



EAST (FORBES STREET) ELEVATION



WATER AND SEWERAGE NETWORK

**CONDITIONALLY ACCEPTED**

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

Signed: \_\_\_\_\_ Date 23 Nov 2018

Contact phone: 6248 3111



NORTH ELEVATION

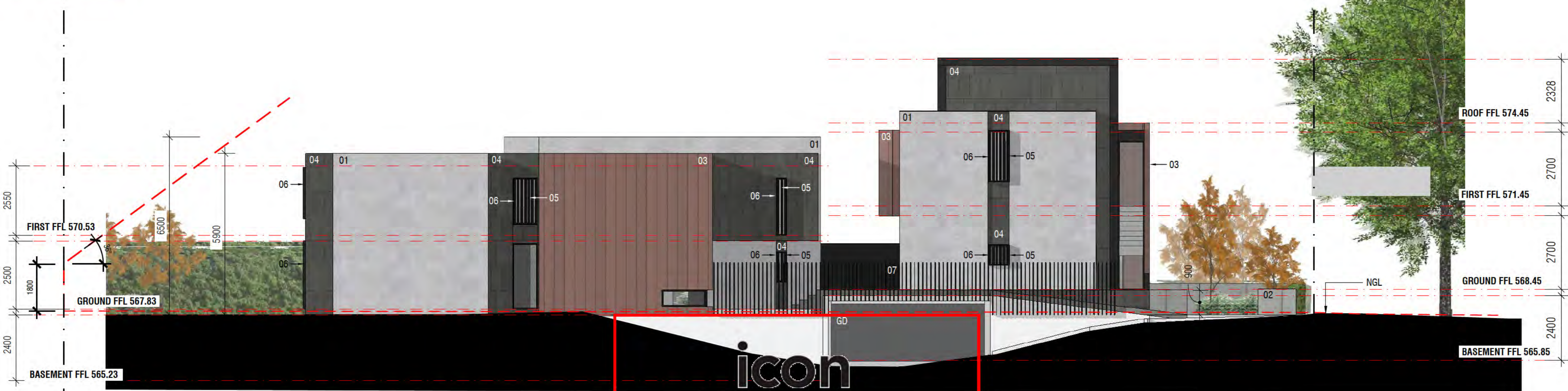
**TOWNHOUSE DEVELOPMENT**

19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**ELEVATIONS**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP201**



PO Box 3673  
Manuka ACT 2603  
ThursdaysArchitecture.com.au  
ACT Registration No. 2289  
NSW Registration No. 9528



SOUTH ELEVATION

**icon**  
WATER

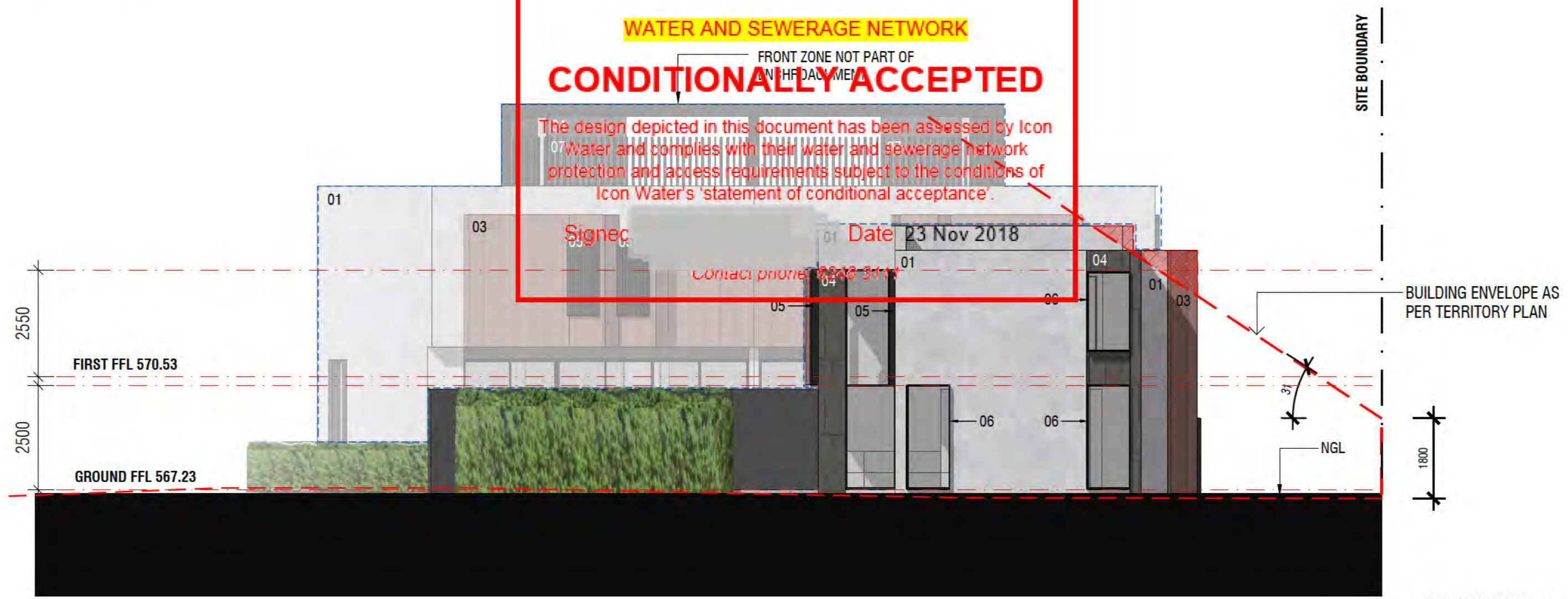
**WATER AND SEWERAGE NETWORK**

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Contact phone: 02 628 3111



WEST ELEVATION

**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**ELEVATIONS**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP202**

**Thursday Architecture**

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17 FORBES STREET - EXISTING DWELLING

21 FORBES STREET - EXISTING DWELLING

**COMPOSITE STREET ELEVATION**



**WATER AND SEWERAGE NETWORK**

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Signed [Redacted] Date 23 Nov 2018

Contact phone: 6248 3111

**TOWNHOUSE DEVELOPMENT**

19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**STREET ELEVATION**

SCALE 1:100 @ A2

14/08/2018

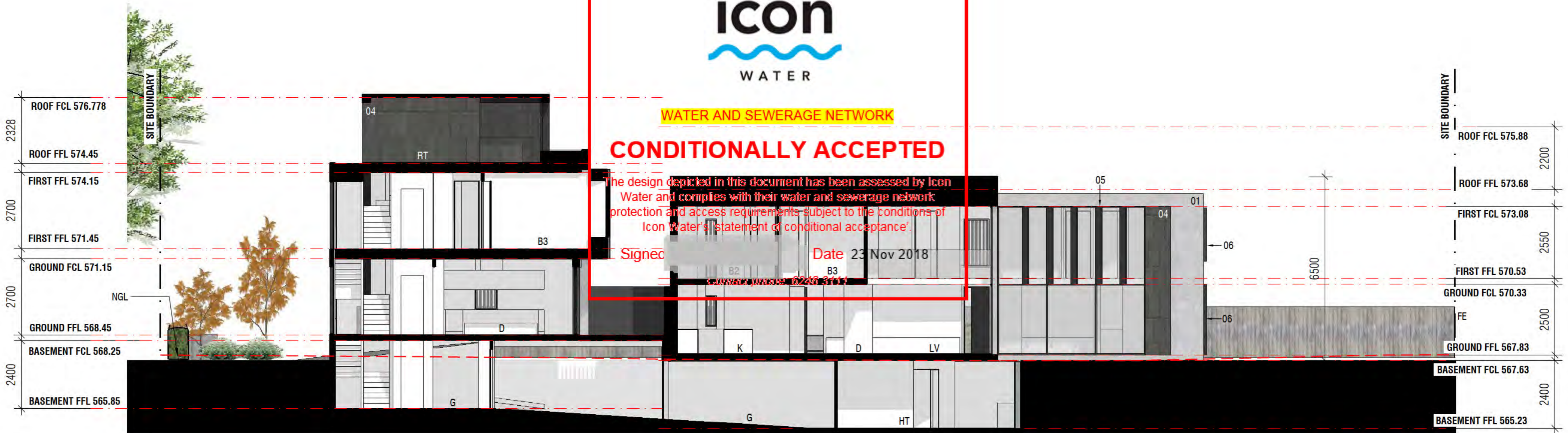
**FSP203**



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CROSS SECTION



LONG SECTION

icon  
WATER

**WATER AND SEWERAGE NETWORK**

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**ROOM KEY**

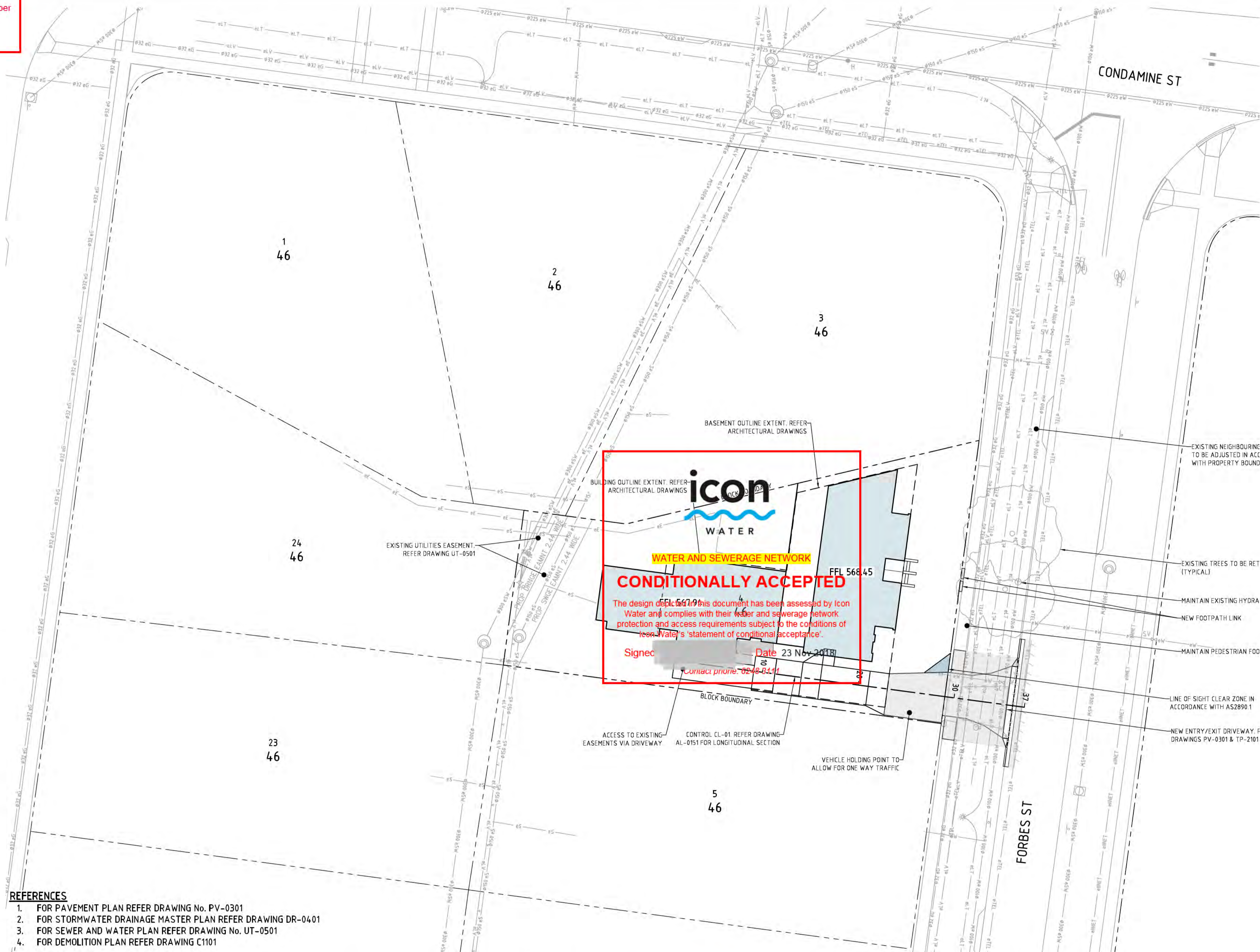
B	BEDROOM
BA	BATHROOM
D	DINING
FE	1.8m HIGH TIMBER FENCE
G	GARAGE
HT	HOME THATRE
K	KITCHEN
LV	LIVING ROOM
PL	POOL
RT	ROOF TERRACE

**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**SECTIONS**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP301**

**Thursdays Architecture**

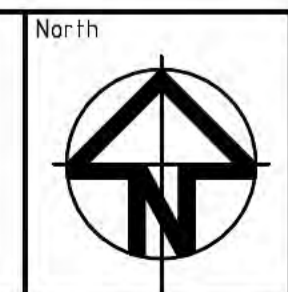
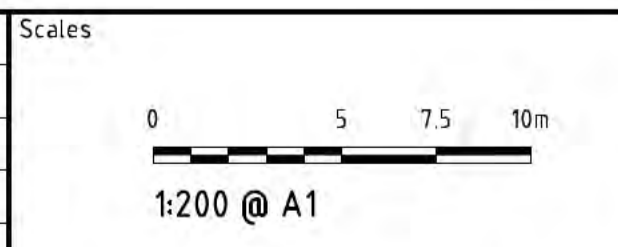
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- REFERENCES**
1. FOR PAVEMENT PLAN REFER DRAWING No. PV-0301
  2. FOR STORMWATER DRAINAGE MASTER PLAN REFER DRAWING DR-0401
  3. FOR SEWER AND WATER PLAN REFER DRAWING No. UT-0501
  4. FOR DEMOLITION PLAN REFER DRAWING C1101

File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-civ-al-0101.dwg

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F	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC
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D	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC
C	FOR DEVELOPMENT APPROVAL	09.02.18	BC
B	REVISED FOR REVIEW	17.11.17	BC



