

**From:** [BASubmission\\_WaterSewer](#)  
**To:** [App\\_Sec](#)  
**Subject:** RE: REFERRAL-ACTEW-200812307-16 & 17/ 13 MAWSON-ELECTRICAL-01 [Scanned]  
**Date:** Friday, 22 August 2008 11:30:07 AM  
**Attachments:** [printmaster@actewagl\\_20080822\\_113515.pdf](#)

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Here are the approved pdf plans for 16-17/13 Mawson

Regards Robert

**Robert Cirson**

Building Approval Assessment Officer (Water)

ActewAGL

**Telephone** 02 6242 1163

**Facsimile** 02 6242 1459

GPO Box 366 Canberra ACT 2601

[www.actewagl.com.au](http://www.actewagl.com.au)

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**From:** App Sec [mailto:App.Sec@act.gov.au]  
**Sent:** Monday, 18 August 2008 11:14 AM  
**To:** Development Applications  
**Subject:** REFERRAL-ACTEW-200812307-16 & 17/ 13 MAWSON-ELECTRICAL-01 [Scanned]

**DEVELOPMENT APPLICATION NO: 200812307**  
**BLOCK: 16 & 17 SECTION: 13 DIVISION: MAWSON**

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 (**8th Sept 08**).

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 the Applications Secretariat  
[ACTPLAACTEWAGLComments@act.gov.au](mailto:ACTPLAACTEWAGLComments@act.gov.au)

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Applications Secretariat

18/08/08

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to any other person.  
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# STATEMENT OF COMPLIANCE

for

Application N°: 049035 Drawings in set 7

Block: 16217 Section: 13

Suburb: MAWSON


The design depicted in this application has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements.

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 ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend 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 ActewAGL may result in connection to ACTEW'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.

Comments: .....

.....

Signed..........Date 21/8/08

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> E. Milczarek         | <input type="checkbox"/> R. McKee     |
| <input checked="" type="checkbox"/> P. Clarke | <input type="checkbox"/> R. Pearce    |
| <input type="checkbox"/> R. Cirson            | <input type="checkbox"/> G. Manwaring |

For further information please phone ActewAGL 6248 3555 (then 2).

# ActewAGL

Water and Sewerage

## Utility compliance application

*Applicant details*

<b>Applicant:</b>	PETER BYFIELD	Certifier's case number (if relevant)
<b>Organisation:</b>		
<b>Postal address</b>	34 A TAYLOR ST ANNANDALE NSW 2038	
<b>Email address</b> (if required for return)		
<b>Phone:</b>	<i>Business</i> (02) 96602255	<i>mobile</i>
<b>Signature:</b>		<i>Date of application</i> 18 / 8 / 08

*Property owner details (if not the applicant) - mandatory*

<b>Owner:</b>		
<b>Organisation:</b>		
<b>Phone:</b>	( )	
<b>Postal address</b>		

*Nature of proposed works:*

<b>Block:</b>	17	<b>Section:</b>	13
<b>Suburb:</b>	MAWSON		
<b>Street number &amp; name</b>	AINSWORTH ST		
<b>Approval requested for:</b>	<input type="checkbox"/> Commercial <input type="checkbox"/> Multi-unit residential <input type="checkbox"/> Dual Occupancy <input type="checkbox"/> Single residential <input type="checkbox"/> New structure <input type="checkbox"/> Alterations & additions <input type="checkbox"/> Demolition <input type="checkbox"/> Minor structures <input type="checkbox"/> Existing structures <input type="checkbox"/> Landscaping <input type="checkbox"/> Pool <input type="checkbox"/> Other ..... specify		

Preferred mode of return: pick-up  mail  email PDF

----- for office use only -----

<b>ActewAGL application number:</b>	0	4	9	0	3	5
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**number of drawings in set:**

received by: LOB

# ActewAGL

Water and Sewerage

## Utility compliance application

*Applicant details*

<b>Applicant:</b>	PETER BYFIELD	Certifier's case number (if relevant)
<b>Organisation:</b>		
<b>Postal address</b>	34 A TAYLOR ST ANNANDALE NSW 2038	
<b>Email address</b> (if required for return)		
<b>Phone:</b>	Business (02) 96602255	mobile
<b>Signature:</b>		Date of application 18 / 8 / 08

*Property owner details (if not the applicant) - mandatory*

<b>Owner:</b>		
<b>Organisation:</b>		
<b>Phone:</b>	( )	
<b>Postal address</b>		

*Nature of proposed works:*

<b>Block:</b>	16	<b>Section:</b>	13
<b>Suburb:</b>	MAWSON		
<b>Street number &amp; name</b>	AINSWORTH ST		
<b>Approval requested for:</b>	<input type="checkbox"/> Commercial <input type="checkbox"/> Multi-unit residential <input type="checkbox"/> Dual Occupancy <input type="checkbox"/> Single residential <input type="checkbox"/> New structure <input type="checkbox"/> Alterations & additions <input type="checkbox"/> Demolition <input type="checkbox"/> Minor structures <input type="checkbox"/> Existing structures <input type="checkbox"/> Landscaping <input type="checkbox"/> Pool <input type="checkbox"/> Other ..... specify		

Preferred mode of return: pick-up  mail  email PDF

----- for office use only -----

ActewAGL application number:	0	4	9	0	3	5
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number of drawings in set:

received by: LOB

**Cirson, Robert**

---

**From:** App Sec [App.Sec@act.gov.au]  
**Sent:** Monday, 18 August 2008 11:14 AM  
**To:** Development Applications  
**Subject:** REFERRAL-ACTEW-200812307-16 & 17/ 13 MAWSON-ELECTRICAL-01 [Scanned]  
**Attachments:** %FLOORASSESS-200812307-units 1-5-01.PDF; %FLOORASSESS-200812307-units 6-10-01.PDF; %SECTION-200812307-Incl garage-01.PDF; ELEV-200812307-units 6-10-01.PDF; ELEV-200812307-units1-5-01.PDF; INDEX-200812307-01.pdf; SITE-200812307-01.PDF; SURVEY-200812307-01.pdf; APP-200812307-01.pdf

**DEVELOPMENT APPLICATION NO: 200812307**  
**BLOCK: 16 & 17 SECTION: 13 DIVISION: MAWSON**

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 (8th Sept 08).

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 the Applications Secretariat  
[ACTPLAACTEWAGLComments@act.gov.au](mailto:ACTPLAACTEWAGLComments@act.gov.au)

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Applications Secretariat

18/08/08

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20/08/2008

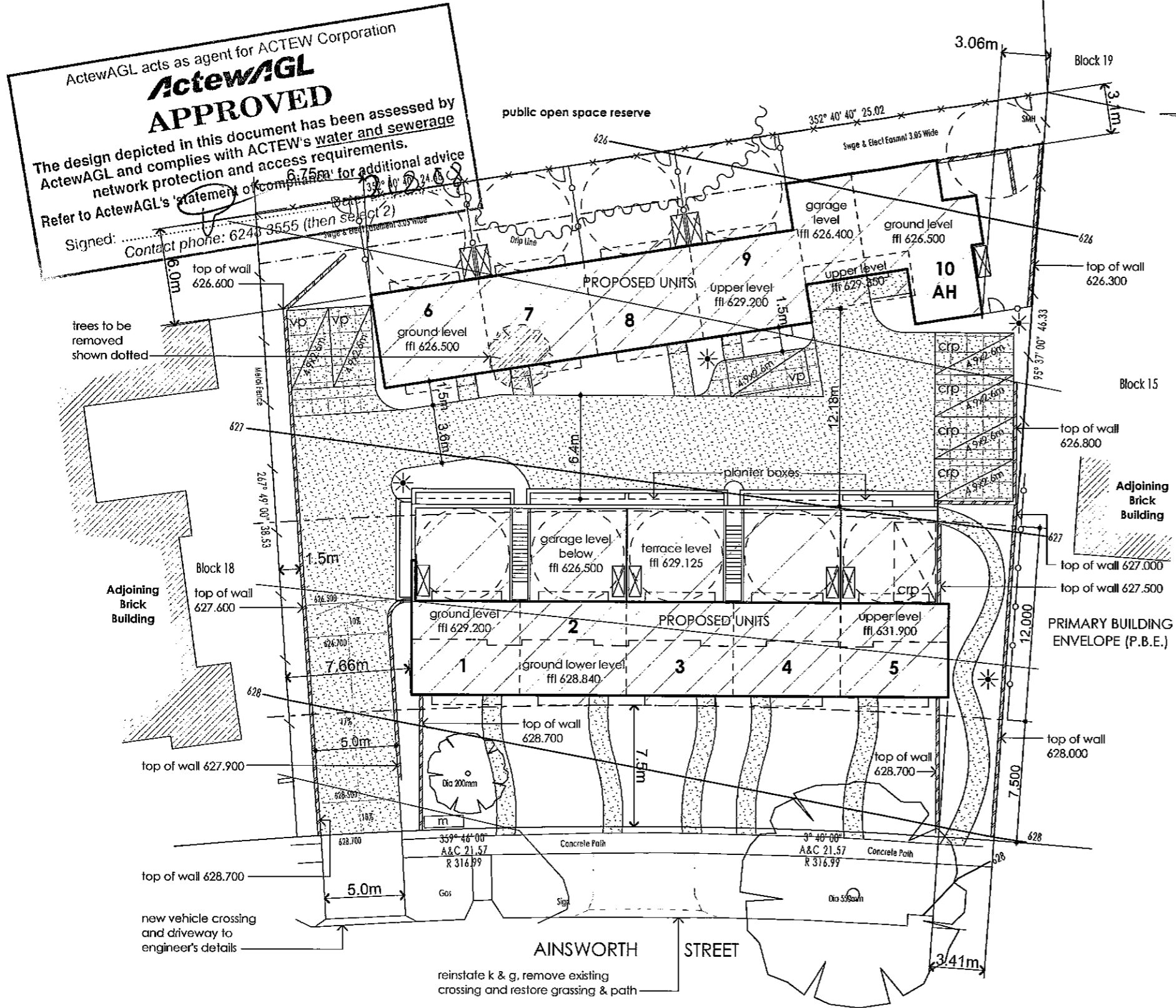
## Development Application – Multi Unit Housing

Blocks 16+17  
Section 13  
MAWSON

### LIST OF DRAWINGS AND DOCUMENTS

Access and Mobility Report  
Letter of Appointment  
Valuation Report  
Colour Sample Schedule  
Energy Rating Stamped Plans  
Energy Rating Certificate / Reports  
ACTEWAGL Advice / Support  
Public Notification Plans  
List of Interested Parties  
Landscape Plan  
Detailed Floor Plans  
Statement Against Criteria  
Shadow Diagrams  
Site Analysis Details  
Survey Plan  
Valuation Certificate  
Waste Management Plan

ActewAGL acts as agent for ACTEW Corporation  
**ActewAGL**  
**APPROVED**  
 The design depicted in this document has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements.  
 Refer to ActewAGL's statement of compliance for additional advice.  
 Signed: .....  
 Contact phone: 6248 3555 (then select 2)



**LEGEND**

- existing tree to be retained
- existing tree to be removed
- existing fence to be retained
- 1.8m tall treated pine lapped & capped pailing fence & matching gate
- powdercoated metal 'spear fence' & gates 1.8m tall as selected
- 6m min. p.o.s. area
- retaining wall to eng's details
- vp visitor car parking space
- crp communal residents parking space
- portable clothes airer locations
- m brick mailbox enclosure to detail
- 1.2m tall public areas light fitting as selected
- dark grey broom finished concrete driveway
- stencilled coloured concrete to contrast with above to define parking bays
- AH** adaptable house

ActewAGL acts as agent for ACTEW Corporation  
**ActewAGL**  
 Application number  
 0 4 9 0 3 6  
 Sheet  
 1 of 7

Issue	Date	Amendment

Project  
**Multi Unit Housing**

Site  
 blocks 16+17  
 section 13,  
**Mawson, ACT.**

Title  
**Site Plan**

**PLOT RATIO CALCULATIONS**

Units 1-5	481.9m <sup>2</sup>
Units 6-10	484.7m <sup>2</sup>
Total Area	966.6m <sup>2</sup>
Site Area	1,925.1m <sup>2</sup>
Proposed Plot Ratio	0.50 : 1

**PARKING CALCULATIONS**

10 x 2 Bedroom Units @ 1.5 spaces each	= 15
10 x 0.25 visitor spaces	= 2.5
Total number of spaces required	= 18 (17.5)
Total number provided	= 18

10 (1 per unit) allocated to units  
 5 held as communal residents spaces  
 3 nominated visitor spaces

