

NOTES:

1. ALL SIGNAGE, BOLLARDS AND TRAFFIC CONTROL TO BE PLACED AND CARRIED OUT BY ACCREDITED PERSONS.
2. ALL SIGNAGE, BOLLARDS AND TRAFFIC CONTROL TO BE INSTALLED AND OPERATED IN ACCORDANCE WITH AS1742.3
3. ALL SIGNS AND BOLLARDS TO BE REMOVED WHEN NOT IN USE.

SIGNS TO BE ERECTED

CODE	DESCRIPTION	HAND	QTY
T1-25	TRUCKS ENTERING	-	1
T8-1	PEDESTRIANS WATCH YOUR STEPS	L,R	1,1
	PEDESTRIANS HAVE RIGHT OF WAY	-	1
R2-14A L	LEFT TURN ONLY	-	1
R1-1T	STOP	-	1

DESIGNED BY: C. PLAYER	APPROVED:	SCALE: 1:100	DATE: 17/08/2018
AUTHORISED PURSANT TO PART 5 OF ROAD AND TRANSPORT SAFETY & TRAFFIC MANAGEMENT ACT 1999			
SIGNED:	DATE: __/__/__	MINISTER'S DELEGATE:	



File Name: C007.dwg - User: mshw - Plot File Created: Aug 20, 2018 - 9:13am

A1 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
C	ISSUE FOR DA REVIEW	OP	NL	20.08.18					
B	ISSUE FOR DA REVIEW	OP	BM	10.08.17					
A	ISSUE FOR DA	OP	RC	18.03.17					

MUNNS SLY MOORE architects

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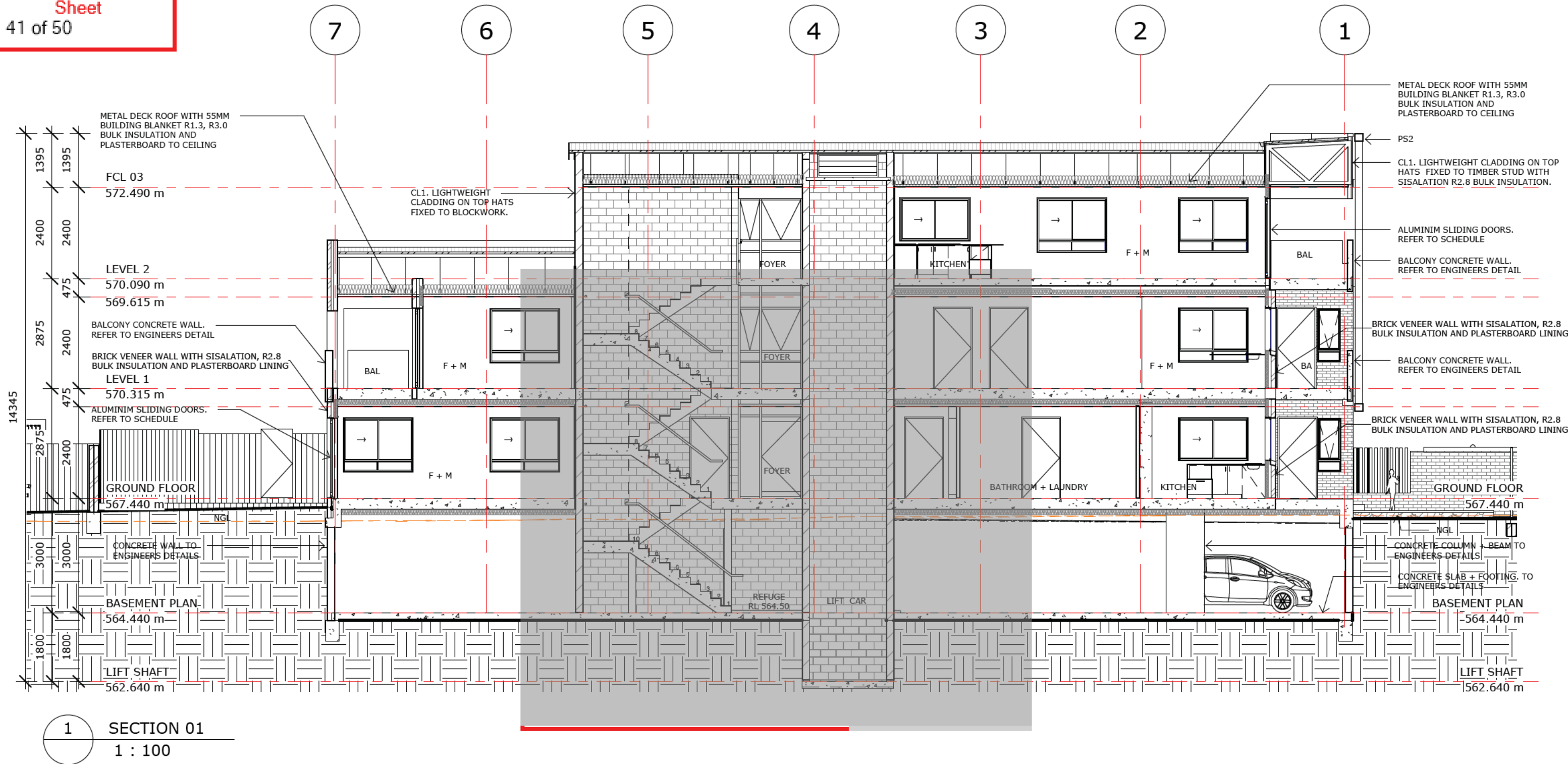
TTW Taylor Thomson Whitting
612 6285 1766 | 103 Tennant Street Fyshwick ACT 2069

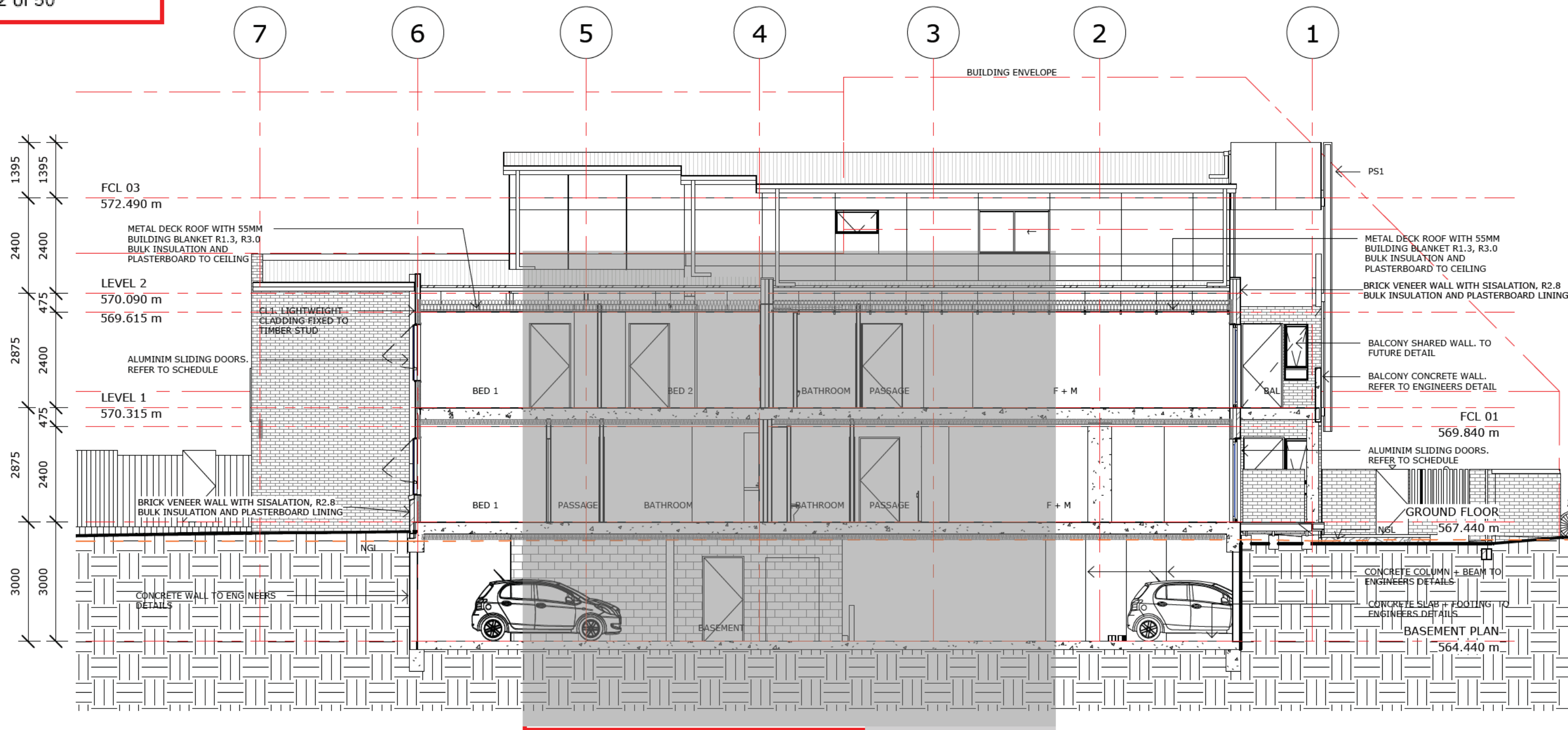
Project
UNIT DEVELOPMENT
BLOCK 9 SECTION 46
TURNER, ACT

Sheet Subject
TEMPORARY TRAFFIC
MANANGMENT PLAN

PRELIMINARY

Scale : A1 1:100	Drawn NL	Authorised
Jcb No 179013	Drawing No C007	Revision C
Plot File Created: Aug 20, 2018 - 9:13am		





1 SECTION 02
1 : 100

From: [Erik Innes](#)
To: [Pini, Hayden](#)
Cc: [Randall, Wesley](#); [Williams, Ken](#); [Conrad Moore](#)
Subject: Fw: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 1 of 7)
Date: Tuesday, 5 February 2019 10:01:45 AM
Attachments: [Outlook-3bbxhplu.jpg](#)
[Conditional Acceptance174720.pdf](#)
[4031_A013_r1.pdf](#)
[Turner Concept Structural SK1 \(3\).pdf](#)
[Turner Concept Structural SK2 \(5\).pdf](#)
[Turner S46 B9 InPrinciple IWDDesAcc.pdf](#)
[APP-201834426-03#3.pdf](#)
[DEMO-201834426-01#2.pdf](#)
[DRIVEWAYPLAN-201834426-01#2.pdf](#)

Regards

ERIK INNES FRAIA
DIRECTOR



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From: developmentapplications@iconwater.com.au
<developmentapplications@iconwater.com.au>
Sent: Wednesday, 30 January 2019 3:31 PM
To: Erik Innes
Subject: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 1 of 7)

Icon Water

Approval ID : 174720, Turner 9 /46

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

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

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

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

Please note: Separate decision statements are required from other utilities (eg:

electricity, gas, stormwater and communications)

Future applications

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

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

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

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

Regards

Ian McDonell

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

Please consider our environment before printing this email.

