

**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 220757. O'Connor - 25/43 (Email 1 of 2)  
**Date:** Wednesday, 25 September 2024 11:47:22 AM  
**Attachments:** [Not Approved Electricity220757.pdf](#)  
[%FLOORASSESS-202443268-01.pdf](#)  
[%FLOORASSESS-202443268-02.pdf](#)  
[%FLOORASSESS-202443268-03.pdf](#)  
[ELEV-202443268-03.pdf](#)

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**Evoenergy**

**Approval ID : 220757, O'Connor 25 /43 , O'Connor 26 /43**

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and does not comply with our Electricity Networks requirements.

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

Separate compliance statements may be required from other entities.

Regards

**Denise Thurtell**

[Evoenergy](#)

**Telephone** 02 6293 5770

**Facsimile** 02 6293 5762

**Email** [devapp@evoenergy.com.au](mailto:devapp@evoenergy.com.au)

GPO Box 366 Canberra ACT 2601

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

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Electricity Networks

## FAILS TO COMPLY

**Application No:** 220757    **Suburb:** O'Connor    **Block/Section** 25 / 43  
**Appcn Type:** Multi residential (high rise residential) /New Construction Inclusions :  
Basement

**Addtnl Block/Sect**    O'Connor 26/43

### Attached Plans

%FLOORASSESS-202443268-01.pdf  
%FLOORASSESS-202443268-02.pdf  
%FLOORASSESS-202443268-03.pdf  
ELEV-202443268-03.pdf  
ELEV-202443268-04.pdf  
SECTION-202443268-13.pdf  
SITE-202443268-01.pdf  
UTILITIESSERVICEPLAN-202443268-01.PDF  
UTILITIESSERVICEPLAN-202443268-02.pdf  
UTILITIESSERVICEPLAN-202443268-03.PDF

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

### Reasons for Failure to Comply

Access to proposed or existing Evoenergy assets is not acceptable  
Maximum 1 set of gates only.

**Resubmission of this application must be made to both Icon Water and  
Evoenergy in order to ensure that subsequent changes to the plans meet the  
compliance requirements of both areas.**

**Signed**

**Comments:**

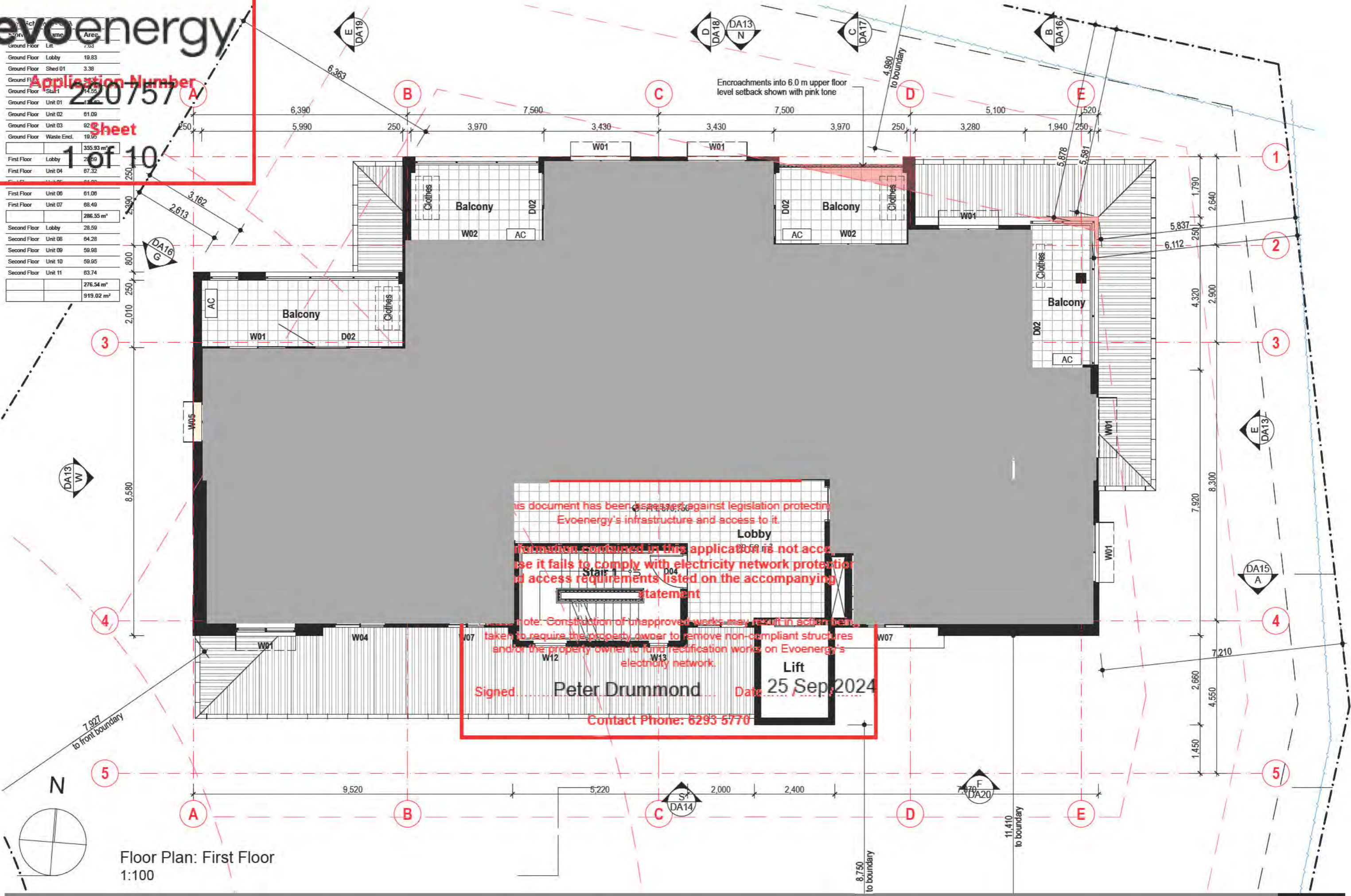
Michael Richardson

**Date**    25 Sep 2024

Application Number  
**220757**

Sheet  
**1 of 10**

Floor	Room	Area
Ground Floor	Lit	7.33
Ground Floor	Lobby	10.83
Ground Floor	Shed 01	3.38
Ground Floor	Stair 1	14.56
Ground Floor	Unit 01	11.25
Ground Floor	Unit 02	61.09
Ground Floor	Unit 03	92.42
Ground Floor	Waste Encl.	19.95
First Floor	Lobby	28.59
First Floor	Unit 04	67.32
First Floor	Unit 05	64.08
First Floor	Unit 06	61.06
First Floor	Unit 07	68.49
Second Floor	Lobby	28.59
Second Floor	Unit 08	64.28
Second Floor	Unit 09	59.98
Second Floor	Unit 10	59.95
Second Floor	Unit 11	63.74
Second Floor	Unit 12	276.54 m <sup>2</sup>
Second Floor	Unit 13	919.02 m <sup>2</sup>



This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it. Information contained in this application is not accurate if it fails to comply with electricity network protection and access requirements listed on the accompanying statement.

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

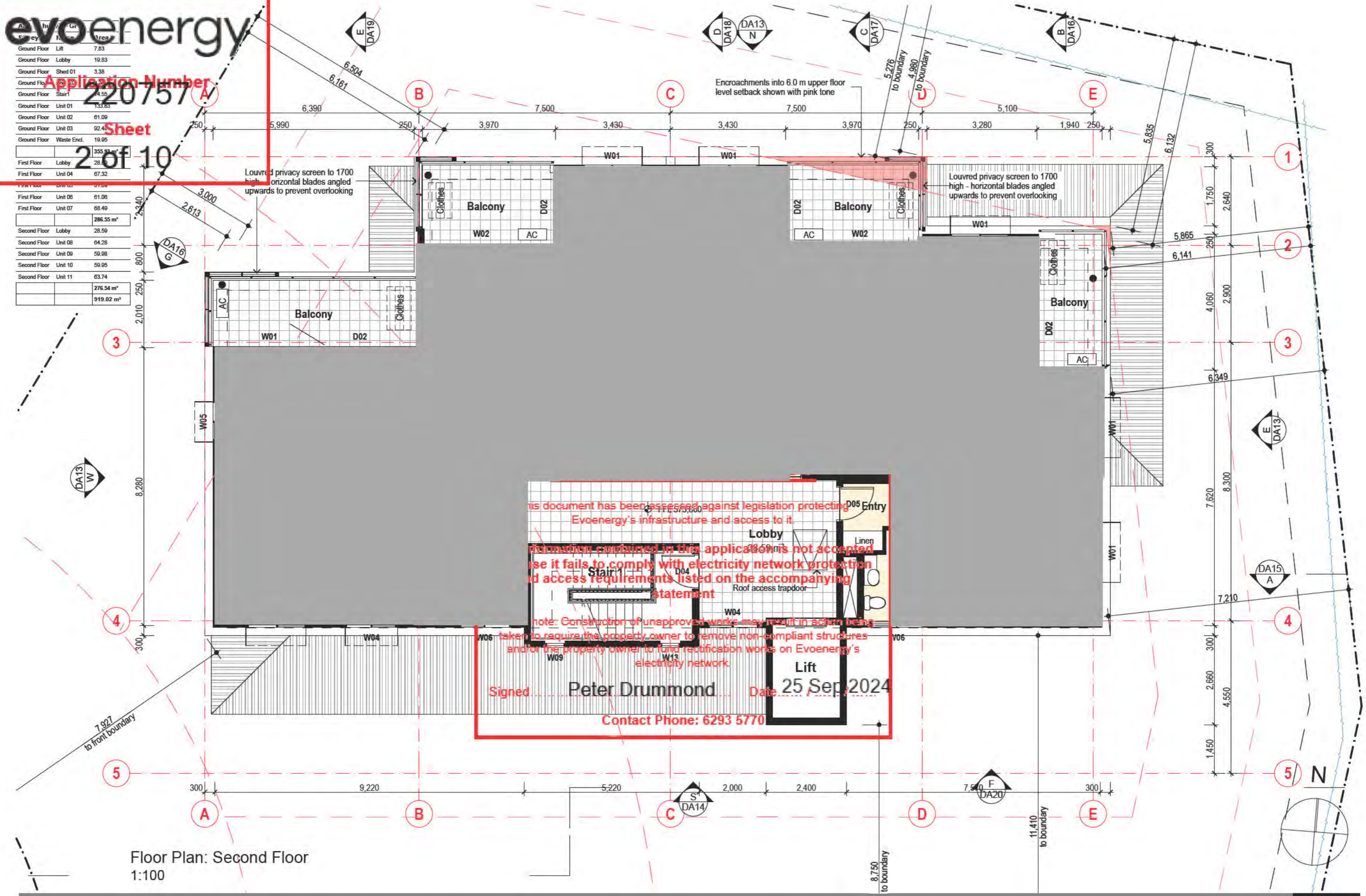
Signed: **Peter Drummond** Date: **25 Sep 2024**

Contact Phone: 6293 5770

Floor Plan: First Floor  
1:100

Floor	Room	Area
Ground Floor	Lift	7.83
Ground Floor	Lobby	19.83
Ground Floor	Shed 01	3.38
Ground Floor	Stair 1	4.55
Ground Floor	Unit 01	133.63
Ground Floor	Unit 02	61.09
Ground Floor	Unit 03	92.41
Ground Floor	Waste End.	19.95
Ground Floor	<b>Total</b>	<b>355.59 m<sup>2</sup></b>
First Floor	Lobby	28.10
First Floor	Unit 04	67.32
First Floor	Unit 05	61.06
First Floor	Unit 06	61.06
First Floor	Unit 07	68.49
First Floor	<b>Total</b>	<b>286.55 m<sup>2</sup></b>
Second Floor	Lobby	28.59
Second Floor	Unit 08	64.28
Second Floor	Unit 09	59.98
Second Floor	Unit 10	59.95
Second Floor	Unit 11	63.74
Second Floor	<b>Total</b>	<b>276.54 m<sup>2</sup></b>
<b>Total</b>	<b>Total</b>	<b>919.02 m<sup>2</sup></b>

Application Number  
**220757**  
Sheet  
**2 of 10**



This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it. Information provided in this application is not accepted if it fails to comply with electricity network protection and access requirements listed on the accompanying statement.