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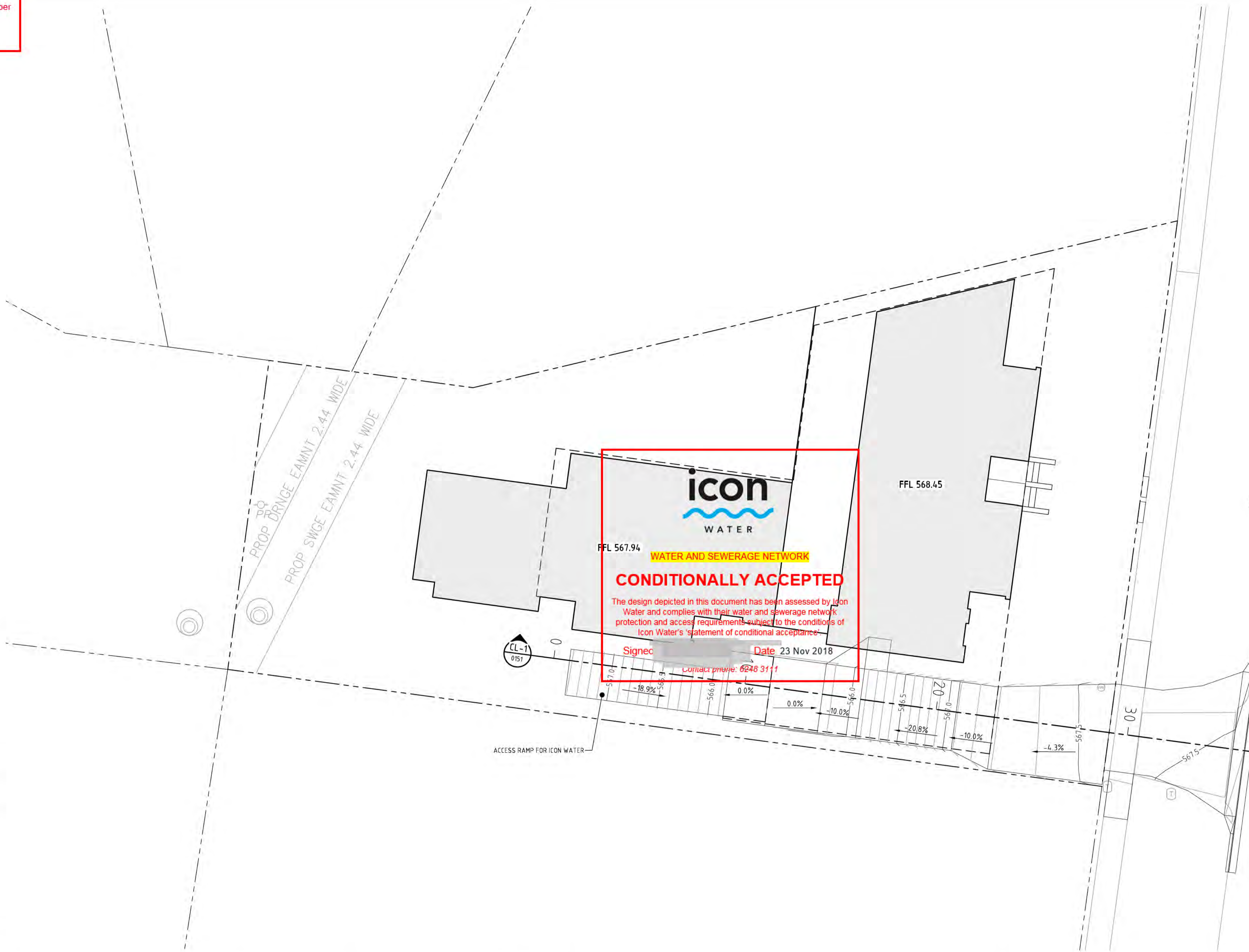
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Status			
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Original Size	A1	Drawn By	RT
Date Plotted	21-Aug-18	Designed By	AM
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	20.10.17
		Approved Signature	

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Scales

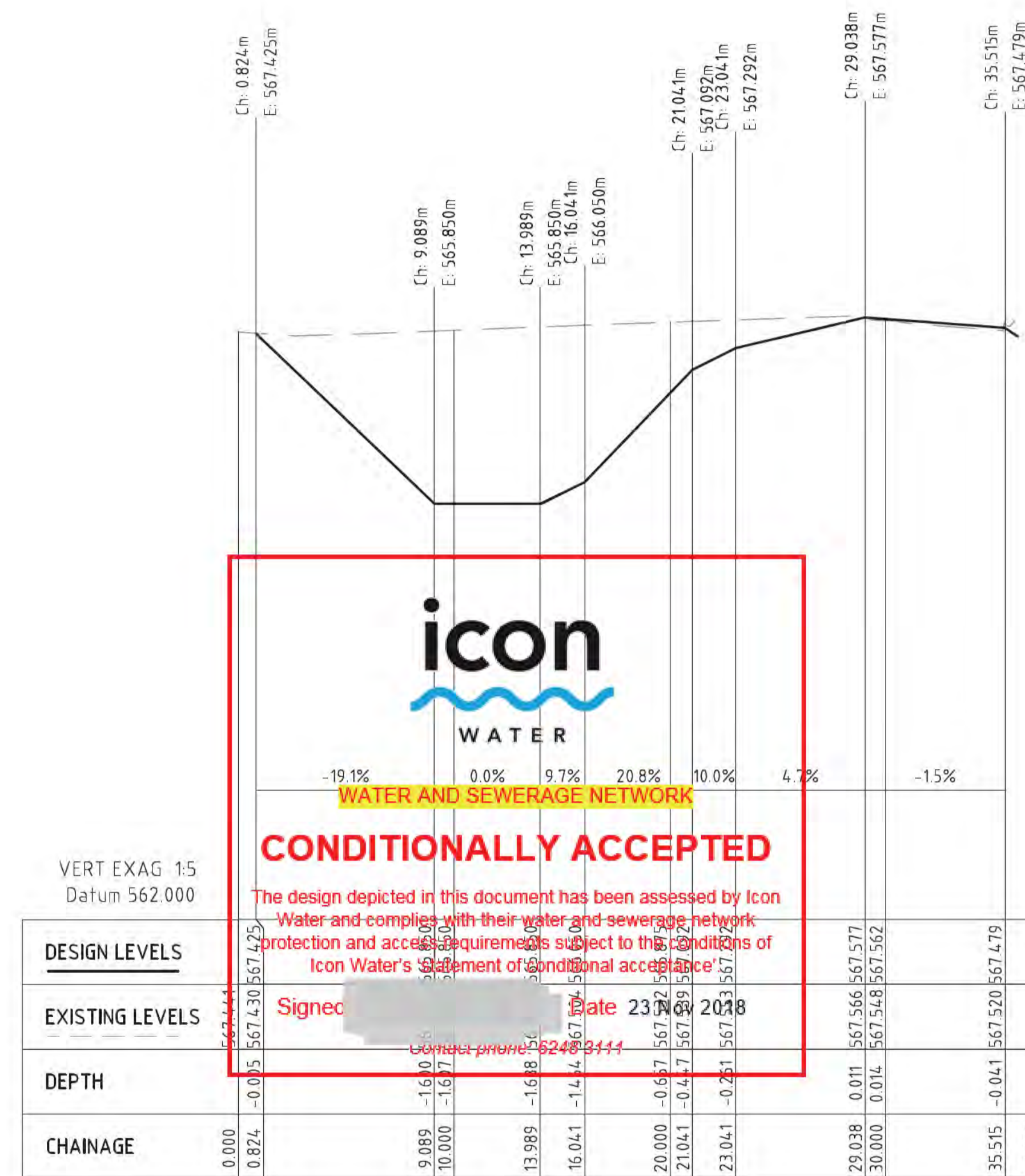
1:100 @ A1



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CL-1 LONG SECTION

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A	FOR REVIEW	23.10.17	BC

Scales

1:200 @ A1

North

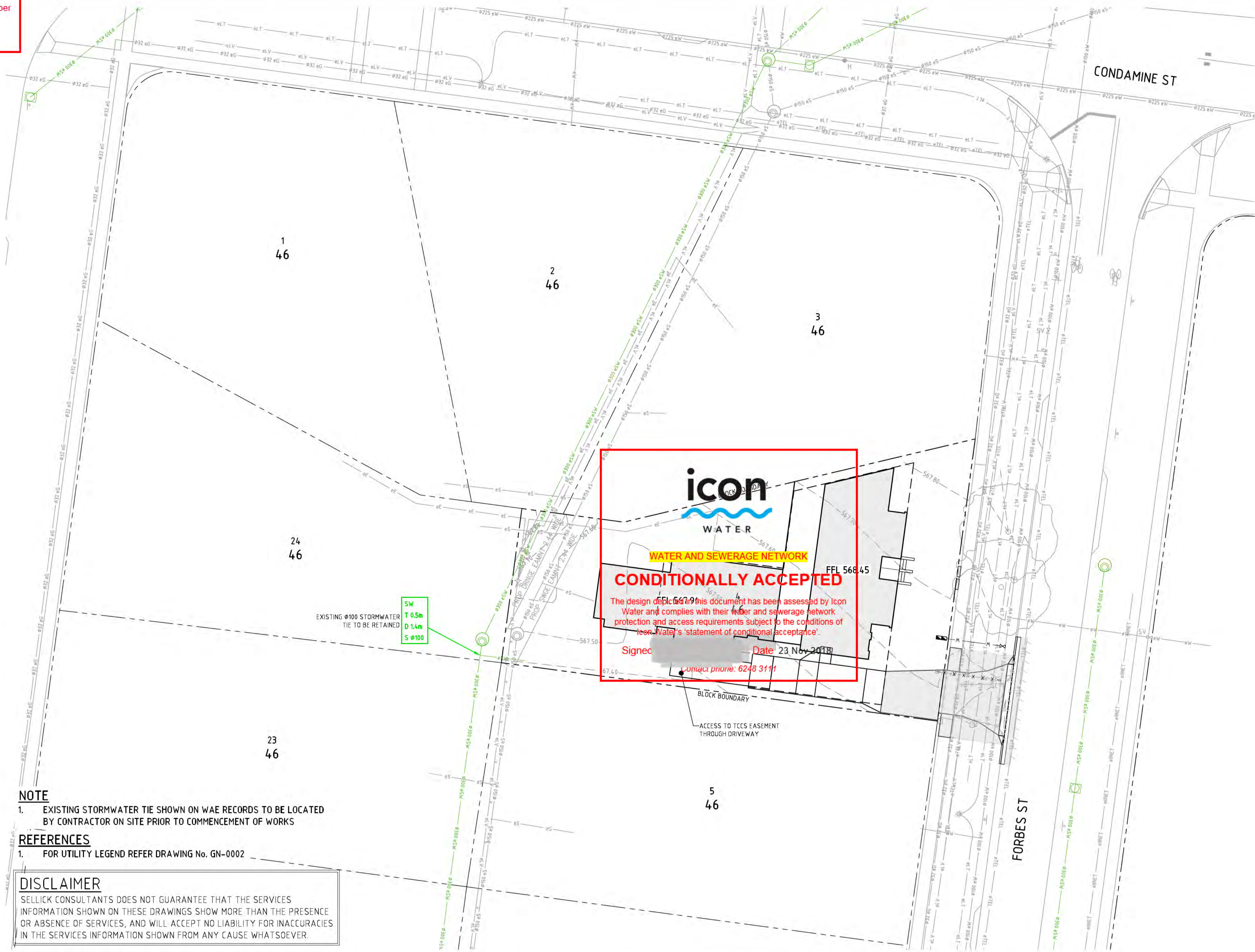
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**icon WATER**  
**WATER AND SEWERAGE NETWORK**  
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 Signed: [Signature] Date: 23 Nov 2018  
 Contact phone: 6248 3111

EXISTING Ø100 STORMWATER TIE TO BE RETAINED  
 SW T 0.5m  
 D 1.4m  
 S Ø100

**NOTE**  
 1. EXISTING STORMWATER TIE SHOWN ON WAE RECORDS TO BE LOCATED BY CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS

**REFERENCES**  
 1. FOR UTILITY LEGEND REFER DRAWING No. GN-0002

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Scales  
 0 5 7.5 10m  
 1:200 @ A1

North

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**NOTE;**  
STORMWATER PLAN PREPARED ONLY FOR THE SITE PORTION COVERED BY THIS DEVELOPMENT 973m<sup>2</sup>. FUTURE PROPOSALS FOR DEVELOPMENT ALONG NEIGHBOURING PROPERTIES TO BE PART OF A SEPARATE STORMWATER MANAGEMENT PLAN.

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 86**  
40% REDUCTION IN MAINS WATER CONSUMPTION COMPARED TO AN EQUIVALENT DEVELOPMENT CONSTRUCTED IN 2003

REFER BELOW FOR WATER REDUCTION SUMMARY AND ACTPLA WATER CALCULATION SPREDSHEETS

TOTAL DEVELOPMENT WATER REDUCTION			
	PROPOSED	PRE2003	REDUCTION
DEVELOPMENT TOTAL	1,224	2,040	40.00%

**SUMMARY AND RESPONSE TO ASSESSABLE RULES:**  
CURRENT SITE ZONING: R22.SUBURBAN CORE  
RELEVANT CODE: MULTI UNIT HOUSING DEVELOPMENT CODE

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 87:**  
PROVISION OF THE RETENTION OF STORMWATER IS EQUIVALENT TO AT LEAST 1.4KL PER 100m<sup>2</sup> OF IMPERVIOUS AREA

AS SITE IS LESS THAN 2000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 88**  
THE AVERAGE ANNUAL STORMWATER POLLUTANT EXPORT IS REDUCED FOR ALL THE FOLLOWING:

- A) SUSPENDED SOLIDS BY AT LEAST 60%
- B) TOTAL PHOSPHORUS BY AT LEAST 45%
- C) TOTAL NITROGEN BY AT LEAST 40%

AS THE SITE IS LESS THAN 5000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 89**

THE CAPACITY OF THE EXISTING PIPE (MINOR) STORMWATER CONNECTION IS NOT EXCEEDED IN THE 1 IN 10 YEAR STORM EVENT AND THE CAPACITY OF THE EXISTING MAJOR OVERLAND STORMWATER SYSTEM IS NOT EXCEEDED IN THE 1 IN 100 YEAR STORM EVENT, OR

THE 1 IN 5 AND 1 IN 100 YEAR STORMWATER PEAK RUN OFF DOES NOT EXCEED PRE-DEVELOPMENT LEVELS

AS THE SITE IS LESS THAN 2000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

This spread sheet is an online tool for individuals, designers and developers to gauge possible methods of reducing mains water consumption on Multi-unit developments. Please enter ALL the relevant information for your development before using the reduction percentage.