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STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 174720 **Suburb:** Turner

Block/Section 9 / 46

Applcn Type: Multi residential (low rise residential) /New Construction with
Demolition Inclusions : Basement, Carports, Garages

Attached Plans

4031_A013_r1.pdf
Turner Concept Structural SK1 (3).pdf
Turner Concept Structural SK2 (5).pdf
Turner S46 B9 InPrinciple IWDesAcc.pdf
APP-201834426-03#3.pdf
DEMO-201834426-01#2.pdf
DRIVEWAYPLAN-201834426-01#2.pdf
ELEV-201834426-EAST AND WEST-02#2.pdf
ELEV-201834426-NORTH-02#2.pdf
ELEV-201834426-SOUTH-02.pdf
FLOORASSESS-201834426-BASEMENT PLAN-01#2.pdf
FLOORASSESS-201834426-GROUND-01#2.pdf
FLOORASSESS-201834426-LEVEL 1-01#2.pdf
FLOORASSESS-201834426-LEVEL 2-01#2.pdf
LOCALITY-201834426-01.pdf
LSCAPE-201834426-01.pdf
LSCAPE-201834426-DETAILS-01.pdf
LSCAPE-201834426-INDEX-01.pdf
LSCAPE-201834426-PLANTING-01.pdf
PLAN-201834426-SITE WORKS-01.pdf
PLAN-201834426-STRUCTURAL BASEMENT-01.pdf
PLAN-201834426-STRUCTURAL GROUND-01.pdf
PLAN-201834426-STRUCTURAL LEVEL1-01.pdf
PLAN-201834426-STRUCTURAL LEVEL2 -01.pdf
PLAN-201834426-TEMP TRAFFIC MGMT-01.pdf
PLAN-201834426-TRAFF CONTROL DEVICE-01.pdf
SECTION-201834426-1-01.pdf
SECTION-201834426-2-01.pdf
SECTION-201834426-3-01.pdf
SECTION-201834426-4-01.pdf
SECTION-201834426-5-01.pdf
SITE-201834426-01.pdf
SITEANALYSIS-201834426-02.pdf
VERGE-201834426-01.pdf

Conditions of Acceptance

All Icon Water Valves, Hydrants, Meters and Maintenance Holes/Pits must have 24/7 access, by Icon Water and Emergency Services. Clear access must be maintained from road to asset. No stockpiles, Temporary structures or equipment is to be located within the pipe protection envelope.

As per Criterion 1 - Easement and other access Clearances of the Planning and Development Regulation 2008. No structures are to be built over Icon Water easements, pipe protection envelopes or access passages without Icon's written approval. In accordance with this provision, access is to be maintained across land in these areas

Icon Water accepts only standard concrete with expansion joints, and maximum 100mm density within sewer easement or pipe protection envelope.

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's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Location of the water meter is to be clear of driveways and footpaths with a 1m radius unhindered access maintained. If required, relocation of the water service is to be undertaken by Icon Water at the lessee's cost. Relocations further than 1.5m laterally require a Hydraulic plan to be approved by Icon prior to applying for the relocation. Evidence of this being performed and constructed is to be forwarded to Icon Water before the certificate of occupation is issued.

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

Separate access to Icon Water assets located on the block is required through each ground level unit title in accordance with Icon Water access conditions.

Servicing of water and sewerage must be in accordance with Icon Water requirements. Design of External Services plans and Off Site Works must be approved by Icon Water Hydraulic Assets Acceptance section. Icon Water assets shall be protected for the duration of the construction works at all times from machinery, vibration and groundwater ingress or infiltration. All costs associated with repairing damage to Icon assets resulting from the construction works must be paid by the developer.

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:

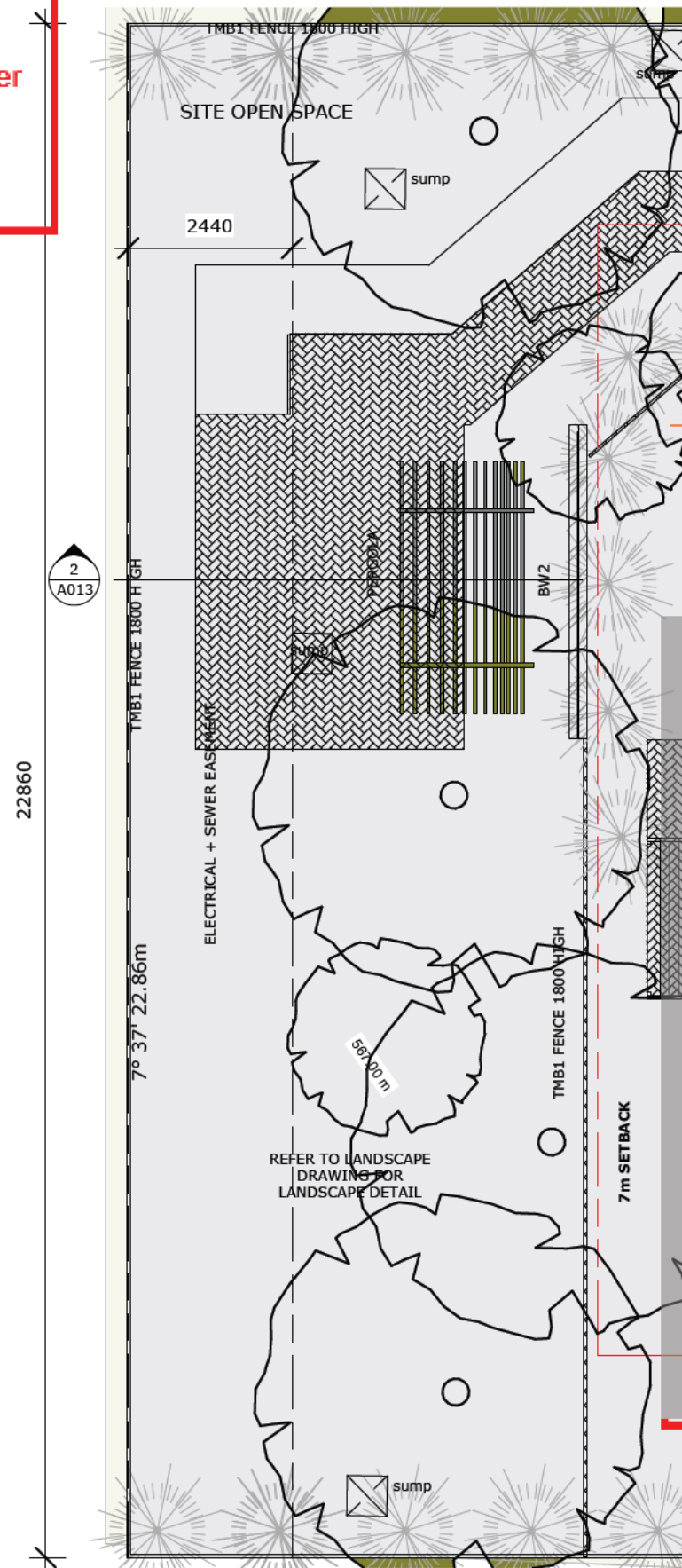
Signed

Ian McDonell

Date

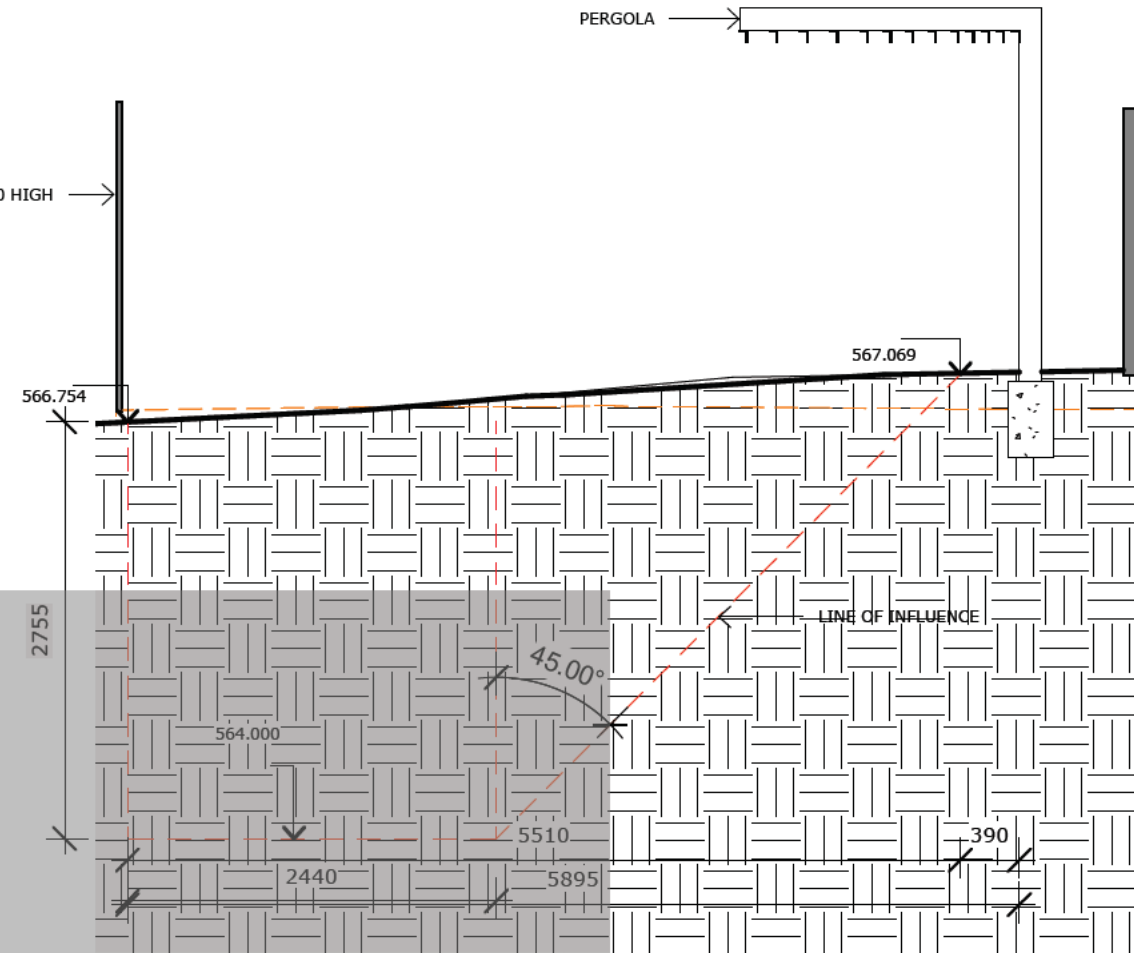
30 Jan 2019

For further information please phone Icon Water 6248 3111.



1 PP SITE PLAN - PERGOLA
1 : 100

TNB1 FENCE 1800 HIGH



2 SITE SECTION - PERGOLA
1 : 50

10 feet

174
2 of 5

	ISSUED	VERO	APP'D	DATE
	SB		SB	04.08.2017
	SB		SB	15.08.18
	SB		SB	15.08.18

MUNNS **SLY** **MOORE** architects



ALL SETOUT TO ARCHITECT'S DRAWINGS,
DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT
AND ON SITE BEFORE MAKING SHOP DRAWINGS OR
COMMENCING WORK.
NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE
USABILITY, COMPLETENESS OR SCALE OF DRAWINGS
TRANSFERRED ELECTRONICALLY.



Unit 2, 2-6 Shea Street, Ph **ACT 2606**
Ph (02) 6285 1822 Fax (02) 6285 1863
Email canberra@northrop.com.au ABN 81 004 433 100

9 FORBES STREET,
TURNER ACT

BASEMENT PLAN

JOB NUMBER

CR170279

DRAWING NUMBER	REVISION
----------------	----------

DRAWING SHEET SIZE = A3

TEMPORARY SHORING AS
REQUIRED BY BUILDER

ALL CORE
WALLS TO
FUTURE DESIGN

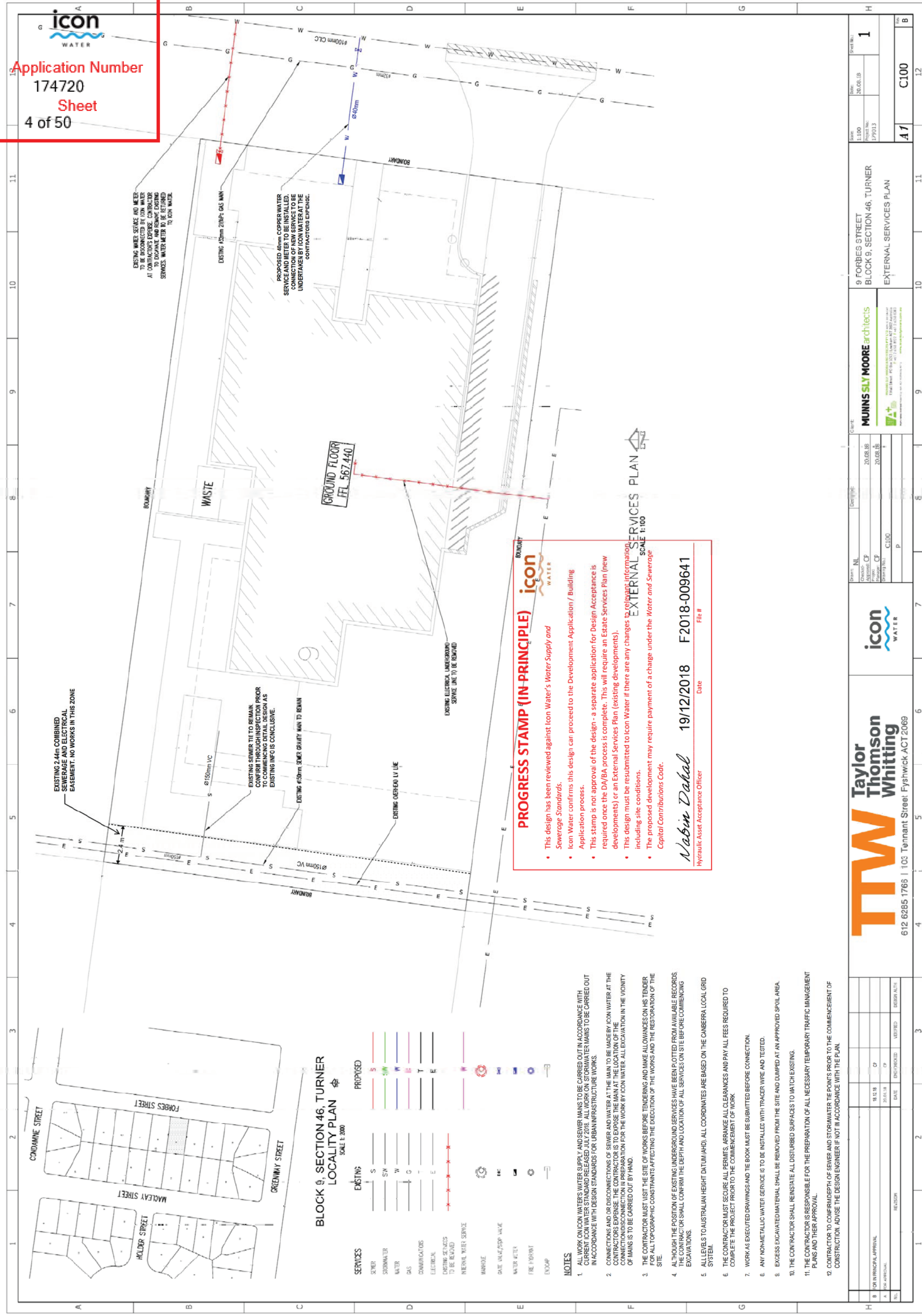
OFF FORM 200 X 1000
BLADE WALL COLUMNS TO
FUTURE DESIGN

RETAINING WALL TO FUTURE DETAIL

POSSIBLE SHORING REQUIRED TO CONSTRUCT DRIVEWAY

THIS SCHEMATIC DRAWING HAS BEEN PREPARED FOR DA PURPOSE ONLY FOR THE PURPOSE OF PROVIDING PRELIMINARY SCHEMATIC STRUCTURAL OPTIONS. THESE DRAWINGS ARE NOT SUITABLE TO BE USED FOR PRICING AS THEY STAND AND FURTHER ENGINEERING INPUT SHOULD BE SORT BY BUILDERS FOR THAT PURPOSE

NOT FOR CONSTRUCTION



H		1		Sheet No.: 1	
B		FOR PRINCIPAL APPROVAL		Scale: 1:100	
A		FOR ARCHITECTURAL		Project No: 1799113	
N/A		REVISION		Date: 20.08.18	
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Planning and Development Act 2007

Application Number

174720

Sheet

5 of 50

Before Starting

Development Application

Application Number: 201834426

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.

Type of Application

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

Are you applying for a:

☐ Development Application

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

☐ Yes

Lease/Site Details

Site Number: 1

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

☐ Urban

Suburb

TURNER

Section

46

Block Number

9

Unit Number

Street Address

9 FORBES STREET, TURNER

Applicant Details

What type of applicant are you:

☐ Business

icon

ACN or ABN

008534049

Application Number
174720
Sheet
6 of 50

Company Name

Munn's Sly Moore Architects

Position held / Title

Director

Salutation

None

First Name

Conrad

Surname

Moore

Postal Address 1

PO Box 5093

Postal Address 2

Postal Address 3

Suburb

Lyneham

State/Territory

ACT

Postcode

2602

Country

Australia

Phone Number

62488922

Fax Number

Mobile Number

Email

info@munnsslymoore.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

☐ Organisation or Government entity

Australian Business Number (ABN)

90375813807

Company Name

Comissioner for Social Housing / Housing ACT

Position held / Title

Project Manager

Salutation

Mr

First Name

Wesley

Surname

Randall

Postal Address 1

Housing ACT

Postal Address 2

Locked Bag 3000

Postal Address 3

Suburb

Belconnen

State/Territory

ACT

Postcode

2616

Country

Australia

Phone Number

62054743

Fax Number

Mobile Number

Email

Wesley.Randall@act.gov.au

Notice of Decision and Plans

icon

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

☐ Email

174720

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 application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

☐ Residential zones - Multi-Unit Housing Development Code

Please specify all relevant precinct code/s applied to your proposal

- RZ4 Medium Density Residential Zone Objectives;
- Residential Zones Development Code;
- Turner Precinct Map and Code;
- Inner North Precinct Code;
- Turner Neighbourhood Plan
- Multi Unit Housing Development Code;
- Single Dwelling Housing Development Code;
- Parking and Vehicular Access General Code;
- Bicycle Parking General Code
- Access and Mobility General Code;
- Crime Prevention Through Environmental Design Code
- Residential Boundary Fences General Code; and
- Lease Variation Code.