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

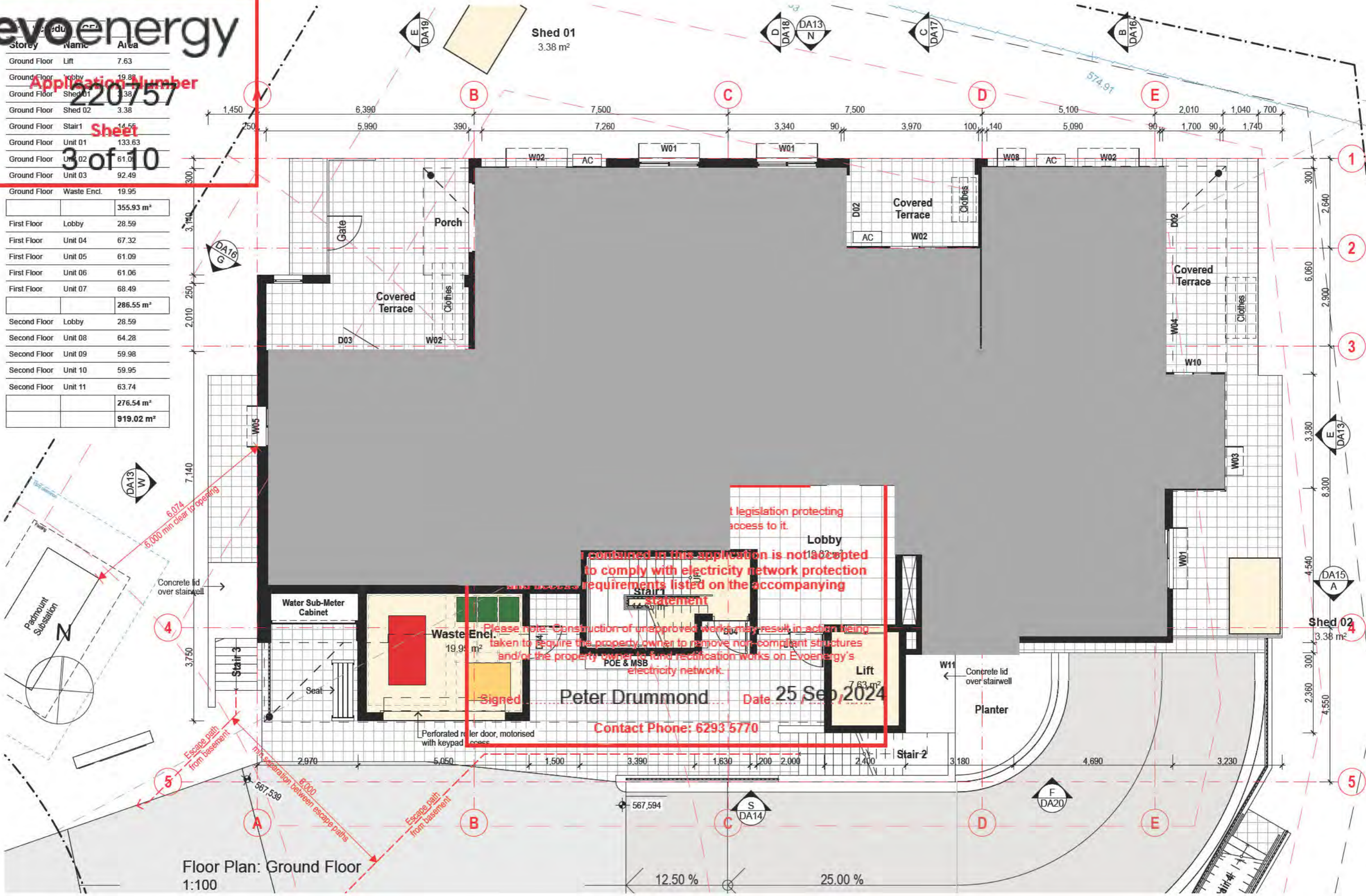
Signed **Peter Drummond** Date **25 Sep 2024**  
Contact Phone: 6293 5770

Floor Plan: Second Floor  
1:100

Storey	Name	Area
Ground Floor	Lift	7.63
Ground Floor	Lobby	19.88
Ground Floor	Shed 01	3.38
Ground Floor	Shed 02	3.38
Ground Floor	Stair 1	14.55
Ground Floor	Unit 01	133.63
Ground Floor	Unit 02	61.01
Ground Floor	Unit 03	92.49
Ground Floor	Waste Encl.	19.95
		<b>355.93 m<sup>2</sup></b>
First Floor	Lobby	28.59
First Floor	Unit 04	67.32
First Floor	Unit 05	61.09
First Floor	Unit 06	61.06
First Floor	Unit 07	68.49
		<b>286.55 m<sup>2</sup></b>
Second Floor	Lobby	28.59
Second Floor	Unit 08	64.28
Second Floor	Unit 09	59.98
Second Floor	Unit 10	59.95
Second Floor	Unit 11	63.74
		<b>276.54 m<sup>2</sup></b>
		<b>919.02 m<sup>2</sup></b>

Application Number  
**220757**

Sheet  
**3 of 10**



Floor Plan: Ground Floor  
1:100

... legislation protecting access to it.

**I included in this application is not accepted to comply with electricity network protection requirements listed on the accompanying statement**

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

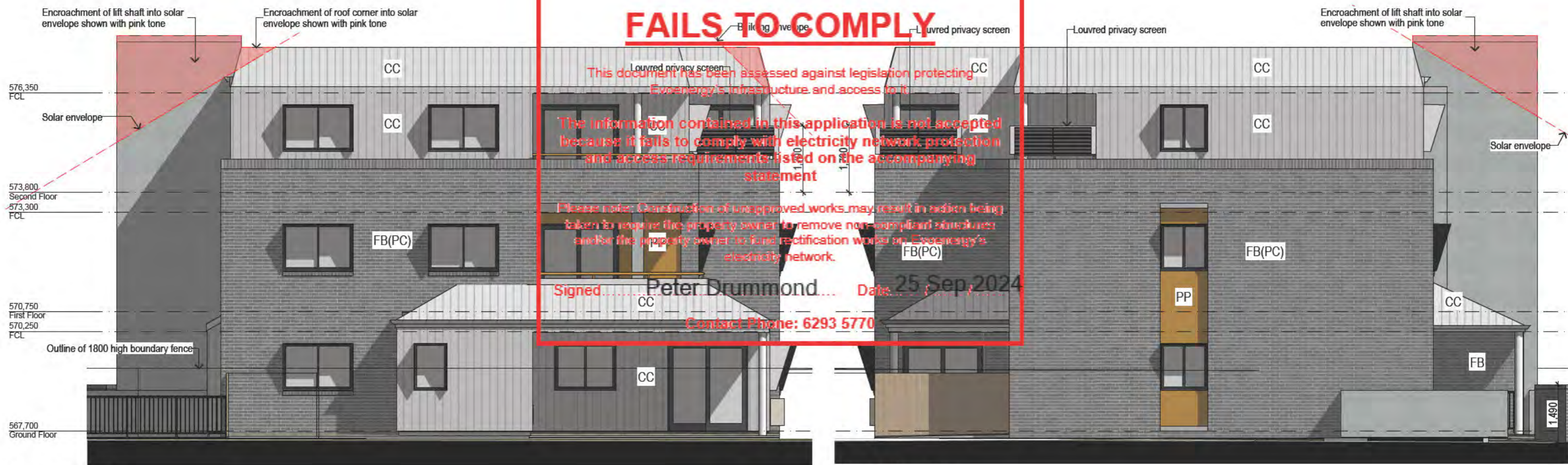
Signed: **Peter Drummond** Date: **25 Sep 2024**

Contact Phone: 6293 5770



North Elevation  
1:100

Note: Refer to Building Envelope Encroachment Study for a 3D portrayal of the extent of encroachments



East Elevation  
1:100

West Elevation  
1:100

**evoenergy**  
**Electricity Network**

**FAILS TO COMPLY**

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

The information contained in this application is not accepted because it fails to comply with electricity network protection and access requirements listed on the accompanying statement.

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

Signed: Peter Drummond Date: 25 Sep 2024  
Contact Phone: 6293 5770

**From:** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Icon Water Application Decision. Application - 221023. O'Connor - 26/43 (Email 1 of 2)  
**Date:** Wednesday, 2 October 2024 10:52:25 AM  
**Attachments:** [Not Accepted221023.pdf](#)  
[%FLOORASSESS-202443268-01.pdf](#)  
[%FLOORASSESS-202443268-02.pdf](#)  
[%FLOORASSESS-202443268-03.pdf](#)  
[APP-202443268-02.pdf](#)  
[ELEV-202443268-03.pdf](#)  
[ELEV-202443268-04 - R.pdf](#)

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## Icon Water

### Approval ID : 221023, O'Connor 26 /43 , O'Connor 25 /43

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

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

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

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

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

### Future applications

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

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

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

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

Regards

***Bibek Ligal***

[Building Approvals and Network Protection](#)

[Icon Water](#)

**Telephone** 02 6248 3111

**Facsimile** 02 6242 1459

**Email** [developmentapplications@iconwater.com.au](mailto:developmentapplications@iconwater.com.au)

GPO Box 366 Canberra ACT 2601

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

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## **FAILED TO COMPLY**

**Application No:** 221023    **Suburb:** O'Connor    **Block/Section** 26 / 43

**Appcn Type:** Multi residential (high rise residential) /New Construction Inclusions :  
Basement, Car Park/driveway, Landscape, Retaining walls/fencing

**Addtnl Block/Sect**    O'Connor 25/43

### **Attached Plans**

%FLOORASSESS-202443268-01.pdf  
%FLOORASSESS-202443268-02.pdf  
%FLOORASSESS-202443268-03.pdf  
APP-202443268-02.pdf  
ELEV-202443268-03.pdf  
ELEV-202443268-04 - R.pdf  
LSCAPE-202443268-01.pdf  
SITE-202443268-01.pdf

The design depicted in this application has been assessed by Icon Water and fails to comply with their water and sewerage network protection.

### **Reasons for Failure to Comply**

Design Acceptance for External Services or off site works must be in principle design approved by Icon Water Hydraulic Assets. Phone Icon Water Asset Acceptance on ph.: 02 6248 3111 or email to [hydraulicassetacceptance@iconwater.com.au](mailto:hydraulicassetacceptance@iconwater.com.au). This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers.

Please complete attached Icon Water Design Form Pack, Hydraulic servicing plans and email to [hydraulicassetacceptance@iconwater.com.au](mailto:hydraulicassetacceptance@iconwater.com.au). Icon Water will then identify whether your development falls into the capital contribution code scheme, and will write you a letter to confirm.

On confirmation, please resubmit Development Application to Icon Water for Building Approval prior to any DA/BA approval by ACTPLA or certifiers.

Icon Water is unable to assess the current application until an 'In-Principle' acceptance of the External Services Plan is obtained. Additional requirements may apply once an 'In-Principle' accepted ESP is submitted.

**Resubmission of this application must be made to both Water and Energy Networks in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas. You may also need to resubmit the application to other referral entities to ensure the changes comply with their requirements.**

**WARNING**

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

**Comments:**

**Signed**

Bibek Ligal

**Date**

02 Oct 2024

*For further information please phone Icon Water 6248 3111.*



Planning Act 2023

# Development Application

Application Number: 202443268

Application Number

221023

Sheet

4 of 25

Type of application

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

To ensure officers can provide you with appropriate advice in relation to your development proposal you will need to provide supporting plans and documentation.

Are you applying for a

Development Application

## Site Details

Site Number: 1



If your rural property is identified by a block/section/suburb, please select the Urban radio button.

Urban

Suburb

Section

Block Number

Unit Number

O'CONNOR

43

26

Street Address

**WATER AND SEWERAGE NETWORK**

100 MACARTHUR PLACE, O'CONNOR

**FAILS TO COMPLY**

Site Number: 2

**The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.**

If your rural property is identified by a block/section/suburb, please select the Urban radio button.

Urban

Suburb

Section

Block Number

Unit Number

O'CONNOR

43

25

Street Address

**Signed Bibek Ligal**

**Date 02 Oct 2024**

102 MACARTHUR PLACE, O'CONNOR

**Contact phone: 6248 3111**

## Applicant Details

What type of applicant are you:

Business

icon

ACN or ABN

24081302365

Application Number  
221023  
Sheet

Company Name

Philip Leeson Architects

Position held / Title

Director

Salutation

None

First Name

Philip

Surname

Leeson

Postal Address 1

4/9 McKay Street

Postal Address 2

Postal Address 3

Suburb

Turner

State/Territory

ACT

Postcode

2612

Country

Australia

Phone Number

62953311

Fax Number

Mobile Number

Email

philip@philipleeson.com.au

icon

Lessee Details

Lessee Number: 1

WATER

Is the Lessee a:

Organisation or Government

WATER AND SEWERAGE NETWORK

Australian Business Number (ABN)

90375813807

**FAILS TO COMPLY**

Company Name

Commissioner of Social Housing

Position held / Title

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Salutation

Mr

First Name

Sam

Surname

Chu

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Postal Address

Housing ACT

Postal Address 2

Locked Bag 3000

Postal Address 3

Signed Bibek Ligal

Date 02 Oct 2024

Contact phone: 6248 3111

Suburb

BELCONNEN

State/Territory

ACT

Postcode

2617

Country

Australia

Phone Number

62050821

Fax Number

Mobile Number

Email

Sam.Chu@act.gov.au

Exclusion of Lessee Details

icon

Any information provided as part of the application (including lessee names and contact details in this application form and in the submitted plans), will be publicly notified. In accordance with publication requirements under the Planning Act 2023, these details may be available for up to 5 years after a decision has been made.

Application Number  
221023  
Sheet  
6 of 25

Has the lessee been advised on the access to information requirements under Chapter 14 of the Planning Act 2023?