<b>Percentage Reduction =</b>	<b>40%</b>
<b>Indoor information</b>	
Number of bedrooms in the entire complex	11
What is the water rating of the shower heads?	4 Star
What is the water rating of the clothes washing machines?	3 Star
What is the water rating of the dishwashers?	4 Star
What is the water rating of the toilets?	5 Star
<b>Site information</b>	
Site area (m <sup>2</sup> )?	973
Total Roof area (m <sup>2</sup> )?	400
Lawn area (m <sup>2</sup> )?	150
Irrigated garden area (m <sup>2</sup> )?	123
Imperveous pavement or driveway (m <sup>2</sup> )?	300
<b>Rain water tank information</b>	
Are there going to be water tanks installed?	Yes
What is the total size of all the tanks (L)?	6,000
What is the total roof area flowing into the tanks (m <sup>2</sup> )?	400
What will be the use for the water in the tanks?	Garden
<b>Grey Water information</b>	
What type of grey water system is installed?	None
What is the size of the grey water storage tank (L)?	0
Where will the grey water be collected from?	
What will be the use for the grey water?	
<b>Pool, Spa or Pond information</b>	
Is there going to be a pool, spa, or pond?	Spa
Is there going to be a cover on the pool or spa?	Yes
Average depth of the pool, spa or pond (m)?	1.4
Average length of the pool, spa or pond (m)?	4.2
Average width of the pool, spa or pond (m)?	4
The volume of the pool, spa or pond is (L) =	23,5

REFER ARCHITECTURALS FOR LOCATION OF 3x2KL TANKS



**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

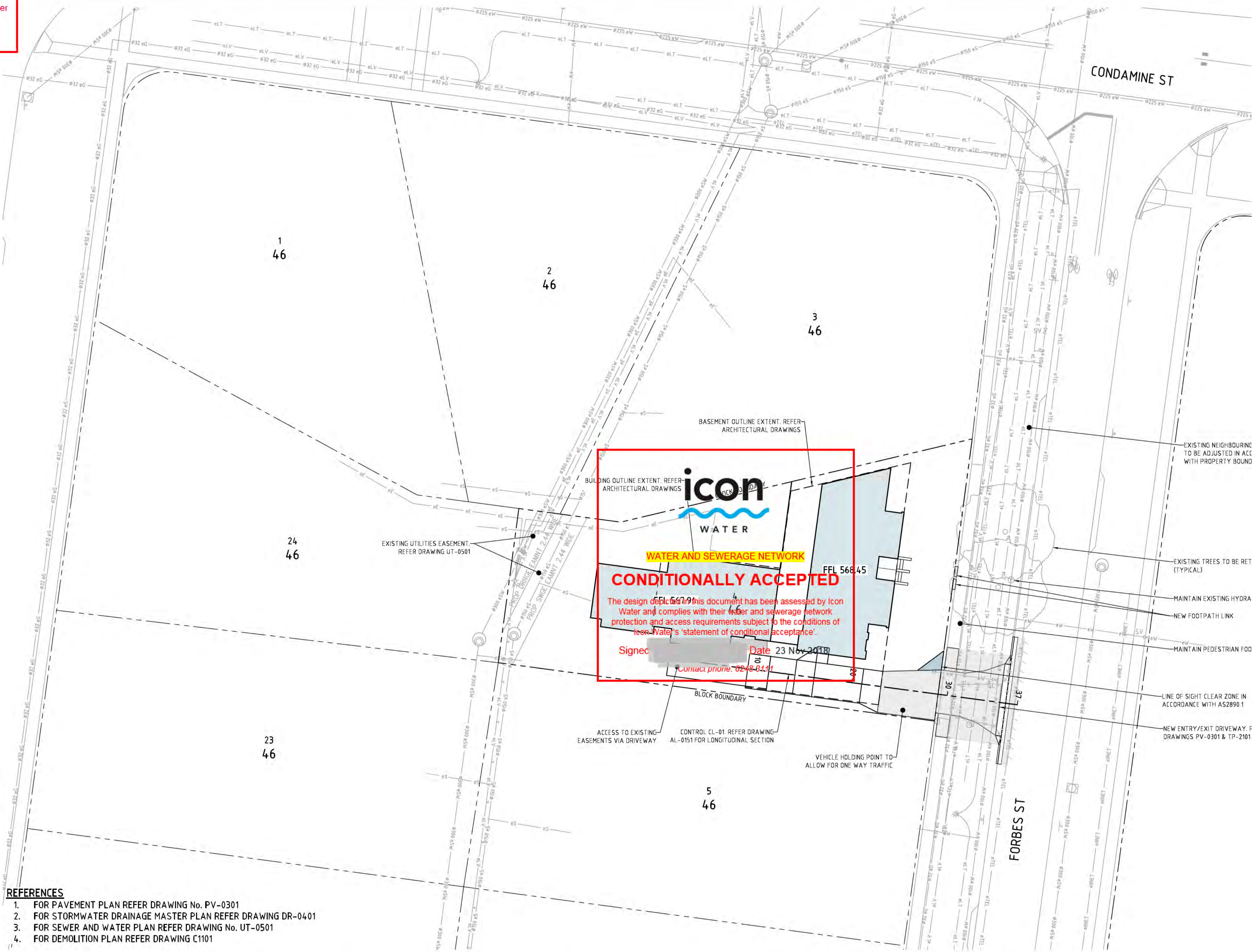
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Signed: [Signature] Date: 23 Nov 2018

Contact phone: 6248 3111

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				Scales	North	 <p>www.sellickconsultants.com.au</p>	Client Logo  <b>STRATAGEM CAPITAL GROUP</b>	Status <b>NOT FOR CONSTRUCTION</b>		
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D	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC			Date Plotted 21-Aug-18	Designed By AM	Design Check BC		
C	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC			Coordinate System STROMLO GRID	Approved BC	Approved Date 20.10.17		
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- REFERENCES**
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C	FOR DEVELOPMENT APPROVAL	09.02.18	BC
B	REVISED FOR REVIEW	17.11.17	BC

Scales

1:200 @ A1

North

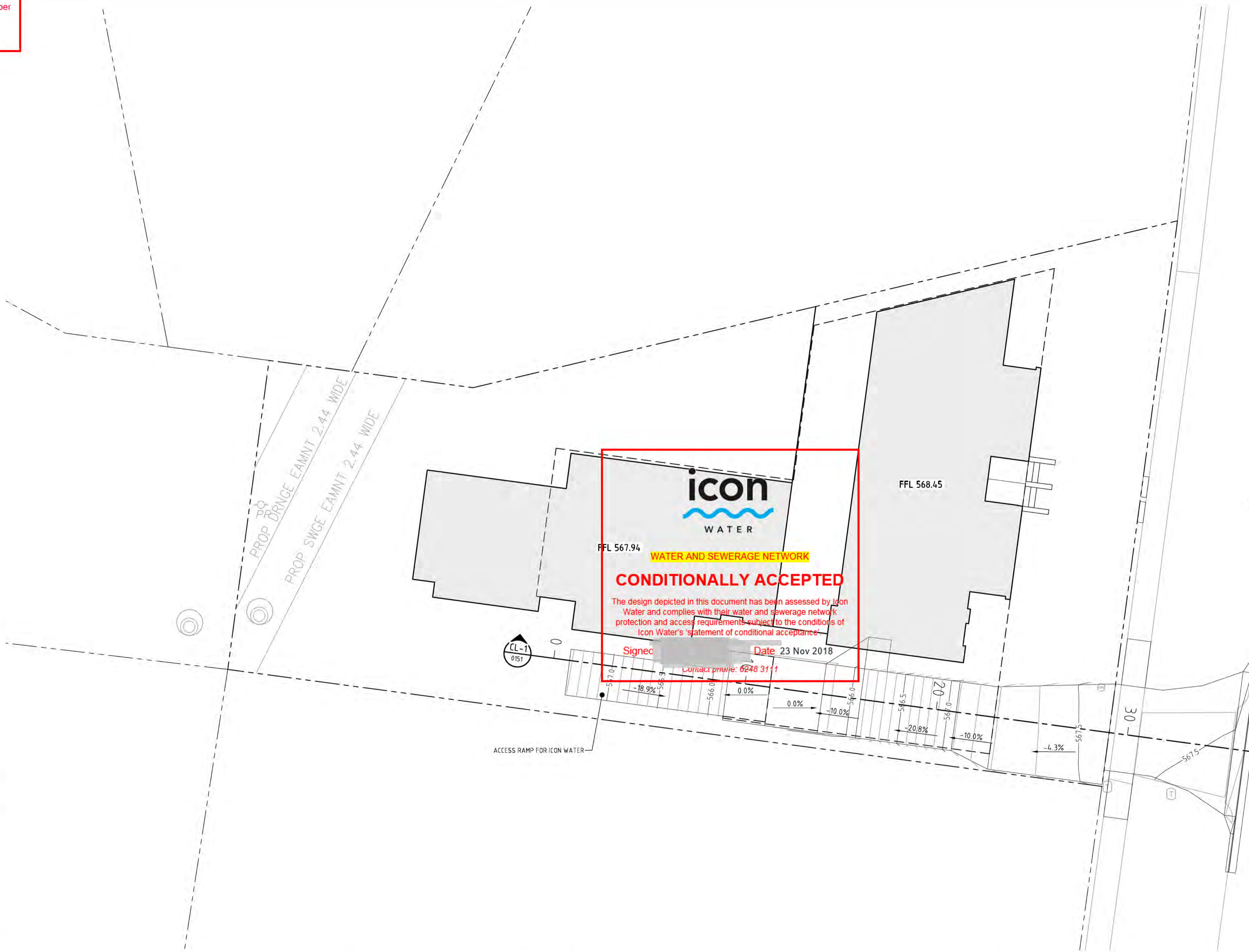
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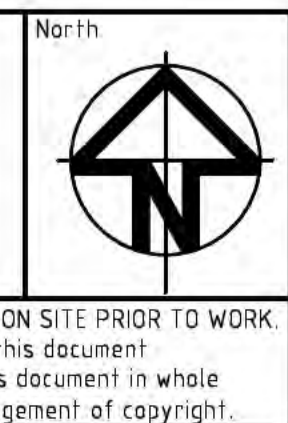
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Scales

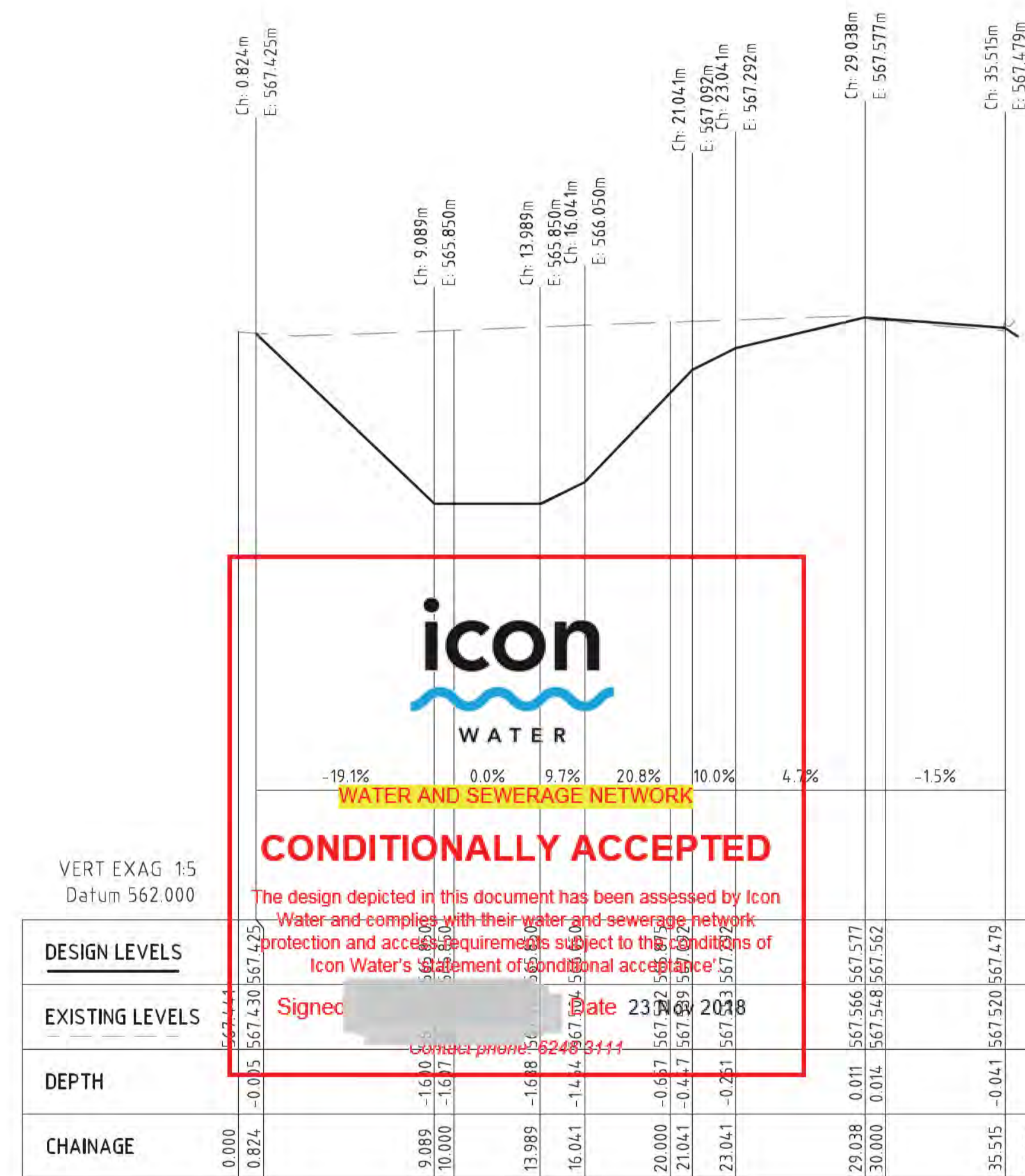
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VERT EXAG 1:5  
Datum 562.000

DESIGN LEVELS	EXISTING LEVELS	DEPTH	CHAINAGE
	562.444		0.000
	567.430	-0.005	0.824
	567.425		
	567.425	-1.600	9.089
	567.425	-1.677	10.000
	567.425		
	567.425	-1.618	13.989
	567.425	-1.474	16.041
	567.425		
	567.425	-0.687	20.000
	567.425	-0.447	21.041
	567.425		
	567.425	-0.281	23.041
	567.425		
	567.425	0.011	29.038
	567.425	0.014	30.000
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CL-1 LONG SECTION

