

Planning and Development Act 2007, s425

### **DEVELOPMENT APPLICATION**

Form 1A

RESIDENTIAL ZONES -SINGLE DWELLING HOUSING DEVELOPMENT CODE

Type of Application		
New Application	(If you attended a pre-application meeting or received written pre- application written advice, please provide the proposal number)	Insert Proposal Number to which this application relates (if applicable):  20
Lease/Site Details Please Print		
If more than one lease/site, attach the	ne following details for each lease/site	
Block  Section	22	
Section	96 Suburb BONN	HER
Section  District  Street Number	GUNGAHLIN	·
Street Number	48	
Street Name	STANHER CIRCU	フィ
Postcode	2914	
Applicant Details Please Print		
Surname HUI	> A First Name	SHAMSUL
Company Name 4TI	+ DIMENSION PTY	LTD.
Position held in company	Australi Company/Busine Number (ACN/AE	ss 57120462664
Postal Address 35	CLEM HILL STREET	
Suburb GOF	State A	Postcode < >06
Phone Number Business Hours	52948059 Mobile 04	34674176
EMAIL ADDRESS IN SC	@4thd.com.au	

Lessee (Property Ow	ners) Details Please Print		
1 <sup>st</sup> Lessee's Details (o	r Government Land Custodian)		
Surname	BEMM	First Name JUST	106
Company Name	LAND DEVELOPM	ENT AGEN	CT
Position held in company	CLUENT SERVICES MANAGER	Australian Company/Business Number (ACN/ABN)	419925579
Postal Address	GPO BOX 158	·	
Suburb	CANBERRA	State ACT	Postcode 2601
Phone Number Business Hours	(02) 62050600	Mobile	
EMAIL ADDRESS	IdaCact, gov.	ŻИ	
2nd Lessee's Details (	or Government Land Custodian)	/	,
Surname		First Name	
Company Name			
Position held in company		Australian Company/Business Number (ACN/ABN)	
Postal Address			
Suburb		State	Postcode
Phone Number Business Hours		Mobile	
EMAIL ADDRESS			
to the applicant to r than two lessees pl	ign authorising the lodgement of this de negotiate any dealings in relation to the lease ensure that the details and author	application through to its dete	rmination. If there are more
Notice of Decision ar	nd Plans		-
Unless otherwise specific	ed your notice of decision and/or	plans will be returned via	a email
, EMAIL	POST TO ME HOLD	FOR COLLECTION	

Fully Describe Your Propos	sal	
	ached house and the erection of a new two droom and ensuite to rear of existing reside	storey residence with attached/detached garage ence
ERECTION OF A	NEW SINGLE STOR	EY RESIDENCE WITH
ATTACHED DOU	BLE GARAGE, DEC	K, COVERED PERGOLA
AND COURTYAR	D WALLS.	
Use of the Land		
Describe the proposed use of the la <b>Example</b> : Residential purposes for	and or the proposed use of a building o	or structure on the land.
RESIDENTIA	IL PURPOSES FOR	A SINGLE DWELLING
Is the Use consiste	ent with the current Crown lease? [	YES □ NO
	•	
Assessment Track, Zone, D	evelopment/Precinct Code	
Please indicate which assessment to	rack applies to this development applica	ition
•	CODE MERIT	
		plication made in an incorrect assessment track. assessment track it <b>must refuse</b> the application
Please specify which Zone applie	es to this application:	RESIDENTIAL ZONE RZ1-SUBURBAN ZONE
	nt/precinct code/s applies to this ap	
SINGLE DWELLING BONNER PRECING	HOUSING DEVELOPME CT CODE	ENT CODE
Type of Development		
Please indicate which type of developm	nent applies to this development application	1
Single Dwelling	New Residence	
	□ Additions and Alteration	ons
	<ul><li>□ Demolition/rebuild</li><li>☑ Outbuildings (carports, g</li></ul>	garages, pergolas etc)
	☐ Lease Variation/Consc	
	□ Other (please specify)	
☐ Home Business		ons associated with application
	for home business app also to be completed and lod	plication (NOTE: Home Business form dged with this application)

Gross Floor Area (	GFA) and Cost of Works	
Gross Floor Are	ea Calculation	
A - Gross Floor	Area (existing)	<u>3'00</u> m <sup>2</sup>
B - Gross Floor	Area to be demolished	) 'OO m²
C - Gross Floor	r Area to be added	3 '00 <sub>m²</sub>
D - Total Gros	s Floor Area of development (A-B+C)	<u>3 '00</u> m²
E - COST OF	WORKS at D (*)	s 291,250'00
Other Area Calo	culation (not already included in the areas provided above)	EARDECK - 6'4 M2
F - Area of othe	er BCA Class 10 structures included in this application <u>cover</u> ort, pergola, deck, verandah) ToTAL— 5	RED PERGOLA-12'OM2 Z'40 m2
G - COST OF	WORKS at F (*)	s 31,020'80
Cost of Associa	ated Works	
H - Cost of all a	associated works such as landscaping	\$
I - Cost of all pu	blic works and/or off site works	\$
J - TOTAL COS	ST OF WORKS (E+G+H+I)	<u> 3                                   </u>
*Cost of works <b>MUST</b> be calcu located on the Authority websit with application.	elated in accordance with the <u>Building (General) (Cost of Building Wo</u> te <u>www.actpla.act.gov.au</u> , <b>OR</b> a summary of costs from a bill of quantitie	ork) Determination 2009 (No 1) – this can be es prepared by a quantity surveyor supplied
	oill of quantities MAY be requested for proposals where cost of wo oill of quantities MUST be provided for \ proposals where cost of w	
F	Refer to the Definitions Section of the Territory Plan for a definition of "g	ross floor area".
Entity and/or Refer	ral Requirements	
The Territory Plan requires you an item is relevant to your prop	u to consider the following items in relation to Entity requirements when losal you must:	preparing your development application. If
CODE TRACK APPLICATIONS	<ul> <li>Seek entity endorsement of your proposal prior to loc and submit this with your development application</li> </ul>	dgement of your development application
MERIT TRACK APPLICATION	<ul> <li>Seek entity endorsement of your proposal prior to loc submit this with your development application OR</li> </ul>	dgement of your development application and
	<ul> <li>Provide documentation with your application that den requirements so it can be referred to the relevant ent</li> </ul>	
DEMOLITION	RELEVANT  Entity Endorsement provided	NOT RELEVANT
	Required documentation provided for referral to Entit	ty I
	RELEVANT	NOT RELEVANT
HERITAGE	Entity Endorsement provided	
	Required documentation provided for referral to Entit	ty
TREES	RELEVANT	NOT RELEVANT
'Protected tree' is defined	☐ Entity Endorsement provided ☐ Required documentation provided for referral to Entit	h.
under the <i>Tree Protection</i> Act 2005.	Required documentation provided for referral to Entit In accordance with section 148 of the P&D Act 2007, where the development propose requires groundwork within the tree protection zone of a protected tree, or is likely to damage to or removal of, any protected trees, the application is to be accompanied by Management Plan.	sal cause

WASTE	RELEVANT		NOT RELEVANT
MANAGEMENT	Entity Endorsement provided		**************************************
Table Towns	Required documentation provided	for referral to Entity	FEDDALAMATANHTT
THE TRANSPORT OF THE TR	NOTE: Only relevant for single dwelling housing when generate a total of 20 cubic metres or greater of demwaste		1000 A AAATT
EROSION & SEDIMENT	RELEVANT 7		☐ NOT RELEVANT
CONTROL For sites less than 0.3 of	☐ Entity Endorsement provided		Try De La Carte Ca
a hectare	Required documentation provided	for referral to Entity	exercise the second sec
And other than the state of the	<b>NOTE:</b> All new dwellings (including in established a provides details of the sediment and erosion control r control barrier, designated cutting area and wash are access point.	neasures including: sediment	TA VALLEY & MALTIN &
THE NAME OF THE PARTY OF THE PA	For works such as class 10 structures, additions and swimming pools - a note on the plan that "the develor ACT Environment Protection Authority, Environment for Construction and Land Development in the AC In circumstances where there is a reasonable risk that works in the front of the block will impact on the storm block slopes towards the street a separate Erosion & required.	pment will comply with the ent Protection Guidelines CT, August 2007" is required. It soil from the required earth water system because the	
EROSION & SEDIMENT	RELEVANT		NOT RELEVANT
For sites greater than	☐ Entity Endorsement provided		
0.3 of a hectare	Required documentation provided	for referral to Entity	**************************************
Information Require	ements for Development Applica	ations (Non Poforr	al Mattore)
The Territory Plan also requ	ires you to consider the following items when u must provide documentation that demonstra	preparing your developm	ent application. If an item is
SUBDIVISION	RELEVANT		NOT RELEVANT
(Residential Zones)	Required documentation provided		
WATER SENSITIVE URBAN DESIGN	RELEVANT	MOTATION ON SITE PLAN	☐ NOT RELEVANT
	Required documentation provided	INCLUDED .	
	NOTE: Relevant for all new single dwelling alterations that increase the roof area by	igs & for additions and	7-12-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2
	anciations that morease the root area by	more than 00 % ONLT	Andready in the second
Utilities Requiremen	nts – ActewAGL & Stormwater		
	ng construction the location and nature of ear eatures must comply with utility standards, ac		
This application complies	with utility standards Yes	□ No If No – App	lication can not be accepted
For more information on:			
Utility Requirements and Stan	darda Blassa contact ActawAC	l on 6249 2555 or visit their i	
Water, Electricity, Sewerage a		L OH <b>0240 3333</b> OF VISIT WELL	website www.actewagl.com.au

PLEASE CAREFULLY READ THE APPLICANT DECLARATION BEFORE SIGNING THIS FORM

Driveways (For works on verge only)	
For proposals that include construction or modification of driveway/s please indicate work	s to be undertaken:
Not applicable Construction of additiona	
Construction other than p	lain concrete
Construction of new driveway  Other (please specify)	
Survey Requirements - S.139 (2) (i) - P & D Act 2007	
If this application is for approval of a development that requires construction work to be carried developed and is not leased for rural purposes a survey certificate for the land where the devand signed by a registered surveyor must accompany this application (unless exempt by Reg Development Regulations 2008).	elopment is to be carried out prepared
Have you provided a survey certificate with this application?	NOT RELEVANT EXEMPT YES
Development Applications for Development Undertaken Without Appl	roval - S.205 - P & D Act 2007
Is this application for development undertaken without approval?	⊠ NO
· · · · · · · · · · · · · · · · · · ·	YES
If YES - Plans of the development signed by a registered surveyor confirming the location and dimensi with this application. The plans need to confirm the height, width and length dimensions of the develop development from the block boundaries. The information may be provided on one plan or on a series or registered surveyor.	ment and the setback dimensions of the
Note: For all unapproved development involving construction the location and nature of earthworks, utipavements and landscape features must comply with utility standards, access provisions and asset clearly	lity connections, proposed buildings, arance zones.
Conflict of Interest Declaration	
Does the applicant or lessee have any association with Planning and Land Authority staff?	□ NO VES
If YES - please provide details:	
ACTPLA STAFF RUMANA JAMALY IS THE WIFE OF T	HE APPLICANT.
<b>NOTE:</b> There are penalties for deliberately giving false and misleading information. The Planning and approval if satisfied that the approval was obtained by fraud or misrepresentation.	Land Authority or Minister may revoke an
Exclusion from Public Inspection	
In accordance with the requirements of Sections 28 and 30 of the <i>Planning and Developme</i> . Authority must make the details and associated documents relevant to a development application.	nt Act 2007 the Planning and Land cation available for public inspection.
If you wish to apply to have all or part of this development application excluded from public inspection y 411(5) or 412(1) of the Planning and Development Act 2007.	ou must meet the requirements of Section
Exclusion from Public Inspection Requested	☐ YES
*S.412(1) R	estriction on Public Availability estriction on Public Availability ECURITY

Exclusion from Public Inspection continued	
Please specify the information to be excluded from public inspection and provide reasons for exclusion:	
	_
	_
*if analysis is a second of the control of the cont	_
* if exclusion is requested under Section 412(1) a letter, signed by a justice Minister, certifying this request satisfies the requirements Planning and Development Act 2007 <b>must</b> accompany this application.	

### Other Development Application Requirements

#### **LODGEMENT & PAYMENT**

A valid development application comprises of a completed development application form 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.

Proposals in the **Code Track** must be accompanied by information or documents addressing all the relevant rules, including all statements of endorsement required for the application. If the information is not provided the application must be refused.

Proposals in the **Merit track** have the option to comply with the rules or criteria, unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.

Once a development application is received, the documentation will be checked to ensure it meets the standard for lodgment. If the documentation provided is acceptable, you will receive written confirmation the application is ready for lodgment and a request for the payment of the application fees. A development application is not lodged until full payment of fees is made.

If the DA documentation is not acceptable for lodgment, you will receive written advice detailing the additional information required and/or any other issues with your application. Once these things are provided the Authority will recommence the documentation check and fee payment process outlined above.

#### **DOCUMENTATION AND PLANS**

All required documentation must be provided in an electronic format on compact disc/DVD and meet the following requirements (DA form to be submitted in hardcopy if lodged over the counter)

- Each document must be saved as a PDF and named in accordance with the naming convention as detailed on the ACTPLA website.
- · All plans must be to scale.
- All plans must be rotated to the correct orientation i.e. they are the right way up when opened
- All plans are to be clear and concise and generally consistent with Australian Standard 1100.301 1985 and Australian Standard 1100.301 supplementary - as updated from time to time.
- The proposal number included in the naming convention is unique to the application and provided by the Planning and Land Authority. If you have already had dealings with the Authority about your proposal through a preapplication meeting or have requested and received pre application advice, you would already have a proposal number allocated for your development application. If you have not been allocated a proposal number, leave this number out of the file name.
- The documentation provided on CD/DVD either over the counter or via an electronic lodgment process (email or internet) will be considered to be the relevant documentation associated with this application.

#### **HARDCOPY DOCUMENTATION REQUIREMENTS**

In addition to DA documentation being provided on compact disc/DVD a hard copy must also be provided for the following:

- Any report required as part of an application over 20 pages in length
- ALL development applications that will be assessed in the IMPACT assessment track
- Development applications for:
  - o a residential building intended to be higher than 3 storeys and consisting of more than 50 units
  - o a building where the total floor space of which is intended to be more than 7000m2
  - o a building or structure intended to be higher than 25m
  - an application to change a concessional lease into a lease that is not concessional

#### **Applicant and Lessee Declaration**

I/we the undersigned, 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 Planning and Land Authority;

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 Planning and Land Authority will not provide written advice of this decision. I/we also understand that the Planning and Land Authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Planning and Land Authority 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 the undersigned (lessee) appoint the applicant whose signature appears below or 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 Planning and Land Authority 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 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.

Applicant Signature (s)	Shamen Hala.	Date	29/7/2011
1 <sup>st</sup> Lessee's Signature	See Attached latter.	Date	
2 <sup>nd</sup> Lessee's Signature		Date	
Govt Land Custodian Signature (unleased land only)		Date	
Delegate of the Planning & Land Authority (unleased land only)		Date	

PLEASE MAKE SURE YOU COMPLETE THE DOCUMENTATION REQUIEMENTS CHECKLIST AT THE END OF THIS FORM

#### **Privacy Notice**

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ActewAGL, ACTEW Corporation and other commercial organisations interested in development and building information. 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.

## 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 the Environment, Water, Heritage and the Arts, GPO Box 787, CANBERRA ACT 2601 Telephone: 62741111.