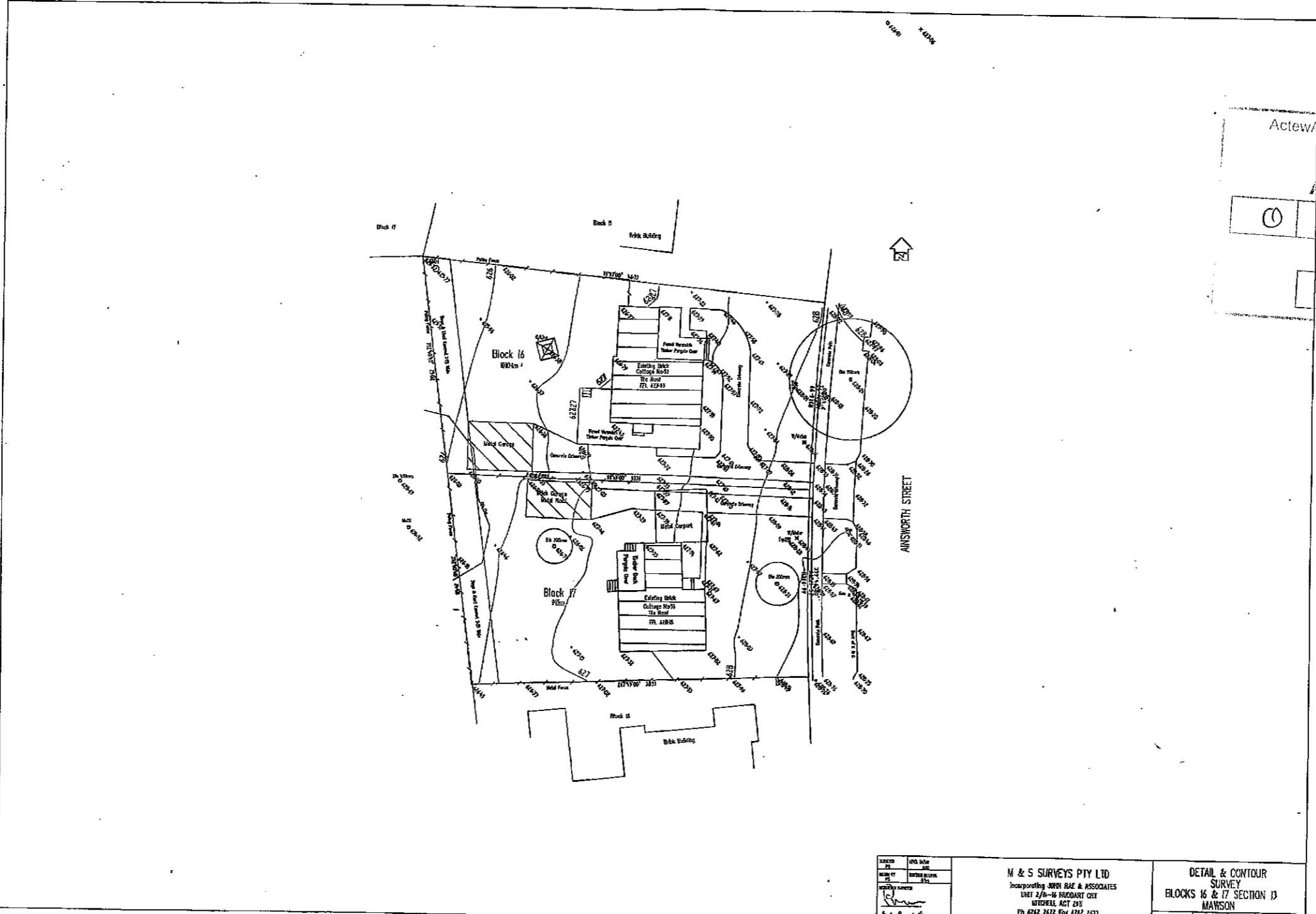
Scale 1:200	Drawn By SA
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Date May 2008	Drawing No. 1284 - A
------------------	-------------------------

**PETER BYFIELD + Associates**  
 Suite A, 34 Taylor Street, Annandale NSW 2038  
 Phone 02 9660 2255 Fax 02 9660 2254

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*Actew/GL*  
 Application number  

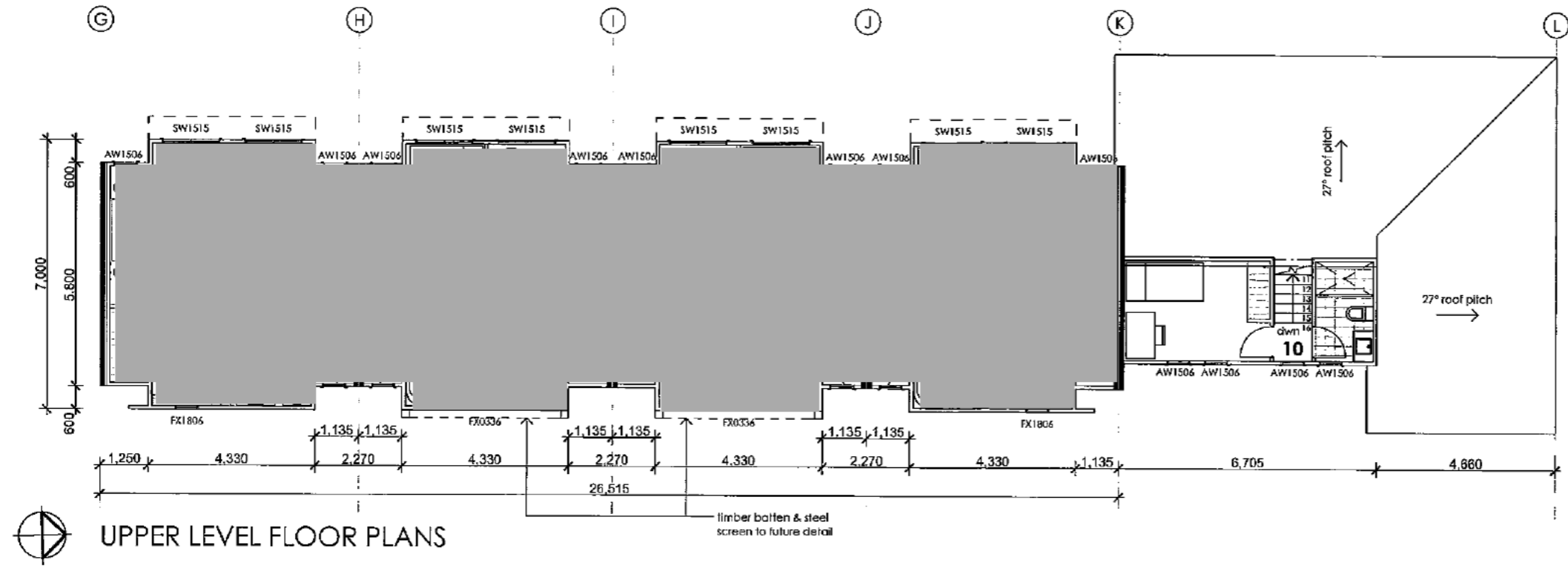
0	4	9	0	3	6
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 Sheet  

2	of	7
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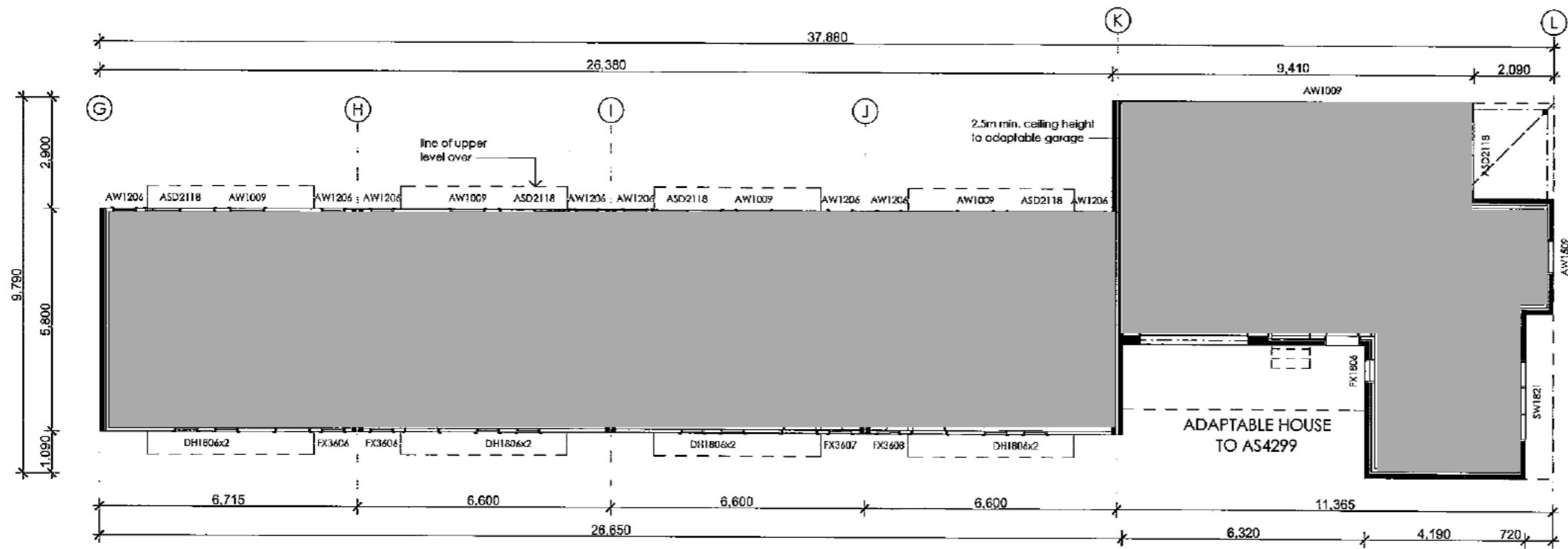
<table border="1"> <tr><td>DATE</td><td>10/9/06</td></tr> <tr><td>BY</td><td>[Signature]</td></tr> <tr><td>CHECKED BY</td><td>[Signature]</td></tr> <tr><td>SCALE</td><td>AS SHOWN</td></tr> </table>	DATE	10/9/06	BY	[Signature]	CHECKED BY	[Signature]	SCALE	AS SHOWN	<b>M &amp; S SURVEYS PTY LTD</b> Incorporating MSH RAE & ASSOCIATES UNIT 2/8-16 HAZELBURN CRT MITCHELL ACT 2911 PH 0242 2412 FAX 0242 2413	<b>DETAIL &amp; CONTOUR SURVEY</b> BLOCKS 16 & 17 SECTION 13 MAYSON
DATE	10/9/06									
BY	[Signature]									
CHECKED BY	[Signature]									
SCALE	AS SHOWN									
6/9/06	8-10-06	DP 1918 1:200 A1								





UPPER LEVEL FLOOR PLANS

Room Name Notes



GROUND LEVEL FLOOR PLANS

UNIT 6 AREAS	UNIT 7 AREAS	UNIT 8 AREAS	UNIT 9 AREAS	UNIT 10 AREAS
ground level living 38.9m <sup>2</sup>	ground level living 38.2m <sup>2</sup>	ground level living 38.2m <sup>2</sup>	ground level living 38.6m <sup>2</sup>	ground level living 55.7m <sup>2</sup>
upper level living 39.7m <sup>2</sup>	upper level living 39.0m <sup>2</sup>	upper level living 39.0m <sup>2</sup>	upper level living 39.4m <sup>2</sup>	upper level living 16.9m <sup>2</sup>
garage 20.0m <sup>2</sup>	garage 18.6m <sup>2</sup>	garage 18.6m <sup>2</sup>	garage 18.6m <sup>2</sup>	garage 25.3m <sup>2</sup>
<b>Total 98.6m<sup>2</sup></b>	<b>Total 95.8m<sup>2</sup></b>	<b>Total 95.8m<sup>2</sup></b>	<b>Total 96.6m<sup>2</sup></b>	<b>Total 97.9m<sup>2</sup></b>

ActewAGL acts as agent for ACTEW Corporation  
*ActewAGL*  
 Application number  
 049036  
 Sheet  
 4 of 7