Loose-Fill Asbestos

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

☐ No

icon

Fully Describe Your Proposal

Application Number

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.)

The proposal is for the demolition of an existing single story, brick veneer three bedroom, dwelling, detached garage and carport structure, to be replaced by a three storey development containing 7 units for Housing ACT.

The proposed development is a mix of 2 and 3 bedroom units, including a Class C Adaptable unit; basement carparking and associated landscaping and site works.

The proposal includes a change of lease from an existing single dwelling lease to allow for a multi unit development as permitted within the RZ4 zoning of the site

Proposed Use of the Land

Describe the use of the development. **Example:** Residential use for a maximum of 7 residential units. (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.)

Residential use for a maximum of 7 residential units for Housing ACT

Is the proposed use consistent with the current Crown lease?

☐ No

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

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

☐ Multiple Dwelling

☐ Lease Variation

Does this proposal involve a variation to a Units Plan?

☐ No

Please select a [Lease Variation](#) sub type:

☐ Clause Changes

icon

Nominating Remission

Application Number

Are you seeking remission under the Planning and Development (Remission of Lease Variation Charges - Economic Stimulus and Sustainability) Determination 2014 (No 1) (DI-2014-48)?

Sheet
9 of 50

Multiple Dwelling

Please select a Multiple Dwelling sub type:

☐ New Development

Number of new dwellings to be constructed

7

Total number of Dwellings on the block

7

Does your proposal involve work on a Dual Occupancy development?

☐ No

Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

☐ No

A building with a gross floor area of more than 5000m²?

☐ No

A building or structure more than 25m above finished ground level?

☐ No

A variation of a lease to remove its concessional status?

☐ No

Please Note A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

Gross Floor Area (GFA) and Cost of Works

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

Gross Floor Area Calculation


A - Gross Floor Area (existing) (m²)

Application Number

174720

B - Gross Floor Area to be demolished (m²)Sheet
10 of 50
230.00C - Gross Floor Area to be added (m²)

722.37

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

722.37

E - COST OF WORKS (\$)

1285529.00

Other Area Calculation (not already included in the areas provided above)F - Area of other BCA Class 10 structures included in this application
(e.g. metal carport, pergola, deck, verandah) (m²)

10.00

G - Parking areas – undercover

380.3

H - COST OF WORKS (F & G) (\$)

513410.00

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

50000.00

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

15000.00

K - TOTAL COST OF WORKS (E+H+I+J)

1863939

*Cost of works **MUST** be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10



Application Number

174720

Demolition, Trees, Waste Management

Sheet

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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?

☐ Yes

Trees

"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 housing where the development will generate a total of 20 cubic metres or greater of demolition and/or excavation waste

Is the Waste Management item relevant to your proposal?

☐ No

Heritage

Heritage

Is the [Heritage](#) item relevant to your proposal?

☐ No

icon

Hazardous Materials, Contamination, Erosion and Sediment Control

Application Number

Hazardous Material

Sheet

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Is the [Hazardous Materials](#) item relevant to your proposal?☐ No**Contamination**Is the [Contamination](#) item relevant to your proposal?☐ No**Erosion and Sediment Control (for sites less than 0.3 of a hectare)**

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

☐ Yes

Have you provided Entity Endorsement?

☐ NoHave 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

Servicing & Site Management, Utilities, Verge Crossovers

Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

☐ Yes

Have you provided Entity Endorsement?

☐ NoHave you provided required documentation for [referral](#) to Entity?☐ Yes



Application Number

174728

Sheet

13 of 50

Is the **Utilities** item relevant to your proposal?

☐ Yes

Please tick the relevant entities:

☐ Electricity

Have you provided Entity Endorsement?

☐ No

Have you provided required documentation for [referral](#) to Entity?

☐ Yes

Verge Crossovers

Is the Verge Crossovers item relevant to your proposal?

☐ Yes

Have you provided Entity Endorsement?

☐ No

Have you provided required documentation for [referral](#) to Entity?

☐ Yes

Subdivision (residential zones)

Subdivision (residential zones)

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

☐ No

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

National Capital Plan

Is the [National Capital Plan](#) item relevant to your proposal?

☐ No

Crime Prevention through Environmental Design

Is the [Crime Prevention](#) item relevant to your proposal?

☐ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?


☐ Yes

Application Number
174720
Access and Mobility
Sheet
14 of 50

Is the Access and Mobility item relevant to your proposal?

☐ No

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

☐ Yes

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

☐ Yes

Have you provided a Traffic and Parking Assessment Report/Statement prepared by a suitably qualified consultant?

☐ Yes

Parking

Parking (car)

Is the [Parking \(car\)](#) item relevant to your proposal?

☐ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

☐ Yes

Parking (bicycle)

Is the [Parking \(bicycle\)](#) item relevant to your proposal?

☐ No

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the [Signs](#) item relevant to your proposal?

☐ No

Neighbourhood Plans

Is the [Neighbourhood Plans](#) item relevant to your proposal?

☐ Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?



Application Number

174720

Sheet

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Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

☐ YesHave you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?☐ Yes**Water Sensitive Urban Design (Stormwater Quality)**

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

☐ YesHave you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?☐ Yes**Water Sensitive Urban Design****Water Sensitive Urban Design (Stormwater Quantity)**

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

☐ YesHave you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?☐ Yes**Driveways (For works on verge only)**

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?

☐ Yes

Please indicate the works to be undertaken

☐ Construction of new driveway**Survey Requirements - S.139(2)(l) - P & D Act 2007**

icon

Application Number
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Sheet
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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](#)

Do you have a [survey certificate](#) with this application?

☐ Yes

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 development and the setback dimensions 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. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)*

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

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

☐ Yes

Please provide details:

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 this 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 Authority;

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;

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;

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;

I/we hereby 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;

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Sheet

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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 Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

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

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

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.

I accept the above declarations

☐ Accept

Acceptance Date

13 Sep 2018

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.

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 visit the EPSDD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

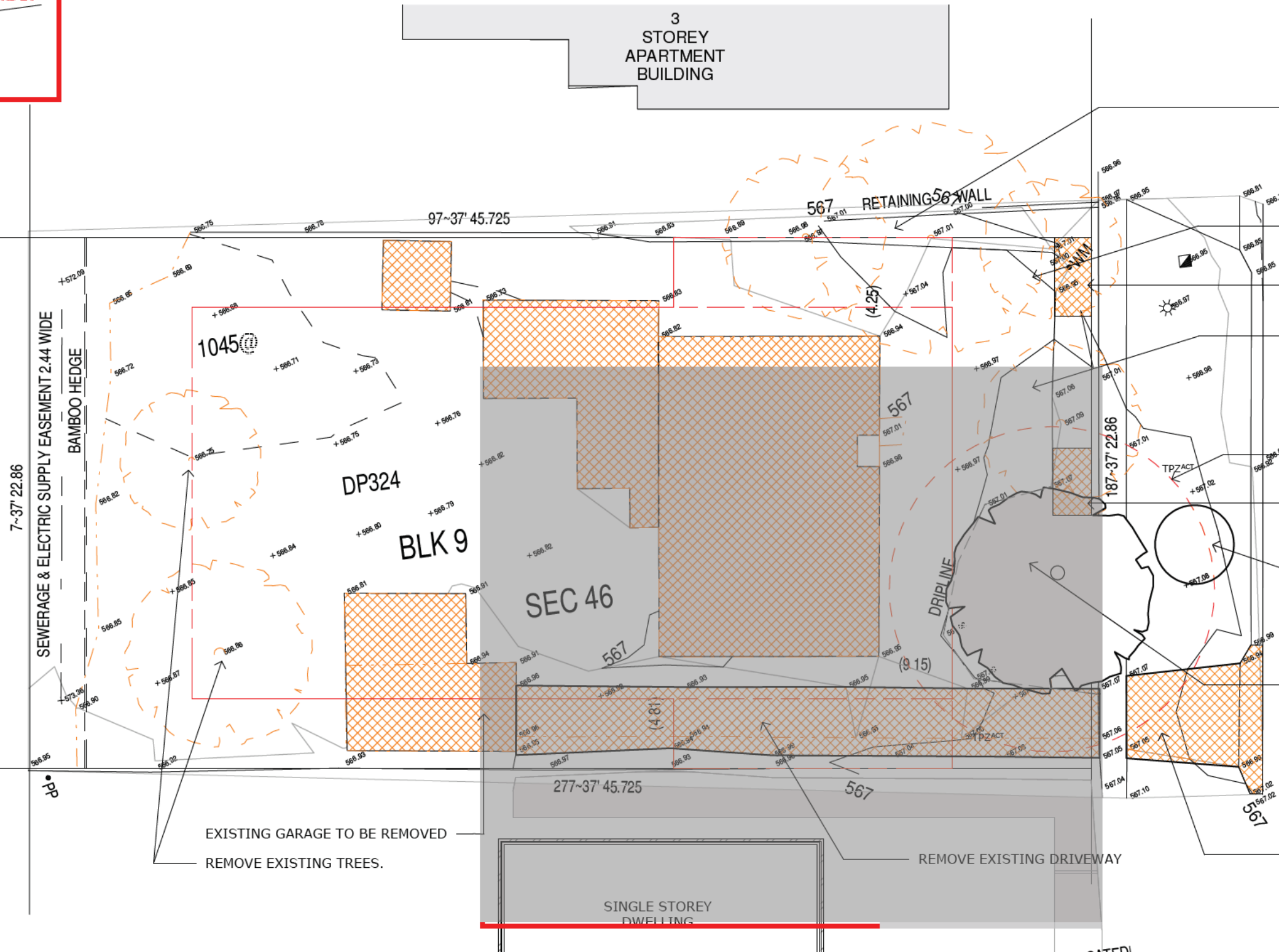
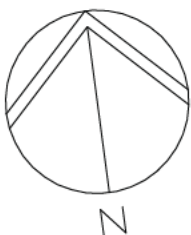
Privacy Notice