## DOCUMENTATION REQUIREMENTS RESIDENTIAL ZONES - SINGLE DWELLING HOUSING DEVELOPMENT CODE

Key:	<b>*</b>		ي			
	9 0		Alterations of storey		3 10	
✓ Required	, <del>.</del>	Έ a	lteratic storey	١.	as	<u>v</u>
◆ □ Required if relevant	en	ling	% Alt	] ē	) S	8
☐ May be requested as further information	Si.	ed ed	% TO	St	ng s	<u>Б</u>
(for merit track assessable Development Applications only)	ě	Jo di	ons ding	D S	ildi.	nin l
	Single residence in new	Single Dwelling in established area	Additions { excluding additions	Second Storey Additions	Outbuildings/Class Structures	Swimming Pools
Site Plan	√ ·	√ V	<b>✓</b>	<b>√</b>	<b>√</b>	<b>√</b>
Floor Plan For Public Register & Public Notification No internal layout shown for residential development	<b>✓</b>	<b>√</b>	1	1		
Floor Plan	1	✓	✓	✓	<b>✓</b>	✓
Elevations	<b>V</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>
Sections	<b>V</b>	<b>√</b>	<b>√</b>	<b>√</b>		<b>√</b>
Colour Sample Schedule	<b>✓</b>	<b>V</b>	<b>✓</b>	<b>√</b>	1	
Demolition Plan		1	<b>*</b>	1	•	•
Shadow Diagram						
Statement Against Relevant Criteria	<b>√</b>	<b>✓</b>	<b>√</b>	<b>√</b>	1	1
For merit track assessable Development Applications only						
Survey Certificate Required unless exempt by P & D Regulation 25		✓	✓	<b>√</b>	1	✓
Landscape Plan		✓				
Erosion and Sediment Control Plan or notation on plan stating development complies with EPA requirements	<b>✓</b>	<b>√</b>	✓	<b>√</b>	<b>√</b>	✓
Tree Management Plan	•	•	*	•	•	•
Waste Management Plan 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	•	•	*	•		•
Driveway Plan	<b>√</b>	<b>√</b>	<b>√</b>		<b>√</b>	
For works on verge only  Relevant Entity Advice						
Mandatory for DAs to be assessed in Code track	•	•	•	•		•
Optional for DAs to be assessed in Merit track  Documentation to satisfy relevant entity referral and non referral	•	•	<b>*</b>	•	•	•
requirements as required by the Territory Plan						
Water Sensitive Urban Design Documentation For all new single dwellings & for additions and alterations that increase the floor area by more than 50% ONLY	<b>√</b>	<b>√</b>	•	+		
Unapproved Existing Works Plan	•	•	•	•	•	•

### **DOCUMENTATION REQUIREMENTS – DEFINITIONS & CHECKLIST**

Submission Requirement		Required Information	
Statement Against Relevant Criteria MERIT TRACK ONLY	Preferred Format:	A4 black and white  Merit  Where it is proposed to meet a criteria rather than a rule the applicant is to provide a written statement demonstrating that the proposed development satisfies the criteria and therefore the intent of the element	Supplied Not required Office Use
Site Plan	Preferred Format:	A3 (A1 for large or complex proposals) black and white 1:200 250mm for urban areas, as appropriate for other areas Australian Height Datum (AHD)  Location and identification of existing structures and trees - tree canopies to be shown to scale  Boundaries of the site with bearings and distances  Location of proposed buildings and structures with dimensions to block boundaries  Schedule of gross floor areas for the proposal including existing structures  Existing contours from site survey of the site and adjoining verge  All easements on the land  Driveway verge crossing details  Where they can be reasonably determined, all existing reticulated services and associated infrastructure on the site  Street trees, foot paths, kerbs, storm water pits, street lighting and other public assets in the verge adjacent to the site  The drip line of any street tree where a proposed driveway verge crossing encroaches within that drip line  All proposed signs	Supplied Not required Office Use
Floor Plan(s) For assessment purposes	Preferred Format:	A3 (A1 for large or complex proposals) black and white 1:100  A plan for each floor including any trafficable subfloor areas Dimensions  Key to sections cross referenced to relevant drawing and sheet number  Finished floor levels related to Australian Height Datum  Schedule of gross floor area for each floor Identification of all adaptable dwellings  For proposals involving alterations or additions to an existing building, identification of all rooms (existing and proposed)	Supplied Not required Office Use
Floor Plan(s) For public register and notification purposes	Preferred Format:	A3 (A1 for large or complex proposals) black and white 1:100 As above with the following exceptions - Floor plan is not to show interior layout of residential development All windows and doors to be clearly marked to enable identification of the use of the room/space to which they relate or an indication on the floor plan as to what the space will be used for e.g. bedrooms, living area, car accommodation	Supplied Not required Office Use
<u>Elevations</u>	Preferred Format:	A3 (A1 for large or complex proposals) black and white 1:100  Dimensioned heights including overall heights All proposed signs Proposed external materials referenced to Colour Sample Schedule Finished floor levels and ceiling levels Natural and finished ground levels related to Australian Height Datum Floor to ceiling heights Side and rear building envelopes	Supplied  Not required  Office Use
Section(s)	Preferred Format:	A3 (A1 for large or complex proposals) black and white 1:100  Finished floor levels and ceiling levels  Natural and finished ground levels related to Australian Height Datum  Floor to ceiling heights  Side and rear building envelopes  Long section of any proposed basement ramp showing gradients  Section of any sub floor areas	Supplied  Not required  Office Use

Driveway Plan	Preferred Format:	A3 (portrait) black and white	Supplied
For works on verge only		<ul> <li>1:200</li> <li>Existing ground levels and the datum mark used to obtaining levels</li> </ul>	
,		Type of kerb & gutter i.e. layback or vertical	_ not required
		Existing or intended footpaths & their alignment      Mark levels at each corner of the driverse.	Office Use
		<ul> <li>Kerb levels at each corner of the driveway</li> <li>Levels of each side of the driveway 2m behind the kerb and property</li> </ul>	
		boundary	SITE PLAM
		<ul> <li>Longitudinal sections</li> <li>Location &amp; surface levels of proposed garage and/or carport and</li> </ul>	WITH A
		dwelling	NOTATION
		<ul> <li>Long sections</li> <li>Distance from kerb line to garage or carport, kerb line to property</li> </ul>	ROTATION
		boundary, changes to levels along each side of the proposed	ON DRIVEW
		driveway at all changes of grade and at start, midpoint and finish of all vertical curves	CROSS-OVER
		Driveway to be outside tree canopy (for both leased land & verge) &	INCLUDED
		anticipated mature canopy, 1.2 metres clear of sumps and services, 1.5 metres clear of transformers, 6 metres clear of tangent point on	
		corner block	
		Proposed uphill grade to be less than 17% & downhill grade less than 12% on yorga & at right angle to keep line (may 4140 deviation).	
		12% on verge & at right angle to kerb line (max 1:10 deviation)	
Colour Sample Schedule	Preferred Format:	A4, A3, colour	Supplied
- v.ivwuiv		<ul> <li>Proposed external material colour schedule referenced to their location and use (e.g., roofing, windows, exterior walls) on elevations</li> </ul>	Not required
		<ul> <li>Schedule to identify names, codes and brands of exterior colours for materials</li> </ul>	
			Office Use
emolition Plan	Preferred Format:	A3 (A1 for large or complex proposals) black & white 1:200	Supplied
		Identification of all buildings and structures proposed to be	Not required
		demolished	Office Use
rosion &	Preferred Format:	A3 (A1 for large or complex proposals) black and white	Supplied
Sediment Control		<ul> <li>Prepared in accordance with ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land</li> </ul>	
		Development in the ACT	5
1		For works such as class 10 structures, additions and alterations, and	Office Use
		backyard swimming pools that a note on the plan that "the development	SITE PLAM
ļ		will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land	WITH AMOTA
		<b>Development in the ACT, August 2007"</b> will suffice except where there is a reasonable risk that soil from the required earth works in the front of the	ON EROSION &
		block will impact on the stormwater system because the block slopes	SEDIMENT
		towards the street	CONTROL INCL
urvey Certificate	Preferred Format:	A3 (A1 for large or complex proposals) black and white	Supplied
as required by Section 139(2) (i)		1:200 250mm for urban areas, as appropriate for other areas	
Planning &		Australian Height Datum (AHD)	Not required
evelopment Act 007)		<ul> <li>The boundaries of the site with bearings and distances</li> <li>The location of each building and structure on the site</li> </ul>	Office Use
		Dimensions of the development	
		<ul> <li>Existing contours of the site and adjoining verge</li> <li>Prepared and signed by registered Surveyor</li> </ul>	
hadow iagram(s)	Preferred Format:	A3 (A1 for large or complex proposals) black and white 1:100	Supplied
1=1		Existing contours (as per site plan)	Not required
		<ul> <li>Natural &amp; finished ground levels related to Australian Height Datum</li> <li>The location of proposed buildings and structures</li> </ul>	Office Use
		Shadows cast by proposed buildings, retained buildings, existing	<b>□</b> Oπice Use
		fences and proposed fences at 9am, noon and 3pm on 21 June (Winter solstice)	
		The location of all buildings and private open space on adjoining or	
		adjacent blocks that are affected by those shadows	1
			ľ
		Elevations of buildings on adjoining or adjacent blocks that contain windows to habitable rooms affected by shadows cast. Where	

Submission Requirement		Required Information	
Landscape Plan	Preferred Format:	A3 (A1 for large or complex proposals) black and white 1:200 Proposed landscaping plan to include: Proposed planting details, including plant species and common name, total number of each species of plant proposed and planting (pot) size to be nominated on the plan Trees on the site proposed to be retained Tree protection zones for all protected trees affecting the site, accurately shown (including tree protection zones of trees on adjacent or adjoining blocks) For proposals in heritage areas and redevelopment in established areas an evaluation of all existing trees to be provided. Existing and proposed contours Retaining structures boundary treatments including courtyard walls and fences Surface treatments showing pervious and impervious surfaces Surface storm water management including drainage and taps Areas to be irrigated including type of system The area of private open space to be retained as planting	Supplied Not required Office Use
Tree Management Plan  Note: 'Protected tree' is defined under the Tree Protection Act 2005.	Preferred Format:	A4, black and white 1:200 Prepared in accordance with Department of Territory and Municipal Services Guidelines for Preparing a Tree Management Plan 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 accompanied by a Tree Management Plan.	Supplied Not required Office Use
Waste Management Plan Including Spoil Management Plan where relevant	Preferred Format:	The relevant form from the Development Control Code for Best Practice Waste Management in the ACT  These forms are available from the Planning and Land Authority or from the ACT NOWaste website at www.nowaste.act.gov.au  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	Supplied Not required Office Use
Unapproved Existing Works Plan (required under Section 205 of the Planning and Development Act 2007)	Preferred Format:	<ul> <li>A4 or A3 Black and White</li> <li>Plans of the development signed by a registered surveyor confirming the location and dimensions of the development must be submitted with this application.</li> <li>Plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries.</li> <li>Information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor.</li> </ul>	Supplied Not required Office Use

### **Contact Details:**

Environment and Sustainable Development Directorate

**Customer Service Centre** 

GPO Box 1908, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622

Email: actpla.customer.services@act.gov.au Website: www.actpla.act.gov.au

Planning and Development Act 2007

### **Development Application**

Application Number: 201323033

### **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 scre all content in the wizard is vis		highest resolution (e.g. 1280 by 1024	pixels) to ensure
Type of Application			
The type of application you a	re applying for	is a <b>New Application</b>	
Are you applying for a:  Development Application			
Has a pre-application meetin  No	g been held in	relation to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is identi button.  O Urban	fied by a Block/	Section/Suburb, please select the "Ur	ban" radio
Suburb	Section	Block Number Unit Number	r
CHISHOLM	578	2	
Street Address			
CHISHOLM			

### **Applicant Details**

What type of applicant are you:

O Non-business (individual)

Salutation First Nam	е	Surname		
None Richard		Figg		
Postal Address 1	Post	tal Address 2		
Unit 4 55 Heffernan Street				
Postal Address 3				
Suburb	State/Territory	Postcode Country		
Mitchell	ACT	2911 Australia		
Phone Number	Fax Number	Mobile Number		
0448709116	T ax Number	Wobile Number		
Email richardfigg@bigpond.com				
nchardingg@bigporid.com				
Lessee (Property	) Owners) Details			
Ecoocc (Froperty	DWIICIO) Detailo			
Lessee Number: 1				
Is the Lessee a:				
O Standard lessee				
Salutation First Nam	е	Surname		
None Carmel		Collins		
Postal Address 1	Post	tal Address 2		
3 Sage Close				
Postal Address 3				
Suburb	State/Territory	Postcode Country		
Chisholm	ACT	2905		
Phone Number	Fax Number	Mobile Number		
0408680635				
Email				
Linaii				
Notice of Decision	and Plans			
Places enseify the deliv	vary mathed for the r	return of plans. Unless otherwise specified, your Notice		
of Decision and/or plan	=			
_	5 WIII DE LETUTHEU VIA	a Girian.		
☐ Email				
Are you applying for an	Estate Developmen	nt Plan OR Home Business?		
O 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 Low Density Zone
If more than one zone is applicable to your application, please specify them below:
Development/Precinct Code
Please specify which development/precinct code applies to this application.  Residential Zones - Single Dwelling Housing Development Code
Fully Describe Your Proposal
Please provide a full description of your proposal  Extension to existing residence including a double garage with a study above.
Use of the Land
Describe the use of the land or the proposed use of a building or structure on the land. <b>Example:</b> Residential purposes for a single dwelling Residential purposes for a single dwelling.
Is the use consistent with the current Crown lease?  O Yes
Assessment Track
Please indicate which assessment track applies to this Development Application:
O Merit
For more information about which track your development application will be assessed in, please click <i>here</i> .
Please note, the Planning and Land Authority may refuse to accept a development application

made in an incorrect assessment track. If the Planning and Land Authority 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:  Additions/Alterations to existing building  Will the additions exceed 1 storey in height?  Yes
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) (m <sup>2</sup> )
110.22
B - Gross Floor Area to be demolished (m <sup>2</sup> )
C - Gross Floor Area to be added (m <sup>2</sup> )
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
336.419999999996
E - COST OF WORKS at D* (\$)  282750.00
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) $(m^2)$
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) (\$)
282750
*Cost of works <b>MUST</b> be calculated in accordance with the <u>Building</u> (General) (Cost of <u>Building</u> Work) Determination 2010 (No 1) 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 <i>Demolition</i> 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 <i>here</i> .
Is the Trees item relevant to your proposal?  O 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?  O No

### Heritage

leritage
s the <i>Heritage</i> item relevant to your proposal?
O 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?

O Yes

Have you provided Entity Endorsement?

○ No

Have you provided required documentation for *referral* to Entity?

O 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, August 2007" 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?

O 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
Water Sensitive Urban Design
NOTE: Relevant for all new single dwellings & for additions and alterations that increase the roof area by more than 50% ONLY
Will the added GFA for this Addition/Alteration increase the existing GFA by more than 50%?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
To calculate the water consumption of a single residential dwelling with and without water saving features, please click <i>here</i>
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?  O 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)(i) - 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 <i>survey certificate</i> with this application?      Exempt
Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

If YES – 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 \$205 under the Planning and Development Act 2007

### **Exclusion from Public Inspection**

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act* 2007, the ACT Planning and Land Authority 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?

O No

### Conflict of Interest Declaration

Does the applicant or the lessee have any association with the ACT Planning and Land Authority staff?

O 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 Authority;

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 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;

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 ACT Planning and Land Authority will not provide written advice of this decision. I/we also understand that the ACT Planning and Land Authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the ACT Planning and Land Authority 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 ACT Planning and Land Authority 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
O Accept
Acceptance date

04 Jan 2013

### Before Submitting

You have almost completed the first stage of your Development Application. **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 interuption.

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 ACTPLA for review.

Development applications (DAs) can be delayed unnecessarily because ACTPLA 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 applications that will be assessed in the Merit and Impact track

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 ACTPLA 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 being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information. 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.

