

Planning and Development Act 2007

Development Application

Application Number: **201629944**

Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Type of Application

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

Are you applying for a:

Development Application

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

No

Lease/Site Details

Site Number: 1

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

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="MAWSON"/>	<input type="text" value="21"/>	<input type="text" value="3"/>	<input type="text"/>

Street Address

Applicant Details

What type of applicant are you:

Non-business (individual)

Salutation	First Name	Surname	
None	Don	Waring	
Postal Address 1		Postal Address 2	
P.O Box 5146			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Kingston	ACT	2604	Australia
Phone Number	Fax Number	Mobile Number	
0412130605			
Email			
warbug@bigblue.net.au			

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Standard lessee

Salutation	First Name	Surname	
Mr	William	Aldcroft	
Postal Address 1		Postal Address 2	
5 Debenham Street			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Mawson	ACT	2607	Australia
Phone Number	Fax Number	Mobile Number	
Email			
billaldcroft@hotmail.com			

Lessee Number: 2

Is the Lessee a:

Standard lessee

Salutation	First Name	Surname	
<input type="text" value="Mrs"/>	<input type="text" value="Lisa"/>	<input type="text" value="Aldcroft (Nee-Taylor)"/>	
Postal Address 1		Postal Address 2	
<input type="text" value="5 Debenham Street"/>		<input type="text"/>	
Postal Address 3			
<input type="text"/>			
Suburb	State/Territory	Postcode	Country
<input type="text" value="Mawson"/>	<input type="text" value="ACT"/>	<input type="text"/>	<input type="text" value="Australia"/>
Phone Number	Fax Number	Mobile Number	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Email			
<input type="text" value="billaldcroft@hotmail.com"/>			

Notice of Decision and Plans

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

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

RZ1 Suburban zone

If more than one zone is applicable to your application, please specify them below:

Single Dwelling Housing Development Code and Residential Zones Development Code

Development/Precinct Code

Please specify which development code applies to this application.

Residential Zones - Single Dwelling Housing Development Code

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

Single Dwelling Housing Development Code and Residential Zones Development Code.

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

Erect Freestanding Secondary Residence

Proposed Use of the Land

Describe the use of the development. **Example:** Residential purposes for a single dwelling (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

Residential Purposes for Freestanding Secondary Residence

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment and Planning Directorate on (02)62071923)

Merit

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment and Planning Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment and Planning Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

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

Single Dwelling

Single Dwelling

Please select a Single Dwelling sub type:

Outbuildings (carports, garages, pergolas, etc)

Secondary Residence

Gross Floor Area (GFA) and Cost of Works

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

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

B - Gross Floor Area to be demolished (m²)

C - Gross Floor Area to be added (m²)

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

E - COST OF WORKS (\$)

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application
(e.g. metal carport, pergola, deck, verandah) (m²)

G - Parking areas – undercover

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

Cost of Associated Works

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

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

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

*Cost of works **MUST** be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by

a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities MUST be provided for proposals where cost of work is over \$10 million.

Gross Floor Area (GFA) and Cost of Works

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

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

B - Gross Floor Area to be demolished (m²)

C - Gross Floor Area to be added (m²)

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

E - COST OF WORKS (\$)

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA class 10 structures (e.g. metal garage, metal carport, pergola, deck, verandah, etc) (m²)

G - COST OF WORKS at F* (\$)

Cost of Associated Works

H - Cost of all associated work such as landscaping (\$)

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

J - TOTAL COST OF WORKS (E+G+H+I) (\$)

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

Demolition, Trees, Waste Management

Demolition

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

No

Trees

"Protected tree" is defined under the [Tree Protection Act 2005](#).

In accordance with section 148 of the [Planning and Development Act 2007](#), where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application is to be accompanied by a Tree Management Plan

For more information about urban tree protection in the ACT, please click [here](#).

Is the Trees item relevant to your proposal?

No

Waste Management

NOTE: Only relevant for single dwelling housing where the development will generate a total of 20 cubic metres or greater of demolition and/or excavation waste

Is the Waste Management item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

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

Yes

Heritage

Heritage

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

No

Erosion and Sediment Control

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

NOTE: All new dwellings (including in established areas) require a plan that provides details of the sediment and erosion control measures including: sediment control barrier, designated cutting area and wash area, stockpiles and stabilised access point.

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

Yes

Have you provided Entity Endorsement?

No

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

Yes

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

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

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

No

Servicing & Site Management, Utilities

Servicing and Site Management

Utilities

Subdivision (residential zones)

Subdivision (residential zones)

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

No

Utilities Requirements - ActewAGL & Stormwater

For all developments involving construction, the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones

Does this application comply with utility standards?

Yes

*For more information on Utility Requirements and Standards, Water, Electricity, Sewerage and gas, please contact ActewAGL on Ph: 62483555 or visit their [web site](#). For more information on Stormwater Easements, please contact Asset Acceptance via Canberra Connect on Ph: 132281 or visit their [web site](#). **Please carefully read the applicant declaration before submitting this form***

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

No

Survey Requirements - S.139(2)(l) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

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

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

Yes

*If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width*

and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)

Proposal previously determined exempt from development approval

Is this application for development being submitted to address a situation where an exemption from development approval was granted, but the development does not accord with the exemption provisions?

No

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the Environment and Planning Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

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

No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

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

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

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

I /we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for *public inspection* including via the Internet unless exclusion has been approved;

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

I/we also understand that the Environment and Planning Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment and Planning Directorate its servants and agents to erect sign/s on the subject property(s) as required and authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

I/we(lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment and Planning Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I/we declare that information relating to utility standards, access provisions and asset clearance zones has been sought from the relevant utility providers and this development application has been prepared in accordance with their requirements;

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

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

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

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

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

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

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

I accept the above declarations

Accept

Acceptance date

01 Aug 2016

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPD for review.

Development applications (DAs) can be delayed unnecessarily because EPD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You **MUST** include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

The personal information on this form is provided to the Environment 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 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, 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. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.environment.act.gov.au

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

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601 Telephone: 62741111

Contact Details: Environment and Planning Directorate Customer Service Centre GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923 Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au



Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION
APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

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

Block Section Suburb

Unit No. Street Address

Block Section Suburb

Unit No. Street Address

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name

2nd Lessee Name

LESSEE AUTHORISATION

This appointment is made under the *Planning and Development Act 2007* and relates to: (please tick)

- Pre - application meeting Development Application Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as *the Applicant*) detailed below:

- to obtain information in relation to this site through the pre-application process
- to act on my/our behalf in relation to a development application for the abovementioned site/s
- to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s
- to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name

Email address

OR

Company Name

Email address

Company Nominees – a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company


Nominee 1

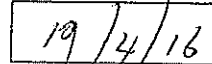
Nominee 2


Nominee 3

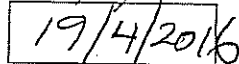
LESSEE(S) DECLARATION If more than two lessees please provide details of each additional lessee on a separate sheet

- 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 in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1st Lessee's Signature 

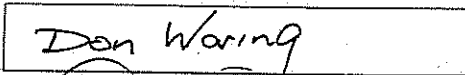
Date 

2nd Lessee's Signature 

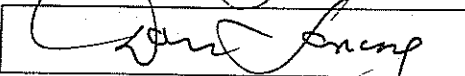
Date 

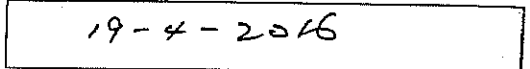
APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name 

Company Name 

Signature 

Date 

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.


Delegate Name 


Agency Name 

Signature 

Date 

Delegate Name 

Agency Name 

Signature 

Date 

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

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Contact Details:

Environment and Planning Directorate
 Customer Service Centres
 GPO Box 158, Canberra City 2601
 8 Darling Street Mitchell, ACT 2911
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Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
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 Email: epdcustomerservices@act.gov.au Website: www.environment@act.gov.au

DEVELOPMENT APPLICATION

STATEMENT AGAINST CRITERIA

General Merit/Issue Statement

2nd Frontage

- Habitable section of extension encroaches 75mm into the 4m setback.
- Pergola encroaches 2.475m into the 4m setback.

Side

- The Habitable section of the extension encroaches 350mm into the 3m side setback and 1.2m for the Pergola.
- The other side boundary setback for the Habitable space encroaches 5 mm into the 1.5m setback.

General Statement in Support

The subject block is one of approx. 108 blocks over 3 Suburbs that all 'back' onto the approx. 20m to 40m wide Government land adjoining Yamba Drive and Road reserve. They "all" have timber or colourbond 'rear' fences on their boundary line. Of these, at least 57 have a very wide range of class 10 structures, behind the boundary fence which encroach on the 'new' second front boundary, many encroaching into the easements along that boundary.

This proposal seeks only to continue the character of that neighbourhood/area while ensuring the easements are kept clear.

I also note that the very wide road reserve and Government reserve all along that boundary has very mature trees and bushes which provide excellent screening for its' full length.

DEVELOPMENT APPLICATION

Single residential housing development code

Generally - The required side setbacks for this proposed extension are exceeded (encroached upon) by 5mm on one side and 350 mm on the other, for the habitable areas.

'STATEMENT AGAINST RELEVANT CRITERIA'

Rules	Criteria
<p>1.10 Side and rear setbacks – all blocks</p> <p>R12 This rule applies to one of the following:</p> <ul style="list-style-type: none"> i) <i>single dwelling blocks</i> that are not part of an <i>integrated housing development parcel</i> ii) <i>single dwelling blocks</i> in an <i>integrated housing development parcel</i> that adjoin <i>residential blocks</i> that are not part of that parcel. <p>Side and rear setbacks for:</p> <ul style="list-style-type: none"> a) <i>large blocks</i> - comply with table 5 b) <i>mid-sized blocks</i> - comply with tables 6A or 6B, as applicable c) <i>mid-sized blocks</i> nominated for alternative side boundary setbacks in a precinct code - comply with table 6C d) <i>compact blocks</i> - comply with table 7. <p>In relation to the tables referred to in this rule, side boundary 1 and side boundary 2 are nominated by the applicant unless otherwise specified in this code or in a precinct code</p> <p><i>Note: Ordinarily a corner block has two front boundaries, one of which is the secondary frontage, two side boundaries, but no rear boundary.</i></p>	<p>C12 Buildings and other structures are sited to achieve all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable separation between adjoining developments c) reasonable privacy for <i>dwellings</i> on adjoining <i>residential blocks</i> d) reasonable privacy for <i>principal private open space</i> on adjoining <i>residential blocks</i> e) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>principal private open space</i>.

- a) The character of this neighbourhood/area is one of generally single storey homes with the "rear" boundary (2nd frontage) of timber paling fences along the boundary line and a wide range of Class 10a structures on or adjacent to that boundary. Most of these structures are also on or adjacent to the side boundaries. The proposed freestanding extension will achieve and maintain consistency with the desired character of the area, in both the home's residential style and scale, as well as the desired landscape, in that the current streetscape is one of mature street trees and residential gardens. While the proposed extension is toward the rear of the existing home and is not visible from the front street.
- b) Reasonable separation between adjoining developments will be maintained, as the 'encroachments' on each side are only Class 10a structures within the adjoining blocks that are near to the proposed extension.
- c) There is reasonable privacy for the dwellings on the adjoining residential blocks. The main focus of the proposed extension is towards the existing home and this is reinforced by the covered link and landscape design.
- d) As noted for Criteria C 12(c), the reasonable privacy of the two adjoining blocks and in particular, their principal private open space are not only maintained, but enhanced by the design of this extension. The reasonable privacy is, in no way compromised by the very minor encroachment to the codes side setbacks.
- e) The proposed encroachment to setbacks have no impact on the reasonable solar access to either of the residential dwellings on the adjoining block - prepared : Don Waring

This statement is based on relevant criteria from the Single residential housing development code: effective on 19th December 2014

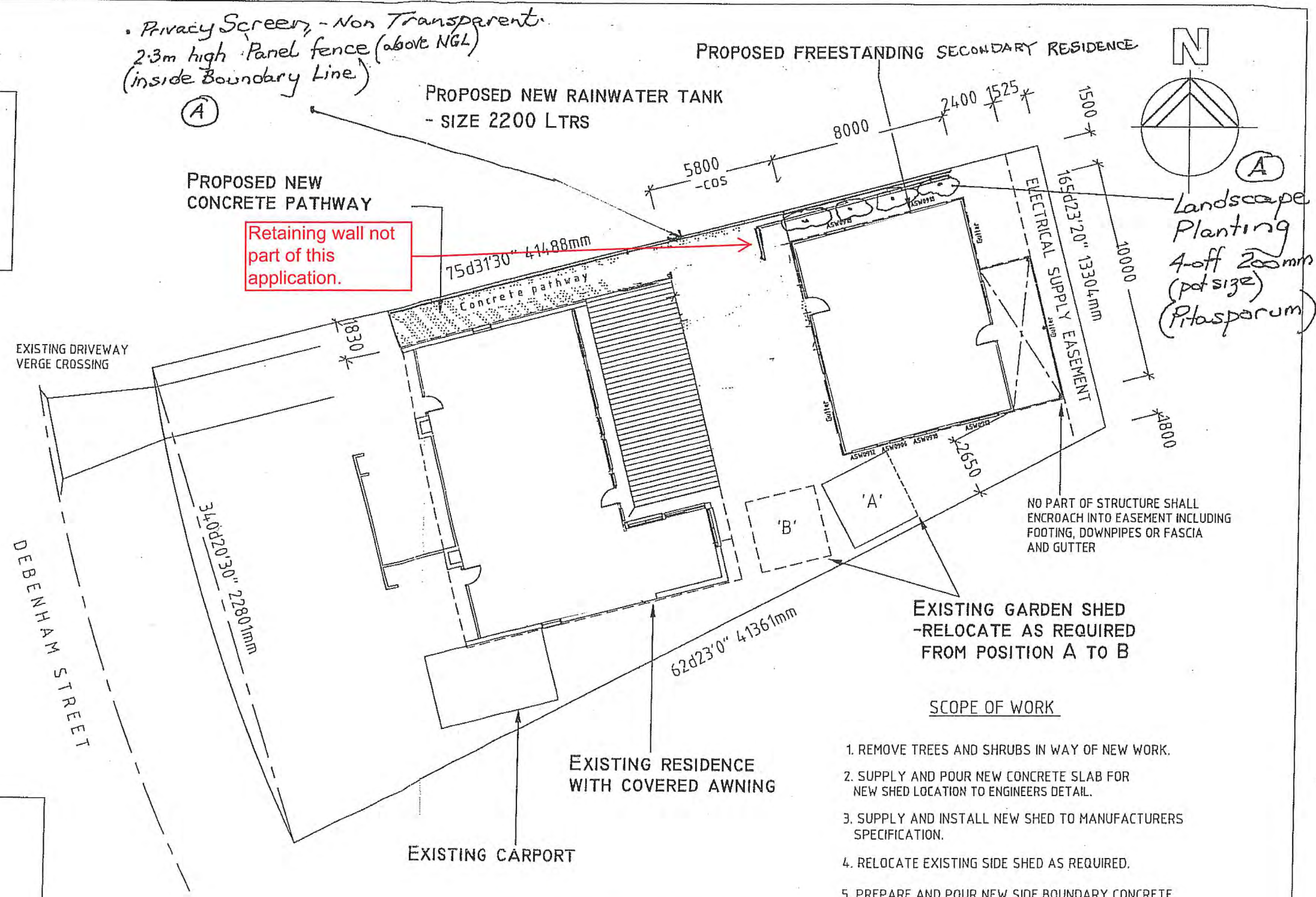
date :

1/4/16

EROSION SEDIMENT CONTROL PLAN
 The development will comply with the ACT Environment Protection Authority Environment Protection Guidelines for the Construction and Land Development in the ACT, August 2007.

CONSTRUCTION AREAS
 Existing residence 123.6 sq mtrs
 Existing shed 9.0 sq mtrs
 Existing carport 18.0 sq mtrs
 Existing awning 39.1 sq mtrs
 Freestanding 2nd Res, 80.0sq mtrs
 Total: 269.7 sq mtrs
 Site 759 sq mtrs
 Plo ratio : 35.5%

LANDSCAPE AND MANAGEMENT PLAN
 No storage of materials, or equipment, or parking of vehicles on the verge during the construction period.



SITE PLAN
 TERRAIN CATEGORY No.3
 SCALE 1:200

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name DOMINIC RICHES
 Date 11/10/2016

- SCOPE OF WORK**
1. REMOVE TREES AND SHRUBS IN WAY OF NEW WORK.
 2. SUPPLY AND POUR NEW CONCRETE SLAB FOR NEW SHED LOCATION TO ENGINEERS DETAIL.
 3. SUPPLY AND INSTALL NEW SHED TO MANUFACTURERS SPECIFICATION.
 4. RELOCATE EXISTING SIDE SHED AS REQUIRED.
 5. PREPARE AND POUR NEW SIDE BOUNDARY CONCRETE PATHWAY.
 6. SUPPLY AND INSTALL NEW RAINWATER CATCHMENT TANK.

Amendment Register		
Ref	Date	Description
A	29-9-16	Privacy Screen Added.
"	"	Landscape planting

Drawing Office

Ph: 02-62813204
 Fax: 02-62811240

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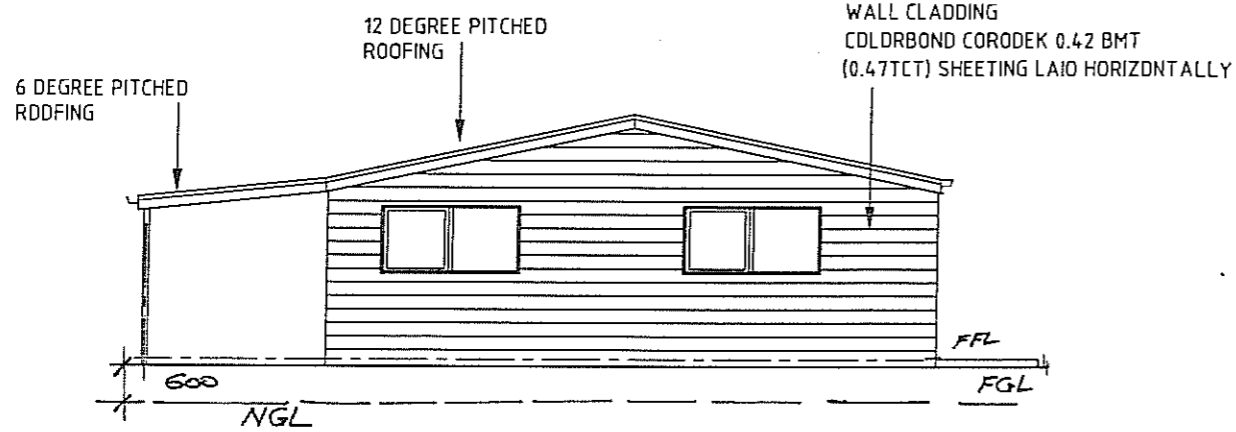
Remodeling Specialists

Client:
 Bill & Lisa Aldcroft
 5 Debenham Street
 Mawson 2607
 ACT
 Ph: 6290 2641

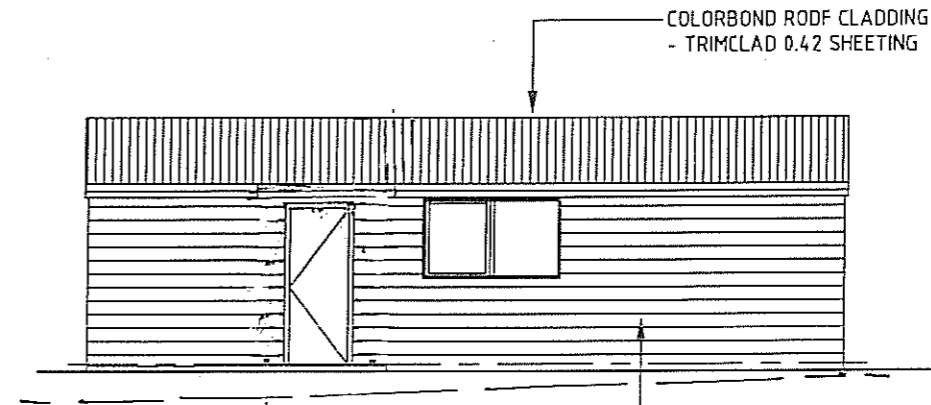
PROJECT:
 PROPOSED REAR FREESTANDING 2ND RESIDENCE
 FOR CONSTRUCTION AT :-
 BL.3 SEC.21 MAWSON

DRAWING:
SITE PLAN

Drawn CAJ	Checked	Approved	Scale 1:200 (A3)
Date 25-05-15	Date	Date	
Status FOR CONSTRUCTION			Sheet: 1 of 5
Filename SITE-01.pdf	Drwg No. BW214641-1	Issue A	



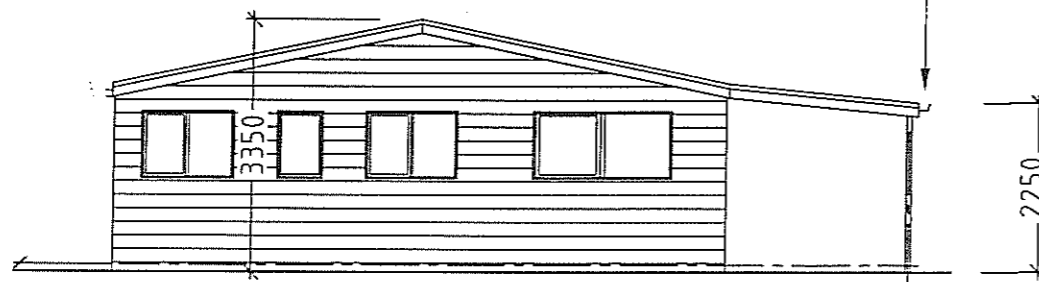
ELEVATION D



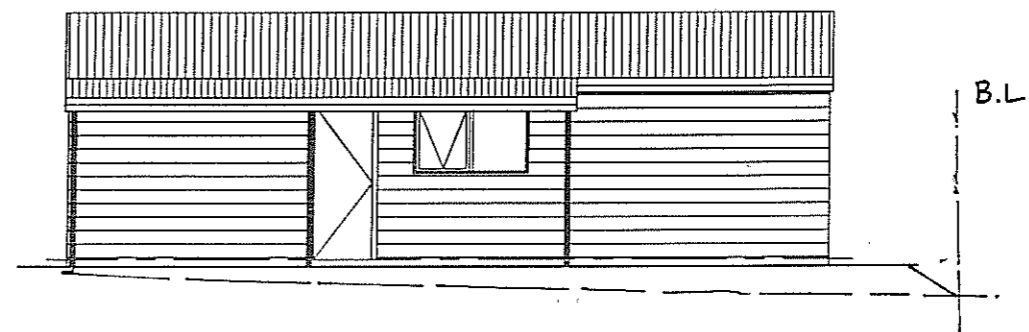
ELEVATION B

WALL CLADDING
 COLORBOND CORDEK 0.42 BMT
 (0.47TCT) SHEETING LAID HORIZONTALLY

CONNECT GUTTERS VIA DOWNPIPE
 TO SITE U'GROUND DISCHARGE
 SYSTEM TO REGULATION



ELEVATION A



ELEVATION C

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name DOMINIC RICHES

Date 11/10/2016

Amendment Register		
Ref	Date	Description

Drawing Office

Ph: 02-62813204
 Fax: 02-62811240

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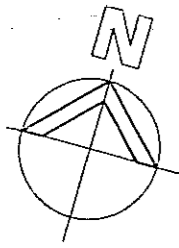
Remodeling Specialists