Issue	Date	Amendment

Project  
**Multi Unit Housing**

Site  
 blocks 16+17  
 section 13,  
**Mawson, ACT.**

Title  
**Floor Plans Units 6-10**

Scale  
 1:100

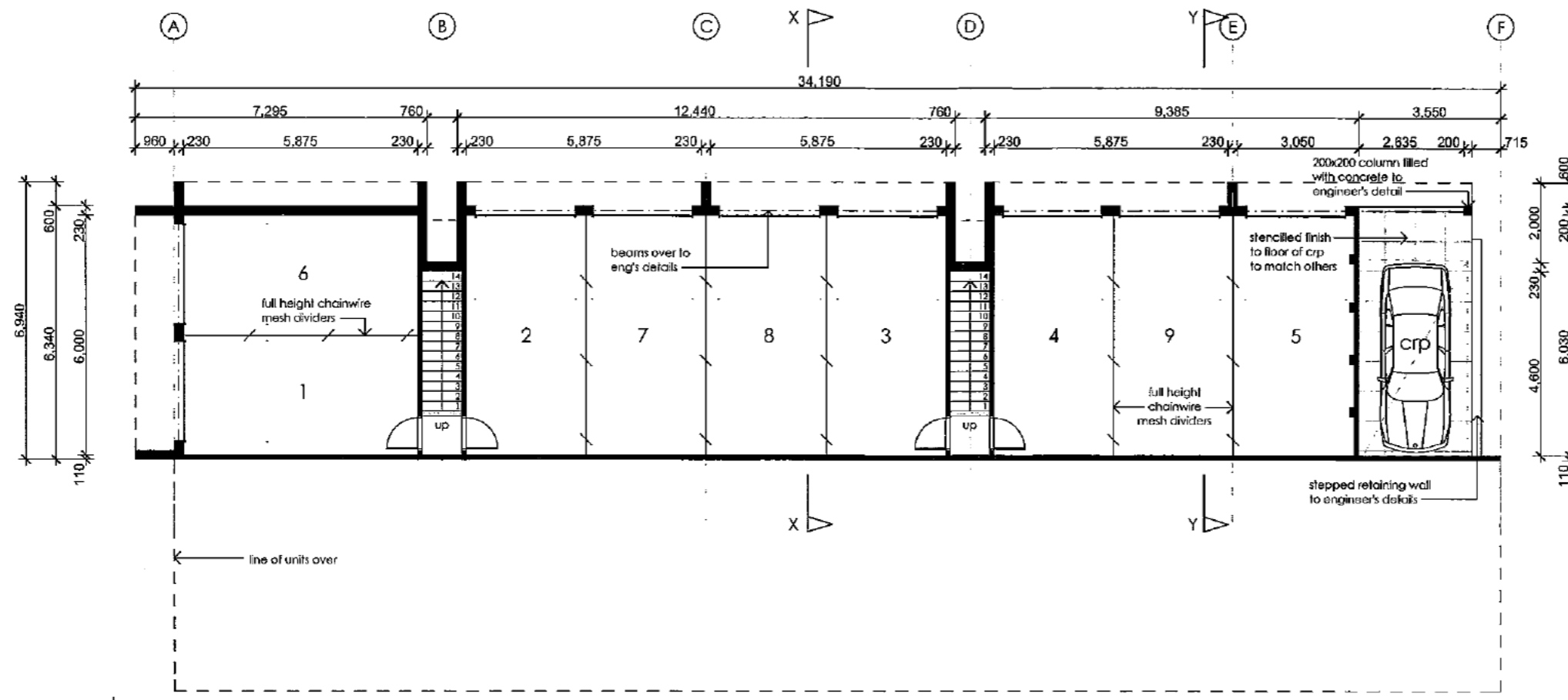
Drawn By  
 SA

Date  
 May 2008

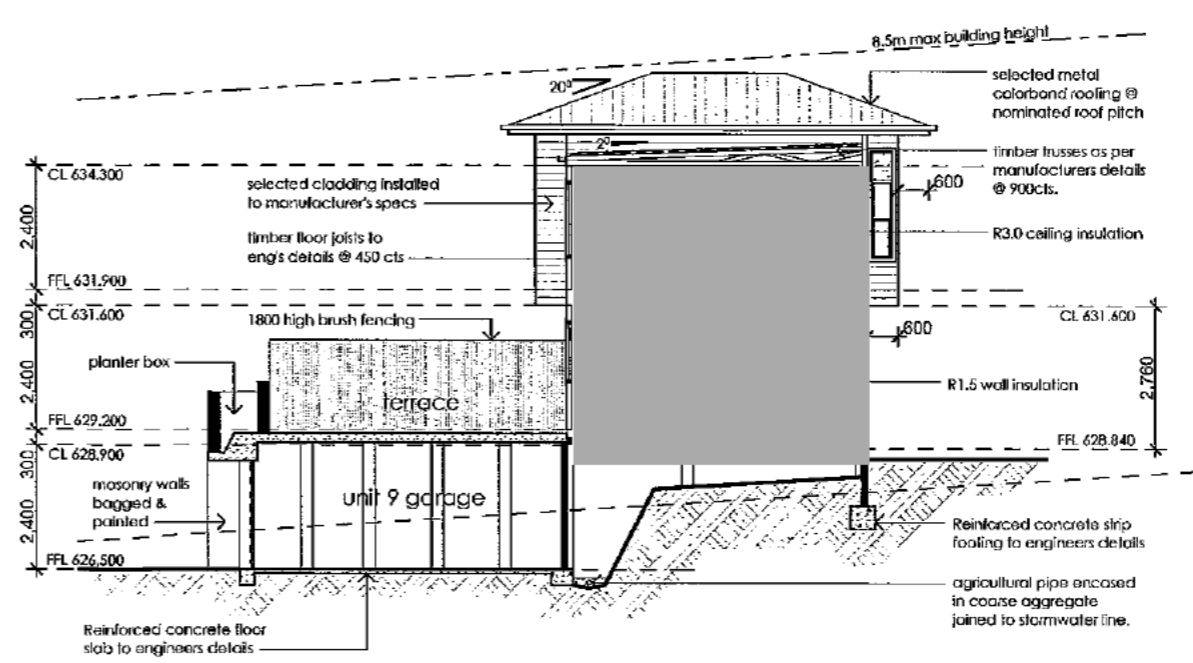
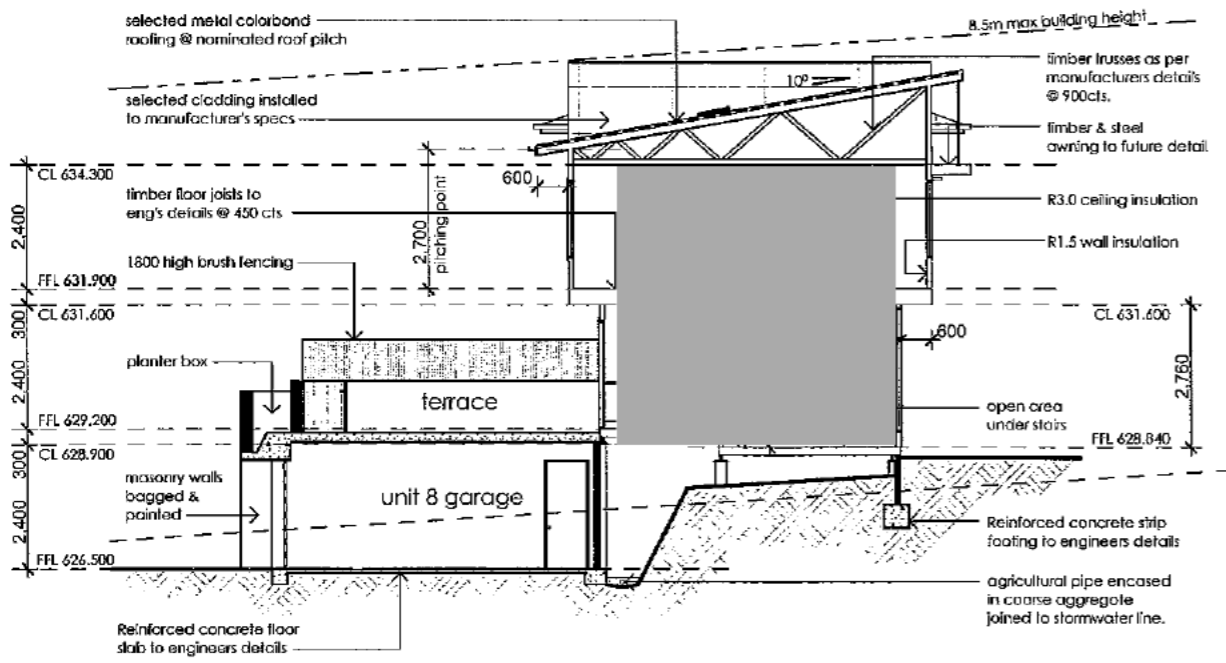
Drawing No.  
 1284 - F

**PETER BYFIELD + Associates**  
 Suite A, 34 Taylor Street, Annandale NSW 2038  
 Phone 02 9660 2255 Fax 02 9660 2254

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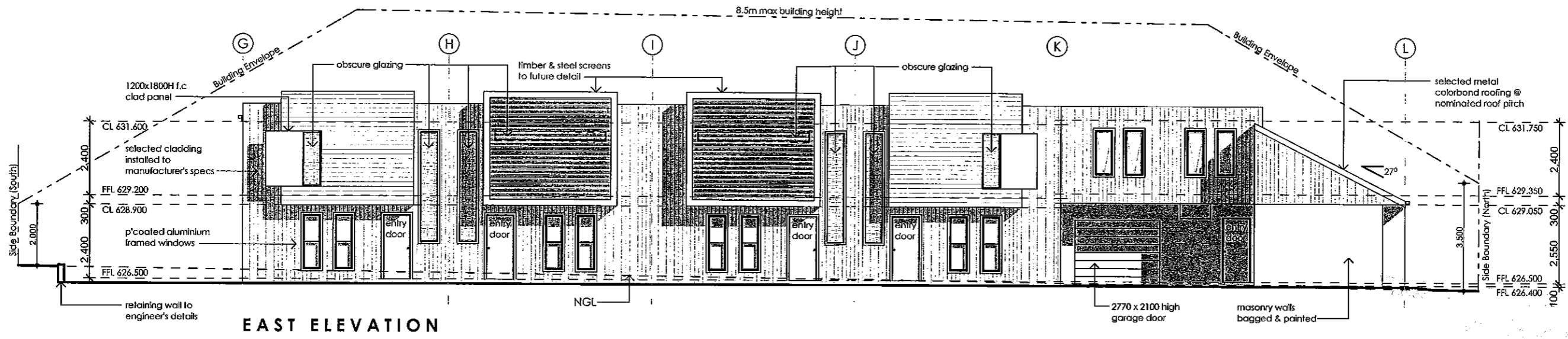


ACTEWATER Corporation  
 Application number  
 049036  
 Sheet  
 5 of 7

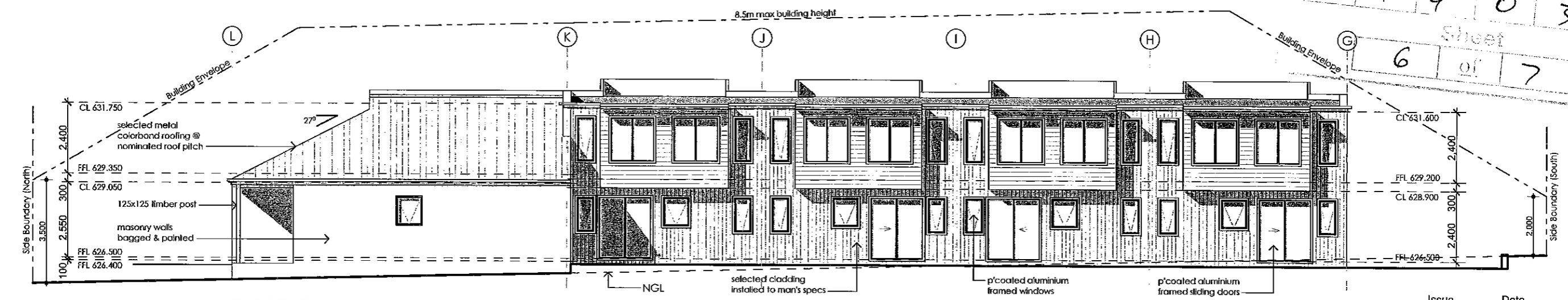


Issue	Date	Amendment
Project Multi Unit Housing		
Site blocks 16+17 section 13, Mawson, ACT.		
Title Garage Level Floor Plan & Sections		
Scale 1:100	Drawn By SA	
Date May 2008	Drawing No. 1284 - E	
PETER BYFIELD + Associates Suite A, 34 Taylor Street, Annandale NSW 2039 Phone 02 9660 2255 Fax 02 9660 2254		

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EAST ELEVATION



WEST ELEVATION

Add'l number  
 0 4 9 0 3 6  
 Sheet  
 6 of 7

Issue	Date	Amendment

Project  
Multi Unit Housing

Site  
blocks 16+17  
section 13,  
Mawson, ACT.