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Scales

1:200 @ A1

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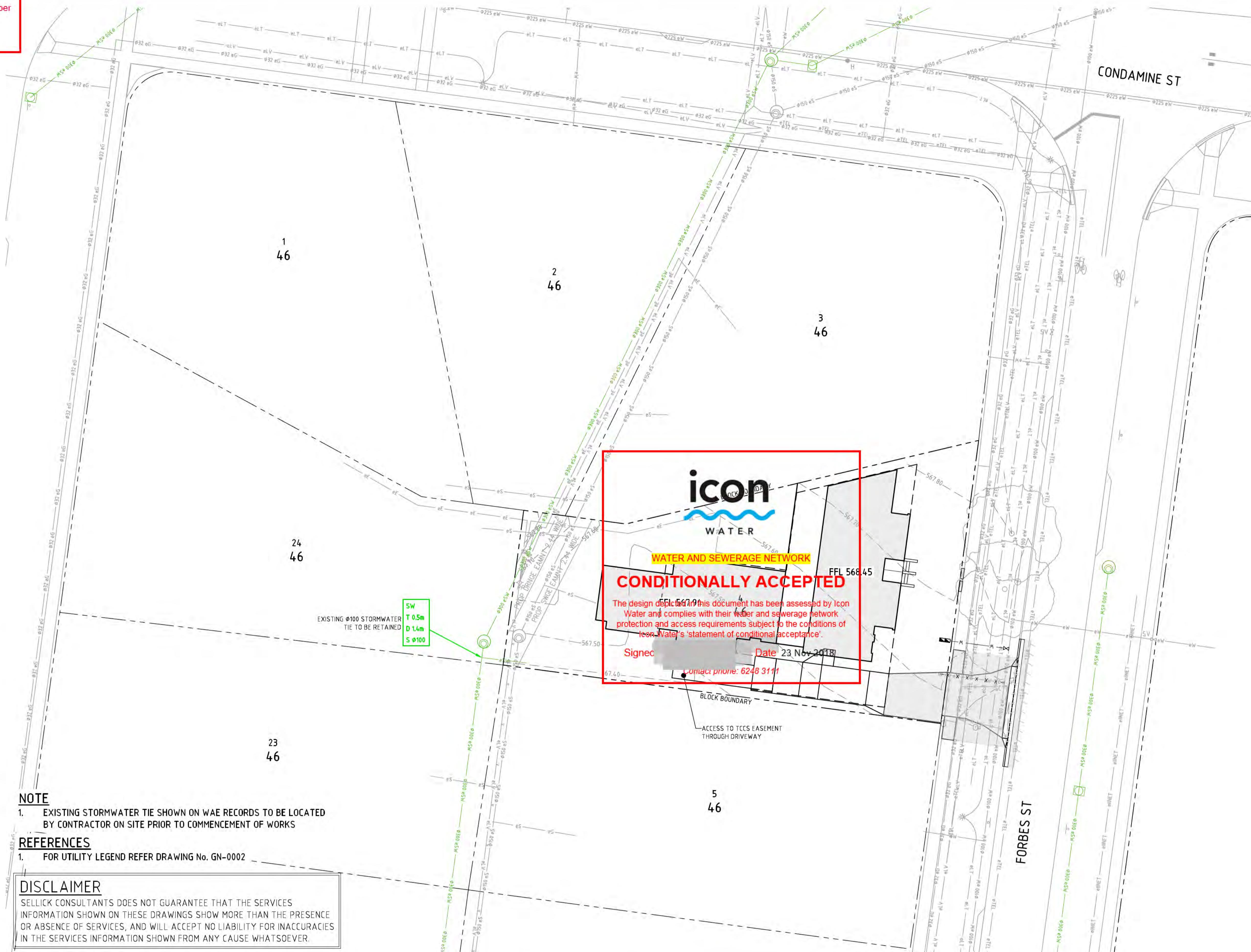
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**NOTE**

- EXISTING STORMWATER TIE SHOWN ON WAE RECORDS TO BE LOCATED BY CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS

**REFERENCES**

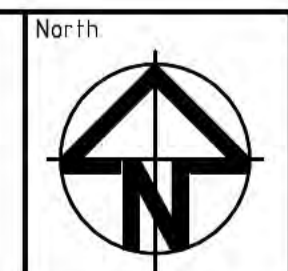
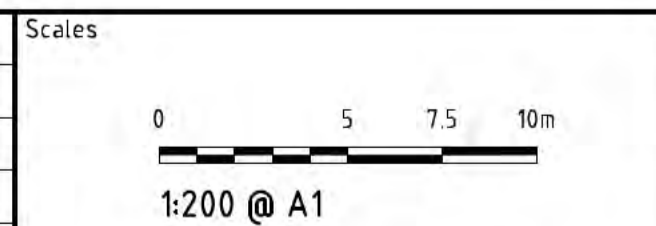
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**NOTE;**  
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**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 86**  
40% REDUCTION IN MAINS WATER CONSUMPTION COMPARED TO AN EQUIVALENT DEVELOPMENT CONSTRUCTED IN 2003

REFER BELOW FOR WATER REDUCTION SUMMARY AND ACTPLA WATER CALCULATION SPREDSHEETS

TOTAL DEVELOPMENT WATER REDUCTION			
	PROPOSED	PRE2003	REDUCTION
DEVELOPMENT TOTAL	1,224	2,040	40.00%

**SUMMARY AND RESPONSE TO ASSESSABLE RULES:**  
CURRENT SITE ZONING: R22.SUBURBAN CORE  
RELEVANT CODE: MULTI UNIT HOUSING DEVELOPMENT CODE

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 87:**  
PROVISION OF THE RETENTION OF STORMWATER IS EQUIVALENT TO AT LEAST 1.4KL PER 100m<sup>2</sup> OF IMPERVIOUS AREA

AS SITE IS LESS THAN 2000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 88**  
THE AVERAGE ANNUAL STORMWATER POLLUTANT EXPORT IS REDUCED FOR ALL THE FOLLOWING:

- A) SUSPENDED SOLIDS BY AT LEAST 60%
- B) TOTAL PHOSPHORUS BY AT LEAST 45%
- C) TOTAL NITROGEN BY AT LEAST 40%

AS THE SITE IS LESS THAN 5000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 89**  
THE CAPACITY OF THE EXISTING PIPE (MINOR) STORMWATER CONNECTION IS NOT EXCEEDED IN THE 1 IN 10 YEAR STORM EVENT AND THE CAPACITY OF THE EXISTING MAJOR OVERLAND STORMWATER SYSTEM IS NOT EXCEEDED IN THE 1 IN 100 YEAR STORM EVENT, OR

THE 1 IN 5 AND 1 IN 100 YEAR STORMWATER PEAK RUN OFF DOES NOT EXCEED PRE-DEVELOPMENT LEVELS

AS THE SITE IS LESS THAN 2000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

This spread sheet is an online tool for individuals, designers and developers to gauge possible methods of reducing mains water consumption on Multi-unit developments. Please enter ALL the relevant information for your development before using the reduction percentage.

<b>Percentage Reduction =</b>	<b>40%</b>
<b>Indoor information</b>	
Number of bedrooms in the entire complex	11
What is the water rating of the shower heads?	4 Star
What is the water rating of the clothes washing machines?	3 Star
What is the water rating of the dishwashers?	4 Star
What is the water rating of the toilets?	5 Star
<b>Site information</b>	
Site area (m <sup>2</sup> )?	973
Total Roof area (m <sup>2</sup> )?	400
Lawn area (m <sup>2</sup> )?	150
Irrigated garden area (m <sup>2</sup> )?	123
Imperveous pavement or driveway (m <sup>2</sup> )?	300
<b>Rain water tank information</b>	
Are there going to be water tanks installed?	Yes
What is the total size of all the tanks (L)?	6,000
What is the total roof area flowing into the tanks (m <sup>2</sup> )?	400
What will be the use for the water in the tanks?	Garden
<b>Grey Water information</b>	
What type of grey water system is installed?	None
What is the size of the grey water storage tank (L)?	0
Where will the grey water be collected from?	
What will be the use for the grey water?	
<b>Pool, Spa or Pond information</b>	
Is there going to be a pool, spa, or pond?	Spa
Is there going to be a cover on the pool or spa?	Yes
Average depth of the pool, spa or pond (m)?	1.4
Average length of the pool, spa or pond (m)?	4.2
Average width of the pool, spa or pond (m)?	4
The volume of the pool, spa or pond is (L) =	23,5

REFER ARCHITECTURALS FOR LOCATION OF 3x2KL TANKS



**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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

Signed: [Signature] Date 23 Nov 2018

Contact phone: 6248 3111

File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-civ-df-0441.dwg

Rev	Description	Date	Approved
E	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC
D	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC
C	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC
B	FOR DEVELOPMENT APPROVAL	09.02.18	BC
A	FOR REVIEW	23.10.17	BC

Scales

North

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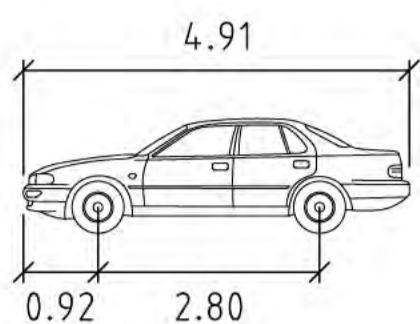


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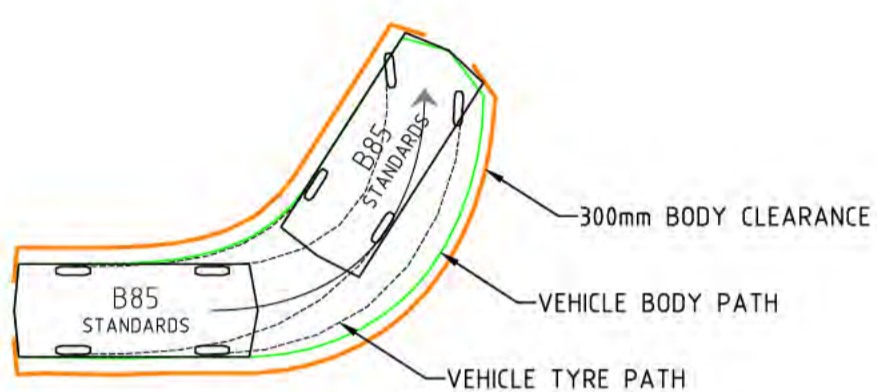
**STRATAGEM CAPITAL GROUP**

Status			
<b>NOT FOR CONSTRUCTION</b>			
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Date Plotted	21-Aug-18	Designed By	DA
Coordinate System	STROMLO GRID	Approved By	Design Check
Height Datum	AHD	Approved Date	BC
		Approved Signature	20.10.17