Yes

### Zones

Please specify which zone applies to this application.

NOTE: Land use zone information can be found on the Territory Plan map in ACTmapi.

RZ4 Medium Density Residential Zone

### Fully Describe Your Proposal

Please fully describe your proposal (it should outline all aspects of the development):

The proposal is for 11 apartments of 1,2 and 3 bedrooms in a 3-storey building over a car parking basement, driveway, paths, fences, landscaping, and lease variation on a site consolidation of blocks and increase the number of dwellings permitted to 11. Demolition of former duplex residences on the site was approved under a separate DA and has been completed recently - there are no existing buildings or trees on the site.

### Type of Development

WATER AND SEWERAGE NETWORK

**FAILS TO COMPLY**

Please outline the type of development or works that are proposed (please select all that apply):

- New development **fails to comply with conditions listed on the accompanying statement.**
- Lease Variation – Clause Change
- Consolidation **Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.**

The proposed development or land use is for the following, as per the Territory Plan definitions:

**Signed** Bibek Ligal **Date** 02 Oct 2024

Multi-unit Dwelling

**Contact phone: 6248 3111**

Apartments

Note: If not applicable, please indicate by 0

Number of Multi Unit dwellings to be retained:

0

Number of Multi Unit dwellings to be constructed:

11



Total number of Multi Unit dwellings:

Application Number

221023

Sheet

7 of 25 Proposed Use of the Land

Is the proposed use consistent with the current Crown Lease?

No

Is the block unit titled?

No

### Related Applications

Is this application related to any other application(s) or other matter (for example, a pre-application meeting, an environmental impact statement, environmental significance opinion, major or minor plan variation or other DA)?

Yes

Please indicate the type of application:

Other DA



Please input the relevant application number:

202342029

**WATER AND SEWERAGE NETWORK**

Is this a concurrent DA?

No

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it does not comply with conditions listed on the accompanying consent.

### Territory Plan Policies

District policy:

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Inner North and City District Policy

Signed Bibek Ligal

Date 02 Oct 2024

Zone policy:

Contact phone: 6248 3111

Residential Zones Policy

Other policies:

Subdivision Policy

Lease Variation Policy

### Development Height

Does the proposed development include any buildings or structures?



Yes

Application Number

Stores  
221023

3 Sheet

8 of 25  
Metres

10.1-13m

### Gross Shop Floor Area

Does the development proposal increase the floor space of a shop by more than 2000m2 in a Residential Zone, Commercial Zone, Community Facility Zone or a Park and Recreation Zones?

No

### Subdivision Design Application



Does the development proposal include subdivision or consolidation?

Yes

Please specify:

Consolidation

Does the development propose the creation or new public roads?

No

Does the development propose the removal of current public roads?

No

Does the development propose land use zone changes and construction requirements for future development (e.g. greenfield estates)?

No

Note: If yes to any of the above the application may be considered a significant development.

**WATER AND SEWERAGE NETWORK  
FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying

statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed By: [Signature] Date: 12 Oct 2024

Contact phone: 6248 3111

### Unit Title

Do you intend to Unit Title the development in the future?

Note: The information provided in this section is for information and use during development assessment only. It is not an application for unit titling. The unit title process is separate to the DA process. Further information can be found at <https://www.planning.act.gov.au/community/buy/leasing-and-titles/unit-titles/guide-to-the-unit-title-application-process>.



Note: If yes, you will need to consider if the use is consistent with the Crown lease and your development is for subdivision which requires consideration of the Subdivision Policy in the Territory Plan. Failure to accurately indicate the intention to Unit Title may result in the need for an additional development application.

Application Number  
221023  
Sheet  
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### Gross Floor Area

A: Existing GFA (m2):

B: GFA to be demolished (m2):

C: GFA to be added (m2):

D: Total GFA (A-B+C) (m2):



### Schedule of Area and Cost of Works

#### WATER AND SEWERAGE NETWORK

Are you proposing a development with an applicable building class as defined in the Building Code of Australia **FAILS TO COMPLY**

Yes

Please outline the total floor area of the building works (measured to the outside of the walls) and the associated cost of works for each applicable building class as defined in the Building Code of Australia.

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.  
Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Cost of works are signed using the table of rates Data Building (General) (Cost of Building Work) Determination 2020

Contact phone: 6248 3111

Note: A summary of costs from a bill of quantities prepared by a quantity surveyor MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.

Class 2

Building Class 2 – up to 3 storeys

Class 7



Building Class 7a – basement

Application Number

Building Class 2 – up to 3 storeys Floor area (m2) measured to the outside of the walls:

221023

919.9

Sheet

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Building Class 2 – up to 3 storeys Cost of Works (\$):

1562300.00

Building Class 7a – basement Floor area (m2) measured to the outside of the walls:

522.2

Building Class 7a – basement Cost of Works (\$):

704970.00

Cost of all associated works (\$):

40000.00

TOTAL COST OF WORKS (\$):

2307270



WATER

City Renewal Precinct

Is the block located in the City Renewal Precinct?

Note: The City Renewal Precinct can be viewed on the Development Map in ACTmapi.

Yes

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

National Capital Plan

Is the block subject to special requirements of the National Capital Plan?

Note: These details can be found on the National Capital Authority Map in ACTmapi.

No

Signed Bibek Ligal

Date 02 Oct 2024

Contact phone: 6248 2111

Future Urban Area

Is the block located in a future urban area?

Note: Future urban areas are shown as overlays on the Territory Plan map in ACTmapi.

No

Trees

Does the proposal include the removal of any trees?

icon

NOYER

Application Number

221023

Sheet

11 of 25

Does the site contain any protected trees, or does the proposal relate to any part of a declared site – as defined by the Urban Forest Act 2023?

No

Note: Protected trees, declared sites, tree protection zones and other terms are defined in the Urban Forest Act 2023. If works are proposed within a tree protection zone, or any protected trees are proposed for removal a Tree Management Plan may be required.

### Public land

Does the proposed development relate to public land (e.g. a reserve or urban open space)?

Note: You can find public land information as an overlay on the Territory Plan map in ACTmap.

No

### Native vegetation and threatened habitat

Does the site contain any native vegetation?

Note: Native vegetation includes trees, understorey plants, ground story consisting of any kind of grass or herbaceous vegetation and plants occurring in a wetland or stream (as defined in the Nature Conservation Act 2014)

No

Will the proposal impact the habitat of a threatened species, ecological community or other protected matter?

Note: Threatened species, ecological communities and protected matters include species and ecological communities protected under the ACT Nature Conservation Act 2014, or any other matter under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

No

**WATER AND SEWERAGE NETWORK**  
**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being identified and the existing existing infrastructure require the property owner to construct, maintain and operate at their cost.

### Heritage

Does the proposal relate to a place or object registered under the Heritage Act 2004?

Note: Please refer to the ACT heritage register at <https://www.environment.act.gov.au/heritage/heritage-register> for more details.

No

Signed Bibek Ligal

Date 02 Oct 2024

Contact phone: 6248 3111

### Contamination

Is the site on the ACT Register of Contaminated Sites?

Note: Please refer to the online Register of Contaminated Sites at <https://services.accesscanberra.act.gov.au/s/public-registers/generic-register?registerid=register-of-contaminated-sites> for more details.



Application Number

221023

Hazardous Material  
Subject

12 of 25

Does the proposal involve the storage of the placard quantity of a Schedule 11 hazardous chemical that is not mentioned in the **Planning and Development (Placard Quantity Premises) List 2018 (NI-2018-532 – repealed)**?

*Note: Schedule 11 hazardous chemicals are outlined in the Work Health and Safety Regulation 2011. They include flammable gases, liquids or solids (e.g. petrol or diesel), and other toxic or unstable substances. Developments that store over the placard quantity will generally be industrial or very specific in nature, such as petrol stations.*

No

Greenhouse Gas Emissions

Will the development, when operational, produce more than 250 tonnes of carbon dioxide per year?

No



Environmental Impact Statement and Environmental Significance Opinion

Is an environmental impact statement (EIS) required for the development proposed?

No

Is this an application for which an environmental significance opinion (ESO) has been given?

No

**FAILS TO COMPLY**  
The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Significant Application

Planned construction of a proposed water supply system in connection to the water supply and sewerage network including associated infrastructure. Applications require the property owner to remove non-compliant services or structures.

Is this a significant development application under section 94 of the Planning Act 2023?

Yes

Signed Dibek Ligal

Date 02 Oct 2024

Contact phone: 6248 3111

Note: A development is a significant development if it requires any of the following:

A subdivision design application (Note: this does not include a development proposal changing a block boundary or subdividing land under the Unit Titles Act 2001)

Consultation with the National Capital Design Review Panel (NCDRP)

An environmental impact statement (EIS).

Territory Priority Project

icon

Is the project for a territory priority project?

Note: A territory priority project is one that is jointly declared by the Chief Minister and Minister prior to the lodgement of a DA.

Application Number

221023

No Sheet

13 of 25

Bushfire Risk Management

Is the site located within a bushfire prone area?

Note: Bushfire prone areas are shown on the Bushfire map in ACTmap.i.

No

Is the block identified in the relevant sections in the Territory Plan (see district specifications) as having a Bushfire Attack Level?

No

Parking

icon

Does the development propose changes to existing on-site parking arrangements?

Yes

How many car parking spaces are currently provided?

0

How many existing car parking spaces are currently provided?

0

How many new car parking spaces are proposed to be provided?

16

Total amount of car parking spaces proposed.

16

Does the development propose changes to existing offsite parking arrangements?

No

Signed Bibek Ligal Date 02 Oct 2024

Contact phone: 6248 3111

Are electric vehicle charging points proposed as part of the development?

Yes

Please outline how many charging points are proposed?

16

Driveways

icon

Does the development proposal include the construction or modification of driveway/s?

Yes

Application Number

221023

Please select all of the following that apply:

Removal of driveways

Construction of new driveways

14 of 25

### Waste Management

Are post-occupancy waste management facilities, including waste storage enclosures, proposed as part of the application?

Yes

### Erosion and sediment controls

Is the site greater than 0.3 hectares?

No

Note: For development sites less than 0.3 hectare, an Erosion and Sediment Control Plan must be prepared in accordance with the *Preventing Runoff from Residential Building Sites - Builders' booklet*.

icon

WATER

All new dwellings (including in established areas) require a plan that provides details of the sediment and erosion control measures, including but not limited to: silt fence, designated cutting area and wash area, stockpiles and stabilised access point.

**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

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

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or works being taken to require the property owner to remove non-compliant services or structures.

### Servicing and Utilities

Signed: Bibek Ligal

Date: 02 Oct 2024

Contact phone: 6248 3111

Are utility connections and/or services proposed to be installed as part of this application?

Yes

Please outline all that apply:

Water

Electricity

Stormwater

Sewerage

Are utility connections and/or services proposed to be relocated as part of this

icon

application?

Yes  
**Application Number**

221023  
Please outline all that apply:

Water  
15 of 25  
 Electricity

Stormwater  
 Sewerage

Note: In accordance with the Climate Change and Greenhouse Gas Reduction Regulation 2010 (the CCGGR Regulation), a new connection to the gas network will not be available unless an exemption from the CCGGR Regulation is granted. An exemption must be granted prior to seeking Building Approval.

For more information about the Regulation and exemptions from the CCGGR Regulation, please visit the Everyday Climate Choices website: <https://www.climatechoices.act.gov.au/policy-programs/preventing-new-gas-network-connections>.

**Are easements proposed to be established or altered?**

Note: Easements on leased land can be viewed on the public map in ACTmap*i*.

Note: If yes, a lease variation may be required.

No



Entity consultation

**WATER AND SEWERAGE NETWORK**

**Has an entity provided written agreement to the proposed development?**

Note: If yes, written agreement from entities is required to be provided with the application.

Yes

**FAILS TO COMPLY**

Please outline which entity has provided written agreement.

Transport Canberra and City Services

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being disrupted and/or other being affected. This is not an intended consequence of the development and is not to be undertaken without approval.

Development Undertaken Without Approval

Signed Bibek Ligal

Date 02 Oct 2024

**Is this application for development undertaken without approval (i.e. retrospective approval for existing works)?**  
Contact phone: 6248 3111

Note: If yes, an unapproved existing development plan prepared and signed by a registered surveyor showing the location and dimensions of the unapproved development, including height, width, and length dimensions and setbacks to block boundaries is required to be provided with the application.

No

Survey Requirements



Has the required survey information been provided?

Note: A guideline may require certain survey information to be submitted in certain circumstances.

Application Number

221023

Sheet

16 of 25

Loose fill asbestos

Is this a surrendered residential block?

Note: These are Mr Fluffy loose-fill asbestos affected residential premises, as outlined on the register at https://www.loosefillasbestos.act.gov.au/affected-properties/register.

No

Exclusion from Public Inspection

Are you requesting an exclusion from public inspection for any or part of the application?

Any information provided as part of the application (including lessee names and contact details in this application form and in the submitted plans), will be publicly notified. In accordance with publication requirements under the Planning Act 2023, these details may be available for up to 5 years after a decision has been made.