Client:
 Bill & Lisa Aldcroft
 5 Debenham Street
 Mawson 2607
 ACT
 Ph: 6290 2641

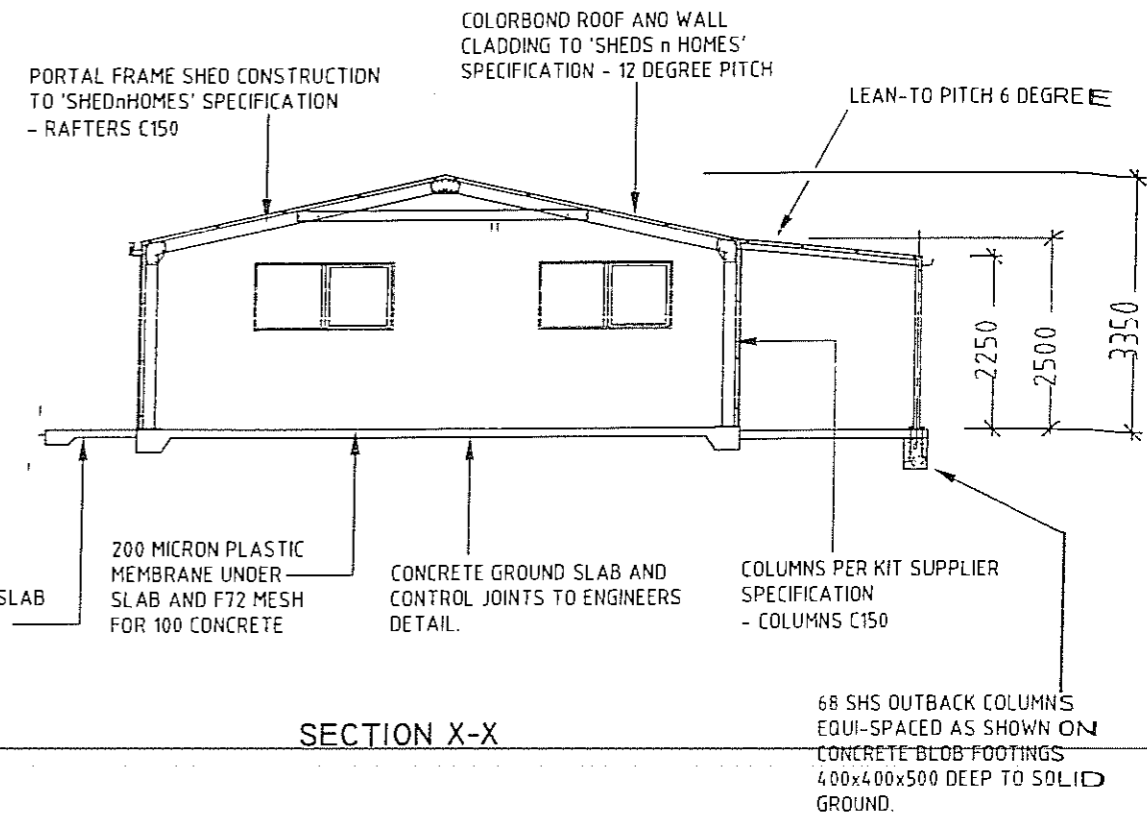
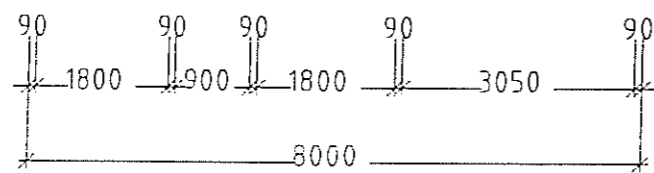
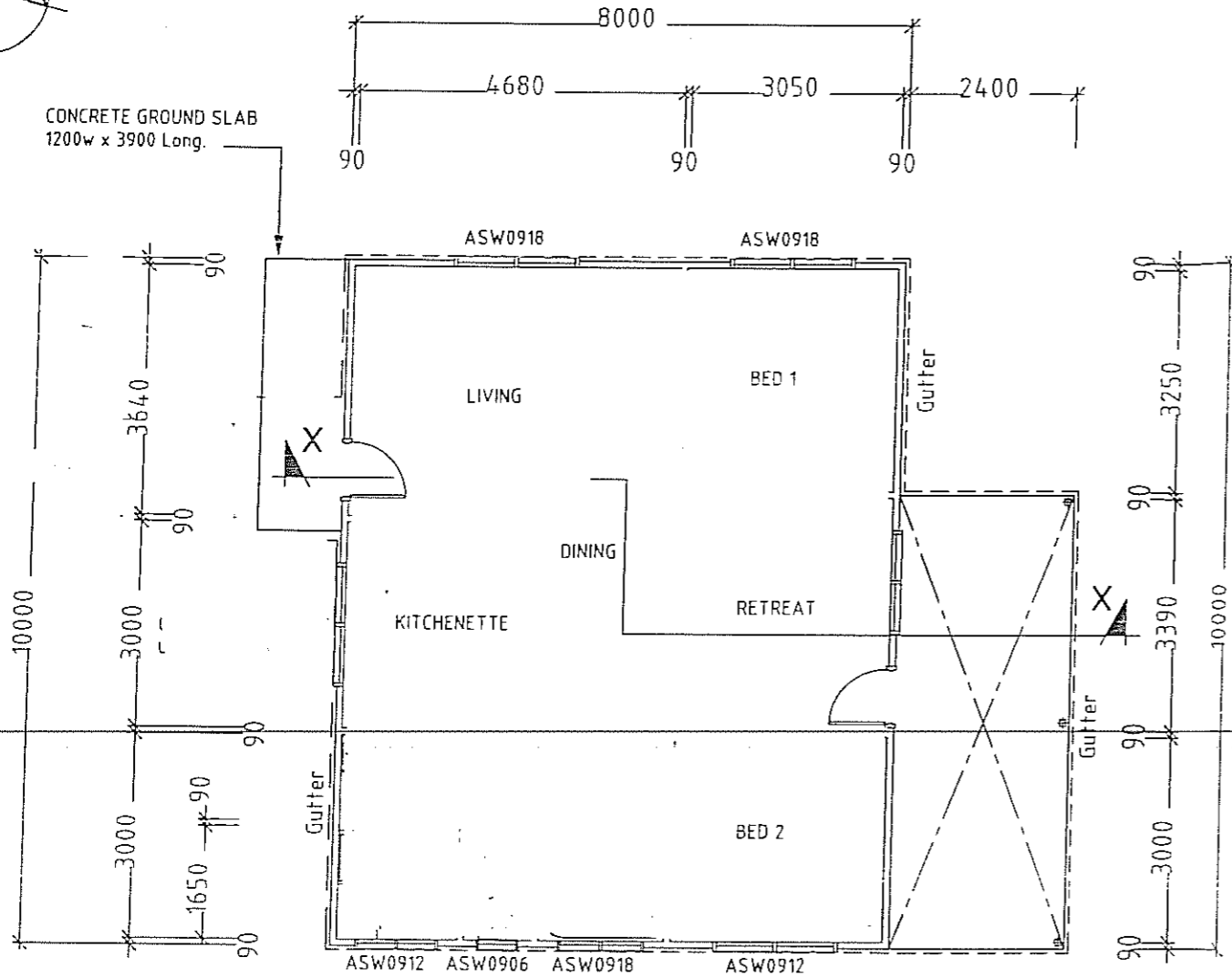
PROJECT:
 PROPOSED REAR FREESTANDING 2nd Residence
 FOR CONSTRUCTION AT :-
BL.3 SEC.21 MAWSON

DRAWING:
ELEVATIONS

Drawn CAJ	Checked	Approved	Scale 1:10(A3)
Date 25-05-15	Date	Date	
Status FOR CONSTRUCTION			Sheet: 3 of 5
Filename Elev-01.pdf	Drwg No. BW214641-3	Issue	



CONCRETE GROUND SLAB
1200w x 3900 Long.



BUILDING NOTES

1. FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND.
2. ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON JOB PRIOR TO CONSTRUCTION.
3. TIMBER USED IN WEATHER EXPOSED LOCATIONS SHALL HAVE A DURABILITY CLASSIFICATION OF 1 or 2.
4. SHED ROOF CLADDING SHALL BE FIXED IN ACCORDANCE WITH MAKERS SPECIFICATION.
5. STORMWATER DOWNPIPE TO BE CONNECTED TO DISCHARGE IN ACCORDANCE WITH REGULATION.
6. ALL CONSTRUCTION TO THE BUILDING CODE OF AUSTRALIA.

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165

Delegate name **DOMINIC RICHES**
Date **11/10/2016**

Amendment Register		
Ref	Date	Description

Drawing Office

Ph: 02-62813204
Fax: 02-62811240

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WORKS
Remodeling Specialists

Client:
Bill & Lisa Aldcroft
5 Debenham Street
Mawson 2607
ACT
Ph: 6290 2641

PROJECT:
PROPOSED REAR FREESTANDING 2ND RESIDENCE
FOR CONSTRUCTION AT :-
BL.3 SEC.21 MAWSON

DRAWING:
FLOOR PLAN - Public Notification

Drawn CAJ	Checked	Approved	Scale 1:100(A3)
Date 25-05-15	Date	Date	
Status FOR CONSTRUCTION			Sheet: 5 of 5
Filename Floorassess-01.pdf	Drwg No. BW214641-5	Issue	

User Input Title

Notes:

1.500 m contours

1: 500



DISCLAIMER

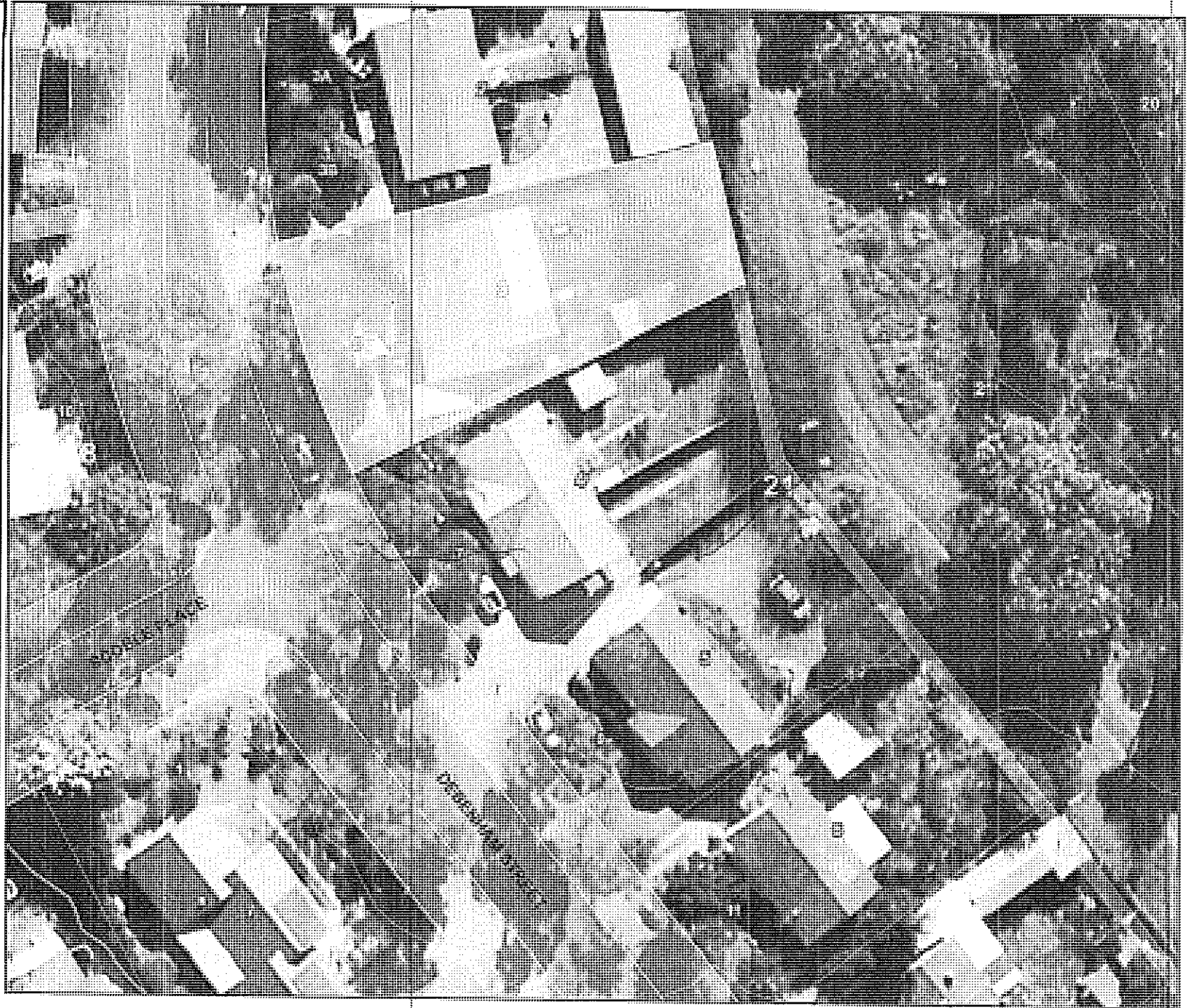
The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

17-May-2016

Page 1 of 1



ACT
Government





STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 156971 **Suburb:** Mawson

Block/Section 3 / 21

Appcn Type: Single residential/Addition Inclusions : with Alteration/Addition

Attached Plans

%FLOORASSESS-201629944-& SECTION-01.pdf
%LEASE-201629944-01.pdf
%SITE-201629944-01.pdf
%TITLE SEARCH-201629944-01.pdf
APP-201629944-01.pdf
APPOINT-201629944-01.pdf
ELEV-201629944-01.pdf
FLOORREG-201629944-& SECTION-01.pdf
LOCALITY-201629944-LOCATION-01.pdf
SCRITERIA-201629944-01.pdf
SITE-201629944-01.pdf
SURVEY-201629944-01.pdf

Conditions of Acceptance

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

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

Secondary Residence under the Single Dwelling Housing Development Code. This submission complies for a single block only. If multiple blocks are created, separate ties to sewer and water are required for each block. This may require changes to the network, Separate access to Icon's networks will be required through each block containing an Icon asset



❖ Please Note:

Separate applications are required for ActewAGL electricity and gas networks. Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to Icon Water.

Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.

Icon Water recommends setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.

Construction of works without the approval of Icon Water may result in connection to Icon Water's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

WARNING

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

Comments:

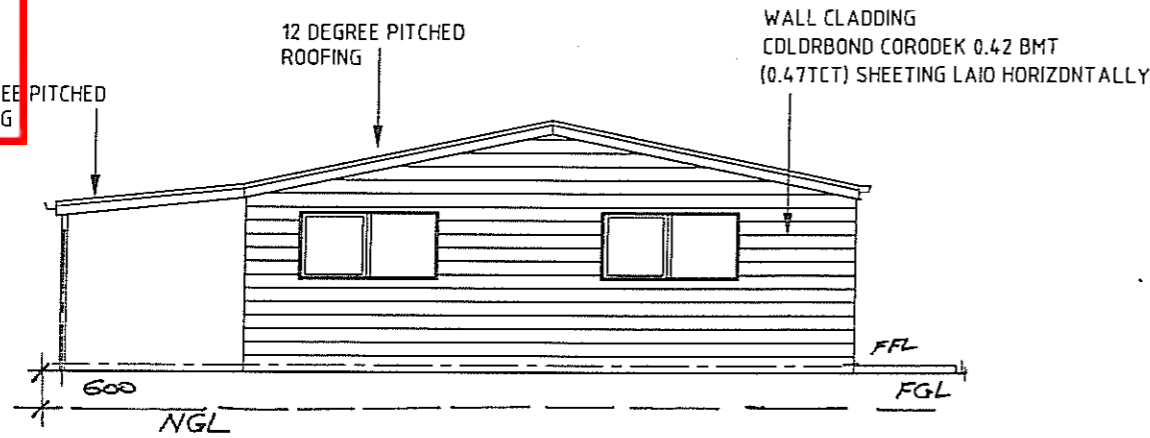
Signed

Peter Clarke

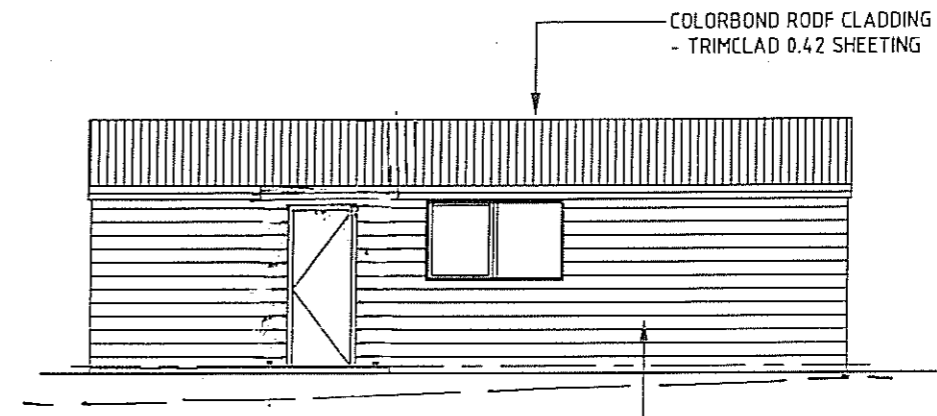
Date

19 Aug 2016

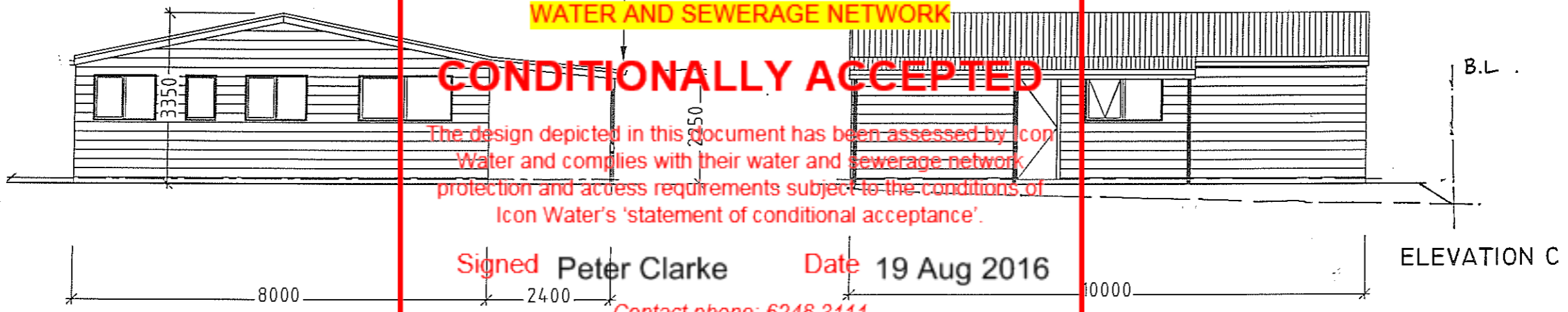
For further information please phone Icon Water 6248 3111.



ELEVATION D




ELEVATION B



ELEVATION A

Amendment Register		
Ref	Date	Description

Drawing Office



Ph: 02-62813204
Fax: 02-62811240

Creating lifestyles for life



Remodeling Specialists

Client:
Bill & Lisa Aldcroft
5 Debenham Street
Mawson 2607
ACT
Ph: 6290 2641

PROJECT:
PROPOSED REAR FREESTANDING 2nd Residence
FOR CONSTRUCTION AT :-
BL.3 SEC.21 MAWSON

DRAWING:
ELEVATIONS

Drawn CAJ	Checked	Approved	Scale
Date 25-05-15	Date	Date	1:10(A3)
Status FOR CONSTRUCTION			Sheet: 3 of 5
Filename Elev-01.pdf	Drwg No. BW214641-3	Issue	



Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 156947 **Suburb:** Mawson

Block/Section 3 / 21

Appcn Type: Other/New Construction Inclusions : with Pergola/Deck or Patio, with Water Tank

Attached Plans

%FLOORASSESS-201629944-& SECTION-01.pdf

%SITE-201629944-01.pdf

ELEV-201629944-01.pdf

SITE-201629944-01.pdf

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

Conditions

A Minimum of 1.0M clearance is required for the proposed or existing Meter Box.

Development is to comply with minimum clearances to overhead conductors and poles. Ref ActewAGL Drawing 3811-004

Development is to comply with minimum separation requirements to underground assets. Ref ActewAGL Drawing 3832-018

The location of the proposed or existing Point of Entry/ Meter Box is to comply with ActewAGL's Service and Installation rules.

Please Note

- WARNING ActewAGL underground cables may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed ActewAGL works.
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to ActewAGL.