Title  
Elevations Units 6-10

Scale  
1:100

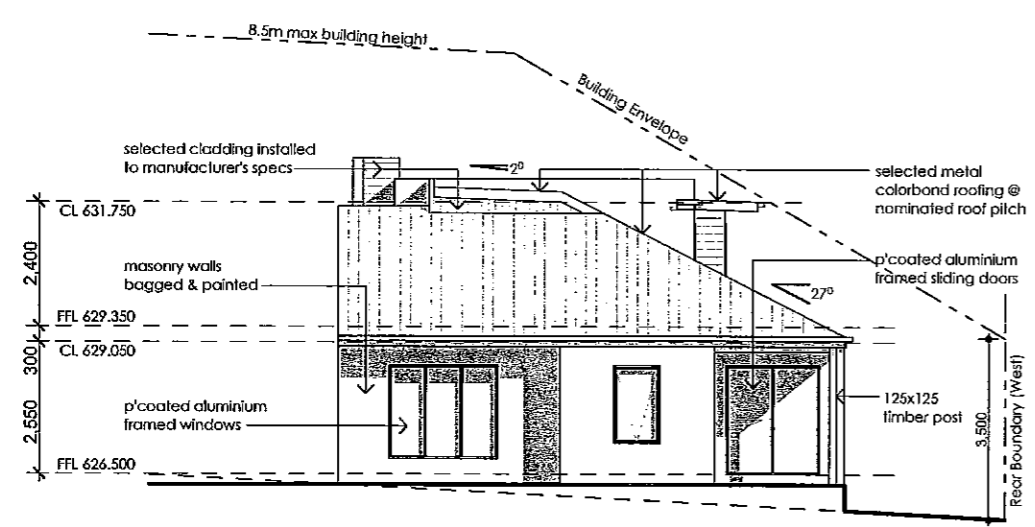
Drawn By  
SA

Date  
May 2008

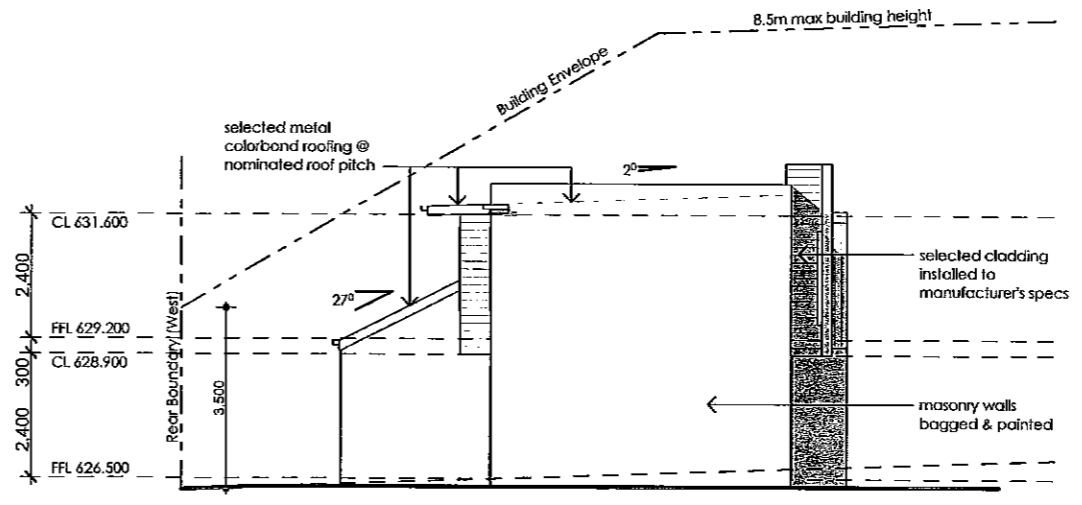
Drawing No.  
1284 - G

PETER BYFIELD + Associates  
Suite A, 34 Taylor Street, Annandale NSW 2038  
Phone 02 9660 2255 Fax 02 9660 2254

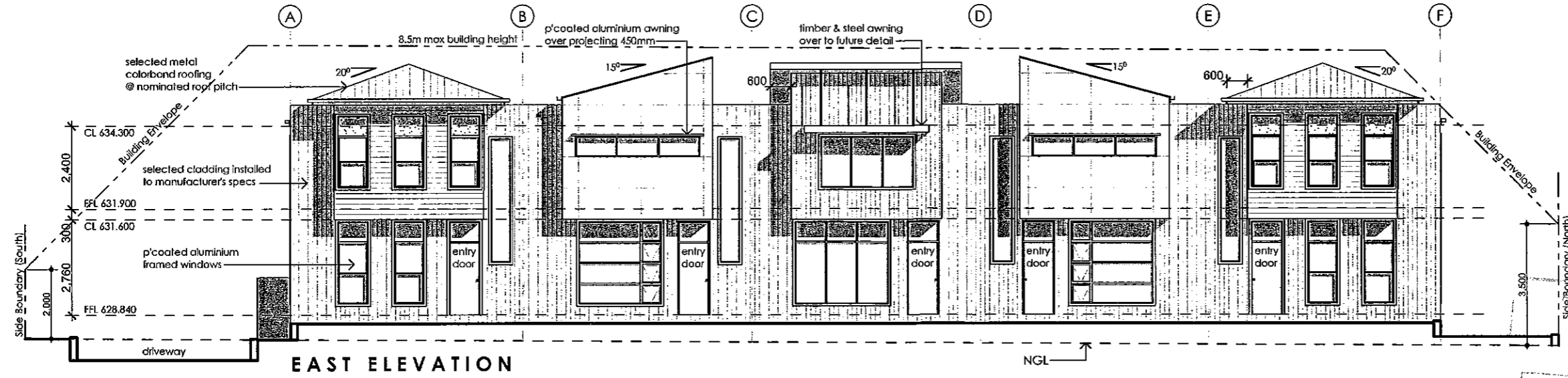
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NORTH ELEVATION

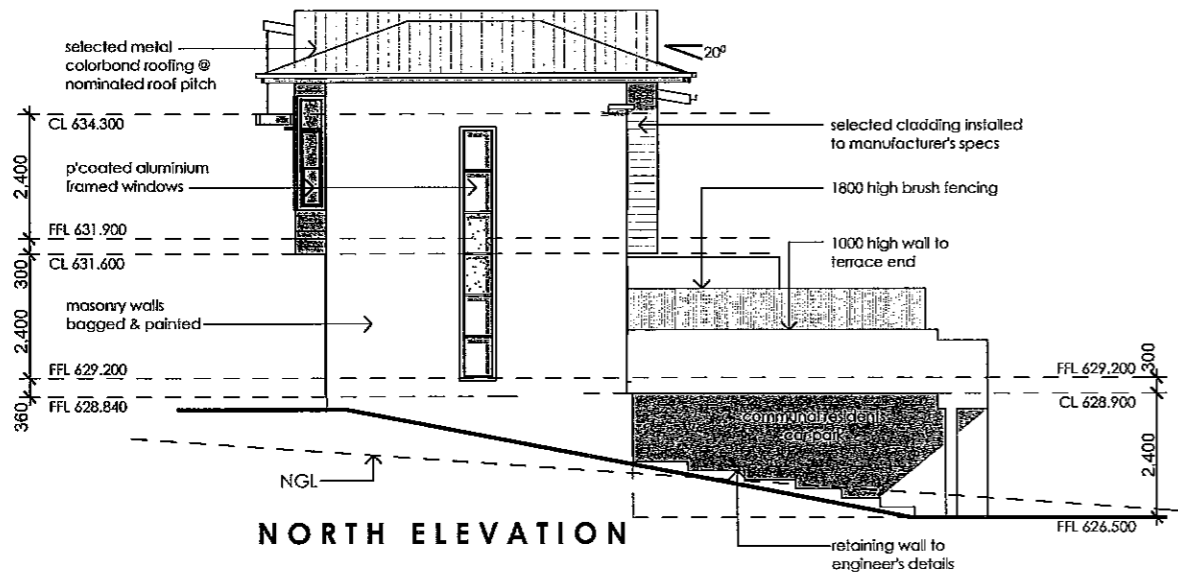


SOUTH ELEVATION

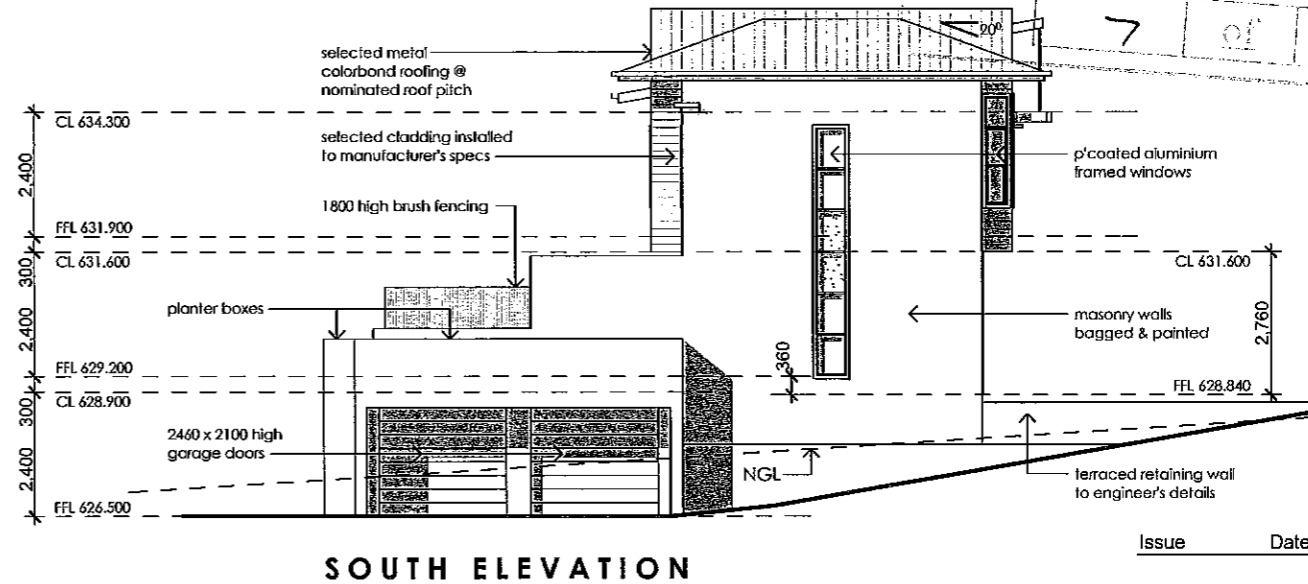


EAST ELEVATION

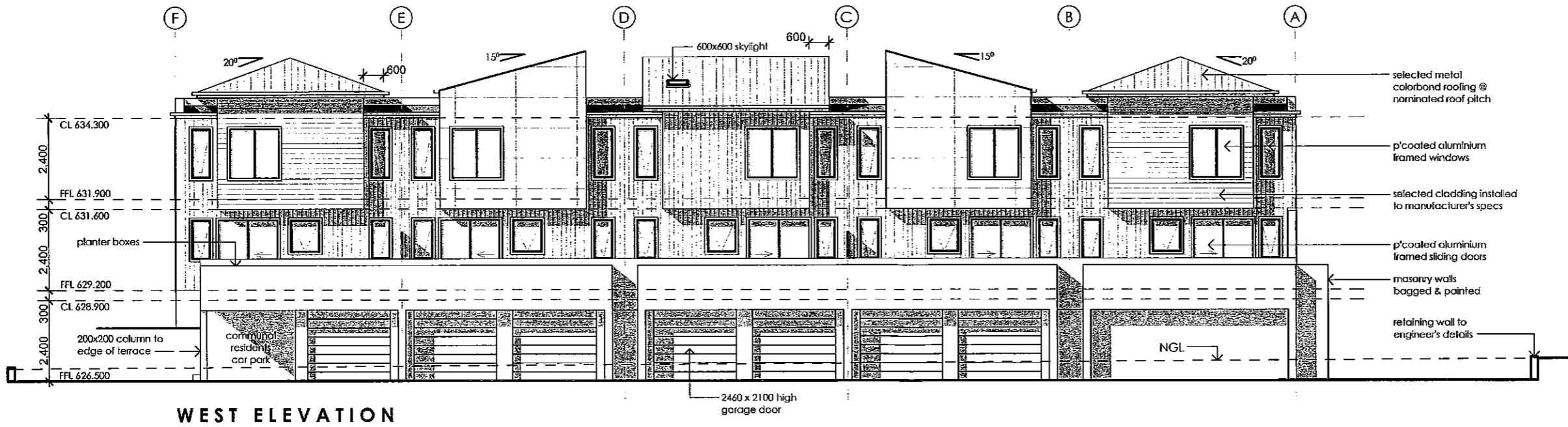
clewAGL acts as agent for ACTEW Corporation  
*ActewAGL*  
 Application number  
 0 4 9 0 3 6  
 Sheet  
 7 of 7



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Issue	Date	Amendment

Project  
**Multi Unit Housing**

Site  
 blocks 16+17  
 section 13,  
**Mawson, ACT.**

Title  
**Elevations Units 1-5**

Scale  
 1:100

Drawn By  
 SA

Date  
 May 2008

Drawing No.  
 1284 - D

**PETER BYFIELD + Associates**  
 Suite A, 34 Taylor Street, Annandale NSW 2038  
 Phone 02 9660 2255 Fax 02 9660 2254

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**From:** [Edwards, Anthony](#)  
**To:** [ACTPLA ACTEWAGL Comments](#)  
**Subject:** Building Plans Mawson blk 16&17 sec 13  
**Date:** Thursday, 19 February 2009 2:27:53 PM  
**Attachments:** [20090219\\_115525.pdf](#)

---

Please fine the attached Plans

## ELECTRICITY NETWORKS - ASSET PROTECTION ADVICE MANAGEMENT

EN17966

Location Details

Suburb	Block	Section
Mawson	16&17	13

Address:

Leaseholder / Owner

Surname:

First Name:

Application Details

Request Category: Development Application Certification

Applicant Company:

Company Phone:

Company Fax:

Applicant Surname: APP

First Name: APP

Applicant Type: Accredited Building Certifier / Surveyor

Demolition and New Residence	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Patio	<input type="checkbox"/>	Other	<input type="checkbox"/>
New Residence	<input checked="" type="checkbox"/>	Deck	<input type="checkbox"/>				
Alterations / Extension	<input type="checkbox"/>	Pergola	<input type="checkbox"/>				
Garage	<input type="checkbox"/>	Swimming Pool	<input type="checkbox"/>				

Date Received: 12/Feb/2009 Entered By: Anthony Edwards Date Entered: 12/Feb/2009

Assessment Details

Action Officer: Julian Powell Ph: (02) 6293 5768 Mob: 0414 510 884

Assessment: Approved With Conditions

Conditional Approval/Advice Details: THAT REAR UNITS BE 2.7M AWAY FROM O/H POWER LINES THAT RUN ALONG REAR BOUNDARY

Date Completed: 18/Feb/2009

Comments:

Service MarkingService Marking Required: Service Marking Number:



Electricity Networks

STATEMENT OF  
**CONDITIONAL COMPLIANCE**

Application N<sup>o</sup>: EN17966 Drawings in set \_\_\_\_\_

Block: 16e17 Section: 13

Suburb: MAWSON

This application has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

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

- The location and area allocated for the substation is to comply with ActewAGL standards
- Installation of the Point-Of-Entry cubicle will be the responsibility of the proponent
- Installation of electrical conduits (on or off block) will be the responsibility of the proponent
- Change of Service is required (see attached form)
- Development is to comply with minimum clearances to overhead conductors Ref ActewAGL Drawing 3811-004 Rev K (attached)
- Development is to comply with minimum separation requirements
- Ref ActewAGL Drawing 3832-018 Rev E (attached)
- Proponent is required to contact ActewAGL prior to the commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets
- WARNING: ActewAGL underground cables are in or adjacent to this block. ActewAGL Asset Location Advice may be required
- Insufficient clearance for Point of Entry/Meter Box
- Fence/gate to be repositioned to allow access to Meter Box

Please note:

- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, gas and communication network services.
- A failure of this document to show or accurately locate electricity assets may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL
- Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL staff is advised.
- 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 ActewAGL's electricity network

Signed..... J. Powell ..... Date 19/2/09 .....

