



**ADVICE OF APPLICATION FOR A REVIEW OF A DECISION  
ACT CIVIL AND ADMINISTRATIVE TRIBUNAL APPLICATION NO: AT09/63**

**ACAT APPLICANTS:** [REDACTED]

**Block 16 Section 5 AINSLIE**

**Development Application Number: 200914463**

You are advised that the above ACAT Applicants have made an application to the ACT Civil and Administrative Tribunal (the Tribunal) for a review of the decision to approve with conditions the above development application.

As the Applicant for the above development application you may apply to the Tribunal, by 24 July 2009, to be made a party to the proceedings before the Tribunal. I enclose a copy of the direction made by the Tribunal and a copy of the application for review of a decision in respect of this matter.

For further information on the review process the Tribunal may be contacted on 02 6207 1740 or you can access information from their web site [www.courts.act.gov.au](http://www.courts.act.gov.au).

The address of the ACAT is:

ACT Civil and Administrative Tribunal  
ACT Magistrates Court Building  
Knowles Place  
CANBERRA CITY ACT 2601

**OR**

ACT Civil and Administrative Tribunal  
ACT Magistrates Court  
GPO Box 370  
CANBERRA ACT 2601

If you would like to discuss the Development Application in question, please contact the Assessing Officer, Ajith Buddhadasa, on 6205 1550.

Yours sincerely

Michael Johnson  
ACAT Co-ordination Unit  
ACT Planning and Land Authority

16 July 2009

enc



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**Development Application Number: 200914463**

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As a person who made a representation on the above development application you may apply to the Tribunal, by 14 July 2009, to be made party to the proceedings before the Tribunal. I enclose a copy of the direction made by the Tribunal and a copy of the application for review of a decision in respect of this matter.

For further information on the review process the Tribunal may be contacted on 02 6207 1740 or you can access information from their web site [www.courts.act.gov.au](http://www.courts.act.gov.au).

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Yours sincerely

Michael Johnson  
ACAT Co-ordination Unit  
ACT Planning and Land Authority

16 July 2009

enc

**From:** Wood, Maria on behalf of aatSecretariat  
**To:** [Buddhadasa, Ajith](#); [Oshyer, Aaron](#); [Corrigan, Jim](#); [Thew, Tony](#); [ACTPLA DA Leasing](#)  
**Cc:** [Johnson, MichaelR \(ACTPLA\)](#)  
**Subject:** New ACAT Appeal AT09/63  
**Date:** Wednesday, 15 July 2009 2:24:00 PM  
**Attachments:** [Brief for GSO-good example 1.doc](#)  
[AT09\\_63.obr](#)

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Hi Ajith

We have been notified by the ACAT of a new appeal application submitted by [REDACTED]  
[REDACTED] DARTS indicates that this would be a 3rd party appeal re **DA200914463**.

Attached is a reference to the application that was lodged with the ACAT.

Could you please ensure all of the relevant documents relating to the decision have been placed into the Objective file, and have been published. If there are any documents on paper files that are considered to be relevant to the review and are to be included in the T-doc can you forward them to the ACAT Co-ordination Unit so that we can commence preparation of the T-doc.

The ACAT requires that a person who has made a decision that is the subject of review provide "*a statement setting out the findings on material questions of fact, referring to the evidence or other material on which those findings were based and giving the reasons for the decision*". If this statement has not already been provided as part of the decision could you please provide it as soon as possible so that it can be included in the T-doc.

The T-doc is due at the tribunal by COB **28/7/09**.

[REDACTED]

Regards

Michael Johnson  
ACAT Co-ordination Unit  
ACT Planning and Land Authority  
Ph: 6207 5639



## B R I E F

**SUBJECT:** ACAT APPEAL – APPEAL NUMBER **AT0X/XXX**  
Block **XXX** Section **XXX** **SUBURB**

**Addressee:** **Derek Kettle**  
Principal Solicitor  
Government Solicitors Office

### BACKGROUND

Development Application Number **200XXXXXX**, lodged **DATE**, for block **XXX** section **XXX** **SUBURB**, to:

- **DESCRIPTION OF PROPOSAL**

### Public Notification

Development Application No. **200XXXXXX** was publicly notified pursuant to section **153 or 155** of the Planning and Development Act 2008 from **DATE** to **DATE**. **XXX** representations were received.

The main issues raised related to **XXXXXXXXXXXXX**.

The majority of the submissions were received from residents of properties **LOCATIONS**.

### Preliminary Assessment (PA)

### Decision

The Panel considered the proposal and a determination made on the **DATE**. The determination was to **approve/approve with conditions/refuse** the application.

### CURRENT STATUS

Representors to the development application were notified of the decision on **DATE** and the period for lodging an appeal expires 28 days after (being **DATE**).

An appeal has been lodged with the ACAT by [ACAT APPLICANT](#). Due to the common interest and proximity to the subject block of the various representors, it is anticipated that other representors will apply to be joiners.

## **ISSUES HIGHLIGHT**

**Issues not apparent from the T documents, reports, correspondence**

**Issues that are particularly sensitive**

**Legal issues which require legal opinion/advice (evidentiary issues, jurisdictional issues, statutory procedures (eg notifications, consultations with relevant authorities – whether complied with or not)**

**“Sticking point” issues (e.g. which impedes negotiation/settlement)**

**Issues of concern:**

- **Evidentiary issues**
- **Expert witness(es)**
- **Outcome desired**

## **CONTACT DETAILS**

**Contacts of each of the other parties and their legal representatives**

The proponent/lessee:

[NAME](#)  
[ADDRESS](#)  
Phone:  
Fax:  
[E-mail address](#)

The Authority Personnel

NAME  
ADDRESS  
Phone:  
Fax:  
E-mail address

NAME  
ADDRESS  
Phone:  
Fax:  
E-mail address

**ACAT Applicants**

NAME  
ADDRESS  
Phone:  
Fax:  
E-mail address

Represented by:

NAME  
ADDRESS  
Phone:  
Fax:  
E-mail address

YOUR NAME  
DESIGNATION  
ADDRESS

DATE

**From:** [Buddhadasa, Ajith](#)  
**To:** [Brown, Ray](#)  
**Subject:** RE: Colours for 51 Campbell Street etc.  
**Date:** Monday, 31 August 2009 11:12:00 AM  
**Attachments:** [image007.gif](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)  
[image006.jpg](#)

---

Yes Ray

It looks fine and consistent with the requirements.

Regards

Ajith

---

**From:** Brown, Ray  
**Sent:** Monday, 31 August 2009 11:01 AM  
**To:** Buddhadasa, Ajith  
**Subject:** FW: Colours for 51 Campbell Street etc.

Ajith

Please see the revised colour suggested by [REDACTED] Is this OK by you?

Ray

---

**From:** Johns, Peter  
**Sent:** Monday, 31 August 2009 10:05 AM  
**To:** [REDACTED]  
**Cc:** Brown, Ray; [REDACTED]; Tomlins, Lisa  
**Subject:** RE: Colours for 51 Campbell Street etc.

[REDACTED]

Thank you for your e-mail.

Your proposed colour scheme looks fine to me. I will pass it on to the builder for any comments they might have.

I will ask our solicitors to prepare the consent order on the basis of the colour scheme you have suggested. If you are comfortable, I will also see what can be done about requesting that mediation be delayed (scheduled for later this week) given the progress which we have made in reaching an outcome that is acceptable to all parties. I imagine the Tribunal will also seek your advice about delaying the mediation.

As soon as the consent order is ready I will forward it to you.

Peter Johns  
Project Management  
ph: 62078170  
fax: 62071403

e-mail: peter.johns@act.gov.au

---

**From:** [REDACTED]  
**Sent:** Sunday, 30 August 2009 10:04 PM  
**To:** Johns, Peter  
**Cc:** Brown, Ray; [REDACTED]; Tomlins, Lisa  
**Subject:** Colours for 51 Campbell Street etc.  
**Importance:** High

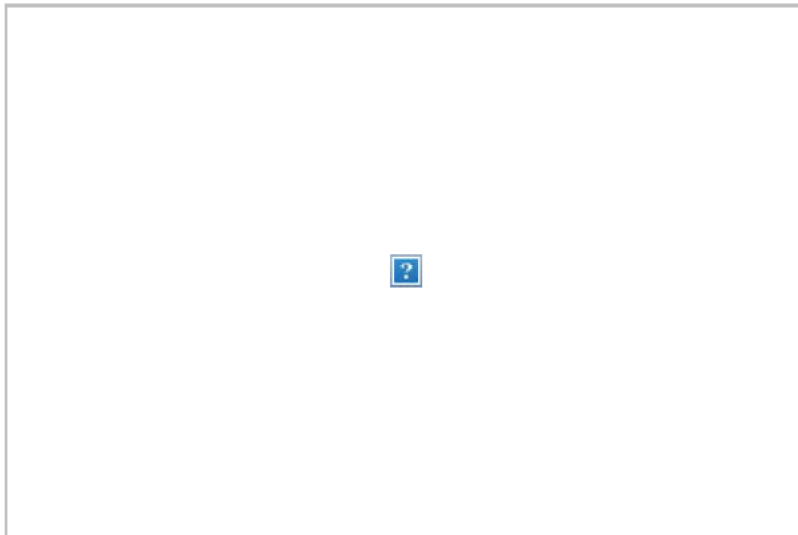
Peter,

Thanks again for sending your builder's suggested colour scheme for 51 Campbell St to us.

I have consulted with some of our neighbours (some are currently overseas unfortunately) and the overall consensus is that we think a red colourbond roof would be too overpowering. From our perspective across the road we would also prefer something that blended in more with the colour of Black Mountain behind the new house.

Our colour preferences therefore are:

Roof, Fascia, Gutter & Eave	Colorbond 'Bushland'
Cladding	Haymes Paint – 'Old Linen'
Bricks	Austral 'Metropolis – Ruby'
Window Frames	Stegbar 'Classic Cream'



In regards to the consent order we would be happy to proceed with the attached version (which includes the suggested colours above).

Once again we really do appreciate your help - and if possible we would be keen to finalise things quickly (without needing to continue with the tribunal process).

Cheers,

[REDACTED]

---

**From:** Johns, Peter [mailto:Peter.Johns@act.gov.au]

**Sent:** Wednesday, 26 August 2009 1:32 PM  
**To:** [REDACTED]  
**Cc:** Brown, Kay; [REDACTED]; Tomlins, Lisa  
**Subject:** FW: Colours

[REDACTED]

Apologies for the delay in getting back to you with details about the colour scheme for 51 Campbell Street. Rather than carry round a colourboard I thought if I could get some information to you electronically it might be easier for you to send it round.

I asked the builder to have a look at the colour scheme after changing the colour of the bricks. He has come back with a revised colour scheme- as below.

I would be grateful if you could circulate this amongst the other parties and provide me with some advice on the proposed colour scheme.

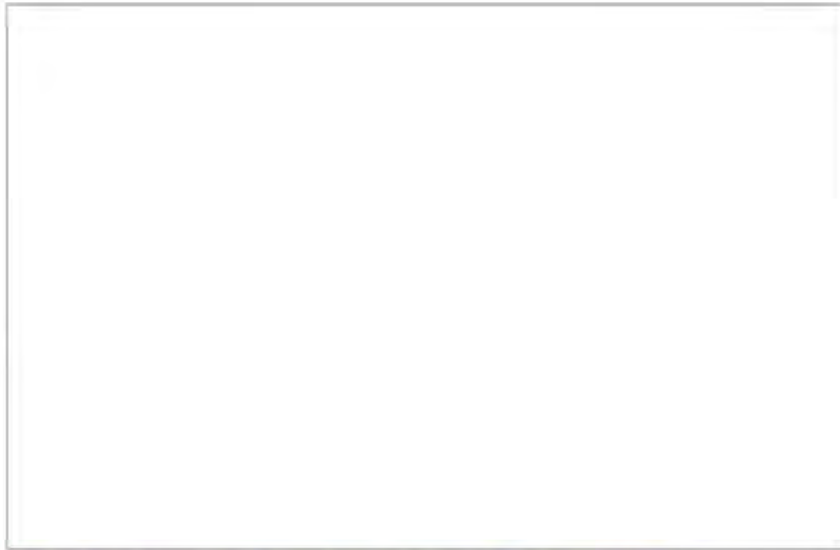
[REDACTED]

Can you confirm that the plans I gave you incorporate the changes to the house that are acceptable to you.

Look forward to hearing from you soon.

Peter Johns  
Project Management  
ph: 62078170  
fax: 62071403  
e-mail: peter.johns@act.gov.au

**Color Scheme 2 :** 51 Campbell Street Ainslie & 41 Campbell Street  
Ainslie  
[Roof, Fascia, Gutter & Eave](#) – Colorbond ‘Manor Red’



<http://www.colorbondcolours.com/go/bsl-colour-centre-swatch/headland>

**Cladding** – Colorbond ‘Classic Cream’



<http://www.colorbondcolours.com/go/bsl-colour-centre-swatch/classic-cream>

**Bricks** – Austral ‘Metropolis – Ruby’



<http://www.australbrick.com.au/nsw/product.php?ID=8692>

**Window Frames** – Stegbar ‘Classic Cream’



[http://www.stegbar.com.au/products/windows\\_and\\_doors/aluminium/colour\\_chart/](http://www.stegbar.com.au/products/windows_and_doors/aluminium/colour_chart/)

Kind regards,

**Milan Kraljevic**



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quality is Classic

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PH 02 6299 8467 FX 02 6299 8461

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**From:** [Brown, Ray](#)  
**To:** [Johns, Peter](#); "[Simon and Naomi](#)"  
**Cc:** [redacted]; [Tomlins, Lisa](#); [Buddhadasa, Ajith](#)  
**Subject:** RE: Colours for 51 Campbell Street etc.  
**Date:** Monday, 31 August 2009 6:10:48 PM  
**Attachments:** [image007.gif](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)  
[image006.jpg](#)

---

All

ACTPLA is agreeable to the colours proposed by [redacted].