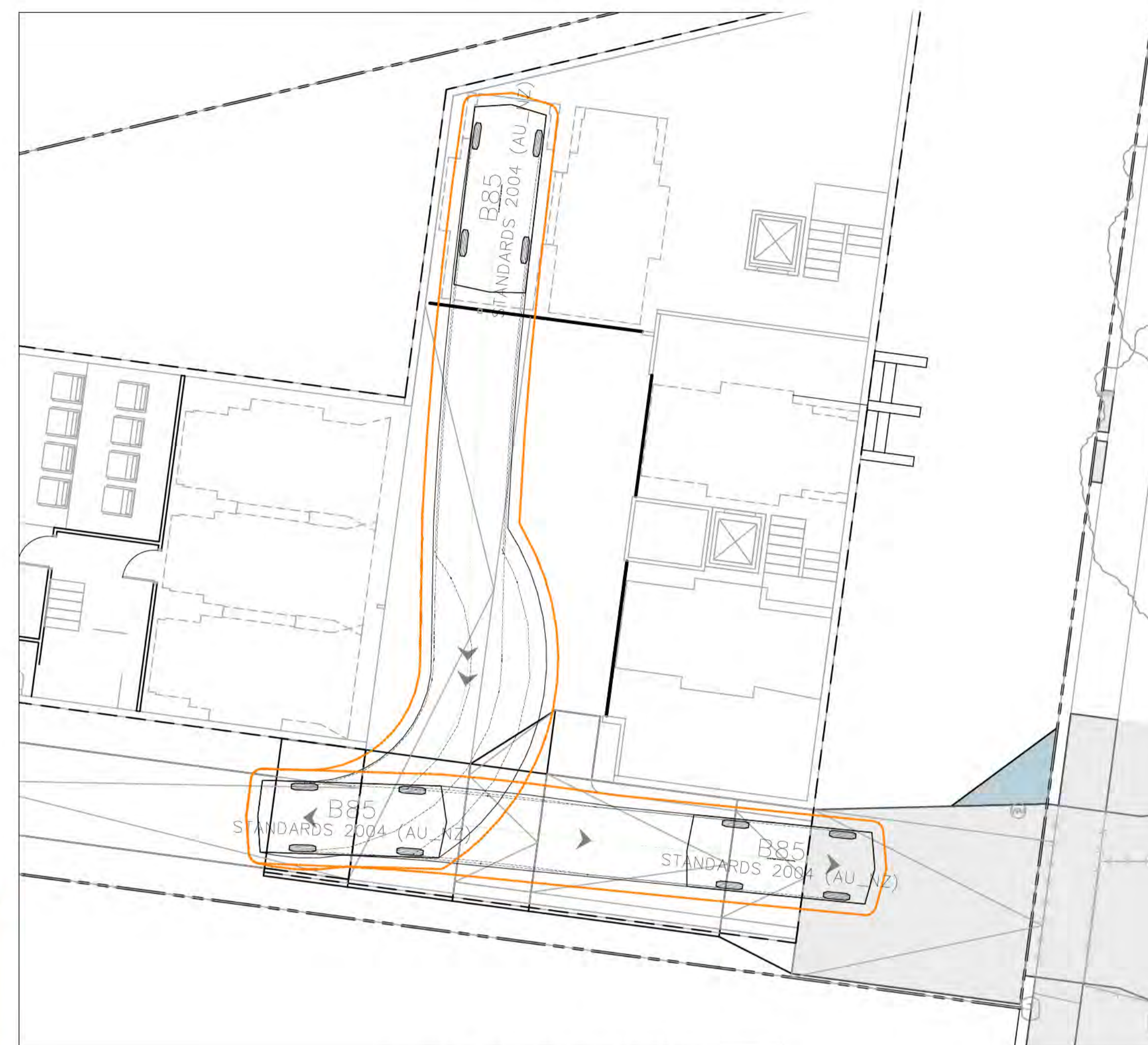


**AS2890.1 B85**

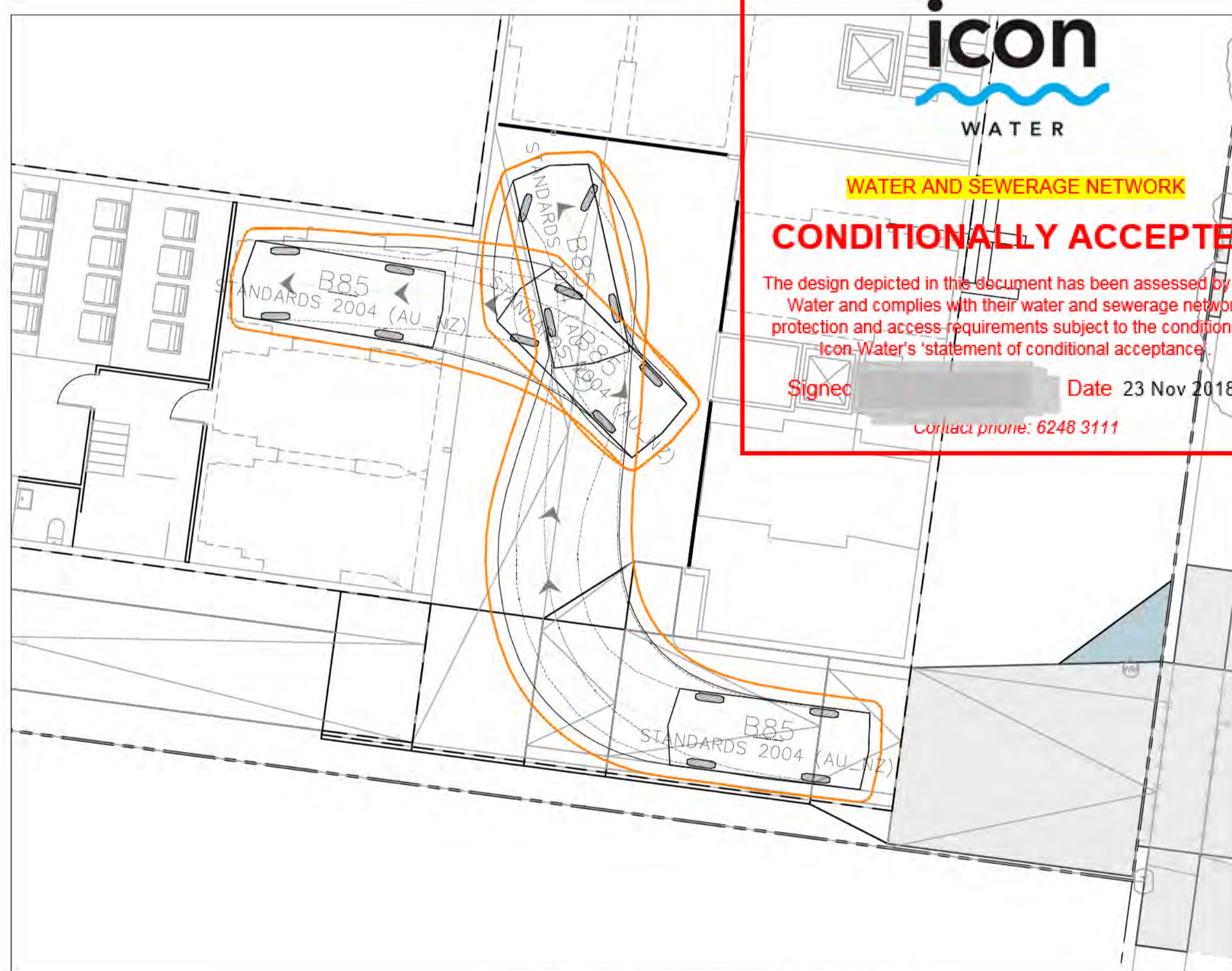
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- Track : 1.77m
- Lock to Lock Time : 6.00s
- Steering Angle : 38.00°



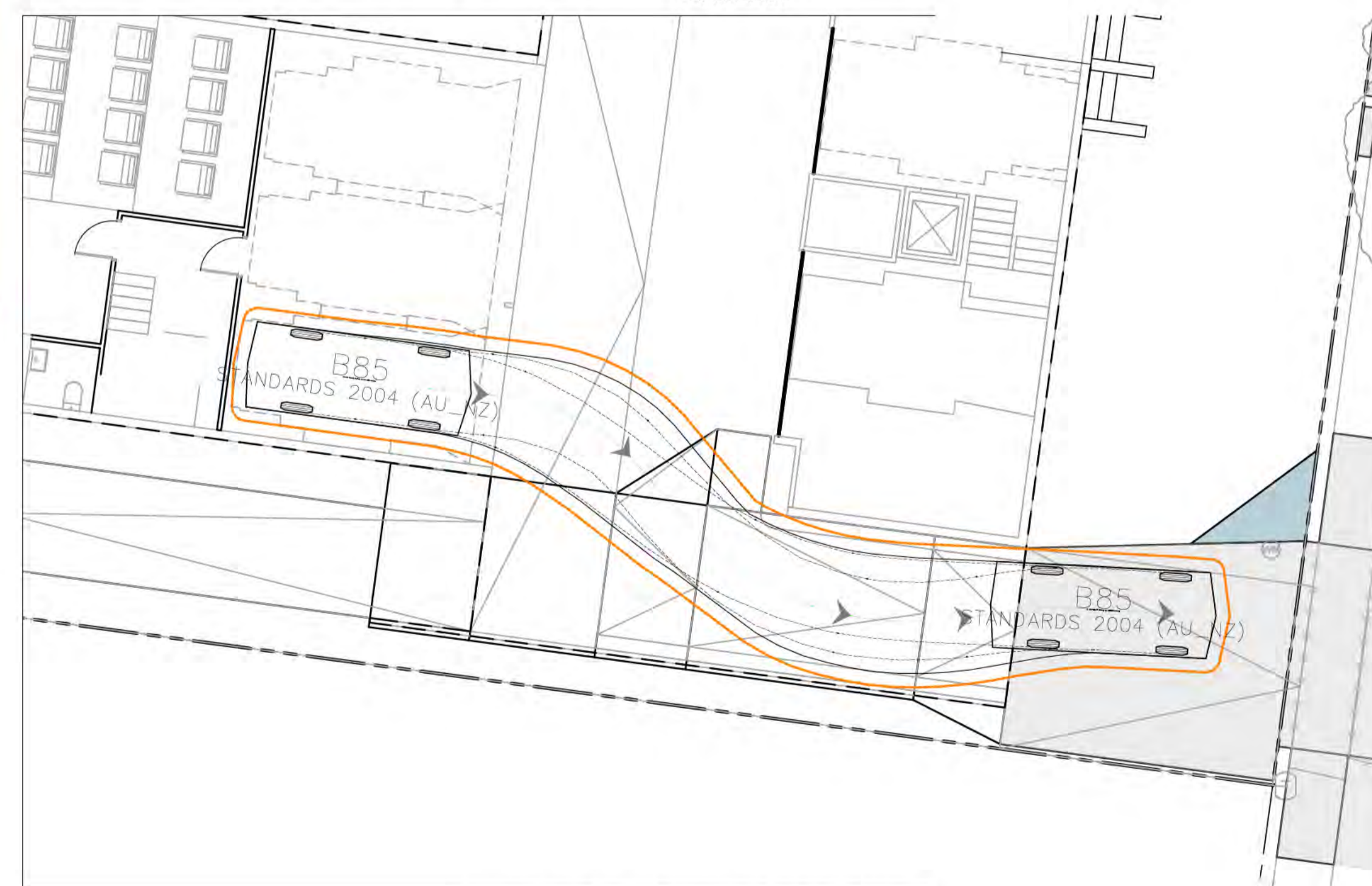
**B85 REVERSE INTO PARKING BAY**  
SCALE 1:100



**B85 REVERSE EXIT FROM PARKING**  
SCALE 1:100



**B85 FORWARD INTO PARKING BAY**  
SCALE 1:100



**B85 FORWARD EXIT FROM PARKING**  
SCALE 1:100

**icon**  
WATER

**WATER AND SEWERAGE NETWORK**

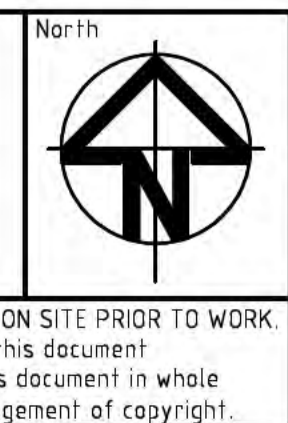
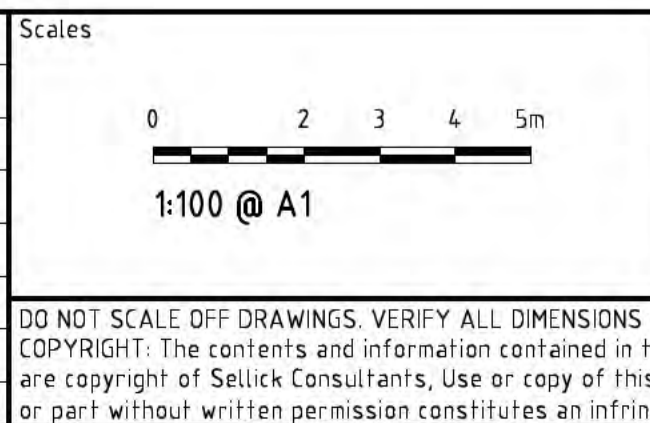
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Signed: \_\_\_\_\_ Date 23 Nov 2018  
Contact phone: 6248 3111

File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-civ-ip-2102.dwg

Rev	Description	Date	Approved
A	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC



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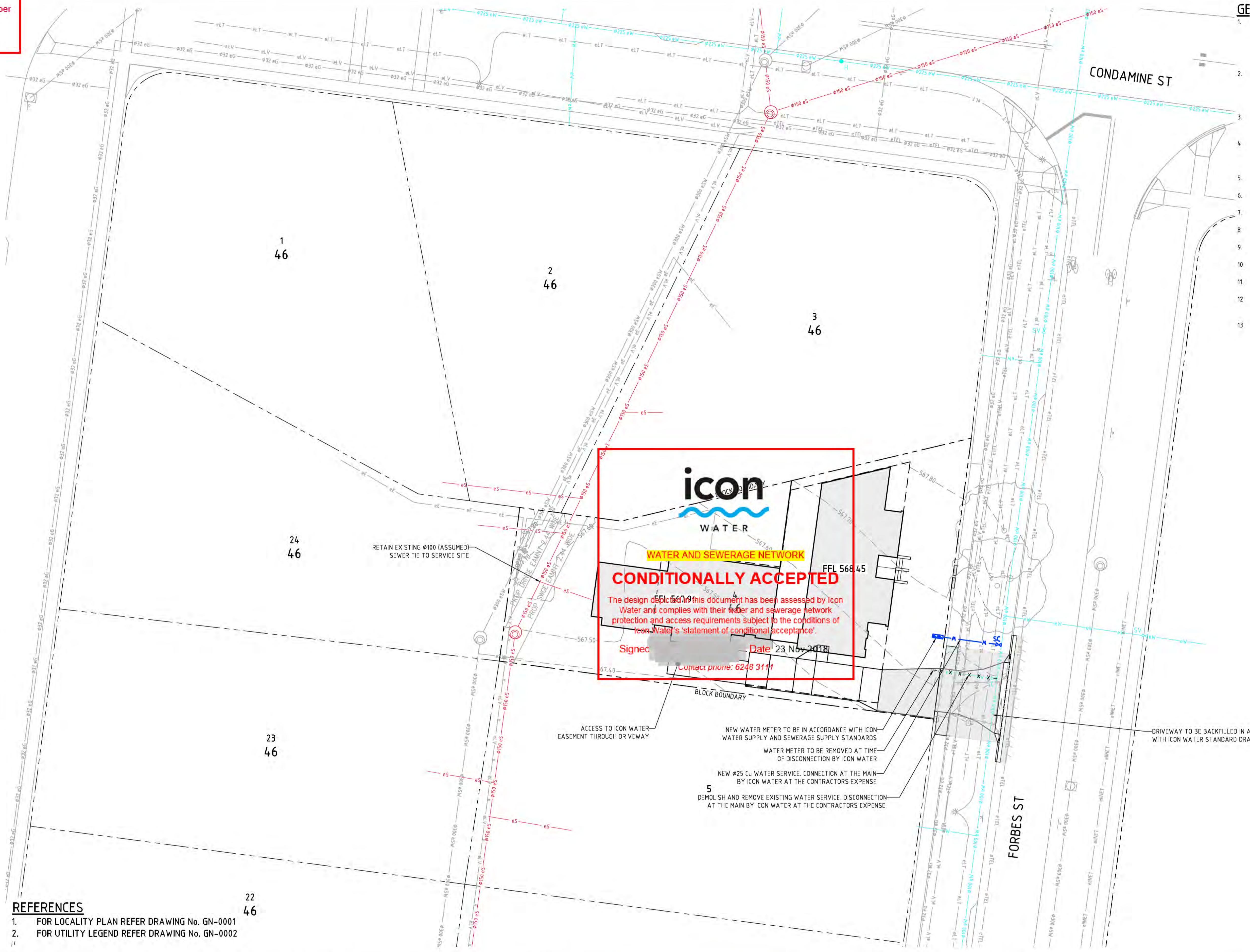
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**STRATAGEM CAPITAL GROUP**

Status: **NOT FOR CONSTRUCTION**

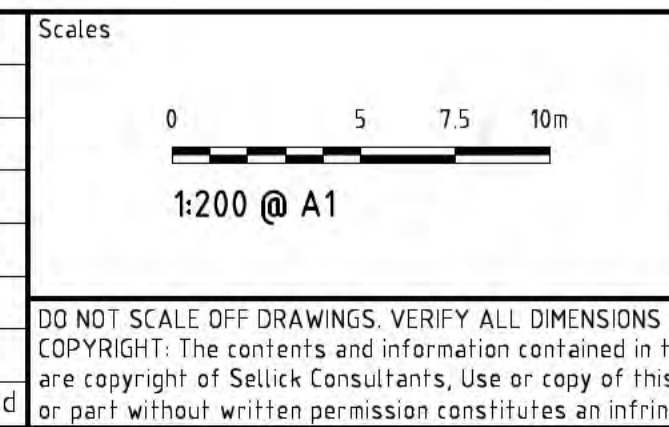
Original Size	A1	Drawn By	RT	Drafting Check	DA
Date Plotted	21-Aug-18	Designed By	AM	Design Check	BC
Coordinate System	STROMLO GRID	Approved	BC	Approved Date	20.10.17
Height Datum	AHD	Approved Signature			



- REFERENCES**
- FOR LOCALITY PLAN REFER DRAWING No. GN-0001
  - FOR UTILITY LEGEND REFER DRAWING No. GN-0002

File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-clw-ut-0501.dwg

Rev	Description	Date	Approved
F	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC
E	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC
D	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC
C	FOR DEVELOPMENT APPROVAL	09.02.18	BC
B	REVISED FOR REVIEW	17.11.17	BC