No



Conflicts of Interest

Does the applicant or lessee have any association with a delegate of the territory planning authority or an entity likely to be consulted during the assessment process?

No

WATER AND SEWERAGE NETWORK

FAILS TO COMPLY

The design depicted in this document is not accepted because it fails to comply with conditions listed on the assessment.

Applicant/Lessee Declarations

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

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

I/we declare that this application is accompanied by all of the required information or documents that address the relevant Territory Plan Policies. This information outlines how the application meets mandatory requirements of the Territory Plan, and any other requirements of the Planning Act 2023);

Signed Binik Logan

Date 02 Oct 2024

Contact phone: 6248 3111

I/we have provided all relevant documentation in accordance with the minimum documentation requirements for lodgement of a Development Application (DA). Please note, if your application does not contain all the required documentation that your application is likely to experience delays and fees may apply;

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

I/we understand that this application will be considered lodged once the relevant application fees

icon

have been paid;

Application Number  
221023  
Sheet  
17 of 25

I/we understand that if during the assessment of this application it is found that mandatory documentation requirements, such as a finalised environmental impact statement (EIS), environmental significance opinion (ESO), has not been submitted the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided through this electronic lodgement process, including the details in this application form, will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for inspection on the territory planning authority's website (including up to 5 years after a decision is made) unless exclusion has been approved;

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

I/we also understand that the territory planning authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the territory planning authority, its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal (including the inspection of driveways and trees);

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

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

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

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

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it

**If lodging on behalf of a lessee:** fails to comply with conditions listed on the accompanying statement.

I/we declare that I am the lessee for the block or the appointed applicant whose signature appears in the letter of authorisation to act on behalf of the lessee. I, as the lessee or appointed applicant, am authorised to pay all application fees, bond and securities, liaise with the territory planning authority when required, alter and amend or provide further information as necessary and receive any communications relating to this development application;

Please note: Construction of unapproved works may result in restriction to User Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed Bihak Lijal Date: 02 Oct 2024

Contact phone: 6246 3111

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

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

I declare that I am the person shown in this form as the Applicant, and by submitting this application form, I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept



Acceptance date

Application Number

221023

Sheet

18 of 25 Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning Act 2023. If all or some of the personal information is not collected EPSDD cannot process your application.

The Planning Act 2023 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, Transport Canberra and City Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body.

EPSDD's [Information Privacy Policy](#) contains information about how you may access or seek to correct your personal information. You can also [complain](#) about an alleged breach of the Territory Privacy Principles.

## **FAILS TO COMPLY**

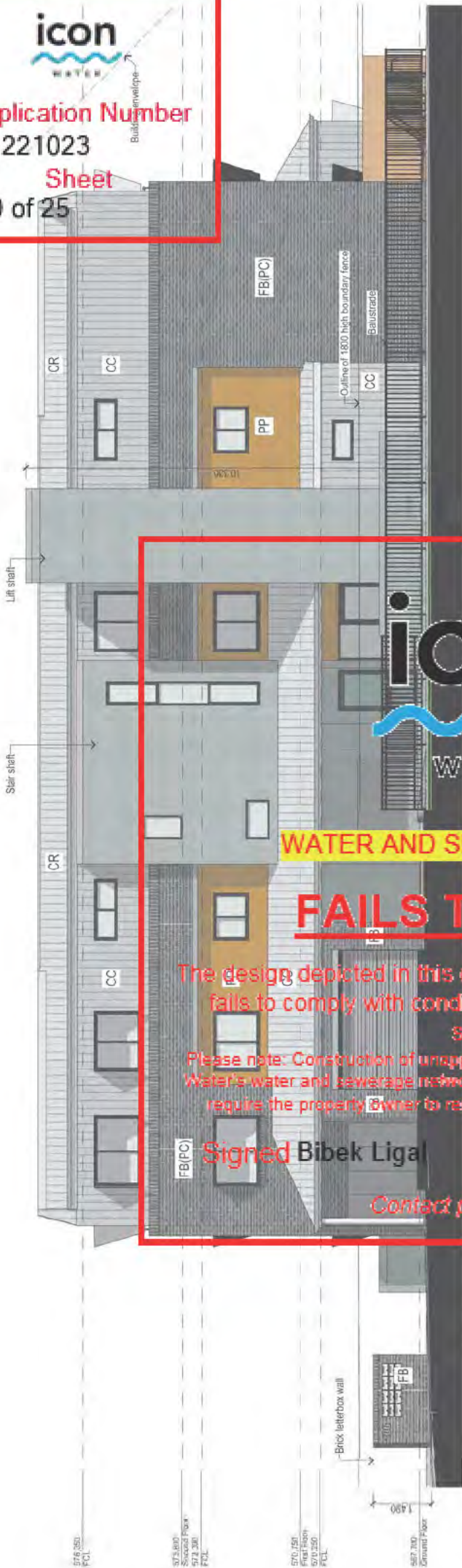
**The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.**

**Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.**

**Signed** Bibek Ligal

**Date** 02 Oct 2024

**Contact phone: 6248 3111**



**WATER AND SEWERAGE NETWORK**

**FAILS TO COMPLY**

The design depicted in this document is not accepted because it fails to comply with conditions listed on the accompanying statement.

Please note: Construction of unapproved works may result in connection to Icon Water's water and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures.

Signed **Bibek Liga**

Date **02 Oct 2024**

Contact phone: 6248 3141

**COLOUR SAMPLE SCHEDULE REFER TO ELEVATIONS**

<b>FB</b>	Face brickwork - light exterior clay brick walls Austral Medalist Colour: 'Gumstai' with grey cement grout
<b>FB(PC)</b>	Brickwork faced point concrete panels - water walls and spandrel (overlaid with grey cement grout) Austral Medalist cast concrete panels with grey cement grout Colour: 'Gumstai' with grey cement grout
<b>CC</b>	Colorbond cladding roofing - Corbonds of walls & parapets, roofs with 3" pitch (main roof) Lysaght Imperial 325 or similar standing seam profile Colour: 'Dover White'
<b>PP</b>	Pre-finished panel cladding - highlight colour walls Viracore C2 or MonocoClear alum. cladding Colour: Viracore 1140 - 'Bright Yellow'

<b>CR</b>	Glazed door / window frames Powdercoated aluminum Colour: 'Corbond Monument'
<b>CR</b>	Colorbond roofing - roofs with 3" pitch (main roof) Lysaght Timberdek or similar Colour: 'Corbond Dover White'
<b>CR</b>	Soffit linings - all-lined soffits, underside of eaves Lysaght Panel Rib or similar Colour: 'Corbond Surfmat'
<b>CR</b>	Shade awnings flat metal heads with powdercoated finish Colour: 'Corbond Monument'
<b>CR</b>	Rails, gutters and downpipes Colorbond steel Colour: 'Corbond Dover White'
<b>CR</b>	Ground floor baustradas and handrails Powdercoated galvanised steel Colour: to match 'Corbond Monument'
<b>CR</b>	1st and 2nd floor balcony baustradas and top rails Powdercoated galvanised steel Colour: to match 'Viracore 1140 - 'Bright Yellow'

South Elevation  
1800  
126

From: [Moniruzzaman, Asm](#)  
 To: [AC, EPD Customer Services](#)  
 Cc: [TCCS\\_PC\\_DACCOORD; Chowdhury, Abu Sayem](#)  
 Subject: RE: SIGNIFICANT-REFERRAL-TCCS-202443268-25/43 O'CONNOR-01  
 Date: Thursday, 10 October 2024 11:48:19 AM  
 Attachments: [image002.png](#)  
[image003.png](#)  
[image004.jpg](#)  
[image005.png](#)

OFFICIAL

Dear App Sec,

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

**DEVELOPMENT APPLICATION NO: 202443268**

<b>BLOCK: 25</b>	<b>SECTION: 43</b>	<b>SUBURB: O'CONNOR</b>
------------------	--------------------	-------------------------

**Proposal Description: PLANNING ACT 2023-PROPOSAL FOR MULTI-UNIT DEVELOPMENT – Construction of 4 attached two storey dwellings, attached double garages, driveway/verge crossing, landscaping and associated works.**

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

<b>Active Travel &amp; Pedestrian Networks</b>	<input type="checkbox"/>	<b>Right of Way Easements</b>	<input type="checkbox"/>
<b>Bus Operations</b>	<input type="checkbox"/>	<b>Service / Access Easements</b>	<input type="checkbox"/>
<b>Demolition</b>	<input checked="" type="checkbox"/>	<b>Lease Variation</b>	<input type="checkbox"/>
<b>Driveways / Verge Crossings</b>	<input checked="" type="checkbox"/>	<b>Further Information / Amendment</b>	<input checked="" type="checkbox"/>
<b>LMPP &amp; Verge Trees</b>	<input checked="" type="checkbox"/>	<b>Stormwater</b>	<input checked="" type="checkbox"/>
<b>TCCS Capital Works</b>	<input type="checkbox"/>	<b>Street Lighting</b>	<input checked="" type="checkbox"/>
<b>Offsite Visitor / Public Parking</b>	<input type="checkbox"/>	<b>Subdivision Plan</b>	<input type="checkbox"/>
<b>Onsite &amp; Visitor Parking</b>	<input checked="" type="checkbox"/>	<b>Traffic</b>	<input type="checkbox"/>
<b>Light Rail Operations</b>	<input type="checkbox"/>	<b>Waste Management</b>	<input checked="" type="checkbox"/>
<b>Light Rail Future Stages</b>	<input type="checkbox"/>	<b>Other</b>	<input type="checkbox"/>

X = Areas Assessed

TCCS' position is:

<b>The DA is supported</b>	<input type="checkbox"/>
<b>The DA is supported subject to compliance with the following conditions</b>	<input type="checkbox"/>
<b>The DA is not yet supported, and further information is required</b>	<input checked="" type="checkbox"/>
<b>The DA is not supported</b>	<input type="checkbox"/>