J. Powell    G. Wolk    E Turnsek    J. Capello    A. Scanes

For further information please phone ActewAGL 6248 3555 (then 1).

**Edwards, Anthony**

---

**From:** Pradhan, Jyoti [Jyoti.Pradhan@act.gov.au]  
**Sent:** Tuesday, 10 February 2009 12:07 PM  
**To:** Thurtell, Denise  
**Subject:** Mawson 16&17/13 200812307 - S165A - re-referral

**Importance:** High

**Attachments:** 20080906\_153419.pdf; %FLOORASSESS-200812307-S165A-units 1-5-01.PDF; %FLOORASSESS-200812307-S165A-units 6-10-01.PDF; FLOORREG-200812307-S165A-Basement level-01.PDF; FLOORREG-200812307-S165A-garages-01.PDF; SITE-200812307-S165A-01.PDF



20080906\_153419. %FLOORASSESS-2 %FLOORASSESS-2 FLOORREG-200812 FLOORREG-200812SITE-200812307-S1  
pdf (3 MB) 0812307-S165A-u.0812307-S165A-u.307-S165A-Basem...307-S165A-garag... 65A-01.PDF (2...

Hi Denise,

Please find attached resubmission for the above mentioned application. The applicant has revised the drawings as per Actew's requirements (copy of previous advice also attached). Please note that it is a reconsideration application and the Authority is required to respond before 23 February. I would appreciate if you could please provide your advice on the revised drawings at your earliest.

Regards,

Jyoti

-----Original Message-----

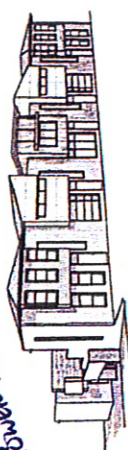
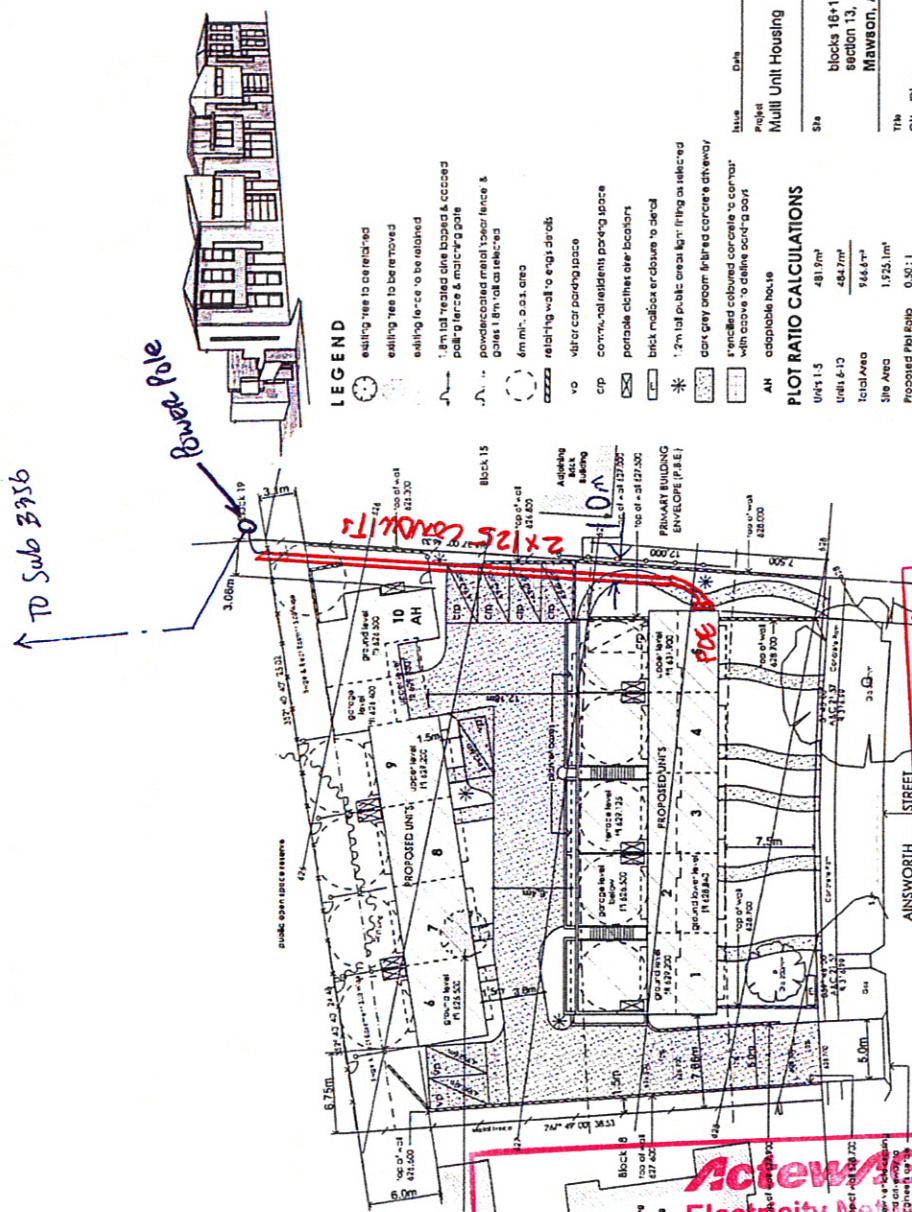
**From:** Thurtell, Denise [mailto:Denise.Thurtell@actewagl.com.au]  
**Sent:** Saturday, 6 September 2008 3:39 PM  
**To:** ACTPLA ACTEWAGL Comments  
**Subject:** Mawson 16&17/13 200812307

Please find attached, Statment of Compliance from our Electrical Division for 16&17/13 Mawson.

Regards,

Denise Thurtell  
ActewAGL

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**LEGEND**

- existing trees to be retained
- existing trees to be removed
- existing fence to be retained
- existing fence to be removed
- 1.8m tall retained steel topped & capped parking fence & motorway gate
- powercoated metal top rail fence & 1.8m tall castor electric gates
- 4m high, 0.03 area retaining wall to single drive
- visitor car parking space
- communal residents parking space
- portable clothes air lockers
- brick mailbox enclosure to street
- 1.2m tall public street lighting as selected
- cast grey concrete finished concrete driveway with concrete to define parking bays
- finished coloured concrete to courtyard with concrete to define parking bays
- AN accessible house 18

**PLOT RATIO CALCULATIONS**

Units 1-5	481.7m <sup>2</sup>
Units 6-10	484.7m <sup>2</sup>
Total Area	966.4m <sup>2</sup>
Site Area	1,925.1m <sup>2</sup>
Proposed Plot Ratio	0.50:1

**PARKING CALCULATIONS**

10 x 2 bed room units @ 1.5 spaces each	= 15
10 x 0.25 visitor spaces	= 2.5
Total number of spaces required	= 17.5
Total number of spaces provided	= 18
10 (1 per unit) allocated to units	
3 - one to 0.25 visitor spaces	

**PRELIMINARY**

**ActewAGL**  
ELECTRICITY DIVISION  
SITE PLAN

**CONDITIONALLY APPROVE!**  
The information contained in this application complies with electricity network protection requirements subject to the following conditions:  
**AS PER ATTACHED FORM C**

**ActewAGL**  
Electricity Networks  
**CONDITIONALLY COMPLIANT**

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

The information contained in this application complies with ActewAGL'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 ActewAGL's electricity network

Signed: *[Signature]* Date: 19/2/09  
Contact phone: 6293 5770

Please note: A failure to accurately locate ActewAGL water, sewer or electricity assets prior to the commencement of building works may result in damage to the property owner will be the responsibility of the property owner.

*[Signature]* Date: 5/4/08

Network Protection Officer

**From:** [Thurtell, Denise](#)  
**To:** [ACTPLA ACTEWAGL Comments](#)  
**Subject:** Mawson 16&17/13 200812307  
**Date:** Sunday, 7 September 2008 2:57:15 PM  
**Attachments:** [20080906\\_153419.pdf](#)

---

Please find attached, Statment of Compliance from our Electrical Division for 16&17/13 Mawson.

Regards,

Denise Thurtell  
ActewAGL

## ELECTRICITY NETWORKS - ASSET PROTECTION ADVICE MANAGEMENT

EN15529

Location Details

Suburb Block Section

Mawson 16&amp;17 13

Address: AINSWORTH Street

Leaseholder / Owner

Surname:

First Name:

Application Details

Request Category: Development Application Certification

Applicant Company:

Company Phone:

Company Fax:

Applicant Surname: APP

First Name: APP

Applicant Type: Accredited Building Certifier / Surveyor

Demolition and New Residence	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Patio	<input type="checkbox"/>	Other	<input type="checkbox"/>
New Residence	<input checked="" type="checkbox"/>	Deck	<input type="checkbox"/>				
Alterations / Extension	<input type="checkbox"/>	Pergola	<input type="checkbox"/>				
Garage	<input type="checkbox"/>	Swimming Pool	<input type="checkbox"/>				

Date Received: 18/Aug/2008 Entered By: Anthony Edwards Date Entered: 18/Aug/2008

Assessment Details

Action Officer: Julian Powell Ph: (02) 6293 5768 Mob: 0414 510 884

Assessment: Approved With Conditions

Conditional Approval/Advice Details: THAT REAR UNITS BE 2.7M AWAY FROM OVERHEAD POWER LINES THAT RUN ALONG REAR BOUNDARY - AS PER ACTEWAGL REQUIREMENTS.

Date Completed: 05/Sep/2008

Comments:

Service MarkingService Marking Required: Service Marking Number:

# ActewAGL

Electricity Networks

## STATEMENT OF CONDITIONAL COMPLIANCE

Application N<sup>o</sup>: ER15529 Drawings in set 8

Block: 16217 Section: 13

Suburb: MAWSON

This application has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

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

- The location and area allocated for the substation is to comply with ActewAGL standards
- Installation of the Point-Of-Entry cubicle will be the responsibility of the proponent
- Installation of electrical conduits (on or off block) will be the responsibility of the proponent
- Change of Service is required (see attached form)
- Development is to comply with minimum clearances to overhead conductors Ref ActewAGL Drawing 3811-004 Rev K (attached)
- Development is to comply with minimum separation requirements
- Ref ActewAGL Drawing 3832-018 Rev E (attached)
- Proponent is required to contact ActewAGL prior to the commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets
- WARNING: ActewAGL underground cables are in or adjacent to this block. ActewAGL Asset Location Advice may be required
- Other:

Please note:

- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, gas and communication network services.
- A failure of this document to show or accurately locate electricity assets may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL
- Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL staff is advised.
- 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 ActewAGL's electricity network

Signed [Signature] Date 5 / 9 / 08

- J. Powell    G. Wolk    E Turnsek    J. Capello    A. Scanes

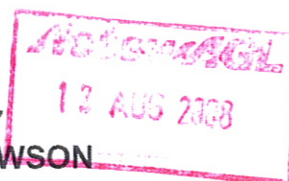
For further information please phone ActewAGL 6248 3555 (then 1).

**Edwards, Anthony**

---

**From:** App Sec [App.Sec@act.gov.au]  
**Sent:** Monday, 18 August 2008 11:14 AM  
**To:** Development Applications  
**Subject:** REFERRAL-ACTEW-200812307-16 & 17/ 13 MAWSON-ELECTRICAL-01 [Scanned]  
**Attachments:** %FLOORASSESS-200812307-units 1-5-01.PDF; %FLOORASSESS-200812307-units 6-10-01.PDF; %SECTION-200812307-Incl garage-01.PDF; ELEV-200812307-units 6-10-01.PDF; ELEV-200812307-units1-5-01.PDF; INDEX-200812307-01.pdf; SITE-200812307-01.PDF; SURVEY-200812307-01.pdf; APP-200812307-01.pdf

**DEVELOPMENT APPLICATION NO: 200812307**  
**BLOCK: 16 & 17 SECTION: 13 DIVISION: MAWSON**



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 (8th Sept 08).

