

URen, Rachel

From: AC, EPD Customer Services
Sent: Wednesday, 9 September 2020 8:53 AM
To: [REDACTED]
Subject: EXEMPTION DECLARATION AND APPROVED PLANS - 5-6-HUGHES
Attachments: EXEMPTION-DECLARATION-5-6-HUGHES-APPLICATION-01.pdf; EXEMPTION-DECLARATION-5-6-HUGHES-PLANS-01.pdf; EXEMPTION DECLARATION-S006-B0005-HUGHES-ASSESSMENT CHECKLIST.pdf

Good morning,

Please see attached Exemption Declaration Application & Approved Plans.

For further information please contact the DA Gateway Team on 6205 2888 or email exemptdec@act.gov.au.

Regards,

Emily | Customer Coordination

Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

16 Challis St, Dickson | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR

**ASSESSMENT OF PROPOSAL
DETERMINATION UNDER SECTION 1.100A OF THE
PLANNING AND DEVELOPMENT REGULATION 2008**

Description of extended distance:

Rule 12 - Side boundary setback departure of a maximum 1310mm for a length of 2980mm

Assessment:

PASS

FAIL

Is the non-compliance minor?

Yes

No

Will building the dwelling other than in accordance with the relevant rules:

- Adversely affect someone other than the applicant?

No

Yes

- Increase the environmental impact of the dwelling more than minimally?

No

Yes

Plans provided adequately identify departures?

Yes

No

Comments:

Considered to be minor in context

Plans stamped:

Approved

Refused

Delegate of

Environment, Planning and Sustainable Development Directorate: Matt Davis 04/09/2020

Exempt Declaration Form 1N - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

28 Aug 2020 3:52:19 PM

Reference code

Environment, Planning and Sustainable
Development Directorate

GPO Box 158
Canberra City ACT 2601

Telephone: (02) 6207 1923

Lease/site details

Suburb/District *

HUGHES

Section *

6

Block *

5

If you require help with suburb/district, section or block details, visit [ACTMAPI](#).

Address line 1 *

46 Birdwood Street

Address line 2

Suburb *

HUGHES

State

ACT

Postcode *

2605

Applicant/certifier details

Is the applicant a *

Company

Individual

Contact details

Ti

Please enter at least one phone number: *

Home phone number

Work phone number

Mobile number

Email address *

Decision and Plans - Your decision and plans will be returned via email. Please ensure your email address provided is correct.

Lessee (Property owners) details

All lessees must be included in this form and **must** sign the Letter of Authority authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination.

Item Number 1

Same as applicant

Lessee

Is this lessee a *

Company

Individual

Contact details

Title Given name * Family name *

Please enter at least one phone number: *

Home phone number

Work phone number

Mobile number

Email address *

Item Number 2

Lessee

Is this lessee a *

Company

Individual

Contact details

Title	Given name *	Family name *
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please enter at least one phone number: *

Home phone number	Work phone number	Mobile number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address *

Please attach a letter of authority signed by all lessee's. *

File: .pdf

Rule departure/s

This application seeks approval for the following minor departure/s from the Single Residential Housing Development Code.

Item Number 1

Rule number *

Description of departure *

Proposed upper floor deck encroaches side setback in RZ.
Existing NW corner of residence has 4670mm setback. We are aligning the side of the new deck with the residence.
The balcony encroaches 1310mm and reduces to the western edge to 975mm. Length 2300mm as noted on the attached plans.
Entire side and part of the western deck will have full height rendered brickwork wall to completely screen the new structure. The proposed pizza oven is located in this part of the deck

Relevant plans and supporting documentation that clearly identify the rule departure/s must be uploaded as a single PDF. *

File: .pdf

Is the work detailed in this application currently under construction? *

Yes No

Is this application for an existing structure? *

Yes No

Is the application being considered subject to a current Building Approval? *

Yes No

Is the application subject to a completed Building Approval? *

Yes No

Is this application currently subject to compliance action? *

Yes No

Applicant declaration

I, 

- declare that all the information given on this form and its attachments is true and complete. ***
 - declare that the attached plans clearly show the departure (for example, through using colour), and any other relevant information. ***
 - I understand an assessment is only conducted once an application is lodged, and incorrect documentation may result in a refusal. ***
-



**LETTER OF AUTHORISATION
FOR APPLICANTS TO OBTAIN PERMISSION FROM
LESSEE/S TO LODGE AN APPLICATION WITH THE
ACT GOVERNMENT ON THEIR BEHALF**

LEASE/SITE DETAILS (Please Print)

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

Block	5	Section	6	Suburb	HUGHES
Unit No.		Street Address	46 BIRDWOOD STREET HUGHES		

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

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

Print Name

Print Name

Date

30/7/2020

Date

30/7/2020

Please tick the applicable box below

This authorisation relates to:

- Certificate of Compliance Extension of Time Exempt Declaration Application
 Other _____

APPLICANT DECLARATION

- I/we declare that all information given on this form and its attachment is true and correct.
If signing on behalf of an organisation:
- I/we the undersigned declare I/we have the appropriate delegation or authority to sign on behalf of the organisation.

