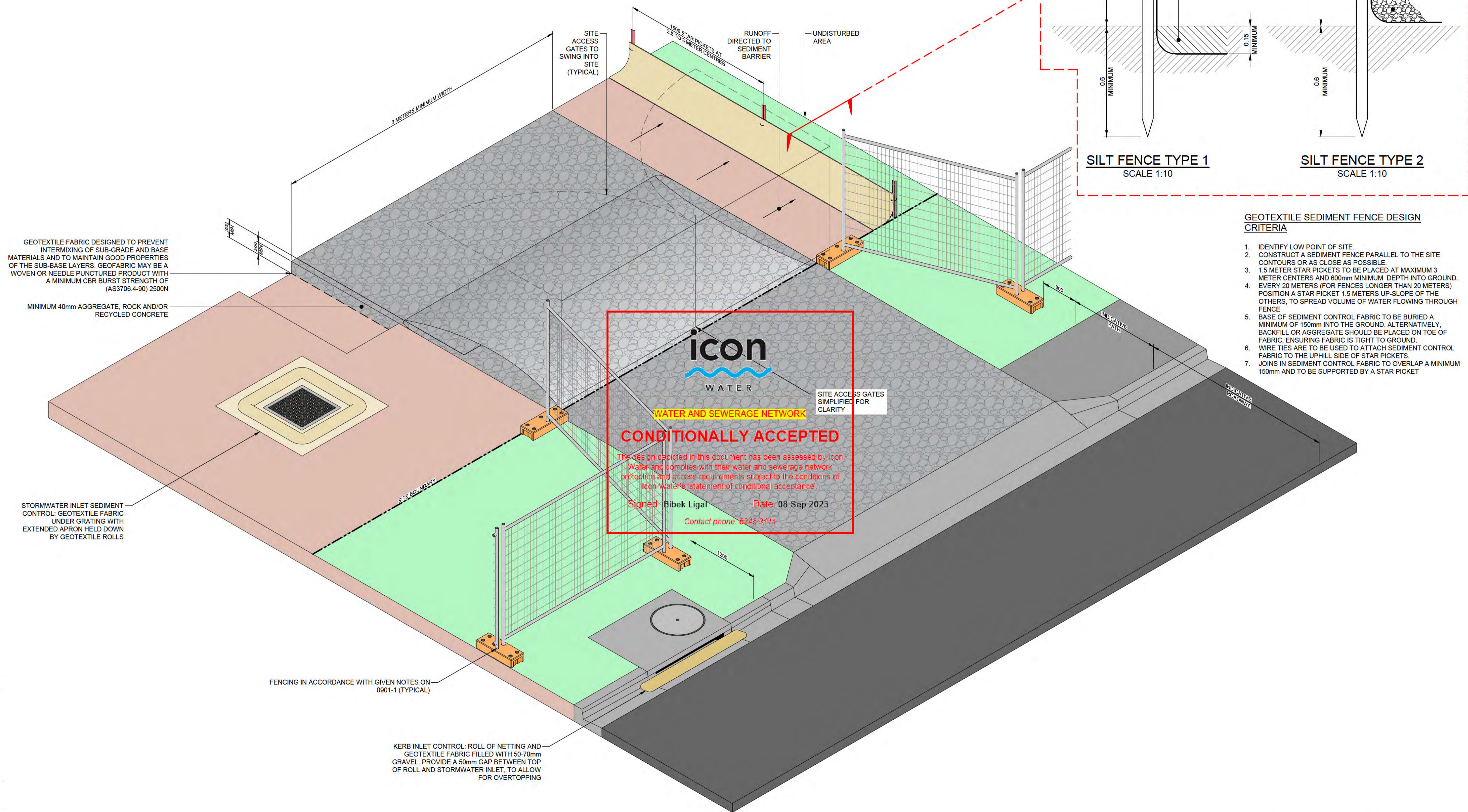
 BLOCK 25, 26 SECTION 43

 O'CONNOR, ACT

Drawing Title: ENVIRONMENTAL

 EROSION CONTROL PLAN

Scale at A1	Drawn	Designed	Approved			
	EM	CP	CP			
Project No	Originator	Zone	Type	Role	Sheet No.	Rev
239069-TTW-00-DR-CI-09211-A						
31.07.2023 5:01 PM						



- GEOTEXTILE SEDIMENT FENCE DESIGN CRITERIA**
1. IDENTIFY LOW POINT OF SITE.
 2. CONSTRUCT A SEDIMENT FENCE PARALLEL TO THE SITE CONTOURS OR AS CLOSE AS POSSIBLE.
 3. 1.5 METER STAR PICKETS TO BE PLACED AT MAXIMUM 3 METER CENTERS AND 600mm MINIMUM DEPTH INTO GROUND.
 4. EVERY 20 METERS (FOR FENCES LONGER THAN 20 METERS) POSITION A STAR PICKET 1.5 METERS UP-SLOPE OF THE OTHERS, TO SPREAD VOLUME OF WATER FLOWING THROUGH FENCE.
 5. BASE OF SEDIMENT CONTROL FABRIC TO BE BURIED A MINIMUM OF 150mm INTO THE GROUND. ALTERNATIVELY, BACKFILL OR AGGREGATE SHOULD BE PLACED ON TOE OF FABRIC, ENSURING FABRIC IS TIGHT TO GROUND.
 6. WIRE TIES ARE TO BE USED TO ATTACH SEDIMENT CONTROL FABRIC TO THE UPHILL SIDE OF STAR PICKETS.
 7. JOINS IN SEDIMENT CONTROL FABRIC TO OVERLAP A MINIMUM 150mm AND TO BE SUPPORTED BY A STAR PICKET.