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 the Applications Secretariat  
[ACTPLAACTEWAGLComments@act.gov.au](mailto:ACTPLAACTEWAGLComments@act.gov.au)

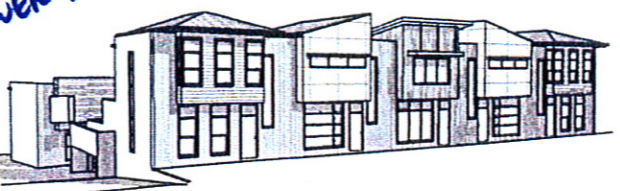
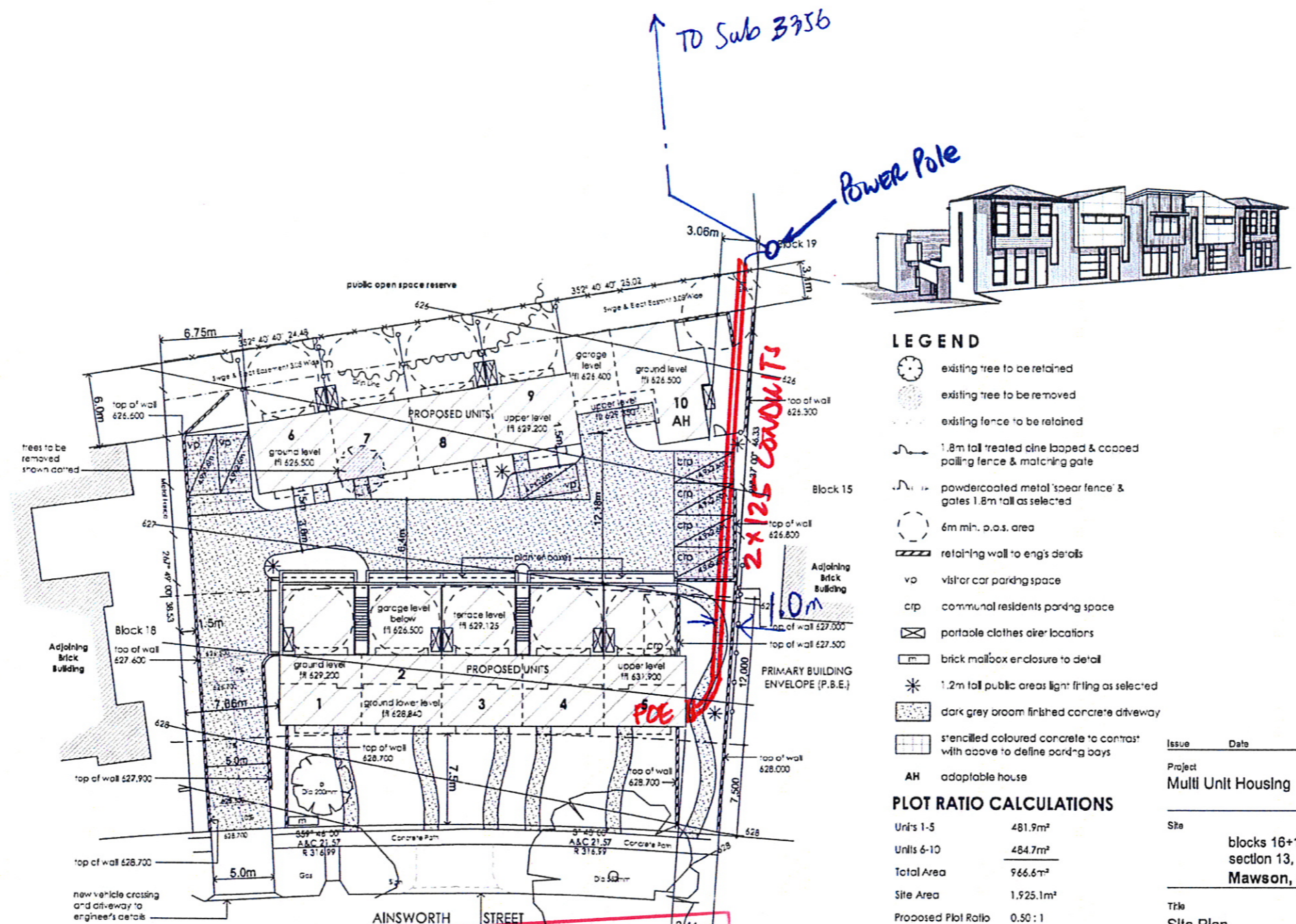
Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Applications Secretariat  
18/08/08

-----  
This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.  
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- LEGEND**
- existing tree to be retained
  - existing tree to be removed
  - existing fence to be retained
  - 1.8m tall treated pine looped & coated paling fence & matching gate
  - powdercoated metal spear fence & gates 1.8m tall as selected
  - 6m min. o.s. area
  - retaining wall to eng's details
  - visitor car parking space
  - communal residents parking space
  - portable clothes air locations
  - brick mailbox enclosure to detail
  - 1.2m tall public areas light fitting as selected
  - dark grey broom finished concrete driveway
  - stencilled coloured concrete to contrast with aoove to define parking bays
  - AH** adaptable house

**PLOT RATIO CALCULATIONS**

Units 1-5	481.9m <sup>2</sup>
Units 6-10	484.7m <sup>2</sup>
<b>Total Area</b>	<b>966.6m<sup>2</sup></b>
Site Area	1,925.1m <sup>2</sup>
Proposed Plot Ratio	0.50 : 1

**PARKING CALCULATIONS**

10 x 2 Bedroom Units @ 1.5 spaces each	= 15
10 x 0.25 visitor spaces	= 2.5
<b>Total number of spaces required</b>	<b>= 18 (17.5)</b>
<b>Total number provided</b>	<b>= 18</b>

10 (1 per unit) allocated to units  
 5 held as communal residents spaces  
 3 nominated visitor spaces

Issue	Date	Amendment
Project		Multi Unit Housing
Site		blocks 16+17 section 13, Mawson, ACT.
Title		Site Plan
Scale	1:200	Drawn By SA
Date	May 2008	Drawing No. 1284 - A

**PETER BYFIELD + Associates**  
 Suite A, 34 Taylor Street, Anacostia NSW 2238  
 Phone 02 8950 2259 Fax 02 9900 2254

This drawing is copyright and may not be used without written consent. Do not scale of this drawing. Use figure dimensions only. Verify all dimensions on site prior to starting any work.

**ActewAGL**  
**ELECTRICITY DIVISION**  
**SITE PLAN**  
**CONDITIONALLY APPROVED**  
 The information contained in this application complies with electricity network protection requirements subject to the following conditions:  
**AS PER ATTACHED FORMS**

Please note: A failure to accurately locate ActewAGL water, sewer or electricity assets prior to the commencement of building work will result in damage and costs for which the property owner will be responsible.

*[Signature]*  
 Network Protection Officer  
 Date **59 08**

**PRELIMINARY**

**From:** [Edwards, Anthony](#)  
**To:** [ACTPLA ACTEWAGL Comments](#)  
**Subject:** Building Plans Mawson blk 16&17 sec 13  
**Date:** Thursday, 5 February 2009 8:01:44 AM  
**Attachments:** [20090204\\_160704.pdf](#)

---

Please fine the attached Plans

## ELECTRICITY NETWORKS - ASSET PROTECTION ADVICE MANAGEMENT

EN17794

Location Details

Suburb Block Section

Mawson 16 &amp; 17 13

Address: 51 Ainsworth Street

Leaseholder / Owner

Surname:

First Name:

Application Details

Request Category: Development Application Certification

Applicant Company:

Company Phone:

Company Fax:

Applicant Surname: ACT

First Name: PLA

Applicant Type: Delegated Agent of Leaseholder / Owner

Demolition and New Residence	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Patio	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
New Residence	<input type="checkbox"/>	Deck	<input type="checkbox"/>	MULTI RESIDENTIAL			
Alterations / Extension	<input type="checkbox"/>	Pergola	<input type="checkbox"/>				
Garage	<input type="checkbox"/>	Swimming Pool	<input type="checkbox"/>				

Date Received: 29/Jan/2009 Entered By: Denise Thurtell Date Entered: 29/Jan/2009

Assessment Details

Action Officer: Julian Powell Ph: (02) 6293 5768 Mob: 0414 510 884

Assessment: Approved With Conditions

Conditional Approval/Advice Details: AS PER ADVISE GIVEN ON 5/9/2008 EN15529

Date Completed: 04/Feb/2009

Comments:

Service MarkingService Marking Required: Service Marking Number:



Electricity Networks

STATEMENT OF  
**CONDITIONAL COMPLIANCE**

Application N°: \_\_\_\_\_ Drawings in set \_\_\_\_\_

Block: 16 + 17 Section: 13

Suburb: Mawson

This application has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

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

- The location and area allocated for the substation is to comply with ActewAGL standards
- Installation of the Point-Of-Entry cubicle will be the responsibility of the proponent
- Installation of electrical conduits (on or off block) will be the responsibility of the proponent
- Development is to comply with minimum clearances to overhead conductors Ref ActewAGL Drawing 3811-004 Rev K (attached)
- Change of Service is required (see attached form)
- Development is to comply with minimum separation requirements
- Ref ActewAGL Drawing 3832-018 Rev E (attached)
- Proponent is required to contact ActewAGL prior to the commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets
- WARNING: ActewAGL underground cables are in or adjacent to this block. ActewAGL Asset Location Advice may be required.
- Other

Please note:

- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, gas and communication network services.
- A failure of this document to show or accurately locate electricity assets may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL
- Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL staff is advised.
- 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 ActewAGL's electricity network

Signed..... Zoltan Tokaji ..... Date 29 / 1 / 09

J. Powell  G. Wolk  E Turnsek  J. Cappello  R Tinio  F Cortes

For further information please phone ActewAGL 6248 3555 (then 1).

**Thurtell, Denise**

---

**From:** Johnson, MichaelR (ACTPLA) [MichaelR.Johnson@act.gov.au] on behalf of aatSecretariat [aat@act.gov.au]  
**Sent:** Thursday, 29 January 2009 11:17 AM  
**To:** Development Applications  
**Subject:** Referral-ActewAGL-200812307-16 & 17/13 Mawson-reconsideration-01  
**Attachments:** RECONAPP-200812307-01.pdf; RECONPLANS-200812307-Basement level-01.PDF; RECONPLANS-200812307-elev units 1-5-01.PDF; RECONPLANS-200812307-elev units 6-10-01.PDF; RECONPLANS-200812307-floor units 1-5-01.PDF; RECONPLANS-200812307-floor units 6-10-01.PDF; RECONPLANS-200812307-garages-01.PDF; RECONPLANS-200812307-landscape-01.PDF; RECONPLANS-200812307-section-01.PDF; RECONPLANS-200812307-sediment-01.PDF; RECONPLANS-200812307-shadow-01.PDF; RECONPLANS-200812307-site-01.PDF

The ACT Planning and Land Authority has received an Application for Reconsideration for the following Development Application:

**Blocks: 16 & 17 Section: 13 Suburb: Mawson  
Development Application Number: 200812307**

The Application for Reconsideration is being applied against conditions of approval.

Attached is a copy of the additional information supplied by the applicant in relation to the issues they seek to have reviewed.

Your advice by 12 february 2009 would be greatly appreciated to ensure the reconsideration application can be determined within the prescribed period of 28 calendar days from the date of lodgement.

Please forward any written advice via email to the Applications Secretariat at [app.sec@act.gov.au](mailto:app.sec@act.gov.au)

If you require any further information please contact the Applications Secretariat on 6207 1687.