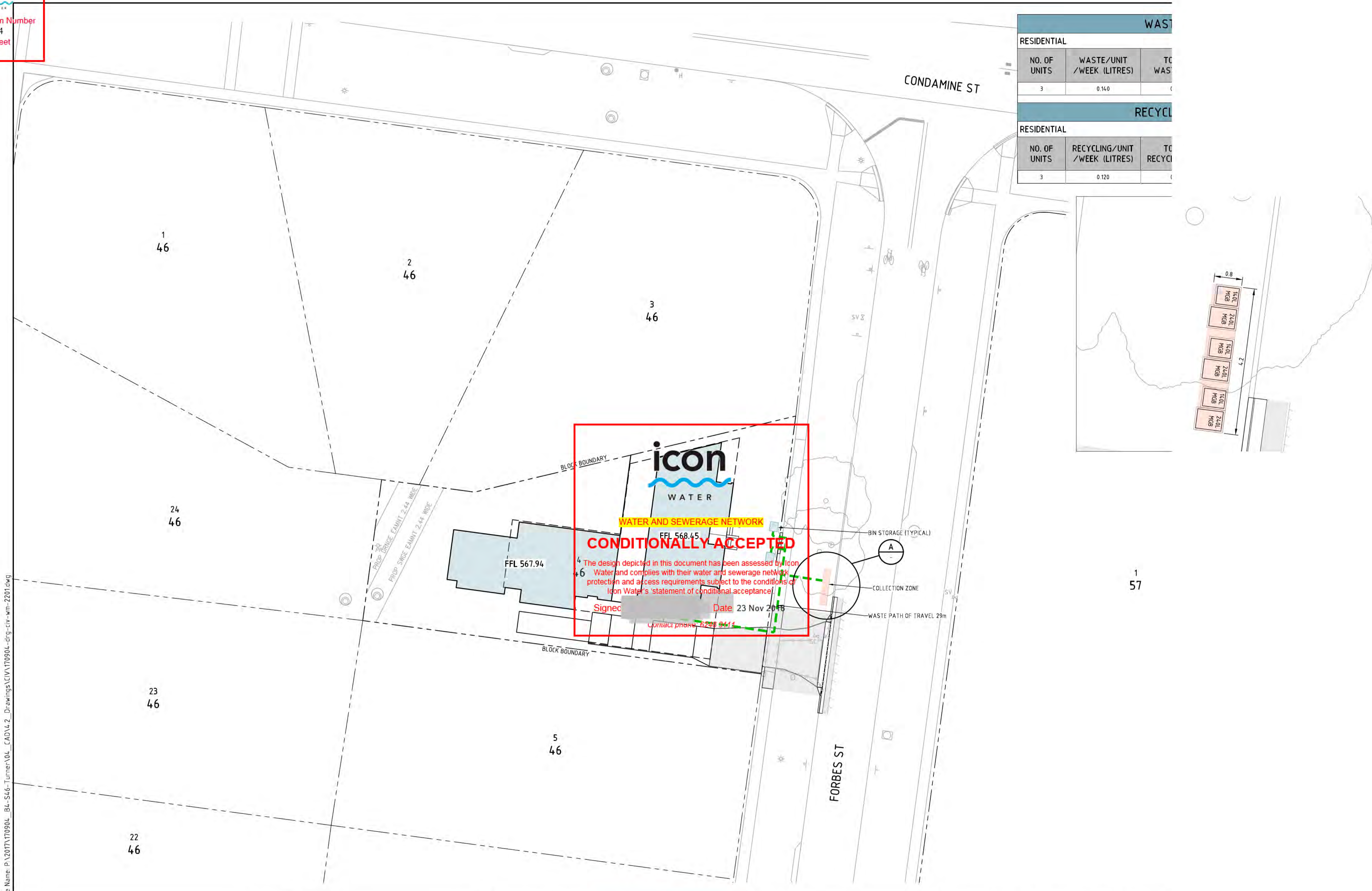


Status			
<b>NOT FOR CONSTRUCTION</b>			
Original Size	A1	Drawn By	RT
Date Plotted	21-Aug-18	Designed By	AM
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	20.10.17
		Approved Signature	

WASTE		
RESIDENTIAL		
NO. OF UNITS	WASTE/UNIT /WEEK (LITRES)	TO WASTE
3	0.140	

RECYCLING		
RESIDENTIAL		
NO. OF UNITS	RECYCLING/UNIT /WEEK (LITRES)	TO RECYCLING
3	0.120	



File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-civ-wm-2201.dwg

Rev	Description	Date	Approved
F	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC
E	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC
D	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC
C	FOR DEVELOPMENT APPROVAL	09.02.18	BC
B	REVISED FOR REVIEW	17.11.17	BC

Scales

North

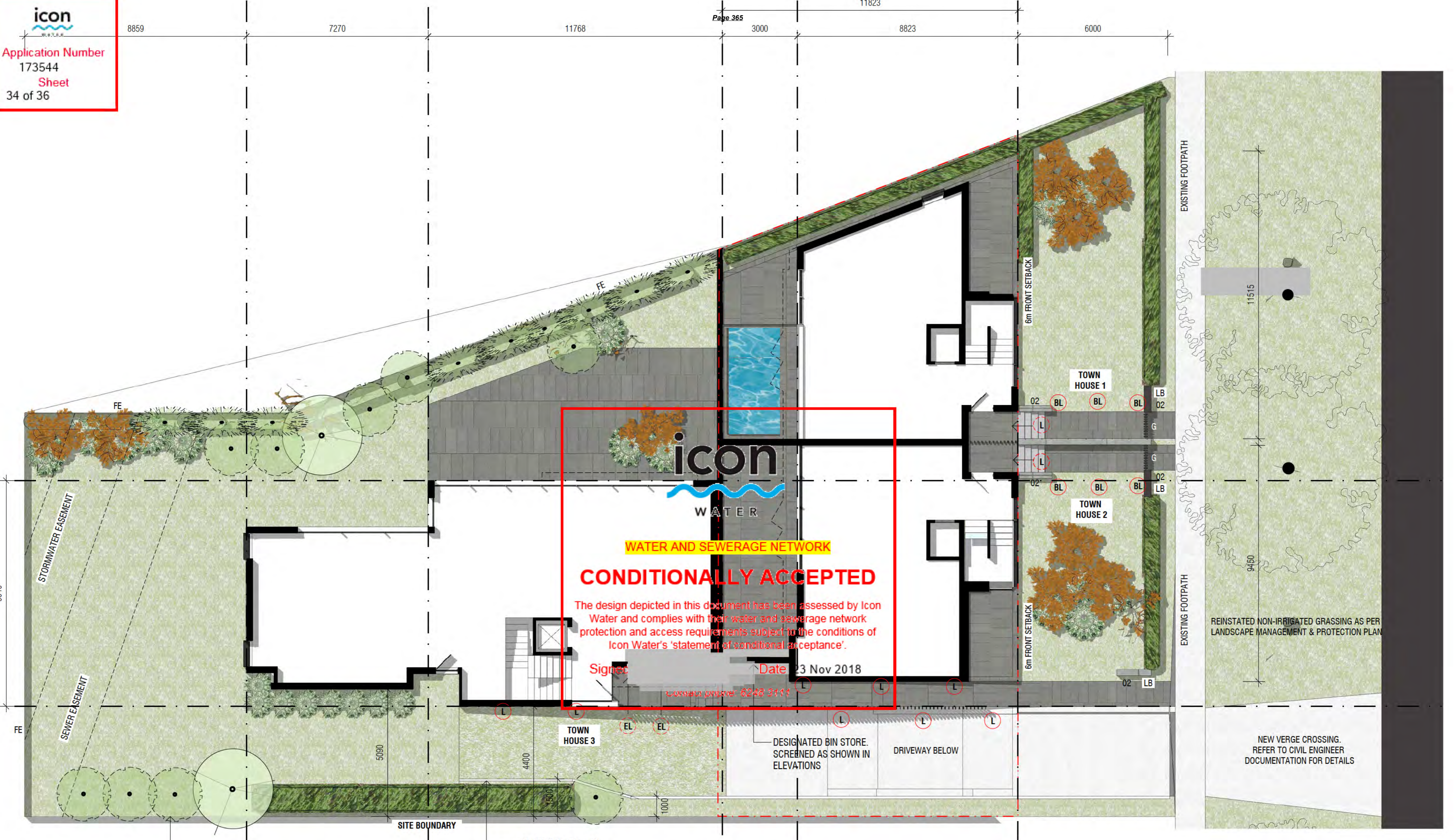
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Status			
NOT FOR CONSTRUCTION			
Original Size	A1	Drawn By	Drafting Check
Date Plotted	21-Aug-18	Designed By	Design Check
Coordinate System	STROMLO GRID	Approved	Approved Date
Height Datum	AHD	Approved Signature	20.10.17

Application Number  
173544  
Sheet  
34 of 36



**icon**  
WATER  
**WATER AND SEWERAGE NETWORK**  
**CONDITIONALLY ACCEPTED**  
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.  
Signed: \_\_\_\_\_ Date: 23 Nov 2018  
Landscape phone: 6248 3111

**PLAN LEGEND**  
FE 1.8m HIGH TIMBER FENCE  
G STEEL FRAME GATE  
LB LETTERBOX

**LIGHTING LEGEND**  
L BUILDING MOUNTED LUMINAIRE  
EL DOWNLIGHT MOUNTED UNDER EAVES  
BL BOLLARD LIGHT

**NOTES**  
1. ALL EXTERNAL LIGHTING SHALL BE CONTROLLED BY DAYLIGHT SENSOR.  
2. ALL EXTERNAL LIGHTING COMPLIES WITH THE FOLLOWING:  
- AUSTRALIAN STANDARD AS1158: LIGHTING FOR ROADS AND PUBLIC SPACES PART 3.1: PEDESTRIAN AREA LIGHTING - PERFORMANCE AND DESIGN REQUIREMENTS.  
- AUSTRALIAN STANDARD AS1158: LIGHTING FOR ROADS AND PUBLIC SPACES PART 2: COMPUTER PROCEDURES FOR THE CALCULATIONS OF LIGHT TECHNICAL PARAMETERS FOR CATEGORY V AND CATEGORY P LIGHTING.  
- AUSTRALIAN STANDARD AS4282: THE CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING, IN THE CASE OF SECURITY LIGHTING.

**LANDSCAPING LEGEND**  
EXISTING TREES TO BE RETAINED  
PROPOSED TREE - Acer japonicum 'Green Cascade'  
IRRIGATED TURF  
PAVING  
DRIVEWAY - CONCRETE (REFER TO CIVIL ENGINEER'S DETAIL)  
DECORATIVE SHRUB PLANTIN



**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER  
**LANDSCAPE CONCEPT PLAN**  
**EXTERNAL LIGHTING PLAN**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP005**

**Thursday Architecture**  
PO Box 3673  
Manuka ACT 2603  
ThursdayArchitecture.com.au  
ACT Registration No. 2289  
NSW Registration No. 9528



FRONT PERSPECTIVE



WATER AND SEWERAGE NETWORK

**CONDITIONALLY ACCEPTED**

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Signed [Redacted] Date 23 Nov 2018

Telephone 6248 3111



REAR PERSPECTIVE

**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**PERSPECTIVES**

14/08/2018  
**FSP001**



PO Box 3673  
Manuka ACT 2603  
ThursdaysArchitecture.com.au  
ACT Registration No. 2289  
NSW Registration No. 9528

## Representation received: DA201833361 Block 4 Section 46 Turner

Issue	Response
<b>Private Open Space</b>	
<ul style="list-style-type: none"> <li>Respondent concerned principal private open space does not comply with Territory plan rules</li> </ul>	<ul style="list-style-type: none"> <li>Encroachment complies with all criteria in MUHDC (see "Updated SAC")</li> <li>R39 Private open space that complies with all of the following               <ul style="list-style-type: none"> <li>All courtyards have minimum dimensions greater than 2.5m.</li> <li>Courtyards are on the ground floor, associated with dwellings at the ground floor level.</li> <li>45% of total site area is available for planting.</li> </ul> </li> <li>Complies with all R61, open space is:               <ul style="list-style-type: none"> <li>a) located immediately adjacent to units.</li> <li>b) fits minimum area and dimension requirements; spaces have minimum dimensions greater than 6m.</li> <li>c) Appropriately screened.</li> <li>d) adjacent to habitable rooms other than bedrooms.</li> <li>e) Not located on southerly aspects, meets solar access requirements (see shadow diagram)</li> </ul> </li> <li>Units contain multiple areas of private open space to provide for a range of functions, providing a total open space area well in excess of requirements.</li> <li>Town house one has a combined open space of over 110m<sup>2</sup> (including rooftop dining area) – compared to 36m<sup>2</sup> required</li> <li>Town house two has a combined open space of over 80m<sup>2</sup> (including rooftop dining area) – compared to 36m<sup>2</sup> required</li> <li>Town house three has a combined open space of over 300m<sup>2</sup> - compared to 36m<sup>2</sup> required</li> </ul>
<b>Building Height</b>	
<ul style="list-style-type: none"> <li>Building encroaches into building envelope in forward and rear zone on southern side of site.</li> <li>Respondent concerned encroachment is not consistent with Territory plan rules.</li> </ul>	<ul style="list-style-type: none"> <li>Complies with R25 on north and rear boundaries in the rear zone.</li> <li>Encroachment has been reduced in the rear zone</li> <li>Complies with C25               <ul style="list-style-type: none"> <li>A) Respects desired character, development also adheres to requirements of the Inner North Precinct Code.                   <ul style="list-style-type: none"> <li>Façade is articulated and screened by proposed plantings to prevent bulky or imposing form from the streetscape. Character of neighbouring block will not be impacted.</li> </ul> </li> <li>B) Design does not adversely impact solar access on adjoining blocks.                   <ul style="list-style-type: none"> <li>Majority of neighbouring block's open space receives at least 3 hours of sunlight between 9am-3pm on June 22. Solar impacts on the dwelling mostly fall on the roof. 1 Habitable window is impacted; however, it is within the bounds of impacts expected from the solar</li> </ul> </li> </ul> </li> </ul>

## Representation received: DA201833361 Block 4 Section 46 Turner

Issue	Response
	<p>fence allowed in the rule. Encroachment does not increase the adverse impact (see plans: 006 Shadow) Encroachment complies with all criteria in MUHDC (see "Updated SAC")</p>
<b>Shadows</b>	
<ul style="list-style-type: none"> <li>Respondent concerned shadow diagrams do not display their perception of how shadows will fall</li> </ul>	<ul style="list-style-type: none"> <li>Variations to the shadow diagrams suggested by respondent do not impact arguments regarding solar impacts of the proposed development. Habitable window within area shadowed by the solar fence is within the primary building zone, where respondent has not suggested the solar fence is inaccurate.</li> <li>Shadow diagrams demonstrate that encroachment will not overshadow habitable rooms that are not already overshadowed by the existing/ permitted solar fence</li> <li>Encroachment in rear zone will not overshadow significant portion of private open space. Adjustments to rear zone solar fence height as requested by the respondent do not change this.</li> </ul>
<b>Protected Tree</b>	
<ul style="list-style-type: none"> <li>There is a pencil pine near the southern boundary of the lot to the north (B3 S46 Turner, 21 Forbes St). Which is near the boundary of B4 S46</li> <li>Ground works within protection area of protected tree.</li> <li>Protection measures proposed in report provided by Arborist</li> <li>Respondents expressed concern protection measures may be violated by the developer and tree may be removed</li> </ul>	<ul style="list-style-type: none"> <li>Proponent is aware of the tree and has provided a metre setback to protect it. In accordance with the advice of the arborist.</li> <li>An arborist has provided a tree management plan (submitted with the S144). The arborist advised that the proposed excavations can go ahead without impacting the health of the tree if the management plan is followed.</li> <li>Developer has no right to remove tree as it is not on their block. There is no proposal to remove said tree.</li> <li>Developer will comply with recommendations of arborists report</li> </ul>
<b>Driveway Encroachment</b>	
<ul style="list-style-type: none"> <li>Driveway Access to the block to the north (B3 S46 Turner, 21 Forbes St), encroaches across the development site at the northern edge</li> <li>It is the intention of the proponent to remove this driveway to make way for the development</li> </ul>	<ul style="list-style-type: none"> <li>Driveway comprises an illegal encroachment and it is within the rights of the proponent to remove it from the property (within block 4/46)</li> <li>Driveway is not protected by an easement or lease clause that would support a buyer beware argument</li> </ul>

<b>Representation received: DA201833361 Block 4 Section 46 Turner</b>	
<b>Issue</b>	<b>Response</b>
<ul style="list-style-type: none"> <li>• Respondents expressed the view that the lease holder has no right to remove the driveway because "Buyer beware"</li> </ul>	
<b>Driveway Layout</b>	
<ul style="list-style-type: none"> <li>• Respondent concerned driveway layout interferes with services Respondent concerned driveway layout is non-compliant</li> </ul>	<ul style="list-style-type: none"> <li>• Driveway layout has been submitted to utility providers and TCCS and is supported by these entities</li> </ul>
<b>Pedestrian Basement Access</b>	
<ul style="list-style-type: none"> <li>• Respondent concerned basement parking does not have a separate pedestrian access for emergencies</li> </ul>	<ul style="list-style-type: none"> <li>• Separate pedestrian access to the basement is not required</li> <li>• Basement has access via internal stairways for emergencies</li> </ul>

**INITIAL ADMINISTRATION CHECKLIST – S141**

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

**ORIGINAL DA Number:** 201833361

**1. eDevelopment**

- Click on the Development Application – Application Menu.
- Click on 'My Work List' and click on the DA which should have the status of 'Waiting for Sufficiency Check'  
or  
find the DA in eDevelopment and allocate to yourself for processing (before you allocate to yourself note down current DA Officer).
- Add the S141 details to the "2015-2017-Amendments Lodged" Spreadsheet.
- The S141 folder will be automatically created in objective (i.e.S141x subfolder), and DARTS.