F:\2023\2390\239069\civil\sheet\010239069-TTW-00-DR-CI-09201.dwg

NOT FOR CONSTRUCTION

Rev	Description	Eng Draft	Date	Rev	Description	Eng Draft	Date
A	DA	DA	EM 31.07.2023				

Architects:
PHILIP LEESON ARCHITECTS

Engineer:
TTW
Structural
Civil
Traffic
Façade
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060
040

Project:
100, 102 MACARTHUR PL
BLOCK 25, 26 SECTION 43
O'CONNOR, ACT

Drawing Title:
ENVIRONMENTAL
EROSION CONTROL NOTES
AND LEGEND SHEET 1

Scale at A1	Drawn	Designed	Approved
	EM		CP
Project No	Originator	Zone	Type
239069-TTW-00-DR-CI-09201-A			
Date	Time		
31.07.2023	5:01 PM		

ALL WORKS TO BE CARRIED IN ACCORDANCE WITH "ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT AUGUST 2022"

CONTACT DETAILS		
ROLE	NAME	CONTACT NUMBER
LEAD CONTRACTOR		
SITE MANAGER/FOREMAN		
PROJECT MANAGER		

SITE DETAILS	
TOTAL SITE AREA (m ²)	1211
AVERAGE EXISTING SLOPE	

SEDIMENT EROSION CONTROL PLAN LEGEND

- TEMPORARY SITE FENCE TYPE 1 *
- TEMPORARY SITE FENCE TYPE 2 *
- TEMPORARY SITE FENCE TYPE 3 *
- SILT FENCING *
- * ALL FENCING TO BE IN ACCORDANCE WITH STANDARD NOTES
- INLET FILTER
- KERB FILTER
- SEDIMENT POND
- TEMPORARY LEASING ZONE
- TEMPORARY SITE ACCESS GATE TYPE 1
- TEMPORARY SITE ACCESS GATE TYPE 2
- EXISTING TREE TO BE RETAINED *
- EXISTING TREE TO BE REMOVED *
- * TREE REPRESENTATION MAY VARY BASED ON SURVEY INFORMATION
- TEMPORARY CONSTRUCTION WASTE BINS
- BRICK CUT WASH ZONE
- TEMPORARY SITE SHEDS
- TEMPORARY STABILISED CONSTRUCTION ENTRANCE

SCHEDULE 2 - DAILY ENVIRONMENTAL CONTROL

ENVIRONMENTAL CONTROL	CONDITION (GOOD, FAIR, POOR)	ACTION TAKEN (REPLACED, REPAIRED)	DATE	TIME	CHECKED BY	SIGNATURE
STABILISED ACCESS POINT						
CLEAN ROAD						
SEDIMENT BARRIER						
WASTE AREA						
GRASS BUFFER						
MATERIAL STORAGE						
SEDIMENT BASIN						
STOCKPILE AREA						
WORKING HOURS						
WASH AREA						
BRICK CUTTING AREA						
DUST SUPPRESSION						
UNDISTURBED AREAS						
NOISE PLAN						
SPOIL DISPOSAL (OFF-SITE)						
ACCEPTANCE OF SOIL (ON-SITE)						
STORMWATER SUMP PROTECTION						
OTHER						

SCHEDULE 3 - WATER DISCHARGE TABLE (POND REFERENCE E.G. POND 1)

NTU LEVELS & TIME CHECKED	pH LEVELS & TIME CHECKED	POND LEVEL	PUMP RUN TIME (START-FINISH)	EPA OFFICER CONTACTED	EPA RESPONSE	DATE	TIME	CHECKED BY	SIGNATURE
					WATER AND SEWERAGE NETWORK				
					CONDITIONALLY ACCEPTED				
					<small>The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of the Water and Sewerage Network Critical Data Package.</small>				
					<small>Signed Bibek Ligal EPA RESPONSE Date 08 Sep 2023 Contact phone: 6248 3111</small>				

SCHEDULE 3 - WATER DISCHARGE TABLE (POND REFERENCE E.G. POND 2)

NTU LEVELS & TIME CHECKED	pH LEVELS & TIME CHECKED	POND LEVEL	PUMP RUN TIME (START-FINISH)	EPA OFFICER CONTACTED	EPA RESPONSE	DATE	TIME	CHECKED BY	SIGNATURE

SCHEDULE 3 - WATER DISCHARGE TABLE (POND REFERENCE E.G. POND 3)

NTU LEVELS & TIME CHECKED	pH LEVELS & TIME CHECKED	POND LEVEL	PUMP RUN TIME (START-FINISH)	EPA OFFICER CONTACTED	EPA RESPONSE	DATE	TIME	CHECKED BY	SIGNATURE

NOT FOR CONSTRUCTION

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Rev	Description	Eng Draft	Date	Rev	Description	Eng Draft	Date
A	DA		EM 31.07.2023				

Architects:
PHILIP LEESON ARCHITECTS

Engineer:
TTW
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060
[041]

Project:
**100, 102 MACARTHUR PL
BLOCK 25, 26 SECTION 43
O'CONNOR, ACT**

Drawing Title:
**ENVIRONMENTAL
EROSION CONTROL NOTES
AND LEGEND SHEET 2**

Scale at A1	Drawn	Designed	Approved
	EM		CP
Project No	Originator	Zone	Type
239069-TTW-00-DR-CI-09202-A			
31.07.2023	5:01 PM		