Applicant Name

Organisation Name

Signature

Date

30/7/2020

Privacy Notice

The personal information on this form is provided to Access Canberra (AC) and Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected AC or EPD cannot process your application. The *Planning and Development Act 2007* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Icon Water, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. Personal information may be used or disclosed in accordance with the Information Privacy Act 2014. For details on the collection of personal information in this form please refer to the [Access Canberra Information Collection Notice](#). If you have questions about how your information will be handled please see the [Access Canberra Privacy Policy](#). The EPD Information Privacy Policy can be found at www.planning.act.gov.au

Contact Information:

Online
www.act.gov.au/accessCBR
www.planning.act.gov.au

Phone
(02) 62071923
TTY (02) 62072622

In Person
Building Services Shopfront – Mitchell
Environment, Planning and Land Shopfront - Dickson
For opening hours and location details please visit
www.act.gov.au/accessCBR or call Access Canberra 13 22 81.

ADMIN CHECK LIST - EXEMPTION DECLARATION – FORM 1N

Block: 5 Section: 6 Suburb: HUGHES

Are the Lessee/s details correct (Use Tarquin) NO YES

- If the LDA is the land custodian, an authorisation letter must be provided, made attention to the applicant and give authority to lodge an Exemption Declaration Application

- Use PALM to perform the below checks:

Does the block and section match the street address? NO YES

Is it Heritage? (If yes, a letter from heritage is required, except Moncrieff/Throsby/Taylor/Lawson) NO YES

Is there Compliance action? (If yes add comment to the 'Ready for Assessment' email) NO YES

Save e-mail to objective under Development Application B/S/S Exemption Declaration YES

Comments:

Check Completed by: Jason

Date Processed: 31/08/2020

Fee Advice Sent by: Jason

Date Sent: 31/08/2020

PAYMENT

Receipt Attached:

Date Sent to Assessing Officer: 01/09/2020

Payment Method: smartform

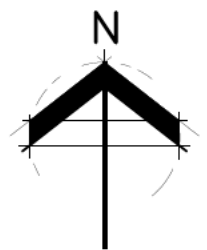
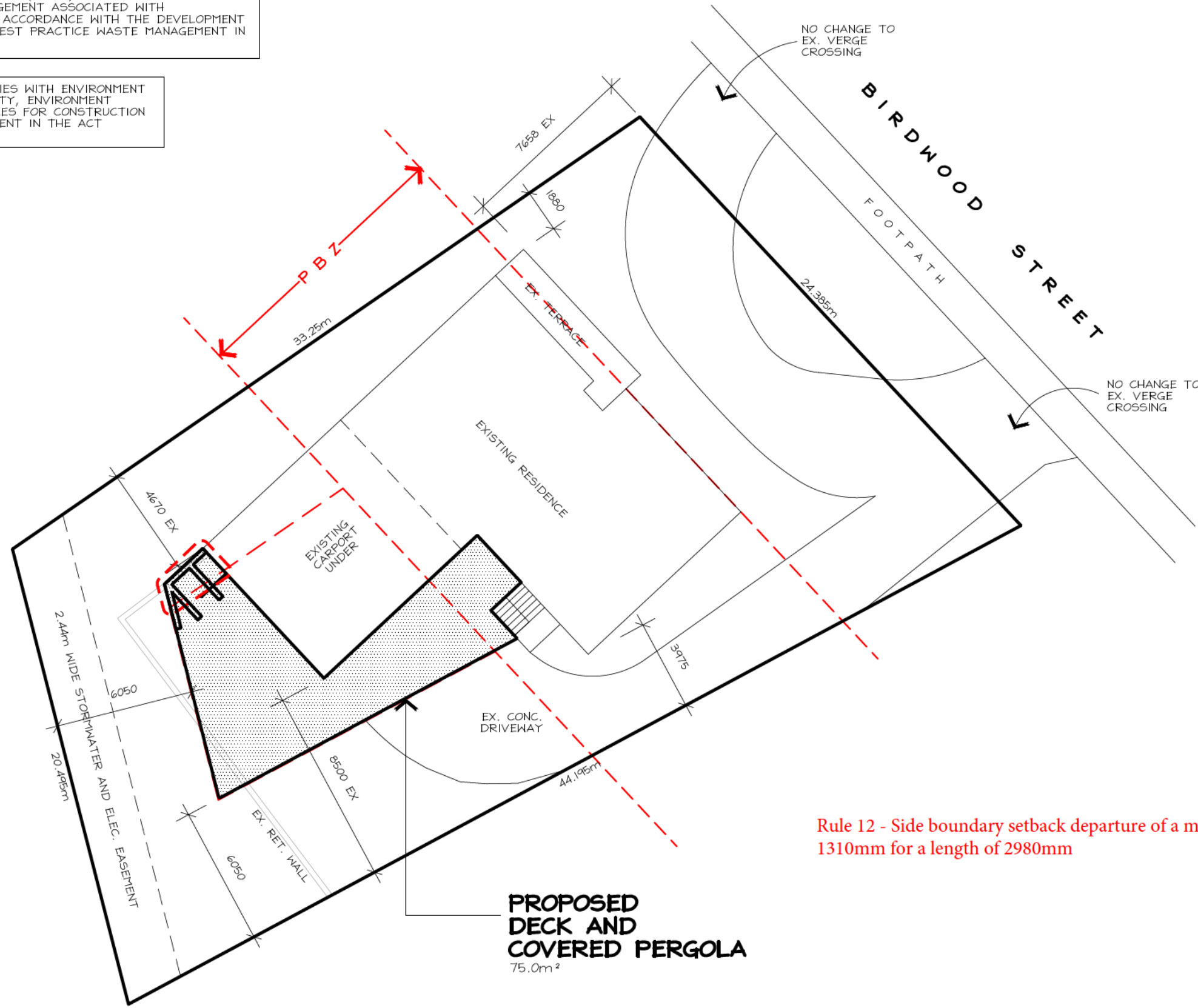
Date Due (10 working days): 14/09/2020

ENSURE THAT THE DEVELOPMENT COMPLIES WITH TERRITORY AND MUNICIPAL SERVICES (TAMS) STATING THAT WASTE FACILITIES AND MANAGEMENT ASSOCIATED WITH DEVELOPMENT ARE IN ACCORDANCE WITH THE DEVELOPMENT CONTROL CODE FOR BEST PRACTICE WASTE MANAGEMENT IN THE ACT 1999

DEVELOPMENT COMPLIES WITH ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT AUGUST 2007

VERGE

INSTALL 1.8m SUPPORTED AROUND VERGES RETAINED WITH DRAWINGS.
 FENCING TO SITE WORK / CONSTRUCTION RESTORATION THROUGHOUT APPROVED 5
 ENSURE THAT GROUND COVER OR SERVICES WORKS OR 5 DURING THE NO CARPARK PERMITTED (NO SITE AMENITIES ON VERGES
 NO CONSTRUCTION ON VERGES (RETAINED WITH