**2. Documentation - Task**

a) Can all uploaded documents be opened and are correctly showing in objective?	Yes
b) Are the plans correctly named and been orientated correctly?	Yes
c) Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	N/A

**COMMENTS:**

- Save the 'Initial Admin Checklist' into the S141 subfolder  
(save as: **INITIALCHECKLIST-201XXXXX-S141X-01**)
- Move the documents and plans into the Plans and Supporting Docs subfolders
- Send the Sufficiency email with a reference for the 'Application Lodged' folder, to the Assessment Officer and save the email into the 'Assessment' folder.  
(save as: **'YYYYMMDD-SUFFICIENCY CHECK FOR DA201XXXXX-S141X-B/S/SUBURB-01'**)
- Update the 2015-2017-Amendments Lodged Spreadsheet with task completed.

<b>Processed by:</b> JENNA	<b>DATE:</b> 29.11.2018
----------------------------	-------------------------

---

**From:** Vetsavong, Phab  
**Sent:** Wednesday, 12 December 2018 8:58 AM  
**To:** EPSD DACoordinator  
**Subject:** RE: Allocated back to Stage 5-201833361-Further Information Reque-S141C-01 [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Trent

Thanks

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

**From:** EPSD DACoordinator  
**Sent:** Tuesday, 11 December 2018 12:19 PM  
**To:** Vetsavong, Phab <Phab.Vetsavong@act.gov.au>  
**Subject:** RE: Allocated back to Stage 5-201833361-Further Information Reque-S141C-01 [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Phab,

S141C is not outstanding, there are documents in the DA folder relating to it. I have reallocated it to stage 3.

Trent

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

**From:** Vetsavong, Phab  
**Sent:** Tuesday, 11 December 2018 9:34 AM  
**To:** EPSD DACoordinator <DAcoordinator@act.gov.au>  
**Cc:** Pini, Hayden <Hayden.Pini@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>  
**Subject:** Allocated back to Stage 5-201833361-Further Information Reque-S141C-01 [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Trent

There is an outstanding S141C further information request. I have allocated this DA back to Stage 5 until the applicant has lodged a response.

Regards

---

Phab Vetsavong | Senior Officer  
Merit Assessment-Commercial/Industrial/Mixed Use developments Phone 02 6207 4588 Planning Delivery |  
Environment, Planning and Sustainable Development Directorate | ACT Government Dame Pattie Menzies House,  
Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

**From:** Pini, Hayden  
**Sent:** Monday, 7 January 2019 2:08 PM  
**To:** Davies, Richard  
**Subject:** DA-201833361 [SEC=UNCLASSIFIED]  
**Attachments:** Notice of Decision - Merit Track DA.OBR

Hi Richard,

Please see attached decision for DA-201833361.

As discussed, there is an on-going issue regarding a boundary encroachment. The driveway of adjoining block 3 encroaches into the subject block which can be identified on the demolition plan submitted with the S144B documentation. A condition has been included in Part A regarding the encroachment, which George has cleared.

Please let me know if you have any questions.

Kind regards,

**Hayden Pini** | Assessment Officer

Development Assessment

Phone: **02 6207 8728** | [Hayden.Pini@act.gov.au](mailto:Hayden.Pini@act.gov.au)

**Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government**



Block/s:	4	DA number:	201833361
Section:	46	Date lodged:	23-Mar-18
Suburb:	TURNER	Due date:	16-Nov-18
Zone/s:	RZ4 Medium Density	Unit Number (if applicable)	
Proposal:	Construction of 4 two storey dwellings, basement car parking, landscaping and associated works and demolition of encroaching driveway		
Proposed Use:	Multi-unit development		

STAGE 1 – PRE-ASSESSMENT APPRAISAL

Did the proposal have a <b>pre application</b> meeting: <i>if yes, read the notes &amp; summarise below</i>	Yes (LRP, MPRG, DRP, EPSDD pre app) No
Was the proposal subject to a Design Review Panel meeting?	Yes, minutes have been saved in objective file No
Was Pre DA Community Consultation Undertaken?	Yes / No
Is the <b>notification</b> wording appropriate:	Yes / No – if no, details of how this was rectified
Have all <b>Entities</b> been referred to?	Yes / No – if no, details of how this was rectified
NOD outline saved into Objective	Yes / No - XXXX will be responsible for generation
Has a conflict of interest been declared?	Yes / No
Has an ESO been submitted as part of this project?	Yes / No

Notes for the assessment officers / Key issues identified:

- [Click here to enter text.](#)

OUTCOME

Choose an item.

Assessment officer:	Name	Date
---------------------	------	------

## STAGE 2 – ASSESSMENT

Proposed Use	Is the proposed use allowable in the applicable zone/s?  Yes
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Does the proposal trigger referral to the MPRG at this phase:  <ul style="list-style-type: none"> <li>➤ Assessment Policy clarification</li> <li>➤ Managers direction</li> <li>➤ Impact Track DA</li> <li>➤ EDP</li> <li>➤ GFA &gt;10,000m<sup>2</sup></li> <li>➤ &gt;25m height</li> <li>➤ 3 or more stories &amp; 50+ dwellings</li> <li>➤ 25% or greater car parking departure</li> <li>➤ Referred from LRP or other</li> </ul>	MPRG: No
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Territory Plan assessment		
Codes of the Territory Plan considered include:	<ul style="list-style-type: none"> <li>• TURNER Precinct Map &amp; Code</li> <li>• Inner North Precinct Code</li> <li>• Multi-Unit Housing Development Code</li> <li>• Residential Zones Development Code</li> <li>• Parking &amp; Vehicular Access General Code</li> <li>• Crime Prevention Through Environmental Design General Code</li> <li>• Access &amp; Mobility General Code</li> </ul>	
Does the application meet all relevant mandatory rules:	Yes / no – if no, discuss what further action to take with team leader	
<b>The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion.</b> <i>Note: Further issues may have been identified in a plan based assessment that have not necessarily been included in this or is of a significance that did not warrant particular discussion.</i>		
Code	Rule / Criteria	Assessment/Discussion
INNPC	R7	In the amended proposal the waste enclosure relocate behind the building line.
	R8 & C8	Rear setback increased to more than 7m in the revised drawings
	R13	One unit has been removed, basement area reduced and the driveway re-aligned in the amended proposal. The proposal meets site coverage requirements of 30%.
MUHDC	R8	Plot ratio less than 80%, complies
	R26 & C26	Reduction of one unit reduce the building envelope encroachment at the rear zone. The applicant provided justification of the encroachment in the revised SARC doc. It is considered that the proposal complies with criteria. Shadow diagram provided showing that the adjoining block will receive 3 hours of solar access.
	R30 & C30	The amendment proposal reduce 1 unit and modified internal layout of townhouse 3 to make it 5 bedrooms dwelling. The windows facing to the south are changed to obscured windows and to north side vertical screening proposed to the living (void area) and bed room windows.
	C40	More plants area introduced in the revised Landscape Plan. But plants details are not shown. <b>A condition is required.</b> Details of the retaining wall is required
	R42 & C42	<b>Courtyard wall detail is required</b>
	C43	Water tank shown on revised floor plan. Mechanical services and cloths lines not indicated on plans.
	R72 & C72	The amendment application S144 referred to TCCS
	R73 & C73	Planting details required along driveway
		The demolition plan submitted with S144 application confirmed that part of the driveway of the adjoining block 3 proposed to be removed. A further notification is required and a request for further notification sent to the relevant stage.

		A condition about the work on the adjoining block is added in the NOD. Further discussion may be required with Rumana and George.
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Further assessment documents, if any, can be found in the assessment file in Objective. Yes  
Assessment against INPC and MUHDC, several plans in the assessment folder

Is the proposal consistent with the relevant zone objectives: (s.120(a))	The proposal is consistent with all zone objectives.
Is the proposal considered suitable for the land on which it is to take place: (s.120(b))	Yes – Based on relevant legislation and the Territory Plan assessment, the proposal is considered suitable for the land
Is an environmental significance opinion in force & relevant: (s.120(c))	No known ESO applies
What is the probable impact of the proposed development (including nature, extent and significance of probable environmental impacts): (s.120(g))	No impacts identified to require amendment or refusal of the proposed development
Is a <b>public land</b> management plan is in force over the land, (s.120(f))	No

Was a site inspection undertaken in the assessment stage:	No
Have any issues been identified that would result in a refusal:	No
Conditions required from initial review of application or Territory Plan assessment:	Conditions have been added to draft NoD

### Completion

- A Stage 2 has been completed. The application is suitable for advancement (to the next assessment Stage). Any recommended conditions and/or advisory notes have been added to the draft Notice.

An email been sent to the DA Coordinator to advance DA to the next stage – Yes

If yes: DATE – 26/9/18

Assessment officer:	Jesmin Abdullah	26/9/18
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Entity referral sent on 24 September – S144 application

## STAGE 3 – INFORMATION COLLECTION (ENTITIES – including EPSDD DA Leasing)

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

Entity	Did the entity support the application? Eg Yes, with conditions OR No – additional info req'd	Assessment comments / Conditions required
The Conservator of Flora & Fauna	Yes-with conditions	3/05/2018. Conditions have been included in the NOD. <ul style="list-style-type: none"> <li>• There are no regulated trees within the lease.</li> <li>• There are no regulated trees in adjoining leases to the south and western boundaries, however there appears to be two trees (<b>Possibly Regulated</b>) within the adjoining lease to the north.</li> <li>• <b>Please note:</b> it is unlikely that any tree on an adjoining lease will be affected by the proposed works, however it is the responsibility of the proponents to ensure neighbours trees are not damaged, destroyed or destabilised by works being conducted within their lease. It is suggested that the impact on trees located in the adjoining lease to the north are examined and protective measures included in the documentation.</li> </ul>
Evo Energy - Electricity	Yes-conditional compliance	9/04/2018. Standard entity condition has been included in the NOD.
Jemena - Gas	Yes-conditional compliance	3/04/2018. Standard entity condition has been included in the NOD.
ICON Water	NO-failed to comply.	9/04/2018. Further information required.
TCCS	No	23/04/2018. Further information required.  The TCCS issues dated 23/04/2018 were not raised by the DA officer in the S141 further information request.
CRA (City Renewal)	yes	17/04/2018.
EPA (Environment Protection)	Yes-with conditions and advice	12/04/2018. Conditions and advice have been included in the NOD.
<b>S141/S144: additional Entity advice:</b>		
Evo Energy – Electricity (S144B)	Comments were not provided.	
Jemena gas (S144B)	Yes-conditional compliance	26/09/2018. Standard entity condition has been included in the NOD.
Icon Water (S144B)	No	27/09/2018. Further information required.  <b>Design Acceptance for External Services and Off Site Works must be in principle design</b>

		approved by Icon Water Hydraulic Assets. Phone Icon Water Asset Acceptance on ph: 02 6248 3111. This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers. Details of Icon Waters sewer and/or water networks need to be shown on the plan/s
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## LRP/MPRG

Does any Entity advice received trigger referral to either the LRP or MPRG:	No
	if yes, which Entity
	If yes;  An email has been sent to the DA Coordinator to book the DA in for MPRG/ LRP – Yes/No Date Sent:

## Additional information requests:

Is further information required at this phase: (s.141 or s.144)	Yes - Enter details here of what is required (wording to be sufficient to be copied into edevelopment & an additional info request) Itemise each issue per box	Summarise response to issue raised here Officer to identify themselves and date assessed.
TCCS (23/04/2018)	<p><b>VERGE CROSSING/INTERNAL DRIVEWAY AREA</b></p> <ol style="list-style-type: none"> <li><b>The Sellicks drawings and the Thursday Architects drawings do not match each other in relation to the layout and dimensions of the 6m long internal driveway and the proposed verge crossing layout and dimensions. Revised drawings matching each other are required.</b></li> <li><b>The revised drawings need to ensure that the waste enclosure screening does not obstruct vehicle sight lines.</b></li> <li><b>Revised vehicle turning path drawings are required to demonstrate that adequate queuing area is provided within the internal driveway to enable vehicles exiting and entering to pass each other. The entry/exiting into basement vehicle turning path drawing shows the vehicles colliding as they enter and exit along the internal driveway. Vehicle movement needs to be contained within the internal driveway and verge crossing.</b></li> <li><b>Revised vehicle turning path drawings are required to show unobstructed vehicle turning paths. Currently the development shows a section of wall which would obstruct access for the basement car park for Residence 1 and Residence 2.</b></li> </ol> <p><b>WASTE</b></p> <ol style="list-style-type: none"> <li><b>Residence 1 and Residence 2 relies on using the public footpath for pedestrian access from the residences front entrance door to the bin storage</b></li> </ol>	<p>11/12/2018 (Phab) Still waiting for the applicant to provide a response to the S141C further information request.</p> <p>TCCS replaced their original comments regarding the S144B submission which confirms that the amended proposal can be supported with conditions.</p> <p>Hayden 19/12/2018</p>