GENERAL NOTES

1. CONTRACTOR TO ENSURE ALL CONSTRUCTION WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR MUST COMPLY WITH CURRENT WORK HEALTH AND SAFETY LEGISLATION, REGULATIONS AND CODES OF PRACTICE.
3. THE CONTRACTOR SHALL AT ALL TIMES HAVE A COPY OF THE RELEVANT SPECIFICATION AND CONTRACT SPECIFIC EXCEPTION CLAUSES ONSITE. RELEVANT SPECIFICATIONS INCLUDE, BUT ARE NOT LIMITED TO, TCCS MIS, ICON WATER WATER AND SEWERAGE STANDARDS, NSW TRANSPORT STANDARDS AND LOCAL COUNCIL CONSTRUCTION SPECIFICATION.
4. THE CONTRACTOR IS TO ENSURE ALL MATERIALS AND WORK IS IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS. FAILURE TO DO SO WILL RESULT IN WORKS BEING DEEMED DEFECTIVE.
5. INSPECTION, REMEDIATION, SUPERVISION AND REQUESTS FOR INFORMATION ON DEFECTIVE WORKS OR CONTRACTOR CHANGES SHALL ONLY BE CARRIED OUT AFTER AN AGREED FEE ARRANGEMENT HAS BEEN SIGNED BETWEEN TTW AND RELEVANT PARTIES ASSOCIATED WITH THE WORKS.
6. TTW DOES NOT GUARANTEE THE SURVEY INFORMATION ON THESE DRAWINGS IS ACCURATE. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ONSITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY DISCREPANCIES BETWEEN CONSTRUCTION DRAWINGS AND ONSITE CONDITIONS SHALL BE REPORTED TO THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF WORKS.
7. UTILITIES INDICATED ON THESE DRAWINGS WERE COMPLIED FROM A VARIETY OF SOURCES AND ARE CATEGORISED IN ACCORDANCE WITH AS 5488.
8. PRIOR TO COMMENCING WORK ONSITE THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES THROUGH MEANS OF POTHOLING. DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND CONDITIONS ONSITE SHALL BE REPORTED TO THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF WORKS.
9. BLOCK BOUNDARIES AND LAND ACCESS DETAILS SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH SUPPLIED DIGITAL DATA OR SURVEY. ANY DISCREPANCIES ARE TO BE REFERRED TO THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF WORKS.
10. DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS ON DRAWINGS ONLY.
11. THE CONTRACTOR IS TO ENSURE ALL WORKS MATCH SMOOTHLY TO THE EXISTING.
12. THE CONTRACTOR SHALL ENSURE ALL DISTURBED AREAS AND ASSETS ARE REINSTATED AT THE CONTRACTORS EXPENSE TO THE SUPERINTENDENT'S SATISFACTION. ASSETS TO BE REINSTATED INCLUDE, BUT ARE NOT LIMITED TO, PAVEMENTS, KERBS AND LANDSCAPING.
13. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING CONSTRUCTION METHODOLOGY FOR EARTHWORKS THAT IS CONSISTENT WITH RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND WORK HEALTHAND SAFETY REQUIREMENTS, THAT ALLOWS ALL WORKS TO BE CARRIES OUT IN A SAFE AND COORDINATED MANNER.



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Bibek Ligal** Date **08 Sep 2023**

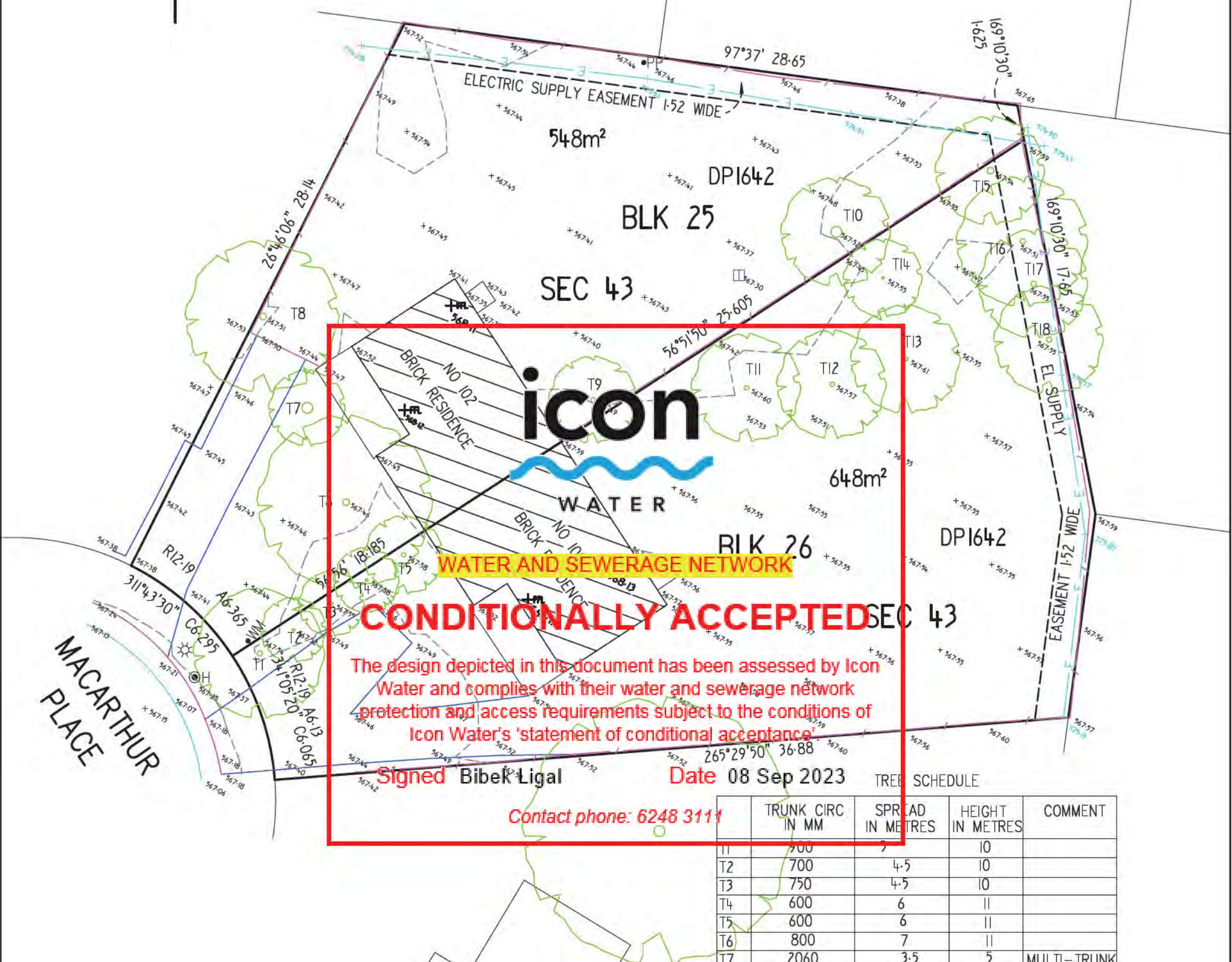
Contact phone: 6248 3111

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NOT FOR CONSTRUCTION

			Architects:	Engineer:	Project:	Drawing Title:	Scale at A1	Drawn	Designed	Approved			
			PHILIP LEESON ARCHITECTS	TTW Structural Civil Traffic Façade	100, 102 MACARTHUR PL BLOCK 25, 26 SECTION 43 O'CONNOR, ACT	GENERAL NOTES	EM	CP	CP				
				612 9439 7288 Level 6, 73 Miller Street, North Sydney, NSW 2060			Project No	Originator	Zone	Type	Role	Sheet No.	Rev
A	DA	DA EM 31.07.2023					239069-TTW-00-DR-CI-00002-A						
Rev	Description	Eng Draft Date	Rev	Description	Eng Draft Date	Rev	Description	Eng Draft Date	Rev	Description	Eng Draft Date	Rev	Description