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

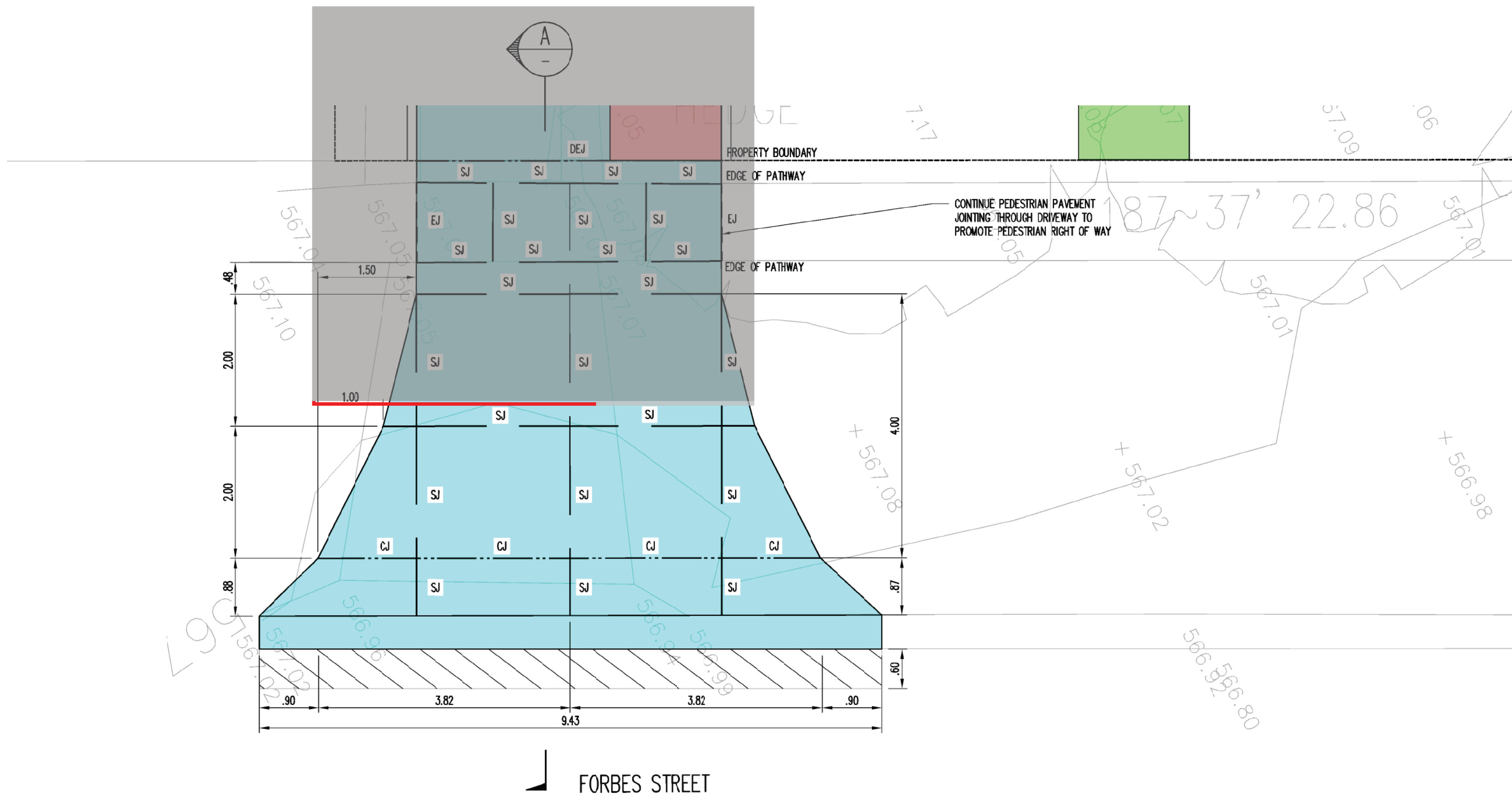
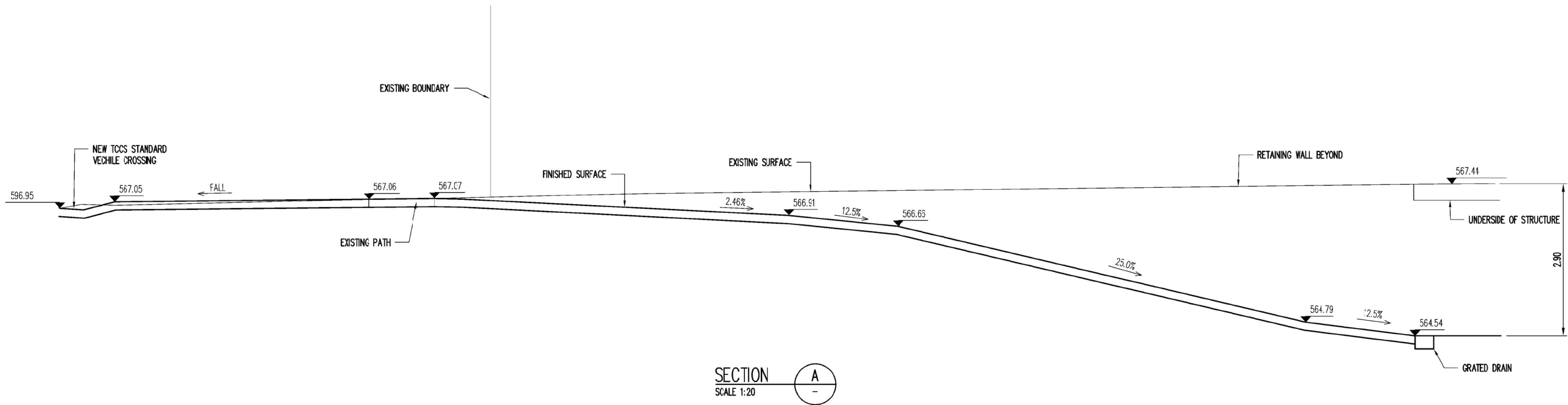
Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

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 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

Contact Details: Environment, Planning and Sustainable Development Directorate Customer Service Centre GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602
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



- REMOVE ULMUS SP. ELM, LOCATED IN THE PRIMARY BUILDING ZONE, ON SIDE BOUNDRY. REFER TO ARBORICULTURAL REPORT FOR DETAIL.
- PROTECT AND RETAIN EXISTING HEDGE, SEE DEMOLITION PLAN FOR AREAS TO BE REMOVED.
- REMOVE PART OF EXISTING HEDGE FOR BUILDING ENTRY
- REMOVE SORBUS (ROWAN), NON REGULATED TREE, LOCATED IN FRONT ZONE. REFER TO ARBORICULTURAL REPORT FOR DETAIL.
- TREE PROTECTION ZONE
- REMOVE PART OF EXISTING HEDGE FOR BUILDING ENTRY
- PROTECT AND RETAIN VERGE PLANTING /STREET TREE QUERCUS LUSITANICA (LUSITANIAN OAK)
- PROTECT AND RETAIN, LIQUIDAMBAR STYRACIFLUA (SWEET GUM), REGULATED TREE 17m HIGH. LOCATED IN FRONT ZONE, REFER TO ARBORICULTURAL REPORT FOR DETAIL.
- EXISTING CROSSOVER + PART KERB TO BE REMOVED FOR NEW DRIVEWAY. REFER TO CIVIL ENGINEERS DOCUMENTATION FOR DETAILS



FORBES STREET

DRIVEWAYS PLAN
SCALE 1:20

PRELIMINARY

A1 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
C	ISSUED FOR DA	OP	NL	20.08.18					
B	ISSUE FOR DA REVIEW	OP	BM	10.08.17					
A	ISSUE FOR DA	OP	RC	28.02.17					

From: [Erik Innes](#)
To: [Pini, Hayden](#)
Cc: [Randall, Wesley](#); [Williams, Ken](#); [Conrad Moore](#)
Subject: Fw: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 2 of 7)
Date: Tuesday, 5 February 2019 10:02:35 AM
Attachments: [Outlook-py0g2zk0.jpg](#)
[ELEV-201834426-EAST AND WEST-02#2.pdf](#)
[ELEV-201834426-NORTH-02#2.pdf](#)
[ELEV-201834426-SOUTH-02.pdf](#)
[FLOORASSESS-201834426-BASEMENT PLAN-01#2.pdf](#)
[FLOORASSESS-201834426-GROUND-01#2.pdf](#)
[FLOORASSESS-201834426-LEVEL 1-01#2.pdf](#)
[FLOORASSESS-201834426-LEVEL 2-01#2.pdf](#)

Regards

ERIK INNES FRAIA
DIRECTOR



The content of this e-mail, including attachments, may be legally privileged and confidential. Any unauthorised use of the contents is expressly prohibited. If you have received this message in error, please notify us by email on info@munnslymoore.com.au, and then delete the message and any attachment(s). Munns Sly Moore Architects Pty. Ltd. shall not be liable for loss, damages, claims, demands and causes of actions occurring as a result of transferring or using this data.