Regards

Ray Brown

---

**From:** Johns, Peter  
**Sent:** Monday, 31 August 2009 10:05 AM  
**To:** [redacted]  
**Cc:** Brown, Ray; [redacted]; Tomlins, Lisa  
**Subject:** RE: Colours for 51 Campbell Street etc.

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fax: 62071403  
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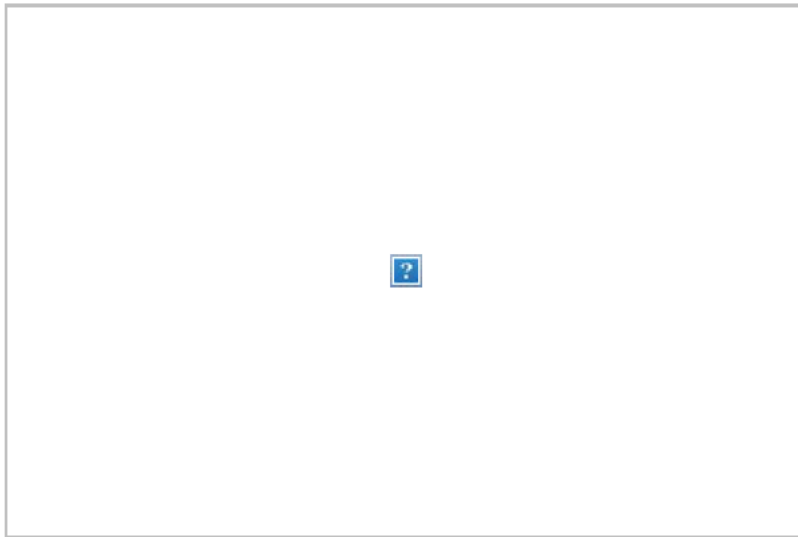
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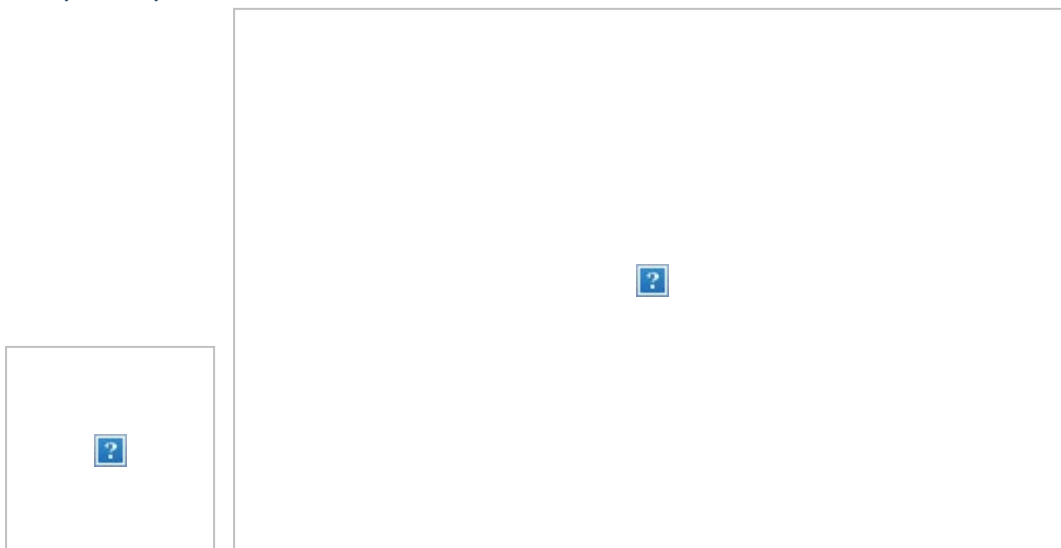
Look forward to hearing from you soon.

Peter Johns  
Project Management  
ph: 62078170  
fax: 62071403  
e-mail: peter.johns@act.gov.au

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Ainslie

**Roof, Fascia, Gutter & Eave** – Colorbond ‘Manor Red’



<http://www.colorbondcolours.com/go/bsl-colour-centre-swatch/headland>

**Cladding** – Colorbond ‘Classic Cream’



<http://www.colorbondcolours.com/go/bsl-colour-centre-swatch/classic-cream>

**Bricks** – Austral ‘Metropolis – Ruby’



<http://www.australbrick.com.au/nsw/product.php?ID=8692>

**Window Frames** – Stegbar ‘Classic Cream’



[http://www.stegbar.com.au/products/windows\\_and\\_doors/aluminium/colour\\_chart/](http://www.stegbar.com.au/products/windows_and_doors/aluminium/colour_chart/)

Kind regards,

**Milan Kraljevic**



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quality is Classic

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# **DESIGN RESPONSE REPORT**

**BLOCK 15, SECTION 5,  
AINSLIE, A.C.T.**

**PROPOSED DUAL OCCUPANCY**

# Contents

- 1) Site and Context Study
- 2) Streetscape Character Study
- 3) Opportunities and Constraints Study
- 4) Design Concept
- 5) Colour Samples
- 6) Neighbour's Comments
- 7) Clearances
  - ACTEWAGL
  - Environment ACT

## SITE AND CONTEXT STUDY

*(Refer Site Analysis diagram)*

*Location:* The *subject site* is located off a small close along Campbell Street in Ainslie. *(photo1)*

*Size:* The subject site is 1016m<sup>2</sup>, similar in size to most of the blocks in the immediate area.

*Residence:* The existing house is a typical early "Canberra Style" cottage with fibre cement sheet cladding and a simple hipped concrete tiled roof. *(photo2)*

*Other structures:* A small shed to the rear.

*Verge:* The *subject site* has one driveway on the North. The verge is only landscaped with grass. *(photo2)*

*Vegetation:* The *subject site* is sparsely vegetated. There is a fairly substantial hedge along the north boundary and two small deciduous trees along the western boundary. *(photo3)*

*Services:* A 2.44m stormwater easement runs along the North boundary. A 2.44m sewage/electrical easement runs along the West boundary. Because the sewage manhole is located outside of the easement away from the boundary the effective easement width is actually 3.75m.

*Topography:* The subject site is virtual flat.

*Views:* The subject site has views across Campbell Street towards Mt Ainslie. *(photo3)*

*Relationship with Neighbouring Blocks:* The *subject site* forms a boundary with Block 6,7,9,10,14&16 Section 5.

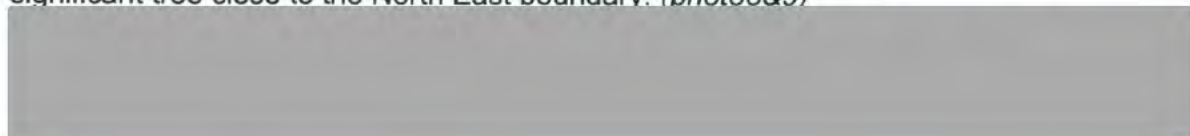
Block 6: The house is set well back from the *subject site's* boundary but has a "Cape Cod" style first floor extension which looks over the *subject site*. *(photo5)*

Block 7: There is a small dual occupancy unit set approximately 10m from the boundary but also faces directly onto the *subject site*. *(photo6)*

Block 9: The block has been recently redeveloped with a large contemporary style house but it is completely hidden from view by the substantial hedge along the North boundary. *(photo7)*

Block 10: The block has also been redeveloped with a new house but again this is hidden from view by the hedge.

Block 14: The house is set well away from the subject site's North East boundary but the Kitchen and Family Room window faces onto the site. The block also has a significant tree close to the North East boundary. *(photo8&9)*



## Conclusions

Other than the potential overlooking from Block 6,7 and 14 there are no major issues in relation to the neighbouring blocks.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

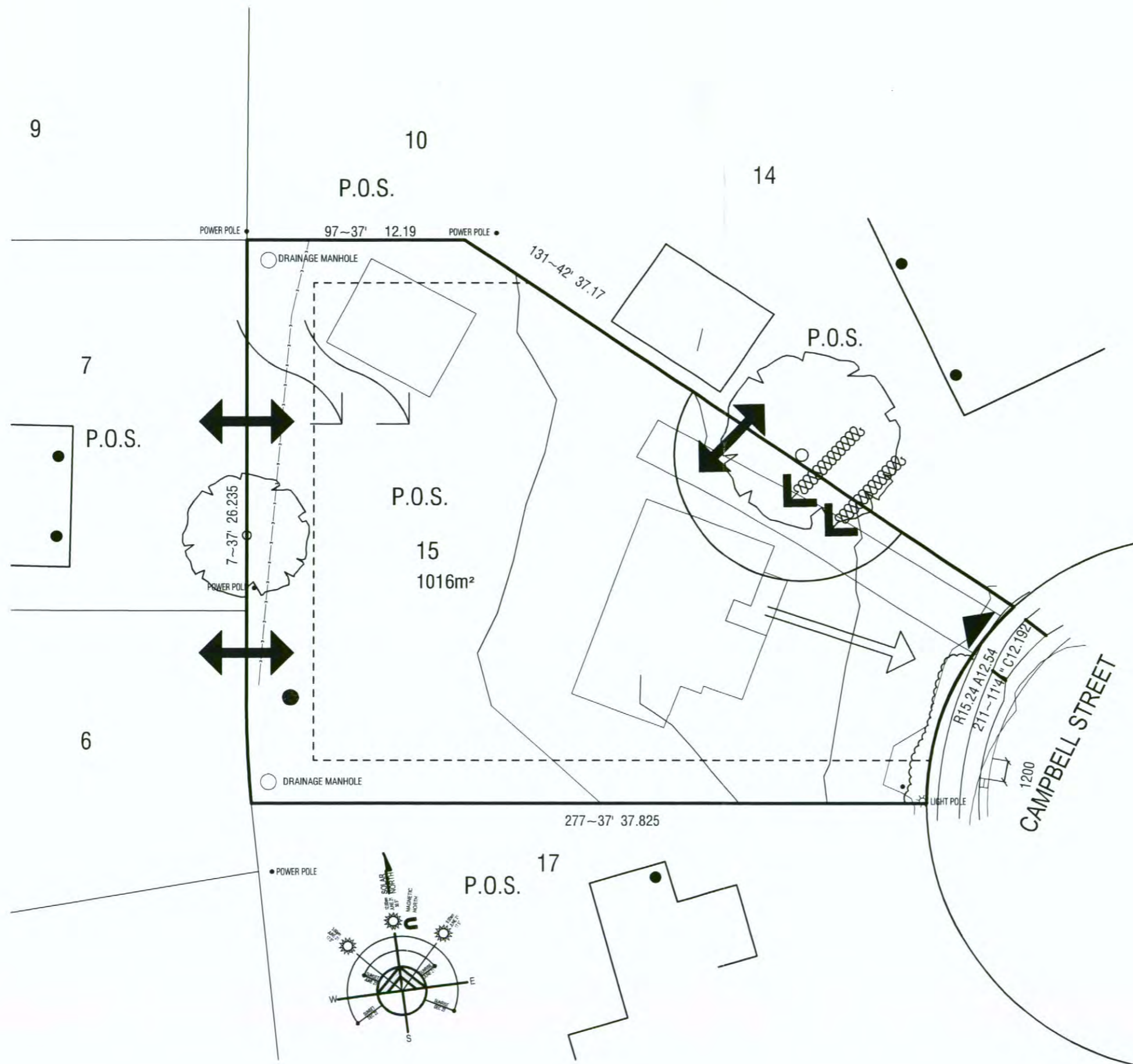











Photo 8



Photo 9

Photo 10



-  PREVAILING WINDS
-  VIEWS TO MT AINSLIE
-  POTENTIAL NOISE SOURCE
-  VEHICULAR ACCESS
-  CLOSE BY WINDOW
-  POTENTIAL OVERLOOKING
-  CONTOUR
-  SIGNIFICANT TREE
-  HEDGE



TT ARCHITECTURE  
 ACT DHCS  
 BLOCK 15 SECTION 5  
 AINSLIE  
 Project No: 0370  
 Scale 1:250 at A3

# SITE ANALYSIS

## STREETSCAPE CHARACTER STUDY

(refer "Context Plan")

Campbell Street is a wide road lined on both sides with large deciduous trees. The close where the subject site is located is more sparsely vegetated.

*Relationship between buildings & landscape* : Along the main road the houses such as the one at No52 are generally in a generous landscaped setting and are further obscured by the dense line of trees. (photo11) The houses around the close are generally more open onto the street although those at Nos 47,49 &53( *subject site*) are set behind a low but substantial hedge. ( *photo 2,11,12*)

*Relationship of buildings and front boundaries*: Around the close, the houses are set approximately 8-10m from the front boundary mainly due to the blocks' wedge shape and all face directly onto the street.