SITE PLAN

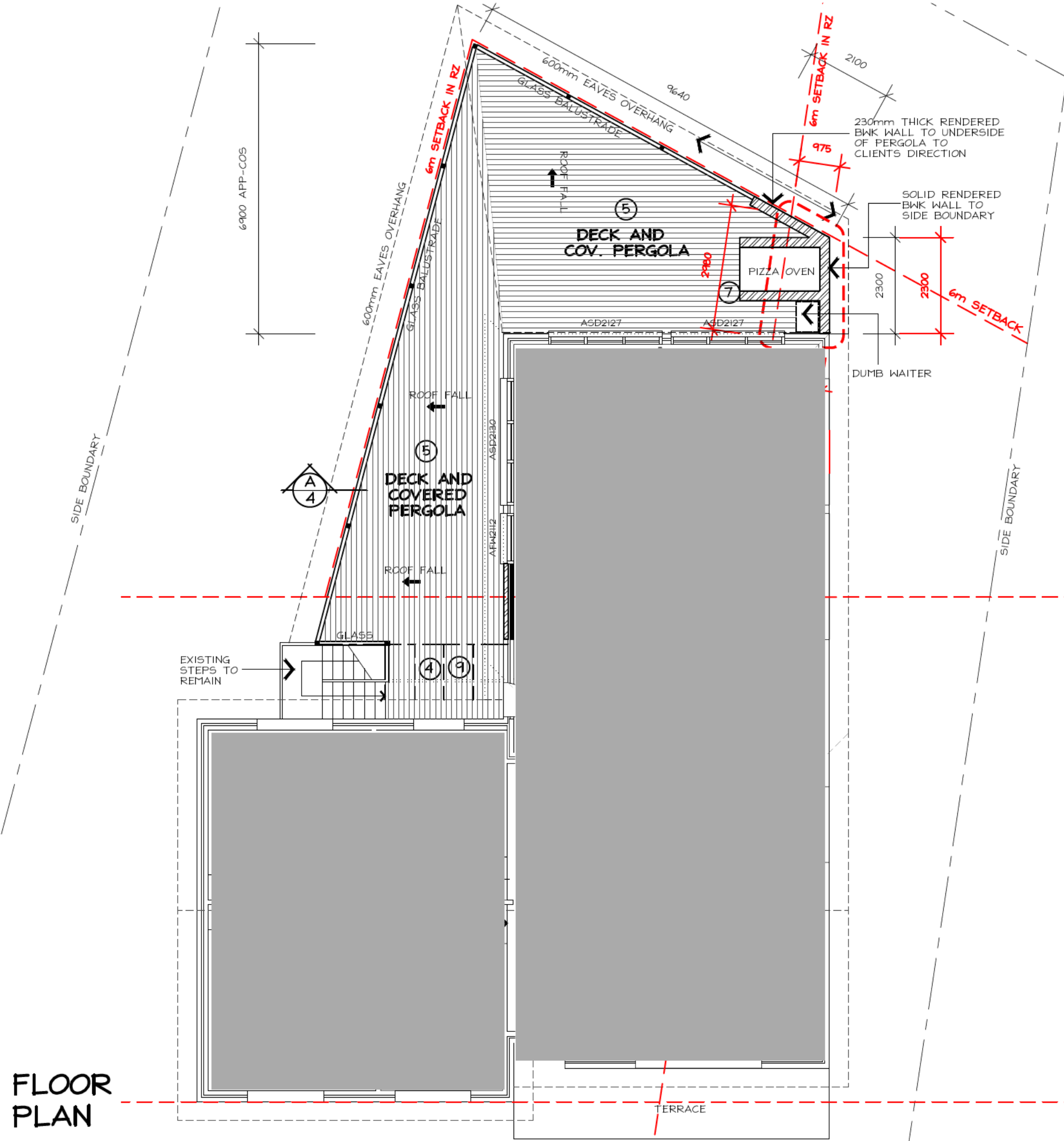
1:200
 BLOCK: 5
 SECTION: 6
 HUGHES

BLOCK AREA: 840m²



NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED!

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CI	
46	
DW	
SC	
DW	



ALTEI

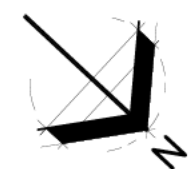
- 1 DEMOLIS FAMILY
- 2 INSTALL CLIENTS
- 3 REMOVE TO INST EXISTING DIRECTI
- 4 REMOVE ACROSS
- 5 BUILD N SHOWN, DUMB-W DIRECTE
- 6 REMOVE TO INST EX. REV
- 7 BUILD E OF DECI DIR. - I
- 8 REPLAC CLIENTS
- 9 PROVIDI NEW RO