31.07.2023 5:03 PM



The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

TREE SCHEDULE

	TRUNK CIRC IN MM	SPREAD IN METRES	HEIGHT IN METRES	COMMENT
T1	900	7	10	
T2	700	4.5	10	
T3	750	4.5	10	
T4	600	6	11	
T5	600	6	11	
T6	800	7	11	
T7	2060	3.5	5	MULTI-TRUNK
T8	1300	6	6	
T9	600	5	5	
T10	1300	5	5	MULTI-TRUNK
T11	1400	7	8	MULTI-TRUNK
T12	1000	7	5	MULTI-TRUNK
T13	1100	6	4	MULTI-TRUNK
T14	400	3	4	MULTI-TRUNK
T15	1400	8	6	MULTI-TRUNK
T16	800	6	4	MULTI-TRUNK
T17	900	6	5	MULTI-TRUNK
T18	1400	6	6	MULTI-TRUNK

NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED.

RICHARD ULRICH SCHNEIDER
REGISTERED SURVEYOR
(NSW-SURVEYORS ACT 2002)
(ACT-SURVEYORS ACT 2007)

SURVEYOR	U.S
DATE	24/06/2023
LEVEL DATUM	A.H.D
CONTOUR INTERVAL	0.25M



CAPITAL SURVEYS
LAND & ENGINEERING SURVEYING
PO BOX 7601, SUTTON NSW 2620
PHONE : (02) 6230 3577
MOBILE: 0418 697 180
capitalsurveys@bigpond.com



DRAWING TITLE	CONTOUR & DETAIL SURVEY FOR DESIGN PURPOSES
CLIENT	PHILIP LEESON ARCHITECTS

PROJECT	BLKS 25 & 26 SEC 43 100 & 102 MACARTHUR PL O'CONNOR ACT		
JOB NO.	7697	DRAWING REFERENCE	769702-DWG
SIZE	A3		

From: [GarciaBermudez, Diana](#)
 To: [AC, EPD Customer Services](#)
 Cc: [Henriquez, Jose](#); [TCCS_PC_DACCOORD](#)
 Subject: COMM-TCCS-202342070-26/43 O'CONNOR-01
 Date: Thursday, 21 September 2023 3:15:40 PM
 Attachments: [image001.png](#)
[plans.obr](#)
[supporting_docs.obr](#)
[image002.jpg](#)

OFFICIAL

Dear App Sec,

“Please consider this is an internal communication between TCCS and EPSDD. Please do not forward / attach this email to the applicant. Please write your own email to the applicant with our comments. The applicant may contact our Customer Support team (TCCS.DCdevelopmentcoordination@act.gov.au) for any clarification / addressing of DA comments.”

DEVELOPMENT APPLICATION NO:

BLOCK: 26	SECTION: 43	SUBURB: O'CONNOR
------------------	--------------------	-------------------------

Proposal Description: (as per referral email below)

Additions/Extensions & Alterations	<input type="checkbox"/>	Education Facility	<input type="checkbox"/>
Single Dwelling	<input checked="" type="checkbox"/>	Environmental Impact Assessment (EIS)	<input type="checkbox"/>
Secondary Dwelling / Granny Flat	<input type="checkbox"/>	Estate Development Plan (EDP)	<input type="checkbox"/>
Dual Occupancy	<input type="checkbox"/>	Garage / Carport / Shed / Workshop	<input type="checkbox"/>
Triple Occupancy	<input type="checkbox"/>	Industrial Development	<input type="checkbox"/>
S141 (Further Information)	<input type="checkbox"/>	Lease Variation	<input type="checkbox"/>
S144 (Amendment to Current DA)	<input type="checkbox"/>	Mixed Use Development (Res. & Com.)	<input type="checkbox"/>
S165 (Satisfying Conditions of Approval)	<input type="checkbox"/>	Multi-Storey & Basement Carpark	<input type="checkbox"/>
S197 (Amendment to DA Approval)	<input type="checkbox"/>	Multi-Unit Development	<input type="checkbox"/>
Capital Works	<input type="checkbox"/>	Public Works & External Services	<input type="checkbox"/>
Commercial Development	<input type="checkbox"/>	Retirement Village	<input type="checkbox"/>
Community Facility	<input type="checkbox"/>	Rural Development	<input type="checkbox"/>
Courtyard Wall / Retaining Wall	<input type="checkbox"/>	Subdivision Development	<input type="checkbox"/>
Demolition	<input checked="" type="checkbox"/>	Unapproved Works	<input type="checkbox"/>

X = Areas Assessed

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

Active Travel & Pedestrian Networks	<input type="checkbox"/>	Right of Way Easements	<input type="checkbox"/>
Bus Stops	<input type="checkbox"/>	Service / Access Easements	<input type="checkbox"/>
Demolition	<input checked="" type="checkbox"/>	Sightlines	<input type="checkbox"/>
Driveways / Verge Crossings	<input type="checkbox"/>	Stormwater Manhole / Sump	<input type="checkbox"/>
LMPP & Verge	<input checked="" type="checkbox"/>	Stormwater Easement / Tie	<input checked="" type="checkbox"/>
Offsite Signage	<input type="checkbox"/>	Street Lighting	<input checked="" type="checkbox"/>
Offsite Visitor / Public Parking	<input type="checkbox"/>	Street Trees	<input checked="" type="checkbox"/>
Onsite & Visitor Parking	<input type="checkbox"/>	Traffic	<input type="checkbox"/>
Public Transport	<input type="checkbox"/>	Waste Management	<input checked="" type="checkbox"/>

X = Areas Assessed

TCCS' position is:

The DA is supported	<input type="checkbox"/>
The DA is supported subject to compliance with the following conditions	<input checked="" type="checkbox"/>
The DA requires further information	<input type="checkbox"/>

The DA is not supported	<input type="checkbox"/>
-------------------------	--------------------------

And TCCS requires the Applicant to:

Submit another Development Application (DA) to address outstanding issues	<input type="checkbox"/>
Submit a Building Application (BA) for Driveway, Stormwater, LMPP & Waste Endorsements	<input checked="" type="checkbox"/>

Conditions

In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without the following approvals from TCCS.