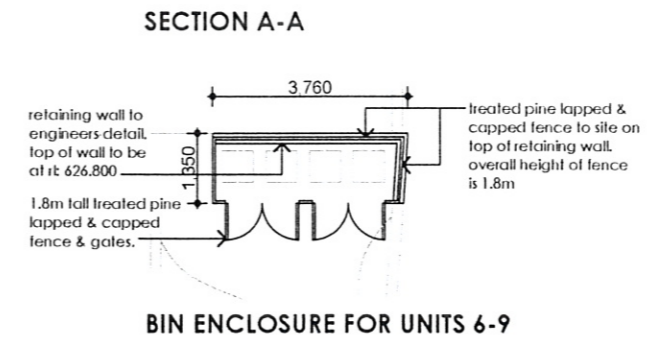
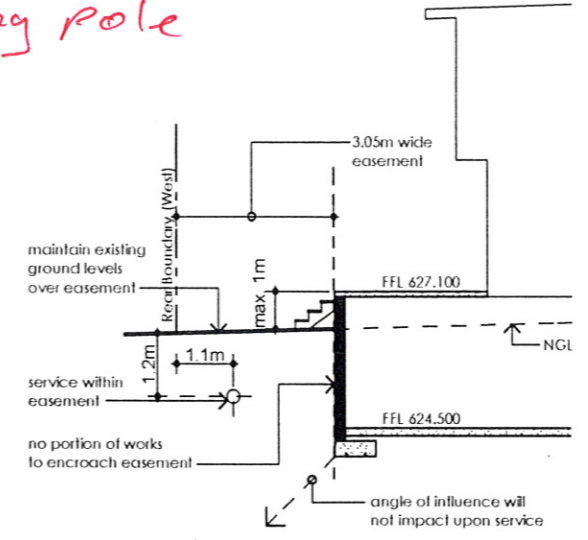
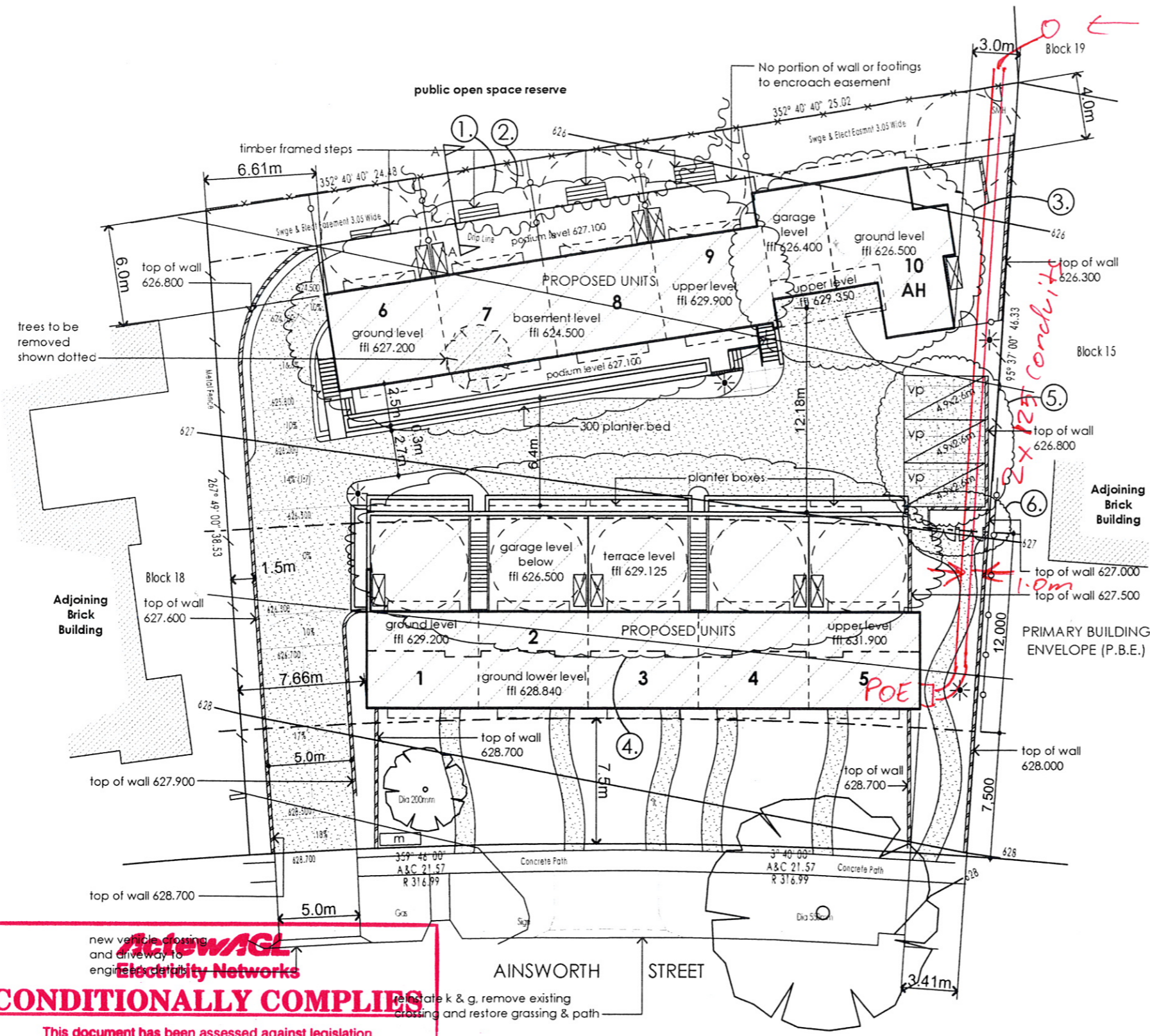
Regards

Michael Johnson  
AAT Coordination Unit  
ACT Planning and Land Authority

---

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---



**LEGEND**

- existing tree to be retained
- existing tree to be removed
- existing fence to be retained
- 1.8m tall treated pine lapped & capped pailing fence & matching gate
- powdercoated metal 'spear fence' & gates 1.8m tall as selected
- 6m min. p.o.s. area
- retaining wall to eng's details
- visitor car parking space
- portable clothes airer locations
- brick mailbox enclosure to detail
- 1.2m tall public areas light fitting as selected
- dark grey broom finished concrete driveway
- stencilled coloured concrete to contrast with above to define parking bays
- AH** adaptable house

- A** Dec. 2008 Revision
1. Increase floor levels of units 6-9 by 700mm.
  2. Create basement parking under units 6-9 (9 spaces) accessed via a vehicular ramp.
  3. Relocated unit 10 to achieve a rear setback of 4m.
  4. Convert car parking under units 1-5 to allow for 2 car spaces per unit (1-5).
  5. Relocated 3 visitor car spaces.
  6. Provide enclosure for units 6-9 waste bins.
- | Issue | Date | Event |
|-------|------|-------|
|       |      |       |

**Project**  
Multi Unit Housing

**Site**  
blocks 16+17  
section 13,  
Mawson, ACT.

**Title**  
Site Plan

**Scale** 1:200      **Drawn By** SA

**Date** May 2008      **Drawing No.** 1284 - A

**PETER BYFIELD + Associates**  
Suite A, 34 Taylor Street, Annandale NSW 2038  
Phone 02 9660 2255      Fax 02 9660 2254

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to starting any work.

**ActewAGL**  
Electricity Networks

**CONDITIONALLY COMPLIES**

This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.

The information contained in this application complies with ActewAGL'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 ActewAGL's electricity network

Signed: *[Signature]*      Date: 4/2/09

Contact phone: 6293 5770

**SITE PLAN**

**PLOT RATIO CALCULATIONS**

Units 1-5	385.8m <sup>2</sup>
Garages 1-5	172.3m <sup>2</sup>
Units 6-10	408.9m <sup>2</sup>
Total Area	967.0m <sup>2</sup>
Site Area	1,925.1m <sup>2</sup>
Proposed Plot Ratio	0.50 : 1

**PARKING CALCULATIONS**

10 x 2 Bedroom Units @ 2 spaces each	= 20
10 x 0.25 visitor spaces	= 3
Total number of spaces required	= 23
Total number provided	= 23

20 (2 per unit) allocated to units  
3 nominated visitor spaces

**From:** [McKeown, Helen](#)  
**To:** [App Sec](#)  
**Subject:** Comm-EACT-200812307-16 & 17/13 MAWSON-01 [Scanned]  
**Date:** Monday, 18 August 2008 3:09:25 PM

---

No issues of concern. The proposed sediment and erosion controls appear to be adequate.

Helen McKeown  
Conservator Liaison and Environment Coordination  
Environment and Recreation

phone: 6207 2247 fax: 6207 2316

---

**From:** App Sec  
**Sent:** Monday, 18 August 2008 11:08 AM  
**To:** McKeown, Helen  
**Subject:** REFERRAL-EACT-200812307-16 & 17/13 MAWSON-01 [Scanned]

**DEVELOPMENT APPLICATION NO: 200812307**  
**BLOCK: 16 & 17 SECTION: 13 DIVISION: MAWSON**

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 (8th Sept 08).

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 the Applications Secretariat  
[ACTPLAACTEWAGLComments@act.gov.au](mailto:ACTPLAACTEWAGLComments@act.gov.au)

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Applications Secretariat  
18/08/08

**From:** [Edwards, Marc](#)  
**To:** [App Sec](#)  
**Subject:** RE: REFERRAL-ASSET ACCEPTANCE-200812307-16 & 17/13 MAWSON-01 [Scanned]  
**Date:** Friday, 29 August 2008 3:46:23 PM

---

This application is not supported until the following issue is resolved

where are the individual MGB's for waste stored, and if at the bottom of the ramp, how are they transported to the kerbside for collection as the ramp exceeds the maximum 10% hand carting grade

*Marc-Ian Edwards*

Administration & Development Applications Officer  
 Asset Acceptance  
 Asset Management Services  
 Ph 02 6207 6594  
 Mob 0438 489 852

---

**From:** App Sec  
**Sent:** Monday, 18 August 2008 11:08 AM  
**To:** Edwards, Marc  
**Cc:** Tharalingam, Thamo  
**Subject:** REFERRAL-ASSET ACCEPTANCE-200812307-16 & 17/13 MAWSON-01 [Scanned]

**DEVELOPMENT APPLICATION NO: 200812307**  
**BLOCK: 16 & 17 SECTION: 13 DIVISION: MAWSON**

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 (8th Sept 08).

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 the Applications Secretariat  
[ACTPLAACTEWAGLComments@act.gov.au](mailto:ACTPLAACTEWAGLComments@act.gov.au)

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Applications Secretariat  
 18/08/08

**From:** [Pradhan, Jyoti](#)  
**To:** [Edwards, Marc](#)  
**Subject:** DA200812307 - Bls 16 & 17 Sec 13 Mawson - re-referral - ASSET  
**Date:** Tuesday, 10 February 2009 12:17:33 PM  
**Attachments:** [%FLOORASSESS-200812307-S165A-units 1-5-01.PDF](#)  
[%FLOORASSESS-200812307-S165A-units 6-10-01.PDF](#)  
[FLOORREG-200812307-S165A-Basement level-01.PDF](#)  
[FLOORREG-200812307-S165A-garages-01.PDF](#)  
[LSCAPE-200812307-S165A-01.PDF](#)  
[SITE-200812307-S165A-01.PDF](#)  
[RE REFERRAL-ASSET ACCEPTANCE-200812307-16 1713 MAWSON-01 Scanned.msg](#)  
**Importance:** High

---

Good Afternoon Marc,

Please find attached resubmission lodged for the above application. Also attached is a copy of your previous advice. Applicant has revised the drawings as per your advice. I would appreciate if you could provide your comments on the revised drawings at your earliest (Please note that this is a reconsideration application and Authority has to respond by 23 February).

Regards,

Jyoti

**From:** [Edwards, Marc](#)  
**To:** [Elhassan, Walid](#)  
**Cc:** ["peter@pb-a.com.au"](mailto:peter@pb-a.com.au)  
**Subject:** FW: 16+17/13 Mawson  
**Date:** Wednesday, 5 November 2008 2:02:38 PM  
**Attachments:** [Pathway\\_detail.pdf](#)

---

Walid,

The path as shown on the attached plan complies with our standards for the hand carting of waste. This will meet our requirements.

Regards

*Marc-Ian Edwards*

Development Applications Coordinator  
Asset Acceptance  
Asset Services Group  
Ph 02 6207 6594  
Mob 0438 489 852

---

**From:** Peter Byfield [mailto:peter@pb-a.com.au]  
**Sent:** Wednesday, 5 November 2008 12:50 PM  
**To:** Edwards, Marc  
**Subject:** FW: 16+17/13 Mawson

Marc,

As discussed we're really keen to have your comments / support back to Walid ASAP as this DA is well over time. Please include me in any response to ACTPLA

Any help would be appreciated.

Cheers

PB

---

**From:** Peter Byfield [mailto:peter@pb-a.com.au]  
**Sent:** Tuesday, 21 October 2008 4:22 PM  
**To:** 'walid.elhassan@act.gov.au'  
**Cc:** 'joneshill@bigpond.com.au'  
**Subject:** 16+17/13 Mawson

Dear Walid,

Further to our telecon yesterday, please find the attached detail which demonstrates the proposed pedestrian path to serve as access for residents with wheelie bins (MGB's) will in fact be 6.6%, far less than the 10% maximum grade required by TAMS.

Thank you for your assistance in this matter, feel free to call should the need arise.