Comments:

Signed Paul Maguire

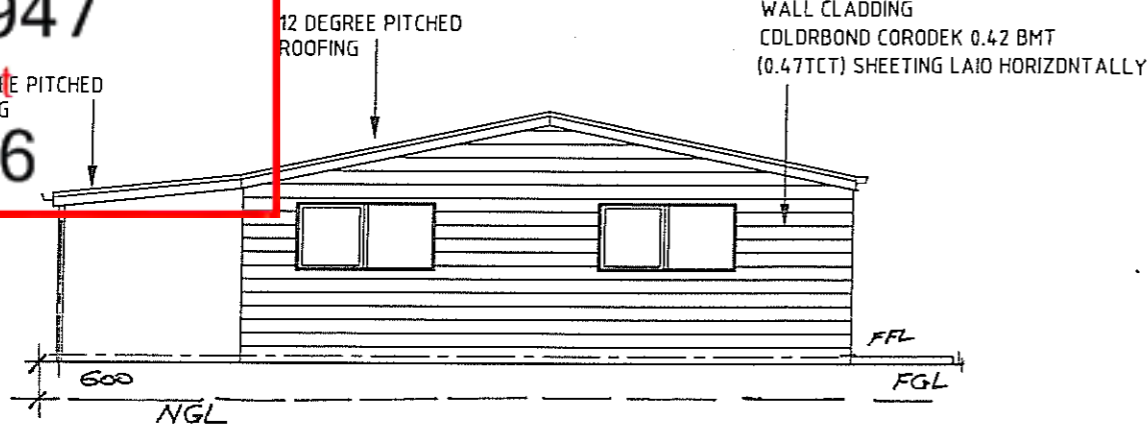
Date 22 Aug 2016

Application Number

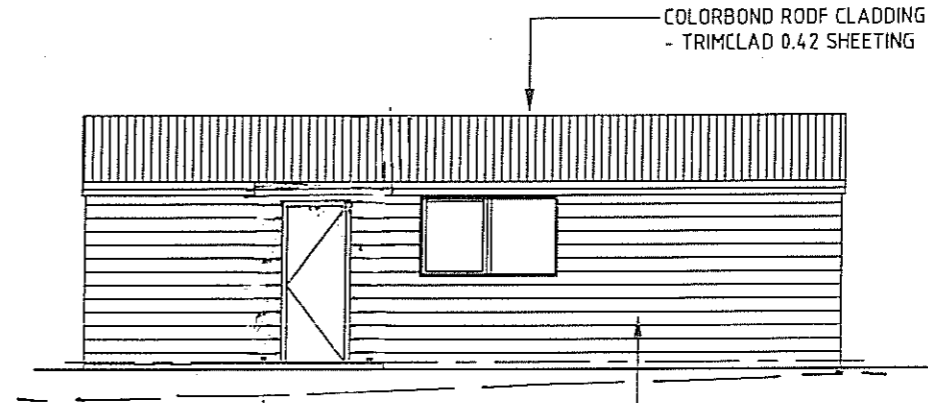
156947

Sheet

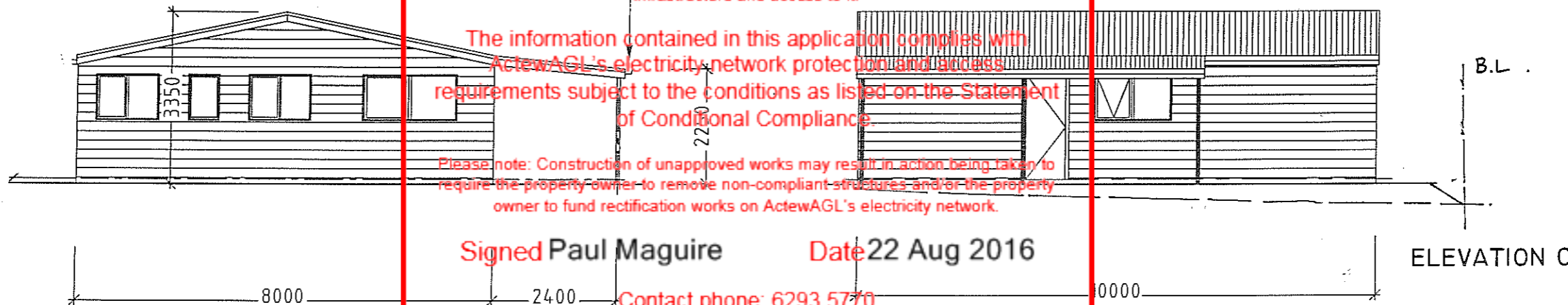
3 of 6



ELEVATION D



ELEVATION B



ELEVATION A

ActewAGL

Electricity Network

CONNECT GUTTERS VIA DOWNPIPE
TO SITE U'GROUND DISCHARGE
SYSTEM REGULATION

CONDITIONALLY COMPLIES

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

The information contained in this application complies with ActewAGL's electricity network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.


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

Signed Paul Maguire Date 22 Aug 2016

Contact phone: 6293 5770

Amendment Register		
Ref	Date	Description

Drawing Office



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Fax: 02-62811240

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Remodeling Specialists

Client:

Bill & Lisa Aldcroft
5 Debenham Street
Mawson 2607
ACT
Ph: 6290 2641

PROJECT:

PROPOSED REAR FREESTANDING 2nd Residence
FOR CONSTRUCTION AT :-
BL.3 SEC.21 MAWSON

DRAWING:

ELEVATIONS

Drawn CAJ	Checked	Approved	Scale
Date 25-05-15	Date	Date	1:10(A3)
Status FOR CONSTRUCTION			Sheet: 3 of 5
Filename Elev-01.pdf	Drwg No. BW214641-3	Issue	

A 3811-004
A3

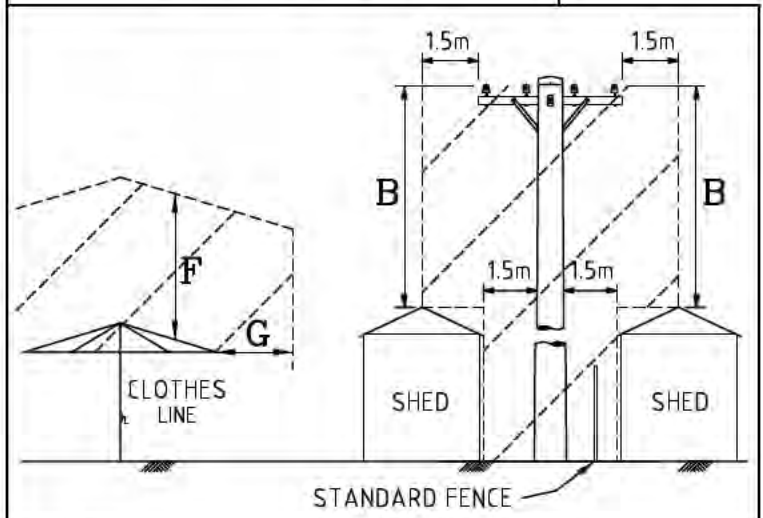
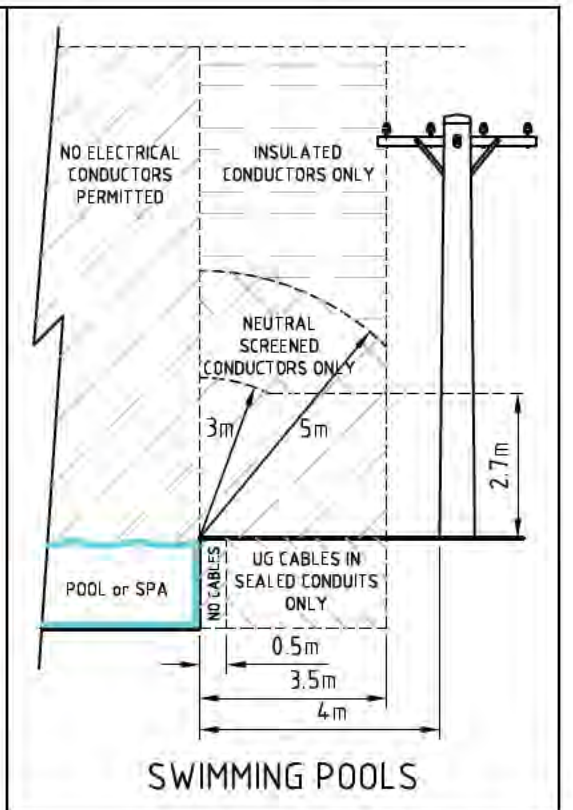
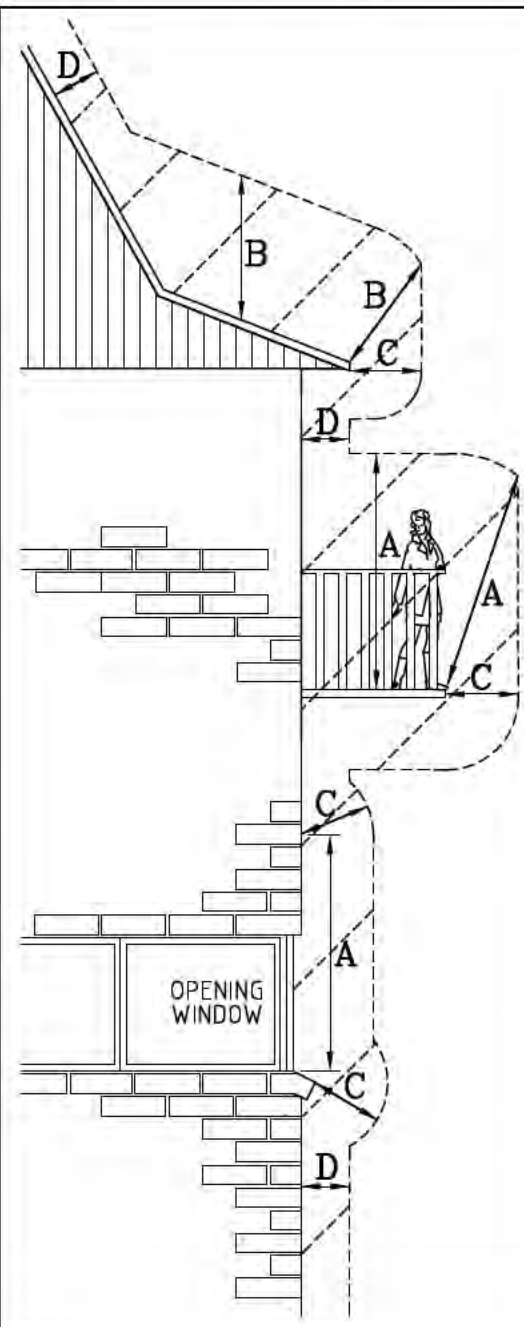


TABLE 1 - GROUND CLEARANCE (OTHER THAN INSULATED SERVICE CONDUCTORS)

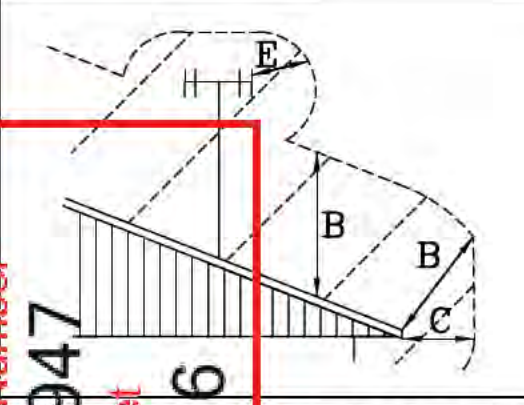
LOCATION	DISTANCE TO GROUND IN ANY DIRECTION		
	U<1kV	1kV<U<33kV	33kV<U<132kV
OVER LAND WHICH DUE TO ITS STEEPNESS OR SWAMPINESS IS NOT ABLE TO BE TRAVERSED BY VEHICLES.	4.5m	4.5m	5.5m
OVER LAND OTHER THAN THE CARRIAGEWAY OF ROADS.	5.5m (note 4)	5.5m	6.7m
OVER THE CARRIAGEWAY OF MINOR ROADS	6m	6.7m	8m
OVER THE CARRIAGEWAY OF MAJOR ROADS	6.7m (note 5)	6.7m	9m

TABLE 2 - GROUND CLEARANCE (INSULATED SERVICE CONDUCTORS)

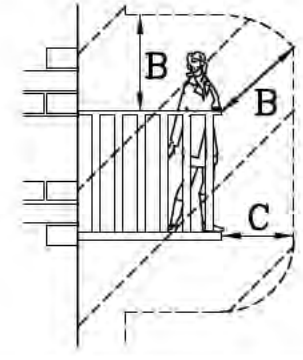
LOCATION	DISTANCE TO GROUND IN ANY DIRECTION
OVER THE CENTRE OF A ROAD.	5.5m
OVER ANY OTHER PART OF A ROAD.	4.6m
OVER A FOOTWAY OR LAND THAT IS LIKELY TO BE USED BY HEAVY VEHICLES	4.6m
OVER A FOOTWAY OR LAND THAT IS NORMALLY USED ONLY BY MOTOR CARS OR VEHICLES OF SIMILAR HEIGHT ELSEWHERE.	3.0m
	2.7m

TABLE 3 - CLEARANCE FROM STRUCTURES

LOCATION	CONDUCTOR		
	INSULATED U<1kV	BARE or COVERED U<1kV	BARE or INSULATED 1kV<U<33kV
A VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NORMALLY ACCESSIBLE TO PEOPLE	2.7m	3.7m	4.6m
B VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PEOPLE BUT ON WHICH A PERSON CAN STAND	1.2m	2.7m	3.7m
C ANY DIRECTION (OTHER THAN VERTICALLY), FROM THOSE PARTS OF THE STRUCTURE NORMALLY ACCESSIBLE TO PERSONS, OR FROM ANY PART NOT NORMALLY ACCESSIBLE TO PERSONS BUT ON WHICH A PERSON COULD STAND.	1.5m (note 3)	2.0m	2.7m
D ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PERSONS.	0.3m (note 3)	1.5m	2.7m
E ANY DIRECTION, FROM AN OUTDOOR WIRELESS OR TELEVISION AERIAL OR PART OF A STAY WIRE FOR THE AERIAL	1.5m	1.5m	1.5m
F VERTICALLY FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE	1.8m	3.7m	4.6m
G ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE	1.8m	3m	3m
H ANY DIRECTION, FROM THE OUTER EDGE OF THE WATER CONTAINER OF A SWIMMING POOL OR SPA OR THE MAXIMUM WATER LEVEL OF THE POOL (FIGURE IN BRACKETS INDICATES THE REQUIREMENT FOR A NEUTRAL SCREENED CABLE)	5.0m (3.0m)	See Pool Note 3	See Pool Note 3



THE ILLUSTRATION APPLIES IF THE HEIGHT OF THE RAILING (OR SIMILAR) PLUS THE DISTANCE 'B' IS GREATER THAN 'A'



OVERHEAD CONDUCTORS MUST NOT COME WITHIN THE SHADED AREA

GENERAL NOTES:

1. THE MINIMUM DISTANCE FROM ANY PART OF AN AERIAL LINE IS TO BE MEASURED FROM THE NEAREST POINT TO WHICH THE LINE SAGS OR SWINGS. FOR SAG THIS IS AT THE MAXIMUM DESIGN OPERATING TEMPERATURE (NORMALLY 65°C FOR DISTRIBUTION LINES and 120°C FOR TRANSMISSION LINES). FOR SWING THIS IS AT THE MAXIMUM DESIGN WIND LOADING (500Pa WIND)
2. COVERED CONDUCTORS TO BE TREATED AS BARE CONDUCTORS
3. THIS CLEARANCE CAN BE FURTHER REDUCED TO ALLOW FOR TERMINATION AT THE POINT OF ATTACHMENT
4. LDW VOLTAGE CONDUCTORS CONSTRUCTED PRIOR TO 1998 REQUIRE ONLY 4.6m GROUND CLEARANCE OVER LAND OTHER THAN ROADS
5. MAJOR ROADS ARE DEFINED AS ROADS WITH DUAL CARRIAGEWAYS OR 100kph (or GREATER) SPEED LIMIT. ALL OTHER ROADS SHALL BE CONSIDERED AS MINOR ROADS

SWIMMING POOL NOTES:

1. NEW AERIAL SERVICE LINES ARE NOT TO BE INSTALLED OVER AN OPEN AIR SWIMMING POOL OR SPA AND NEW SWIMMING POOLS OR SPAS ARE NOT PERMITTED UNDER EXISTING AERIAL SERVICE LINES
2. INSULATED AERIAL SERVICE CONDUCTORS SHALL HAVE AT LEAST 5.0 METRES CLEARANCE TO THE EDGE OF THE SWIMMING POOL OR SPA. (3.0 METRES FOR NEUTRAL SCREENED AERIAL SERVICES)
3. BARE CONDUCTORS ARE NOT PERMITTED ABOVE SWIMMING POOLS OR SPAS OR ABOVE THE AREA WITHIN 3.5m OF THE EDGE OF A SWIMMING POOL OR SPA
4. POLES SHALL NOT BE LOCATED WITHIN 4m OF THE EDGE OF A SWIMMING POOL OR SPA
5. UNDERGROUND CABLES ARE NOT PERMITTED WITHIN 3.5m OF THE EDGE OF AN INGROUND SWIMMING POOL OR SPA. THIS CAN BE REDUCED TO 0.5m PROVIDED THE CABLE IS INSTALLED IN A PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE.

ActowAGL

Application Number
156947
Sheet
5 of 6

No	REVISION	DATE	CKD	AUTH
F	ROW 1 OF TABLE 1 REVISED AND POOL NOTES REVISED	5-6-02	GA	DH
K	HV GROUND CLEARANCE ABOVE MAJOR ROADS REVISED IN TABLE 1	26-7-07	GA	GA
J	NOTE 1 AMENDED TO INCLUDE TRANSMISSION LINE DESIGN TEMP.	13-8-03	GA	SF
H	GENERAL NOTE 3 AND POOL NOTE 5 REVISED	1-4-03	GA	GA
G	SWIMMING POOLS ADDED	31-10-02	GA	DH

Drawn: G SMITH
Designed:
Project Officer:
Design Authority:
Manager Networks: I FREEBODY 18-10-99



MINIMUM CLEARANCES
INSULATED & BARE
OVERHEAD CONDUCTORS

Scale: NTS	Date: 7-12-98	Sheet No:
File:	Tender No:	
CADD File Name: MB11-004		
A3	3811-004	Rev K

Application Number

156947

Sheet

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MINIMUM SEPARATION REQUIREMENTS

FROM ANY PART OF	TO NEAREST PART OF:	SEPARATION (m) SEPARATE EARTHING	SEPARATION (m) CMEN & COMBINED EARTHING SITUATIONS		
PADMOUNT SUBSTATION	- BUILDING	1.5 (NOTE 3)	1.5 (NOTE 3)		
	- PROPERTY BOUNDARY	1.5	1.5		
	- ABOVE GROUND OBJECTS	1.5	1.5		
	- DRIVEWAYS & ROADS	1.5	1.5		
	- COMMS CABLES, GAS & WATER PIPES, SEWER LINES	1.5 (NOTE 12)	1.5 (NOTE 12)		
MINI PILLAR	- DESIGNATED HAZARDS	NOTE 5	NOTE 5		
	- NON FIRE RATED PARTS OF BUILDINGS	3 (NOTE 3)	3 (NOTE 3)		
	- BUILDINGS & STRUCTURES	1.2 (NOTE 8)	1.2 (NOTE 8)		
	- PROPERTY BOUNDARY	1.2 (NOTE 8)	1.2 (NOTE 8)		
	- ROADS	1.2	1.2		
HV CABLES (1kV < U ≤ 22kV)	- DRIVEWAYS	1.5	1.5		
	- SHRUBS AND SMALL TREES	1.2 (NOTES 8 & 10)	1.2 (NOTES 8 & 10)		
	- WATER PIPES	0.5 (H) (NOTE 12)	0.5 (H) (NOTE 12)		
	- SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)	0.6 (H), (NOTES 1 & 12)		
	- COMMUNICATIONS CABLES	0.3	0.3		
LV CABLES (< 1kV) SERVICE MAINS CABLE PITS	- GAS PIPES	0.3	0.3		
	- HV CABLES (22kV < U ≤ 132kV)	0.75 (NOTE 11)	0.75 (NOTE 11)		
	- EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)	3.5 (NOTE 9)		
	- HV CABLES (1kV < U ≤ 22kV)	0.2 (MIN)	0.2 (MIN)		
	- WATER PIPES	0.5 (H)	0.5 (H)		
HV EARTHING ELECTRODE(S) HV EARTH CONDUCTORS (NOTE 6)	- SEWER PIPE LINES & STORMWATER PIPE LINES	0.6 (H), (NOTES 1 & 12)	0.6 (H), (NOTES 1 & 12)		
	- COMMUNICATIONS CABLES	0.15	0.15		
	- GAS PIPES	0.15	0.15		
	- EDGE OF INGROUND SWIMMING POOLS OR SPAS	3.5 (NOTE 9)	3.5 (NOTE 9)		
	- HV CABLES (1kV < U ≤ 22kV)	0.09	0.09		
BARE UG LV EARTH CONDUCTORS (INCL. STEEL & CONCRETE POLES) BARE UG LV EARTH CONDUCTORS (NOTE 7)	HV EARTH RESISTANCE				
	30Ω	10Ω	5Ω	3Ω	
	- IN GROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT (NOTE 4)	30	20	15	12
	- TELECOMMUNICATIONS PITS, PILLARS, JOINTS, EXCHANGES & PABX EQUIPMENT	15	10	8	6
	- UG UNINSULATED METALWORK AND METAL PIPES	4	3	2	2
REVISION	- METAL FENCING OR METAL CLAD BUILDINGS	4	3	2	2
	- LV EARTHING ELECTRODE(S)	4	3	2	2
	- BARE UG LV EARTH CONDUCTORS	4	3	2	2
	- UG UNINSULATED METALWORK AND METAL PIPES	2			
	- CONCRETE REINFORCING BONDED TO HV EARTH	SEE HV ELECTRODE			N/A
	- INGROUND SWIMMING POOLS, SPAS & CHILDRENS METAL PLAYGROUND EQUIPMENT	4			4
	- COMMUNICATIONS EARTH STAKE	0.5			4

RECOMMENDED BURIAL DEPTHS FOR UNDERGROUND LINES (FROM SURFACE TO THE TOP OF THE CABLE)

TYPE OF UNDERGROUND LINE	DIRECT BURIED WITH NO ADDITIONAL MECHANICAL PROTECTION (NOTE 5) NOMINAL (MINIMUM) (mm)	DIRECT BURIED AND COVERED WITH A MECHANICAL COVER NOMINAL (MINIMUM) (mm)	ENCLOSED IN A HEAVY DUTY PIPE OR CONDUIT (NOTE 4) NOMINAL (MINIMUM) (mm)
LV SERVICE LINE	750 (600)	600 (450)	550 (450)
LV MAINS	750 (600)	750 (600)	750 (600)
1kV < U ≤ 22kV	850 (750)	850 (600)	750 (600)
22kV < U ≤ 132kV	NOT PERMITTED	1000 (1000)	1000 (1000)

- BURIAL NOTES:**
- FIGURES IN BRACKETS INDICATE MINIMUM REQUIREMENT
 - ALL CABLES INSTALLED UNDER ROADWAYS SHALL HAVE A MINIMUM BURIAL DEPTH OF 750mm
 - MAXIMUM TRENCH DEPTH FOR INSTALLATION OF CABLES IS 1.5 METRES
 - HEAVY DUTY CONDUITS TO AS2053.2 AND CLASS 12 PRESSURE PIPES TO AS1477 MAY BE CONSIDERED SUITABLE FOR THE HEAVY DUTY CATEGORY. (CORFLO TYPES ARE NOT ACCEPTABLE)
 - THIS CATEGORY ALSO INCLUDES CABLES INSTALLED IN CONDUITS THAT ARE NOT RATED AS HEAVY DUTY (FOR EXAMPLE CONDUITS INSTALLED BY UNDERGROUND BORING)