After EPSDD has issued stamped approved plans and a Notice of Decision (NoD) for DA approval, TCCS Endorsements must be obtained from the Building Applications (BA) Team of TCCS from <https://forms.act.gov.au/smartforms/servlet/SmartForm.html?formCode=1050>.

Building Applications (BAs) are required for the following clearances and development works for up to 3 residential dwellings ONLY:

1. **Stormwater easement clearances;**
2. **Demolition and excavation waste exceeding 20m³;**
3. **Landscape Management and Protection Plans (LMPPs) to protect the verge and/or public open space; and**
4. **Driveway/Verge Crossing formwork inspections** (please use the form below to submit for BA).

Property Details

Address:

Block: Section: Suburb:

BA Reference Code:

DA Number:

Regarding your formwork inspection application, when the formwork is prepared, please send the following to tccs.dcdevelopmentcoordination@act.gov.au:

- a. Approved Plans from previous BAs or DAs concerning this Driveway/Verge Crossing;
- b. Photographs showing the formwork complying with applicable [Standards](#), [Specifications](#) and [Standard Drawings](#);
- c. Photographs showing the formwork layouts, from the edge of the road/kerb to the front property line;
- d. Photographs showing the following:
 - i. measurements of the formwork (using a tape measure with dimensions clearly shown) demonstrating that the width of the Verge Crossing at the kerb & the property boundary match the approved plan; and
 - ii. distances from the edge of the Driveway/Verge Crossing to verge trees and/or any adjoining assets such as sumps, pits, streetlights, mini-pillars, signage, manholes and the like as applicable; and
- e. Photographs showing the full view of the Driveway/Verge Crossing.

Please make sure that the Driveway/Verge Crossing layout is as per attached approved plan.

<https://www.cityservices.act.gov.au/plan-and-build/standards-codes-and-guidelines/municipal-infrastructure-design-standards-mis>

Dilapidation Report & Repair of damage to public assets

Before Works commence, TCCS must be notified of any existing damage to the public assets and verge via a Dilapidation Report and submitted with any LMPP, Driveway/Formwork Inspection and/or Waste BA Application. A second (2nd) Dilapidation Report will also need to be submitted once all of the Works have been completed to show that the public assets and verge were either maintained, repaired and/or reinstated back to original condition and it must be emailed to TCCS.DCDevelopmentCoordination@act.gov.au. The applicant/lessee will be held responsible for repairing any damage to ACT Government's assets or verge, caused by any development activities during the construction stage and if the Dilapidation Reports are not provided, any damage will have to be repaired and reinstated at the applicant's/lessee's own expense.

Use of verges or other unleased Territory Land

In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of Works, including storage of materials or waste, without prior approval from TCCS. If required, a license or permit can be obtained from TCCS Licensing and Compliance.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager of TCCS Traffic Management & Safety, Roads ACT, must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices. For further information, please refer to www.cityservices.act.gov.au/_data/assets/pdf_file/0011/850493/Guiding-principles-temporary-traffic-management-Pedal-Power-comments-ver-1-1.pdf and <https://www.cityservices.act.gov.au/roads-and-paths/traffic/temporary-traffic-management>.

TCCS recommends that applicants engage a suitably qualified consultant who lodges the above types of submissions for BA on a regular basis to better fast-track the endorsement process.

Additional Comments (for DA Officers only, and not to be included in the NOD)

1. **There is no SW easement on this block.**
2. **An 8 Unit Development will require a 5.5m wide verge crossing as per AS 2890.1 for the future DA.**
3. **Please ask the applicant to make sure that waste generation calculations are done accurately for a shared bin arrangement as the frontage for this development is quite narrow.**

Kind regards,

Diana Garcia Bermudez | A/g Assistant Director Development Assessment

Phone 02 6205 3254 | Email: Diana.GarciaBermudez@act.gov.au

Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government

Level 2, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

A close up of a logo Description automatically generated



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, 31 August 2023 4:31 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202342070-26/43 O'CONNOR-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202342070

BLOCK: 26 **SECTION:** 43 **DIVISION:** O'CONNOR

Description - PROPOSAL FOR DEMOLITION - Demolition of the existing dwelling, driveway, shed, paving, trees and landscaping.

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

(21/09/2023)

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

Best Regards,

Hannah Bui | DA Notification | Phone: (02) 620 71923

ACEPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



I acknowledge and pay my respects to Elders and Traditional Custodians of this land, the Ngunnawal people - past and present, and acknowledge their continuing culture and connection to Country and community.

From: [Coghill, Stacey](#) on behalf of [ConservatorFloraFauna](#)
To: [AC_EPD Customer Services](#)
Cc: [Dojic, Rosie](#)
Subject: FW: COMM-TREE PROTECTION-202342070-26/43 O'CONNOR-01
Date: Wednesday, 20 September 2023 10:59:39 AM
Attachments: [image001.png](#)
[plans.obr](#)
[supporting docs.obr](#)

OFFICIAL

Stacey Coghill
 Conservation Officer
 Conservator Support | Environment, Heritage & Water
 Environment, Planning and Sustainable Development Directorate, ACT Government
 Phone 02 6205 9274 | Stacey.Coghill@act.gov.au
 Level 2, 480 Northbourne Ave, Dickson ACT 2604
www.environment.act.gov.au |

From: TCCS_CP TPUCentral <TCCS.TPUCentral@act.gov.au>
Sent: Wednesday, 20 September 2023 10:14 AM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: COMM-TREE PROTECTION-202342070-26/43 O'CONNOR-01

OFFICIAL

DA No: 202342070

Description: PROPOSAL FOR DEMOLITION - Demolition of the existing dwelling, driveway, shed, paving, trees and landscaping.

BLOCK:	SECTION:	DIVISION:
26	43	O'Connor

The DA has been assessed and the following Conservators Advice in accordance with Section 82 *Tree Protection Act 2005* is provided:

No regulated trees on the site	X
Supported with conditions	
Advice for the applicant	
Not Supported	
Further Information/amendments required	

Conditions/Comments/Advice

Development application 202342070--26/43 is for demolition only. Construction phase shall be lodged separately in a later development application.

There are no Regulated trees on the block. Species are not covered by legislation (NCBL) as are either undersized/pest species.