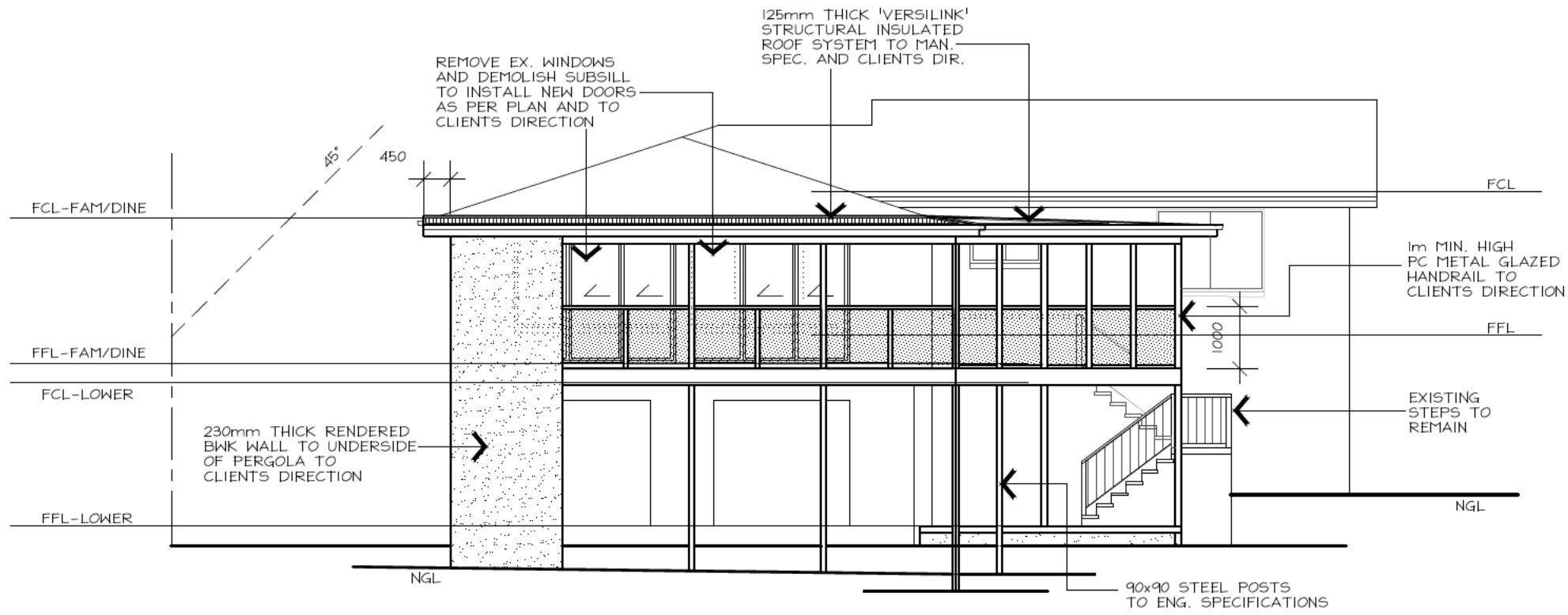
Rule 12 - Side boundary setback departure of a maximum 1310mm for a length of 2980mm