- SEPARATION NOTES:**
- CROSSOVER CLEARANCES: SEWER & STORMWATER PIPE LINES - LV CABLES 150mm
SEWER & STORMWATER PIPE LINES - HV CABLES 300mm
 - (H) - HORIZONTAL CLEARANCE REQUIRED
 - ANY PART OF A BUILDING WITHIN 3 METRES OF THE SUBSTATION SHALL HAVE A ONE HOUR FIRE RATING
 - SUBSTATIONS WITH SEPARATE EARTHING SYSTEMS ARE NOT PERMITTED IN SPECIAL LOCATIONS. LOCATIONS WITHIN 100m OF SCHOOL GROUNDS, CHILDREN'S PLAYGROUND, SWIMMING POOL OR IN A PUBLIC THOROUGHFARE ARE GENERALLY CLASSIFIED AS SPECIAL LOCATIONS.
 - SUBSTATIONS ARE NOT PERMITTED IN HAZARDOUS AREAS. REFER AS2381 OR HB13
 - INCLUDES GRADING RINGS AND EXCLUDES DEEP ELECTRODES
 - BARE UG LV EARTH CONDUCTORS ALSO INCLUDES EARTHS ASSOCIATED WITH MINIPILLARS AND ANY OTHER LV EQUIPMENT THAT IS EARTHED
 - THIS FIGURE CAN BE REDUCED ON ONE SIDE ONLY (NOT THE FRONT) TO 300mm
 - THIS FIGURE CAN BE REDUCED TO 500mm PROVIDED THE CABLE IS INSTALLED IN A HEAVY DUTY PLASTIC NON CONDUCTIVE PIPE AND ANY JOINS IN THE PIPE ARE MADE WATERPROOF WITH A NON CONDUCTIVE ADHESIVE
 - THIS FIGURE SHOULD BE INCREASED FOR TREES THAT WILL GROW TO A HEIGHT IN EXCESS OF THREE METRES AT MATURITY
 - NO STRUCTURES OR SERVICES ARE PERMITTED WITHIN 750mm OF THE VERTICAL PROJECTION OF ANY 132kV CABLES
 - REFER TO THE PROXIMITY GUIDELINES (DM#468024) AS THERE ARE ADDITIONAL REQUIREMENTS FOR WATER, SEWER AND ELECTRICITY ASSETS WITHIN LEASED LAND.
 - SUBSTATION EARTHING DESIGN SHALL COMPLY WITH THE FOLLOWING STANDARDS
 - EN A EG-0 (2010): POWER SYSTEM EARTHING
 - EN A EG-1 (2006): SUBSTATION EARTHING GUIDE
 - AS7000: OVERHEAD LINE DESIGN (FORMERLY EN A C(b)1)

Rev	REVISION	DATE	DXD	AUTH
K	MINIPILLAR - DRIVEWAY CHANGED TO TAMS 054-03	08-10-10	AC	BB
J	NOTE 12 ADDED	24-5-10	GA	GA
M	NON FIRE RATED PARTS ADDED, NOTE 9 REVISED	25-08-08	AC	GA
H	NOTE 4 AMENDED	06-02-14	CD	BS
L	HV-HV & HV-LV SEPARATIONS ADDED, NOTES AMENDED	11.04.13	EA	BS



Drawn	GA
Designed	gcsmith
Checked	
Branch Engineer	G ASTBURY
Branch Manager	D. Howe

SEPARATION AND COVER REQUIREMENTS FOR CABLES AND PLANT

Scale:	Date:	Sheet No:
Rev:	Tender No:	
43		3832-018
		Rev M



Gas Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

For Residential except High Rise

Application No: 156947

Drawings in set: 13

Block: 3

Section: 21

Suburb: Mawson

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

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

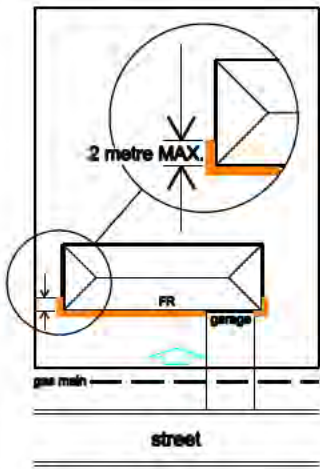
- Attached statement for Gas Networks
- The location and area allocated for gas regulating and metering equipment is to comply with ActewAGL standards. The following documents provide guidance:
Ref ActewAGL Drawings (attached): "Exclusion Zone – Domestic Meter Installation"
"Domestic Gas Meter Location Reference Drawings"
Ref ActewAGL Document (attached): "Gas Metering Equipment – Prohibited Locations"
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with ActewAGL standards, please contact your gas retailer and book a meter relocation. Only people accredited by ActewAGL can carry out this work.
- Compliance with ActewAGL's Service and Installation Rules and all other relevant legislation including the ACT Utilities Act (2000)
- Other:

Please note:

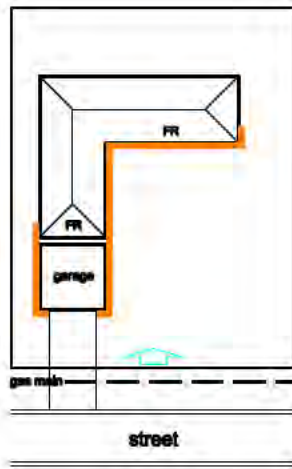
- **WARNING:** ActewAGL underground gas pipes may be in or adjacent to this block. ActewAGL Asset Location Advice may be required. Call Dial Before You Dig on 1100 prior to excavating.
- Development and Building Applications will need to include any proposed ActewAGL works
- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's gas network
- Any attached reticulation or servicing plan is preliminary only. Contact ActewAGL for final plans prior to the commencement of any construction activity

For further information please phone Steve Donnelly - Jemena 6203 0640

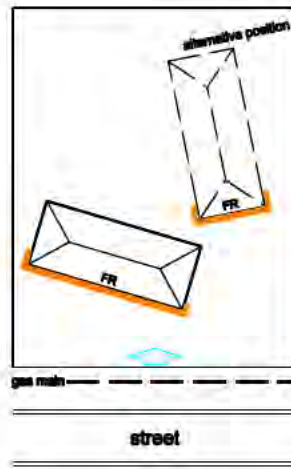
DOMESTIC GAS METER LOCATION REFERENCE DRAWINGS



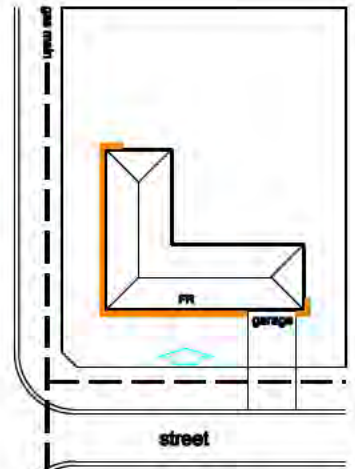
1. TYPICAL SITUATION



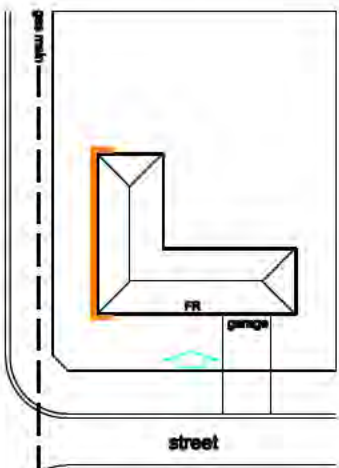
2. DETACHED GARAGE AT FRONT



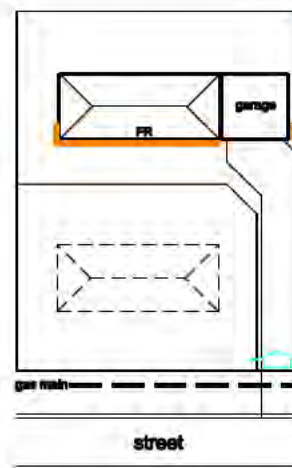
3. ANGLED HOUSE



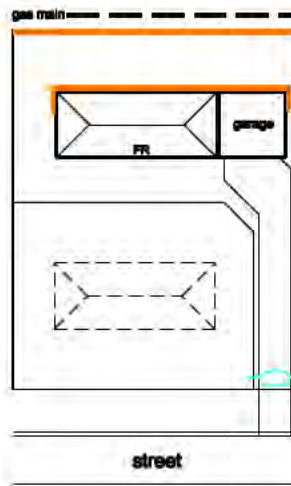
4. CORNER BLOCK
GAS ON TWO SIDES



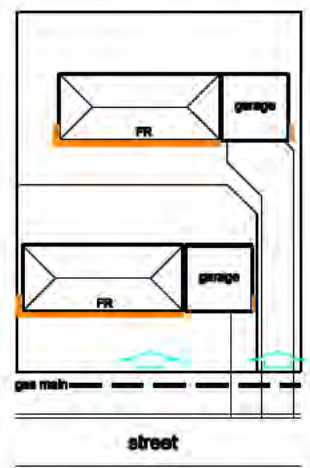
5. CORNER BLOCK
GAS ON ONE SIDE



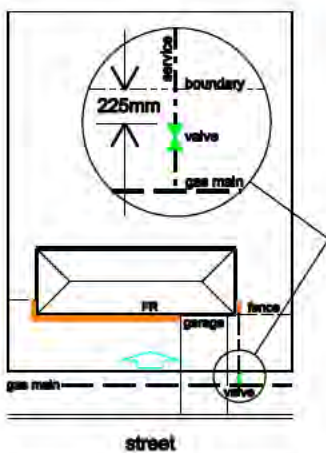
6. BATTLE-AXE BLOCK
GAS AT FRONT



7. BATTLE-AXE BLOCK
GAS AT REAR



8. DUAL OCCUPANCY



9. METER BEHIND LOCKABLE
GATE, FENCE, OR BARRIER



10. MAIN AT REAR OF BLOCK



LEGEND:



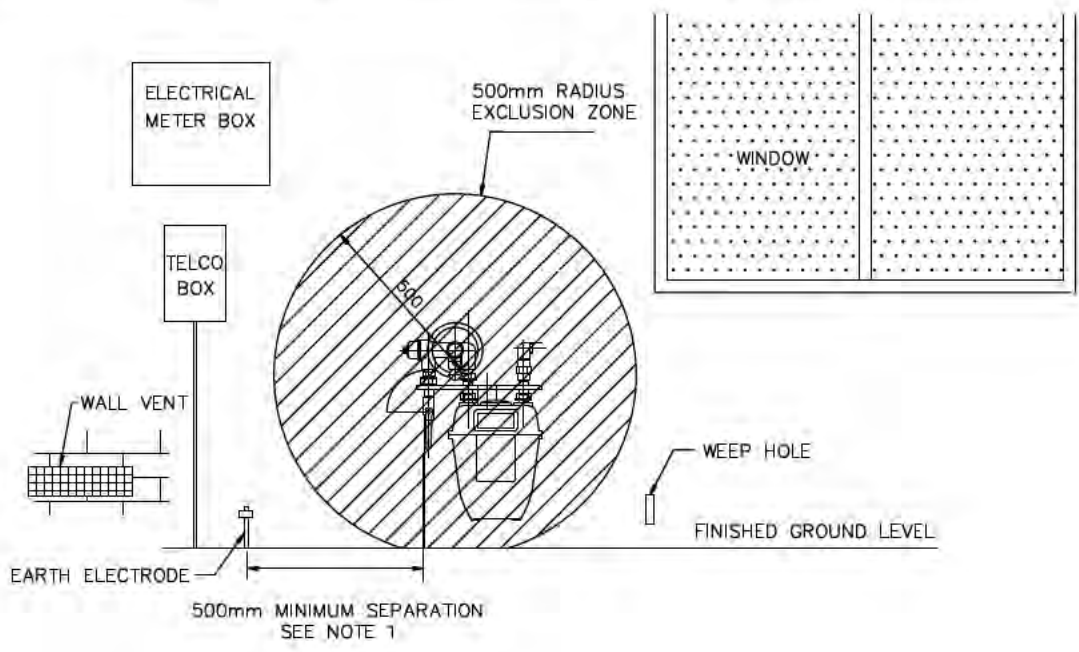
Gas Networks

Gas Metering Equipment Prohibited Locations

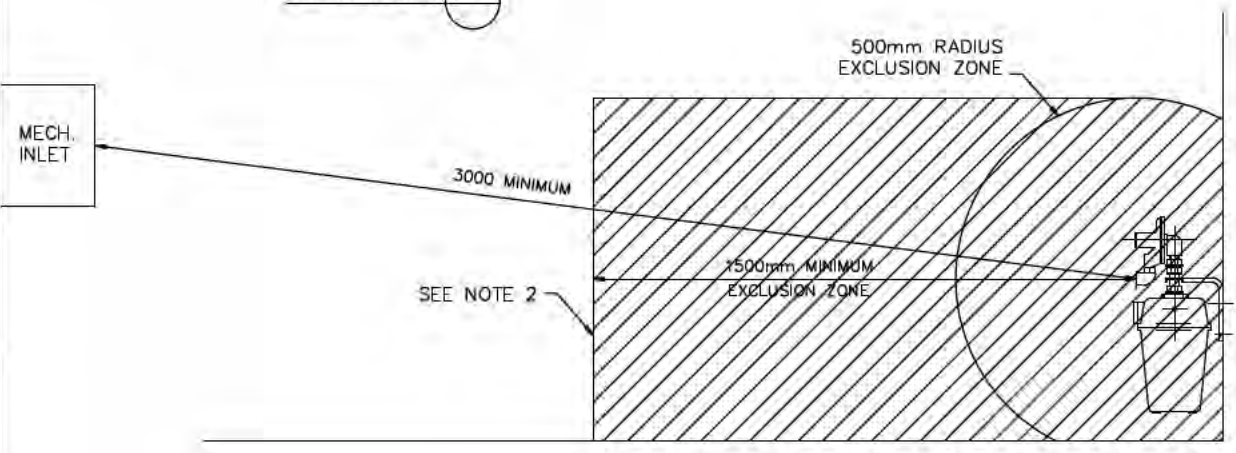
Metering equipment must not be installed in the following locations unless specifically approved by **ActewAGL**:

- (a) a bedroom;
- (b) a lift shaft or lift motor room;
- (c) a room specifically intended for electrical switchgear;
- (d) a fire-isolated stairway or passage;
- (e) a fire hydrant duct or hose reel cabinet;
- (f) sprinkler or hydrant pump room;
- (g) near a source of ignition;
- (h) in a position that would obstruct egress from a building;
- (i) in a position where the meter would be subject to physical damage unless adequately protected;
- (j) in an area where excessive temperatures or sudden excessive changes in temperature may occur;
- (k) in an area of excessive vibration;
- (l) in the foundation area under a building;
- (m) in a cavity wall, unless installed in a ventilated enclosure which meets the requirements of **ActewAGL**, and the cavity is sealed;
- (n) in a position where access for reading or maintenance is restricted;
- (o) in an unventilated position; or
- (p) on the ground, a floor which is frequently wetted or on a floor which contains material which may corrode the meter.

For further information please phone Steve Donnelly – Jemena 6203 0640



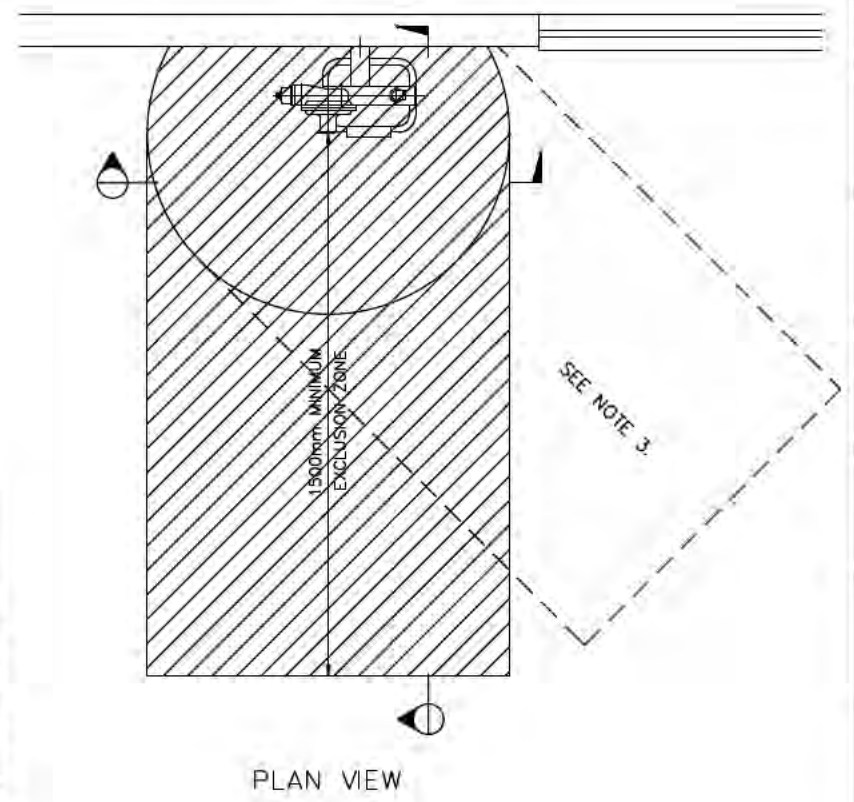
ELEVATION ①




ELEVATION ②

NOTES:

1. SEPARATION FROM EARTHING ELECTRODE TO COPPER RISER SHALL BE 500MM MINIMUM
- REFER ASS601 cl 4.10.5
2. OBSTRUCTIONS WITHIN 1.5 METRES OF VENT TERMINAL IN DIRECTION OF DISCHARGE WILL RESULT IN A LARGER EXCLUSION ZONE BEING APPLIED - REFER ASS601 cl 4.7.11
3. DIRECTION OF DISCHARGE OF VENT TERMINAL DETERMINES ORIENTATION OF EXCLUSION ZONE.



										CLIENT				GAS NETWORKS	
														EXCLUSION ZONE DOMESTIC METER INSTALLATION ASS601 REQUIREMENTS	
1	JEMENA LOGO		J.DAWSON	25.11.08			B.HANSEN	25.11.08							
0	ISSUED FOR REVIEW		S.SHAW	23.11.05			B.HANSEN	30.11.05							
SYM	REVISION	PROJECT ENGINEER	DATE	DRAWN	DATE	CHECKED	DATE	PROJECT MANAGER	DATE	CLIENT	DATE	SCALE	DRAWING NUMBER	REVISION	



‘STATEMENT OF COMPLIANCE’ INFORMATION SHEET

The following requirements must be included in an application that is made under the Planning and Development Act 2007 and/or the Building Act 2004 to ActewAGL when seeking an Electricity & Gas Networks ‘statement of compliance’.

General Requirements for all Development Applications

Provide plans which are to include the following:

- A designated scale, for example 1:500, 1:200, 1:100, 1:50 with Bar Scale
- Proposed and existing structures including basements, driveways, gates, fencing, sheds, rainwater tanks and retaining walls
- Accurately located and dimensioned ActewAGL electricity & gas assets within the block and those located within 5 metres of any boundary of the block (Contact Dial-Before-You-Dig on 1100 for asset maps)
- Dimensioned distance of all structures that are within 5 metres of ActewAGL electricity & gas assets
- Any electricity or gas easements on the block
- Elevations & sections of proposed structures

Specific Requirements for Type of Development

Single Dwelling/Dual Occupancy

- As per General Requirements above

Multiple Unit and High Rise residential

- As per General Requirements above
- Number of units
- Number of bedrooms per unit
- Detailed Maximum Demand Calculation as per AS 3000 (electricity)
- Detailed MJ load of the installation and appliances (gas)
- Net Floor Area of common areas and their use
- Net Floor area of Basement and form of ventilation
- Type of cooking, space & water heating and cooling (gas, electric etc)
- Details of central hot water installation

Non-Residential & Mixed Use

- As per General Requirements above
- Type of development (office, retail, warehouse, industrial etc)
- Timing of the development
- Staging of the development
- Net useable floor areas and their usage
- Net floor area of Basement and form of ventilation
- Type of cooking, space & water heating and cooling (gas, electric etc)
- A list of the load components of the proposed installation with their maximum demands, diversity factors, etc
- Information on load management system (if applicable)
- Duty cycle of any large equipment or duty cycle of an industrial process
- Details of any substantial intermittent and fluctuating loads
- Details of any large single phase loads
- Details of any loads likely to cause substantial harmonics
- Details of any loads which are likely to have poor power factors
- Any seasonal factors, i.e. seasonal variation of load
- Main factors affecting level of demand
- Removal of any part of an existing installation
- Any planned future augmentations or upgrades
- Any on site emergency back up arrangements
- Details of large starting motors and voltage drop limitations
- Detailed Maximum Demand Calculation as per AS 3000 (electricity)
- Detailed MJ load of the installation and appliances (gas)
- Type B gas appliance details
- Number of units
- Number of bedrooms per unit

Demolitions

- Warning: You must contact ActewAGL prior to commencement of demolition works**



For further information

Information about any of the requirements raised in this document can be obtained by contacting the following:

ActewAGL Electricity Networks: 6293 5770

ActewAGL Gas Networks: 6203 0640

Please note: Separate applications are required for ActewAGL's water & sewerage networks; and to other utility providers such as stormwater or telecommunications.

To lodge an electricity or gas compliance application:

Bring your drawings to the Networks Service Centre; or:

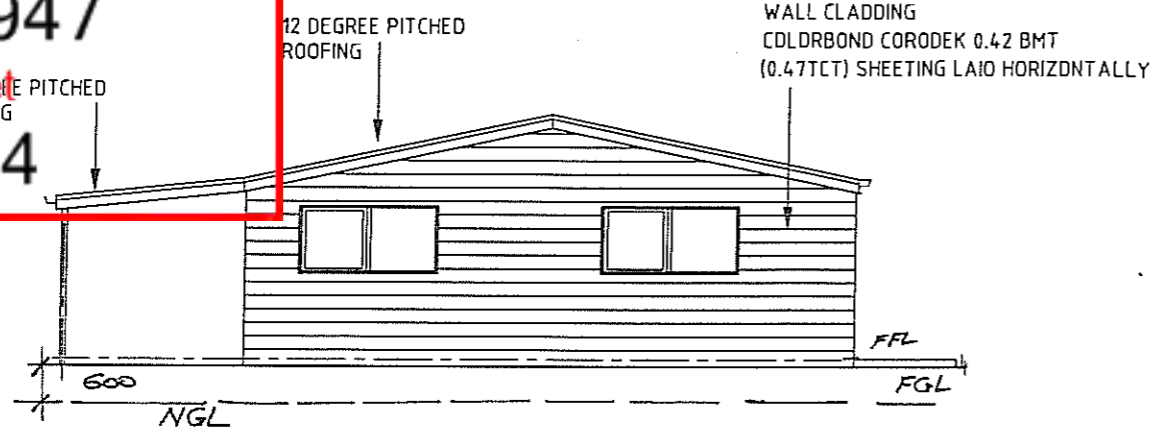
Send electronically to ActewAGL: email: devapp@actewagl.com.au

The protocols for submitting an electronic application are:

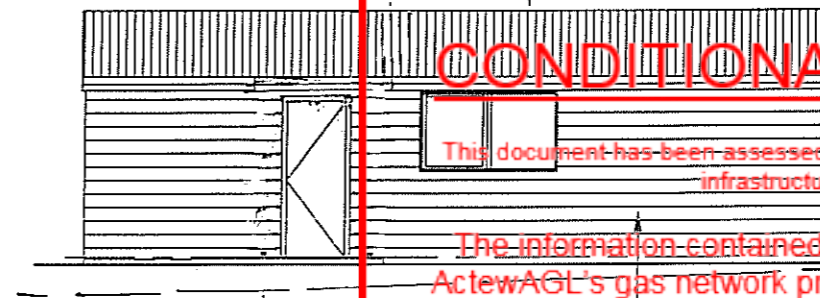
- ❖ Drawings in A3 format (each PDF to be no larger than 2 megabytes in size).
- ❖ Send one email for each application.
- ❖ Each PDF can contain multiple drawings however if you have more than 5 PDFs in an application, please send multiple emails (i.e. part 1, part 2 etc..)