From: developmentapplications@iconwater.com.au
<developmentapplications@iconwater.com.au>
Sent: Wednesday, 30 January 2019 3:31 PM
To: Erik Innes
Subject: Icon Water Application Decision. Application - 174720. Turner - 9/46 (Email 2 of 7)

Icon Water

Approval ID : 174720, Turner 9 /46

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

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

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

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

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

Future applications

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

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

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

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

Regards

Ian McDonell

Building Approvals and Network Protection
Icon Water

Telephone 02 6248 3111

Facsimile 02 6242 1459

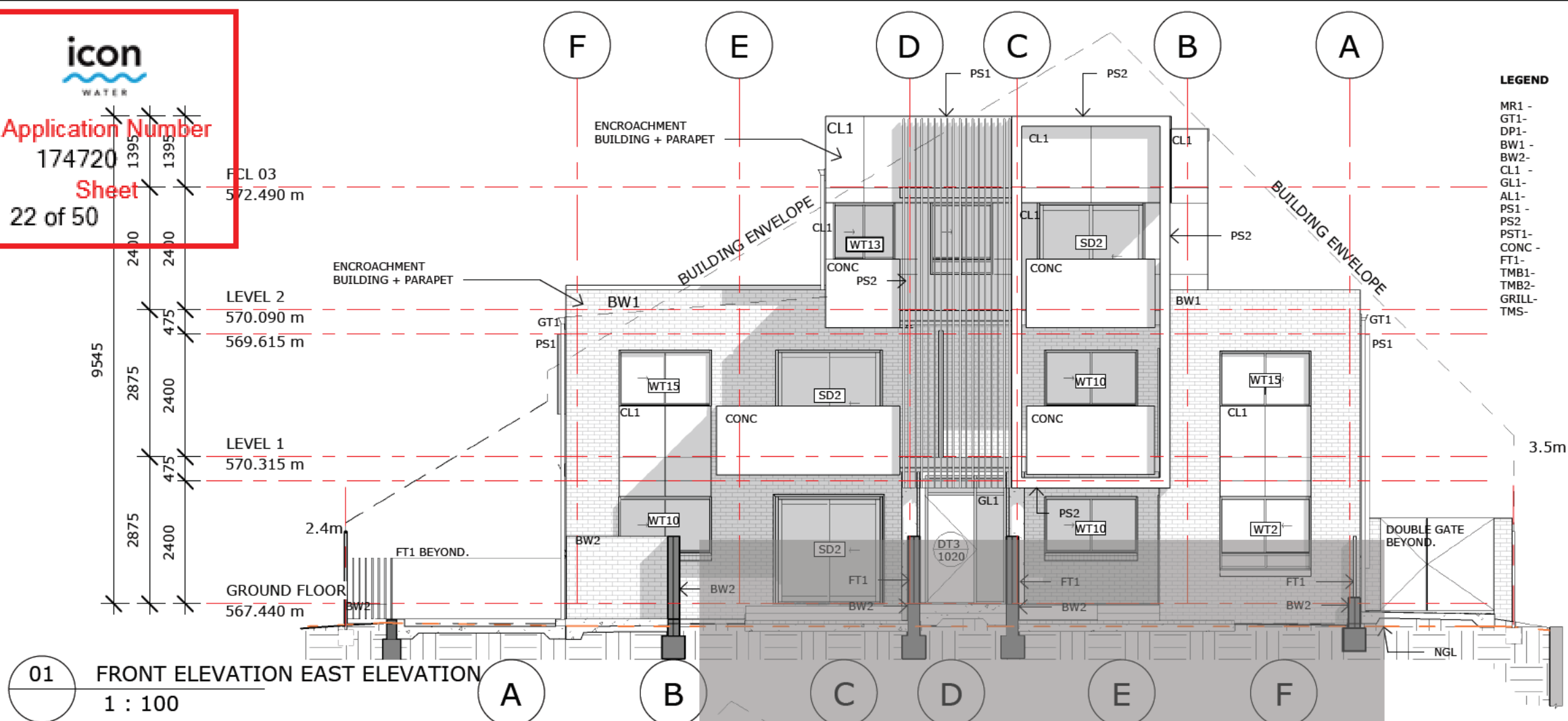
Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

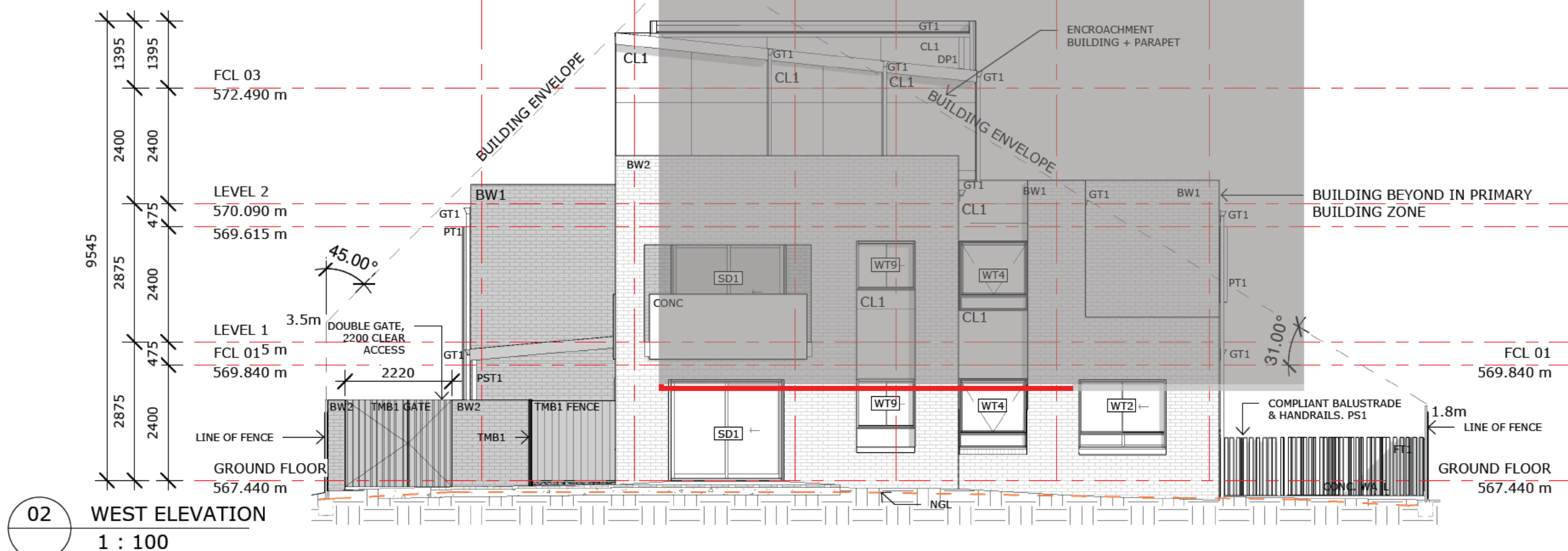
Please consider our environment before printing this email.