**Comments**

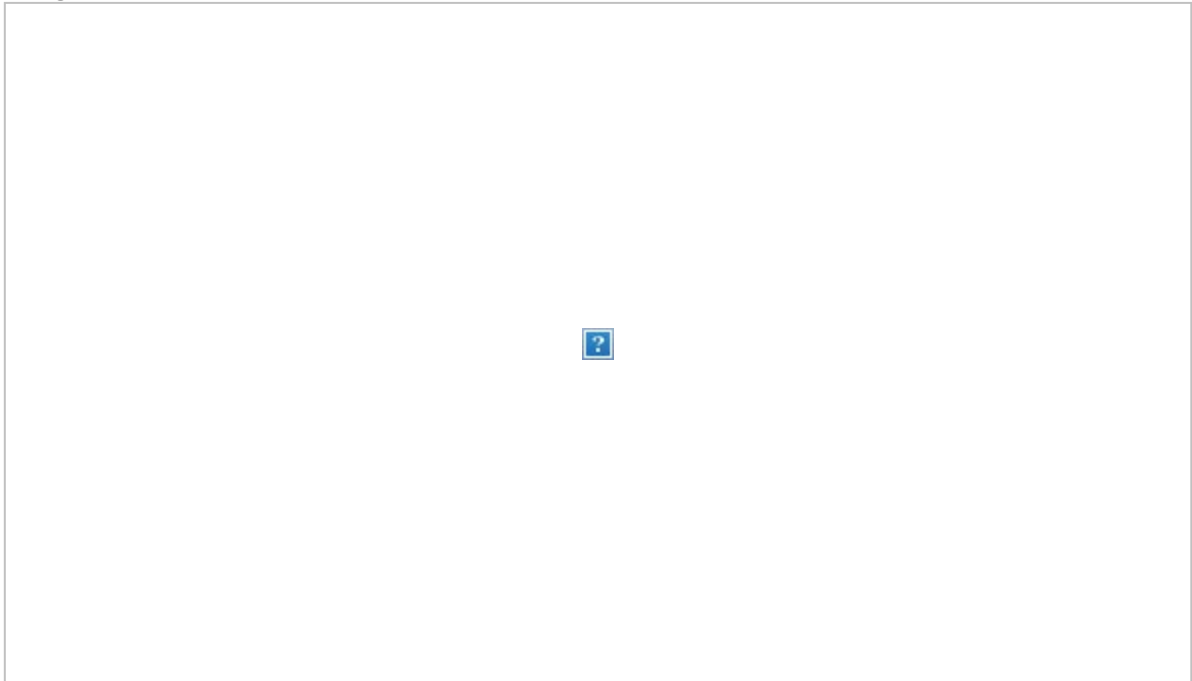
**WASTE**

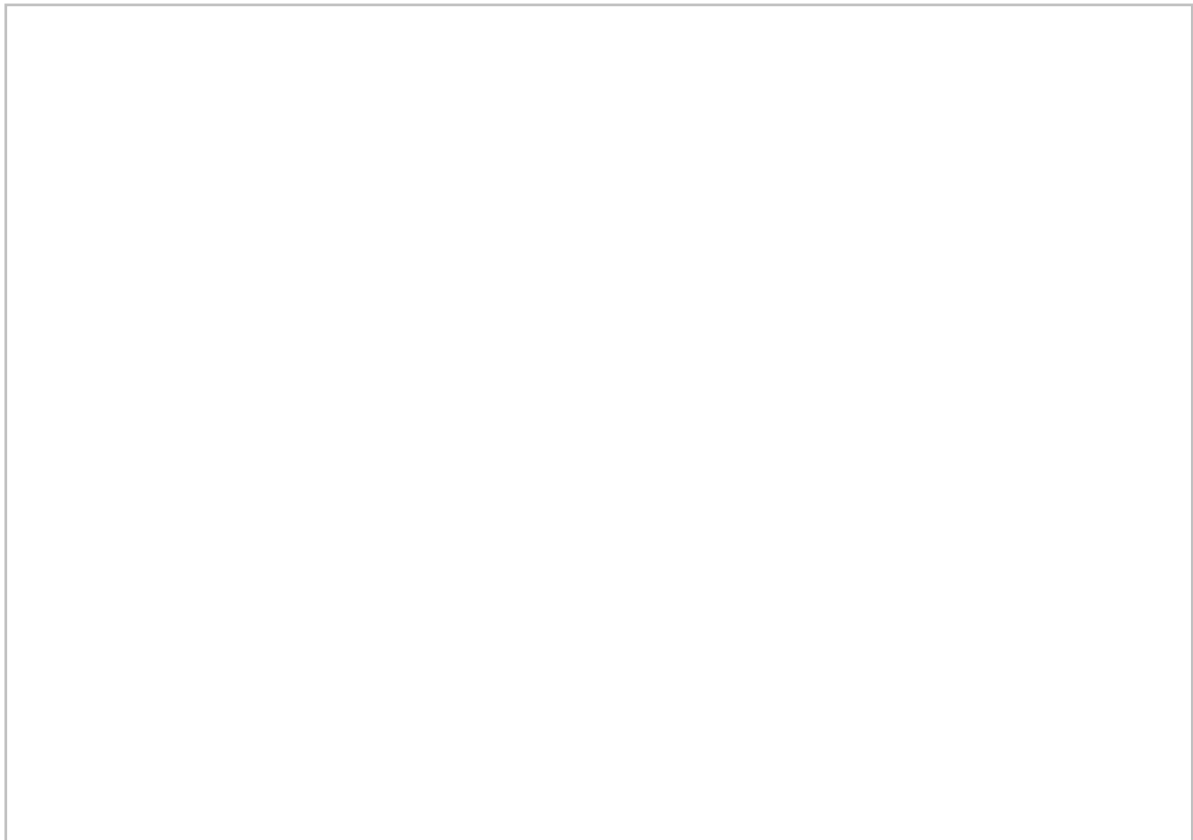
1. TCCS **do not support** this development because:
  - a. TCCS agreed in the last meeting that the applicant may submit a new application with onsite collection if (1) the underground car park ramp is locked down during collection (2) the forecourt is redesigned so that a waste truck reverses into the site and forwards out (for both waste and recycling); and (3) the waste and recycling is stored

in two enclosures to minimise carting distances.

- b. The new application does not address the clear requirements given to TCCS.
- c. The application is incomplete. Table 3.1 of the WRMP (image 1) has not been completed.
- d. Green waste has not been calculated correctly. Please have the applicant read: <https://www.cityservices.act.gov.au/recycling-and-waste/multi-unit-developments/green-bins-in-new-development-design>
- e. Where are the drawings for kerbside collection of green bins?
- f. Where's the operations management plan?
- g. How will vehicles be prevented from exiting the ramp and interfering with waste collection?

Image 1





**A letter of response and updated plans / documents must be provided in the next submission.**

**Additional comments (for EPSDD information only, and not to be included in the Notice of Decision)**

- 1. This DA is not supported by TCCS. The applicant must address Comment above and resubmit to EPSDD for TCCS to reassess the DA.**
- 2. There is no stormwater easement on this block.**
- 3. All parking demand and supply for the proposed development must be checked and endorsed by EPSDD.**
- 4. All internal circulation of the vehicle must be checked by EPSDD to make sure that vehicles can get in and out safely and without difficulty.**

Regards,

Asm Moniruzzaman | Assessment Officer | MIEAust

Development Planning | Phone 02 6207 6749 | Email: [asm.moniruzzaman@act.gov.au](mailto:asm.moniruzzaman@act.gov.au)

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

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

*Connected services for the people of Canberra*

A close up of a logo? Description automatically generated



**From:** AC, EPD Customer Services <[ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)>

**Sent:** Thursday, 12 September 2024 10:18 AM

To: TCCS\_PC DA <TCCS.DA@act.gov.au>

Subject: SIGNIFICANT-REFERRAL-TCCS-202443268-25/43 O'CONNOR-01

OFFICIAL

**DEVELOPMENT APPLICATION NO:** 202443268

**DEVELOPMENT TYPE:** SIGNIFICANT

**BLOCK:** 25 **SECTION:** 43 **DIVISION:** O'CONNOR

Description - PLANNING ACT 2023 - PROPOSAL FOR MULTI-UNIT DEVELOPMENT AND LEASE VARIATION - Construction of a 3 storey apartment building comprising of 11 dwellings, basement parking, new driveway, landscaping and associated works. Lease Variation for consolidation of blocks 25 and 26 and to vary the crown lease to permit 11 dwellings.

Pursuant to Section 170(1) of the *Planning Act 2023*, the Territory Planning Authority requests that you consider the abovementioned development application and provide any written advice no later than after the date of this notice **(10/10/2024)**.

In accordance with Section 172 of the *Planning Act 2023*, entity advice must be provided within the specified timeframe. The validity of a decision will not be impacted by the absence of advice or late advice. Please note that an extension of time to the nominated due date to provide written advice will not be granted under the *Planning Act 2023*.

Please forward any written advice via email to [ACEPDCustomerServices@act.gov.au](mailto:ACEPDCustomerServices@act.gov.au)

**Guidance on how to provide advice**

To assist the Territory Planning Authority consider your advice in line with the statutory requirements of the *Planning Act 2023*, we ask that you:

- Clearly outline whether you:
  - Support the proposed development
  - Do not support the proposed development, or
  - Require further information to form a view
- Provide advice on time
- Provide advice only related to your areas of regulatory or advisory responsibility
- Focus on the type of application that you are considering – for example, for amendments please only consider the changes (you are not required to consider the whole application again)
- Note that DA information, including entity advice, is on the public register – please draft your advice that would be appropriate for public release
- Use the following format in the subject line of the email when providing advice:
  - COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01
  - **Example: COMM-TCCS-201401234-10/10 Dickson-01**

Kind Regards

**Joshua | DA Notification team – Land, Planning and Building Services**

Phone: 02 6207 1923 | Email: [ACepdcustomerservices@act.gov.au](mailto:ACepdcustomerservices@act.gov.au)

**Chief Minister Treasury and Economic Development Directorate | Access Canberra – Land, Planning and Building Services**

8 Darling Street Mitchell ACT 2911 | GPO BOX 158 Canberra ACT 2601 |

[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**From:** [ConservatorFloraFauna](#)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** COMM-OCFF-202443268-25/43 O"CONNOR-01  
**Date:** Thursday, 3 October 2024 4:17:27 PM  
**Attachments:** [image001.png](#)  
[plans.obr](#)  
[supporting docs.obr](#)  
[image002.png](#)

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OFFICIAL

Good afternoon,

Thank you giving the OCFF the opportunity to review this DA.

The OCFF requires the proponent to provide more information prior to a decision being made.

The following request comes from the Office of Water:

The sediment and erosion controls, notes and checklists detailed in the following drawings are acceptable and required.



Please have the proponent provide further and better details on how the basement excavation acts as a sediment basin, e.g. How is the pond water tested, treated, and discharged into the stormwater system? How is the remaining sediment treated / disposed of, etc.

The WSUD measures in the Development Outcomes Report are also noted and supported. Should you require any further information from us, please do not hesitate to get in contact.

Kind regards,

**Oliver Crichton**

**Conservation Officer**

**Office of the Conservator of Flora and Fauna | Environment, Planning and Sustainable Development Directorate**

Email: [Conservatorflorafauna@act.gov.au](mailto:Conservatorflorafauna@act.gov.au) | Ph: 6207 2751

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au) | [www.planning.act.gov.au](http://www.planning.act.gov.au)

**I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.**

This email, and any attachments, may contain confidential information. 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.

*Please consider the environment before printing this email*

---

**From:** AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

**Sent:** Thursday, 12 September 2024 10:19 AM

**To:** ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>

**Subject:** SIGNIFICANT-REFERRAL-EACT-202443268-25/43 O'CONNOR-01

OFFICIAL

**DEVELOPMENT APPLICATION NO:** 202443268

**DEVELOPMENT TYPE:** SIGNIFICANT

**BLOCK:** 25 **SECTION:** 43 **DIVISION:** O'CONNOR

Description - PLANNING ACT 2023 - PROPOSAL FOR MULTI-UNIT DEVELOPMENT AND LEASE VARIATION - Construction of a 3 storey apartment building comprising of 11 dwellings, basement parking, new driveway, landscaping and associated works. Lease Variation for consolidation of blocks 25 and 26 and to vary the crown lease to permit 11 dwellings.

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  - Do not support the proposed development, or
  - Require further information to form a view
- Provide advice on time
- Provide advice only related to your areas of regulatory or advisory responsibility
- Focus on the type of application that you are considering – for example, for amendments please only consider the changes (you are not required to consider the whole application again)
- Note that DA information, including entity advice, is on the public register – please draft your advice that would be appropriate for public release
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  - COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01
  - **Example: COMM-TCCS-201401234-10/10 Dickson-01**

Kind Regards

**Joshua | DA Notification team – Land, Planning and Building Services**

Phone: 02 6207 1923 | Email: [ACepdcustomerservices@act.gov.au](mailto:ACepdcustomerservices@act.gov.au)

**Chief Minister Treasury and Economic Development Directorate | Access Canberra – Land, Planning and Building Services**

8 Darling Street Mitchell ACT 2911 | GPO BOX 158 Canberra ACT 2601 |

[www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)



**From:** [Lomas, Cameron](#) on behalf of [EmergencyManagement](#)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** COMM-ESA-202443268-25/43 O"CONNOR-01  
**Date:** Thursday, 10 October 2024 3:42:41 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[OConnor 25.43.pdf](#)

---

OFFICIAL

Good Afternoon,

PFA comments for 202443268-25/43 O'CONNOR-01.

Kind regards,



**Cameron Lomas | Emergency Management Support Officer**  
Email: [cameron.lomas@act.gov.au](mailto:cameron.lomas@act.gov.au)  
**Operations Branch | ESA Emergency Management Unit**  
**ACT Emergency Services Agency | Justice and Community Safety Directorate | ACT Government**  
9 Amberley Avenue, Fairbairn Business Park, MAJURA ACT 2609 | [esa.act.gov.au](http://esa.act.gov.au)



We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region.  
We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.  
Artwork by Ngarrindjeri artist Jordan Lovegrove.



**ACT Emergency Services Agency**  
Development Application Review

ACTESA | 9 Amberley Avenue | Fairbairn Business Park | Majura ACT 2609

DEVELOPMENT APPLICATION NO: 202443268

DATE RECEIVED: 18.9.24

BLOCKS: 25	SECTION: 43	DIVISION: O'CONNOR
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**DESCRIPTION OF THE PROPOSAL: PROPOSAL FOR MULTI-UNIT DEVELOPMENT AND LEASE VARIATION -**  
Construction of a 3 storey apartment building comprising of 11 dwellings, basement parking, new driveway, landscaping and associated works. Lease Variation for consolidation of blocks 25 and 26 and to vary the crown lease to permit 11 dwellings.

COMMENTS PROVIDED FROM:

ACTF&R       ACTRFS       ACTSES       ACTAS

ACT Emergency Services Agency's (ACTESA) position on the Development Application is:	
That the proposal is supported	
That the proposal is supported with conditions	X
That the proposal is not supported	
That further information is required for assessment	



ACT Fire & Rescue (ACTF&R) has assessed the proposal regarding the following:

Criteria	Assessed	Not Applicable
Fire Station Response Area		X
Water Supply	X	
Fire Brigade Access	X	
Bushfire Protection Requirements	X	
Hazardous Materials	X	
Street Furniture, Landscaping and Tree Planting	X	
Building Fire Safety Systems		X

## ACTF&R Advice

### ***Fire Station Response Area:***

The proposed development's location indicates that ACTF&R will be able to respond operationally to the area and its surroundings.

## ACTF&R Support with Conditions

### ***Water Supplies:***

Fire Risk Types are designated dependent on land use zones aligning with the ACT *Territory Plan 2008*. Residential buildings (RZ4+) and Parks and Recreation with a building (PRZ1, PRZ2) are classified as **FRT2**, with a minimum available firefighting flow provision of 45 l/s. The proponents must seek clarification from ICON Water to determine the adequacy of existing infrastructure, including hydrant spacing, for the proposed development.