FLOOR PLAN

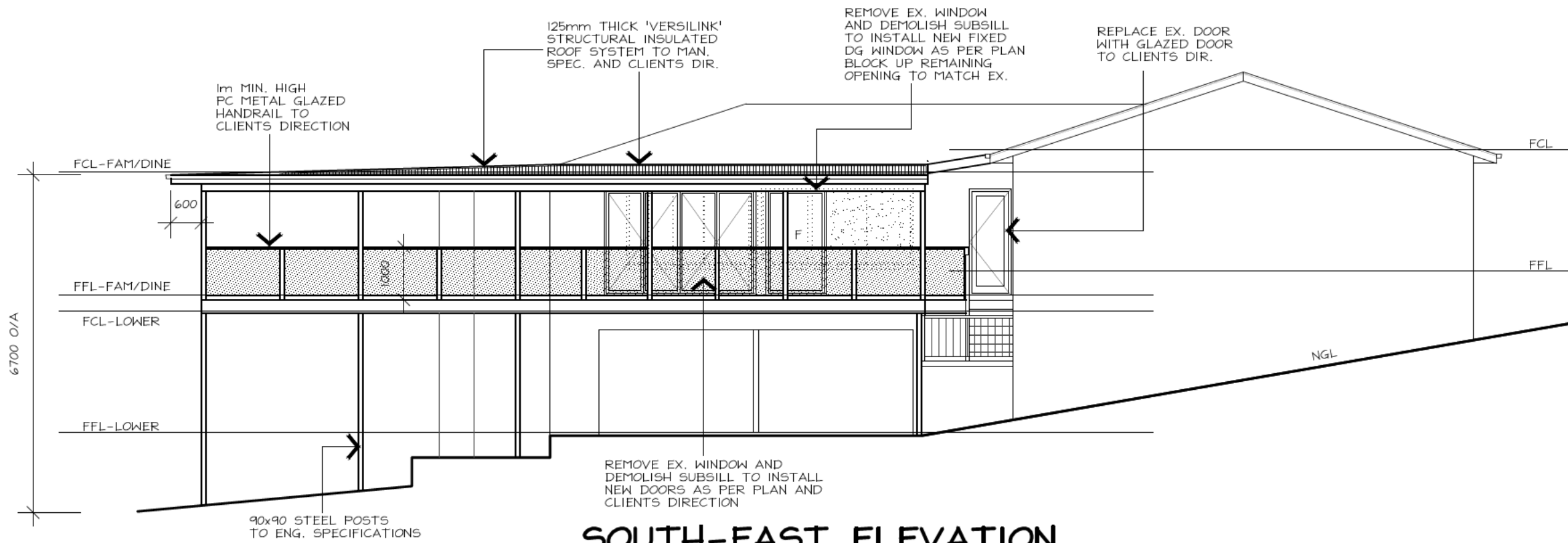


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SOUTH-WEST ELEVATION

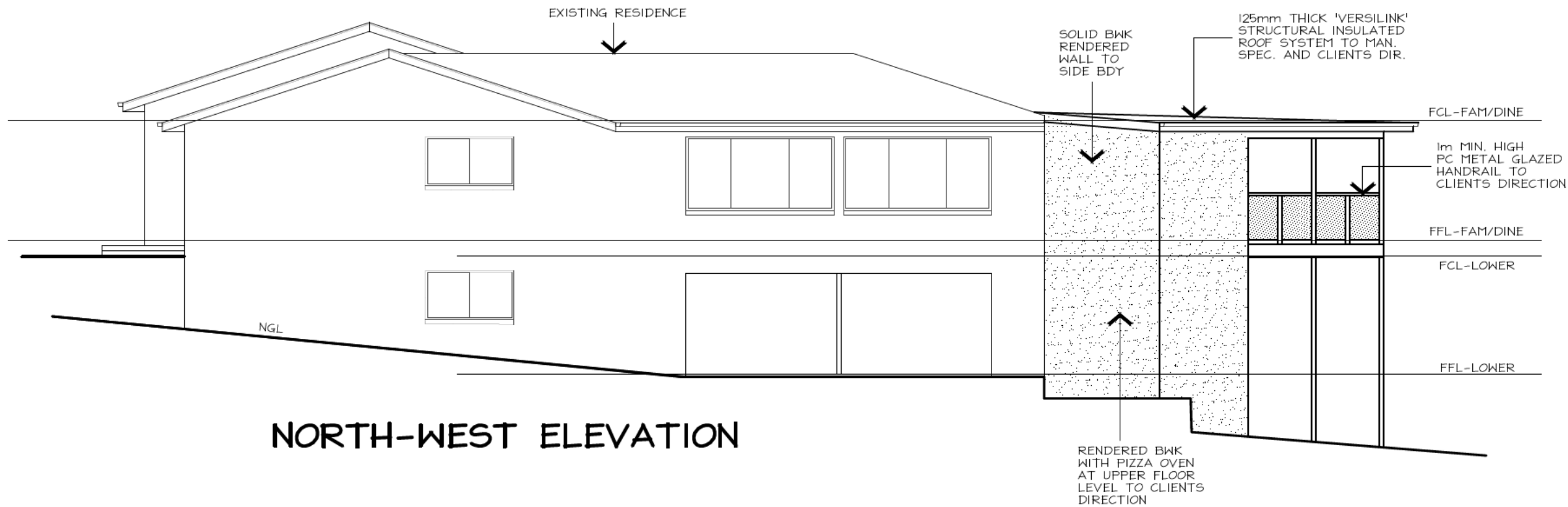


SOUTH-EAST ELEVATION



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NORTH-WEST ELEVATION

GENERAL NOTES: (WHERE APPLICABLE)

ALL LEVELS, SITE CUTS, GROUND LEVELS, FFL'S TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS (INCLUDING DRIVEWAY LEVELS)

ANY DISCREPANCIES TO BE DIRECTED TO BUILDER AND/OR DESIGNER IMMEDIATELY

INCLUSIONS LIST TO TAKE PRECEDENCE OVER DRAWINGS

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT SAA CODES OF PRACTICE IN THE BEST TRADESMAN-LIKE MANNER TO THE APPROVAL OF THE BUILDING CERTIFIER AND AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT RESTRICTED TO:

- A) ACT GOVERNMENT
- B) BUILDING CODE OF AUSTRALIA AND THE ACT APPENDIX
- C) ACT ELECTRICITY AND WATER
- D) AS1684 TIMBER FRAMING CODE AND AS FURTHER SPECIFIED.

ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. USE FIGURED DIMENSIONS ONLY AND DO NOT SCALE OFF THE DRAWING

SURVEYOR TO CONFIRM EASEMENT LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORKS

MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BCA, ALL OTHER RELEVANT CODES AND AUSTRALIAN STANDARDS

ALL WINDOWS/GLAZED DOORS TO BE DOUBLE GLAZED ALUMINIUM IMPROVED FRAMES (UNLESS NOTED OTHERWISE) AS PER ATTACHED EER.