*Scale and height of buildings*: The houses are generally modest scaled single storey cottages. The exception is the recently constructed house at No 47 which is a comparatively large 2 house. (photo 11)

*Architectural Style*: The houses around the close and along Campbell Street are characterized by their generally modest scale, predominantly steep pitched, hip roofs and generally small windows. The house at No47 which is a 2storey attic style home with prominent gables is a notable exception. The houses at No.49,51&53 have fibre cement sheet cladding. The other houses around the close and along Campbell Street such as those at No 57&52 (*photo 13&14*) have rendered and painted brick.

*Landscape Character*: The vegetation primarily comprises deciduous trees especially along the main part of Campbell Street. Low but dense hedging along many of the front boundaries also contribute to the overall landscape character. Behind the front boundaries, the landscaping tends to be a mixture of native and exotic trees and shrubs.



Photo 11



Photo 12



Photo 13



Photo 14

## Conclusions

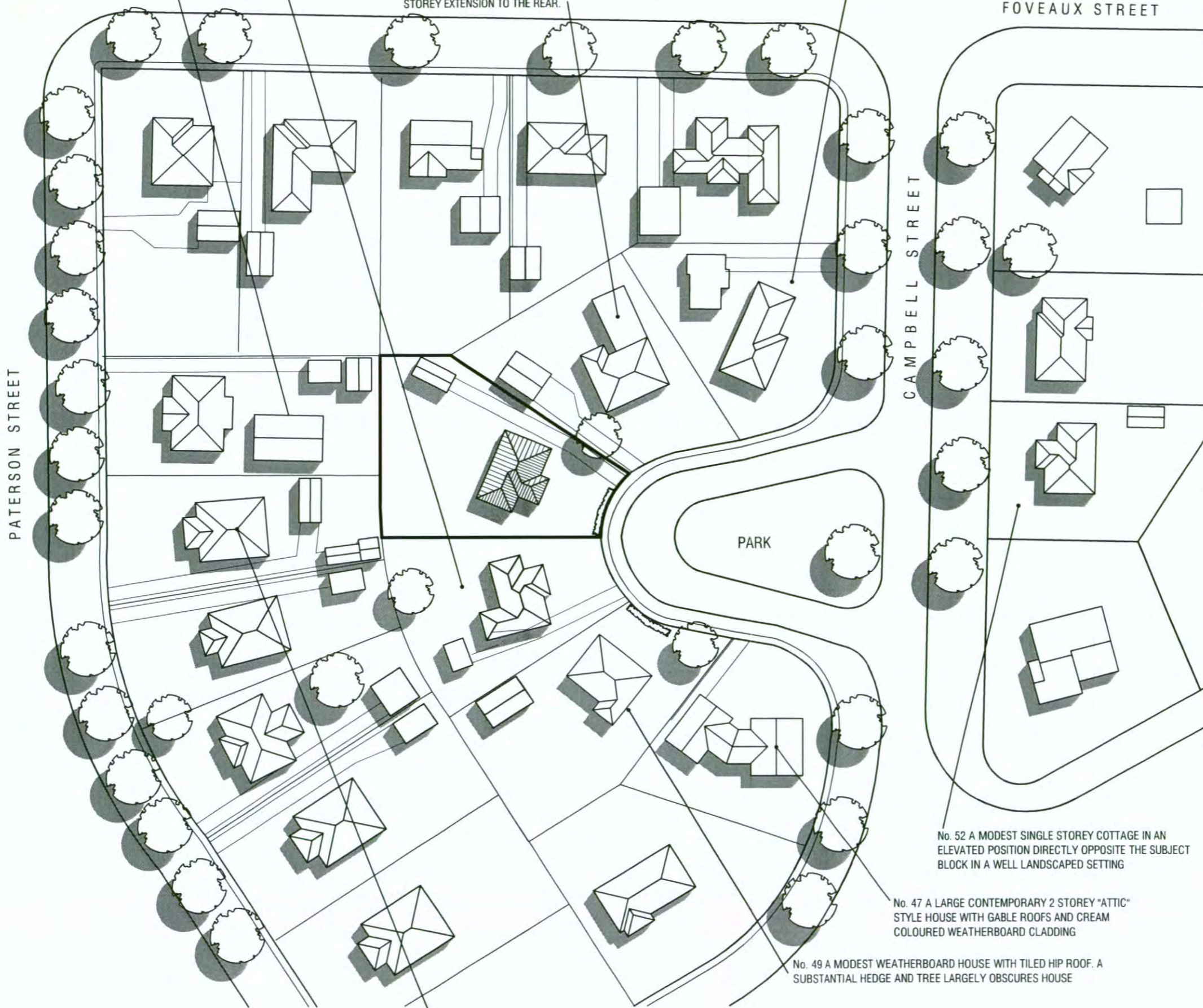
- The sparse landscaping around the close suggests that a diverse architectural style may not be appropriate. The proposed development should complement the other houses in terms of scale and style. The diversity of wall finishes suggest that the walls could be either cladding, face or painted brickwork.
- 
- The generally modest scale of houses around the close suggest the proposed development should be carefully articulated when viewed along the street.
- The front hedge along the front boundary contributes to the overall landscape character and should be either maintained or replaced.
- The predominantly small windows suggest that large areas of glass facing the street may not be appropriate.

No.72. A GABLE ROOFED DUAL OCCUPANCY UNIT SET AWAY FROM THE BOUNDARY BUT FACING ONTO IT

No. 51 A MODEST WEATHERBOARD HOUSE WITH TILED HIP ROOF. OPEN TO THE STREET

No. 55 A MODEST FACE BRICK TILED HIP ROOFED HOUSE LARGELY OBSCURED FROM THE STREET BY NATIVE SHRUBS & WITH A LARGE 2 METAL ROOFED CONTEMPORARY STYLE STOREY EXTENSION TO THE REAR.

No. 57 A MODEST WEATHERBOARD TILED HIP ROOFED HOUSE LARGELY OPEN TO THE STREET



PATERSON STREET

FOVEAUX STREET

CAMPBELL STREET

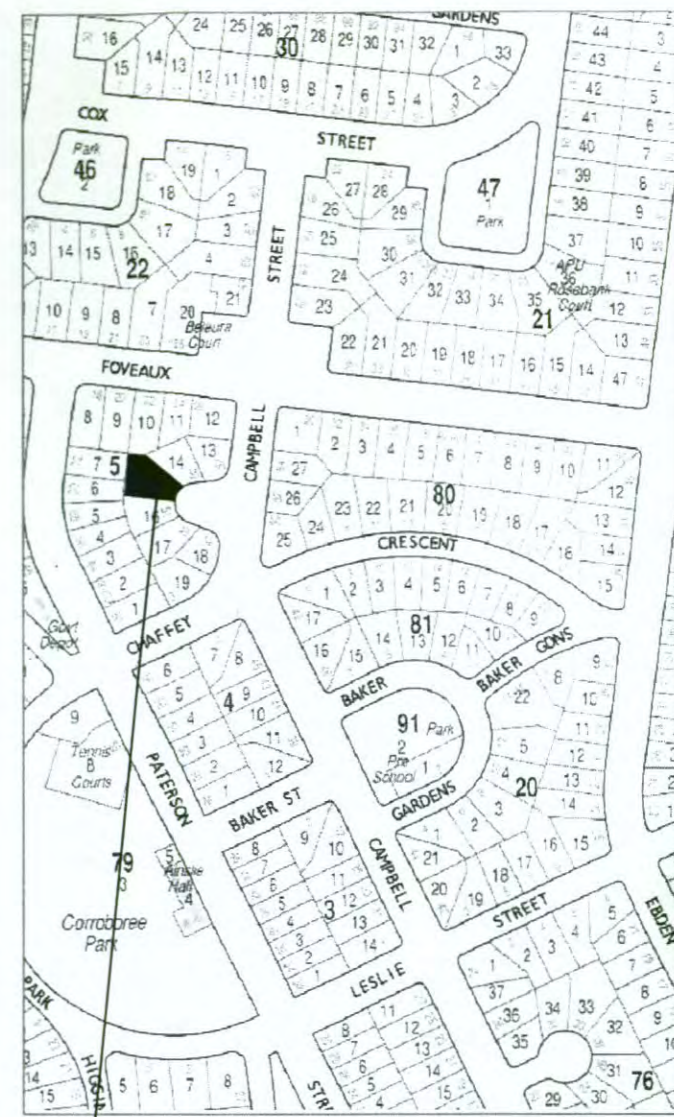
PARK

No. 52 A MODEST SINGLE STOREY COTTAGE IN AN ELEVATED POSITION DIRECTLY OPPOSITE THE SUBJECT BLOCK IN A WELL LANDSCAPED SETTING

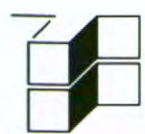
No. 47 A LARGE CONTEMPORARY 2 STOREY "ATTIC" STYLE HOUSE WITH GABLE ROOFS AND CREAM COLOURED WEATHERBOARD CLADDING

No. 49 A MODEST WEATHERBOARD HOUSE WITH TILED HIP ROOF. A SUBSTANTIAL HEDGE AND TREE LARGELY OBSCURES HOUSE

No.70. A CAPE COD STYLE 1ST FLOOR EXTENSION FACES ONTO THE SUBJECT BLOCK



SITE LOCATION PLAN



**TT ARCHITECTURE**  
 ACT DHCS  
 BLOCK 15 SECTION 5  
 AINSLIE  
 Project No: 0370  
 Scale 1:750 at A3

# CONTEXT PLAN

## OPPORTUNITIES AND CONSTRAINTS STUDY

*(Refer Opportunities and Constraints diagrams)*

### Onsite Conditions:

- **Plot Ratio:** The subject site is 1016m<sup>2</sup> which allows for a gross floor area of 355.6m<sup>2</sup>.
  - **Building Height:** The existing streetscape suggests a 1 storey development would be most appropriate
  - **Architectural Character:** The streetscape suggests a fairly modest style may be appropriate. The roofs would ideally be steep pitched and predominantly hipped although the presence of gables elsewhere along Campbell Street suggest that they would not look out of place.
- 1) **Front Set Backs:** The narrow frontage and wedge shape of the subject site suggest that the eastern façade will be quite modest in scale.
- **Rear Set Backs:** The rear unit needs to be set back at least 3.75m because of the sewage pipe.
  - **Side Set Backs:** The North boundary setback is nominally 3m. Because of the interface with the house on Block 14, it may be appropriate to keep at least a portion of the footprint set back further. The South boundary setback is 3m. The impact on the solar access of Block 16's private open space and visual and aural privacy will be lessened if the units are located further away than the minimum.
  - **Building envelope:** The building envelope is unlikely to impact on the proposed development as it has to be single storey to meet the client's brief.
  - **Access to Site:** The current driveway location adjacent to the North boundary is not ideal for a dual occupancy because:
    - 1) Access to the rear unit will be to the North of the front unit which would impact on that unit's visual and aural privacy.
    - 2) Because of the configuration of the block, if the driveway follows the North East boundary, it will effectively force the rear unit to be pushed further North restricting it's private open space.
- By relocating the driveway to the South boundary, the North part of the site could be used for private open spaces.
- **Existing vegetation :** The hedge along the front boundary will restrict access to the site along the South boundary unless a portion of it is removed. The "significant" tree on the neighbour's side of the North East boundary may restrict building work within it's tree protection zone.

- **Services** : There is a sewage/electrical easement along the West boundary and a 2.44 stormwater easement along the South and North boundary. The location of a sewage manhole effectively increases the sewage easement to 3.75m. There is also a drainage manhole near to the North West and South West corner.  
There is a sump along the kerb which will restrict where the driveway can be relocated.  
There is a light pole at the South East corner.
- **Building Footprint:** The wedge shape of the block impacts on the layout potential for the front unit.
- **Car accommodation:** To minimize the impact on the street it may be preferable to locate the car accommodation behind the front unit and possibly between the 2 units so that the driveway length is minimized.
- **Private Open Space:** Because the front of the block enjoys good solar access as well as views of Mt Ainslie and is relatively private because of the landscaped island in the centre of the close, it may be appropriate to locate the private open space behind the hedge for the front unit. The North West part of the site may be suitable for the private open space as it is already well screened by the substantial hedge along the North boundary.
- **Energy Efficiency:** Aligning the footprint with the South boundary will give the proposed house the optimum orientation for solar access.