	<p>area, which creates an unsafe facility. TCCS recommends that bins for Residence 1 and Residence 2 are stored in the screened private open space areas. A revised Waste Management Plan is required.</p> <p>6. The Sellicks and Thursday Architects drawings are required to match and are to show the unobstructed vehicle sightline triangle.</p>	
Icon Water (9/04/2018 & 27/09/2018)	<p>Design Acceptance for External Services and Off Site Works must be in principle design approved by Icon Water Hydraulic Assets. Phone Icon Water Asset Acceptance on ph: 02 6248 3111. This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers. Details of Icon Waters sewer and/or water networks need to be shown on the plan/s</p>	<p>11/12/2018 (Phab) Still waiting for the applicant to provide a response to the S141C further information request.</p> <p>A statement of compliance from Icon Water was provided by the applicant in response to the S141C further information request.</p> <p>Hayden 19/12/2018</p>

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

**Final**

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

A Stage 3 has been completed with the following issues noted...		
<ul style="list-style-type: none"> <li>Conditions as recommended by Entities entered into draft NoD</li> </ul>		
Assessment officer:	Name: Hayden Pini	Date: 19/12/2018

## STAGE 4 – ISSUES CONSIDERATION (REPRESENTATIONS)

3 representations were made for the original proposal and 5 for the S144 amendments, in respect of the application under section 156 of the *Planning and Development Act 2007*. All representations have been read and considered, and a summary of key concerns / issues can be found below:

Area of concern / issue	Assessing officer response
Boundary encroachment	Response provided in the decision
Rear setback encroachment	Response provided in the decision
Site coverage in the rear zone	Response provided in the decision
Regulated tree on neighbouring block	Response provided in the decision
Solar building envelope encroachment	Response provided in the decision
External services	Response provided in the decision
Internal driveway	Response provided in the decision
WSUD	Response provided in the decision
Overlooking	Response provided in the decision
Visitor parking	Response provided in the decision

Do any issues raised in representations require a further information request: (s.141 or 144)	No	Date request sent in edevelopment
Do any issues raised in representations mean the application must be refused:	No	
Response required from assessment of representations :	A response to the representation issues has been included in the draft NoD	
Have representations made on this application been considered in the assessment of this proposal: (s.120(d))	Yes, see assessment above.	
Do any representations trigger a referral to MPRG or LRP?	No	
Was a site inspection undertaken in this stage:	No	

Has the draft NoD been updated: <ul style="list-style-type: none"> <li>When the DA takes effect</li> <li>When appeal period starts</li> </ul> In response to representations (whether received or not)	Yes
Do third party appeal rights apply?	Yes

**Completion**

Stage 4 has been completed with no issues identified.

A Stage 4 has been completed with the following issues noted:

- Issues raised by representations have been addressed in the draft NoD.

Assessment officer:	Name: Hayden Pini	Date: 02/01/2019
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STAGE 5 – RELEVANT CONSIDERATIONS (MPRG/LRP)

Are there any Stage 1-4 reasons for referral to LRP, MPRG, Other?	No - Delete all cells below in this stage other than sign off
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Stage 5 assessment officer:	Name: Hayden Pini	Date: 19/12/2018
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# NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*

I, Richard Davies, delegate of the planning and land authority, pursuant to section 162 of the *Planning and Development Act 2007*, hereby **approve subject to conditions**, the proposal for demolition of the encroaching driveway and construction of 3 new two storey dwellings, basement car parking, landscaping and associated works, at Block 4 Section 46 Turner, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.


DA Number: 201833361  
Block: 4  
Section: 46  
Suburb: Turner  
Address: 19 Forbes Street  
Application lodged: 23 March 2018  
Assessment track: Merit

This decision contains the following information:

- Part A – conditions of approval
- Part B – reasons for the Decision
- Part C – entity advice
- Attachment 1 – administration information

*A copy of the development application and this approval may be inspected at the planning and land authority's office from 8.30 am to 4.30 pm, Monday to Friday at 16 Challis Street, Dickson, ACT 2602*

Contact:  
Development Assessment  
Coordinator  
Email:  
DAenquiries@act.gov.au  
Phone: 6205 2888

  
**Richard Davies**  
Delegate of the planning and land authority  
7 January 2019

## NOTICE OF DECISION

DA 201833361

### PART A – CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of the approval require attention before work commences or before approved drawings will be released.

#### 1. FURTHER INFORMATION

Within 28 days from the date of this decision, or within such further time as may be approved in writing by the planning and land authority, the applicant shall lodge with the planning and land authority for approval:

- a) revised site plan, landscape plan and architectural drawings, based on the relevant drawings submitted as part of the application, showing:
  - i) Detailed Landscape plan that includes the size and species of proposed plants, including those plants proposed along the driveway;
  - ii) Detail of the proposed retaining wall; and
  - iii) A courtyard wall detail indicating the height, length, and material of the courtyard walls of units 1 & 2.

#### 2. BOUNDARY ENCROACHMENT

Work within the boundary encroachment on the north eastern corner of Block 4 Section 46 Turner, as identified on drawing 0301 – revision 'G', must not commence until the driveway of Block 3 Section 46 Turner has been relocated and completed so that it is sited wholly within the property boundaries of Block 3 Section 46 Turner.

*Note: Prior approval for any verge works is required from Transport Canberra and City Services before relocating the driveway.*

#### 3. ENVIRONMENT PROTECTION

All works shall be carried out in accordance with *Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011*.

#### 4. ENVIRONMENT PROTECTION AUTHORITY (EPA)

Construction and development works must be carried out in accordance with *"Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011"*, available at [www.environment.act.gov.au](http://www.environment.act.gov.au) or by calling 132281.

Notes:

- a) Noise from equipment which may be installed or used at the site, including air conditioning units, must comply with the noise standard at the block boundary at all times as per the Environment Protection Regulation 2005. Please consider the type and location of noise generating equipment prior to installation. Assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone Standard as per the Environment Protection Regulation, 2005.
- b) All external lights must comply with Australian Standards AS4282 Control of the obtrusive effects of outdoor lighting.

## NOTICE OF DECISION

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- c) All rain water that enters the site and pools in excavations during a rain storm event would be considered as a sediment control pond, and must meet the following condition:
- No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

### 5. CONSERVATOR

The development must ensure the neighbours trees to the North of the subject block are not damaged, destroyed or destabilised by works being conducted within the subject block. The impact on trees located in the adjoining lease to the north are to be examined and protective measures must be undertaken.

### 6. TRANSPORT CANBERRA AND CITY SERVICES

#### Verge crossing

- a) The existing verge crossing must be removed and the new verge crossing must be constructed in accordance with TCCS Design Standards.
- b) The levels on the verge are not to be altered as a result of the newly constructed verge crossing.
- c) The (domestic) verge crossings must be inspected at the formwork stage by an officer of Development Review and Coordination - TCCS. This verge crossings inspection can be organised by completing a smart form available on the TCCS website.
- d) Any infrastructure assets such as fire hydrant, street lighting, mini-pillars, signage etc. must be a minimum of 1.5m away from the closest edge of the verge crossing.
- e) In the case of stormwater sumps this minimum distance can be reduced to 1.2m.

#### Verge and street trees

- f) A Landscape Management and Protection Plan (LMPP) including a Dilapidation Report for all Government assets adjacent to the site must be submitted to Asset Acceptance prior to the commencement of any construction and on the completion of works.
- g) No Street trees to be removed from the verge.

#### Pedestrian network

- h) The pedestrian footpaths must take precedence over the verge crossing and be constructed in accordance with TCCS requirements.
- i) All verge protective fencing must be placed in a way so that the verge is protected but access to the pedestrian network is provided at all times.
- j) Adequate clearance must be provided for pedestrian walkway / footpath in accordance with the TCCS Standard Drawing 04: Verge Design.

#### Stormwater

- k) Only one stormwater tie must be used for all dwellings.

## NOTICE OF DECISION

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- l) The 2500mm wide and high access corridor to the stormwater easement is being provided along the driveway to the rear of the block.

### Waste

- m) The waste can be collected along the kerb in accordance with TCCS requirements.

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

*A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, TCCS. 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, Traffic Management & Safety. 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 (LMPP)*

*LMPP approval from the Senior Manager, Development Review and Coordination, TCCS. 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 (LMPP) approved by the Senior Manager, Development Review and Coordination, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.*

#### *Use of Verges or other Unleased Territory Land*

*In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and Territory Services, TCCS.*

#### *Repair of Damage to Public Assets*

*The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify TCCS of any existing damage to public facilities.*

#### *Notice of Commencement of Construction*

*Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Development Review and Coordination, TCCS 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 LMPP and the programmed implementation of TTM.*

## NOTICE OF DECISION

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### 7. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must comply with all of the conditions imposed by each of the relevant entities as stated in each of their advice.

### **PART B – REASONS FOR THE DECISION**

The application was approved because it was found to meet the relevant rules and criteria of the Territory Plan and section 120 of the *Planning and Development Act 2007*.

The following evidence formed part of the assessment of this application:

Development Application:	201833361
Territory Plan Zones:	RZ4 – Medium Density Residential
Development Codes:	Residential Zones Development Code and the Multi-Unit Housing Development Code
Precinct Code:	Turner Precinct Map and Code
Crown Lease:	Volume: 2061 and Folio: 16
Legislative requirements:	Sections 119 and 120 of the <i>Planning and Development Act 2007</i> Conservator of Flora and Fauna, Environment Protection Authority, Transport Canberra and City Services, Evoenergy, Jemena Gas,
Entity advice:	Icon Water and the City Renewal Authority (addressed in Part C of this Decision)

### **PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE**

#### **PUBLIC NOTIFICATION**

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 4 April 2018 to 26 April 2018. 3 written representations were received during public notification period.

The application was re-notified from 25 October 2018 to 14 November 2018 after amendments to the proposal were submitted under section 144 (S144) of the *Planning and Development Act 2007*. 5 written representations were received during the re-notification period.

The main issues raised were as follows. Comments are provided as appropriate.

a) Boundary Encroachment

A condition is included in Part A of this decision to address concerns regarding the boundary encroachment on the north eastern corner Block 4 Section 46 Turner.

b) Rear setback encroachments

Response: The revised documentation and plans submitted under S144 demonstrates that the rear setback has been revised to comply with rule 8 of the Inner North Precinct Code.

c) Site coverage in the rear zone

Response: One unit has been removed, basement area reduced, and the driveway re-aligned in the amended documentation and plans submitted under S144. The proposal meets site coverage requirements of 30% specified under rule 13 of the Inner North Precinct Code.

## NOTICE OF DECISION

DA 201833361

d) Protection measures for regulated tree on neighbouring block, 3/46 Turner

Response: The development application was referred to the Conservator of Flora and Fauna (the Conservator) for comment. The Conservator supported the proposal with conditions, specifying that *"it is unlikely that any tree on an adjoining lease will be affected by the proposed works, however it is the responsibility of the proponents to ensure neighbours trees are not damaged, destroyed or destabilised by works being conducted within their lease. It is suggested that the impact on trees located in the adjoining lease to the north are examined and protective measures included in the documentation."*

A condition has been included in Part A (5) of this decision in accordance with the Conservators advice.

e) Encroachments into the solar building envelope and overshadowing

Response: The reduction of one unit from the proposal reduces the building envelope encroachment at the rear zone. The applicant provided adequate justification of the encroachment in the revised Statement against Relevant Criteria. It is considered that the proposal complies with the applicable criteria. The Shadow diagram provided indicates that the adjoining block will receive a minimum 3 hours of solar access.

f) Screening measures for external services

Response: The location and design of the proposed waste enclosure has been revised as part of the S144 submission. Mobile garbage bins are now located within, or in close proximity to, each unit. Bins are considered adequately screened from public view and minimise possibilities of entrapment.

g) Internal driveway design and setbacks

Response: Plans submitted under S144 have been revised to demonstrate that the internal driveway is setback 1 meter from the southern boundary.

h) Water Sensitive Urban Design

Response: The Water Sensitive Design (WSUD) report and plans submitted as part of the S144 submission have been revised to include the pool and indicate the location of the water tank. The WSUD report complies with the applicable Territory Plan provisions.

i) Overlooking:

Response: The plans submitted under S144 indicates that a 1.7 meter privacy screen has been added to rooftop spaces of townhouse 1 and 2, so they can no longer overlook private open space.

j) Visitor parking:

Response: A reduction in the number of units from 4 to 3 townhouse removes the requirement for visitor parking in accordance with the Parking and Vehicle Access General Code regarding attached houses in residential zones.

## NOTICE OF DECISION

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### ENTITY ADVICE

Pursuant to Division 7.3.3 of the *Planning and Development Act*, the application was referred to the below entities. Where an entity requested conditions to be imposed on this development, those conditions have been incorporated into Part A of this Decision. A summary of entity comments can be found below.

1. Conservator of Flora and Fauna  
Conservator supported the proposed development with conditions. Refer to conditions in Part A.
2. Environment Protection Authority (EPA).  
The EPA supported the proposed development with conditions. Refer to conditions in Part A.
3. Transport Canberra and City Services (TCCS).  
TCCS supported the proposed development with conditions. Refer to conditions in Part A.
4. Evoenergy  
Evoenergy supported the proposed development with conditions. A statement of compliance, which includes Evoenergy conditions, is attached to this decision (**Attachment A**).
5. Jemena Gas  
Jemena gas supported the proposed development with conditions. A statement of compliance, which includes Jemena Gas conditions, is attached to this decision (**Attachment B**).
6. Icon Water.  
Icon Water supported the proposed development with conditions. A statement of compliance, which includes Icon Water conditions, is attached to this decision (**Attachment C**).
7. City Renewal Authority  
City Renewal Authority supported the proposed development.

## NOTICE OF DECISION

DA 201833361

### Translation and interpretation services

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week by calling 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية، إتصل برقم الهاتف:
CHINESE	如果你需要传译员的帮助，请打电话:
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

### **TRANSLATING AND INTERPRETING SERVICE**

# **131 450**

Canberra and District - 24 hours a day, seven days a week

**From:** Pini, Hayden  
**Sent:** Monday, 7 January 2019 3:27 PM  
**To:** 'purdons@purdon.com.au'  
**Subject:** DA-201833361 [SEC=UNCLASSIFIED]  
**Attachments:** DA-201833361 - Notice of Decision.pdf

Good Afternoon,

Please see attached an advanced copy of the Notice of Decision for DA-201833361 – Turner Section 46, Block 4.

The formal decision will be dispatched by our Customer Services Team in due course.

Please be mindful that it could take a number of days for the formal decision to reach any representors.

Kind regards,

**Hayden Pini** | Assessment Officer

Development Assessment

Phone: **02 6207 8728** | [Hayden.Pini@act.gov.au](mailto:Hayden.Pini@act.gov.au)

**Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government**