LIGHTING TO COMPLY WITH 3.12.5.5 OF THE BCA

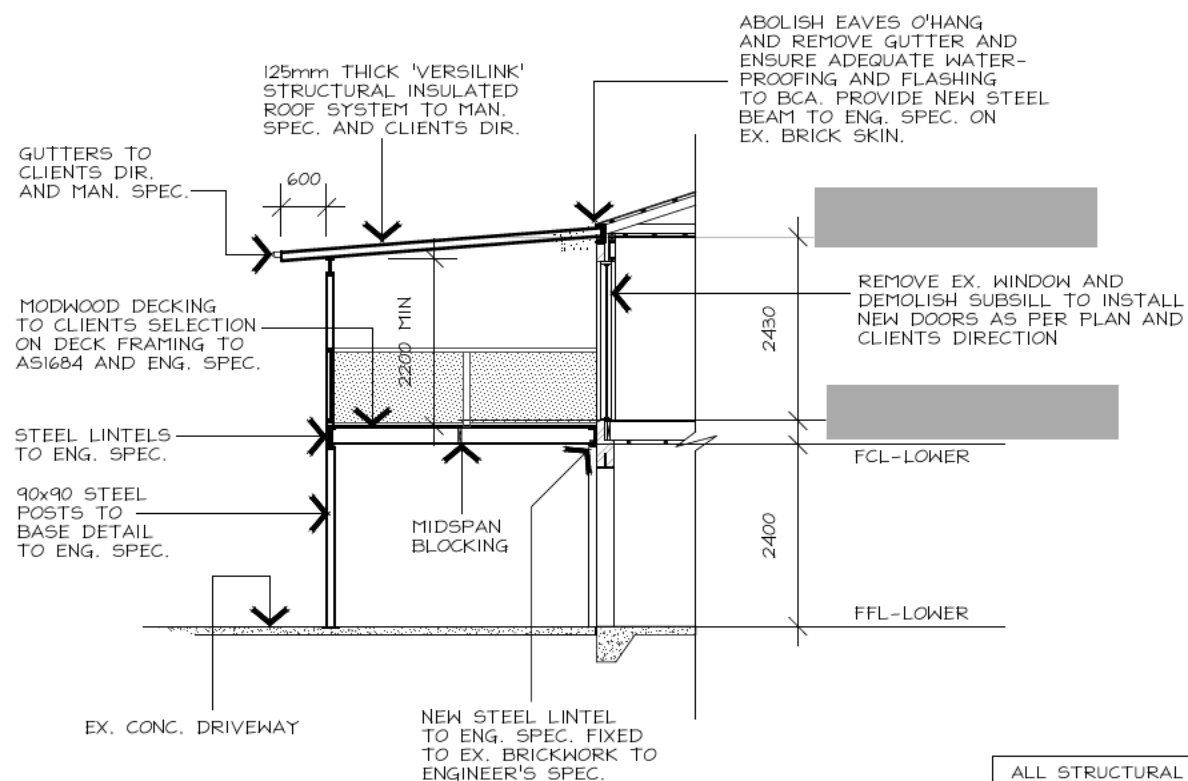
ALL TIMBER FRAMING AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST TIMBER FRAMING CODE AS1684 AND BCA

ALL INSULATION R VALUES AND WINDOW SHGC AND U-VALUES AS PER THE ATTACHED EER.

ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS TO BE POWDERCOATED ALUMINIUM FRAMES TO MATCH WINDOWS. NOTE: METALLIC FLYSCREENS ARE REQUIRED IN BUSHFIRE PRONE AREAS

REFER TO STRUCTURAL ENGINEER'S ATTACHED DOCUMENTATION FOR ALL STRUCTURAL DETAILS

ALL EXTERNAL WINDOWS TO HAVE BRICK ON EDGE WINDOW SILLS WITH DAMP PROOF MEMBRANE UNDER TO BCA



SECTION A-A

• ALL ENGINEERING TBA

ALL STRUCTURAL AND NON-STRUCTURAL TIMBER TO BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684
ALL STRUCTURAL STEEL COLUMNS, POST, BEAMS ALL TO BE CERTIFIED AND DESIGNED BY STRUCTURAL ENGINEER.