**Peter Byfield**

PRINCIPAL

PETER BYFIELD +

Associates pty ltd

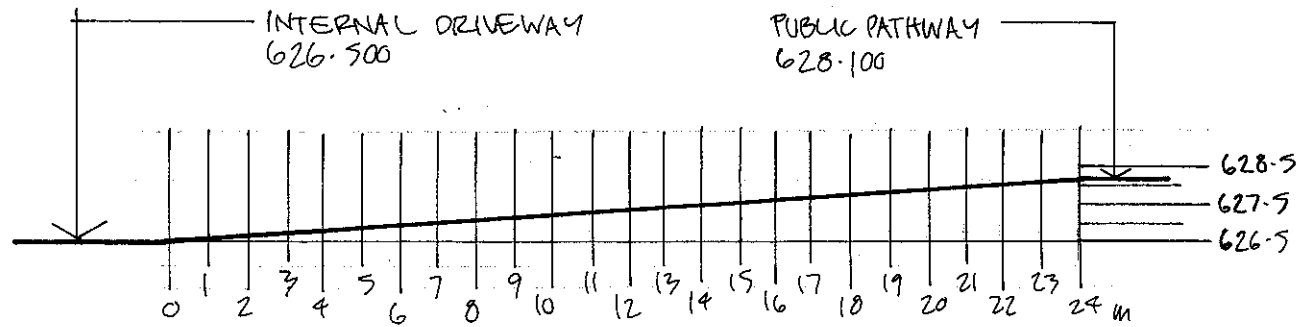
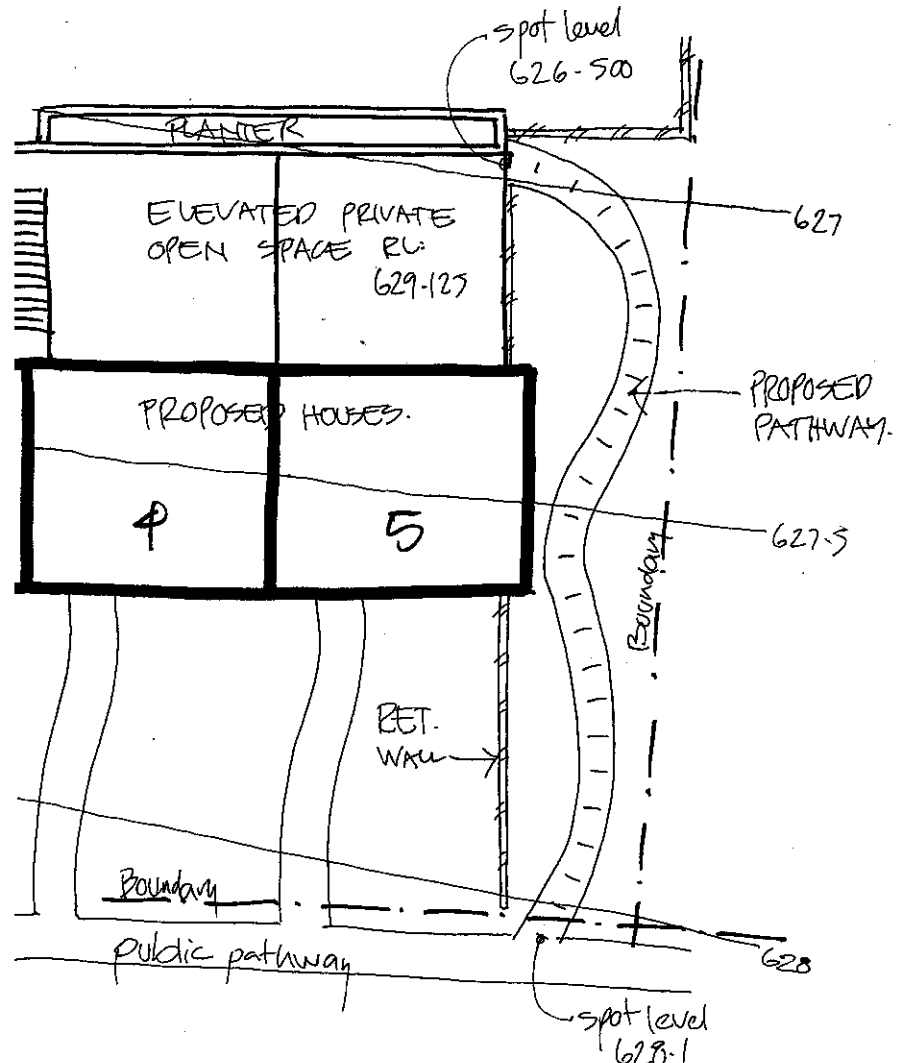
34A Taylor Street

Annandale 2038

t. 02 9660 2255

f. 02 9660 2254

m. 0419 479 022



LENGTH OF PATHWAY = 24m  
 RISE IN HEIGHT = 1.6m ∴ 6.6% GRADE OR 1 in 15

LONG SECTION THROUGH  
 CENTRE OF PATHWAY

KtA.  
 AINSWORTH  
 STREET  
 PLAN OF PATHWAY

PEDESTRIAN RAMP DETAILS  
 PROPOSED M.U. HOUSING  
 FOR HILL CORP. P/L  
 B. 16 + 17 S. 13 MAWSON ACT

PETER BYFIELD  
 + Associates p/l  
 t. 02 9660 2255 f. 02 9660 2254  
 pb-a.com.au  
 Suite A, 34 Taylor Street  
 Annandale NSW 2038

Scale 1:200 @A4  
 Date Oct. 2008  
 Dwg.# 1 of 1.

**From:** [Edwards, Marc](#)  
**To:** [Elhassan, Walid](#)  
**Subject:** RE: 16+17/13 Mawson  
**Date:** Wednesday, 5 November 2008 2:19:44 PM

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Walid,

The following standard conditions will also apply to this project.

### ***Works on Territory land***

**In accordance with the *Roads and Public Places Act 1937* no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. The following approvals are to be obtained prior to the commencement of any work on site.**

#### ***Design Acceptance***

- A Certificate of Design Acceptance from the Manager, Asset Acceptance, Community & Infrastructure Services, TAMS. In order to obtain this certificate fully detailed drawings (civil, landscape) prepared by a suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans), shall be submitted to the Manager, Asset Acceptance. A Waste Management Plan in accordance with the *Development Control Code for Best Practice Waste Management in the ACT* should also be included if not approved at the Development Application stage.
- A detailed construction parking plan for the building phase is required. This plan is required to take into account all construction/demolition vehicles and equipment, and construction workers vehicles, and how and where they will be accommodated within the site. This plan is to be submitted to and approved by the Manager Asset Acceptance prior to the commencement of any works on site. If this plan is not approved, and adhered to by the developer or his contractor's, a formal stop work will be issued by compliance section

#### ***Temporary Traffic Management (TTM)***

- A TTM plan approval from the Manager, Asset Use, Community & Infrastructure Services, TAMS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Asset Use. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices;

#### ***Landscape Management Protection Plan (LMP)***

- LMP approval from the Manager, Asset Acceptance, Community & Infrastructure Services, TAMS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land

immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMP) approved by the Manager, Asset Acceptance. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with *City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04*.

### ***On-site Stormwater Detention and Retention (OSD/R) (Water Sensitive Urban Design)***

- All development where the hard surfaced area and/or GFA is increased from the pre-existing GFA and/or hard surface area will require the implementation of on-site stormwater detention/retention principles. The existing stormwater tie is to be used in single block redevelopments and is not to be upgraded. In all multi block redevelopments, the maximum discharge flow is not to exceed the pre-existing flow conditions for the number of blocks being redeveloped. Any unused ties are to be removed and capped. These measures are required to reduce the flow from the site during the 1 in 3 month or greater rain fall events and to minimise the effect of flooding down stream through these rain fall events.

### ***Notice of Commencement of Construction***

Notice of Commencement of Construction shall be submitted to the Manager Asset Acceptance one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMP and programmed implementation of the TTM.

*Marc-Ian Edwards*

Development Applications Coordinator  
Asset Acceptance  
Asset Services Group  
Ph 02 6207 6594  
Mob 0438 489 852

---

**From:** Elhassan, Walid  
**Sent:** Wednesday, 5 November 2008 2:18 PM  
**To:** Edwards, Marc  
**Subject:** RE: 16+17/13 Mawson

Hi Marc,

Can you please provide me with the standard conditions.

Walid Elhassan  
A/g Senior Assessment Officer  
Development Assessment  
Development Services Branch  
ACT Planning and Land Authority

P: (02) 6207 1848  
F: (02) 6205 3690  
E: walid.elhassan@act.gov.au

---

**From:** Edwards, Marc  
**Sent:** Wednesday, 5 November 2008 2:03 PM  
**To:** Elhassan, Walid  
**Cc:** 'peter@pb-a.com.au'  
**Subject:** FW: 16+17/13 Mawson

Walid,

The path as shown on the attached plan complies with our standards for the hand carting of waste. This will meet our requirements.

Regards

*Marc-Ian Edwards*

Development Applications Coordinator  
Asset Acceptance  
Asset Services Group  
Ph 02 6207 6594  
Mob 0438 489 852

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**From:** Peter Byfield [mailto:peter@pb-a.com.au]  
**Sent:** Wednesday, 5 November 2008 12:50 PM  
**To:** Edwards, Marc  
**Subject:** FW: 16+17/13 Mawson

Marc,

As discussed we're really keen to have your comments / support back to Walid ASAP as this DA is well over time. Please include me in any response to ACTPLA

Any help would be appreciated.

Cheers

PB

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**From:** Peter Byfield [mailto:peter@pb-a.com.au]  
**Sent:** Tuesday, 21 October 2008 4:22 PM  
**To:** 'walid.elhassan@act.gov.au'  
**Cc:** 'joneshill@bigpond.com.au'  
**Subject:** 16+17/13 Mawson

Dear Walid,

Further to our telecon yesterday, please find the attached detail which demonstrates the proposed pedestrian path to serve as access for residents with wheelie bins (MGB's) will in fact be 6.6%, far less than the 10% maximum grade required by TAMS.

Thank you for your assistance in this matter, feel free to call should the need arise.

**Peter Byfield**

PRINCIPAL

PETER BYFIELD +

Associates pty ltd

34A Taylor Street

Annandale 2038

t. 02 9660 2255

f. 02 9660 2254

m. 0419 479 022

**From:** [App Sec](#)  
**To:** ["devapp@actewagl.com.au"](mailto:devapp@actewagl.com.au)  
**Subject:** REFERRAL-ACTEW-200812307-16 & 17/ 13 MAWSON-ELECTRICAL-01  
**Date:** Monday, 18 August 2008 11:13:00 AM  
**Attachments:** [%FLOORASSESS-200812307-units 1-5-01.PDF](#)  
[%FLOORASSESS-200812307-units 6-10-01.PDF](#)  
[%SECTION-200812307-Incl garage-01.PDF](#)  
[ELEV-200812307-units 6-10-01.PDF](#)  
[ELEV-200812307-units1-5-01.PDF](#)  
[INDEX-200812307-01.pdf](#)  
[SITE-200812307-01.PDF](#)  
[SURVEY-200812307-01.pdf](#)  
[APP-200812307-01.pdf](#)

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**DEVELOPMENT APPLICATION NO: 200812307**  
**BLOCK: 16 & 17 SECTION: 13 DIVISION: MAWSON**

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 (8th Sept 08).

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 the Applications Secretariat [ACTPLAACTEWAGLComments@act.gov.au](mailto:ACTPLAACTEWAGLComments@act.gov.au)

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01  
**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Applications Secretariat  
18/08/08

**From:** [App Sec](#)  
**To:** [Edwards, Marc](#)  
**Cc:** [Tharalingam, Thamo](#)  
**Subject:** REFERRAL-ASSET ACCEPTANCE-200812307-16 & 17/13 MAWSON-01  
**Date:** Monday, 18 August 2008 11:07:00 AM  
**Attachments:** [ObjRef.obr](#)

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**DEVELOPMENT APPLICATION NO: 200812307**  
**BLOCK: 16 & 17 SECTION: 13 DIVISION: MAWSON**

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 (**8th Sept 08**).

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.

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Applications Secretariat

18/08/08

**From:** [App Sec](#)  
**To:** [McKeown, Helen](#)  
**Subject:** REFERRAL-EACT-200812307-16 & 17/13 MAWSON-01  
**Date:** Monday, 18 August 2008 11:08:00 AM  
**Attachments:** [ObjRef.obr](#)

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**DEVELOPMENT APPLICATION NO: 200812307**  
**BLOCK: 16 & 17 SECTION: 13 DIVISION: MAWSON**

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 (**8th Sept 08**).

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.

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

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

**Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01**

Applications Secretariat  
18/08/08

**From:** [Edwards, Marc](#)  
**To:** [Stekhoven, Ada](#)  
**Subject:** RE: MGB's access grade and locations  
**Date:** Thursday, 27 November 2008 12:28:31 PM

---

Ada

the proposal is acceptable from a waste perspective for the movement of and collection of MGB's from this site

Regards

*Marc-Ian Edwards*

Development Applications Coordinator  
Asset Acceptance  
Asset Services Group  
Ph 02 6207 6594  
Mob 0438 489 852

---

**From:** Stekhoven, Ada  
**Sent:** Thursday, 27 November 2008 9:43 AM  
**To:** Edwards, Marc  
**Subject:** MGB's access grade and locations  
**Importance:** High

Hi Marc

Could you please let me know what TAMS's advice is regarding the MGB's access grade and locations. All bins will be located within the 9 garages provide and the grade is 6.6%.

I would very much like to finalise this DA this week if possible, please email me with your advice.

Thank you/regards

**Ada Schuurmans-Stekhoven**

Team Leader  
Development Assessment  
Development Services Branch  
ACT Planning and Land Authority

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phone: [02] 6207 1854

fax: [02] 6207 1856

email: [ada.stekhoven@act.gov.au](mailto:ada.stekhoven@act.gov.au)

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