## 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:**

ACT Planning and Land Authority Customer Service Centre GPO Box 1908, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622

Email: actpla.customer.services@act.gov.au

Website: www.actpla.act.gov.au

Planning and Development Act 2007

### **Development Application**

Application Number: 201425511

### **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 screal all content in the wizard is vis	_	est resolution (e.g. 12	280 by 1024 pixels) to ensure
Type of Application			
The type of application you a	re applying for is a <b>N</b>	lew Application	
Are you applying for a:  Development Application			
Has a pre-application meeting  No	g been held in relatio	on to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is identification.  Urban Suburb  REID  Street Address	fied by a Block/Secti  Section  2	on/Suburb, please se  Block Number	elect the "Urban" radio  Unit Number
REID			

### **Applicant Details**

What type of applicant are you:

Business

ACN or ABN		
26133590379		
Company Name	Position held / Title	
gr8 @mosphere PTY LTD	Director	
Salutation First Name	Surname	
None Jason	Gerebtzoff	
Postal Address 1	Postal Address 2	
PO Box 7214		
Postal Address 3		
Suburb	State/Territory Postcode Country	
Duffy	ACT 2611 Australia	
Phone Number	Fax Number Mobile Number	
62607123		
Email		
jason.gr8@mosphere.net.au		
Lossoo (Proporty Owns	ers) Details	
Lessee (Flopelly Owlie		
Lessee (Property Owne		
Lessee Number: 1		
Lessee Number: 1		
Lessee Number: 1  Is the Lessee a:	Surname	
Lessee Number: 1  Is the Lessee a:  O Standard lessee		
Lessee Number: 1  Is the Lessee a:  O Standard lessee Salutation First Name	Surname	
Lessee Number: 1  Is the Lessee a:  O Standard lessee Salutation First Name Mr David	Surname Dawes	
Lessee Number: 1  Is the Lessee a:  Standard lessee Salutation First Name Mr David  Postal Address 1	Surname Dawes	
Lessee Number: 1  Is the Lessee a:  Standard lessee Salutation First Name Mr David  Postal Address 1  18 Dirrawan Gardens	Surname Dawes	
Lessee Number: 1  Is the Lessee a:  Standard lessee Salutation First Name Mr David  Postal Address 1  18 Dirrawan Gardens	Surname Dawes	
Lessee Number: 1  Is the Lessee a:  O Standard lessee Salutation First Name Mr David  Postal Address 1  18 Dirrawan Gardens  Postal Address 3	Surname Dawes  Postal Address 2	
Lessee Number: 1  Is the Lessee a:  Standard lessee Salutation First Name Mr David  Postal Address 1  18 Dirrawan Gardens  Postal Address 3  Suburb	Surname  Dawes  Postal Address 2  State/Territory Postcode Country	
Lessee Number: 1  Is the Lessee a:  Standard lessee Salutation First Name Mr David  Postal Address 1  18 Dirrawan Gardens  Postal Address 3  Suburb  Reid	Surname  Dawes  Postal Address 2  State/Territory  Postcode Country  ACT  2612	
Lessee Number: 1  Is the Lessee a:  Standard lessee Salutation First Name Mr David  Postal Address 1  18 Dirrawan Gardens  Postal Address 3  Suburb  Reid  Phone Number	Surname Dawes  Postal Address 2  State/Territory Postcode Country ACT 2612  Fax Number Mobile Number	
Lessee Number: 1  Is the Lessee a:  Standard lessee Salutation First Name Mr David  Postal Address 1  18 Dirrawan Gardens  Postal Address 3  Suburb  Reid  Phone Number  0261401504	Surname Dawes  Postal Address 2  State/Territory Postcode Country ACT 2612  Fax Number Mobile Number	
Lessee Number: 1  Is the Lessee a:  Standard lessee Salutation First Name Mr David  Postal Address 1  18 Dirrawan Gardens  Postal Address 3  Suburb  Reid  Phone Number  0261401504	Surname Dawes  Postal Address 2  State/Territory Postcode Country ACT 2612  Fax Number Mobile Number	
Lessee Number: 1  Is the Lessee a:  Standard lessee Salutation First Name Mr David  Postal Address 1  18 Dirrawan Gardens  Postal Address 3  Suburb  Reid  Phone Number  0261401504	Surname Dawes  Postal Address 2  State/Territory Postcode Country ACT 2612  Fax Number Mobile Number	

Is the Lessee a:

O Standard lessee

Salutation First Name		name		
Mrs Elizabeth		awes		
Postal Address 1	Postal Add	dress 2		l
18 Dirrawan Garedens				
Postal Address 3				
Suburb	State/Territory	Postcode	Country	
Reid	ACT	2612		
Phone Number 0261401504	Fax Number		Number 0402847687	
Email				
Notice of Decision and F	Plans			
Please specify the delivery me of Decision and/or plans will b		•	less otherwise s	pecified, your Notice
Are you applying for an <i>Estate</i> No	Development Pla	n OR Home E	Business?	
Zone				
Please specify which zone ap here to access ACTMAPi and	•	ation (please s	select one zone	only). Please click
RZ1 Suburban zone				
If more than one zone is appli	cable to your appli	cation, please	e specify them be	elow:
Development/Precinct C	ode			
Please specify which develop			ation.	
Please specify all relevant pre Reid Precinct Code	cinct code/s applie	ed to your prop	posal	

Fully Describe Your Proposal

#### Please provide a full description of your proposal

Knock down existing Brick Residence, Fibro Shed and Fibro Garage. Rebuild new single storey brick veneer residence with attached garage.

1				
	CO.	OT 1	'ha	Land

OSE OF THE LAND
Describe the use of the land or the proposed use of a building or structure on the land. <b>Example:</b> Residential purposes for a single dwelling Residential purposes for a single dwelling
Is the use consistent with the current Crown lease?  O Yes
Assessment Track
Please indicate which assessment track applies to this Development Application:
O Merit
For more information about which track your development application will be assessed in, please click here. Please note, the Environment and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment and Sustainable Development 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:  Demolition/Rebuild

### 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)	(m <sup>2</sup> )

164.00

B - Gross Floor Area to be demolished (m <sup>2</sup> )
164.00
C - Gross Floor Area to be added (m <sup>2</sup> )
388.59
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
388.59
E - COST OF WORKS at D* (\$)
569374.95
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) (m <sup>2</sup> )
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) (\$)
569374.95
*Cost of works <b>MUST</b> be calculated in accordance with the current version of Building (Gene

\*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?

O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
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 <i>here</i> .
Is the Trees item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O Yes
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?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Heritage
Heritage
Is the <i>Heritage</i> 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

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)**

Have you provided required documentation for *referral* to Entity?

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

O No

O Yes

### 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?

O 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?

Development Application Created on 04/19/2014 17:4	<b>19:</b> (
O 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: 13228 or visit their web site. Please carefully read the applicant declaration before submitting this form	1
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 are carports, please click here.	nd
Does your proposal include construction or modification of driveway/s?  O Yes	
Please indicate the works to be undertaken	
Construction of new driveway	
Survey Requirements - S.139(2)(i) - P & D Act 2007	
If this application is for approval of a development that requires construction work to be carried 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 <i>Planning and Development Regulations</i> 2008	ou
Do you have a <i>survey certificate</i> with this application?  O Yes	

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

Is this application for development undertaken without approval?

O No

If YES – 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

### Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act* 2007, the ACT Planning and Land Authority 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*?

O No

### Conflict of Interest Declaration

Does the applicant or the lessee have any association with the ACT Planning and Land Authority staff?

O Yes

#### Please provide details:

The Lessee David Dawes is currently the DG/CEO of Economic Directorate/ LDA and has interaction with ESDD in a number of forums.

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 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;

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 Sustainable Development Directorate will not provide written advice of this decision.

I/we also understand that the Environment and Sustainable Development 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 Sustainable Development 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 Sustainable Development 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 ac	cept the above declarations
$\bigcirc$	Accept
Acc	eptance date
19	Apr 2014

### 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 interuption.

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 ACTPLA for review.

Development applications (DAs) can be delayed unnecessarily because ACTPLA 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

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 ACTPLA 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 being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the Planning and Development Act 2007. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in

development and building information. 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.

# 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:**

ACT Planning and Land Authority Customer Service Centre GPO Box 1908, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622

Email: actpla.customer.services@act.gov.au

Website: www.actpla.act.gov.au

Planning and Development Act 2007

# **Development Application**

Application Number: 201527575

# **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 scre all content in the wizard is vis	_	est resolution (e.g. 1	1280 by 1024 pixels) to ensure
Type of Application			
The type of application you a	ire applying for is a <b>I</b>	New Application	
Are you applying for a:  Development Application			
Has a pre-application meetin  No	g been held in relati	on to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is identibutton.  Urban Suburb ISAACS Street Address	fied by a Block/Sect Section 516	Block Number	select the "Urban" radio  Unit Number
ISAACS			

# **Applicant Details**

What type of applicant are you:

O Non-business (individual)

Salutation First Name	Surname	
None Andrew	mcCabe	
Postal Address 1	Postal Address 2	
17 Conyers st		
Postal Address 3		
Suburb	State/Territory Postcode Country	
hughes	ACT 2605 Australia	
Phone Number 0425388531	Fax Number Mobile Number	
Email mail@hausds.com.au		
mail@nausus.com.au	J	
Lessee (Property Ow	ners) Details	
Lessee Number: 1		
Is the Lessee a:		
Standard lessee Salutation First Name	Surname	
Ms Yayun	Deng	
Postal Address 1	Postal Address 2	
15 Gladman Close		
Postal Address 3		
2607		
Suburb	State/Territory Postcode Country	
Issacs	ACT Australia	
Phone Number	Fax Number Mobile Number	
0437352171		
Email		
mail@hausds.com.au		
Lessee Number: 2		
Is the Lessee a:		
<ul> <li>Standard lessee</li> </ul>		

Salutation	First Name		Surna	me					
None	Samuel		Bunt						
Postal Address 1		Postal	l Addre	ss 2					
15 Gladman Clo	se								
Postal Address 3									
Suburb		State/Territory		Postcode	1	Country			
Issacs		ACT		2607		Australia			
Phone Number		Fax Number			Mobile	Number			
0437352171									
Email									
mail@hausds.co	 om.au								
Notice of D	Decision and	Plans							
Please specify	the delivery m	nethod for the re	turn o	f plans. U	Inless (	otherwise	specified	d. vour N	lotice
		be returned via		-	111000	ou loi Wioo	оросшо	a, your r	101100
☐ Email									
Are you applyi	ng for an Estat	te Development	Plan	OR Home	e Busir	ness?			
O No									
7									
Zone									
• •		oplies to this app		on (please	e selec	t one zon	e only).	Please of	click
here to access ACTMAPi and locate the zone.									
☐ RZ1 Suburb	an zone								
If more than or	ne zone is appl	licable to your a	pplica	tion, pleas	se spe	cify them	below:		
		<b>,</b> , , , , , , , , , , , , , , , , , ,		, ,		,			
Developme	ent/Precinct (	Code							
Please specify	which develop	oment code appl	lies to	this appli	ication				
☐ Residential 2	Zones - Single Dv	velling Housing Dev	velopm	ent Code					
	_								
Please specify	all relevant pro	ecinct code/s ap	oplied	to your pr	roposa	tl			
Fully Desc	ribe Your Pro	pposal							
- I dily Dood		- Joseph							

Page 3 of 12

#### Please provide a full description of your proposal

The proposed addition is a deck located to the front of the existing dwelling.

			4.1			
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	\ <del></del>	ш				

Use of the Land
Describe the use of the land or the proposed use of a building or structure on the land. <b>Example:</b> Residential purposes for a single dwelling Residential purposes for a single dwelling
Is the use consistent with the current Crown lease?  O Yes
Assessment Track
Please indicate which assessment track applies to this Development Application:
O 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)
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) (m <sup>2</sup>	)
A - Oloss i looi Alea (existilig) (iii	.)

132.0

B - Gross Floor Area to be demolished (m <sup>2</sup> )
0.0
C - Gross Floor Area to be added (m <sup>2</sup> )
0.0
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
132
E - COST OF WORKS at D* (\$)
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) $(m^2)$
30.0
G - COST OF WORKS at F* (\$)
21150.0
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) (\$)
21150
*Cost of works <b>MUST</b> 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 prepare

\*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?

Development Application Created on 04/18/2015 20:39:4
O 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 <i>here</i> .
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?  No
Heritage
Heritage
Is the <i>Heritage</i> 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?

O No

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?  O 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)(i) - 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?	
O Not Relevant	

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

○ No

If YES – 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.

Is this application for development undertaken without approval?

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?

$\overline{}$	
( )	No
$\smile$	INC

# **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?
$\bigcirc$	No	

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

I am friends with the development assessment officer Rashed Yamin.

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 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;

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
O Accept
Acceptance date

18 Apr 2015

# **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 interuption.

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

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 1908, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622

Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

Planning and Development Act 2007

# **Development Application**

Application Number: 201527661

# **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 screall content in the wizard is vis		e highest resolution (e.g. 1280 by 1024 pixels) to ensi
Type of Application		
The type of application you a	are applying for	r is a <b>New Application</b>
Are you applying for a:  Development Application		
Has a pre-application meetin  No	ig been held in	relation to this proposal?
Lease/Site Details		
Site Number: 1		
If your rural property is identibutton.  O Urban	fied by a Block	c/Section/Suburb, please select the "Urban" radio
Suburb	Section	Block Number Unit Number
GRIFFITH	31	8
Street Address		
24 BLAXLAND CRESCENT, GR	FFITH	

# **Applicant Details**

What type of applicant are you:

Business

ACN or ABN 24081302365		
Company Name	Position held / Title	
Philip Leeson Architects	Director	
Salutation First Name	Surname	
None Philip	Leeson	
Postal Address 1	Postal Address 2	
4/9 McKay Street	1 Octal / Address 2	
Postal Address 3		
Suburb	State/Territory Postcode Country	
Turner	ACT 2612 Australia	
Phone Number	Fax Number Mobile Number	
62953311		
Email		
philip@philipleeson.com.au		
Lessee (Property Owner	rs) Details	
Lessee Number: 1		
Is the Lessee a:		
O Standard lessee		
Salutation First Name	Surname	
None Diane	Hinds	
Postal Address 1	Postal Address 2	
24 Blaxland Crescent		
Postal Address 3		
Suburb	State/Territory Postcode Country	
GRIFFITH	ACT 2603	
Phone Number	Fax Number Mobile Number	
0416278077		
Email		
dianehinds@hotmail.com		

Is the Lessee a:

O Standard lessee

Salutation First Name		name		
None	Ale	eksandric		
Postal Address 1	Postal Add	ress 2		
24 Blaxland Crescent				
Postal Address 3				
Suburb	State/Territory	Postcode	Country	
GRIFFITH	ACT	2603		
Phone Number 0428429249	Fax Number	Mobil	le Number	
Email				
vladaleksandric@gmail.com				
Notice of Decision and F	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.				
Are you applying for an <i>Estate</i> No	e Development Pla	n OR Home Bus	iness?	
Zone				
Please specify which zone ap here to access ACTMAPi and	• • • • • • • • • • • • • • • • • • • •	tion (please sele	ect one zone o	nly). Please click
RZ1 Suburban zone				
If more than one zone is appli	cable to your appli	cation, please sp	ecify them bel	low:
Development/Precinct C	ode			
Please specify which develop	• •	• •	n.	
Please specify all relevant pre Griffith precinct code	cinct code/s applie	d to your propos	al	

Fully Describe Your Proposal

#### Please provide a full description of your proposal

Single storey additions to form new bedrooms, conversion of existing bedrooms to study, dressing room and ensuite, internal alterations to existing bathroom and laundry, low landscape wall in front yard.

#### Use of the Land

Describe the use of the land or the proposed use of a building or structure on the land. **Example:** Residential purposes for a single dwelling

Residential purposes for a single dwelling

Is the use consistent with the current Crown lease?

O Yes

#### Assessment Track

Please indicate which assessment track applies to this Development Application:

O 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:

Additions/Alterations to existing building

Will the additions exceed 1 storey in height?