Please Note: on DRAWING: Development Intent Plan, Project No: 23014, Drawing No. DA02, there is a proposed basement cut within the Tree Protection Zone (dripline + 2 metres) of a Regulated *Fraxinus oxycarpa* 'raywood' located on the neighbouring lease (Block 27-Section 43). Upon lodgement of the development application relating to the construction phase, a Tree Management Plan illustrating how this trees health and structural stability shall be ensured during the proposed works will need to be submitted.

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

Brent Schwartzkoff | Tree Protection Officer (P01901) | Urban Treescapes

Brent Schwartzkoff | Tree Protection Officer | Ph 62059765 | Mobile [REDACTED]
Email: brent.schwartzkoff@act.gov.au
Urban Treescapes, City Presentation | Transport Canberra & City Services Directorate | ACT
Government
Level 4, Dickson Office Building, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158
Canberra 2601 | www.act.gov.au

From: Dojic, Rosie <Rosie.Dojic@act.gov.au> **On Behalf Of** TCCS_CP TreeProtectionACTPLARef
Sent: Thursday, 31 August 2023 5:17 PM
To: TCCS_CP TPUCentral <TCCS.TPUCentral@act.gov.au>
Subject: FW: REFERRAL-EACT-202342070-26/43 O'CONNOR-01

OFFICIAL

From: Coghill, Stacey <Stacey.Coghill@act.gov.au> **On Behalf Of** ConservatorFloraFauna
Sent: Thursday, 31 August 2023 5:01 PM
To: TCCS_CP TreeProtectionACTPLARef <TCCS.TreeProtectionACTPLARef@act.gov.au>
Subject: FW: REFERRAL-EACT-202342070-26/43 O'CONNOR-01

OFFICIAL

Afternoon Team – DA attached includes tree removal. For your review and comments please,
Thanks

Stacey Coghill

Conservation Officer

Conservator Support | Environment, Heritage & Water

Environment, Planning and Sustainable Development Directorate, ACT Government

Phone 02 6205 9274 | Stacey.Coghill@act.gov.au

Level 2, 480 Northbourne Ave, Dickson ACT 2604

www.environment.act.gov.au |

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Thursday, 31 August 2023 4:31 PM
To: ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>
Subject: REFERRAL-EACT-202342070-26/43 O'CONNOR-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202342070

BLOCK: 26 **SECTION:** 43 **DIVISION:** O'CONNOR

Description - PROPOSAL FOR DEMOLITION - Demolition of the existing dwelling, driveway, shed, paving, trees and landscaping.

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

(21/09/2023)

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 SuburbXXXX-01

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

Best Regards,

Hannah Bui | DA Notification | Phone: (02) 620 71923

ACEPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



I acknowledge and pay my respects to Elders and Traditional Custodians of this land, the Ngunnawal people - past and present, and acknowledge their continuing culture and connection to Country and community.

From: basubmission_electricity@Evoenergy.com.au
To: [AC, EPD Customer Services](#)
Subject: Evoenergy Application Decision. Application - 212900. O'Connor - 26/43
Date: Wednesday, 13 September 2023 11:47:56 AM
Attachments: [Conditional Approval Electricity212900.pdf](#)
[DEMO-202342070-01.pdf](#)
[3811_004 \(plt\).pdf](#)

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

[Learn why this is important](#)

Evoenergy

Approval ID : 212900, O'Connor 26 /43

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and conditionally complies with our Electricity Networks requirements.

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

Separate compliance statements may be required from other entities.

Regards

Michael Richardson

[Evoenergy](#)

Telephone 02 6293 5770

Facsimile 02 6293 5762

Email devapp@evoenergy.com.au

GPO Box 366 Canberra ACT 2601

www.evoenergy.com.au

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Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 212900 **Suburb:** O'Connor **Block/Section** 26 / 43

Appcn Type: Dual Occupancy/Demolition Inclusions : Retaining walls/fencing

Attached Plans

DEMO-202342070-01.pdf

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

Conditions

Development is to comply with minimum clearances to overhead conductors and poles. Ref Evoenergy Drawing 3811-004

Please Note

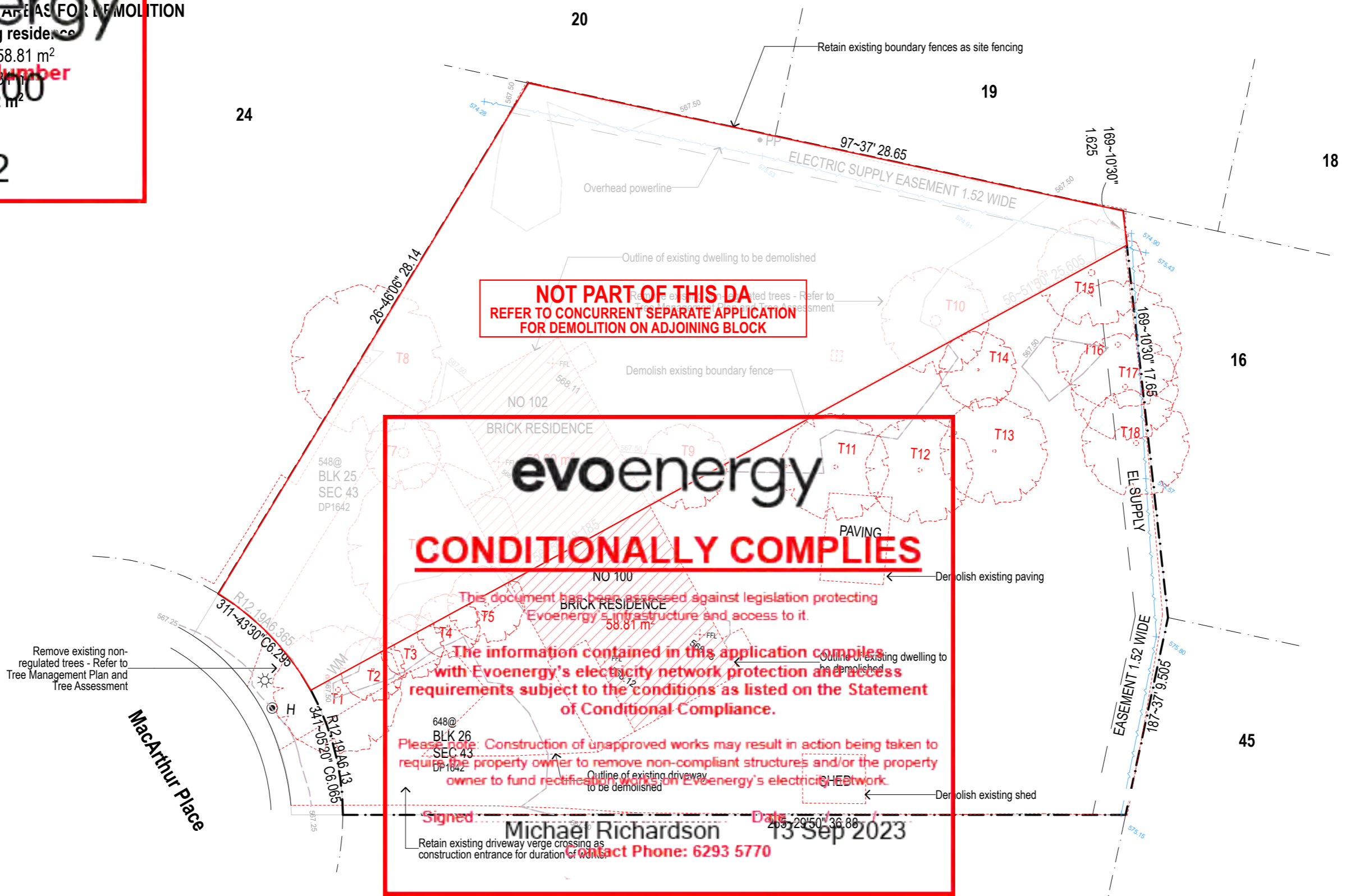
- WARNING Evoenergy underground assets may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed Evoenergy works.
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to Evoenergy.