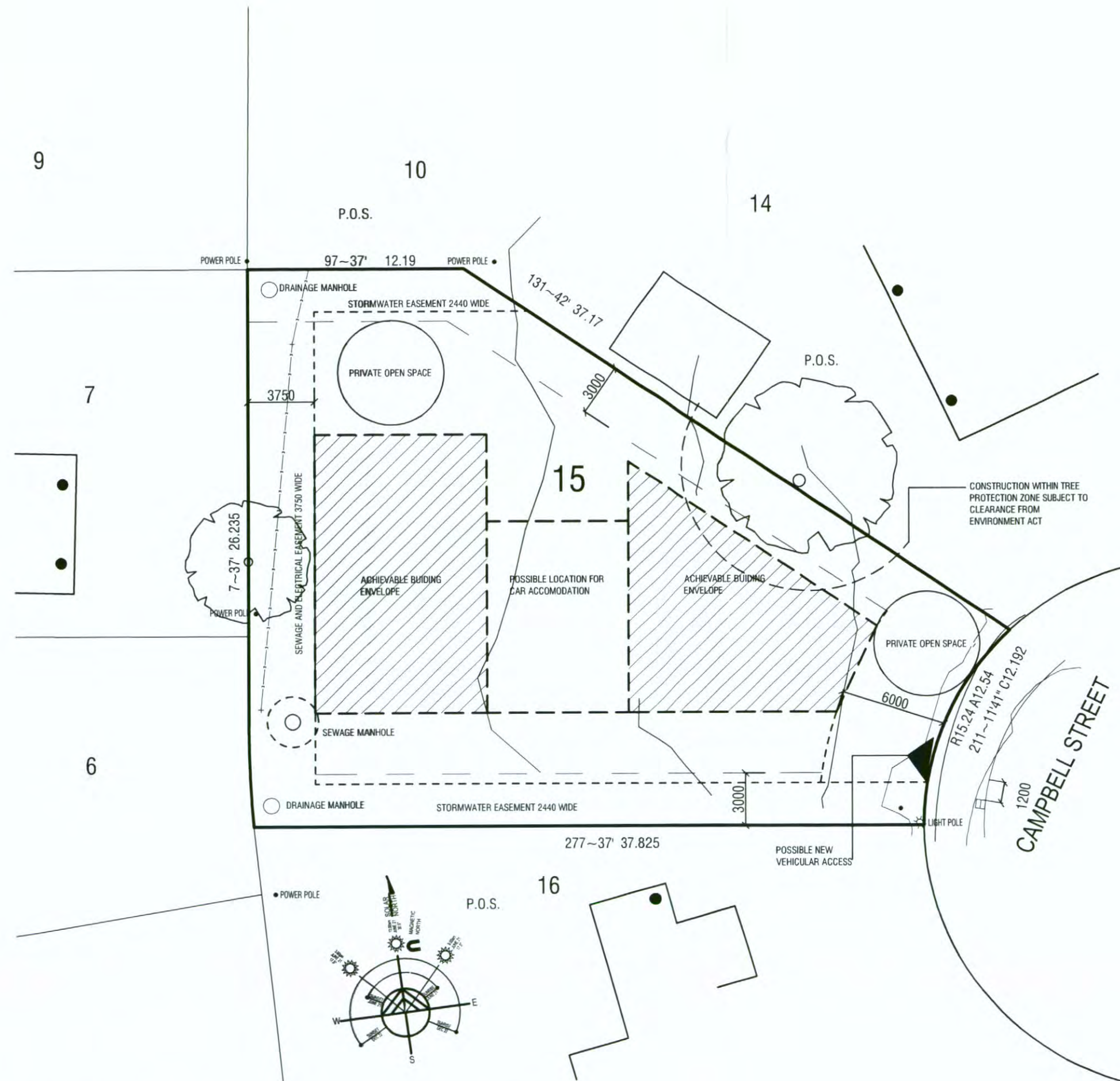
#### Public Realm Interface:

- **Streetscape:** The proposed development should reflect the predominantly modest cottage in a generously landscaped setting type ambiance which characterizes Campbell street. The development should encourage the proposed development's residents to make use of the front part of the East side of the subject site by providing some landscaped screening along the front boundary.  
**Street Surveillance:** The proposed house need not be aligned with the front boundary but can provide street surveillance from the habitable rooms eg Living room. Locating a p.o.s. adjacent to the front boundary will also help achieve an active frontage.
- **Traffic:** Locating the car accommodation away from the front of the block will enable visitors to park within the site rather than along the kerb.
- **Waste minimization strategies:** It will be beneficial to provide a water tank to service the *subject site's* vegetation. Grey water from the laundry will assist. Collectively, this will lessen demands on the water supply to the block.

#### Amenity Impact

- **Privacy:** Ensure the visual and acoustic privacy to Block 14 by minimizing glazing and possibly increasing vegetation along the north east boundary. Ensure visual privacy to Block 7 by minimizing fenestration to the West boundary. Reinforce the screen hedging along the North boundary to maintain visual and acoustic privacy for Block 9&10
- **Solar access** : Keeping the main footprint away from the South boundary will ensure good solar access for Block 14.

- *Built Form & View Sharing:* Single storey built forms on a flat block set a minimum of 3m from the boundaries should not be overbearing for the neighbours. The proposed development should not impact on the main views of Mt Ainslie currently enjoyed by neighbours.



TT ARCHITECTURE  
 ACT DHCS  
 BLOCK 15 SECTION 5  
 AINSLIE  
 Project No: 0370  
 Scale 1:250 at A3

# OPPORTUNITIES AND CONSTRAINTS

## DESIGN CONCEPT

*(Refer Sketch Plans and Colour Sample sheet)*

The client's Brief is for two fully adaptable home units. The tenants will not be known until the units are built. Specifically the Brief requires:

- Combined Living/Dining/Kitchen room with good solar access with direct access onto to a north facing courtyard
- Large Bedroom for disabled person
- Smaller 2<sup>nd</sup> Bedroom for carer or family member.
- Bathroom/Laundry
- Single carport and 2<sup>nd</sup> hardstand space
- Wheelchair access throughout unit and all outside areas.
- 5 star energy rating if possible

### Proposal

The proposal aims to meet the brief requirements while minimizing the impact on the neighbours' amenity and producing a built form concept which is compatible with the Streetscape.

### Planning and 3D Concept *(refer sketch plans)*

The main decisions based on the *opportunities and constraints* findings are to:

- Arrange the units one behind the other with car accommodation between the two units.
- Provide tandem parking with the 2<sup>nd</sup> car space behind the carport
- Re-locate the vehicular access. This requires clearances from Canberra Roads.
- Adopt a low key approach to the development to be sympathetic with other houses around the close. Specifically by:
  - 1) Keeping the units 1 storey.
  - 2) Providing modest sized windows facing the street
  - 3) Using simple hip and gable roof forms.
- Orienting the units along the South boundary to maximize the solar access and achieve a minimum 5 star energy rating for both units
- Reinforce hedging along the front boundary to enable space between unit1 and front boundary to be used as a private open space.

### Landscape *(Refer Landscape Plan)*

Because the subject site is sparsely vegetated, it is to be comprehensively landscaped. Particular attention has been given to the front hedge which will screen the private open space for the front unit and to screen planting along the North and North East boundaries.

### Materials

The external walls are brick, with "Canberra Red" bricks to 900mm above finished floor level and with a rendered and paint finish above. The colours will be shades of off-white. The roof will be grey coloured Colorbond custom orb metal deck. The fascia and gutter will be Colorbond. The driveway will be pigmented concrete

**Clearances**

*Environment A.C.T.:* An application to carry out groundwork within the tree protection zone for the eucalypt near the North East boundary has been made to Environment ACT. They have given permission to undertake the work subject to receiving planning approval. (see attached)

*Asset Acceptance:* Clearance for relocating the driveway will be sought as part of the DA application.

**Neighbourhood Consultation**

The neighbours on the following blocks have been notified:

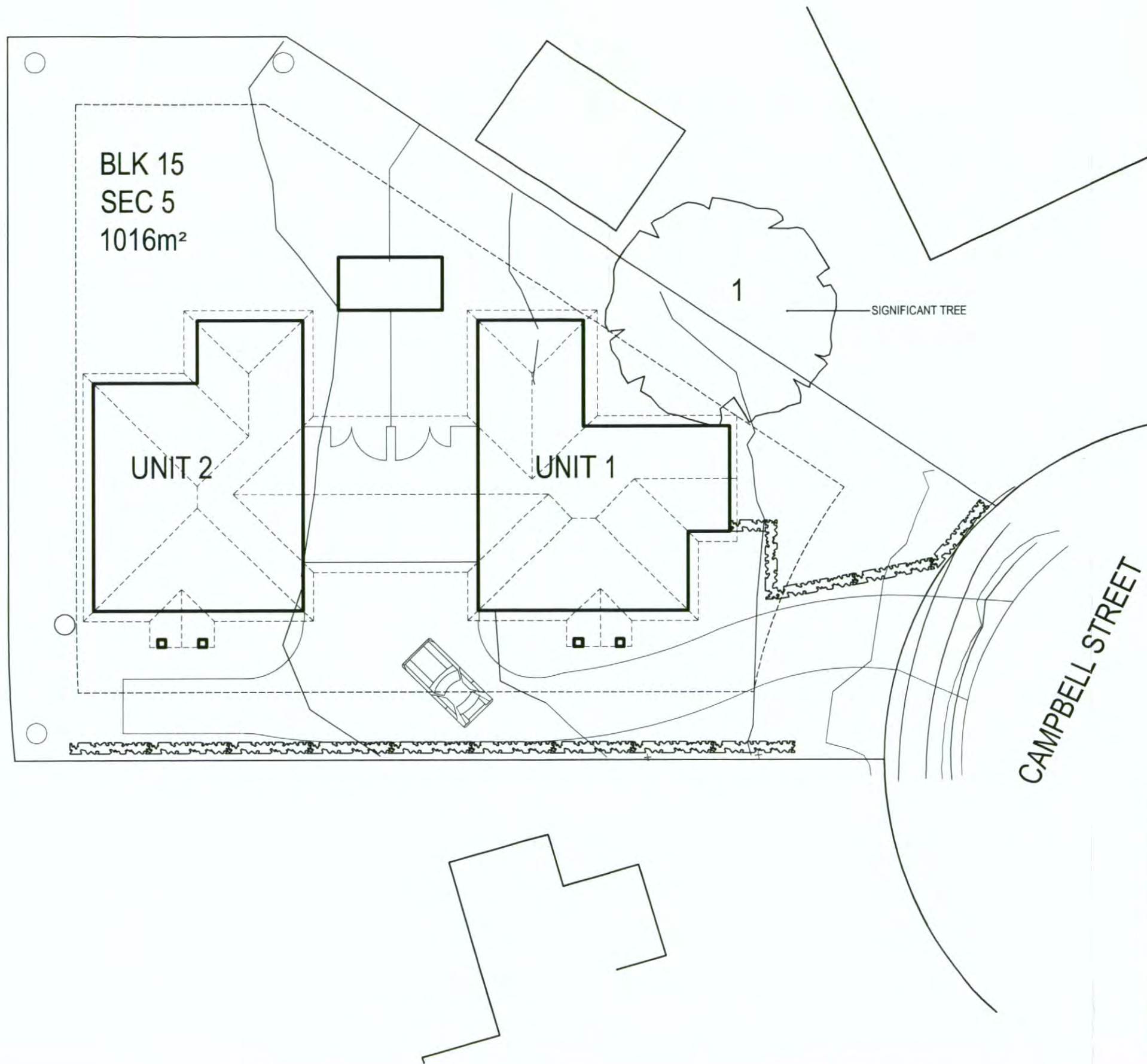
Block 6/Section5 No.70 Paterson Street  
Block 7/Section5 No.72 Paterson Street  
Block 9/Section5 No.20 Foveaux Street  
Block 10/Section5 No.20 Foveaux Street  
Block 14/Section5 No.55 Campbell Street  
Block 17/Section5 No.49 Campbell Street  
Block 18/Section5 No.47 Campbell Street  
Block 25/Section80 No.50 Campbell Street  
Block 26/Section80 No.52 Campbell Street  
Block 27/Section80 No.54 Campbell Street

The neighbour at No55 Campbell Street indicated that she was concerned about the overlooking of her backyard from the front unit. I explained that we need to have some fenestration facing North to achieve the required energy rating. I reduced the amount of windows facing onto her boundary and relocated the window so it was as far from the boundary as possible. I also moved the unit 200mm further away from the boundary to minimize the interface. She also raised concern that the roof over the carport would block her view of Black Mountain Tower which is just visible looking from her block towards the South-West over the *subject site*. I explained that this was unavoidable because the shape of the site dictated a linear unbroken arrangement of roof forms running from front to rear boundary setbacks. She appeared to accept this.

The resident at No.72 Foveaux Street had no objection to the development itself but requested that the adjoining fence be replaced by a 1.8m fence preferably Colorbond.

The neighbours at No 52 Campbell Street suggested that the roof and eaves detail be simplified to be more compatible with the other houses around the close. He also suggested that the ceiling heights be 2.7m but I decided not to respond to this comment as it is not a public notice issue. I agreed with their suggestions about the roof and made changes to the roof design which I then posted a copy of the amended drawings to them.