O No

# 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) (m <sup>2</sup> )
262.24
B - Gross Floor Area to be demolished (m <sup>2</sup> )
0.00
C - Gross Floor Area to be added (m <sup>2</sup> )
48.77
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
311.01
E - COST OF WORKS at D* (\$)
109586.19
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) $(m^2)$
0.00
G - COST OF WORKS at F* (\$)
0.00
Cost of Associated Works
H - Cost of all associated work such as landscaping (\$)
5000.00
I - Cost of all public works and/or off site works (\$)
0.00
J - TOTAL COST OF WORKS (E+G+H+I) (\$)
114586.19
*Cost of works <b>MUST</b> be calculated in accordance with the current version of Building (Gen

\*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

Is the <i>Demolition</i> item relevant to your proposal?  O 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 <i>here</i> .
Is the Trees item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
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?  No
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  O No
Erosion and Sediment Control
Erosion and Sediment Control (for sites less than 0.3 of a hectare)

**Demolition** 

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?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O 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
Water Sensitive Urban Design
NOTE: Relevant for all new single dwellings & for additions and alterations that increase the roof area by more than 50% ONLY
Will the added GFA for this Addition/Alteration increase the existing GFA by more than 50%?  No
To calculate the water consumption of a single residential dwelling with and without water saving features, please click <i>here</i>

### 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?

O 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?

O No

# Survey Requirements - S.139(2)(i) - 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?

O Yes

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

Is this application for development undertaken without approval?

O No

If YES – 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 exem	ption
from development approval was granted, but the development does not accord with the e	xemption
provisions?	

O 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?

O No

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

The Tree Management Plan and Tree Report were prepared by Johanna Wallner, who is a daughter-in-law of the applicant and works at EDP.

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 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;

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
O Accept	
Acceptance date	
07 May 2015	

#### **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 interuption.

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

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 1908, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622

Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

Planning and Development Act 2007

# **Development Application**

Application Number: 201527736

# **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 <b>New Application</b> 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
f your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.  O Urban Suburb Section Block Number Unit Number
KAMBAH 415 6 Carreet Address
6 TONG PLACE, KAMBAH

#### **Applicant Details**

What type of applicant are you:

Business

ACN OF ABN	
76701768954	
Company Name	Position held / Title
Haus Design Studio	Director
Salutation First Name Su	rname
None Andrew m	cCabe
Postal Address 1 Postal Ad	dress 2
17 Conyers Street	
Postal Address 3	
Hughes	
Suburb State/Territory	Postcode Country
Hughes	2605 Australia
Phone Number Fax Number	Mobile Number
0425388531	
Email	
mail@hausds.com.au	
Lessee (Property Owners) Details	
Lessee Number: 1	
In the Leaves of	
Is the Lessee a:	
Standard lessee	
	rname iper
Postal Address 1 Postal Address 1	dress 2
6 Tong Place	
Postal Address 3	
O L d	Post of the Control
Suburb State/Territory  Kambah ACT	Postcode Country  2902 Australia
Phone Number Fax Number 0419438848	Mobile Number 0419438848
	0419430040
Email	
Melissa.Piper@csiro.au	
Notice of Decision and Plans	
- Total of Boololoff and Tiding	
Please specify the delivery method for the return	n of plans. Unless otherwise specified, your Notice
of Decision and/or plans will be returned via em	

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

☐ Email

O No
Zone
Please specify which zone applies to this application (please select one zone only). Please click <i>here</i> to access ACTMAPi and locate the zone.
RZ1 Suburban zone
If more than one zone is applicable to your application, please specify them below:
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
Todas specifically an relevant president applied to your proposal
Fully Describe Your Proposal
Please provide a full description of your proposal Seeking a retrospective approval for an existing upper level deck and pergola attached to the dwelling.
Use of the Land
Describe the use of the land or the proposed use of a building or structure on the land. <b>Example:</b> Residential purposes for a single dwelling Residential purposes for a single dwelling.
Is the use consistent with the current Crown lease?  O Yes
Assessment Track
Please indicate which assessment track applies to this Development Application:
Please indicate which assessment track applies to this Development Application:

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)  ☐ Other
Please specify Deck and pergola
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) (m <sup>2</sup> )
230.0
B - Gross Floor Area to be demolished (m <sup>2</sup> )
0.0
C - Gross Floor Area to be added (m <sup>2</sup> )
0.0
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
230

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

E - COST OF WORKS at D\* (\$)

0.0

F - Area of other BCA class 10 structures (e.g. metal garage, metal carport, pergola, deck, verandah, etc) (m<sup>2</sup>)

Development Application Created on 05/11/2015 20:05
81.0
G - COST OF WORKS at F* (\$)
35000.0
Cost of Associated Works
H - Cost of all associated work such as landscaping (\$)
0.0
I - Cost of all public works and/or off site works (\$)
0.0
J - TOTAL COST OF WORKS (E+G+H+I) (\$)
35000
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (Cost of Building Work) Determination OR a summary of costs from a bill of quantities prepared to 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 <i>Demolition</i> 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

accompanied by a Tree Management Plan

is likely to cause damage to or removal of, any protected trees, the application is to be

For more information about urban tree protection in the ACT, please click *here*.

O No

#### **Waste Management**

Is the Trees item relevant to your proposal?

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?  No
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?  No
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?  O 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?

Development Application Created on 05/11/2015 20:05:1
O 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?  O 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)(i) - 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 <i>Planning and Development Regulations 2008</i>
Do you have a <i>survey certificate</i> with this application?  O Yes
Development Undertaken Without Approval - S.205 - P & D Act 2007
Is this application for development undertaken without approval?  O Yes

If YES – 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?

O 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*?

O No

#### Conflict of Interest Declaration

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

O Yes

Please provide details:

I am friends with the DA Officer Rashed Yamin.

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 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;

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 abov	e declarations
O Accept	
Acceptance date	
11 May 2015	

#### **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 interuption.

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.

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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

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**

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# 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 1908, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622

Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

Planning and Development Act 2007

# **Development Application**

Application Number: 201527764

# **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 screall content in the wizard is vi		highest resolution (e.g. 1	280 by 1024 pixels) to ensure
Type of Application			
The type of application you a	are applying for	is a <b>New Application</b>	
Are you applying for a:  Development Application			
Has a pre-application meetir  No	ng been held in ı	relation to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is ident button.  O Urban	ified by a Block/	Section/Suburb, please s	select the "Urban" radio
Suburb	Section	Block Number	Unit Number
BANKS	25	32	
Street Address			
BANKS			

### Applicant Details

What type of applicant are you:

O Non-business (individual)

Salutation First Name	Surname	
None Jalal	Anis	
Postal Address 1	Postal Address 2	
11 Alice Clarke Street		
Postal Address 3		
Suburb	State/Territory Postcode Country	
Casey	ACT 2913 Australia	
Phone Number	Fax Number Mobile Number	
0422342970		
Email		
anis1stnov@yahoo.com		
Lagger / Draw anti-	vo) Detaile	
Lessee (Property Owne	rs) Details	
Lessee Number: 1		
Is the Lessee a:		
O Standard lessee		
Salutation First Name	Surname	
None JAIME	LAPUS	
Postal Address 1	Postal Address 2	
7 ALLITT PLACE		
Postal Address 3		
Suburb	State/Territory Postcode Country	ı
BANKS	ACT 2906 Australia	Í
Phone Number	Fax Number Mobile Number	
0466307959	0466307959	
Email		
anis1stnov@yahoo.com		
Lacasa Numban O		
Lessee Number: 2		
Is the Lessee a:		
<ul><li>Standard lessee</li></ul>		

Salutation	First Name		Surna	me				
None		LAPUS						
Postal Address 1 Postal		l Addre	ess 2					
7 ALLITT PLAC	E							
Postal Address 3								
Suburb		State/Territory		Postcode		Country		
BANKS		ACT		2906		Australia		
Phone Number		Fax Number			Mobile	Number		
0466307959					04663	307959		
Email	_							
anis1stnov@yal	noo.com							
Notice of D	ecision and l	Plans						
Please specify	the delivery m	ethod for the re	turn c	of plans. L	Jnless	otherwise s	specified,	your Notice
of Decision an	d/or plans will b	e returned via	email.	•				
☐ Email								
Are veu englyi	ng for on Estat	o Dovolonmont	Dlan	OD Home	o Dunir	2000		
_	ng for an Estate	e Development	Plan	OR Home	e Busir	ness?		
O No								
Zone								
Please specify	which zone ap	onlies to this and	nlicati	on (pleas	e selec	ct one zone	only) Pl	ease click
	ACTMAPi and		•	ori (piodo	0 00100	or 0110 20110	Orny). Tr	odoo onon
nord to access			<b>.</b>					
RZ1 Suburb	an zone							
16 41								
If more than or	ne zone is appli	icable to your a	pplica	ition, plea	ise spe	ecity them b	elow:	
Developme	ent/Precinct C	Code						
Вотогории	3110,1 10011101	<b>7</b> 000						
Please specify	which develop	ment code ann	lice to	thic anni	lication			
_	•				lication	l.		
Residential	Zones - Single Dw	elling Housing De	veiopri	ient Code				
Please specify	all relevant pre	ecinct code/s ap	oplied	to your p	roposa	al		
E. H. B.	uile a Varra Da							
Fully Desc	ribe Your Pro	posal						

Page 3 of 12

# Please provide a full description of your proposal

TO BUILD A SECONDARY RESIDENCE AND AN ADDITIONAL PARKING SPACE

Proposed Use of the Land
Describe the use of the land or the proposed use of a building or structure on the land. <b>Example:</b> Residential purposes for a single dwelling RESIDENTIAL PURPOSE FOR A SINGLE DWELLING.
Is the proposed use consistent with the current Crown lease?  O 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:  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) (m<sup>2</sup>)

139.50

B - Gross Floor Area to be demolished (m2)
0.0
C - Gross Floor Area to be added (m <sup>2</sup> )
88.40
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
227.9
E - COST OF WORKS at D* (\$)
142430.00
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) (m <sup>2</sup> )
18.6
G - Parking areas – undercover
0.0
H - COST OF WORKS (F & G) (\$)
13113.00
Cost of Associated Works
I - Cost of all associated works such as landscaping (\$)
5000.00
J - Cost of all public works and/or off site works (\$)
0.00
K - TOTAL COST OF WORKS (E+H+I+J)
160543

\*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 <i>Demolition</i> item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
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?  No
Heritage
Heritage
Is the <i>Heritage</i> 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 anu wash area, stockphes anu stabiliseu access point.
Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O 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?

O 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)(i) - 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?

O Yes

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

Is this application for development undertaken without approval?

O No

If YES - Under Section 139(j) 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?

O 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?

O No

### Conflict of Interest Declaration

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

O Yes

Please provide details:

FAWZIA MAJID, DEVELOPMENT ASSESSMENT OFFICER, SOUTH TEAM.

WIFE OF THE APPLICANT

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			
0	Accept		
Acce	eptance date		
09 J	un 2015		

# 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 interuption.

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- 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

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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

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Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622

Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

Planning and Development Act 2007

# **Development Application**

Application Number: 201528738

# **Before Starting**

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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 <b>New Application</b>
Are you applying for a:  O Development Application
Has a pre-application meeting been held in relation to this proposal?  O Yes
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 LYONS  13
Street Address 16 GLENORCHY STREET, LYONS

# **Applicant Details**

What type of applicant are you:

Business

68154870078		
Company Name	Position hel	d / Title
4thD Planning & Design Pty Ltd	Director	
Salutation First Name	Surname	
None Shamsul	Huda	
Postal Address 1	Postal Address 2	
35 Clem Hill Street		
Postal Address 3		
Gordon		
	ate/Territory Postcode CT 2906	Country Australia
	ıx Number	Mobile Number
62948059	x Number	Mobile Number
Email		
info@4thD.com.au		
Lessee (Property Owners)	Details	
Lessee Number: 1		
Is the Lessee a:		
Standard lessee	Curacras	
Salutation First Name  Mr Paul	Surname Oakes	
Postal Address 1	Postal Address 2	
16 Glenorchy Street		
Postal Address 3		
	ate/Territory Postcode	
Lyons	CT 2606	Australia
	x Number	Mobile Number
0402979454		0402979454
Email adslpaul@tpg.com.au		
addipadi @ ipg.com.ad		
Notice of Decision and Pla	ans	

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

of Decision and/or plans will be returned via email.

☐ Email

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice

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.

RZ2 Suburban core zone

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

### **Development/Precinct Code**

Please specify which development code applies to this application.

Residential zones - Multi-Unit Housing Development Code

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

# Fully Describe Your Proposal

### Please provide a full description of your proposal

The proposal is to demolish the current building, the garage and other structures and then build two new dwellings with associated access, basement parking and landscaping on site. The specific aspects of the proposal forming part of this DA include the following:

- 1. Demolition of existing single storey residence, metal garage, concrete driveway and paths and all retaining wall on site. No regulated trees are affected by or are proposed to be removed as part of the development.
- 2. Construction of two new two storey dwellings with associated basement double garages on site. House A will have 181.35 m2 GFA with a basement double garage. House B will have 187.02 m2 GFA also with a basement double
- 3. Two new verge crossings and separate access driveways are proposed from Glenorchy Street. One driveway will provide access to House A and the other to House B.
- 4. Two timber decks, one for each dwelling, are proposed as part of the principal Private Open Spaces.
- 5. Landscaping is proposed along the street frontage and the two side boundaries of the site.
- 6. The current block is proposed to be subdivided to create two new blocks with two new leases to be issued with the surrender of the current lease. New Block A will have an area of 378.18 m2 (subject to final survey) and Block B will have an area of 358.82 m2 (subject to final survey).

# Proposed Use of the Land

Describe the proposed use of the land or the proposed use of a building or structure on the land.

**Example:** Residential use for a maximum of 7 residential units

Residential use for two dwellings - one on each (to be) subdivided block.
Is the proposed use consistent with the current Crown lease?  No
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.  Multiple Dwelling  Lease Variation
Does this proposal involve a variation to a Units Plan?  No
Please select a <i>Lease Variation</i> sub type:  ☐ Subdivision
Multiple Dwelling
Please select a Multiple Dwelling sub type:  New Development
Number of new dwellings to be constructed
2
Total number of Dwellings on the block
Does your proposal involve work on a Dual Occupancy development?  No

# Community Consultation Summary

Is this proposal -
A building for residential use with 3 or more storeys and 15 or more dwellings?  No
A building with a gross floor area of more than 5000m <sup>2</sup> ?  O No
A building or structure more than 25m above finished ground level?  No
A variation of a lease to remove its concessional status?  No
<b>Please Note</b> A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.
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) (m <sup>2</sup> )
175.00
B - Gross Floor Area to be demolished (m2)
175.00
C - Gross Floor Area to be added (m <sup>2</sup> )
368.37
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
368.37
E - COST OF WORKS at D* (\$)
580805.00 (ψ)

## 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)  $(m^2)$ 

36.78
G - Parking areas – undercover
123.00
H - COST OF WORKS (F & G) (\$)
206508.00
Cost of Associated Works
I - Cost of all associated works such as landscaping (\$)
20000.00
J - Cost of all public works and/or off site works (\$)
10000.00
K - TOTAL COST OF WORKS (E+H+I+J)
817313
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (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
In the Demolition item relevant to your proposal?

Is the *Demolition* item relevant to your proposal?

O Yes

Have you provided Entity Endorsement?

O Yes

### **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?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
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?  O Yes
Have you provided Entity Endorsement?  No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  O No
Hazardous Materials, Contamination, Erosion and Sediment Control
Hazardous Material
Is the <i>Hazardous Materials</i> item relevant to your proposal?  O No
Contamination
Is the <i>Contamination</i> item relevant to your proposal?  No
Erosion and Sediment Control (for sites less than 0.3 of a hectare)
Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?