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Fee Advice Payments - EPSDD - Tax receipt

This transaction will appear on your credit card statement as ACCESS CBR INTERNET CANBERRA.

Date and time	Reference code	Payment receipt number	Total amount paid
01 Sep 2020 11:02:45 AM			\$600.00

Environment, Planning and Sustainable
Development Directorate
ABN 31 432 729 493

GPO Box 158
Canberra ACT 2601

Email: epdcustomerservices@act.gov.au
Phone: 02 6207 1923

Fee Advice Payments - EPSDD

This payment is for: *

Exempt declaration

Property 1

Suburb/District *

HUGHES

Section *

6

Block *

5

Unit

If you require help with suburb/district, section or block details, visit [ACTMAPi](#).

Reference

I declare that the payment is being made in accordance with the fee advice I have received by Environment, Planning and Sustainable Development Directorate. *

Payer name *

Phone number *

Email *

Payment amount

\$600.00

URen, Rachel

From: AC, EPD Customer Services
Sent: Monday, 31 August 2020 3:26 PM
To: [REDACTED]
Subject: FEE ADVICE-EXEMPTION DECLARATION-5-6-HUGHES

Good afternoon,

We have received and completed our initial check of the Exemption Declaration Application for Block 5 Section xx6 HUGHES, it is ready to proceed to assessment once payment is received.

Please click the link below and complete the online form for payment of **\$600.00**

<https://form.act.gov.au/smartforms/landing.htm?formCode=1215>

Alternatively, payment can be made via EFT or cheque at the ACT Government shopfront, 16 Challis Street Dickson.

Regards,

Jason | Customer Coordination | Environment, Land and Planning shopfront
Phone: 02 6207 1923 | **Email:** epdcustomerservices@act.gov.au
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government
16 Challis St, Dickson | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



URen, Rachel

From: Exemptdec
Sent: Friday, 4 September 2020 1:23 PM
To: Exemptdec
Subject: FW: APPROVED-EXEMPTION DECLARATION-5/6 HUGHES
Attachments: EXEMPTION DECLARATION.obr

UNOFFICIAL

Application approved by delegate (Matt Davis)

Paul Wang | Gateway Team
02 6205 2888
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 |
www.environment.act.gov.au

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

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Tuesday, 1 September 2020 11:34 AM
To: Exemptdec <Exemptdec@act.gov.au>
Subject: READY FOR ASSESSMENT-EXEMPTION DECLARATION-5/6 HUGHES

Abbey Walker has sent you a link to "EXEMPTION DECLARATION" (fA10372958) from Objective.

Open in Navigator
Double click on the attachment

Open in ECM for Browser
<https://objective.act.gov.au:8443/#/documents/fA10372958/details>

Open in Your Browser
<https://objective.act.gov.au/id:fA10372958>

URen, Rachel

From: AC, EPD Customer Services
Sent: Tuesday, 1 September 2020 11:34 AM
To: Exemptdec
Subject: READY FOR ASSESSMENT-EXEMPTION DECLARATION-5/6 HUGHES
Attachments: EXEMPTION DECLARATION.obr

Abbey Walker has sent you a link to "EXEMPTION DECLARATION" (fA10372958) from Objective.

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Double click on the attachment

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<https://objective.act.gov.au:8443/#/documents/fA10372958/details>

Open in Your Browser
<https://objective.act.gov.au/id:fA10372958>

URen, Rachel

From: Exemptdec
Sent: Monday, 31 August 2020 11:00 AM
To: AC, EPD Customer Services
Subject: FW: Exempt Declaration Form 1N, [REDACTED] HUGHES-S6-B5 [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]
Attachments: EXEMPTION-DECLARATION-5-6-HUGHES-APPLICATION-01.xml; EXEMPTION-DECLARATION-5-6-HUGHES-APPLICATION-01.pdf; [REDACTED]
[REDACTED]

OFFICIAL

Plans are sufficient

Paul Wang | Gateway Team

02 6205 2888

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

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.environment.act.gov.au

From: smartforms@act.gov.au <smartforms@act.gov.au>
Sent: Friday, 28 August 2020 3:53 PM
To: Exemptdec <Exemptdec@act.gov.au>
Subject: Exempt Declaration Form 1N, TCLYPG, HUGHES-S6-B5 [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]

Exempt Declaration Form 1N

Form data summary

Submission ID

[REDACTED]

Reference code

[REDACTED]

For issues or questions relating to SmartForms please contact the Payment Services Integration Team on *5 4607 or email smartforms.admin@act.gov.au.