Comments:

Signed Michael Richardson

Date 13 Sep 2023

For further information please phone Evoenergy Electricity Networks: 6293 5770



evoenergy
CONDITIONALLY COMPLIES

This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.
 The information contained in this application complies with Evoenergy's electricity network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

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

Signed: Michael Richardson Date: 13 Sep 2023
 Contact Phone: 6293 5770

Remove existing non-regulated trees - Refer to Tree Management Plan and Tree Assessment

MacArthur Place

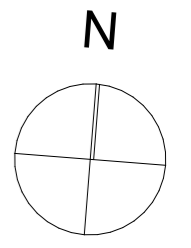
0	2	4	6	8	10cm
DA2 Issue	For DEMO DA Details	17/08/2023 Date	HP/BC Drawn	PL Approved	

PHILIPLEESONARCHITECTS
 4/9 McKay Street Turner ACT 2612
 P 6295 3311 E info@philipleeson.com.au

General Notes
 The Builder shall check all dimensions and levels on site prior to construction. Do not scale drawings. Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. All boundaries and contours subject to survey. All rights reserved. © COPYRIGHT of Philip Leeson Architects 2018

PROJECT: **Proposed Demolition**
 SITE: **Block 26, Section 43, 100 MacArthur Place O'CONNOR ACT**
 CLIENT: **CSD - Housing ACT**

DRAWING: **Site and Demolition Plan**
 Project No: **23014**
 Filename: **23014 O'Connor Housing Macarthur DA for Demo B26.pln**
 Scale: **As Shown @ A3**



Drawing No. **DA01**

Application Number
212900
Sheet
2 of 2

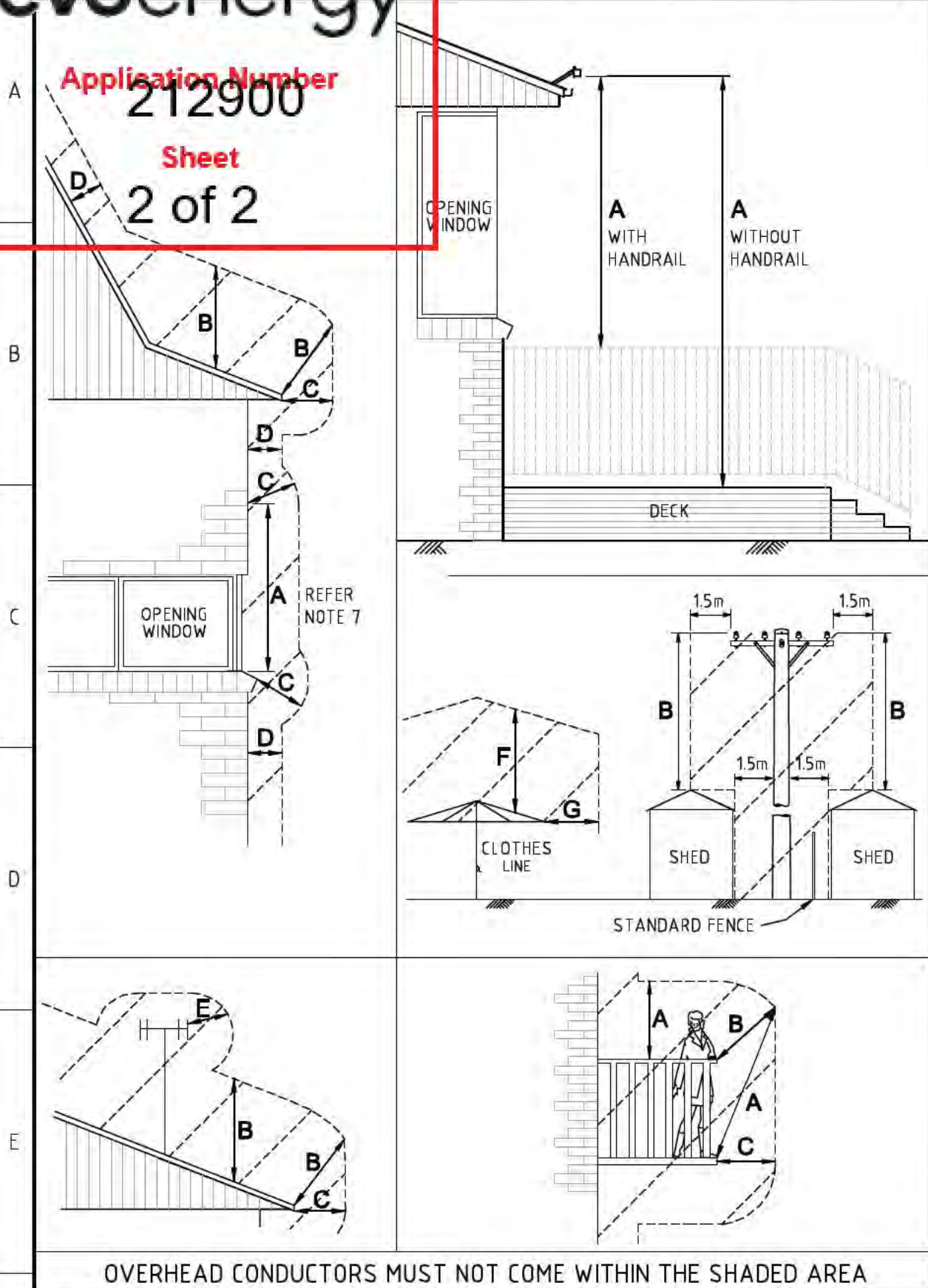


TABLE 1 - GROUND CLEARANCE (OTHER THAN INSULATED SERVICE CONDUCTORS)