### ***ACT Fire and Rescue Access:***

All roads and driveways on the development site must be suitably constructed to allow access and egress for firefighting vehicles, crews, and equipment.

Paths of travel that traverse or are close to basement surfaces or water retention pits require pavement loading suitable for ACTF&R Pumper/Specialist Vehicles access/egress.

## ***ACT Fire and Rescue Access:***

### ***ACTF&R Pumper (including Combined Aerial Pumping Appliance CAPA) dimensions:***

- Length: 9.4m
- Width: 2.5m (excluding mirrors)
- Height: 3.8m
- Weight: 26 tonnes
- Turning circle: 20.8m
- Working footprint: 4.5m

## ***Alternative Energy Supplies and Storage***

With the ACT Government leading the way in renewable energy, there has been a significant uptake of new alternative energy and energy storage systems incorporated into new building designs and on-site infrastructure. These include, but are not limited to, battery energy storage systems, EV charging stations, hydrogen technology, and large-scale solar panels.

A local renewable energy facility guideline is currently under development. In the interim, the CFA document ***Design Guidelines and Model Requirements for Renewable Energy Facilities*** can provide guidance when designing these facilities.

The ACT Fire and Rescue Fire Safety Guideline—***FSG-22 Electric Vehicles and EV Charging Equipment in the Built Environment***—is accessible on the ESA website.

Any new developments incorporating alternative energy systems and storage on their site are required to contact the ACTF&R Fire Safety Section at 62078370 or ACTFRFireSafety@act.gov.au to discuss the proposal and seek assurance that the design is compliant with ACTF&R requirements.

## ***Hazardous Materials:***

Where works include demolishing existing buildings, the proponent must undertake asbestos management per the Building Act 2004, Dangerous Substances Act 2004, Work Health and Safety Act 2011 and Work Health and Safety (How to Safely remove asbestos Code of Practice) approval 2014.

ACTF&R requests notification on the commencement and completion of all significant asbestos removal. Submit notifications to ACTF&R Communication Centre at 62004111.

**Street Furniture, Landscaping and Tree Planting:**

ACTF&R has the following requirements concerning the location of street furniture, landscaping, existing trees and tree planting with the following criteria applying:

- Street furniture, landscaping, and trees must not impede or cover in-ground and above-ground hydrants, other water supplies and all service shut-offs;
- Hydrants are identified, easily accessible and do not have vehicles parking over them, and
- Street furniture, landscaping, and trees must allow the progress of emergency service vehicles attending the facility. The minimum height clearance for ACTF&R vehicles is 4.5 metres. Site maintenance should include pruning any overhanging branches over driveways and pathways.

**Building Fire Safety System:**

Compliance with the National Construction Code and inbuilt fire safety systems are **outside** the scope of this document and will be assessed separately by the ACTF&R Fire Safety Section at the building approval stage.

All significant alterations, construction, alternate building solutions or extensions of buildings greater than 500m<sup>2</sup> will require a fire safety review at the building application to ensure NCC compliance.

For further information regarding building fire safety reviews, please get in touch with ACTF&R Fire Safety Section at 62078370 or [ACTFRFireSafety@act.gov.au](mailto:ACTFRFireSafety@act.gov.au)

**ACTF&R Further Information:**

Please email [actfr.riskplanning@act.gov.au](mailto:actfr.riskplanning@act.gov.au) for further information regarding these comments.

**ACTESA Further Information:**

Please email ACTESA Emergency Management at [EmergencyManagement@act.gov.au](mailto:EmergencyManagement@act.gov.au) for further information regarding Development Applications.



.....

Glenn Brewer  
A/g Chief Officer,  
ACT Fire & Rescue  
9.10.2024

**From:** [basubmission\\_electricity@Evoenergy.com.au](mailto:basubmission_electricity@Evoenergy.com.au)  
**To:** [AC, EPD Customer Services](#)  
**Subject:** Evoenergy Application Decision. Application - 220757. O'Connor - 25/43 (Email 2 of 2)  
**Date:** Wednesday, 25 September 2024 11:47:25 AM  
**Attachments:** [ELEV-202443268-04.pdf](#)  
[SECTION-202443268-13.pdf](#)  
[SITE-202443268-01.pdf](#)  
[UTILITIESSERVICEPLAN-202443268-01.PDF](#)  
[UTILITIESSERVICEPLAN-202443268-02.pdf](#)  
[UTILITIESSERVICEPLAN-202443268-03.PDF](#)

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**Evoenergy**

**Approval ID : 220757, O'Connor 25 /43 , O'Connor 26 /43**

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and does not comply with our Electricity Networks requirements.

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

Separate compliance statements may be required from other entities.

Regards

**Denise Thurtell**

[Evoenergy](#)

**Telephone** 02 6293 5770

**Facsimile** 02 6293 5762

**Email** [devapp@evoenergy.com.au](mailto:devapp@evoenergy.com.au)

GPO Box 366 Canberra ACT 2601

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

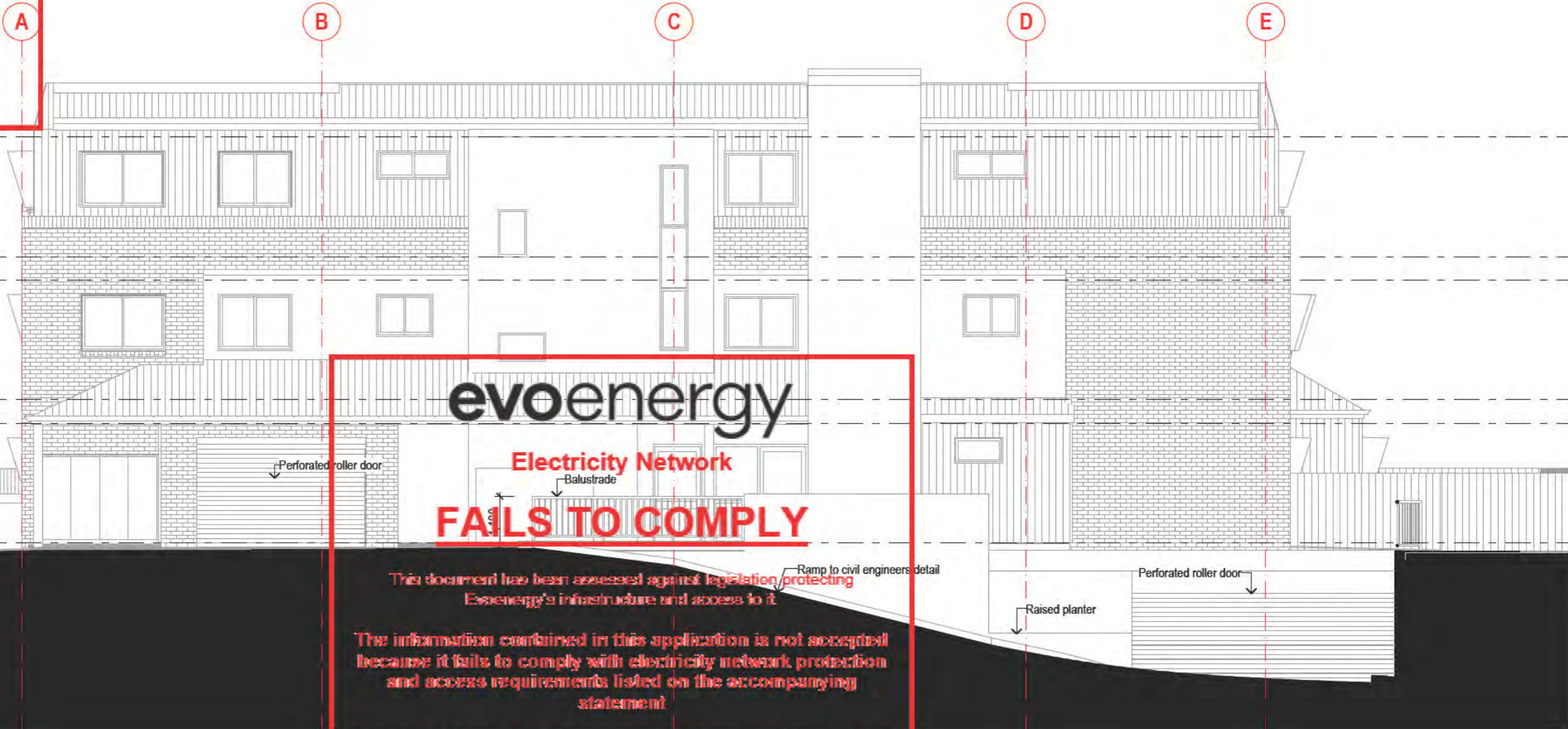
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Section F  
1:100

**evoenergy**

**Electricity Network**

**FAILS TO COMPLY**

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

The information contained in this application is not accepted because it fails to comply with electricity network protection and access requirements listed on the accompanying statement.

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

Signed.....Peter Drummond.... Date 25 Sep 2024

Contact Phone: 6293 5770

### Area Schedule - GFA

Storey	Name	Area
Ground Floor	Lift	7.63
Ground Floor	Lobby	19.83
Ground Floor	Shed 01	3.38
Ground Floor	Shed 02	3.38
Ground Floor	Stair1	14.55
Ground Floor	Unit 01	133.63
Ground Floor	Unit 02	61.09
Ground Floor	Unit 03	92.49
Ground Floor	Waste Encl.	19.95
		<b>355.93 m<sup>2</sup></b>
First Floor	Lobby	28.59
First Floor	Unit 04	67.32
First Floor	Unit 05	61.09
First Floor	Unit 06	61.06
First Floor	Unit 07	68.49
		<b>286.55 m<sup>2</sup></b>
Second Floor	Lobby	28.59
Second Floor	Unit 08	64.28
Second Floor	Unit 09	59.98
Second Floor	Unit 10	59.95
Second Floor	Unit 11	63.74
		<b>276.54 m<sup>2</sup></b>
		<b>919.02 m<sup>2</sup></b>

### Drawing Index - DA

No.	Drawing Title
DA01	Site and Area Plan
DA02	Landscape Area Plan
DA03	Basement Plan
DA04	Ground Floor Plan
DA05	First Floor Plan
DA06	Second Floor Plan
DA07	Ground Floor Consultation Plan
DA08	First Floor Consultation Plan
DA09	Second Floor Consultation Plan
DA10	Roof Plan
DA11	Access & Mobility Plans
DA12	Access & Mobility Plans
DA13	Elevations 1
DA14	Elevations 2
DA15	Sections 1
DA16	Sections 2
DA17	Sections 3
DA18	Sections 4
DA19	Sections 5
DA20	Sections 6
DA21	Shadow Diagrams: Winter Solstice
DA22	Shadow Diagrams: Summer Solstice
DA23	Building Envelope Encroachment Studies
DA24	Composite Streetscape
DA25	Perspectives
DA26	Waste Enclosure Details
DA27	Solar Access Studies
DA28	Door and Window Schedules