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



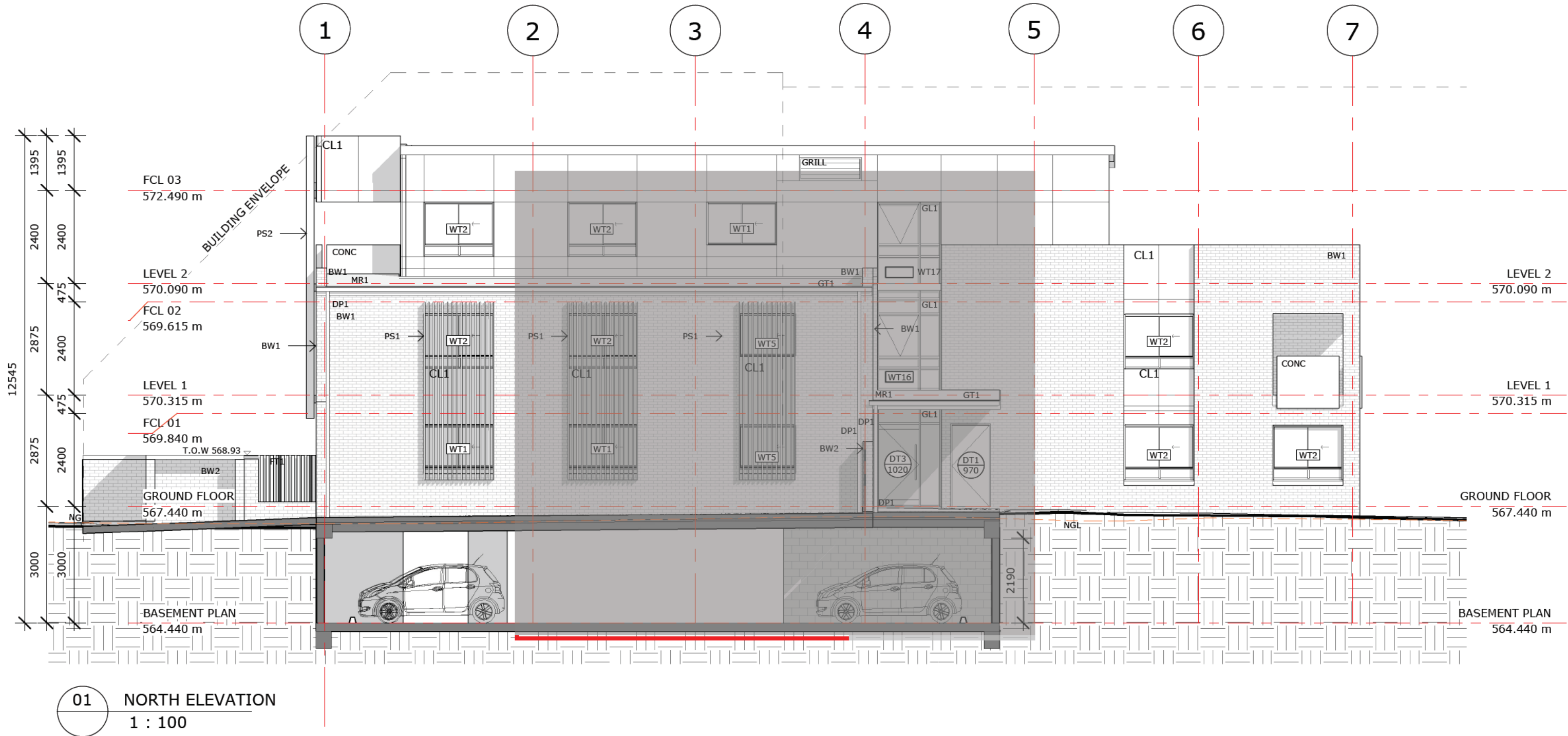
LEGEND

MR1 -	METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
GT1-	GUTTERS. COLORBOND 'MONUMENT'
DP1-	DOWNPIPE. COLORBOND 'MONUMENT'
BW1 -	FACE BRICKWORK 1- GENERAL WALL. AUSTRAL NUBRIK 'CHAPEL RED'. STRETCHER BOND
BW2 -	FACE BRICKWORK 2- COURTYARD WALL. BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
CL1 -	FACADE CLADDING 1. FAIRVIEW EQUITONE 'NATURA N154'
GL1-	GLAZED WINDOWS + DOORS. POWDERCOATED FINISH TO MATCH 'MONUMENT'
AL1-	ALUMINIUM FRAME WINDOW + DOOR. POWDERCOATED FINISH TO MATCH 'MONUMENT'
PS1 -	POWDERCOATED STEEL SCREENING. FINISH TO MATCH 'MONUMENT'
PS2 -	POWDERCOATED FEATURE FRAME. FINISH TO MATCH 'MONUMENT'
PST1-	EXTERNAL STEELWORK.5 PAINT FINISH TO MATCH 'MONUMENT'
CONC -	BALCONY BALUSTRADES. CONCRETE FINISH
FT1-	FENCE TYPE 1. POWDERCOATED STEEL SCREEN. FINISH TO MATCH 'MONUMENT'
TMB1-	TIMBER FENCE1- HARDWOOD. LAPPED + CAPPED.
TMB2-	MODWOOD DECKING.
GRILL-	ALUMINUM FRAME LOUVRES. POWDERCOATED TO MATCH 'MONUMENT'
TMS-	TRACK SLIDING - SECURITY GATE. HOT D. GALVANISED RHS.



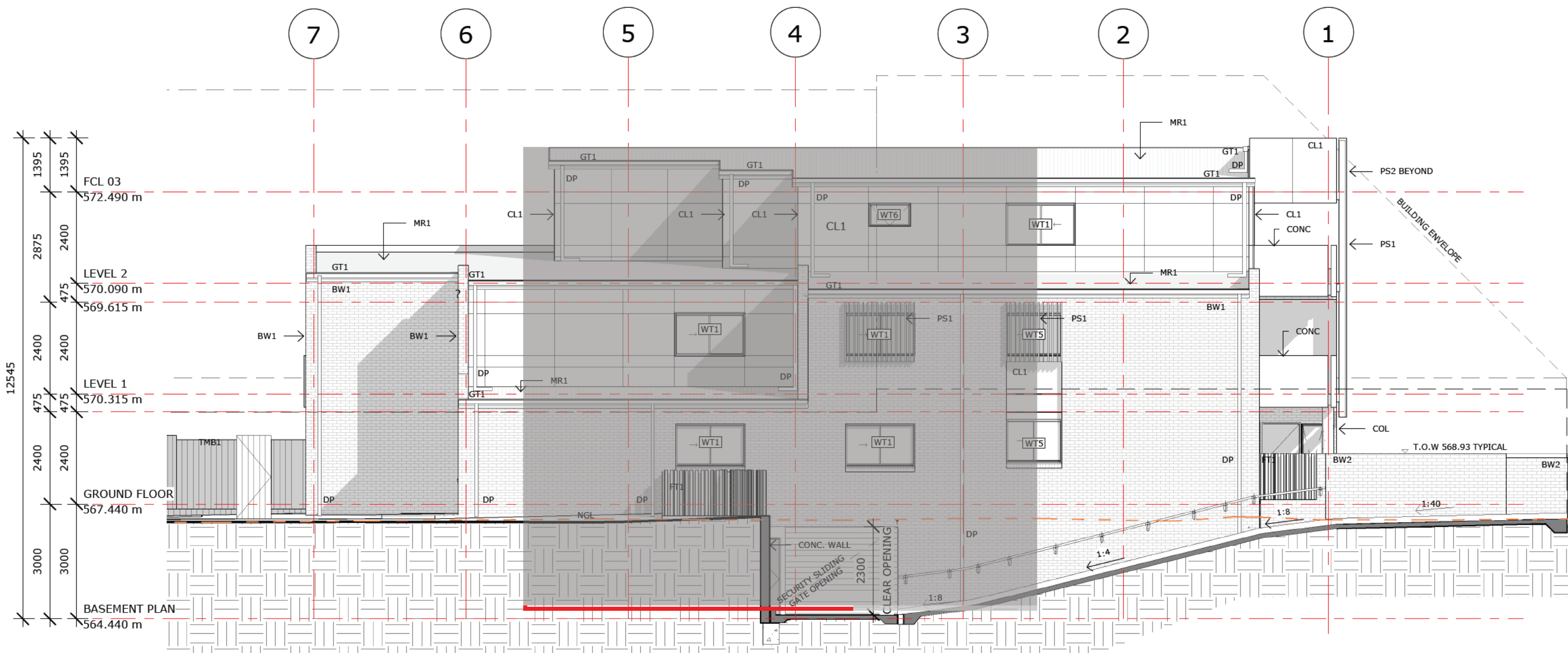
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PST1-	EXTERNAL STEELWORK, S PAINT FINISH TO MATCH 'MONUMENT'
CONC -	BALCONY BALUSTRADES, CONCRETE FINISH
FT1-	FENCE TYPE 1, POWDERCOATED STEEL SCREEN, FINISH TO MATCH 'MONUMENT'
TMB1-	TIMBER FENCE1- HARDWOOD, LAPPED + CAPPED,
TMB2-	MODWOOD DECKING,
GRILL-	ALUMINIUM FRAME LOUVRES, POWDERCOATED TO MATCH 'MONUMENT'
TMS-	TRACK SLIDING - SECURITY GATE, HOT D. GALVANISED RHS.



LEGEND

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TMS -	TRACK SLIDING - SECURITY GATE. HOT D. GALVANISED RHS.



01 SOUTH ELEVATION
1 : 100

MUNNS SLY MOORE architects



PROJECT STATUS:
Issue For Approval

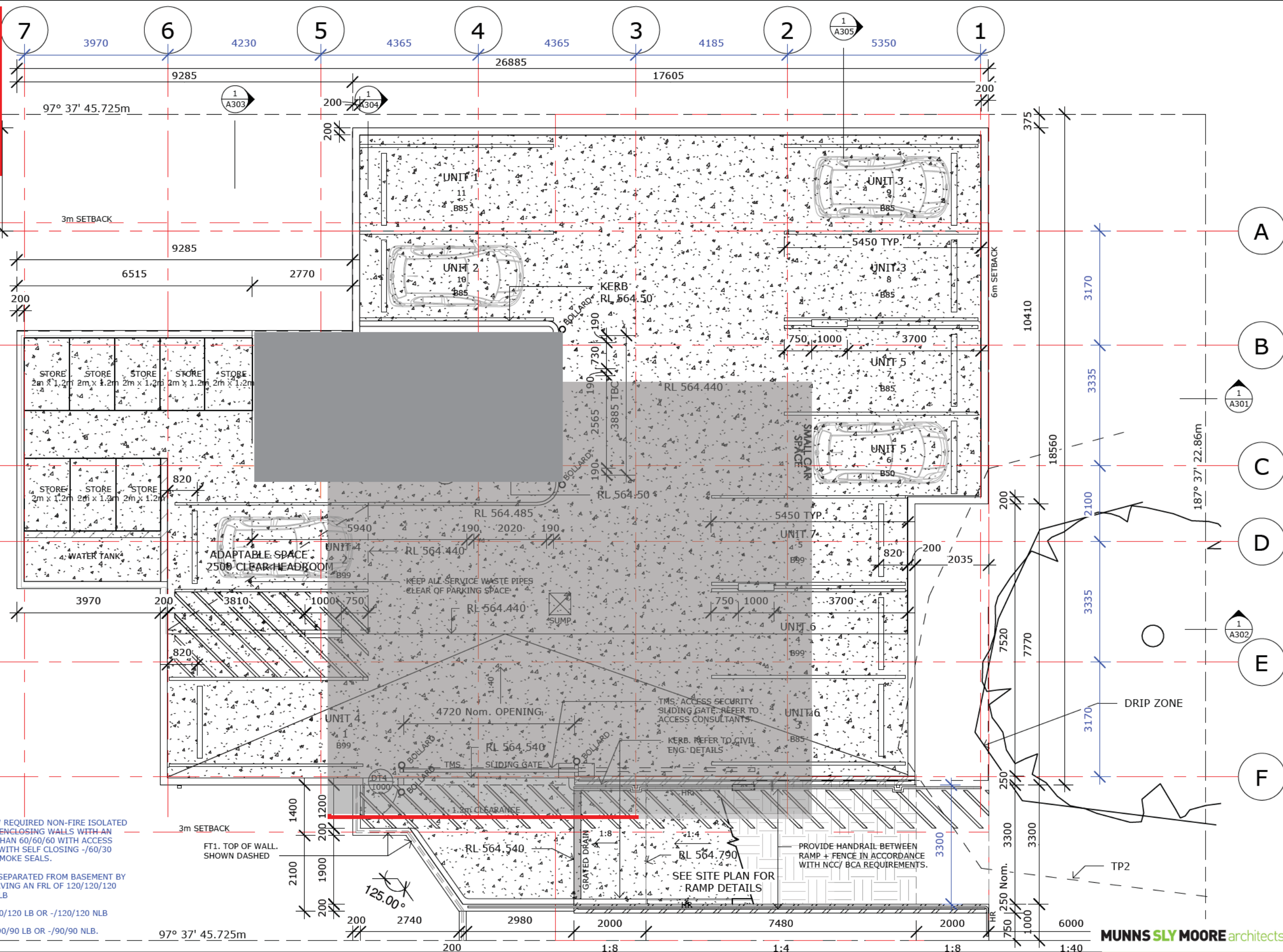
SOUTH ELEVATION
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: 1 : 100 @A3

MUNNS SLY MOORE ARCHITECTS PTY LTD
9 Hall Street | PO Box 5093 | Lyneham ACT 2602 Australia
P +61 2 6248 8922 F +61 2 6248 8300
www.munnslymoore.com.au

04/09/18

4031 A203

6



NCC COMPLIANCE NOTES:

1. D2.8 SPACE BELOW REQUIRED NON-FIRE ISOLATED STAIR MUST HAVE ENCLOSING WALLS WITH AN FRL OF NOT LESS THAN 60/60/60 WITH ACCESS DOORWAY FITTED WITH SELF CLOSING -/60/30 FIRE DOOR WITH SMOKE SEALS.
2. STAIR TO BE FIRE-SEPARATED FROM BASEMENT BY CONSTRUCTION HAVING AN FRL OF 120/120/120 LB OR -/120/120 NLB
3. LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
4. RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

1 BASEMENT
1 : 100



PROJECT STATUS:
Issue For Approval

BASEMENT PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3

MUNNS SLY MOORE architects

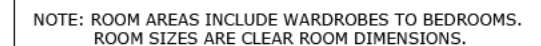
MUNNS SLY MOORE ARCHITECTS PTY LTD ABN 30 008 054 047
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23/08/18

4031 A101

9

- ①. D2.21 GATE TO COMPLY WITH BCA D2.21 - OPERATION OF A LATCH.
- ②. STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
- ③. LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
- ④. **6000** RISER SHAFT 120/90/90 LB OR -/90/90 NLB.