Application Number
156947

Sheet
3 of 4



ELEVATION D



ELEVATION B

CONDITIONALLY COMPLIES

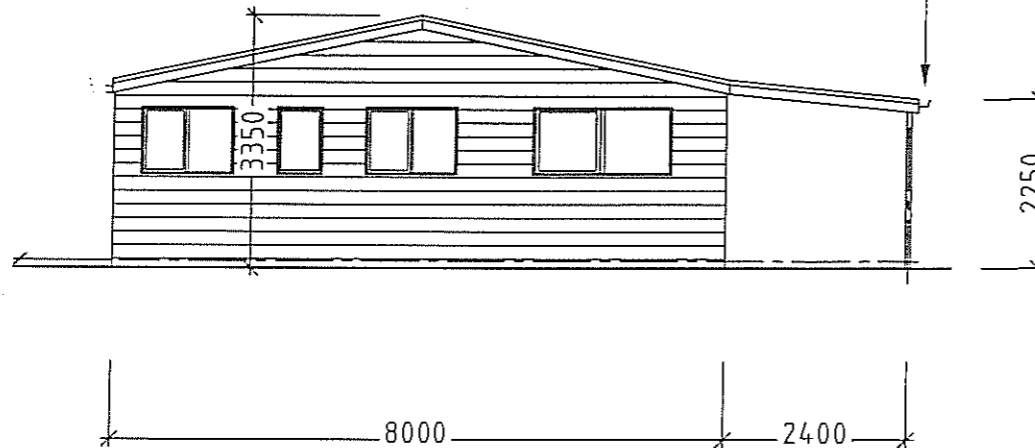
This document has been assessed against legislation protecting ActewAGL's infrastructure and access to it.
The information contained in this application complies with ActewAGL's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

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

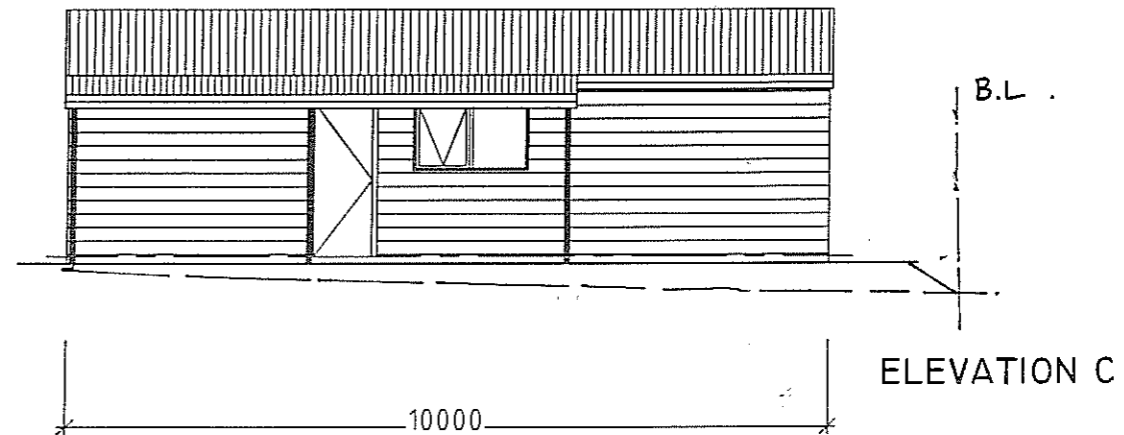
Signed Steve Donnelly Date 22 Aug 2016

Contact phone: 6293 5770

CONNECT GUTTERS VIA DOWNPIPE TO SITE U'GROUND DISCHARGE SYSTEM TO REGULATION




ELEVATION A



ELEVATION C

Amendment Register		
Ref	Date	Description

Drawing Office



Ph: 02-62813204
Fax: 02-62811240

Creating lifestyles for life



Remodeling Specialists

Client:
Bill & Lisa Aldcroft
5 Debenham Street
Mawson 2607
ACT
Ph: 6290 2641

PROJECT:
PROPOSED REAR FREESTANDING 2nd Residence
FOR CONSTRUCTION AT :-
BL.3 SEC.21 MAWSON

DRAWING:
ELEVATIONS

Drawn CAJ	Checked	Approved	Scale 1:100(A3)
Date 25-05-15	Date	Date	Sheet: 3 of 5
Status FOR CONSTRUCTION			Issue
Filename Elev-01.pdf	Drwg No. BW214641-3		

From: Henriquez, Jose
Sent: Thursday, 1 September 2016 9:16 AM
To: EPD, Customer Services
Cc: TCCS_SPATAS DA COORD; Wsol, Stan
Subject: COMM: TCCS-201629944-3/21 MAWSON-01 [SEC=UNCLASSIFIED]

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201629944

Project Description:
SECONDARY RESIDENCE. Proposed construction of a secondary residence.

BLOCK: 3	SECTION: 21	SUBURB: MAWSON
-----------------	--------------------	-----------------------

This DA has been assessed in regards to the following:

Traffic		Driveways/Verge Crossings	
Parking		LMPP/Street Trees	X
Public Transport		Street Lighting	
Waste Management		Pedestrian Footpath	
Stormwater Tie	X	Stormwater Easement	X
Noise		EDP	
Further Information		Amendments/Additions/Alteration	X
Lease Variation		Capital Works	

X = Areas Assessed.

And our position is:

That It Is Supported	
That It Is Supported With Conditions	X
That Further Information Is Required To Finalise Our Decision	
That Changes are Required For Compliance	
That It Is Not Supported	

Conditions

STORMWATER

1. Only one stormwater tie must be used for both dwellings.

Additional Comments/Advice (as advice to ACTPLA only, and not to be included in the Notice of Decision)

2. Construction of the second dwelling has been completed and there are no off-site works.
3. There is no SW easement on this block.

Kind regards,

Jose Henriquez | DA Coordinator Asset Acceptance
 Phone 02 6207 7480 | Email: jose.henriquez@act.gov.au
 Strategy, Innovation and Customer Experience | Transport Canberra and City Services Directorate | ACT Government
 12 Wattle Street, Lyneham | GPO Box 158 Canberra ACT 2601 | www.act.gov.au



From: EPD, Customer Services
Sent: Tuesday, 16 August 2016 1:16 PM
To: TAMS CIS ASG DA
Subject: REFERRAL-TCCS-201629944-3/21 MAWSON-01 [SEC=UNCLASSIFIED]

Mandatory Referral

DEVELOPMENT APPLICATION NO: 201629944
BLOCK: 3 SECTION: 21 DIVISION: MAWSON

Description - **SECONDARY RESIDENCE. Proposed construction of a secondary residence.**

Pursuant to Section 148(1) of the *Planning and Development Act 2007* the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice **(06/09/2016)**.

In accordance with Section 150 of the *Planning and Development Act 2007* If advice is not received within the prescribed time it will be taken that you have supported the application.

Please forward any written advice via email to Customer Services EPDcustomerservices@act.gov.au

Please 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-TAMS-201401234-10/10 Dickson-01

Regards

Customer Services

Phone 02 6207 1923

Access Canberra | ACT Government

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.

www.planning.act.gov.au | EPDcustomerservices@act.gov.au



AREAS	
BLOCK AREA:	759m ²
EX. CARPORT:	20m ²
EX. RESIDENCE:	113m ²
EXTENSION GFA:	13.7m ²
TOTAL GFA:	145.7m ²
PLOT RATIO:	19.06%

A Clearance Certificate from a suitably qualified person will be required for each of the following components prior to the issue of Certificate of Occupancy and Use:

Structural Survey Roof Trusses
 Wet Area Flashing Termite Protection
 Glazing Other **INSULATION**

The following inspections are required on this project:

Footings Slab/s Floor Frame
 Wall Frame Roof Frame S/W
 Pre-sheet Final Other

Please provide adequate notice when booking inspections

Provide house siting survey to the Certifier at bearer & joist or slab level before proceeding in accordance with Section 43(2)(a)(i) of the Building Act

BUILDING NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS

ALL BUILDING WORK TO COMPLY WITH B.C.A & RELEVANT SUPPLEMENTS

ALL TIMBER FRAMING TO COMPLY WITH AS1684 & RELEVANT SUPPLEMENTS

ALL NEW PLUMBING TO BE CARRIED OUT BY A LICENSED PLUMBER AND IS TO BE IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS

ALL AREAS TO BE MADE GOOD BY BUILDER WHERE DISTURBED BY NEW WORK

INSTALL SMOKE DETECTORS WHERE REQUIRED AND IN ACCORDANCE WITH AS3876

ALL FOOTINGS, SLABS AND STEEL BEAMS TO BE CERTIFIED BY A QUALIFIED ENGINEER

MAINTAIN ALL EXISTING STRUCTURE IN STABLE CONDITION AT ALL TIMES ESPECIALLY DURING CONSTRUCTION AND RELOAD AS REQ'D TO AS1684, BCA AND AUSTRALIAN STANDARDS

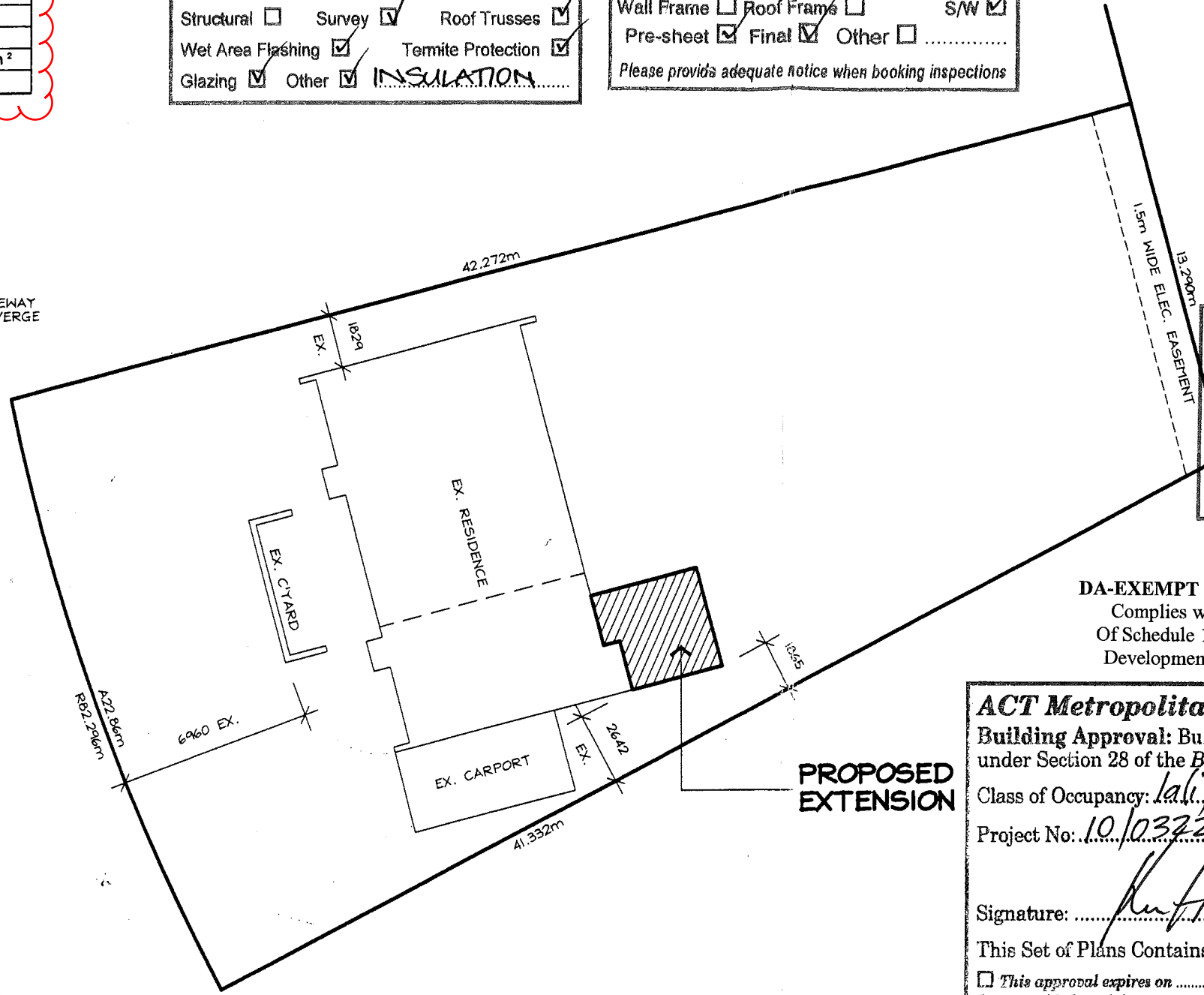
GROUND LINES SHOWN ON DRAWING ARE ACCURATELY DEPICTED AS MEASURED ON SITE

CONNECT NEW DP'S TO EXISTING STORMWATER TIES. CONFIRM LOCATION OF SW TIE ON SITE BEFORE COMMENCING WORK

113+13.7+80=
206.7+18
(carport)=
224.7m²

Approximate plot ratio=29.6%

NO CHANGE TO EXISTING DRIVEWAY AND SHARED VERGE CROSSING



Plan No. 102839
21 JUN 2010
RECEIVED
ACT Planning & Land Authority

EROSION AND SEDIMENT CONTROL

Ensure that the development complies with Best Practice Guidelines - Prevent Pollution from Residential Building Sites - March 2006

DA-EXEMPT BUILDING WORK
Complies with Section 1.100
Of Schedule 1 of the Planning & Development Regulation 2008

WASTE MANAGEMENT

Ensure that the development complies with Territory and Municipal Services 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

ACT Metropolitan Building Certifiers Pty Ltd
Building Approval: Building Approval, or part thereof, issued under Section 28 of the Building Act 2004.
Class of Occupancy: *la(i)* Type of Construction:
Project No: *10/0322* Licence No: 200428123
Signature: *[Signature]* 18/6
This Set of Plans Contains Sheets, No to
 This approval expires on OR 5 years from the above date provided work is commenced within 2 years of the date of the DA approval

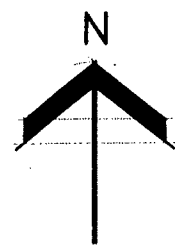
AKDESIGN
ARCHITECTURAL DRAFTING ENERGY RATING ASSESSMENTS
Alex Kwong
35 Marungul Avenue Ngunnawal ACT 2913
PH: 6241 0885 MOBILE: 0414 227 079
EMAIL: akdesign@ozemail.com.au

VERGE PROTECTION

No construction material is to be stored on verges or public open spaces.
No carparking or equipment parking permitted on verges or adjacent parkland.
During the project, all existing verge grass cover must be retained in it's pre-existing condition. Watering may be required to retain grass and trees in good condition.
All trees located in the road reserve, verge, public open space and on unleased Territory land, are to be retained and remain undamaged.
Existing canopy clearance is not to be altered or reduced.

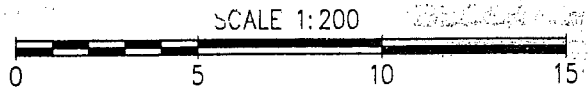
PROPOSED EXTENSION

BLOCK: 3
SECT: 21 MAWSON
CLIENT: Mr & Mrs Aldcroft
5 Debenham Street Mawson
DWN: AKWONG
SCALE: 1:200 DATE: 22/4/10
DWG No.: 01030 SHEET: 1 OF 2



SITE PLAN

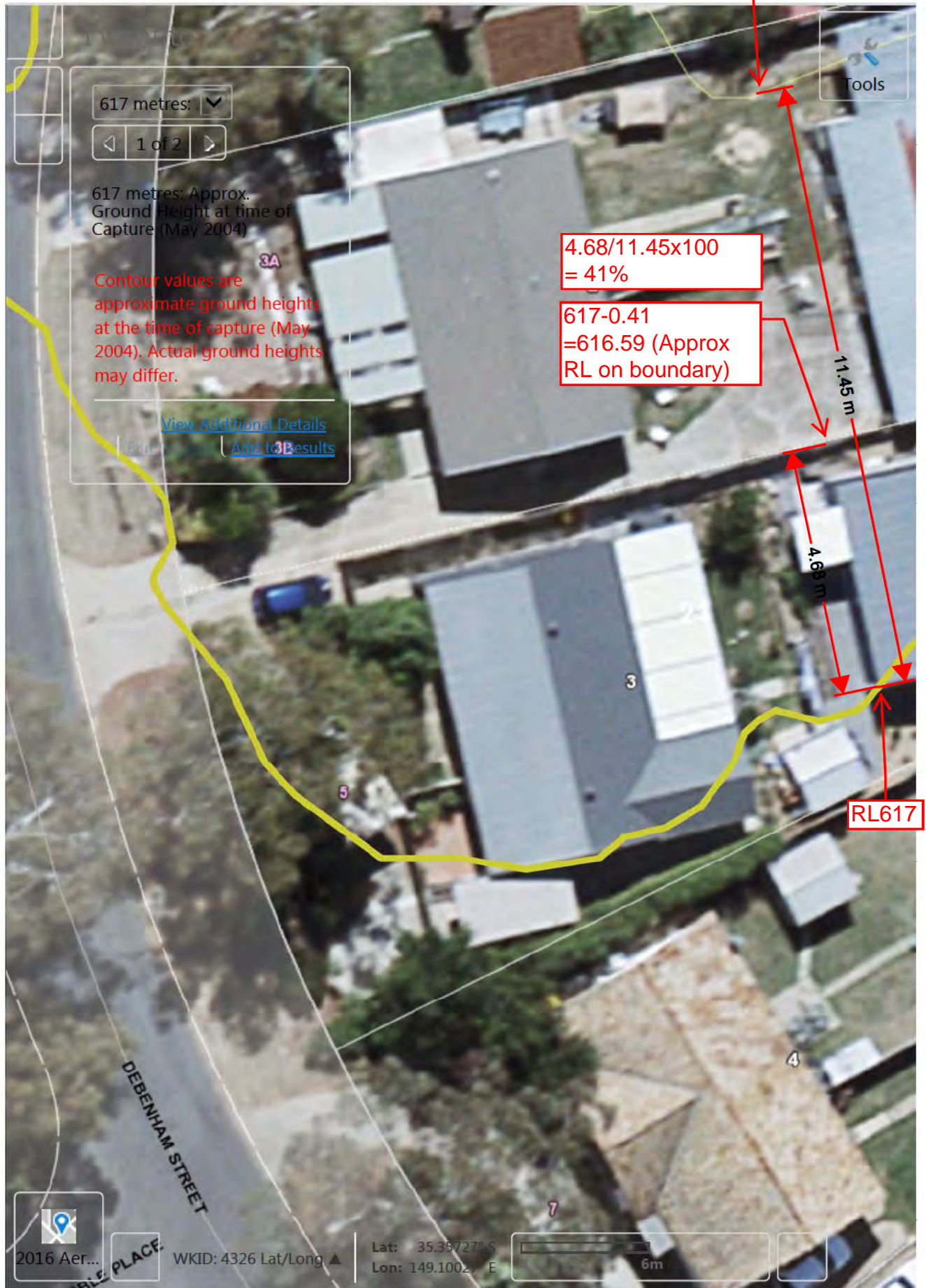
1:200
BLOCK: 3
SECTION: 21
MAWSON

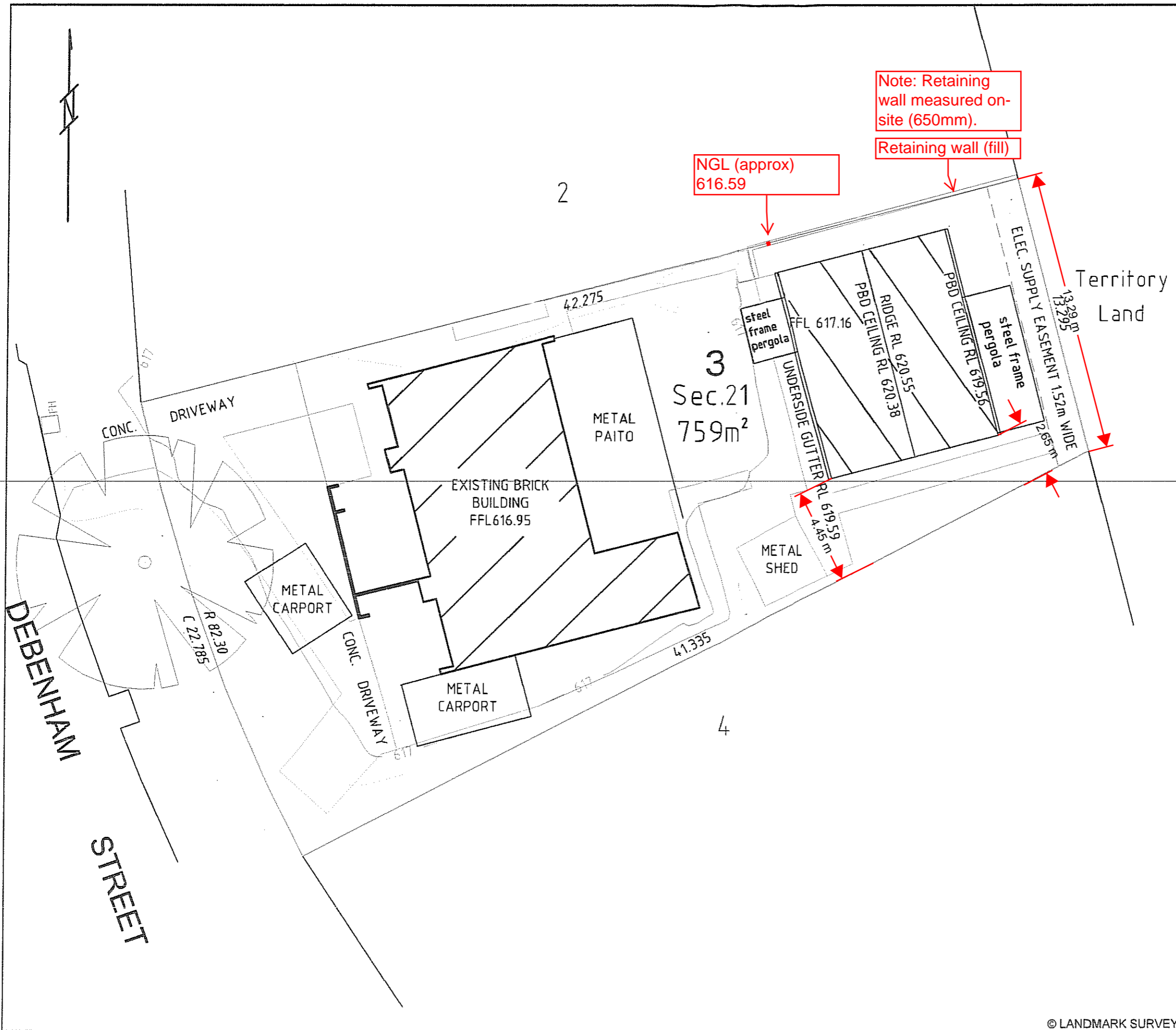


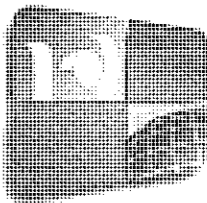

Map Changed. Center latitude: 35.3574 ° South. Center longitude: 149.1004 ° East. Visible Features: 2 features visible on Local Road.