O No
Have you provided required documentation for <i>referral</i> to Entity?  O 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
Is the Servicing and Site Management item relevant to your proposal?  No
Utilities
Is the <i>Utilities</i> item relevant to your proposal?  O Yes
Please tick the relevant entities  Water Electricity Sewerage Gas Stormwater
Have you provided Entity Endorsement?  O Yes
Subdivision (residential zones)
Subdivision (residential zones)
Is the Subdivision (residential zones) item relevant to your proposal?  O Yes

Have you provided documentation that demonstrates how your proposal complies with the

requirements of the <i>Territory Plan</i> ?  O Yes
National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation
National Capital Plan
Is the <i>National Capital Plan</i> item relevant to your proposal?  No
Crime Prevention through Environmental Design
Is the <i>Crime Prevention</i> item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?    Yes
Access and Mobility
Is the Access and Mobility item relevant to your proposal?  No
Traffic Generation
Is the Traffic Generation item relevant to your proposal?  No
Parking
Parking (car)
Is the <i>Parking (car)</i> item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Parking (bicycle)
Is the <i>Parking (bicycle)</i> item relevant to your proposal?  No
Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the <i>Signs</i> item relevant to your proposal?  O No
Neighbourhood Plans
Is the <i>Neighbourhood Plans</i> item relevant to your proposal?  O No
Water Sensitive Urban Design (Mains Water Consumption)
Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Water Sensitive Urban Design (Stormwater Quality)
Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?  No
Water Sensitive Urban Design
Water Sensitive Urban Design (Stormwater Quantity)
Water Sensitive Urban Design (Stormwater Quantity)  Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?  No
Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?
Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?  No
Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?  No  No  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

Survey Requirements - S.139(2)(i) - 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* 

registered surveyor) must accompany this application unless exempt by Regulation 25 of the Planning and Development Regulations 2008
Do you have a <i>survey certificate</i> with this application?  O Yes
Development Undertaken Without Approval - S.205 - P & D Act 2007
Is this application for development undertaken without approval?  No
If YES - Under Section 139(j) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development <b>must</b> 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
Exclusion from Public Inspection
In accordance with the requirements of Sections 28 and 30 of the <i>Planning and Development Act</i> 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 <i>Public Inspection</i> ?   No
Conflict of Interest Declaration
Does the applicant or the lessee have any association with the Environment and Planning Directorate staff?  O Yes
Please provide details:

The applicant's wife Rumana Masud Jamaly is an employee of Environment and Planning Directorate.

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 Authority;

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;

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

I/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 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
O Accept
Acceptance Date

04 Dec 2015

# 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 interuption.

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- 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.

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# 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 1908, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Fax: (02) 6207 1925 TTY: (02) 6207 2622

Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

Planning and Development Act 2007

# **Development Application**

Application Number: 201629152

# **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 scre all content in the wizard is vis	•	est resolution (e.g. 1	280 by 1024 pixels) to ensure
Type of Application			
The type of application you a	re applying for is a <b>N</b>	New Application	
Are you applying for a:  Development Application			
Has a pre-application meetin  No	g been held in relati	on to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is identifution.  O Urban	fied by a Block/Sect	ion/Suburb, please s	select the "Urban" radio
Suburb	Section	Block Number	Unit Number
KINGSTON Street Address	15	] [1	
53 LEICHHARDT STREET, KING	SSTON		

# **Applicant Details**

What type of applicant are you:

Business

neld / Title
de Country
Australia
Mobile Number
de Country
Mobile Number
Mobile Number  0422497933

Is the Lessee a:

O Standard lessee

Salutation First Name	Sur	name		
Mr Gary	Ra	ake		
Postal Address 1	Postal Add	dress 2		
53 Leichhardt Street				
Postal Address 3				
Suburb	State/Territory	Postcode	Country	
Kingston	ACT	2604	7 [	
Phone Number	Fax Number	Mc	bbile Number	
0419139648			419139648	
Email				
rakedover@gmail.com				
Notice of Decision and F	Plans			
Please specify the delivery me	ethod for the return	of plans. Unle	ess otherwise speci	fied, vour Notice
of Decision and/or plans will b			о о о о о о о о о о о о о о о о о о о	, ,
☐ Email				
Are you applying for an Estate	Development Pla	n OR Home B	usiness?	
O No				
7				
Zone				
Please specify which zone ap		ation (please s	elect one zone only	). Please click
here to access ACTMAPi and	locate the zone.			
RZ1 Suburban zone				
If more than one zone is appli	cable to your appli	cation, please	specify them below	<i>I</i> :
ii iiioio tiiaii oiio zoiio io appii	sasio to your appir	canon, proacc	opeony mom below	•
Development/Precinct C	ode			
Please specify which develop	ment code applies	to this applica	tion.	
Residential Zones - Single Dw	• •	• •		
-				
Please specify all relevant pre	cinct code/s applie	ed to your prop	osal	
Kingston Precinct Map & Code				

Fully Describe Your Proposal

### Please provide a full description of your proposal

Construction of an enclosed deck attached to the existing residence.

Proposed	Use	of t	he l	Land
----------	-----	------	------	------

Describe the use of the land or the proposed use of a building or structure on the land. Example:
Residential purposes for a single dwelling
Residential purposes for a single dwelling.

Is the proposed use consistent with the current Crown lease?

O 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)

O 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:

U Outbuildings (carports, garages, pergolas, etc)

# 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) (m<sup>2</sup>)

160.00

B - Gross Floor Area to be demolished (m <sup>2</sup> )
C - Gross Floor Area to be added (m <sup>2</sup> )
28.88
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
188.88
E - COST OF WORKS at D* (\$)
20360.40
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) (m <sup>2</sup> )
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) (\$)
20360.4
*Cost of works <b>MUST</b> be calculated in accordance with the current version of Building (Gene

\*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?

O 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 <i>here</i> .								
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?  No								
Heritage								
Heritage								
Is the <i>Heritage</i> item relevant to your proposal?  O Yes								
Have you provided Entity Endorsement?  O Yes								
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?  O Yes								
Have you provided Entity Endorsement?  No								

Have you provided required documentation for <i>referral</i> to Entity?  O 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?  O 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?  O 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

Driveways (For works on verge only)

form

or visit their web site. Please carefully read the applicant declaration before submitting this

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.

Doe	es your	proposal	include (	construction	or mo	dification	of driveway	/s?
$\bigcirc$	No							

# Survey Requirements - S.139(2)(i) - 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?

O Yes

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

Is this application for development undertaken without approval?

O No

If YES - Under Section 139(j) 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?

O 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*?

O No

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

One of the lessees, Gary Rake, is Deputy Director-General of EPD. He has completed an internal disclosure of his interest in this DA. In accordance with internal process and good practice, he will be excluded from all matters related to this DA and any associated heritage considerations.

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;

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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);

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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	e declarations
O Accept	
Acceptance date	
17 Mar 2016	

### **Before Submitting**

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#### **Contact Details:**

Environment and Planning Directorate Customer Service Centre GPO Box 1908, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622

Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

Planning and Development Act 2007

### **Development Application**

Application Number: 201629303

### **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.

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all content in the wizar		highest resolution (e.g.	1280 by 1024 pixels) to ensure
Type of Application	n		
The type of application	you are applying for	is a <b>New Application</b>	
Are you applying for a:  Development Applicat			
Has a pre-application r	neeting been held in	relation to this proposal	?
Lease/Site Details	5		
Site Number: 1			
If your rural property is button.  O Urban	identified by a Block	/Section/Suburb, please	select the "Urban" radio
Suburb	Section	Block Number	Unit Number
WANNIASSA	151	33	
Street Address			
17 GUTHRIDGE CRESCE	NT, WANNIASSA		

### **Applicant Details**

What type of applicant are you:

O Non-business (individual)

Salutation	First Name	Surname						
None	Mohamed		El-Hassan					
Postal Address 1		Posta	al Addre	ess 2				
70 Downard Stre	eet							
Postal Address 3								
Suburb		State/Territory		Postcode		Country		
Calwell		ACT		2905		Australia		
Phone Number		Fax Number			Mobil	le Number		
0410007302								
Email								-
lineaverdedesig	n@gmail.com							
Lessee (Pr	operty Owne	ers) Details						
Lessee Nu	mher: 1							
E03300 140	mber. T							
Is the Lessee	0.							
Standard les			Curne	·m o				
Salutation None	First Name amir		Surna					
	alliii							
Postal Address 1			al Addre				٦	
17		gutr	nridge c	rescent				
Postal Address 3								
Suburb		State/Territory		Postcode		Country		
wannissia		act		2903		australia		
Phone Number		Fax Number				le Number		7
0400446699					0400	0446699		
Email								
amir.sarbandi@	yahoo.com.au							
Notice of D	Decision and	Plans						
Please specify	the delivery m	ethod for the re	eturn c	of plans. U	Jnless	s otherwise s	specified, yo	our Notice
of Decision an	d/or plans will b	oe returned via	email					
☐ Email								
Are you east	ng for an Estat	o Dovolonmon	t Dlan	$\bigcap D$ $\sqcup_{\cap m}$	o Puo	inoss?		
	ng for an Estat	e Developitien	ι riaii		e bus	111622 (		
O 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 f more than one zone is applicable to your application, please specify them below:	
Development/Precinct Code	
Please specify which development code applies to this application.	

### Fully Describe Your Proposal

#### Please provide a full description of your proposal

Residential Zones - Single Dwelling Housing Development Code

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

The proposed design is to encompass the partial knock down and rebuild of 17 Guthridge Crescent Wanniassa.

The walls that will remain untouched are the party wall, the wall along the rear boundary and part of the wall along the left side boundary.

This proposal will include a total of 4 Bedrooms while maintaining an open living plan.

The property is currently a single residence on the block however there is a party wall which will remain untouched with addition to existing brick above current height if required to accommodate for new roof and extension of wall. The wall that is in relation to the interior of the neighbour will be maintained.

There is also an addition of a carport to the front of the property (North West) with the current fence and carport to be removed and replaced.

The Internal layout has been designed in a manner that provides an open feeling with the rooms placed in zones i.e. the bed rooms to be in their own zone and the kitchen and living room to be in their own zones.

### Proposed Use of the Land

Describe the use of the land or the proposed use of a building or structure on the land. **Example:** Residential purposes for a single dwelling

Current property is registered as a single dwelling with party wall and will remain the same classification

Is the proposed use consistent with the current Crown lease?

O 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)
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:  Additions/Alterations to existing building  Outbuildings (carports, garages, pergolas, etc)  Demolition/Rebuild  Will the additions exceed 1 storey in height?  No
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) (m <sup>2</sup> )
91.00
B - Gross Floor Area to be demolished (m <sup>2</sup> )
91.00
C - Gross Floor Area to be added (m <sup>2</sup> )
204.00
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
204

E - COST OF WORKS at D* (\$)
303432.00
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) $(m^2)$
20.5
G - COST OF WORKS at F* (\$)
14452.5
Cost of Associated Works
H - Cost of all associated work such as landscaping (\$)
1000.00
I - Cost of all public works and/or off site works (\$)
1000.00
J - TOTAL COST OF WORKS (E+G+H+I) (\$)
319884.5
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (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 <i>Demolition</i> item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Trees

Page 5 of 13

"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 <i>here</i> .
Is the Trees item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
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?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Heritage
Heritage
Is the <i>Heritage</i> 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?

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?  O Yes
Have you provided Entity Endorsement?  No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Please seek entity endorsement of your proposal prior to lodgement of your development application and submit this with your development application <b>OR</b> provide documentation with you application that demonstrates your proposal addresses entity requirements so it can be referred to the relevant entity by the Authority. Please click <i>here</i> for more information about entity referral requirements.
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
Water Sensitive Urban Design

NOTE: Relevant for all new single dwellings & for additions and alterations that increase the roof area by more than 25% ONLY

Will the added GFA for this Addition/Alteration increase the existing GFA by more than 25%?

No

To calculate the water consumption of a single residential dwelling with and without water saving

### Utilities Requirements - ActewAGL & Stormwater

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?  O 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)(i) - 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 <i>Planning and Development Regulations</i> 2008
Do you have a <i>survey certificate</i> with this application?  O Yes
Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

O No

If YES - Under Section 139(j) 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?

O 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*?

O No

### Conflict of Interest Declaration

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

O Yes

Please provide details:

Mu Uncle is Walid El-Hassan whom works in DA approval

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
O Accept
Acceptance date
13 May 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 interuption.

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 1908, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622 Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

Planning and Development Act 2007

### **Development Application**

Application Number: 201630166

### **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.

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Please ensure that your scree all content in the wizard is vis	_	est resolution (e.g. 1	1280 by 1024 pixels) to ensure
Type of Application			
The type of application you ar	e applying for is a <b>N</b>	lew Application	
Are you applying for a:  Development Application			
Has a pre-application meeting  No	g been held in relatio	on to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is identif button.  Urban Suburb KALEEN Street Address	Section 119	on/Suburb, please s  Block Number  12	select the "Urban" radio  Unit Number
109 DIAMANTINA CRESCENT, K	ALEEN		

### **Applicant Details**

What type of applicant are you:

Business

ACN or ABN 89868522077	
Company Name	Position held / Title
Linea Verde Design	Head Designer
Salutation First Name	Surname
None Mohamed	El-Hassan
Postal Address 1	Postal Address 2
70 Downard Street	FOSIAI Address 2
Postal Address 3	
Calwell	
Suburb Calwell	State/Territory Postcode Country  ACT Australia
Phone Number	Fax Number Mobile Number
0410007302	
Email	
lineaverdedesign@gmail.com	
Lessee (Property Owne	rs) Details
Lessee Number: 1	
In the Lance of	
Is the Lessee a:	
Standard lessee	0
Salutation First Name None Joe	Surname Pelle
Postal Address 1	Postal Address 2
109	Diamantina Crescent
Postal Address 3	
Suburb	State/Territory Postcode Country
Kaleen	ACT 2617 Australia
Phone Number	Fax Number Mobile Number
0414870000	0414870000
Email	
Joepelle@velocitynet.com.au	
Lessee Number: 2	

Is the Lessee a:

O Standard lessee

Salutation First Name	Surna	ame	
None Dianne Pelle			
Postal Address 1	Postal Addre	ess 2	
109	Diamantina	Crescent	
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Kaleen	ACT	2617	Australia
Phone Number	Fax Number	Mob	ile Number
0414270721		041	4270721
Email			
dianepelle@velocitynet.com.au			
Notice of Decision and F	Plans		
Please specify the delivery me of Decision and/or plans will b		= -	s otherwise specified, your Notice
Are you applying for an <i>Estate</i> No	∍ Development Plan	OR Home Bus	siness?
Zone			
Please specify which zone ap here to access ACTMAPi and		ion (please sel	ect one zone only). Please click
RZ1 Suburban zone			
If more than one zone is appli	cable to your applica	ation, please s <sub>l</sub>	pecify them below:
Development/Precinct C	Code		
Please specify which develop  Residential Zones - Single Dw			on.
Please specify all relevant pre Single Dwelling Housing Developme	• •		

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.)

Secondary Residence and the closure of a hall way between two elements of the existing house by removing the existing door and sealing up the wall

### 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 a single dwelling and secondary residence

Is the proposed use consistent with the current Crown lease?

O 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)

O 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	n type of deve	elopment applies t	o this devel	lopment applic	cation.
_					

☐ Single Dwelling

### Single Dwelling

Please select a Single Dwelling sub type:

☐ 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) (m <sup>2</sup> )
48.00
B - Gross Floor Area to be demolished (m2)
0.00
C - Gross Floor Area to be added (m <sup>2</sup> )
0.00
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
48
E - COST OF WORKS (\$)
62500.00
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) (m <sup>2</sup> )
0.00
0.00  G - Parking areas – undercover
G - Parking areas – undercover
G - Parking areas – undercover
G - Parking areas – undercover  0.00  H - COST OF WORKS (F & G) (\$)
G - Parking areas – undercover  0.00  H - COST OF WORKS (F & G) (\$)  0.00
G - Parking areas – undercover  0.00  H - COST OF WORKS (F & G) (\$)  0.00  Cost of Associated Works
G - Parking areas – undercover  0.00  H - COST OF WORKS (F & G) (\$)  0.00  Cost of Associated Works  I - Cost of all associated works such as landscaping (\$)
G - Parking areas – undercover  0.00  H - COST OF WORKS (F & G) (\$)  0.00  Cost of Associated Works  I - Cost of all associated works such as landscaping (\$)  0.00
G - Parking areas – undercover  0.00  H - COST OF WORKS (F & G) (\$)  0.00  Cost of Associated Works  I - Cost of all associated works such as landscaping (\$)  0.00  J - Cost of all public works and/or off site works (\$)

\*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 <i>Demolition</i> 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 <i>here</i> .
Is the Trees item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
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?  No
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  O 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

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?

O 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?

O 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?