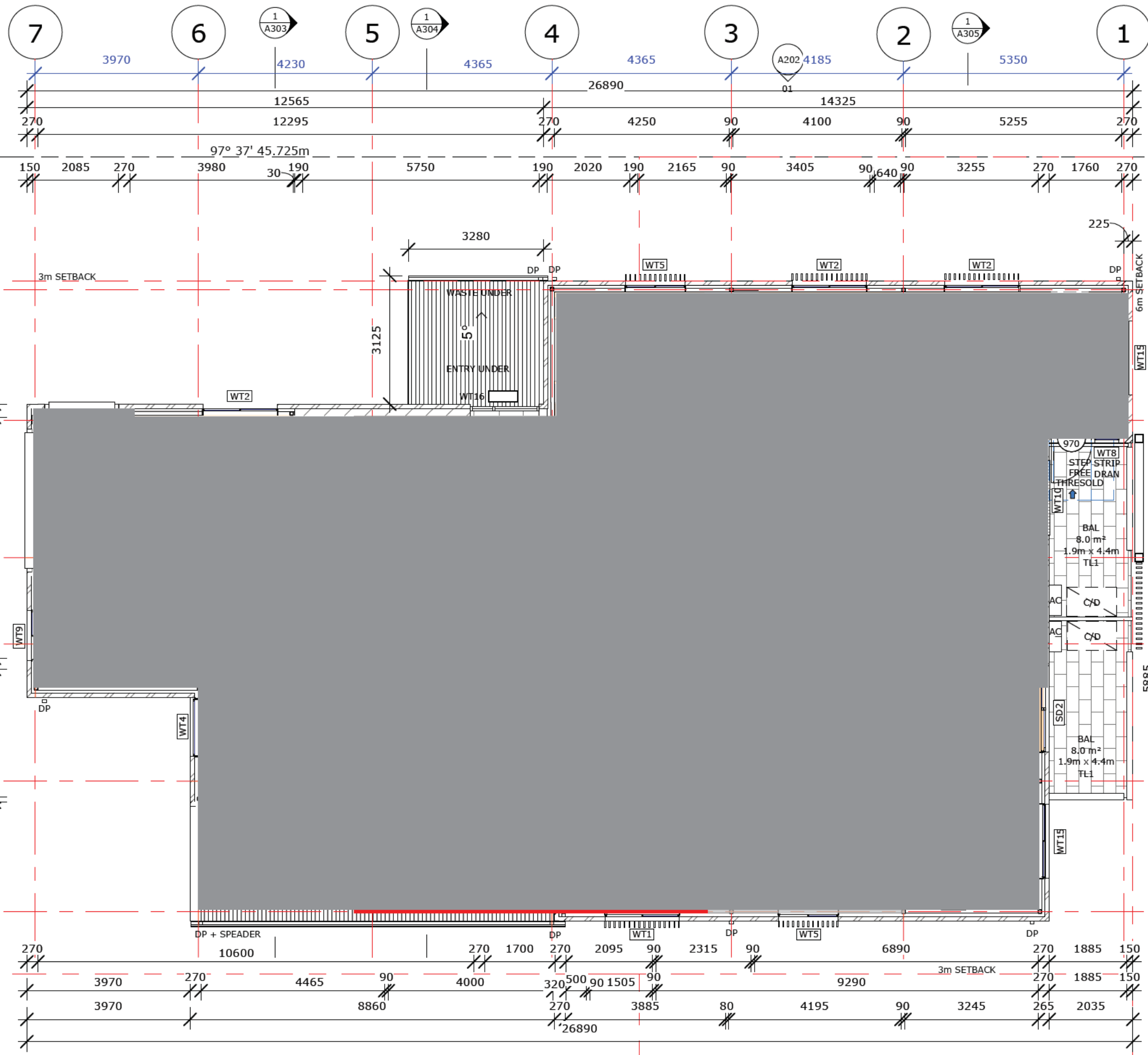
PROJECT STATUS:
Issue For Approval

GROUND FLOOR
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3



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Nominated Architect Robert Sly FNA ACT #321 NSW #6712 www.munnesslymoore.com.au



- NCC NOTES:**
- ② STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
 - ③ LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - ④ RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS.
ROOM SIZES ARE CLEAR ROOM DIMENSIONS.

1 LEVEL 1
1 : 100



PROJECT STATUS:
Issue For Approval

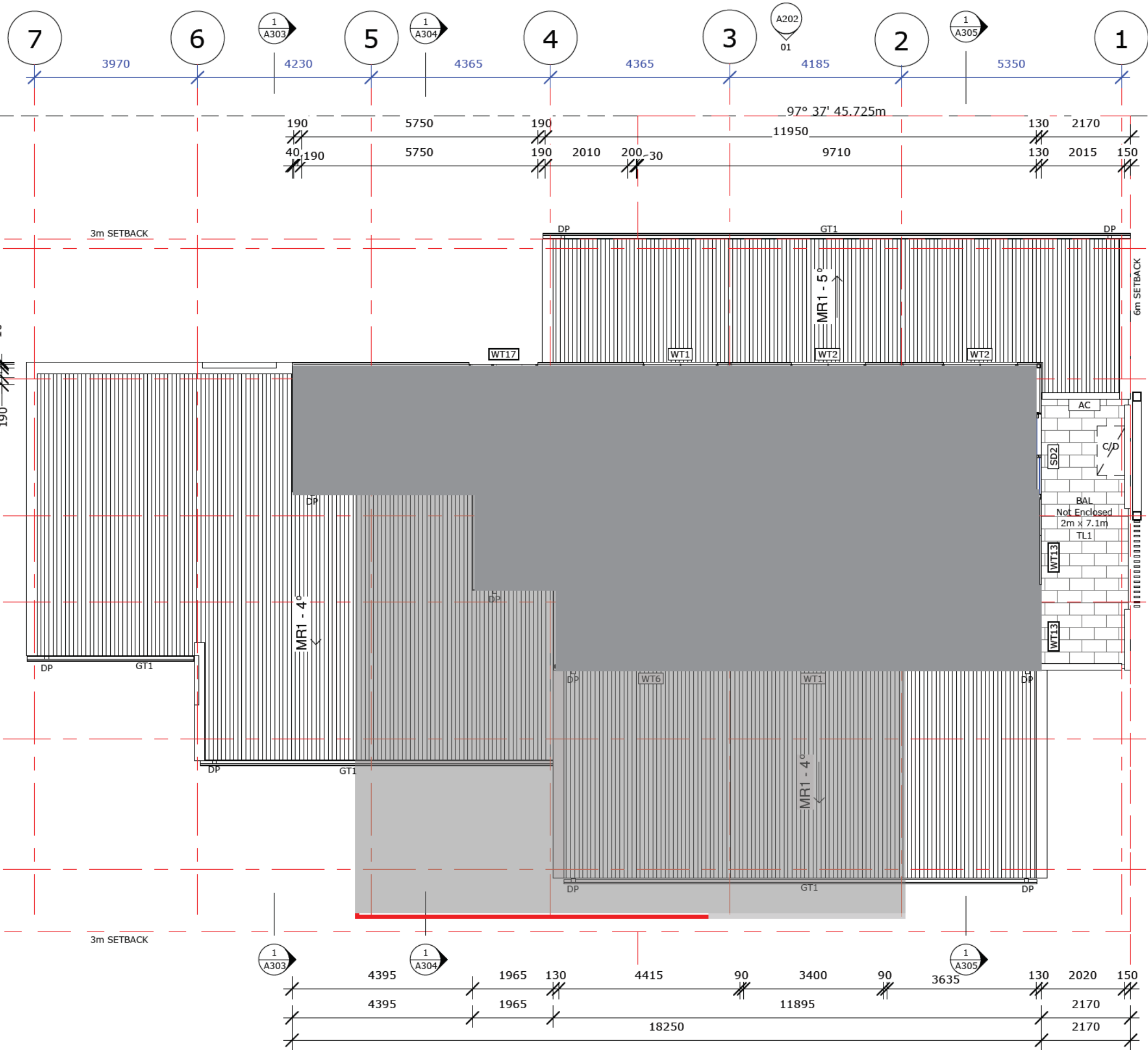
LEVEL 1 FLOOR PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3



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4031 A103



- NCC NOTES:**
2. STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
 3. LIFT SHAFT 120/120/120 LB OR -/120/120 NLB.
 4. RISER SHAFT 120/90/90 LB OR -/90/90 NLB.
 5. MINIMUM 1250mm REQUIRED IN CORRIDOR DIRECTLY IN FRONT OF LIFT DOOR.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS. ROOM SIZES ARE CLEAR ROOM DIMENSIONS.

1 LEVEL 2
1 : 100



PROJECT STATUS:
Issue For Approval

LEVEL 2 FLOOR PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3