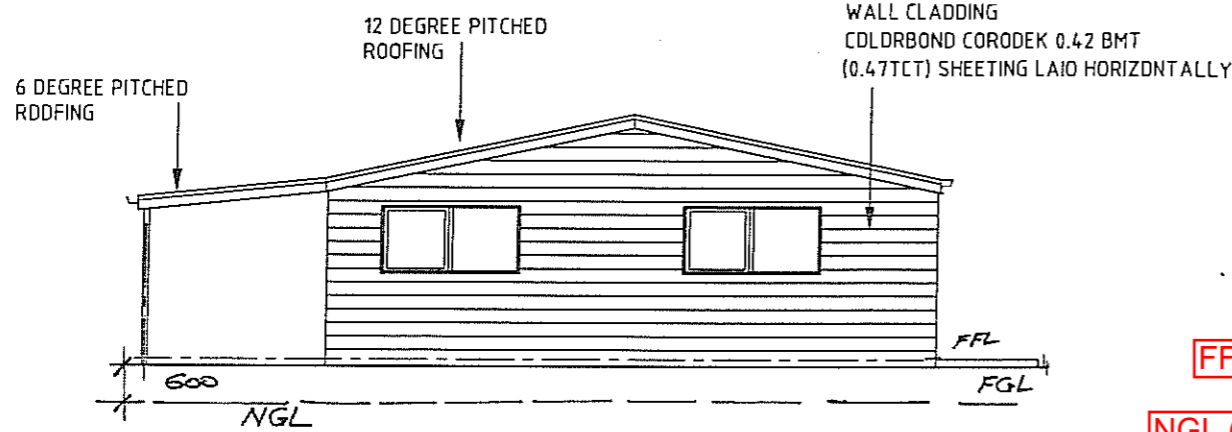
Search...

RL616

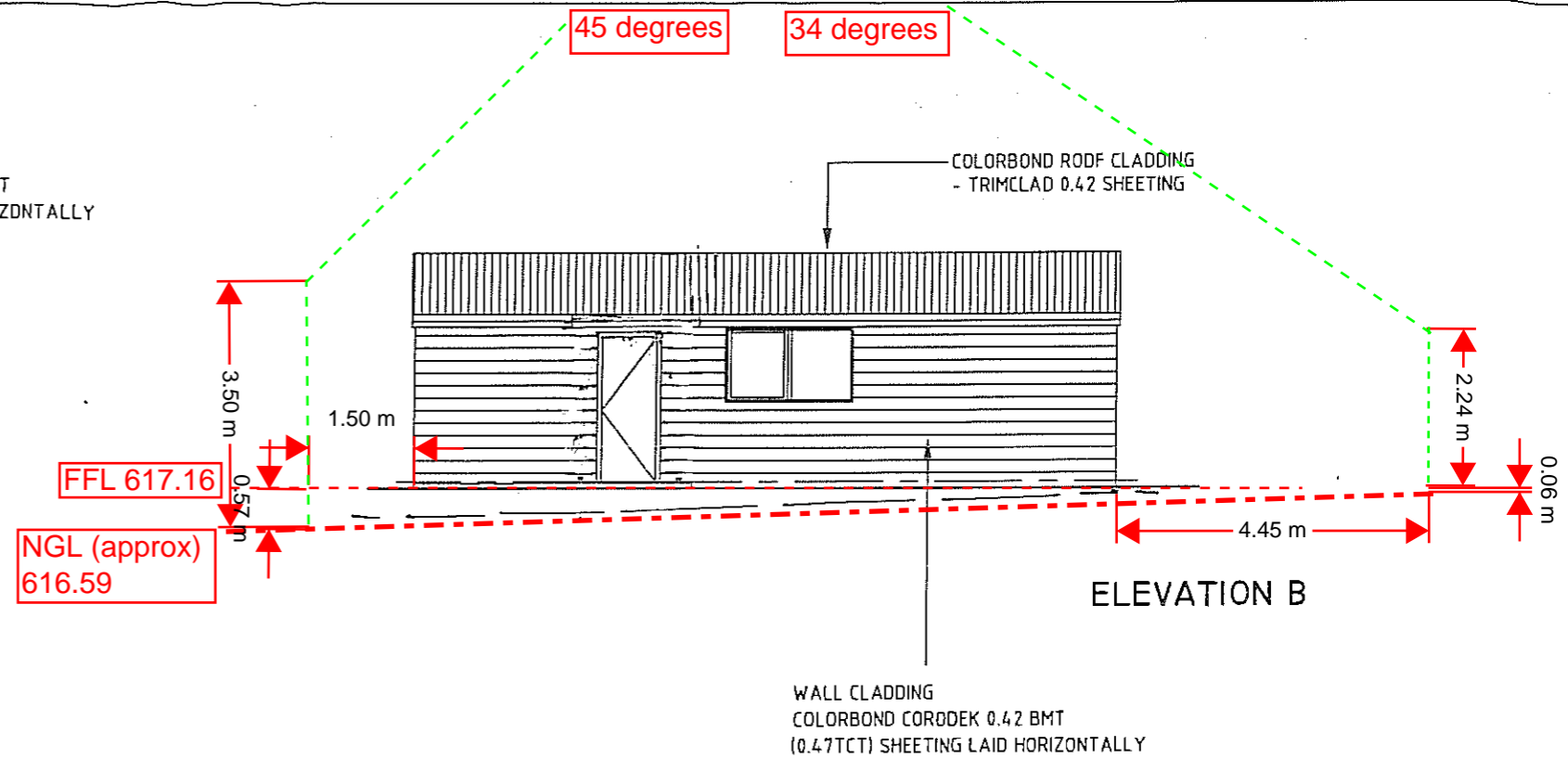




REV.	DATE	DESCRIPTION
A	02/06/16	INITIAL RELEASE
 LANDMARK SURVEYS www.landmarksurveys.com.au FYSHWICK, ACT BATEMANS BAY, NSW Ph. 0413 832 038		
SURVEY	DATE	
S.H & T.R	31/5/16	
DRAWN	DATE	
SH	2/6/16	
REVIEWED	DATE	
P.A	2/6/16	
REGISTERED SURVEYORS SIGNATURE		
 DATE 2/6/16		
CLIENT		
CONSTRUCTION MANAGEMENT STUDIO P/L		
PO Box 5146 Kingston ACT 2604		
DRAWING TITLE		
FEATURE & LEVEL SURVEY		
PROJECT		
BLOCK 3 SECTION 21 MAWSON 5 DEBENHAM STREET		
DRAWING NUMBER	REV.	
01657-04-DCS	A	
CO-ORDINATE DATUM	SCALE	
ASSUMED	1:250	
HEIGHT DATUM	SIZE	
AHD71 BASED ON KBM1583	A4	
File Reference		
01657-04-DCS-A-160602.dwg		

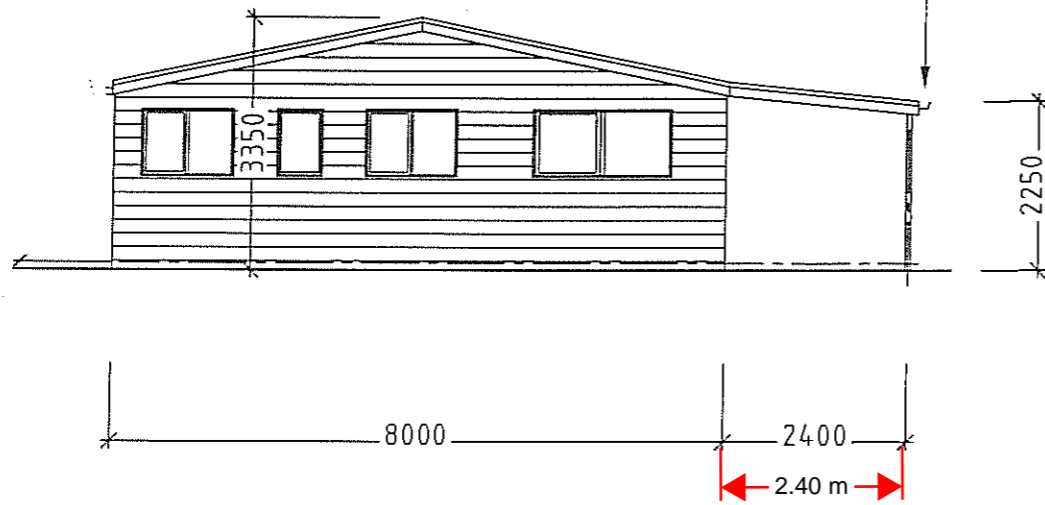


ELEVATION D

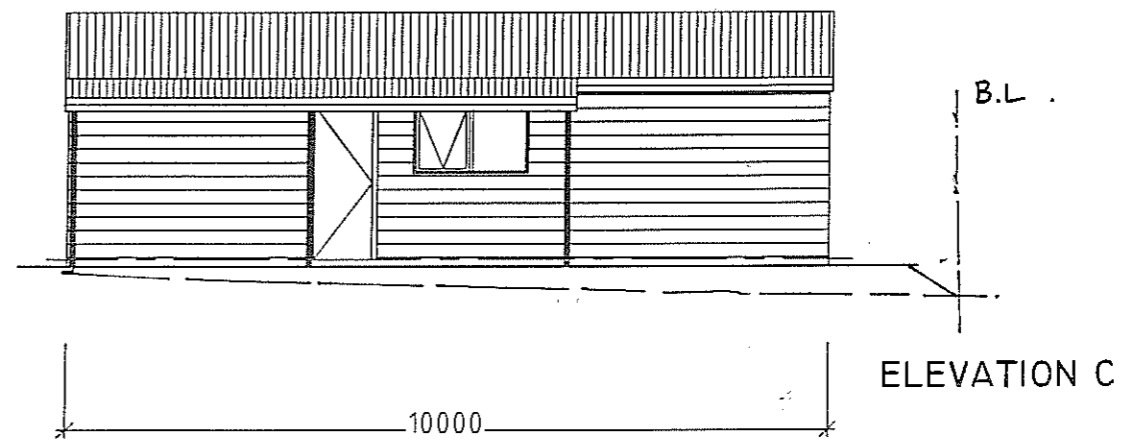


ELEVATION B

CONNECT GUTTERS VIA DOWNPIPE TO SITE U'GROUND DISCHARGE SYSTEM TO REGULATION




ELEVATION A



ELEVATION C

Amendment Register		
Ref	Date	Description

Drawing Office



Ph: 02-62813204
Fax: 02-62811240

Creating lifestyles for life



Remodeling Specialists

Client:
Bill & Lisa Aldcroft
5 Debenham Street
Mawson 2607
ACT
Ph: 6290 2641

PROJECT:
PROPOSED REAR FREESTANDING 2nd Residence
FOR CONSTRUCTION AT :-
BL.3 SEC.21 MAWSON

DRAWING:
ELEVATIONS

Drawn CAJ	Checked	Approved	Scale 1:10(A3)
Date 25-05-15	Date	Date	Sheet: 3 of 5
Status FOR CONSTRUCTION			Issue
Filename Elev-01.pdf	Drwg No. BW214641-3		

EROSION SEDIMENT CONTROL PLAN

The development will comply with the ACT Environment Protection Authority Environment Protection Guidelines for the Construction and Land Development in the ACT, August 2007.

CONSTRUCTION AREAS

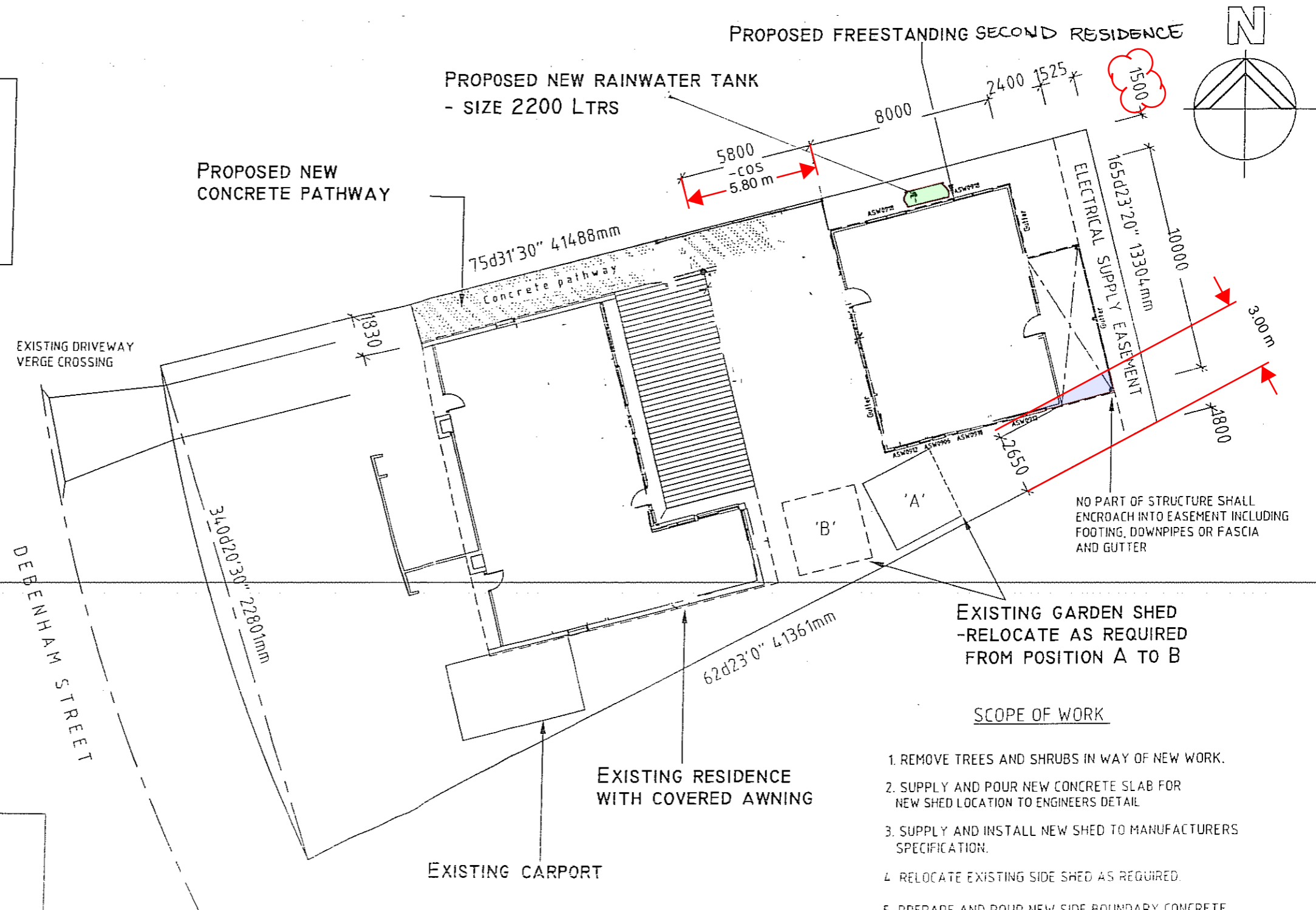
Existing residence 123.6 sq mtrs
 Existing shed 9.0 sq mtrs
 Existing carport 18.0 sq mtrs
 Existing awning 39.1 sq mtrs
 Freestanding extension 80.0sq mtrs

Total: 269.7 sq mtrs

Site 759 sq mtrs
 Plo ratio : 35.5%

LANDSCAPE AND MANAGEMENT PLAN

No storage of materials, or equipment, or parking of vehicles on the verge during the construction period.




SITE PLAN
 TERRAIN CATEGORY No.3
 SCALE 1:200

SCOPE OF WORK

1. REMOVE TREES AND SHRUBS IN WAY OF NEW WORK.
2. SUPPLY AND POUR NEW CONCRETE SLAB FOR NEW SHED LOCATION TO ENGINEERS DETAIL
3. SUPPLY AND INSTALL NEW SHED TO MANUFACTURERS SPECIFICATION.
4. RELOCATE EXISTING SIDE SHED AS REQUIRED.
5. PREPARE AND POUR NEW SIDE BOUNDARY CONCRETE PATHWAY.
6. SUPPLY AND INSTALL NEW RAINWATER CATCHMENT TANK.

Amendment Register		
Ref	Date	Description

Drawing Office



Ph: 02-62813204
 Fax: 02-62811240

Creating lifestyles for life



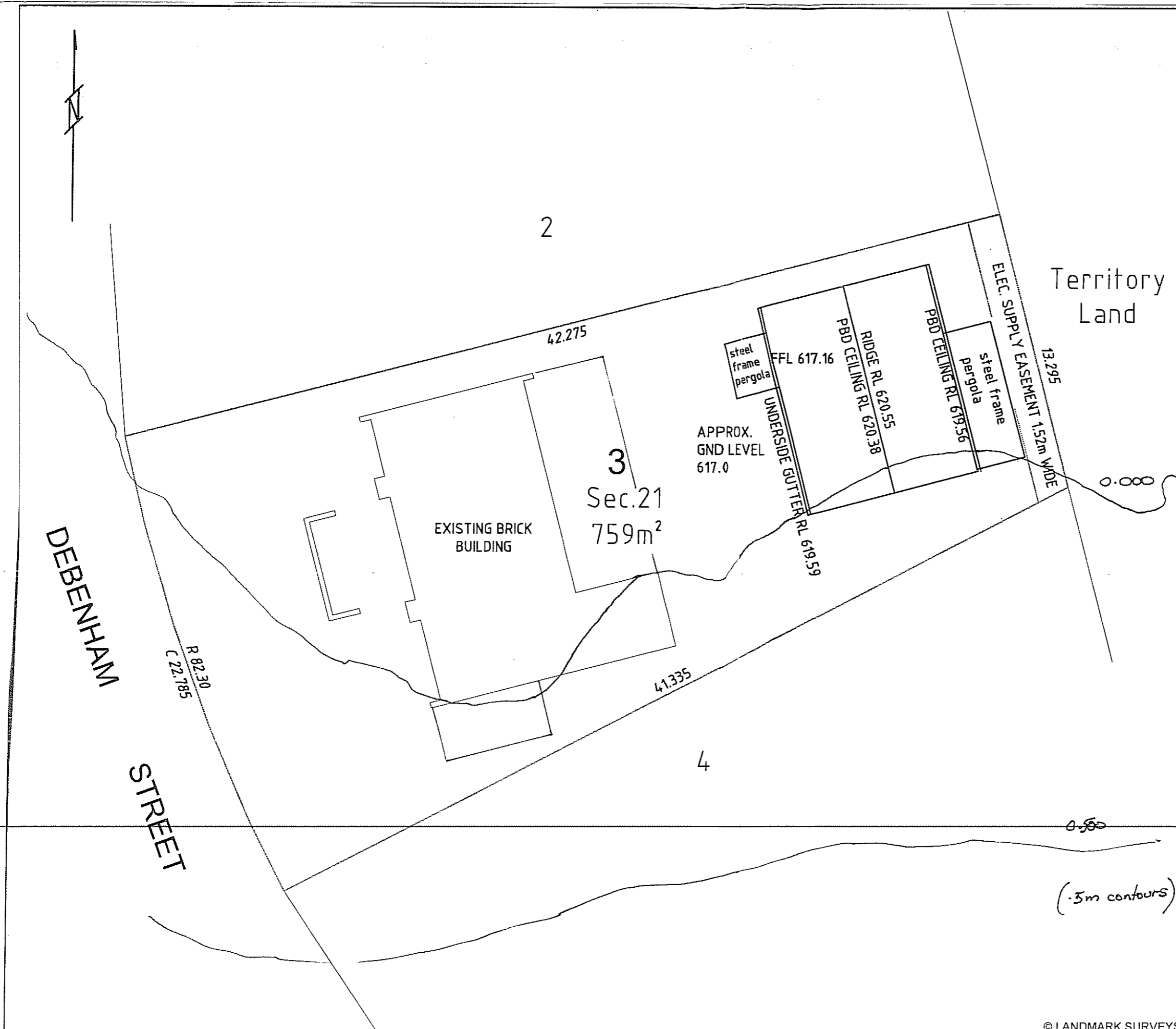
Remodeling Specialists

Client:
 Bill & Lisa Aldcroft
 5 Debenham Street
 Mawson 2607
 ACT
 Ph: 6290 2641

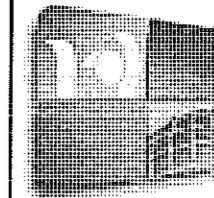
PROJECT:
 PROPOSED REAR FREESTANDING 2nd Residence
 FOR CONSTRUCTION AT :-
 BL.3 SEC.21 MAWSON

DRAWING:
SITE PLAN - Public Notification

Drawn CAJ	Checked	Approved	Scale 1:200 (A3)
Date 25-05-15	Date	Date	Sheet: 4 of 5
Status FOR CONSTRUCTION			Iss ue
Filename SITE-01.pdf	Drwg No BW214641-4		



REV.	DATE	DESCRIPTION
A	03/09/16	INITIAL RELEASE
B	03/09/16	SCALE CORRECTED
C	09/05/16	EXISTING BUILDING ADDED - NOT SURVEYED



LANDMARK SURVEYS

www.landmarksurveys.com.au
 FYSHWICK, ACT
 BATEMANS BAY, NSW
 Ph. 0413 832 038

SURVEY PA	DATE 9/3/16
-----------	-------------

DRAWN PA	DATE 9/3/16
----------	-------------

REVIEWED P.A	DATE 9/3/16
--------------	-------------

REGISTERED SURVEYORS SIGNATURE
Philip M. Jones
 DATE 9/5/16

CLIENT
BRUCEWORKS

DRAWING TITLE
FEATURE & LEVEL SURVEY

PROJECT
**BLOCK 3 SECTION 21 MAWSON
 5 DEBENHAM STREET**

DRAWING NUMBER 01657-03-WAE	REV. C
---------------------------------------	-----------

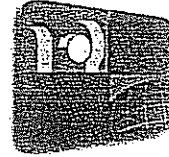
CO-ORDINATE DATUM ASSUMED	SCALE 1:250
------------------------------	----------------