Development Application Created on 09/15/2016 16:13:0
O 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?  O Yes
Please indicate the works to be undertaken  Construction of new driveway  Construction of additional entrance
Survey Requirements - S.139(2)(I) - P & D Act 2007
If this application is for approval of a development that requires construction work to be carried our 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 <i>Planning and Development Regulations 2008</i>
Do you have a <i>survey certificate</i> with this application?  O Yes
Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

O 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?

O 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*?

O No

#### Conflict of Interest Declaration

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

O Yes

Please provide details:

My Uncle is Walid El-Hassan whom works for EPD

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;

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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);

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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					
O Accept					
Acceptance da	Acceptance date				
15 Sep 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 interuption.

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- 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;
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- 3. You MUST include a statement against the criteria for development applications that will be assessed in the Merit track;
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# Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

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**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

Planning and Development Act 2007

### **Development Application**

Application Number: 201731167

### **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 scr all content in the wizard is v		e highest resolution (e.g.	1280 by 1024 pixels) to ensure
Type of Application			
The type of application you	are applying for	r is a <b>New Application</b>	
Are you applying for a:  Development Application			
Has a pre-application meeti  No	ng been held in	relation to this proposal	?
Lease/Site Details			
Site Number: 1			
If your rural property is iden button.  O Urban	·		
Suburb BANKS	Section 13	Block Number 48	Unit Number
Street Address			
11 WILHELMI CRESCENT, BAI	NKS		
, , , , , , , , , , , , , , , , , , , ,	<u> </u>		
A Liver Control			

#### Applicant Details

What type of applicant are you:

Business

ACN or ABN 89868522077		
Company Name	Position held / Title	
Linea Verde Design	Head Designer	
Salutation First Name	Surname	
None Mohamed	El-Hassan	
Postal Address 1	Postal Address 2	
70 Downard Street		
Postal Address 3  Calwell		
Suburb	State/Territory Postcode Country	
Calwell	ACT Australia	
Phone Number	Fax Number Mobile Number	_
0410007302		
Email		
lineaverdedesign@gmail.com		
Lessee (Property Owne	ers) Details	
Loodoo (i Toponty Omno		
Lessee Number: 1		
la tha Lagger		
Is the Lessee a:		
<ul><li>Standard lessee</li><li>Salutation First Name</li></ul>	Surname	
Mrs Ashley	Counsell	
Postal Address 1	Postal Address 2	
Postal Address 1  11 WILHELMI	Postal Address 2  CRESCENT	
11 WILHELMI		
11 WILHELMI Postal Address 3	CRESCENT	
11 WILHELMI		]
11 WILHELMI Postal Address 3 Suburb	State/Territory Postcode Country ACT 2906 Australia	]
11 WILHELMI Postal Address 3 Suburb Banks	CRESCENT  State/Territory Postcode Country	]
11 WILHELMI Postal Address 3 Suburb Banks Phone Number	State/Territory Postcode Country ACT 2906 Australia Fax Number Mobile Number	]
11 WILHELMI Postal Address 3 Suburb Banks Phone Number 0411759300	State/Territory Postcode Country ACT 2906 Australia Fax Number Mobile Number	]

Is the Lessee a:

O Standard lessee

Salutation First Name	Surna			
Mr Jethro Counsell				
Postal Address 1	Postal Addre			
11 WILHELMI	CRESCEN	Т		
Postal Address 3				
Suburb	State/Territory	Postcode	Country	
banks	act	2906	australia	
Phone Number	Fax Number	Mobi	le Number	
0411759300		041	1759300	
Email				
jethrocounsell@hotmail.com				
Notice of Decision and F	Plans			
Please specify the delivery me of Decision and/or plans will b		•	s otherwise sp	ecified, your Notice
Are you applying for an Estate  No	Development Plan	OR Home Bus	iness?	
Zone				
Please specify which zone ap here to access ACTMAPi and	•	on (please sele	ect one zone o	nly). Please click
RZ1 Suburban zone				
If more than one zone is appli	cable to your applica	ation, please sp	ecify them be	low:
Development/Precinct C	Code			
Please specify which develop  Residential Zones - Single Dw	• •		n.	
Please specify all relevant pre Single Dwelling Housing Developme	• •	to your propos	sal	

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.)

House extension and interior renovation

P	ro	pos	ed	U٤	se	of	th	ne l	Lar	าต

Describe the use of the development. <b>Example:</b> 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 a single dwelling

ls	the proposed	l use consiste	nt with the	current	Crown	lease?
$\bigcirc$	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)

O Merit

O No

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:

Gross Floor Area (GFA) and Cost of Works

☐ Additions/Alterations to existing building

Will the additions exceed 1 storey in height?

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

## **Gross Floor Area Calculation** A - Gross Floor Area (existing) (m<sup>2</sup>) 98.00 B - Gross Floor Area to be demolished (m<sup>2</sup>) 1.5 C - Gross Floor Area to be added (m<sup>2</sup>) 22.00 D - Total Gross Floor Area of development (A-B+C)(m<sup>2</sup>) 118.5 E - COST OF WORKS (\$) 37400.00 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) (m<sup>2</sup>) 4.0 G - COST OF WORKS at F\* (\$) 1000.00 **Cost of Associated Works** H - Cost of all associated work such as landscaping (\$) 0.00 I - Cost of all public works and/or off site works (\$) 0.00

\*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.

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

38400

## Demolition, Trees, Waste Management

Demolition
Is the <i>Demolition</i> item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
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?  O Yes
Have you provided Entity Endorsement?  No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Heritage
Heritage
Is the <i>Heritage</i> 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.

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?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O 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

Water Sensitive Urban Design

NOTE: Relevant for all new single dwellings & for additions and alterations that increase the roof

area by more than 25% ONLY
Will the added GFA for this Addition/Alteration increase the existing GFA by more than 25%?  No
To calculate the water consumption of a single residential dwelling with and without water saving features, please click <i>here</i>
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?  O 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
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## Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?  No
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 <b>must</b> 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
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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 <i>Planning and Development Act</i> 2007, the Environment and Planning Directorate must make the details and associated document relevant to a development application available for public inspection.
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Conflict of Interest Declaration
Does the applicant or the lessee have any association with the Environment and Planning Directorate staff?  O Yes
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I ac	I accept the above declarations					
0	Accept					
Acc	ceptance date					
07	Feb 2017					

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Planning and Development Act 2007

## **Development Application**

Application Number: 201731447

## **Before Starting**

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е

Please ensure that you all content in the wizar		highest resolution (e.g.	1280 by 1024 pixels) to ensure
Type of Application	n		
The type of application	you are applying for	is a <b>New Application</b>	
Are you applying for a:  Development Applicat			
Has a pre-application i	meeting been held in	relation to this proposal?	<b>?</b>
Lease/Site Details	5		
Site Number: 1			
If your rural property is button.  O Urban	identified by a Block	/Section/Suburb, please	select the "Urban" radio
Suburb	Section	Block Number	Unit Number
YARRALUMLA	71	2	
Street Address			
21 LOFTUS STREET, YA	RRALUMLA		

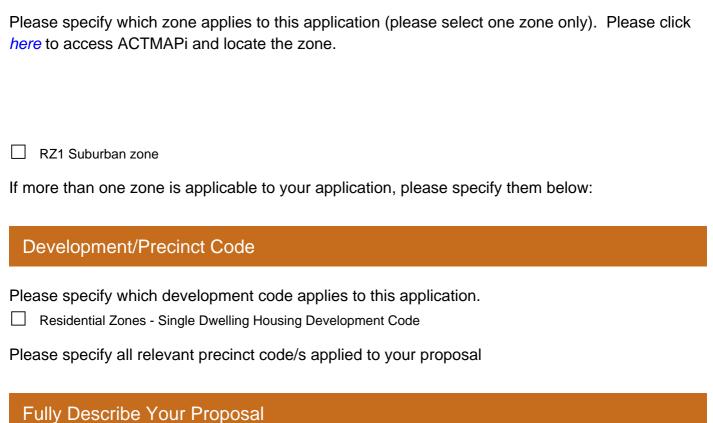
## **Applicant Details**

What type of applicant are you:

O Non-business (individual)

Salutation First Name		Surname		
None Jalal		Anis		
Postal Address 1	Postal	Address 2		
11 Alice Clarke Street				
Postal Address 3				
Suburb	State/Territory	Postcode	Country	
Casey	ACT	2913	Australia	
Phone Number	Fax Number	Mobi	le Number	
0422342970				
Email				
anis1stnov@yahoo.com				
a.mo.emier Syameereem				
Lessee (Property Owne	ers) Details			
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
A No. 1				
Lessee Number: 1				
Is the Lessee a:				
O Standard lessee				
Salutation First Name		Surname		
Mr Yusuf		Mansuri		
Postal Address 1	Postal	Address 2		
21 Loftus Street				
Postal Address 3				
Suburb	State/Territory	Postcode	Country	
Yarralumla	ACT	2913	Australia	
Phone Number	Fax Number	Mobi	le Number	
0432672880			2672880	
Email				
ymansuri@gmail.com				
yaeaegaee				
Notice of Decision and	Plans			
Please specify the delivery m	athed for the ret	urn of plane. Uples	s othorwico coo	cified your Notice
Please specify the delivery m of Decision and/or plans will be		•	s officiwise spe	cilied, your Notice
	de returned via e	inan.		
∐ Email				
Are you applying for an Estat				
, ,, ,	e Development i	<mark>Plan</mark> OR Home Bus	siness?	
O No	e Development I	Plan OR Home Bus	siness'?	

#### Zone



#### Tully Describe Tour Froposar

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.)

To demolish existing single storey residence and to build a new two storey residence including a garage and a carport. As second driveway access has also been proposed.

## 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 purpose for a single dwelling

Is the proposed use consistent with the current Crown lease?

O 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)

O 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:  Demolition/Rebuild
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) (m <sup>2</sup> )
99.00
B - Gross Floor Area to be demolished (m <sup>2</sup> )
99.00
C - Gross Floor Area to be added (m <sup>2</sup> )
277.00
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
277
E - COST OF WORKS (\$)
380875.00
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) (m <sup>2</sup> )
217.00

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

152985.00
Cost of Associated Works
H - Cost of all associated work such as landscaping (\$)
15000.00
I - Cost of all public works and/or off site works (\$)
10000.00
J - TOTAL COST OF WORKS (E+G+H+I) (\$)
558860
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (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
Demolition  Is the Demolition item relevant to your proposal?  Yes
Is the <i>Demolition</i> item relevant to your proposal?
Is the <i>Demolition</i> item relevant to your proposal?  O Yes  Have you provided Entity Endorsement?
Is the <i>Demolition</i> item relevant to your proposal?  Yes  Have you provided Entity Endorsement?  No  No  Have you provided required documentation for <i>referral</i> to Entity?
Is the <i>Demolition</i> item relevant to your proposal?  Yes  Have you provided Entity Endorsement?  No  No  Have you provided required documentation for <i>referral</i> to Entity?  Yes
Is the <i>Demolition</i> item relevant to your proposal?  Yes  Have you provided Entity Endorsement?  No  Have you provided required documentation for <i>referral</i> to Entity?  Yes  Trees
Is the <i>Demolition</i> item relevant to your proposal?  Yes  Have you provided Entity Endorsement?  No  Have you provided required documentation for <i>referral</i> to Entity?  Yes  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

## **Waste Management**

cubic metres or greater of demolition and/or excavation waste
Is the Waste Management item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  O 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?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O 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)

NOTE: Only relevant for single dwelling housing where the development will generate a total of 20

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

proposal?

#### 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?

O 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?

O 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?

O Yes

Please indicate the works to be undertaken

Construction of additional entrance

## Survey Requirements - S.139(2)(I) - 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* 

Planning and Development Regulations 2008

Do you have a survey certificate with this application?

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

Is this application for development undertaken without approval?

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?

O No

O Yes

## 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 y	you reques	sting an	exclusion	from	Public	Inspection?
-------	------------	----------	-----------	------	--------	-------------

O No

#### Conflict of Interest Declaration

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

O Yes

Please provide details:

FAWZIA MAJID, Development Assessment - South Planning Delivery Division, Environment and Planning Directorate Challis Street, Dickson

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 ac	cept the above declaration	าร
0	Accept	

Acceptance date

28 Mar 2017

## 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 interuption.

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

Planning and Development Act 2007

## **Development Application**

Application Number: 201731482

## **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 ensurall content in the wizard is visible.
Type of Application
The type of application you are applying for is a <b>New Application</b>
Are you applying for a:  Development Application
Has a pre-application meeting been held in relation to this proposal?  Yes
Lease/Site Details
Site Number: 1
f your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio outton.  O Urban Suburb MONCRIEFF  Street Address MONCRIEFF

#### Applicant Details

What type of applicant are you:

Business

ACN or ABN			
68154870078			
Company Name		Position held / Title	
4thD Planning & Design Pty Ltd		Director	
Salutation First Name	Sı	urname	
None Shamsul	[ <del> </del>	Huda	
Postal Address 1	Postal Ad	ddress 2	
35 Clem Hill Street			
Postal Address 3			
Gordon			
Suburb	State/Territory	Postcode Country	
Gordon	ACT	2906 Australia	
Phone Number	Fax Number	Mobile Number	
62948059			
Email			
info@4thD.com.au			
Lessee (Property Owne Lessee Number: 1	,		
Is the Lessee a:			
Organisation or Government e	untity		
Australian Business Number (ABN)	•		
37307569373			
Company Name		Position held / Title	
TCCS Roads ACT		Director	
Salutation First Name	Sı	urname	
Mr Ken		Marshall	
Postal Address 1	Postal A	ddress 2	
496 Northbourne Avenue			
Postal Address 3			
Suburb	State/Territory	Postcode Country	
Dickson	ACT	2602	
Phone Number	Fax Number	Mobile Number	$\neg$
62076588			
Email Control of the		1	
ken.marshall@act.gov.au			

#### Is the Lessee a:

Lessee Number: 2

<ul> <li>Organisation or Government er Australian Business Number (ABN)</li> </ul>	ntity			
20419925579				
Company Name		Position held / Title	e	
Land Development Agency				
Salutation First Name		Surname		
Ms Julia		Forner		
Postal Address 1 470 Northbourne Avenue	Postal A	Address 2		
Postal Address 3				
Suburb	State/Territory	Postcode	Country	
Dickson	ACT	2602		
Phone Number	Fax Number	Mob	ile Number	
62050600	62076110			
Email				
		7		
Notice of Decision and F  Please specify the delivery me of Decision and/or plans will be  Email  Are you applying for an Estate	ethod for the retu e returned via er	mail.		ed, your Notice
O No	Development	ian on home but	siriess:	
Zone				
Please specify which zone appleare to access ACTMAPi and	• •	**	ect one zone only).	Please click
☐ CFZ Community facility zone				
If more than one zone is applic Works are also proposed off-site on		•	pecify them below:	

Development/Precinct Code

Please specify which development code applies to this application.

Community Facility Zone Development Code	
Please specify all relevant precinct code/s applied to your proposal Moncrieff Precinct Map and 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.)

Development proposal subject of this DA will include the following buildings/facilities:

- 1. Permanent Lower Primary School Building permanent new building for Years KG, 1, 2 & 3 (1168.52 m2);
- 2. Permanent Preschool Building & Store permanent new buildings (416.88 m2);
- 3. Interim Primary School Years 1 to 6 in eight demountable buildings plus toilet facilities (580.92 m2);
- 4. Interim Preschool one demountable building with toilet facilities (129.60 m2);
- 5. Interim Administration Building in two demountable buildings plus toilet facilities (169.50 m2); and
- 6. Interim Prayer Room two demountable buildings plus toilet facilities (169.50 m2).

The scope of works for Stage 1 also includes the following:

- 1. Bulk earthwork on site levelling the grounds for Stage 1 works;
- 2. Removal of four regulated trees on site;
- 3. Site services and service connections;
- 4. Construct three new vehicular access crossovers two on Yidaki Way and one on Hoffman Street;
- 5. Minor modifications and/or adjustments to street kerbs and on-street parking bays including removal of three newly planted trees in the verge (two on Hoffman Street and one on Yidaki Way) to facilitate new vehicular access to the site;
- 6. Remove and make good two small parking islands on O'Keefe Avenue to allow for mini-bus and car drop off bays;
- 7. Construct a new pedestrian crossover on Yidaki Way;
- 8. Sealed bitumen driveway, drop-off and carpark on site also includes a gravel overflow carpark;
- 9. Central Assembly Court paving and pedestrian pathways;
- 10. Covered Walkway/Colonnade permanent roofed structures (1554.42 m2);
- 11. Outdoor play areas for Preschool and Lower Primary School;
- 12. Outdoor lighting pedestrian areas and sealed carpark;
- 13. Landscaping; and
- 14. Boundary fencing.