FINAL SKETCH PLANS



SITE	1016m <sup>2</sup>
UNIT 1	
GROUND FLOOR	104.0m <sup>2</sup>
UNIT 2	
GROUND FLOOR	104.3m <sup>2</sup>
GARAGE	45.5m <sup>2</sup>
G.F.A.	253.8m <sup>2</sup> (24.9%)
SITE	1016m <sup>2</sup>
BUILT UPON AREA	292m <sup>2</sup>
P.O.S.	724m <sup>2</sup> (71%)
SOFT LANDSCAPE	507m <sup>2</sup> (70% OF POS)

JOB NO: PROPOSED SUPPORTIVE HOUSING DEVELOPMENT  
**0370** Block 15 Section 5  
 53 CAMPBELL STREET

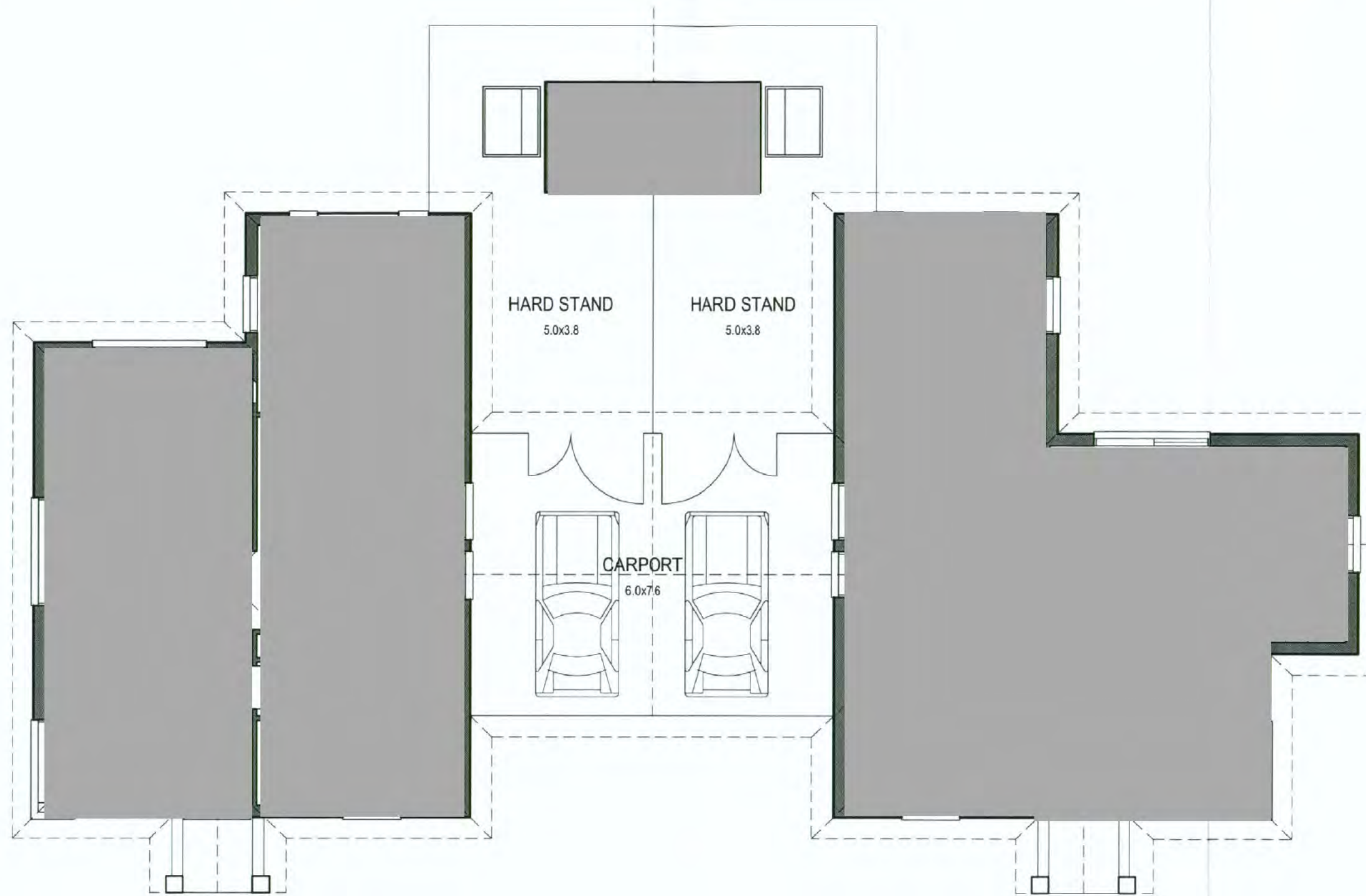
AMMENDMENTS			
DATE	DESCRIPTION	CODE	
26.1.05	ISSUED FOR CLIENT REVIEW	1	

Verified	ISSUE	DRAWN	SCALE
Approved	Preliminary	DS	1:200
Reviewed	Tender	DATE	REVISION
	Construction	JAN '05	1

SITE PLAN  
**A01** TT ARCHITECTURE  
 35 KENNEDY STREET KINGSTON ACT  
 Tel: 62326311 Fax: 62326312  
 A.B.N. 72 087 549 835 A.C.N. 087 549 835



FINAL SKETCH PLANS



FLOOR PLAN 1:100

FLOOR PLAN 1:100

JOB NO:

0370

PROPOSED SUPPLEMENTAL DEVELOPMENT

Block 15 Section 5  
53 CAMPBELL STREET

104.2m<sup>2</sup>

AMMENDMENTS

DATE	DESCRIPTION	CODE
26.1.05	ISSUED FOR CLIENT REVIEW	1

Verified  
Approved  
Reviewed

104.0m<sup>2</sup>

ISSUE  
Preliminary  
Tender  
Construction

DRAWN  
DS  
DATE  
JAN '05

SCALE  
1:100

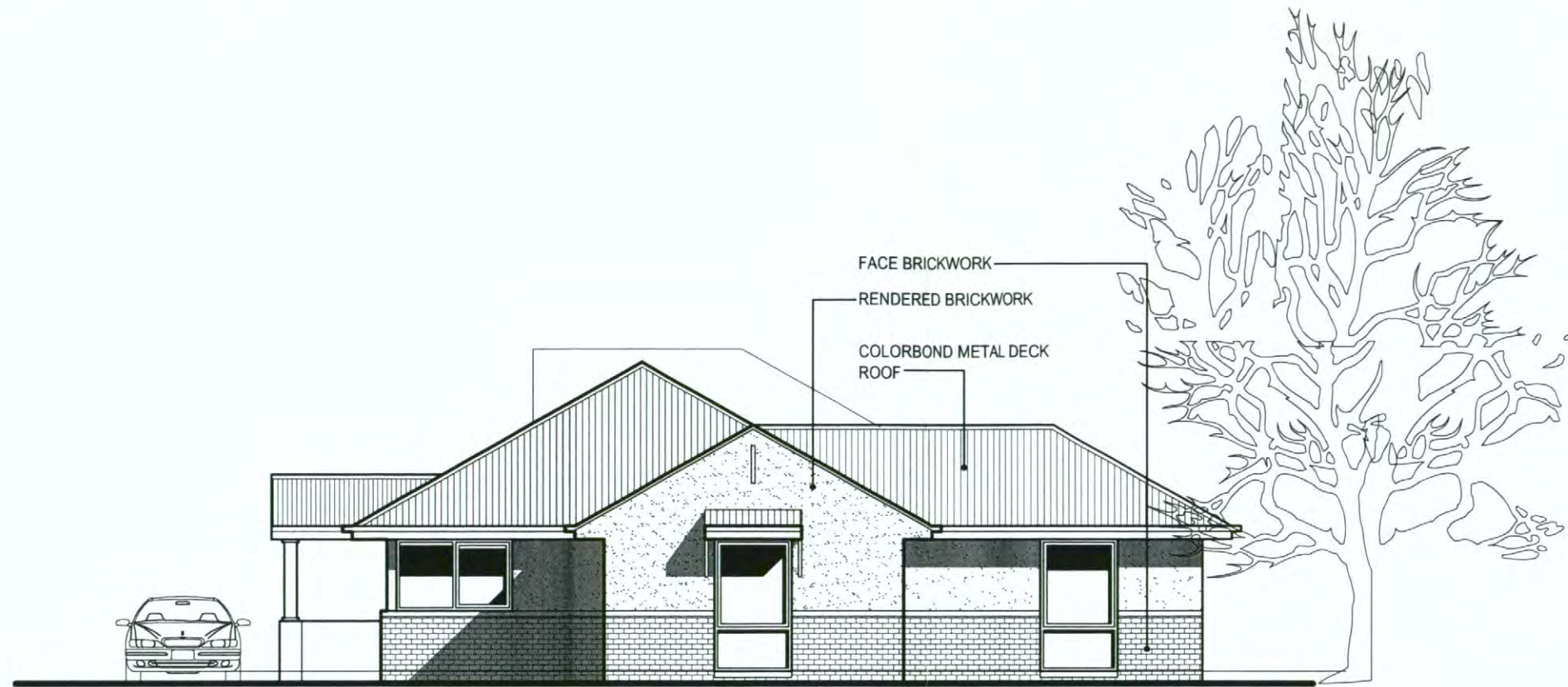
REVISION  
1

FLOOR PLAN

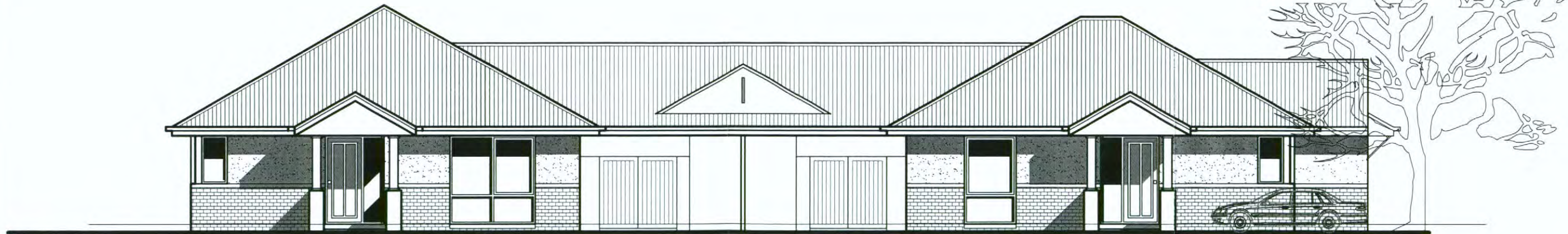
A02

TT ARCHITECTURE  
35 KENNEDY STREET KINGSTON ACT  
Tel: 62326311 Fax: 62326312  
A.B.N. 72 087 549 835 A.C.N. 087 549 835





EAST ELEVATION



SOUTH ELEVATION

JOB NO: PROPOSED SUPPORTIVE HOUSING DEVELOPMENT  
**0370** Block 15 Section 5  
 53 CAMPBELL STREET  
 DHCS

AMMENDMENTS			
DATE	DESCRIPTION	CODE	
26.1.05	ISSUED FOR CLIENT REVIEW	1	

Verified	ISSUE	DRAWN	SCALE
Approved	Preliminary	DS	1:100
Reviewed	Tender	DATE	REVISION
	Construction	JAN '05	1

ELEVATIONS  
**A03**  
**T T ARCHITECTURE**  
 35 KENNEDY STREET KINGSTON ACT  
 Tel: 62326311 Fax: 62326312  
 A.B.N. 72 087 549 835 A.C.N. 087 549 835



FINAL SKETCH PLANS



WEST ELEVATION



NORTH ELEVATION

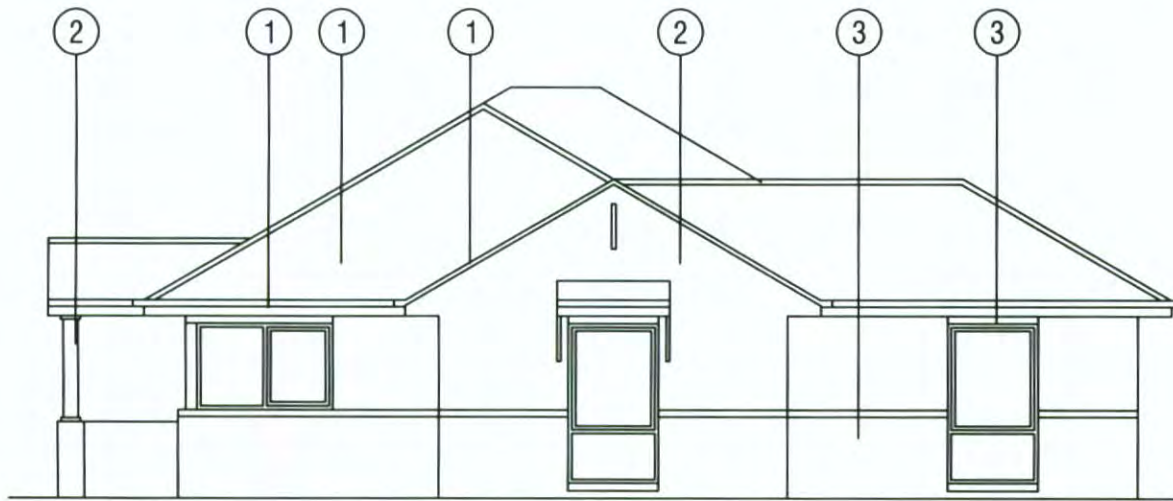
JOB NO: PROPOSED SUPPORTIVE HOUSING DEVELOPMENT  
**0370** DHCS  
 Block 15 Section 5  
 53 CAMPBELL STREET

AMMENDMENTS			
DATE	DESCRIPTION	CODE	
26.1.05	ISSUED FOR CLIENT REVIEW	1	

Verified	ISSUE	DRAWN	SCALE
Approved	Preliminary	DS	1:100
Reviewed	Tender	DATE	REVISION
	Construction	JAN '05	1

ELEVATIONS  
**A04** TT ARCHITECTURE  
 35 KENNEDY STREET KINGSTON ACT  
 Tel: 62326311 Fax: 62326312  
 A.B.N. 72 087 549 835 A.C.N. 087 549 835





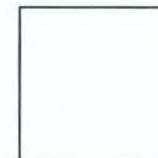
1. COLORBOND DEEP OCEAN-  
ROOF, GUTTERS BARGES & FASCIA



2. DULUX "SAND" PAINT FINISH-  
WALLS ABOVE DADO & FC COLUMNS



3. PGH RED CLASSIC SMOOTH FACE-  
WALL INCLUDING BELOW DADO



4. WHITE-  
ALUMINIUM WINDOW FRAMES



TT ARCHITECTURE  
ACT DHCS  
BLOCK 15 SECTION 5  
AINSLIE  
Project No: 0370  
Scale NTS at A3

# COLOUR SAMPLES

**Development Application**



ACT Planning & Land Authority

*E.E.R checked ✓  
P.M.*

**Type of Application (cross relevant box)**

- New Application** *If you attended a Pre-application meeting, please provide the Proposal Number - (eg. 20021234)*
- Or Amendment** Original application Number - (eg. 20021234) }
- Minor amendment (S247)**
  - to an application already approved where a Certificate of Occupancy has not been issued. }  No  yes
  - Has development commenced on the property? If yes, what date did development commence. }
- Conditional Approval (S245)** - satisfying conditions of approval
- More Information (S233)** - providing additional information to a current application which is in response to a written request from the Authority, or the Administrative Appeals Tribunal
- Alteration (S226(7))** - to a current application not yet approved

**Part 1: Lease/Site details**

If more than one lease/site, attach the following details for each lease/site.