HEIGHT DATUM AHD71 BASED ON KBM1583	SIZE A4
--	------------

File Reference
 01657-03-WAE-C-160509.dwg

18 November 2015

Mr. Matt Green
BruceWorks
Kallaroo Road
Pialligo ACT 2609



LANDMARK
SURVEYS

land, boundary and construction surveys
ABN 94 104 700 307
Ph. 0413 832 038
E. admin@landmarksurveys.com.au

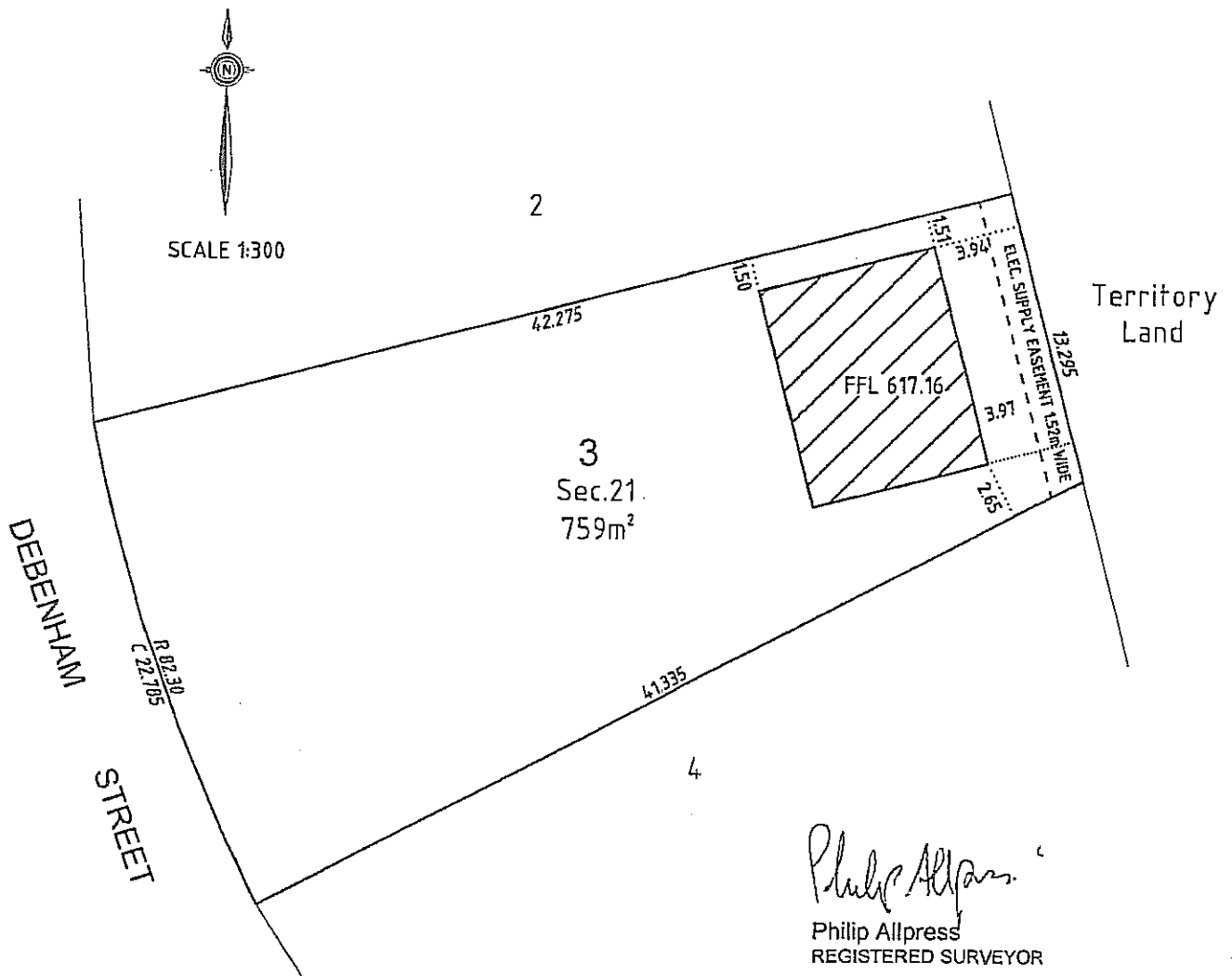
cc: Surveyor-General

Our Ref: 01657

RE: Land in the Division of Mawson, being Block 3,
Section 21, as shown on Deposited Plan 1823.

As instructed by you, the boundaries of the land described above have been surveyed and it is found that:-

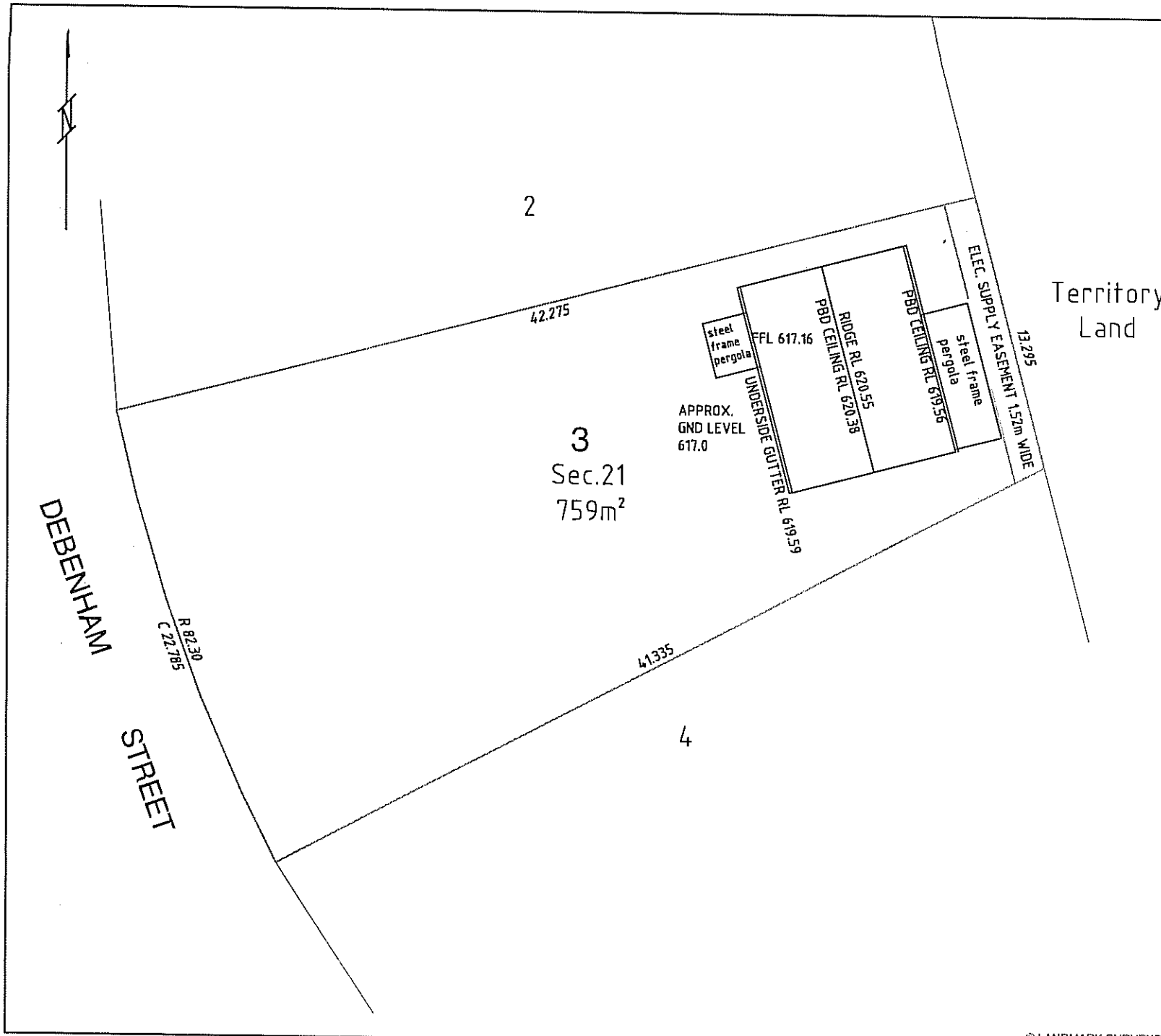
- A raft slab for a single storey residence under construction, has been erected wholly within the boundaries of the land.
- The dimensions of the land and the location of the concrete slab which is shown hatched, is shown on the sketch.
- Distances from the structure to adjacent boundaries are shown in red, in metres.
- Finished Floor Levels are based on observations to KBM1123, RL617.488.



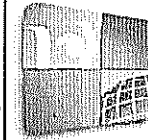
Philip Allpress
Philip Allpress
REGISTERED SURVEYOR

Canberra Office
Unit 15/53-65 Wollongong Street
PO Box 1110
Fyshwick ACT 2609

South Coast Office (By Appointment)
Unit 8/11 Orient Street
Batemans Bay NSW 2536
PO Box 5071 Broulee NSW 2537



REV.	DATE	DESCRIPTION
A	03/09/16	INITIAL RELEASE
B	03/09/16	SCALE CORRECTED



LANDMARK SURVEYS

www.landmarksurveys.com.au
 FYSHWICK, ACT
 BATEMANS BAY, NSW
 Ph. 0413 832 038

SURVEY	DATE
PA	9/3/16
DRAWN	DATE
PA	9/3/16
REVIEWED	DATE
P.A	9/3/16

REGISTERED SURVEYORS SIGNATURE

DATE 9/3/16

CLIENT
BRUCEWORKS

DRAWING TITLE
FEATURE & LEVEL SURVEY

PROJECT
**BLOCK 3 SECTION 21 MAWSON
5 DEBENHAM STREET**

DRAWING NUMBER 01657-03-WAE	REV. B
CO-ORDINATE DATUM ASSUMED	SCALE 1:200
HEIGHT DATUM AH071 BASED ON KBM1583	SIZE A4

File Reference
01657-03-WAE-160309.dwg

ASSESSMENT REPORT

ASSESSMENT OFFICER: Mr Dominic Riches

APPLICATION NUMBER: 201629944

BLOCK: 3 SECTION: 21

DIVISION: MAWSON

Zone: RZ1 Suburban Zone

The Planning and Development Act 2007

This document provides analysis of a development proposal in the Merit Track in relation to the legislated requirements of the Planning and Development Act 2007 (the Act), specifically Section 119 and Section 120.

Planning and Development Act 2007 - Section 119

In deciding a Merit Track development application, the decision maker must ensure the application meets the following four items numbered S119 (1)(a) to (c) and S119 (2). Approval of an application in the Merit Track must not be given unless the application meets the Section 119 requirements.

<p>S119 (1)(a) The relevant code</p> <p>NB: Refer to form Territory Plan Code Requirements Merit Track to complete this question</p>	<p>The relevant code(s) for the development proposal are:</p> <table border="1" data-bbox="695 1123 1437 1365"> <tr> <td data-bbox="695 1123 1015 1192">Precinct Code:</td> <td data-bbox="1021 1123 1437 1192">Mawson Precinct Map and Code</td> </tr> <tr> <td data-bbox="695 1228 1015 1365" rowspan="2">Development Codes:</td> <td data-bbox="1021 1228 1437 1297">Single Dwelling Development Code</td> </tr> <tr> <td data-bbox="1021 1306 1437 1365">Multi Dwelling Development Code</td> </tr> </table> <p>The proposal is consistent with the above code(s) for reasons identified in <u>Form – Territory Plan Code Requirements – Merit Track</u>.</p>	Precinct Code:	Mawson Precinct Map and Code	Development Codes:	Single Dwelling Development Code	Multi Dwelling Development Code
Precinct Code:	Mawson Precinct Map and Code					
Development Codes:	Single Dwelling Development Code					
	Multi Dwelling Development Code					
<p>S119 (1)(b) Any land management agreement for the land (for proposed development relating to land comprised in a rural lease)</p>	<p>The proposal is not for a proposed development relating to land comprised in a rural lease.</p>					

<p>S119 (1)(c) the advice of the Conservator of Flora and Fauna in relation to the proposal (if the proposed development will affect a registered tree or declared site)</p> <p>NB: In accordance with Section 119(3)(a), the application must not be approved unless the approval is consistent with the advice of the Conservator of Flora and Fauna in relation to a proposal that will affect a registered tree or declared site.</p> <p>NB: Section 119A may affect the operation of this section for proposals relating to Light Rail. Assessment should be included here where relevant. Section 119A does not apply to a proposal involving a protected matter. In most cases it cannot be used for a DA subject to an ESO.</p>	<p>The proposal is not for a proposed development that will affect a registered tree or declared site.</p>
<p>S119 (2) Consistency with advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p> <p>NB: Under Section 119 (2) of the Act, development approval must not be given for a development proposal in the merit track if approval would be inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 unless the person deciding the application is satisfied that –</p> <p>(a) the following have been considered:</p> <ul style="list-style-type: none"> (i) any applicable guidelines; (ii) any realistic alternative to the proposed development, or relevant aspects of it; and <p>(b) the decision is consistent with the objects of the Territory Plan</p> <p>NB: Section 119A may affect the operation of this section for proposals relating to Light Rail. Assessment should be included here where relevant. Section 119A does not apply to a proposal involving a protected matter. In most cases it cannot be used for a DA subject to an ESO.</p>	<p>The decision is not inconsistent with any advice given by an entity to which the application was referred under division 7.3.3 of the Act.</p>

Planning and Development Act 2007 - Section 120

In deciding a Merit Track development application, a decision maker must consider the following six items numbered S120 (a) to S120 (g).

S120 (a) Zone Objectives	<p>The development is proposed to take place in the RZ1 Suburban Zone.</p> <p>The application meets all objectives of the zone. However, conditions have been imposed to ensure consistency, due to the secondary residence being sited on raised ground level with a window facing towards the boundary. The conditions were deemed appropriate to ensure an adequate level of privacy and amenity is maintained for the dwelling.</p> <p>Additionally, concerns were raised on a previous application for the building (DA201629300 was withdrawn) that included matters such as privacy and water runoff. The proposed conditions will also help address this matter.</p> <p>The following conditions are required to make sure that any negative impacts on neighbouring properties are minimised.</p> <p>Provide revised plans showing:</p> <ul style="list-style-type: none"> a) A suitable privacy screen between the north western window of the secondary residence and the boundary to block 2 section 21 Mawson; and b) Medium scale planting on the north western side of the proposal between the secondary residence and the existing retaining wall.
S120 (b) Suitability of the Land	<p>The proposed development seeks approval to use the land or a building or structure of the land for the purpose(s) of secondary residence associated with the existing single dwelling housing.</p> <p>The proposed use is listed as an assessable development in the RZ1 Suburban Zone Development Table, and is therefore determined to be a permissible use for the land.</p> <p>The proposed development is in accordance with the provisions of the Crown Lease.</p> <p>The land is suitable for the development proposed.</p>

S120 (c) Environmental Significance Opinion	An Environmental Significance Opinion (ESO) is not in force for the development proposal.
S120 (d) Representations	Nil written representations were received within the prescribed period, however, concerns were raised in a previous application for the building (DA201629300) including privacy and water run-off. Conditions have been imposed to address issues relevant to the application.
S120 (e) advice given by an entity in accordance with section 149 of the Act NB: Under Section 150 of the Act, if entity advice is not received within 15 working days, the entity is taken to have given advice in support of the application.	Entity advice received is addressed in the Notice of Decision.
S120 (f) the plan of management for the land (if the proposed development relates to land that is Public Land)	The proposal is not for a proposed development relating to land that is public land.
Proposal for development on land reserved under S315 for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.	The proposal does not occur on land that is reserved under S315 of the Act for the purpose of wilderness area, national park, nature reserve, or special purpose reserve.
S120 (g) the probable impact of the proposed development, including the nature, extent and significance of probable environmental impacts.	Based on the matters to be considered by the relevant Code there are no probable environmental impacts of significance associated with the proposed development.
Site Inspection (Although not a legislative requirement as such, a site inspection may assist with the assessment of the proposal against the provisions of S120).	A site inspection was conducted on 19 September 2016. Photos saved in DA file. Accompanied by: Brodie Ferson

Form

Territory Plan Code Requirements Merit Track

ASSESSMENT REPORT

RZ1 Suburban Zone

ASSESSMENT OFFICER: Mr Dominic Riches

APPLICATION NUMBER: 201629944

BLOCK: 3 SECTION: 21

DIVISION: MAWSON

Territory Plan Code Requirements

This document provides analysis of a development proposal in relation to the relevant codes contained in the Territory Plan. The proposal meets all rules of the code(s) that are relevant to the development with the exception of those either identified in the statement against relevant criteria submitted for the proposal or, listed in the tables below. The statement against relevant criteria demonstrates the proposal meets all relevant criteria that are, either:

- the applicable criterion to a relevant rule that is not met; or,
- the criterion is relevant and there is no applicable rule,

with the exception of those listed in the tables below.

Refer to Legislative Requirements for additional conditions imposed.

1. Assessment of Compliance with Residential Zones Development Code.

The Residential Zones Development Code is a Code relevant to this proposal. The comments for the criterion or rule identified in the tables below are provided where it is considered warranted to clarify why a particular criterion or rule is either met or not met.

Part A

Sub-Element: 1.1 Single dwelling housing development code	
Rule: R1	Applicable Criterion: Not Applicable
The proposal meets the rule because the proposal complies with the Single Dwelling Housing Development Code (refer below).	

Part B

Sub-Element: 4.1 Design and siting	
Rule: R11	Applicable Criterion: Not Applicable
The proposal meets the rule because: <ul style="list-style-type: none"> (1) the secondary residence complies with Elements 1 and 6 of the Single Dwelling Housing Development Code (SDHDC); and (2) the main residence continues to comply with the SDHDC. Refer below.	
Rule: R11A	Applicable Criterion: Not Applicable
The proposal meets the rule because the proposed private open space meets the provisions as set-out under Element 5 of the Single Dwelling Housing Development Code. Refer below.	
Note: Stormwater runoff concerns have been raised previously by the neighbour (refer to correspondence) and therefore additional planting is required within the subject area (the raised level north of the secondary residence) to minimise the impact.	

Rule: R13	Applicable Criterion: C13
<p>The proposal does not meet the rule because the application does not demonstrate that the secondary residence complies with Australian Standard <i>AS 4299 Adaptable housing (Class C)</i>.</p> <p>The proposal meets the criterion because the proposed secondary residence is capable, presently and in the future, of supporting people with various disabilities. Discussions were held with the lessee at a site inspection for DA201629300 regarding the use of the proposed structure (refer: '<i>DA-201629300-Site inspection (29-06-2016) alias</i>'). The lessee explained that the proposed building was for use by his daughter who has a disability and is to be a permanent arrangement. Further information regarding the disability was provided which demonstrates suitability of the building to currently suit the needs of the disability (refer: '<i>20160708 - Previous information from lessee regarding use of secondary residence</i>').</p> <p>Although the dwelling may not cater for all disabilities in the future, due to doorways and circulation, it has been determined that the dwelling could be easily adapted to suit a range of disabilities and/or aged care, consistent to a level a secondary residence is intended. The proposal provides an affordable housing option for the care of a family member. Note: Access on the site is provided between dwellings and to parking areas.</p>	
Rule: Not Applicable	Applicable Criterion: C14
<p>The proposal meets the criterion because the development is consistent with the desired character. The proposal is a lower level structure that is sited to the rear of the property and is consistent with the scale of other structures and locations on adjoining/adjacent blocks (e.g. 1&2/21 Mawson). In addition, the proposed structure is visually mitigated from Yamba Drive as the open space area (21/21 Mawson) contains vigorously established planting which will not adversely affect the streetscape.</p>	

Sub-Element: 4.3 Parking	
Rule: R18	Applicable Criterion: C18
<p>The proposal does not meet the rule because an additional parking space for the secondary residence has not been depicted in the application.</p> <p>The proposal meets the criterion because car parking on the block is adequate for current and future residents and visitors (refer: '<i>ASSESS-201629944-Parking spaces (indicated on survey)-01</i>'). Although the potential future parking space is shown in a fenced off/landscaped area, only minor modifications are required.</p>	
Rule: R19	Applicable Criterion: C19
<p>The proposal does not meet the rule because the potential future parking space is located in the front zone.</p> <p>The proposal meets the criterion because the potential future parking space is located in tandem with the existing driveway with the majority of the space located behind the line of an existing courtyard wall which maintains reasonable amenity of neighbouring residents and will not adversely affect the streetscape. The potential future space maintains safe operation by utilising the existing verge crossing and provides passive surveillance from the front window of the main dwelling. The existing parking arrangement remains unchanged and is visually mitigated by a number of existing trees to the front of the block.(refer: '<i>ASSESS-201629944-Parking spaces (indicated on survey)-01</i>').</p>	

Part C – Demolition

Part C of the code is not applicable to the proposal as the application does not include demolition.

Part D – Subdivision or consolidation

Part D of the code is not applicable to the proposal as the application does not include subdivision or consolidation.

Part E – Non-residential uses

Part E of the code is not applicable to the proposal as the application does not include community use.

Part F – Other development

Part F of the code is not applicable to the proposal as the application only includes single dwelling housing (residential use).

Part G – General controls

Part G of the code is applicable to the proposal. The application complies with the rules.

2. Assessment of Compliance with Single Dwelling Housing Development Code

The Single Dwelling Housing Development Code is a Code relevant to this proposal. The comments for the criterion or rule identified in the tables below are provided where it is considered warranted to clarify why a particular criterion or rule is either met or not met.

Sub-Element: 1.9 Front boundary setbacks – all blocksRule: **R11**Applicable Criterion: **C11**

The proposal does not meet the rule because the proposal encroaches into the 4m setback to open space.

The proposal meets the criterion because the majority of the proposed dwelling meets the 4m setback with an exception of a minor triangular extension on the north eastern corner. The proposed awning also extends into the setback but is a lower level class 10 structure that is less than 3m high. The encroachments are visually mitigated by an existing boundary fence and vigorously established planting located on the adjoining open space area (21/21 Mawson) which will not adversely impact on the use of adjoining unleased land and streetscape. In addition, the proposal is consistent with the scale of other structures and locations on adjoining/adjacent blocks (e.g. 1&2/21 Mawson).

Sub-Element: 1.10 Side and rear setbacks – all blocksRule: **R12**Applicable Criterion: **C12**

The proposal does not meet the rule because the proposal encroaches into the 1.5m & 3m side setback.