Site Plan  
 1:200

**Key**

- = Permeable paths
- = Concrete paths

evoenergy

Electricity Network

FAILS TO COMPLY

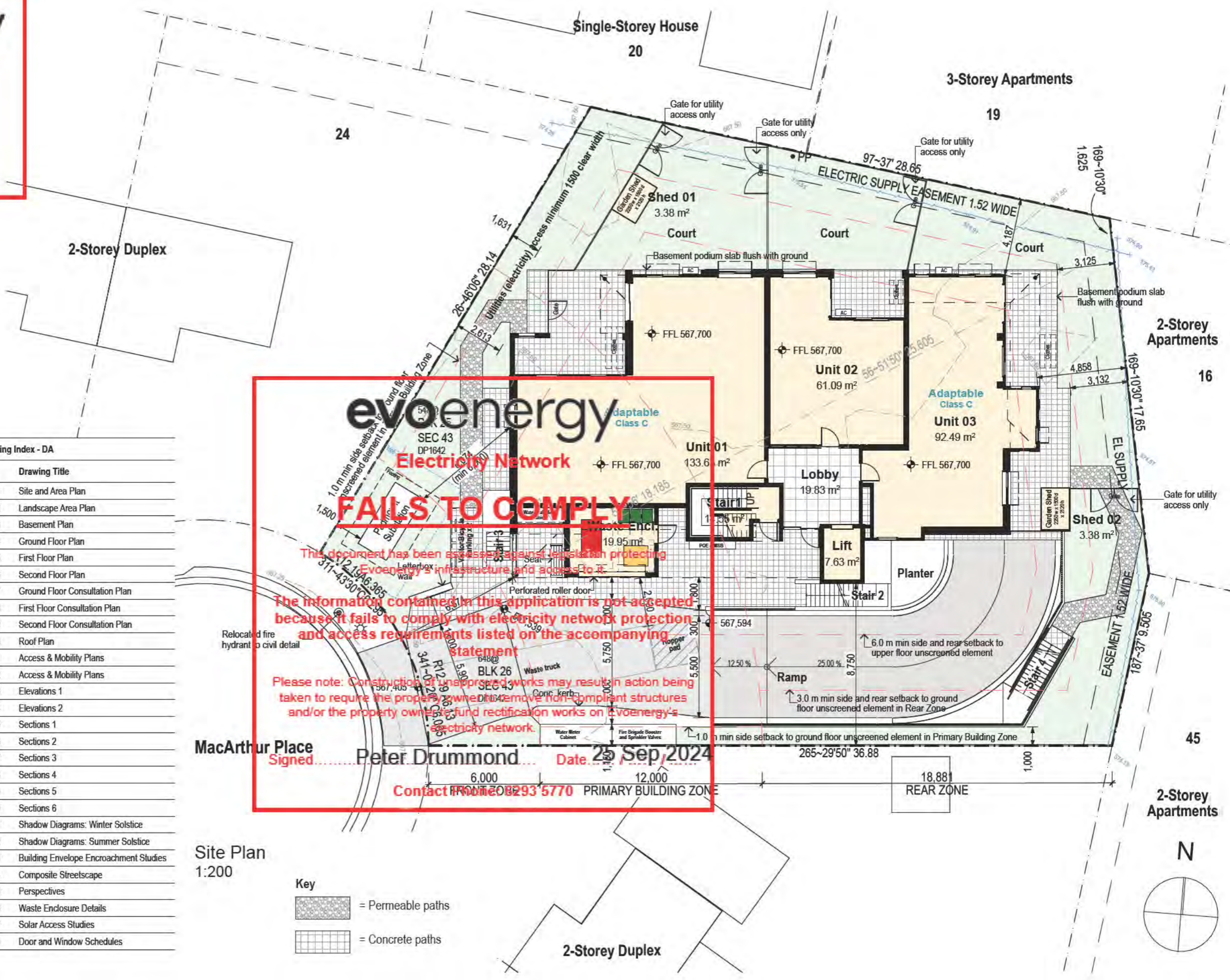
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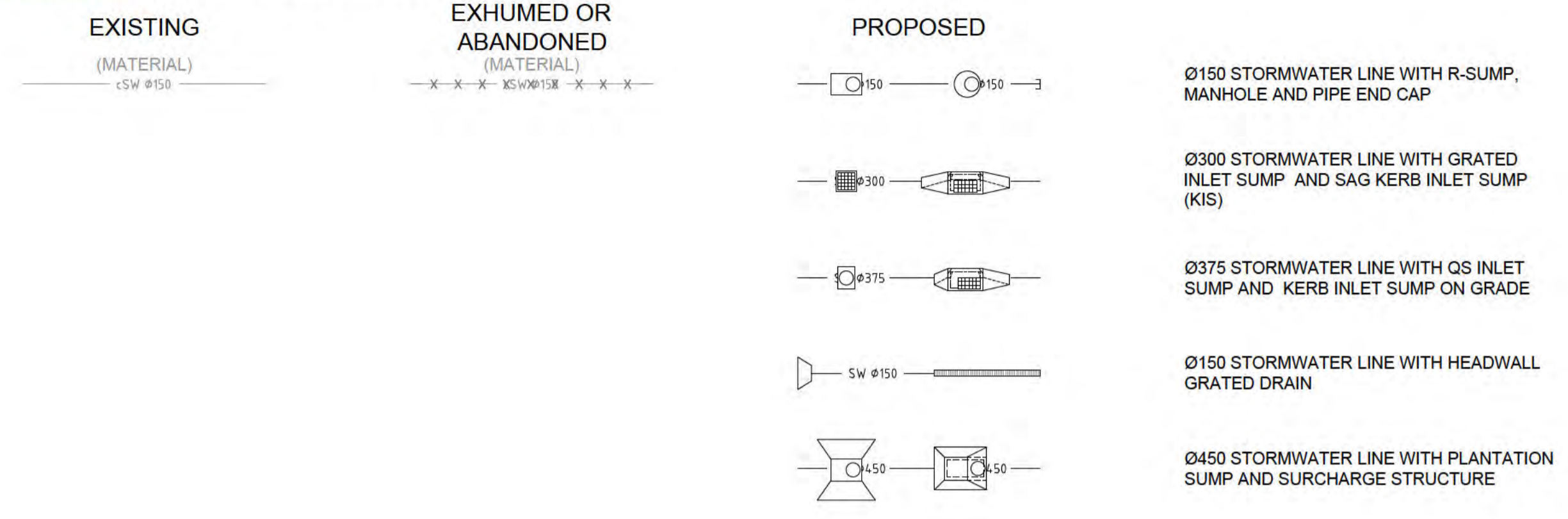
Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.

Signed **Peter Drummond** Date **25 Sep 2024**

Contact Phone 08 293 5770



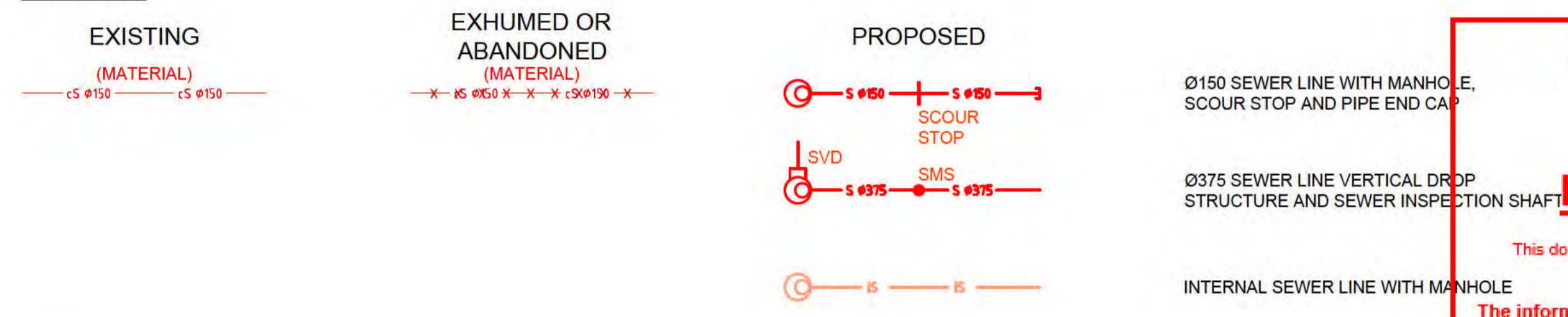
**STORMWATER DRAINAGE**



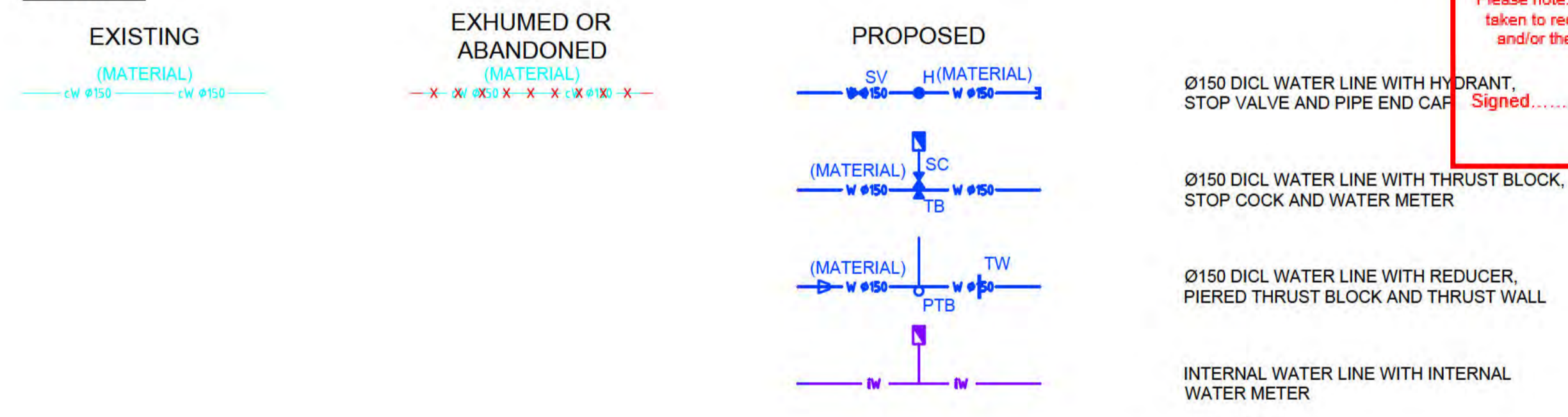
**SUBSOIL DRAINAGE**



**SEWER**



**WATER**



**GAS**



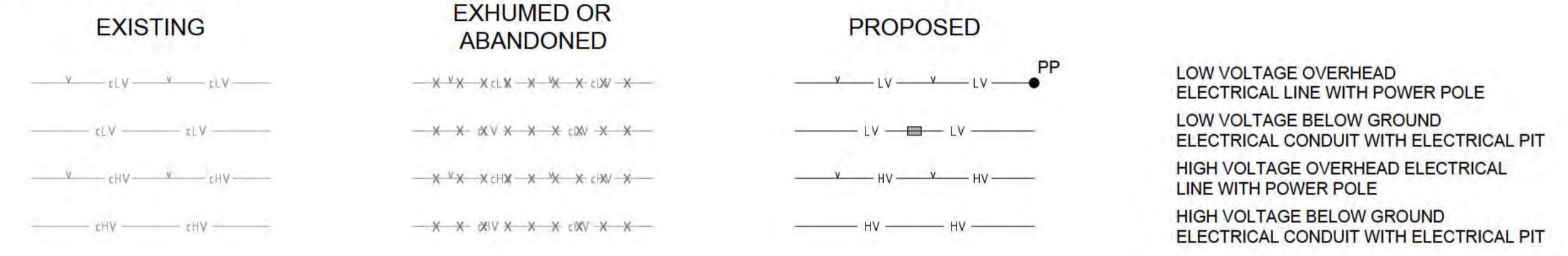
**CLASSIFICATION OF EXISTING UTILITY INFORMATION**

- A - SIGHTED, MUST BE LOCATED, THEN POTHOLED. UTILITY MUST BE PHYSICALLY SIGHTED AND MEASURED.
- B - ELECTRONICALLY DETECTED AND LOCATED ON SITE USING VARIOUS TRACING METHODS.
- C - ALIGNED FROM SURFACE FEATURES AND DIGITISED DATA.
- D - DIGITISED DATA (DIAL BEFORE YOU DIG).