Block:   
 Section:   
 Unit (if applicable):   
 Suburb:   
 District:   
 Street Number:  Postcode:   
 Street Name:

**Part 2: Applicant details**

Surname:   
 First Name:   
 Australian Company Number (ACN):   
 Company Name:   
 If a company, position held within the company:   
 Postal Address:   
 Suburb:   
 State/Territory:  Postcode:   
 Phone Number (business hours):   
 Fax Number:   
 Email:

**OFFICE USE ONLY**

Application number

Technical check

Public notification

Yes  No

Neighbour notification

Yes  No

Fees

Date received

Receipt number

Receiving officer

Unless otherwise specified your plan will be returned via email  Mail  Pick Up

Did you know? Development applications can be lodged electronically. The steps involved are detailed on our website at: [www.actpla.act.gov.au](http://www.actpla.act.gov.au)

### Part 3: Lessee (Property Owner) details

#### 1st Lessee's details

Surname

First Name

Company name

Australian Company Number (ACN)

If a company, position held within the company

Postal Address

Suburb

State/Territory

Postcode

Phone Number (business hours)

Fax Number

Email

\* Lessee must sign Part 7 of the application form.

### Part 3: Lessee (Property Owner) details

#### 2nd Lessee's details

Surname

First Name

Company name

Australian Company Number (ACN)

If a company, position held within the company

Postal Address

Suburb

State/Territory

Postcode

Phone Number (business hours)

Fax Number

Email

\* Lessee must sign Part 7 of the application form.

All lessees must sign authorising the lodgement, and in doing so give authority to the applicant to negotiate any dealings with the application through to its determination by the relevant authority or a Power of Attorney must be attached. If there are more than 10 lessees, please ensure that details and authorisation are attached to the application for each lessee.

If the lessee is a registered company, organisation or government agency you must execute this application in the proper manner for that company, organisation or government agency. For example, if the lessee is a community organisation, the full name of the community organisation must be stated and the signatory must identify what position of authority he/she holds in the organisation.

To verify the signature of a lessee who is other than a registered company, i.e. a community organisation or government agency, a Letter of Authority must be supplied when lodging the application that empowers the signatory to sign on the behalf of that organisation or government agency.

Any application made over a site which has been Unit Titled will require Approval in accordance with the articles of association for that units plan.

## Part 6: Exempting parts of your application from Public Inspection

The Land (Planning and Environment) Act 1991 requires all applications to be placed on a public register.

You may apply to exclude parts of your application from The Public Register (refer to section 228 *Land (Planning and Environment) Act 1991*), if you meet specific criteria.

I wish to apply for exemption  No  yes

### Information to be excluded

### Please give reasons in support of your request for confidentiality

## Part 7: Applicant's & Lessee's declaration

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

I/we hereby direct and authorise the ACT Planning and Land Authority to erect sign/s on the subject property(s);

I/we hereby authorise ACT Planning and Land Authority Officers to access the subject property(s) for the purpose of evaluating the proposal;

I/we understand that this application may be scanned and made available for public inspection via the internet;

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

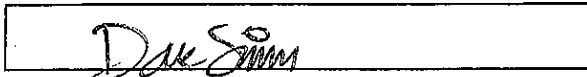
I/we understand that the information submitted with this application form will undergo a validation process prior to the formal lodgement of the application (and payment of fees), and further information may be required prior to the acceptance of the development application.

**CONFLICT OF INTEREST DECLARATION:** Does the applicant or lessee have any association with ACT Planning and Land Authority staff?

No  yes

If yes, please provide details: \_\_\_\_\_

\_\_\_\_\_

Applicant's Signature(s)		Date	<input type="text"/>
1st Lessee's Signature(s)	<i>See attached</i>	Date	<input type="text"/>
2nd Lessee's Signature(s)	<input type="text"/>	Date	<input type="text"/>

**Part 4: Briefly describe your proposal**

Please contact The Authority to confirm the wording for all lease variations to avoid possible delays.

Demolish existing house  
Build 2 fully adaptable houses  
for ACT Housing

**Part 5: Type of Development**

Please cross all boxes relevant to your proposal.

- Single Dwelling
- Dual Occupancy
- Multiple Dwelling
- Commercial
- Industrial
- Rural
- Signage
- Lease Variation
- Consolidation
- Subdivision
- Home Business
- Estate Development Plan
- Public Works
- Encroachment

Applications involving a variation to the lease may be subject to a change of use charge. You should consider the cost of this charge prior to lodging a development application.

**HERITAGE:** Is your property registered on a Interim or Heritage Places Register?  No  yes

**TREES:** Will there be any groundwork \* within 2m of the edge of the canopy of any significant tree on the block or any adjoining block?  No  yes  
(\* the ground work includes building, trenching, changing the soil level and compacting)

**ENVIRONMENTAL IMPACT:** Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 affect your proposal?  
(Please refer to the back page)  No  yes

**VERGE DRIVEWAY:** Are you proposing to modify, construct or reconstruct the verge driveway crossing as part of this application?  No  yes (If yes, you will need to complete a verge driveway application form).

What is the estimated cost of the development as calculated in accordance with the Building Cost Guide?

\$ 230,323  
\$ 1115 022 00

Please note that the estimated cost to be stated here is to include the cost of all associated works such as landscaping, parking, etc as well as off site works.

Building details in brief (if and as applicable)

For mixed commercial developments, please indicate GFA break-up

Existing GFA or Added GFA  m<sup>2</sup>  
253.8 m<sup>2</sup>

Restaurant/cafe  m<sup>2</sup>

Shop  m<sup>2</sup>

Number of units  2

Office  m<sup>2</sup>

Number of storeys  1

Residential  m<sup>2</sup>

Other Class 10 structure  m<sup>2</sup>

Other  m<sup>2</sup>

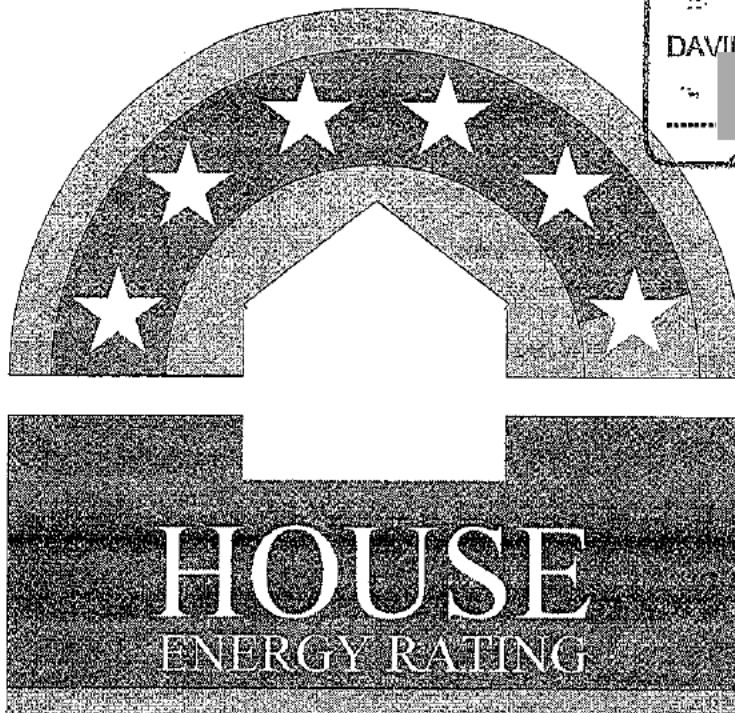
Total  m<sup>2</sup>

"GFA" means gross floor area

Class 10 structures include pergolas, sheds, carports & decks

# FirstRate Report

<b>FACT HOUSE ENERGY</b>
<b>RATING SCHEME</b>
11 points 5.5 stars
22 MAR 2005
DAVID SIMON 04-0265
FirstRate Assessor



**YOUR HOUSE ENERGY RATING IS: ★★☆☆☆ 5.5 STARS**  
in Climate: 24

**SCORE: 11 POINTS**

**Name:**



**Ref No:** 0370-1

**House Title:** UNIT1

**Date:** 20-03-2005

**Address:** 53A CAMMPBELL STREET  
AINSLIE

**Reference:** J:\0300\...\SPECS & SCOPE NOTES\ENERGY\UNIT1

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

## Appliance Ratings

**Heating:** Unknown Heater / Unknown Rating

**Cooling:** Unknown Cooling / Unknown Rating

**HotWater:** Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

## IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	11											
Potential	11											

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

**Design options**

**Additional points**

## ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

<b>Current Rating</b>	11	★★★★★☆☆
-----------------------	----	---------

Largest windows in the dwelling;

**Direction : East**

**Area : 7 m<sup>2</sup>**

The table below shows the total score for the dwelling when these windows face the direction indicated.

**Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.**

ORIENTATION	POINT SCORE	STAR RATING
1. East	11	★★★★★☆☆
2. South East	6	★★★★★☆☆
3. South	2	★★★★★☆☆
4. South West	3	★★★★★☆☆
5. West	7	★★★★★☆☆
6. North West	12	★★★★★☆☆
7. North	15	★★★★★☆☆
8. North East	16	★★★★★☆☆

FirstRate Mode
Climate: 24

**RATING SUMMARY for: UNIT1, 53A CAMMPBELL STREET, AINSLIE**

Assessor's Name: **DAVID SIMON**  
 Net Conditioned Floor Area: **79.4 m<sup>2</sup>**

Feature	Points					
	Winter	Summer	Total			
<b>CEILING</b>	<b>5</b>	<b>1</b>	<b>6</b>			
Surface Area: 0    Insulation: 6						
<b>WALL</b>	<b>1</b>	<b>1</b>	<b>2</b>			
Surface Area: -5    Insulation: 7    Mass: 0						
<b>FLOOR</b>	<b>16</b>	<b>-2</b>	<b>13</b>			
Surface Area: 0    Insulation: 5    Mass: 8						
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>	<b>4</b>	<b>0</b>	<b>3</b>			
Fire Place 0 %    Vented Skylights 0 %						
Fixed Vents 0 %    Windows 38 %						
Exhaust Fans 17 %    Doors 34 %						
Down Lights 0 %    Gaps (around frames) 10 %						
<b>DESIGN FEATURES</b>	<b>0</b>	<b>0</b>	<b>0</b>			
Cross Ventilation 0						
<b>ROOF GLAZING</b>	<b>0</b>	<b>0</b>	<b>0</b>			
Winter Gain 0    Winter Loss 0						
<b>WINDOWS</b>	<b>-24</b>	<b>-10</b>	<b>-34</b>			
<b>Window Direction</b>	<b>Area</b>		<b>Point Scores</b>			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
N	7	9%	-21	14	-3	-9
E	7	9%	-22	14	-5	-12
S	4	5%	-12	4	-2	-11
W	2	2%	-2	0	0	-2
<b>Total</b>	<b>20</b>	<b>25%</b>	<b>-57</b>	<b>32</b>	<b>-10</b>	<b>-34</b>

\* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is -1 points

	Winter	Summer	Total
<b>RATING</b> ★★☆☆☆	<b>1</b>	<b>-11</b>	<b>11*</b>

\* includes 21 points from Area Adjustment

## Detailed House Data

### House Details

ClientName [REDACTED]  
 HouseTitle UNIT1  
 StreetAddress 53A CAMMPBELL STREET  
 Suburb AINSLIE  
 AssessorName DAVID SIMON  
 FileCreated 20-03-2005

### Climate Details

State  
 Town Canberra  
 Postcode 2601  
 Zone 24

### Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R1.0	40.0m <sup>2</sup>
2	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R1.0	50.0m <sup>2</sup>

### Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.5	42.4m	2.6m

### Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.0	90.0m <sup>2</sup>

### Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	S	2.1m	0.5m	No	SG	TIMB	NC	No	1.6m	1.6m	0.1m
2	S	2.1m	1.2m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
3	W	1.1m	0.5m	Yes	SG	TIMB	HB	No	7.6m	7.6m	0.1m
4	W	1.1m	1.2m	Yes	SG	ALSTD	HB	No	7.6m	7.6m	0.1m
5	N	1.5m	0.6m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
6	N	1.5m	0.6m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
7	E	2.1m	1.2m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
8	N	2.1m	2.4m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
9	E	2.1m	1.2m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
10	E	1.1m	1.8m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
11	S	1.1m	0.6m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m

### Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
7	E	2.1m	1.2m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	6.3m	2.2m
8	N	2.1m	2.4m	0.0m	0.0m	0.0m	0.0m	4.6m	0.8m	4.7m	0.0m
10	E	1.1m	1.8m	0.0m	0.0m	0.0m	0.0m	1.8m	1.4m	0.0m	0.0m

### Zoning Details

Is there Cross Flow Ventilation? Average

### Air Leakage Details

Location Suburban

Is there More than One Storey? No

Is the Entry open to the Living Area? Yes

Is the Entry Door Weather Stripped ? Yes  
Area of Heavyweight Mass 0m<sup>2</sup>  
Area of Lightweight Mass 0m<sup>2</sup>

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
• Vents	0	0
Fans	2	0
• Downlights	0	0
Skylights	0	0
Utility Doors	0	2
• External Doors	2	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		0%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

# Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained.