## Proposed Use of the Land

Describe the use of the development. **Example:** Office, childcare facility, gymnasium. (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.)

Educational Establishment - a new private school.

A lease is yet to be issued for the block.

Is the proposed use consistent with the current Crown lease?

O No

## 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
Has an Environmental Significance Opinion been sought for this proposal?  No
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.  Community Use (includes Institutional)
Community Use
Please select a Community Use sub type:  New building
New building storeys  1
Community Consultation Summary
Is this proposal -
A building for residential use with 3 or more storeys and 15 or more dwellings?  No
A building with a gross floor area of more than 5000m <sup>2</sup> ?  No
A building or structure more than 25m above finished ground level?  No
A variation of a lease to remove its concessional status?

**Please Note** A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

### 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) (m <sup>2</sup> )
0.0
B - Gross Floor Area to be demolished (m2)
0.0
C - Gross Floor Area to be added (m <sup>2</sup> )
2634.92
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
2634.92
E - COST OF WORKS (\$)
3688888.00
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) (m <sup>2</sup> )
1554.42
G - Parking areas – undercover
0.00

#### **Cost of Associated Works**

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

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

1150000.00

932652.00

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

60000.00
K - TOTAL COST OF WORKS (E+H+I+J)
5831540
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building</b> ( <b>General</b> ) ( <b>Cost of Building Work</b> ) <b>Determination</b> 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
Demolition
Is the <i>Demolition</i> item relevant to your proposal?  No
Trees
Is the Trees item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  No
Hazardous Materials, Contamination, Erosion and Sediment Control
Hazardous Material
Is the <i>Hazardous Materials</i> item relevant to your proposal?  O No

#### Contamination

Is the *Contamination* item relevant to your proposal?

O No
Erosion and Sediment Control (for sites less than 0.3 of a hectare)
Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?  No
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?  O Yes
Have you provided Entity Endorsement?  No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Servicing & Site Management, Utilities
Servicing and Site Management
Is the Servicing and Site Management item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Utilities
Is the <i>Utilities</i> item relevant to your proposal?  O Yes
Please tick the relevant entities  Water Electricity Sewerage Gas

Stormwater
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Location Requirements
Location Requirements
Is the Location Requirements item relevant to your proposal?  No
Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic C
Subdivision (other than residential zones)
Is the Subdivision (other than residential zones) item relevant to your proposal?  No
National Capital Plan
Is the <i>National Capital Plan</i> item relevant to your proposal?  No
Crime Prevention through Environmental Design
Is the <i>Crime Prevention</i> item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Access and Mobility
Is the Access and Mobility item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Traffic Generation
Is the Traffic Generation item relevant to your proposal?  O Yes

Have you provided a Traffic and Parking Assessment Report/Statement prepared by a suitably qualified consultant?  O Yes
Site Access, Parking, Lighting
Site Access
Is the Site Access item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Parking (Car)
Is the <i>Parking (car)</i> item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Parking (Bicycle)
Is the <i>Parking (bicycle)</i> item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Lighting
Is the <i>Lighting</i> item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Signs, Neighbourhood Plans, Water Sensitive Urban Design
Signs

#### Signs

Is the Signs item relevant to your proposal?

O Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Neighbourhood Plans
Is the <i>Neighbourhood Plans</i> item relevant to your proposal?  O No
Water Sensitive Urban Design (Mains Water Consumption)
Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Water Sensitive Urban Design (Stormwater Quality)
Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Water Sensitive Urban Design
Water Sensitive Urban Design (Stormwater Quantity)
Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
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?
been your proposal morage construction of mountainor of anyeway/s:

O Yes

Ple	ase indicate the works to be undertaken
	Construction of new driveway
	Other

#### Please specify

- 1. Site services and service connections;
- 2. Construct three new vehicular access crossovers:
- 3. Minor modifications and/or adjustments to street kerbs;
- 4. Removal of three newly planted trees in the verge; and
- 5. Remove and make good two small parking islands on O'Keefe Avenue.
- 5. Construct a new pedestrian crossover on Yidaki Way;

#### Survey Requirements - S.139(2)(I) - 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?

O Yes

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

Is this application for development undertaken without approval?

O No

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

## **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*?

O No

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

Ms Rumana Jamaly is a staff of Environment, Planning and Sustainable Development Directorate and is the wife of the applicant (Shamsul Huda of 4thD Planning and Design).

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 Authority;

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

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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;

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

I/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 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
O Accept
Acceptance date

## **Before Submitting**

05 Apr 2017

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 interuption.

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- 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;
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# 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

Planning and Development Act 2007

## **Development Application**

Application Number: 201731805

## **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.

е

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensurall content in the wizard is visible.
Type of Application
The type of application you are applying for is a <b>New Application</b>
Are you applying for a:  O Development Application
Has a pre-application meeting been held in relation to this proposal?  Yes
Lease/Site Details
Site Number: 1
If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.  O Urban Suburb Section Block Number Unit Number  GARRAN 8 31 Street Address  3 MAURICE PLACE, GARRAN

## **Applicant Details**

What type of applicant are you:

Business

ACN or ABN					
68154870078					
Company Name		Position held	Position held / Title		
4thD Planning & Design Pty Ltd		Director			
Salutation First Name	s	urname			
None Shamsul	H	Huda			
Postal Address 1	Postal A	ddress 2			
35 Clem Hill Street					
Postal Address 3					
Gordon					
Suburb	State/Territory	Postcode	Country		
Gordon	ACT	2906	Australia		
Phone Number	Fax Number		Mobile Number		
62948059					
Email		7			
info@4thD.com.au					
Lessee (Property Owne Lessee Number: 1	rs) Details				
Is the Lessee a: Organisation or Government e Australian Business Number (ABN) 31432729493	ntity				
Company Name		Position held	d / Title		
ACT Asbestos Removal Taskforce		Director			
Salutation First Name  Mr Clint	ŀ	urname Peters			
Postal Address 1	Postal A	ddress 2			
GPO Box 158					
Postal Address 3					
Suburb	State/Territory	Postcode	Country		
Canberra City	ACT	2601	Australia		
Phone Number	Fax Number		Mobile Number		
62054700					
Email		7			
1		1			

## 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 <i>Estate Development Plan</i> OR <i>Home Business</i> ?  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:
Development/Precinct Code
Please specify which development code applies to this application.  Residential zones - Multi-Unit Housing Development Code
Please specify all relevant precinct code/s applied to your proposal  None
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.)  Proposed dual occupancy residential development with subdivision under the Unit Titles Act 2001.
Proposed Use of the Land
Describe the use of the development. <b>Example:</b> Residential use for a maximum of 7 residential units. (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 use for a maximum of two residential units.
Is the proposed use consistent with the current Crown lease?  O 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.  Multiple Dwelling
Multiple Dwelling
Please select a Multiple Dwelling sub type:  New Development
Number of new dwellings to be constructed
2
Total number of Dwellings on the block
0
Does your proposal involve work on a Dual Occupancy development?  O Yes
Are you intending to seek approval to unit title this dual occupancy development under the Unit Titles Act 2001?
O Yes
Community Consultation Summary
Is this proposal -
A building for residential use with 3 or more storeys and 15 or more dwellings?  No

A building with a gross floor area of more than 5000m <sup>-</sup> ?  No
A building or structure more than 25m above finished ground level?  No
A variation of a lease to remove its concessional status?  O No
<b>Please Note</b> A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.
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) (m <sup>2</sup> )
0.0
B - Gross Floor Area to be demolished (m2)
0.0
C - Gross Floor Area to be added (m <sup>2</sup> )
481.98
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
481.98
E - COST OF WORKS (\$)
722970.00
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) (m <sup>2</sup> )
53.79
G - Parking areas – undercover
100.00
H - COST OF WORKS (F & G) (\$)

148447.50
Cost of Associated Works
I - Cost of all associated works such as landscaping (\$)
5000.00
J - Cost of all public works and/or off site works (\$)
15000.00
K - TOTAL COST OF WORKS (E+H+I+J)
891417.5
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (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
Demolition  Is the Demolition item relevant to your proposal?  No
Is the <i>Demolition</i> item relevant to your proposal?
Is the <i>Demolition</i> item relevant to your proposal?  No
Is the <i>Demolition</i> item relevant to your proposal?  No  No
Is the <i>Demolition</i> item relevant to your proposal?  No  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
Is the <i>Demolition</i> 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
Is the <i>Demolition</i> 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?
Is the <i>Demolition</i> 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

O No

нептаде
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  No
Hazardous Materials, Contamination, Erosion and Sediment Control
Hazardous Material
Is the <i>Hazardous Materials</i> item relevant to your proposal?  O No
Contamination
Is the <i>Contamination</i> item relevant to your proposal?  No
Erosion and Sediment Control (for sites less than 0.3 of a hectare)
Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O 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**

Is the Servicing and Site Management item relevant to your proposal?

O No
Utilities
Is the <i>Utilities</i> item relevant to your proposal?  O Yes
Please tick the relevant entities  Water Electricity Sewerage Stormwater  Have you provided Entity Endorsement? No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Subdivision (residential zones)
Subdivision (residential zones)
Is the Subdivision (residential zones) item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation
National Capital Plan
Is the <i>National Capital Plan</i> item relevant to your proposal?  O No
Crime Prevention through Environmental Design
Is the <i>Crime Prevention</i> item relevant to your proposal?  No
Access and Mobility
Is the Access and Mobility item relevant to your proposal?  No
Traffic Generation

Page 8 of 14

Is the Traffic Generation item relevant to your proposal?  No
Parking
Parking (car)
Is the <i>Parking (car)</i> item relevant to your proposal?  Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Parking (bicycle)
Is the <i>Parking (bicycle)</i> item relevant to your proposal?  No
Signs, Neighbourhood Plans, Water Sensitive Urban Design
Signs
Is the <i>Signs</i> item relevant to your proposal?  No
Neighbourhood Plans
Is the <i>Neighbourhood Plans</i> item relevant to your proposal?  O No
Water Sensitive Urban Design (Mains Water Consumption)
Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?    Yes
Water Sensitive Urban Design (Stormwater Quality)
Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?  No

Water Sensitive Urban Design

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?  No
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?  O Yes
Please indicate the works to be undertaken  Construction of new driveway  Construction of additional entrance
Survey Requirements - S.139(2)(I) - 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 <i>Planning and Development Regulations 2008</i>
Do you have a <i>survey certificate</i> with this application?  O Yes
Development Undertaken Without Approval - S.205 - P & D Act 2007
Is this application for development undertaken without approval?  No
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 <b>must</b> 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

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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*?

O No

#### Conflict of Interest Declaration

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

O Yes

Please provide details:

The applicant is married to Rumana Jamaly who is a staff of the Environment Planning and Sustainable Development Directorate

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

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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.

1	accont	tha	ahova	declarations
	accept	เมเต	abuve	ucciarations

Accept

#### Acceptance Date

01 Jun 2017

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# 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

Planning and Development Act 2007

### **Development Application**

Application Number: 201731809

### **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 scre all content in the wizard is vis	_	est resolution (e.g. 12	280 by 1024 pixels) to ensure
Type of Application			
The type of application you a	re applying for is a <b>N</b>	lew Application	
Are you applying for a:  Development Application			
Has a pre-application meeting  No	g been held in relatio	on to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is identifution.  Urban Suburb  DEAKIN	Section	on/Suburb, please so Block Number	elect the "Urban" radio  Unit Number
Street Address  11 BEAUCHAMP STREET, DEAK	KIN		

### Applicant Details

What type of applicant are you:

Business

ACN or ABN					
95159090294					
Company Name Position held / Title					
Blak Plan Pty Ltd/Trading as Knight Frank Town Planning Planning Assistant					
Salutation First Name Surname					
None Jobling Jobling					
Postal Address 1 Postal Address 2					
PO Box 248					
Postal Address 3					
Suburb	State/Territory	Postcode	Country		
Civic Square	ACT	2608	Australia		
Phone Number	Fax Number		Mobile Number		
62217891					
Email					
planning.act@au.knightfrank.com					
Lessee (Property Owne	rs) Details	·			
Lessee Number: 1					
le the Leeges of					
Is the Lessee a:					
Organisation or Government e	-				
Australian Business Number (ABN) 21869198926					
		Danitian bald	/ T:41-		
Company Name Australian Capital Territory - Asber	etos Response T	Position held	quisition/Maintenance		
			quisition/iviaintenance		
Salutation First Name None Clint		rname			
Postal Address 1	Postal Ad	dress 2			
L2, 221 London Circuit					
Postal Address 3					
Suburb	State/Territory	Postcode	Country		
City	ACT	2601			
Phone Number	Fax Number		Mobile Number		
62052461					
Email					
clint.peters@act.gov.au					

## 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 <i>Estate Development Plan</i> OR <i>Home Business</i> ?  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
f more than one zone is applicable to your application, please specify them below:
Development/Precinct Code
Please specify which development code applies to this application.  Residential zones - Multi-Unit Housing Development Code
Please specify all relevant precinct code/s applied to your proposal  Deakin Precinct 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.)

This is a demolition of a 'Mr Fluffy' loose-fill asbestos insulation "affected property".

This proposal includes the demolition of one single storey dual occupancy residential dwelling including the attached structures on the building. The demolition of a single storey brick garage and associated awning and metal shed and removal of trees and shrubs as identified on the Tree Management Plan (Dwg No 3437-G2A).

For a full description of the proposed DA please refer to the DA package of this submission.

#### Proposed Use of the Land

Describe the use of the development. **Example:** Residential use for a maximum of 7 residential units. (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

Is the proposed use consistent with the current Crown lease?

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.  Multiple Dwelling
Multiple Dwelling
Please select a Multiple Dwelling sub type:  Additions/Alterations to existing building  Outbuildings (carports, garages, pergolas, etc)  Number of new dwellings to be constructed
Total number of Dwellings on the block
Does your proposal involve work on a Dual Occupancy development?  O Yes
Are you intending to seek approval to unit title this dual occupancy development under the Unit Titles Act 2001?
O No
Community Consultation Summary

Is this proposal -

O Yes

A building for residential use with 3 or more storeys and 15 or more dwellings?  No
A building with a gross floor area of more than 5000m <sup>2</sup> ?  O No
A building or structure more than 25m above finished ground level?  No
A variation of a lease to remove its concessional status?  O No
<b>Please Note</b> A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.
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) (m <sup>2</sup> )
283.00
B - Gross Floor Area to be demolished (m2)
283.00
C - Gross Floor Area to be added (m <sup>2</sup> )
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
0
E - COST OF WORKS (\$)
60000.00
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) (m <sup>2</sup> )
60.00
G - Parking areas – undercover

H - COST OF WORKS (F & G) (\$)
0.00
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)
60000
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (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 <i>Demolition</i> item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O Yes
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?  O Yes
Have you provided Entity Endorsement?