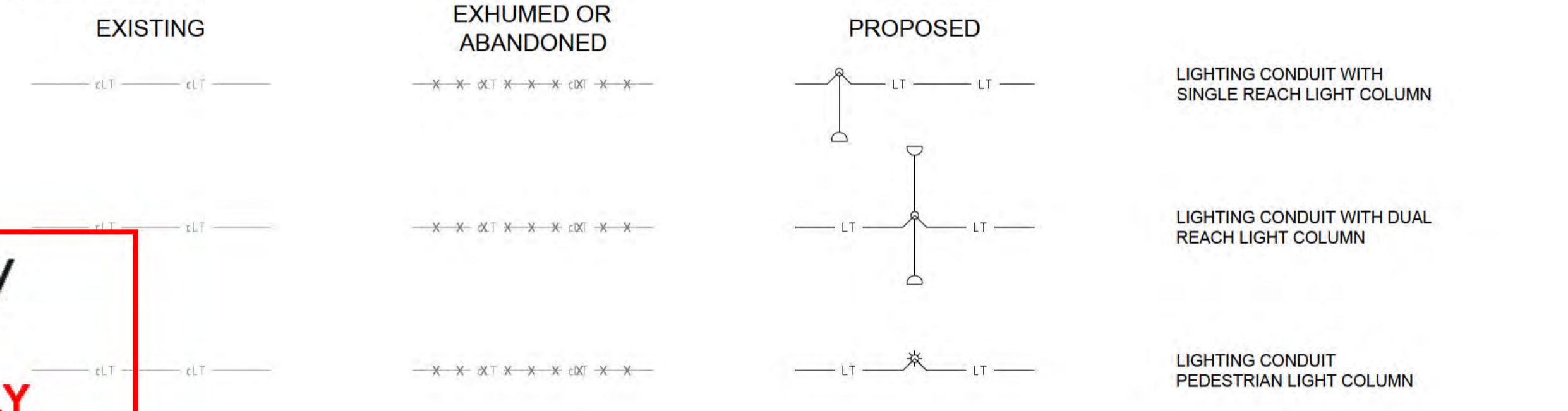
**TELECOMMUNICATIONS**



**ELECTRICAL**

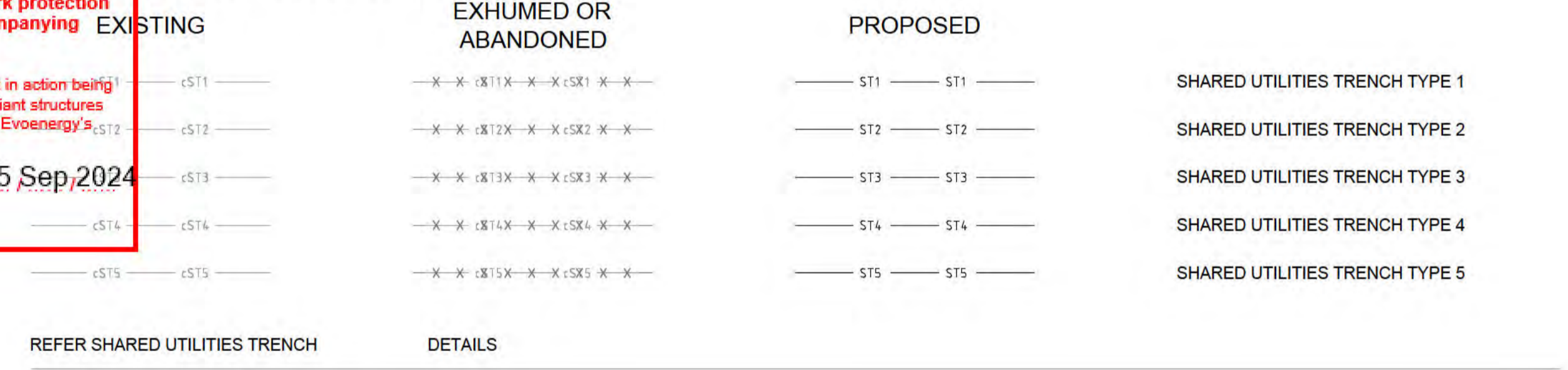


**LIGHTING**

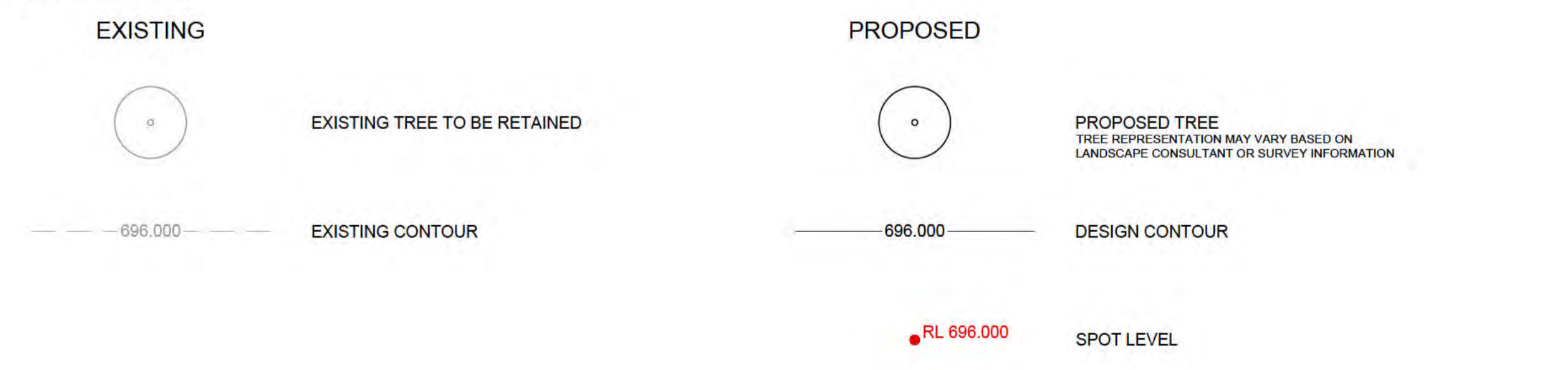


**evoenergy**  
 Electricity Network  
**FAILS TO COMPLY**  
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 Signed: Peter Drummond Date: 25 Sep 2024  
 Contact Phone: 6293 5770

**SHARED UTILITIES TRENCH**



**GENERAL**



**NOT FOR CONSTRUCTION**

Z:\jobs\239126\civil\sheet\00\239126-TTW-00-DR-CI-05002.dwg

Client: CSD - HOUSING ACT			Engineer: TTW Structural Civil Traffic Façade			Project: PROPOSED MULTI-UNIT HOUSING BLOCKS 25&26 SECTION 43 O'CONNOR, ACT 2602			Drawing Title: UTILITIES-COORDINATION NOTES AND LEGEND SHEET 2			Scale at A1: Drawn: AD, Designed: CP, Approved: CP		
Rev Description			Rev Description			Rev Description			Rev Description			Project No: 239126-TTW-00-DR-CI-05002-A		
A DEVELOPMENT APPROVAL RC AD 30.04.2024						512 6285 1766   Level 5, 224 Bunda St, Canberra City, ACT 2601			30.04.2024 10:28 AM					



**ICON WATER SEWER AND WATER NOTES**

- ALL WORK ON ICON WATER WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT WATER SUPPLY AND SEWERAGE STANDARDS.
- CONNECTION AND DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON WATER AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ICON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
- THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES IN THEIR TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
- ALTHOUGH THE POSITION OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.
- ALL LEVELS ARE TO THE AUSTRALIAN HEIGHT DATUM (ADH). ALL COORDINATES ARE BASED ON THE COORDINATE SYSTEM NOTED ON THE DRAWINGS.
- THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING WORK.
- WORK AS EXECUTED DRAWINGS AND TIE BOOK MUST BE SUBMITTED PRIOR TO CONNECTION.
- ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH A TRACER WIRE AND TESTED.
- EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE AND DUMPED AT AN APPROVED SPOIL AREA.
- THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
- CONTRACTOR TO CONFIRM DEPTH OF SEWER TIE POINT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE APPROVED PLAN ARE TO BE REFERRED TO THE DESIGN ENGINEER.
- ANY DEVIATION TO PIPE MATERIALS IS TO BE APPROVED IN WRITING BY ICON WATER PRIOR TO INSTALLATION.
- SULPHATE RESISTING CONCRETE IS TO BE USED ON ALL SEWER MAINTENANCE STRUCTURES.

**SEWER INFORMATION**

**PIPE INFORMATION**

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 IL

UPSTREAM INVERT LEVEL  
 PIPE INTERNAL DIAMETER  
 PIPE MATERIAL AND CLASS  
 PIPE LENGTH  
 PIPE GRADE  
 DOWNSTREAM INVERT LEVEL

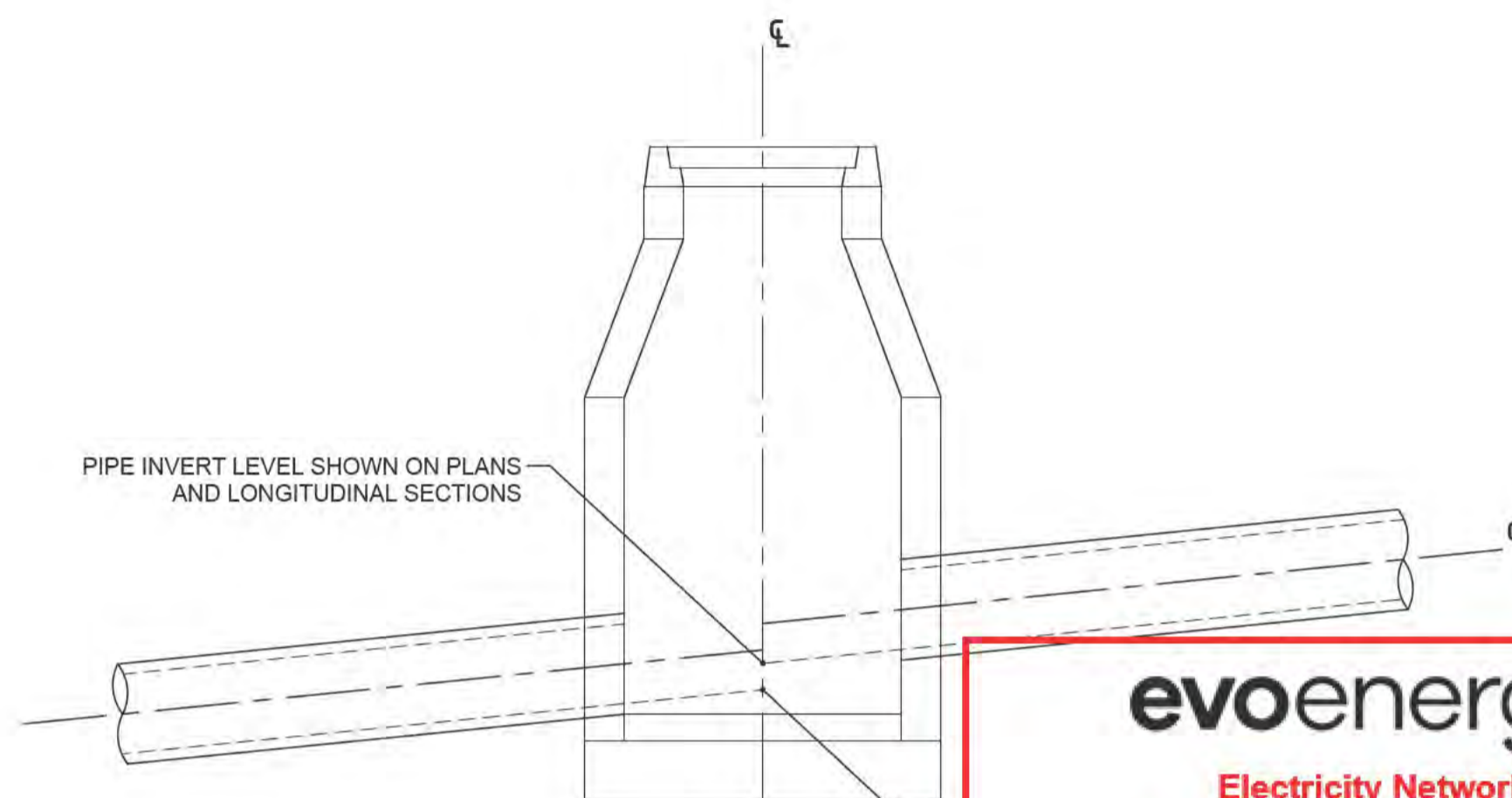
**TIE INFORMATION**

SEWER  
 L 0.0m  
 D 0.0m  
 Ø000

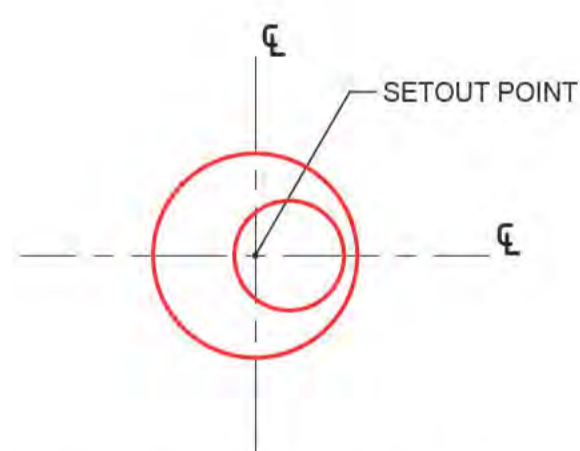
TIE LENGTH  
 TIE DEPTH  
 TIE DIAMETER

**SEWER STRUCTURE IDENTIFICATION**

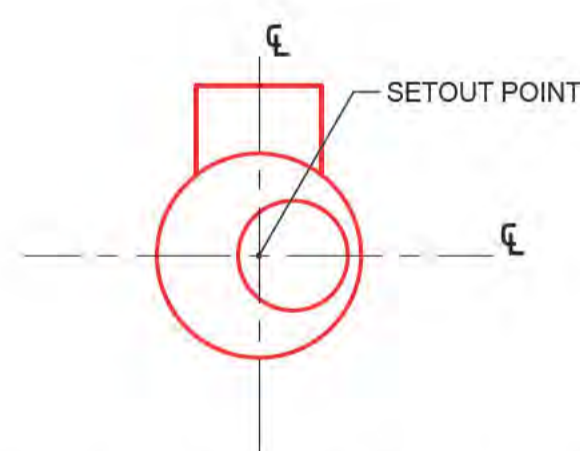
S1-6 LINE NUMBER 1 - STRUCTURE NUMBER 6



**DESIGN INVERT LEVELS AT SEWER MANHOLES**  
 SCALE 1:20



**SEWER MANHOLE**  
 SCALE 1:50



**SEWER VERTICAL DROP**  
 SCALE 1:50

**evoenergy**  
 Electricity Network

**FAILS TO COMPLY**

PIPE INVERT LEVEL SHOWN ON PLANS AND LONGITUDINAL SECTIONS

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Signed.....Peter Drummond... Date 25 Sep 2024

Contact Phone: 6293 5770

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**NOT FOR CONSTRUCTION**

Rev	Description	Eng Draft	Date	Rev	Description	Eng Draft	Date	Rev	Description	Eng Draft	Date
A	DEVELOPMENT APPROVAL	RC	AD 30.04.2024								

Client:  
**CSD - HOUSING ACT**

Engineer  
**TTW Structural Civil Traffic Façade**

Project:  
**PROPOSED MULTI-UNIT HOUSING BLOCKS 25&26 SECTION 43 O'CONNOR, ACT 2602**

Drawing Title:  
**UTILITIES-COORDINATION NOTES AND LEGEND SHEET 1**

Scale at A1	Drawn	Designed	Approved			
	AD		CP			
Project No	Originator	Zone	Type	Role	Sheet No.	Rev
239126-TTW-00-DR-CI-05001-A						
30.04.2024	10:27 AM					