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details	Variation	Comments			
<b>Floors</b>						
Total Conditioned Floor Area (NCFA)	79.4 m <sup>2</sup>	YES NO				
Main External Floor Construction	Concrete Slab on ground	YES NO				
External Floor Area	90.0 m <sup>2</sup>	YES NO				
Shared Floor Area	0.0 %	YES NO				
% Ext Floors Carpeted	56%	YES NO				
Avg. Floor Insulation	R1.0	YES NO				
<b>Walls</b>						
Main External Wall Construction	Brick Veneer	YES NO				
External Wall Area	108.0 m <sup>2</sup>	YES NO				
Shared Wall Area	0.0 %	YES NO				
Avg. Wall Insulation	R2.5	YES NO				
<b>Ceilings</b>						
Main External Ceiling construction	Attic - Standard	YES NO				
External Ceiling Area	90.0 m <sup>2</sup>	YES NO				
Shared Ceiling Area	0.0 %	YES NO				
Avg. Ceiling Insulation	R4.0	YES NO				
<b>Air Leakage</b>						
Location	Suburban	YES NO				
Is there More than One Storey ?	No	YES NO				
Is the Entry open to the Living Area ?	Yes	YES NO				
Is the Entry Door Weather Stripped ?	Yes	YES NO				
Area of Heavyweight Mass	0m <sup>2</sup>	YES NO				
Area of Lightweight Mass	0m <sup>2</sup>	YES NO				
Unflued Gas Heaters	0	YES NO				
Percentage of Windows Sealed	0%	YES NO				
Windows - Average Gap	Small	YES NO				
External Doors - Average Gap	Small	YES NO				
Gaps & Cracks Sealed	Yes	YES NO				
Items	Sealed	Unsealed	YES NO			
Chimneys	0	0	YES NO			
Vents		0	YES NO			
Fans	2	0	YES NO			
Downlights		0	YES NO			
Skylights	0	0	YES NO			
Utility Doors	0	2	YES NO			
External Doors	2	0	YES NO			
<b>Windows</b>						
All Windows Direction	Area (m <sup>2</sup> )	Eaves	Blinds	Obst	Variation?	Comments
N	6.8	Yes	No	No		
E	7.1	Yes	No	No		
S	4.3	Yes	No	No		
W	1.9	Yes	No	No		
No Overshadowing of Nthn Windows						
Main glazing used	Clear-Aluminium Standard		YES NO			
Type:						
Area:	18.6 m <sup>2</sup>					
Window U-value:	5.90					
Shading Coeff:	0.99					
Vision Area:	0.83					

Other Glazing used			
Type:	Clear-Timber	YES	NO
Area:	1.6 m <sup>2</sup>		
Window U-value:	4.23		
Shading Coeff:	0.99		
Vision Area:	0.80		

Owner \_\_\_\_\_

Builder \_\_\_\_\_

Date \_\_\_/\_\_\_/\_\_\_

*These details apply to the dwelling at the following address*

53A CAMMPBELL STREET  
AINSLIE

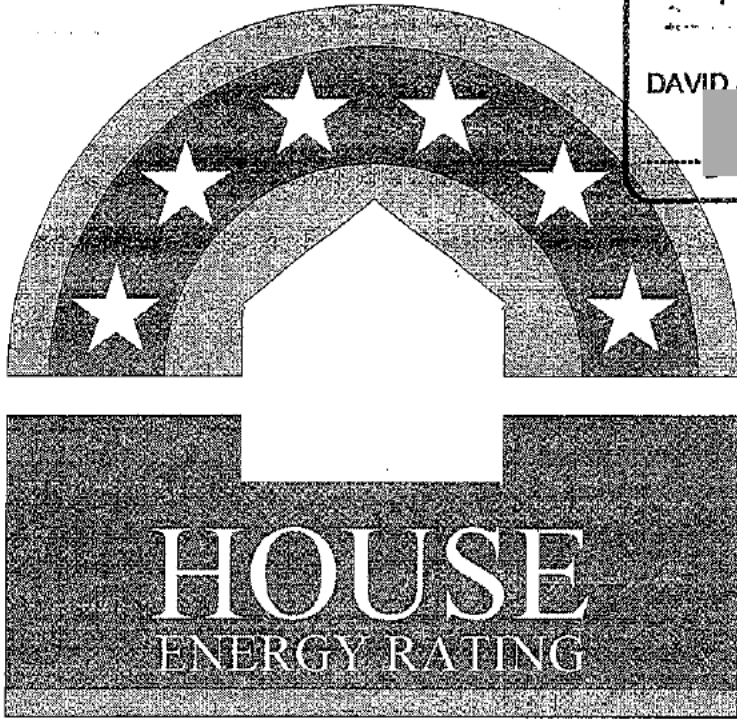
## Rater Comments

### House Details

ClientName	[REDACTED]
HouseTitle	UNIT1
StreetAddress	53A CAMMPBELL STREET
Suburb	AINSLIE
AssessorName	DAVID SIMON
FileCreated	20-03-2005

# FirstRate Report

**ACT HOUSE ENERGY RATING SCHEME**  
19 points ... 6 stars  
22 MAR 2005  
DAVID SIMON 04-0265  
FIRSTRATE ASSESSOR



**YOUR HOUSE ENERGY RATING IS: ★★☆☆☆☆ 6 STARS**  
in Climate: 24 **SCORE: 19 POINTS**

**Name:** [REDACTED] **Ref No:** 0370-1  
**House Title:** UNIT2 **Date:** 20-03-2005  
**Address:** 53B CAMMPBELL STREET  
AINSLIE  
**Reference:** J:\0300\...\SPECS & SCOPE NOTES\ENERGYUNIT2

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

### Appliance Ratings



- Heating:** Unknown Heater / Unknown Rating
- Cooling:** Unknown Cooling / Unknown Rating
- HotWater:** Unknown Hot Water System / Unknown Rating

The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

## IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17

Current	19											
Potential	19											

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

**Design options**

**Additional points**

## ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

<b>Current Rating</b>	<b>19</b>	<b>★★★★★★</b>
-----------------------	-----------	---------------

Largest windows in the dwelling;

**Direction : North**

**Area : 8 m<sup>2</sup>**

The table below shows the total score for the dwelling when these windows face the direction indicated.

**Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.**

<b>ORIENTATION</b>	<b>POINT SCORE</b>	<b>STAR RATING</b>
<b>1. North</b>	<b>19</b>	<b>★★★★★★</b>
<b>2. North East</b>	<b>22</b>	<b>★★★★★★</b>
<b>3. East</b>	<b>21</b>	<b>★★★★★★</b>
<b>4. South East</b>	<b>17</b>	<b>★★★★★★</b>
<b>5. South</b>	<b>18</b>	<b>★★★★★★</b>
<b>6. South West</b>	<b>14</b>	<b>★★★★★☆</b>
<b>7. West</b>	<b>11</b>	<b>★★★★★☆</b>
<b>8. North West</b>	<b>13</b>	<b>★★★★★☆</b>

FirstRate Mode
Climate: 24

**RATING SUMMARY for: UNIT2, 53B CAMMPBELL STREET, AINSLIE**

Assessor's Name: DAVID SIMON  
 Net Conditioned Floor Area: 80.3-m²

Feature	Points		
	Winter	Summer	Total
<b>CEILING</b>	5	1	6
Surface Area: 0    Insulation: 6			
<b>WALL</b>	2	0	3
Surface Area: -4    Insulation: 7    Mass: 0			
<b>FLOOR</b>	16	-2	13
Surface Area: 0    Insulation: 5    Mass: 8			
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>	4	0	3
Fire Place            0 %    Vented Skylights            0 %			
Fixed Vents            0 %    Windows                      38 %			
Exhaust Fans            17 %    Doors                         34 %			
Down Lights            0 %    Gaps (around frames)       10 %			
<b>DESIGN FEATURES</b>	0	0	0
Cross Ventilation       0			
<b>ROOF GLAZING</b>	0	0	0
Winter Gain            0    Winter Loss                 0			

<b>WINDOWS</b>							-15	-12	-27
Window Direction	Area		Point Scores				Total		
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain				
N	8	10%	-25	22	-5	-8			
E	2	2%	-2	2	-1	0			
S	4	5%	-12	4	-2	-10			
W	5	6%	-12	8	-4	-8			
<b>Total</b>	19	24%	-51	36	-12	-27			

\* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 4 points

		Winter	Summer	Total
<b>RATING</b>	★ ★ ★ ★ ★ ★	<b>12</b>	<b>-13</b>	<b>19*</b>
<b>SCORE</b>				

\* includes 21 points from Area Adjustment

## Detailed House Data

### House Details

ClientName [REDACTED]  
 HouseTitle UNIT2  
 StreetAddress 53B CAMMPBELL STREET  
 Suburb AINSLIE  
 AssessorName DAVID SIMON  
 FileCreated 20-03-2005

### Climate Details

State  
 Town Canberra  
 Postcode 2601  
 Zone 24

### Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R1.0	40.0m <sup>2</sup>
2	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R1.0	50.0m <sup>2</sup>

### Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Brick Veneer	No	R2.5	38.8m	2.6m

### Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	Yes	R4.0	90.0m <sup>2</sup>

### Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	S	2.1m	0.5m	No	SG	TIMB	NC	No	1.6m	1.6m	0.1m
2	S	1.1m	0.6m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
3	W	1.1m	1.8m	No	SG	TIMB	HB	No	0.5m	0.5m	0.1m
4	W	2.1m	1.2m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
5	N	2.1m	2.4m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
6	N	1.2m	1.2m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
7	N	1.5m	0.6m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
8	N	1.5m	0.6m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
9	E	1.1m	1.2m	Yes	SG	ALSTD	HB	No	0.5m	0.5m	0.1m
10	E	1.1m	0.5m	Yes	SG	TIMB	NC	No	0.5m	0.5m	0.1m
11	S	2.1m	1.2m	No	SG	ALSTD	HB	No	0.5m	0.5m	0.1m

### Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
5	N	2.1m	2.4m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.8m	0.8m
6	N	1.2m	1.2m	0.0m	0.0m	0.0m	0.0m	4.4m	0.2m	0.0m	0.0m

### Zoning Details

Is there Cross Flow Ventilation ? Average

### Air Leakage Details

Location Suburban  
 Is there More than One Storey ? No  
 Is the Entry open to the Living Area ? Yes  
 Is the Entry Door Weather Stripped ? Yes

Area of Heavyweight Mass		0m <sup>2</sup>
Area of Lightweight Mass		0m <sup>2</sup>
	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	2
External Doors	2	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		0%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

# Compliance Report

The following table lists those features of house design and construction which have been identified by the software as critical to the achievement of the rating. If there has been any change to these features proposed or during construction the house should be re-rated to ensure that the required star rating has been maintained.

This page must be checked and signed by the builder and owner and presented to the Building Surveyor as evidence that the house has been constructed in accordance with the star rating prior to the issuing of an Occupancy Permit. If the house has not been constructed to the standards listed in this table, further ratings must be provided to show that the required rating has been achieved.