The proposal meets the criterion because the part of the building that extends into the 3m setback is a triangular encroachment that maintains a setback 1.8m. The majority of the proposal, extending into the setback, is a class 10 structure (proposed awning) and is located to the rear of the property with a maximum height less than 3m. The proposal is adjacent to the rear corner of neighbouring block (4/21 Mawson).

Note: Proposed water tank is encroaching into the 1.5m side setback, however, is an allowable encroachment rule 16 of this code (refer below).

Sub-Element: 1.14 Allowable encroachments – setbacks

Rule: **R16**

Applicable Criterion: **C16**

The proposal meets the rule as the rainwater tank is listed as an allowable encroachment into the side setback.

Sub-Element: 4.3 Parking

Rule: **R31-R36**

Applicable Criterion: **C31-C36**

The proposal does not change existing or required parking spaces.

Sub-Element: 6.1 Water sensitive urban design

Rule: **R43**

Applicable Criterion: **C43**

The proposal does not meet the rule because it has not been demonstrated on the plans that water tank/s with the capacity of 4000L is provided and the connections to and from the water tank.

The proposal does not meet the criterion because documentation has not been provided demonstrating that a minimum 40% reduction in mains water consumption is achieved compared to an equivalent development constructed in 2003.

A condition of approval is required.

Provide documentation/revised plans demonstrating that the proposal complies with rule/criterion 43 of the Single Dwelling Housing Development Code.

Note: Any required water tank must be noted on the plans with a note on connections to and from the tank.



ACT
Government

Environment and
Sustainable Development

Form

Site Inspection Record

Section 1 – Complete prior to site inspection

Case Officers name: Dominic Riches

Date and time of site inspection: 19/09/2016 (2.00-3.00)

DA Number: DA201629944 Block: 3 Section: 21 Suburb: Mawson

Briefly explain purpose of site inspection: Inspect the existing streetscape and parking arrangement

Section 2 – Complete after site inspection

Describe outcome of site inspection: Photos show vigorously established planting to the front of the property and existing wall/fence. Two existing carports are located behind the planting.

Completed by: Dominic Riches

Accompanied by: Brodie Ferson

Additional comments: Previous site inspection done on 29/06/2016 (DA201629300)



SCOBLE

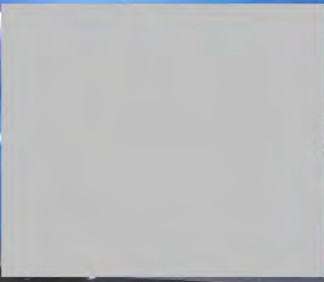




NOTICE



NOTICE



YARIS





ACT
Government

Environment and Planning

Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

Merit track

DA NO: 201629944		DATE LODGED: 15 August 2016
DATE OF DECISION: 23 September 2016		
BLOCK: 3	SECTION: 21	SUBURB: MAWSON
STREET NO AND NAME: 5 Debenham Street Mawson		
APPLICANT: Don Waring		
LESSEE: William Raymond Aldcroft Lisa Maria Taylor		

THE DECISION

This application was lodged in the merit track. Pursuant to section 113(2) of the *Planning and Development Act 2007*, the application must be assessed according to the provisions relevant to merit track applications.

I, Dominic Riches, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

- **the erection of a one-storey secondary residence and associated landscaping, paving and other site works**

in accordance with the plans, drawings and other documents and items submitted with the application approval and endorsed as forming part of this approval.

This decision is subject to the conditions of approval at **PART 1** being satisfied. Please note that plans will not be dispatched until conditions at A1 are satisfied.

PART 2 sets out the Reasons for the Decision

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE

Dominic Riches
Delegate of the planning and land authority
Environment and Planning Directorate
23/09/2016

CONTACT OFFICER

Mr Dominic Riches
Phone: 6205 1834
Email: dominic.riches@act.gov.au

PART 1

CONDITIONS OF APPROVAL

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

A. ADMINISTRATIVE / PROCESS CONDITIONS

A1. FURTHER INFORMATION

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

(a) documentation and revised architectural drawings, based on the relevant drawings submitted as part of the application, showing:

- (i) a suitable privacy screen between the north western side of the secondary residence and the boundary to block 2 section 21 Mawson; and
- (ii) medium scale planting on the north western side of the proposal between the secondary residence and the existing retaining wall; and
- (iii) the development complying with rule/criterion 43 of the Single Dwelling Housing Development Code.

Note: Any required water tank must be noted on the plans with a note on connections to and from the tank.

B. PRIOR TO CONSTRUCTION AND/OR DEMOLITION

B1. TREE PROTECTION

Tree protection fencing, if required, shall be erected prior to the commencement of any work on the site.

B2. STORMWATER

Only one stormwater tie must be used for both dwellings.

C. DURING CONSTRUCTION AND/OR DEMOLITION

C1. TREE PROTECTION

The applicant/lessee shall protect and maintain all existing trees and shrubs located on the subject site, on adjoining blocks overhanging the subject site, on the verge and unleased Territory land immediately adjacent, except for those specifically identified for removal in the approved drawings and.

C2. WASTE MANAGEMENT

All building waste is to be stored on the site in suitable receptacles and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind borne litter, does not affect adjoining or adjacent properties.

D. ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

D1. ACTEWAGL/ICON WATER

All relevant issues raised by ActewAGL and Icon Water must be addressed accordingly (see Part 3 – Entity Advice).

Refer to Appendix 1 for information about approvals that may be required for construction.

PART 2 REASONS FOR THE DECISION

The application satisfactorily meets the requirements for approval. The application was approved because, based on the documentation and in the form modified by the imposed conditions, it was considered to meet:

- the relevant codes, being the Residential Zones Development Code and Single Dwelling Housing development Code.

The key issues identified in the assessment are privacy, amenity, trees, stormwater and waste. Conditions have been imposed to address the key issues and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

In addition, the zone objectives were considered as part of the application. The application meets all objectives of the zone. However, conditions have been imposed to ensure consistency (refer: A1(a)(i)-(iii)), due to the secondary residence being sited on raised ground level with a window facing towards the boundary. The conditions were deemed appropriate to ensure an adequate level of privacy and amenity is maintained for the dwelling.

Additionally, concerns were raised on a previous application for the building (DA201629300 was withdrawn) that included matters such as privacy and water runoff. The proposed conditions will also help alleviate some of the matters raised.

EVIDENCE

Application No. 201629944

File No. 1-2016/13966

The Territory Plan zone – RZ1 Suburban Zone

The Development Codes – Residential Zones Development Code and
Single Dwelling Housing development Code

The Precinct Codes – Mawson Precinct Map and Code

Current Crown Lease – Volume 208 Folio 97

Representations – Nil written representations were received within the
prescribed period.

Entity advice – TCCS, ActewAGL and Icon Water

PART 3 PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 22 August 2016 to 9 September 2016. Nil written representations were received during public notification.

ENTITY ADVICE

Pursuant to Division 7.3.3 of the Act, the application was referred to entities and advice was received. The referral entities' comments are as follows. A response to the advice is provided as appropriate.

TRANSPORT CANBERRA AND CITY SERVICES

On 1 September 2016 advice was received from Transport Canberra and City Services in relation to the proposal. The advice states that the application is supported with the following conditions:

Only one stormwater tie must be used for both dwellings.

Matters raised have been incorporated as a condition of approval.

ACTEWAGL – ELECTRICITY

On 22 August 2016 advice was received from ActewAGL in relation to the proposal. The advice states that the application is supported with the following conditions:

A Minimum of 1.0M clearance is required for the proposed or existing Meter Box.

Development is to comply with minimum clearances to overhead conductors and poles (ref ActewAGL Drawing 3811-004).

Development is to comply with minimum separation requirements to underground assets (ref ActewAGL Drawing 3832-018).

The location of the proposed or existing Point of Entry/ Meter Box is to comply with ActewAGL's Service and Installation rules.

Matters raised have been incorporated as advice.

ACTEWAGL – GAS

On 22 August 2016 advice was received from ActewAGL in relation to the proposal. The advice states that:

The location and area allocated for gas regulating and metering equipment is to comply with ActewAGL standards. The following documents provide guidance:

*Ref ActewAGL Drawings (attached): "Exclusion Zone – Domestic Meter Installation"
"Domestic Gas Meter Location Reference Drawings"*

Ref ActewAGL Document (attached): "Gas Metering Equipment – Prohibited Locations"

Development is to comply with minimum separation requirements to underground assets
- 300mm minimum clearance from major plastic and steel gas mains and steel gas services
- 150mm minimum clearance from other plastic gas mains and services

A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.

If a meter relocation or service pipe relocation is required in order to comply with ActewAGL standards, please contact your gas retailer and book a meter relocation. Only people accredited by ActewAGL can carry out this work.

Compliance with ActewAGL's Service and Installation Rules and all other relevant legislation including the ACT Utilities Act (2000)

Matters raised have been incorporated as advice.

ICON WATER

On 19 August 2016 advice was received from Icon Water in relation to the proposal. The advice states that:

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

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

Secondary Residence under the Single Dwelling Housing Development Code. This submission complies for a single block only. If multiple blocks are created, separate ties to sewer and water are required for each block. This may require changes to the network, Separate access to Icon's networks will be required through each block containing an Icon asset.

Matters raised have been incorporated as advice.

PART 4 ADMINISTRATIVE INFORMATION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval is effective from the day after the date of this notice. The effective date for development applications approved subject conditions could also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked under section 189 of the Act.

Under section 184 of the Act, the applicant may apply to the planning and land authority to extend the prescribed period to finish the development, but such an application must be made within the original period specified for completion.

A development approval, to which section 184 of the Act applies, continues unless the approval ends under sections 184, 185, 186 or 187 of the Act.

INSPECTION OF THE APPLICATION AND DECISION

A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment and Planning Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with the decision to approve the application subject to conditions, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision or within any longer period allowed by the planning and land authority.

To submit an application for reconsideration, documents must be provided electronically by email to epdcustomerservices@act.gov.au or provided at the customer service centre on a CD/DVD. The delegate of the Authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal. Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulation 2008* – Matters exempt from third-party ACAT review.

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment and Planning Directorate <i>Planning and land authority</i> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> - threatened species/wildlife management	Website: www.actpla.act.gov.au Telephone: (02) 6207 1923 Website: www.environment.act.gov.au Telephone: (02) 6207 6251 Website: www.environment.act.gov.au Telephone: (02) 6207 1911
Transport Canberra and City Services Directorate - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets	Website: www.tccs.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation	Telephone: (02) 8576 9799 Telephone: (02) 6229 8000 Telephone: (02) 6248 3111 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

If a condition of approval requires the applicant to lodge revised drawings and/or documentation with the planning and land authority for approval under section 165 of the *Planning and Development Act 2007* the submission shall be made by:

- Completing an application for S165 Satisfying Conditions of Approval and submitting the documentation online using edevelopment. More information on edevelopment can be found at http://www.actpla.act.gov.au/tools_resources/e-services/edevelopment

For further information regarding the lodgement of this information please contact Customer Service Centre by Phone: (02) 6207 1923, Email: esddcustomerservices@act.gov.au or on the planning and land authority website at www.actpla.act.gov.au.

FURTHER APPROVALS FOR CONSTRUCTION

The Notice of Decision grants development approval, but does not cover building approval or approvals which may be required during construction, which commonly include the following.

BUILDING APPROVAL

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. If this applies to this proposal, the lessee should engage a private building certifier to assess and approve the building plans before construction begins. A list of licensed certifiers and information about building approval is available from the planning and land authority's website and Customer Service Centres.

PERMITTED VARIATIONS TO APPROVED DEVELOPMENT

Under section 35 of the Planning and Development Regulation 2008 the development as built may vary from the approved development in accordance with section 35 and the permitted construction tolerances and other permitted variations identified in Schedule 1A of that regulation.

Note 1 The development may still need building approval, or further building approval, under the *Building Act 2004*

Note 2 The development must also comply with the lease for the land on which it is carried out.

"TREE DAMAGING ACTIVITY" APPROVAL

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Transport Canberra and City Services.

USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

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

WORKS ON UNLEASED TERRITORY LAND – DESIGN AND OPERATIONAL ACCEPTANCE

In accordance with the *Public Unleased Land Act of 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Asset Acceptance, Asset Services Group, TCCS by way of:

1. a certificate of design acceptance prior to the commencement of any work and
2. a certificate of operational acceptance on completion of all works to be handed over to TAMSD

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

A certificate of compliance under s296 of the *Planning and Development Act 2007* may not be issued unless a certificate of design acceptance **AND** a certificate of operational acceptance has both been obtained from TCCS.

CONSTRUCTION REQUIREMENTS

The following information are some key requirements that apply to building work in the Territory. Other requirements may apply to this development.

DEMOLITION AND ASBESTOS MANAGEMENT

Demolition and asbestos management must be undertaken in accordance with the *Building Act 2004* (including the Building Code of Australia) and the *Dangerous Substances Act 2004*. Information about demolition and asbestos management is available from the planning and land authority's web site and Customer Service Centres.

ENVIRONMENT PROTECTION

All building work must be undertaken in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More information is available from the Environment Protection Authority.

REPAIR OF DAMAGE TO PUBLIC ASSETS

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

UTILITY ASSETS RETENTION

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary. The lessee is to ensure that the water service and water meter are retained in position and in good condition. Icon Water's water meters are accountable items and must not be removed from the site or otherwise disposed of.

DRAINAGE

The Building Code of Australia contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

REVIEW OF THE DECISION

The following notes are provided in accordance with regulation 7 of the *ACT Civil and Administrative Tribunal Regulation 2009*. Refer to the Review by the ACT Civil and Administrative Tribunal (ACAT) section of the Notice of Decision for information about its relevance to this development application.

CONTACT DETAILS

The review authority is the ACT Civil and Administrative Tribunal (ACAT).

Location	Contact details
ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601	Website: www.acat.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6205 4855 Post: GPO Box 370, CANBERRA, ACT, 2601

POWERS OF THE ACAT

The ACAT is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.

APPLICATIONS TO THE ACAT

To apply for a review, obtain an application form from the ACAT. You can also download the form from the ACT Legislation Register <http://www.legislation.act.gov.au/af/2009-278/current/pdf/2009-278.pdf>.

If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.

TIME LIMITS FOR APPLICATIONS

The time limit to make a request for a review is 28 days from the date of this Notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).

FEES

Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

The following organisations can provide advice and assistance if you are eligible:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;
- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and
- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

AWARDING OF COSTS

You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

ACCESS TO DOCUMENTS ABOUT THE DECISION

You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on (02) 6207 1923.

PROCEDURES OF THE ACAT

The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

TRANSLATION AND INTERPRETER SERVICES

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

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

TRANSLATING AND INTERPRETING SERVICE**131 450**

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

Planning and Development Act 2007

Development Application

Application Number: **201629944S165A**

Type of Application

The type of application you are applying for is a S165 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
<input type="text" value="MAWSON"/>	<input type="text" value="21"/>	<input type="text" value="3"/>	<input type="text"/>
Street Address			
<input type="text" value="5 DEBENHAM STREET, MAWSON"/>			

Applicant Details

Salutation	First Name	Surname	
<input type="text" value="None"/>	<input type="text" value="Don"/>	<input type="text" value="Waring"/>	
Postal Address 1	Postal Address 2		
<input type="text" value="P.O Box 5146"/>	<input type="text"/>		
Postal Address 3			
<input type="text"/>			
Suburb	State/Territory	Postcode	Country
<input type="text" value="Kingston"/>	<input type="text" value="ACT"/>	<input type="text" value="2604"/>	<input type="text" value="Australia"/>
Phone Number	Fax Number	Mobile Number	
<input type="text" value="0412130605"/>	<input type="text"/>	<input type="text"/>	
Email			
<input type="text" value="warbug@bigblue.net.au"/>			

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

 Standard

Salutation	First Name	Surname	
None	William	Aldcroft	
Postal Address 1		Postal Address 2	
5 Debenham Street			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Mawson	ACT	2607	Australia
Phone Number	Fax Number	Mobile Number	
Email			
billaldcroft@hotmail.com			

Lessee Number: 2

Is the Lessee a

Standard

Salutation	First Name	Surname	
None	Lisa	Aldcroft (Nee-Taylor)	
Postal Address 1		Postal Address 2	
5 Debenham Street			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Mawson	ACT		Australia
Phone Number	Fax Number	Mobile Number	
Email			
billaldcroft@hotmail.com			

List Amendments Being Satisfied

1. A privacy screen between the secondary residence and the boundary.
2. Planting (including type) between the screen and the secondary residence; and
3. All water tanks and connections to and from the tank

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I /we understand that this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved; I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

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

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

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

I accept the above declarations:

Accept

Acceptance Date

5/10/2016

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

Percentage Reduction = 41%

Indoor information

Number of bedrooms in the house	2
What is the water rating of the shower head?	6 Star ▼
What is the water rating of the clothes washing machine?	3 Star ▼
What is the water rating of the dishwasher?	3 Star ▼
What is the water rating of the toilet?	3 Star ▼

Site information

Site area (m ²)?	759
Roof area (including house and garage or carport) (m ²)?	95

Rain water tank information

Is there going to be a water tank installed?	Yes ▼
What is the size of the tank (L)?	4000
What is the approx. roof area flowing into the tank (m ²)?	95
What will be the use for the water in the tank?	Garden, Toilet and Laundry ▼

Grey Water information

What type of grey water system is installed?	Diversion ▼
What is the size of the grey water storage tank (L)?	
Where will the grey water be collected from?	Bathroom and Laundry ▼
What will be the use for the grey water?	Garden and Toilet ▼

Pool, Spa or Pond information

Is there going to be a pool, spa, or pond?	No ▼
Is there going to be a cover on the pool or spa?	No ▼
Average depth of the pool, spa or pond (m)?	0
Average length of the pool, spa or pond (m)?	0
Average width of the pool, spa or pond (m)?	0
The volume of the pool, spa or pond is (L)	0

EROSION SEDIMENT CONTROL PLAN

The development will comply with the ACT Environment Protection Authority Environment Protection Guidelines for the Construction and Land Development in the ACT, August 2007.

CONSTRUCTION AREAS

Existing residence 123.6 sq mtrs
 Existing shed 9.0 sq mtrs
 Existing carport 18.0 sq mtrs
 Existing awning 39.1 sq mtrs
 Freestanding 2nd Res, 80.0sq mtrs

Total: 269.7 sq mtrs

Site 759 sq mtrs

Plo ratio : 35.5%

LANDSCAPE AND MANAGEMENT PLAN

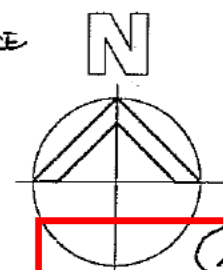
No storage of materials, or equipment, or parking of vehicles on the verge during the construction period.

• Privacy Screen, - Non Transparent.
 2.3m high Panel fence (above NGL)
 (inside Boundary Line)

PROPOSED NEW CONCRETE PATHWAY

PROPOSED NEW RAINWATER TANK
 - SIZE 2200 LTRS

PROPOSED FREESTANDING SECONDARY RESIDENCE



(A) Landscape Planting
 4-off 200mm (pot size) (Pitasporum)

EXISTING DRIVEWAY VERGE CROSSING

DEBENHAM STREET

NO PART OF STRUCTURE SHALL ENCRDACH INTO EASEMENT INCLUDING FOOTING, DOWNPIPES OR FASCIA AND GUTTER

EXISTING GARDEN SHED -RELOCATE AS REQUIRED FROM POSITION A TO B

SCOPE OF WORK

1. REMOVE TREES AND SHRUBS IN WAY OF NEW WORK.
2. SUPPLY AND POUR NEW CONCRETE SLAB FOR NEW SHED LOCATION TO ENGINEERS DETAIL.
3. SUPPLY AND INSTALL NEW SHED TO MANUFACTURERS SPECIFICATION.
4. RELOCATE EXISTING SIDE SHED AS REQUIRED.
5. PREPARE AND POUR NEW SIDE BOUNDARY CONCRETE PATHWAY.
6. SUPPLY AND INSTALL NEW RAINWATER CATCHMENT TANK.

EXISTING RESIDENCE WITH COVERED AWNING

EXISTING CARPORT

SITE PLAN
 TERRAIN CATEGORY No.3
 SCALE 1:200

Amendment Register

Ref	Date	Description
A	29-9-16	Privacy Screen Added.
"	"	Landscape planting

Drawing Office



Ph: 02-62813204
 Fax: 02-62811240



Client:
 Bill & Lisa Aldcroft
 5 Debenham Street
 Mawson 2607
 ACT
 Ph: 6290 2641

PROJECT:
 PROPOSED REAR FREESTANDING 2ND RESIDENCE
 FOR CONSTRUCTION AT :-
 BL.3 SEC.21 MAWSON

DRAWING:
SITE PLAN

Drawn CAJ	Checked	Approved	Scale 1:200 (A3)
Date 25-05-15	Date	Date	Sheet: 1 of 5
Status FOR CONSTRUCTION			Issue A
Filename SITE-01.pdf	Drwg No. BW214641-1		

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

Percentage Reduction

=

40%

Indoor information

Number of bedrooms in the house	5
What is the water rating of the shower head?	6 Star ▼
What is the water rating of the clothes washing machine?	3 Star ▼
What is the water rating of the dishwasher?	3 Star ▼
What is the water rating of the toilet?	3 Star ▼

Site information

Site area (m ²)?	759
Roof area (including house and garage or carport) (m ²)?	95

Rain water tank information

Is there going to be a water tank installed?	Yes ▼
What is the size of the tank (L)?	2200
What is the approx. roof area flowing into the tank (m ²)?	95
What will be the use for the water in the tank?	Garden, Toilet and Laundry ▼

Grey Water information

What type of grey water system is installed?	None ▼
What is the size of the grey water storage tank (L)?	0
Where will the grey water be collected from?	▼
What will be the use for the grey water?	▼

Pool, Spa or Pond information

Is there going to be a pool, spa, or pond?	No ▼
Is there going to be a cover on the pool or spa?	No ▼
Average depth of the pool, spa or pond (m)?	0
Average length of the pool, spa or pond (m)?	0
Average width of the pool, spa or pond (m)?	0
The volume of the pool, spa or pond is (L)	0



ACT
Government
Environment and Planning

Don Waring
PO Box 5146
Kingston ACT 2604

Dear Don Waring

BLOCK 3 SECTION 21 - MAWSON
Application Number: 201629944
Lessee: William Raymond Aldcroft & Lisa Maria Taylor

I refer to the plans/information you submitted in response to conditions A1(a)(i)-(iii) of the Notice of Decision with respect to the above Development Application.

The plans/information now satisfy conditions A1(a)(i)-(iii) of the decision and have been endorsed to form part of the above Development Approval.

Enclosed are copies of the approved plans.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further please telephone me on 6205 1834.

Yours sincerely

Mr Dominic Riches
Development Assessment

11 October 2016