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION		
	U<1kV	1kV<U<33kV	33kV<U<132kV
OVER LAND WHICH DUE TO ITS STEEPNESS OR SWAMPINESS IS NOT ABLE TO BE TRAVERSED BY VEHICLES.	4.5m	4.5m	5.5m
OVER LAND OTHER THAN THE CARRIAGEWAY OF ROADS.	5.5m (note 4)	5.5m	6.7m
OVER THE CARRIAGEWAY OF MINOR ROADS	6m	6.7m	8m
OVER THE CARRIAGEWAY OF MAJOR ROADS	6.7m (note 5)	6.7m	9m

TABLE 2 - GROUND CLEARANCE (INSULATED SERVICE CONDUCTORS)

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION
OVER THE CENTRE OF A ROAD.	5.5m
OVER ANY OTHER PART OF A ROAD.	4.6m
OVER A FOOTWAY OR LAND THAT IS LIKELY TO BE USED BY HEAVY VEHICLES	4.6m
OVER A FOOTWAY OR LAND THAT IS NORMALLY USED ONLY BY MOTOR CARS OR VEHICLES OF SIMILAR HEIGHT	3.0m
ELSEWHERE.	2.7m

TABLE 3 - CLEARANCE FROM STRUCTURES

LOCATION	CONDUCTOR					
	INSULATED	U<1kV BARE	INSULATED WITH EARTHED SCREEN	INSULATED WITHOUT EARTHED SCREEN	1kV<U<33kV BARE or COVERED	33kV<U<132kV BARE
A VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NORMALLY ACCESSIBLE TO PEOPLE	2.7m	3.7m	2.7m	3.7m	4.6m	5.0m
B VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PEOPLE BUT ON WHICH A PERSON CAN STAND	1.2m	2.7m	2.7m	2.7m	3.7m	4.5m
C ANY DIRECTION (OTHER THAN VERTICALLY), FROM THOSE PARTS OF THE STRUCTURE NORMALLY ACCESSIBLE TO PERSONS, OR FROM ANY PART NOT NORMALLY ACCESSIBLE TO PERSONS BUT ON WHICH A PERSON COULD STAND.	1.5m (note 3)	2.0m	1.5m	1.5m	2.7m	3.0m
D ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PERSONS.	0.3m (note 3)	1.5m	0.3m	1.5m	2.7m	2.7m
E ANY DIRECTION, FROM AN OUTDOOR WIRELESS OR TELEVISION AERIAL OR PART OF A STAY WIRE FOR THE AERIAL	1.5m	1.5m	1.5m	1.5m	1.5m	2.7m
F VERTICALLY FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE	1.8m	3.7m	4.6m	4.6m	4.6m	5.5m
G ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE	1.8m	3.0m	3.0m	3.0m	3.0m	3.0m

GENERAL NOTES:

1. THE MINIMUM DISTANCE FROM ANY PART OF AN AERIAL LINE IS TO BE MEASURED FROM THE NEAREST POINT TO WHICH THE LINE SAGS OR SWINGS. FOR SAG THIS IS AT THE MAXIMUM DESIGN OPERATING TEMPERATURE (NORMALLY 65°C FOR DISTRIBUTION LINES and 120°C FOR TRANSMISSION LINES). FOR SWING THIS IS AT THE MAXIMUM DESIGN WIND LOADING (500Pa WIND)
2. COVERED CONDUCTORS TO BE TREATED AS BARE CONDUCTORS
3. THIS CLEARANCE CAN BE FURTHER REDUCED TO ALLOW FOR TERMINATION AT THE POINT OF ATTACHMENT
4. LOW VOLTAGE CONDUCTORS CONSTRUCTED PRIOR TO 1998 REQUIRE ONLY 4.6m GROUND CLEARANCE OVER LAND OTHER THAN ROADS
5. MAJOR ROADS ARE DEFINED AS ROADS WITH DUAL CARRIAGEWAYS OR 100kph (or GREATER) SPEED LIMIT. ALL OTHER ROADS SHALL BE CONSIDERED AS MINOR ROADS
6. REFER TO DRAWING 3832-020, CLEARANCE REQUIREMENT FOR SWIMMING POOL FROM ELECTRICAL INFRASTRUCTURE.
7. WHERE THERE IS A RISER BRACKET INSTALLED OVER AN EAVES OVERHANG ABOVE WINDOW DIMENSION "A" IS NOT APPLICABLE
8. ELECTRICAL POINT OF ATTACHMENT MUST BE ACCESSIBLE AND FREE OF OBSTRUCTION AT ALL TIMES.

OVERHEAD CONDUCTORS MUST NOT COME WITHIN THE SHADED AREA

No	Revision	Date	Checked	Approved
K	HV CLEARANCE ABOVE MAJOR RD'S REVISED TABLE 1	26/07/2007	GA	GA
J	NOTE 1 AMENDED INCLUDE TRANS. LINE DESIGN TEMP.	13/08/2003	GA	SF
N	LOGO AND REFERENCES UPDATED TO EVOENERGY	8/01/2018	C. Desai	W. Ibrahim
M	DRG APPROVED AS CURRENT	24/04/2015	CD	WC

Drawn:	Designed: A-NNR
Checked:	
Approved: G ASTBURY	
Project No:	

evoenergy

MINIMUM CLEARANCES INSULATED & BARE OVERHEAD CONDUCTORS

Scale:	Date:	Sheet No:
Work Pack No:	File:	
Status:	Current	
A3	3811-004	Rev N

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