Item	Details	Variation	Comments			
<b>Floors</b>						
Total Conditioned Floor Area (NCFA)	80.3 m <sup>2</sup>	YES NO				
Main External Floor Construction	Concrete Slab on ground	YES NO				
External Floor Area	90.0 m <sup>2</sup>	YES NO				
Shared Floor Area	0.0 %	YES NO				
% Ext Floors Carpeted	56%	YES NO				
Avg. Floor Insulation	R1.0	YES NO				
<b>Walls</b>						
Main External Wall Construction	Brick Veneer	YES NO				
External Wall Area	99.0 m <sup>2</sup>	YES NO				
Shared Wall Area	0.0 %	YES NO				
Avg. Wall Insulation	R2.5	YES NO				
<b>Ceilings</b>						
Main External Ceiling construction	Attic - Standard	YES NO				
External Ceiling Area	90.0 m <sup>2</sup>	YES NO				
Shared Ceiling Area	0.0 %	YES NO				
Avg. Ceiling Insulation	R4.0	YES NO				
<b>Air Leakage</b>						
Location	Suburban	YES NO				
Is there More than One Storey ?	No	YES NO				
Is the Entry open to the Living Area ?	Yes	YES NO				
Is the Entry Door Weather Stripped ?	Yes	YES NO				
Area of Heavyweight Mass	0m <sup>2</sup>	YES NO				
Area of Lightweight Mass	0m <sup>2</sup>	YES NO				
Unflued Gas Heaters	0	YES NO				
Percentage of Windows Sealed	0%	YES NO				
Windows - Average Gap	Small	YES NO				
External Doors - Average Gap	Small	YES NO				
Gaps & Cracks Sealed	Yes	YES NO				
Items	Sealed      Unsealed	YES NO				
Chimneys	0      0	YES NO				
Vents	0	YES NO				
Fans	2      0	YES NO				
Downlights	0	YES NO				
Skylights	0      0	YES NO				
Utility Doors	0      2	YES NO				
External Doors	2      0	YES NO				
<b>Windows</b>						
All Windows Direction	Area (m <sup>2</sup> )	Eaves	Blinds	Obst	Variation?	Comments
N	8.3	Yes	No	No		
E	1.9	Yes	No	No		
S	4.3	Yes	No	No		
W	4.6	Yes	No	No		
No Overshadowing of Nthn Windows						
Main glazing used	Clear-Aluminium Standard			YES	NO	
Type:	15.4 m <sup>2</sup>					
Area:	5.90					
Window U-value:	0.99					
Shading Coeff:	0.83					
Vision Area:						

Other Glazing used			
Type:	Clear-Timber	YES	NO
Area:	3.7 m <sup>2</sup>		
Window U-value:	4.23		
Shading Coeff:	0.99		
Vision Area:	0.80		

Owner \_\_\_\_\_

Builder \_\_\_\_\_

Date \_\_\_/\_\_\_/\_\_\_

*These details apply to the dwelling at the following address*

53B CAMMPBELL STREET  
AINSLIE

**Rater Comments**

**House Details**

ClientName	[REDACTED]
HouseTitle	UNIT2
StreetAddress	53B CAMMPBELL STREET
Suburb	AINSLIE
AssessorName	DAVID SIMON
FileCreated	20-03-2005

**ACT Government****environment ACT**

CHIEF MINISTER'S DEPARTMENT

Mr David Simon  
TT Architecture  
PO Box 5282  
Kingston ACT 2604

Dear Mr Simon


Thank you for your application to undertake a tree damaging activity at 53 CAMPBELL STREET, AINSLIE, received on 24-Jan-2005.

The groundwork within the Tree Protection Zone of the *Eucalyptus mannifera*, located on the south boundary of 55 Campbell Street, as proposed in your application on site plan (attached) is not likely to adversely affect the health of the tree. As a result you are free to undertake this work subject to receiving planning approvals (as required).

Please note that a new application to undertake a tree damaging activity may need to be sought if the plans lodged with your development application (and any subsequent amendments) differ to those lodged with this application.

If you would like to discuss any aspect of your application, please contact me on 6207 5878.

Yours sincerely

  
David Jongeneel  
Natural Resources and Legislation  
09/02/2005

ENVIRONMENT ACT

NATURAL RESOURCES AND LEGISLATION

Level 2 South Wing, Macarthur House 12 Wattle Street, Lyneham ACT PO Box 14 Lyneham ACT 2602

Telephone 02 6207 2147 Fax 02 6207 2244 email environmentACT@act.gov.au homepage www.act.gov.au/environment



# WASTE MANAGEMENT PLAN

If you are intending to submit a Development Application and/or a Building Application you must complete this waste management plan. One set of supporting drawings must be attached to this document, showing storage location, truck access and turning circles on the site plan (please see last page of the Waste Management Plan).

Sections of the Waste Management Plan you need to complete are detailed in Section 4 Table 1 of the Code.

## PROJECT SPECIFIC INFORMATION

### PART 1: PROJECT AND APPLICANT DETAILS

PROJECT DESCRIPTION: Dual Occupancy / Demolition of house on block  
UNIT No. - \_\_\_\_\_ BLOCK: 15 SECTION: 5 SUBURB: Anglie  
APPLICANT/AGENT: TT Architecture  
PHONE: 62326311 FACSIMILE: 62326312  
ADDRESS: PO Box 5282

**Declaration:** I as applicant undertake that the disposal of the waste will take place as per the details of the plan and will ensure that the contractors and subcontractors involved in this application are also responsible for implementing this plan.

SIGNATURE: \_\_\_\_\_ DATE: 22/3/05

### PART 2: TYPE OF PROCESS

TYPE OF APPLICATION (tick appropriate box(es))

- Development Application (DA)
  - Lease Variation - with immediate building works
  - Lease Variation - without immediate building works
- Building Application (BA)



**WASTE MANAGEMENT PLAN — PART 3  
DEMOLITION WASTE PROFORMA**

Unit No: ..... Block: 15 Section: 5 Ainslie  
 Applicant's Name: ..... Applicant's Signature: [Redacted] Date: 22/3/05  
 Demolisher Assigned: ..... Demolisher's Signature: N/A ACT Builder's Licence No. .... Date: ..../..../..

Type Of Material Generated	Estimated Volume Of Material Generated (m <sup>3</sup> )	REUSE/RECYCLING OF DEMOLITION WASTE				DISPOSAL AT LANDFILL	
		Estimated Volume (m <sup>3</sup> )	Specify proposed reuse or on-site recycling methods	Estimated Volume (m <sup>3</sup> )	Specify name of receiving recycling outlet(s) and/or reuse site(s)	Estimated Volume (m <sup>3</sup> )	Specify landfill site(s)
Excavation Material	2		Landscaping / Fill				
Green Waste	2		Landscaping / <del>Fill</del> Mugga Way				
Bricks	3			3	Concrete Recyclers		
Concrete	2			2	Concrete Recyclers		
Timber (Please Specify)	2 Hardwood					2	Mugga Way
Plasterboard/Gyprock	2					2	Mugga Way
Metals (Please Specify)	1						
Other (Please Specify)	FC sheet 2.					2	Mugga Way
<b>TOTAL</b>						<b>6</b>	



# Pre-Lodgement Validation Receipt

Proponent - David Simon  
Proposal Number (If Available) -  
Block - 15  
Section - 5  
Division/District - AINSLIE  
Date - 23-Mar-05  
Email- [davidsimon@harchitecture.com.au](mailto:davidsimon@harchitecture.com.au)

Contact Number - 62326311  
NUMBER

Proposal Type - Dual Occupancy ▼  
▼  
▼  
▼

This Documentation relates to a Previous Validation Process

Thank you, your documentation has now been accepted into the Pre-Lodgement Validation Process. The Pre-Lodgement Validation Process period is ten (10) business days. At the end of this period you will be advised of the outcome of the Validation Process. Should you require any information or have any queries please contact the Applications Secretariat on Ph: 6207 1687 or E-Mail: [app.sec@act.gov.au](mailto:app.sec@act.gov.au).  
**Please Note: Until your Documentation is Validated and Fees Paid, this will not be considered a formal Development Application.**



# Planning & Land Management

ABN 37 307 569 373

16 Challis Street Dickson  
GPO Box 1908 Canberra ACT 2601  
Homepage: www.palm.act.gov.au

## Tax Invoice/Receipt

Telephone Enquiries:

Customer Service Centre	(02) 6207 1923
ACTLIC Plan Room	(02) 6207 1939
BEPCON Dickson Office	(02) 6207 6400
BEPCON Mitchell Office	(02) 6207 6262

Receipt No: 253/0064/000012      Date: 13/04/2005      Time: 12:23:36  
DEBORAH J COOK

Payment Totals----->	Cash	Cheque	Card	EFTPOS	Total
	0.00	0.00	659.48	0.00	659.48

Item	Block/Section	Remarks	Debtor	Invoice Qty	Amount	GST Incl	Total
Design & Siting	000-0015-0005-AINS			0 0	461.48	0.00	461.48
Public Notification	000-0015-0005-AINS			0 0	198.00	0.00	198.00
-----							
Total Payments					659.48	0.00	659.48

Cashier Signature .....



**From:** [Wansink, Michael](#)  
**To:** [App Sec](#)  
**Cc:** [Allen, Des](#); [Milczarek, Edward](#)  
**Subject:** DA 200309168 - Ainslie Section 5 Block 15  
**Date:** Friday, 22 April 2005 10:00:52 AM

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### **DA 200309168 - Ainslie Section 5 Block 15**

ActewAGL Water Division supports the above development application. The following is to be noted;

Developers are to note that unauthorised interference with ACTEW mains or services is an offence under the Utilities Act.

Access is to be maintained at all times to the ACTEW sewer and water service ties and the water meter. The lessee is to ensure that the water service and water meter are retained in position and in good condition. ACTEW water meters are accountable items and must not be removed from the site or otherwise disposed of.

New driveways must not be constructed over existing water services and meters or existing sewer ties.

Any requirement for the upgrade of services must be submitted to ActewAGL for design approval prior to the commencement of construction.

Demolition stage:

The ACTEW sewer service may be temporarily sealed off by capping the internal pipework within 3m of the ACTEW tie. The ACTEW tie itself is not to be disturbed. The work is to be carried out by a licensed drainer and a minor works plumbing permit submitted to BEPCON. The work will be inspected by BEPCON.

Construction stage

The developer is advised that one only sewer connection will be permitted for the site, and an alternative tie position will not necessarily be approved. The new sanitary drainage is to be re-connected into the existing ACTEW sewer tie. The work is to be carried out by a licensed drainer and inspected by BEPCON. Any damage to the ACTEW tie is to be immediately brought to the attention of ActewAGL who will carry out the repair at the developer's cost.

There are ACTEW assets located on this block. An easement must exist over these assets. If no easement exists then one must be created. The width of the easement is to be determined by ActewAGL (Contact Ted Milczarek 6242 1164).

Access to ACTEW assets at the rear of blocks must not be impeded by structures. A 3.00m wide unhindered access route must be provided down at least one side of the block.

Further information regarding protection of, and access to ACTEW water and sewer assets, an information booklet ("Building over or near ACTEW Corporation water and sewer pipes") is available from ActewAGL, 12 Hoskins Street, Mitchell.

*The above comments are specific to this Development Application.*

*The comments may relate to some or all of the following:*

- 1. Protection of ACTEW Corporation water and sewer assets.*
- 2. The Developers obligations under documents provided with the sale of the land. These may include Prescribed Conditions, Lease and Development Conditions.*
- 3. The requirements of ActewAGL pertinent to the water and/or sewer services to the site.*

***Developers or their agents are encouraged to consult ActewAGL Hydraulic Development at the earliest possible convenience to discuss the servicing options for the site.***

ActewAGL acts as an agent for ACTEW Corporation LTD.

Michael Wansink  
Technical Officer  
Hydraulic Development  
ActewAGL  
Phone: 6242 1499  
Fax: 6242 1406

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\*\*\*\*\*

**From:** [Malcolm\\_Doug](#)  
**To:** [App\\_Sec](#)  
**Subject:** Development Applications - 18 April 2005  
**Date:** Monday, 18 April 2005 5:01:26 PM  
**Attachments:** [DA Agency Response - DAs for 18 April 2005.doc](#)

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Applications Secretariat

Attached, please find ActewAGL Electricity Networks comments for the list of Development Applications for the above date.

<<DA Agency Response - DAs for 18 April 2005.doc>>

If you have any queries, please call me on the telephone number indicated below.

Regards,

**Doug Malcolm**  
Customer Services Manager  
Project Management - ActewAGL Electricity Networks  
Telephone (02) 6293 5738  
Facsimile (02) 6293 5748  
Mobile XXXXXXXXXX

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## Development Applications Response – ActewAGL Electricity Networks

Date: 18 April 2005

### Specific Comments

DA No.	Location Details	ActewAGL Electricity Networks Comments
200309168	Ainslie Block 15 Section 5	Existing electricity low voltage overhead assets located along the rear boundary of the block. Electricity Network assets not to be compromised. Any structures that are located near or over these electrical assets must comply with ActewAGL's minimum clearance standards. Developer to contact ActewAGL to confirm the constraints on the proposed development.

### Standard ActewAGL Electricity Networks Requirements

1. If an item listed for the Agency Referral identified above, is not listed in the Specific Comments section above ActewAGL Electricity Networks has no issues with proposed development. (ie only those applications which have at least some potential for conflict or impact on the ActewAGL Electricity Network are listed)
2. To obtain locations of existing electricity network assets (Network Asset Location Advice) within the development area, the developer should contact the "Dial Before You Dig" service. Following this site location and marking of any electricity network assets can be arranged by contacting ActewAGL Electricity Networks.
3. For new developments, which require connection to the electricity network or a significant increase in the electrical load, it is the responsibility of the developer to contact ActewAGL Electricity Networks, at the earliest possible stage, to determine the full requirements for the method and point of electricity supply in accordance with ActewAGL's Electrical Service and Installation Rules.
4. Where assets exist within the block or immediately adjacent to the development or work area, the developer is to contact ActewAGL Electricity Networks to confirm the constraints on the proposed development. Where relocation and/or removal of assets are required this will be undertaken only if practical and at the full expense of the developer.
5. Developers are advised conditions may be imposed on the development to ensure ActewAGL's ability to safely operate and maintain the electricity network is not compromised. The full cost of such condition/s will be borne by the developer.