Have you provided required documentation for <i>referral</i> to Entity?  O Yes
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?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  No
Hazardous Materials, Contamination, Erosion and Sediment Control
Hazardous Material
Is the <i>Hazardous Materials</i> item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?   No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Contamination
Contamination  Is the Contamination item relevant to your proposal?  No
Is the <i>Contamination</i> item relevant to your proposal?
Is the <i>Contamination</i> item relevant to your proposal?  No

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

National Capital Plan
Is the <i>National Capital Plan</i> item relevant to your proposal?  O No
Crime Prevention through Environmental Design
Is the <i>Crime Prevention</i> item relevant to your proposal?  O No
Access and Mobility
Is the Access and Mobility item relevant to your proposal?  No
Traffic Generation
Is the Traffic Generation item relevant to your proposal?  No
Parking
Parking (car)
Is the <i>Parking (car)</i> item relevant to your proposal?  No
Parking (bicycle)
Is the <i>Parking (bicycle)</i> item relevant to your proposal?  O No
Signs, Neighbourhood Plans, Water Sensitive Urban Design
Signs
Is the <i>Signs</i> item relevant to your proposal?  O No
Neighbourhood Plans
Is the <i>Neighbourhood Plans</i> item relevant to your proposal?  O No
Water Sensitive Urban Design (Mains Water Consumption)
Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?  No

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?  No
Water Sensitive Urban Design
Water Sensitive Urban Design (Stormwater Quantity)
Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?  No
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)(I) - 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 <i>Planning and Development Regulations 2008</i>
Do you have a <i>survey certificate</i> with this application?  O Yes
Development Undertaken Without Approval - S.205 - P & D Act 2007
Is this application for development undertaken without approval?  No
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 <b>must</b> 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

#### **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*?

#### Conflict of Interest Declaration

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

O No

O 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 Authority;

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;

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

I/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 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 ac	cept the above	declarations
0	Accept	
Acc	ceptance Date	
05	Jun 2017	

#### **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 interuption.

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

Planning and Development Act 2007

### **Development Application**

Application Number: 201731837

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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 scr all content in the wizard is v		e highest resolution (e.g.	1280 by 1024 pixels) to ensure
Type of Application			
The type of application you	are applying fo	r is a <b>New Application</b>	
Are you applying for a:  Development Application			
Has a pre-application meeti  No	ng been held in	relation to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is iden button.  O Urban	tified by a Block	<th>select the "Urban" radio</th>	select the "Urban" radio
Suburb	Section	Block Number	Unit Number
FISHER	39	14	
Street Address			
FISHER			

#### Applicant Details

What type of applicant are you:

Business

ACN or ABN		
95159090294		
Company Name	Position held / Title	
Blak Plan Pty Ltd/Trading as Knigh	nt Frank Town Planning Admin	
Salutation First Name	Surname	
None Imogen	Featherstone3	
Postal Address 1	Postal Address 2	
PO Box 248		
Postal Address 3		
Suburb	State/Territory Postcode Country	
Civic Square	ACT 2608 Australia	
Phone Number	Fax Number Mobile Number	
62217891		
Email		
planning.act@au.knightfrank.com		
Lessee (Property Owne	ers) Details	
Lessee Number: 1		
le the Leeges of		
Is the Lessee a:		
<ul> <li>Organisation or Government e Australian Business Number (ABN)</li> </ul>		
21869198926		
Company Name	Position held / Title	
Australian Capital Territory - Asbes		
Salutation First Name	Surname	
None Clint	Peters	
Postal Address 1	Postal Address 2	
L2, 221 London Cct	Postal Address 2	
Postal Address 3		
0.1.4	Otata Tanzina	
Suburb City	State/Territory Postcode Country  ACT 2601	٦
Phone Number 62052461	Fax Number Mobile Number	
Email clint.peters@act.gov.au		
- January Store & doi.gov.dd		

## 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. $\Box$ Email
Are you applying for an <i>Estate Development Plan</i> OR <i>Home Business</i> ?  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.
RZ2 Suburban core zone
f more than one zone is applicable to your application, please specify them below:
Development/Precinct Code
Please specify which development code applies to this application.  Residential zones - Multi-Unit Housing Development Code
Please specify all relevant precinct code/s applied to your proposal  Weston Creek District Precinct Map Fisher Precinct Map

#### 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.)

This DA is for a demolition of a 'Mr Fluffy' loose-fill asbestos insulation "affected property".

This proposal seeks development approval for the demolition of the existing dual occupancy residential building and associated structures located on Block 14 Section 39 Fisher.

This proposal includes;

- The demolition of a single storey dual occupancy residential dwelling including the attached stairs and shed
- The demolition of the carport
- Removal of Tree number 1 and 3 as identified on the Tree Management Plan (dwg no. 3436-G2A)

For a full description of the proposed DA please refer to the DA package of this submission.

### Proposed Use of the Land

Describe the use of the development. <b>Example:</b> Residential use for a maximum of 7 residential units. (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.
Is the proposed use consistent with the current Crown lease?  O 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.  Multiple Dwelling
Multiple Dwelling
Please select a Multiple Dwelling sub type:  Additions/Alterations to existing building  Outbuildings (carports, garages, pergolas, etc)
Number of new dwellings to be constructed
0
Total number of Dwellings on the block
2

Are you intending to seek approval to unit title this dual occupancy development under the Unit

Does your proposal involve work on a Dual Occupancy development?

O Yes

O No
Community Consultation Summary
Is this proposal -
A building for residential use with 3 or more storeys and 15 or more dwellings?  O No
A building with a gross floor area of more than 5000m <sup>2</sup> ?  O No
A building or structure more than 25m above finished ground level?  No
A variation of a lease to remove its concessional status?  O No
<b>Please Note</b> A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.
Gross Floor Area (GFA) and Cost of Works
Gross Floor Area (GFA) and Cost of Works  Please ensure that all values contain a decimal point followed by two digits
Please ensure that all values contain a decimal point followed by two digits
Please ensure that all values contain a decimal point followed by two digits  Gross Floor Area Calculation
Please ensure that all values contain a decimal point followed by two digits  Gross Floor Area Calculation  A - Gross Floor Area (existing) (m <sup>2</sup> )
Please ensure that all values contain a decimal point followed by two digits  Gross Floor Area Calculation  A - Gross Floor Area (existing) (m <sup>2</sup> )
Please ensure that all values contain a decimal point followed by two digits  Gross Floor Area Calculation  A - Gross Floor Area (existing) (m <sup>2</sup> )  140.00  B - Gross Floor Area to be demolished (m2)
Please ensure that all values contain a decimal point followed by two digits  Gross Floor Area Calculation  A - Gross Floor Area (existing) (m <sup>2</sup> )  140.00  B - Gross Floor Area to be demolished (m2)
Please ensure that all values contain a decimal point followed by two digits  Gross Floor Area Calculation  A - Gross Floor Area (existing) (m <sup>2</sup> )  140.00  B - Gross Floor Area to be demolished (m2)  140.00  C - Gross Floor Area to be added (m <sup>2</sup> )
Please ensure that all values contain a decimal point followed by two digits  Gross Floor Area Calculation  A - Gross Floor Area (existing) (m <sup>2</sup> )  140.00  B - Gross Floor Area to be demolished (m2)  140.00  C - Gross Floor Area to be added (m <sup>2</sup> )  0.00
Please ensure that all values contain a decimal point followed by two digits  Gross Floor Area Calculation  A - Gross Floor Area (existing) (m <sup>2</sup> )  140.00  B - Gross Floor Area to be demolished (m2)  140.00  C - Gross Floor Area to be added (m <sup>2</sup> )  0.00  D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )

Titles Act 2001?

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) (m <sup>2</sup> )
0.00
G - Parking areas – undercover
30.00
H - COST OF WORKS (F & G) (\$)
0.00
Cost of Associated Works
I - Cost of all associated works such as landscaping (\$)
0.00
J - Cost of all public works and/or off site works (\$)
0.00
K - TOTAL COST OF WORKS (E+H+I+J)
60000
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (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 <i>Demolition</i> item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
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

accompanied by a Tree Management Plan
For more information about urban tree protection in the ACT, please click <i>here</i> .
Is the Trees item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
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?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  O No
Hazardous Materials, Contamination, Erosion and Sediment Control
Hazardous Material
Is the <i>Hazardous Materials</i> item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?

O Yes

а

Development Application Created on 00/00/2017 11.30.33
Contamination
Is the <i>Contamination</i> item relevant to your proposal?  No
Erosion and Sediment Control (for sites less than 0.3 of a hectare)
Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O 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
Is the Servicing and Site Management item relevant to your proposal?  No
Utilities
Is the <i>Utilities</i> item relevant to your proposal?  O Yes
Please tick the relevant entities  Water

☐ Electricity Gas

O Yes

Have you provided Entity Endorsement?

## Subdivision (residential zones)

Subdivision (residential zones)
Is the Subdivision (residential zones) item relevant to your proposal?  No
National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation
National Capital Plan
Is the <i>National Capital Plan</i> item relevant to your proposal?  No
Crime Prevention through Environmental Design
Is the <i>Crime Prevention</i> item relevant to your proposal?  No
Access and Mobility
Is the Access and Mobility item relevant to your proposal?  No
Traffic Generation
Is the Traffic Generation item relevant to your proposal?  No
Parking
Parking (car)
Is the <i>Parking (car)</i> item relevant to your proposal?  O No
Parking (bicycle)
Is the <i>Parking (bicycle)</i> item relevant to your proposal?  No
Signs, Neighbourhood Plans, Water Sensitive Urban Design

### Signs

Is the Signs item relevant to your proposal?

O No

Neighbourhood Plans
Is the <i>Neighbourhood Plans</i> item relevant to your proposal?  O No
Water Sensitive Urban Design (Mains Water Consumption)
Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?  No
Water Sensitive Urban Design (Stormwater Quality)
Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?  No
Water Sensitive Urban Design
Water Sensitive Urban Design (Stormwater Quantity)
Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?  No
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.
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
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?
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

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

O Yes

Is this application for development undertaken without approval?  O No
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 <b>must</b> 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
Exclusion from Public Inspection
In accordance with the requirements of Sections 28 and 30 of the <i>Planning and Development Act</i> 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 <i>Public Inspection</i> ?  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

\_ ....

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;

application;

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 Authority;

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;

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

I/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 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
O Accept
Acceptance Date
06 Jun 2017

## **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 interuption.

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.

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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

Planning and Development Act 2007

## **Development Application**

Application Number: 201732237

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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 <b>New Application</b> 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.  O Urban Suburb Section Block Number Unit Number FORREST 3 11 Street Address FORREST
Applicant Datalla

#### Applicant Details

What type of applicant are you:

Business

ACN or ABN 158851239						
Company Name		Position hel	d / Title			
Capital Certifiers	Director	a / Title				
Salutation First Name		Surname				
None Stephen		Monkhouse				
Postal Address 1	Postal	I Address 2				
PO Box 1211		. , , , , , , , , , , , , , , , , , , ,				
Postal Address 3						
Suburb	State/Territory	Postcode	Country			
Fyshwick	ACT	2609	Australia			
Phone Number	Fax Number		Mobile Number			
62807142						
Email						
info@capitalcertifiers.com.au						
Lessee Number: 1  Is the Lessee a:	ontitu					
Organisation or Government of Australian Business Number (ABN) 31432729493	•					
Company Name		Position hel	d / Title			
ACT Task Force		Director	Director			
Salutation First Name		Surname				
None	Moscaritolo	Moscaritolo				
Postal Address 1	Postal	l Address 2				
Po Box 818						
Postal Address 3						
Suburb	State/Territory	Postcode	Country			
Dickson	ACT	2602	Australia			
Phone Number	Fax Number		Mobile Number			
62077496		0423927863				
Email						
patracia.martiniello@act.gov.au						

# 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 <i>Estate Development Plan</i> OR <i>Home Business</i> ?
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:
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
Loose-Fill Asbestos
Is this a loose-fill asbestos affected ("Mr Fluffy") block?  Yes
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.)

We have received a request for the demolition of a dwelling on a government owned Mr Fluffy block, the demolition is normally exempt under Schedule 1.100B Single Dwelling-demolition.

This proposal is not exempt as it has a party wall located in the garage, even though the garage is not being demolished. A Development approval is therefore sought for the demolition of the main dwelling as highlighted on the attached demolition plan.

## Proposed Use of the Land

Describe the use of the development. <b>Example:</b> 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.)  The land is residential single dwelling currently and is part of the Mr Fluffy demolition scheme
Is the proposed use consistent with the current Crown lease?  O 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:  Other
Please specify Demolition of residence on Mr Fluffy block leaving garage/shed with party wall
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) (m <sup>2</sup> )
420.00

B - Gross Floor Area to be demolished  $(m^2)$ 

366.00	
C - Gross Floor Area	a to be added (m <sup>2</sup> )
0.0	
D - Total Gross Floor	r Area of development (A-B+C)(m <sup>2</sup> )
54	
E - COST OF WORK	(S (\$)
79990.00	
Other Area Calcula	tion (not already included in the areas provided above)
F - Area of other BC/verandah, etc) (m <sup>2</sup> )	A class 10 structures (e.g. metal garage, metal carport, pergola, deck,
G - COST OF WORK	<s (\$)<="" at="" f*="" td=""></s>
Cost of Associated	Works
H - Cost of all associ	iated work such as landscaping (\$)
I - Cost of all public v	works and/or off site works (\$)
_	F WORKS (E+G+H+I) (\$)
79990	
(Cost of Building Wo a quantity surveyor s	<b>T</b> be calculated in accordance with the current version of Building (General ork) Determination OR a summary of costs from a bill of quantities prepared supplied with application. A summary of costs from a bill of quantities MA application of work is between \$0 and \$10 million. A summary of

d by 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?

O Yes

Have you provided Entity Endorsement?  O Yes
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?  O Yes
Have you provided Entity Endorsement?  O Yes
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O Yes
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?
O Yes

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Have you provided Entity Endorsement?  O 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?  O 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.

Doe	es your	proposal	include	construction	or mod	ification of	f driveway/s?	J
$\bigcirc$	No							

#### Survey Requirements - S.139(2)(I) - 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?

O Not Relevant

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

Is this application for development undertaken without approval?

O No

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?

O 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*?

O No

#### Conflict of Interest Declaration

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

O 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;

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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);

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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 declaration	ıS
--------------------------------	----

Accept

#### Acceptance date

08 Aug 2017

### 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 interuption.

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# 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

Planning and Development Act 2007

## **Development Application**

Application Number: 201732245

## **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 all content in the wizard is visible.	e highest resolution (e.g. 1280 by 1024 pixels) to ensure
Type of Application	
The type of application you are applying fo	r is a <b>New Application</b>
Are you applying for a:  Development Application	
Has a pre-application meeting been held in No	relation to this proposal?
Lease/Site Details	
Site Number: 1	
If your rural property is identified by a Block button.  O Urban Suburb FORREST  Street Address  2 BARKLY CRESCENT, FORREST	k/Section/Suburb, please select the "Urban" radio  Block Number Unit Number  25

## **Applicant Details**

What type of applicant are you:

Business

ACN or ABN 158851239				
Company Name		Position he	ld / Title	
Capital Certifiers	Director			
Salutation First Name	Surname			
None Stephen		Monkhouse		
Postal Address 1	Posta	al Address 2		
PO Box 1211		17 1441000 2		٦
Postal Address 3				_
Suburb	State/Territory	Postcode	e Country	
Fyshwick	ACT	2609	Australia	
Phone Number	Fax Number Mobile Number			
62807142	T dx Namber			
Email			J [	
info@capitalcertifiers.com.au				
·				
Lessee Number: 1				
Is the Lessee a:				
	ontity			
Organisation or Government of Australian Business Number (ABN)	-			
66676633401	,			
Company Name		Position he	ld / Title	
Asbestos task force		Assistant		7
Salutation First Name		Surname		_
None		Moscaritolo		
Postal Address 1	Posta	al Address 2		
Po Box 818				
Postal Address 3				
Suburb	State/Territory	Postcode	e Country	
Dickson	ACT	2602	Australia	
Phone Number	Fax Number		Mobile Number	
62077496				
Email				
patracia.martiniello@act.gov.au				

# 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 <i>Estate Development Plan</i> OR <i>Home Business</i> ?
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:
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
Loose-Fill Asbestos
Is this a loose-fill asbestos affected ("Mr Fluffy") block?  Yes
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.)

We have received a request for the demolition of a dwelling on a government owned Mr Fluffy block, the demolition is normally exempt under Schedule 1.100B Single Dwelling-demolition.

This proposal is not exempt as it has a party wall located in the garden studio, even though the garden studio is not being demolished. A Development approval is therefore sought for the demolition of the main dwelling as highlighted on the attached demolition plan. The pool and retaining walls are also to remain

## Proposed Use of the Land

Describe the use of the development. <b>Example:</b> 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, demolition of structure for resale by government
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:  Other
Please specify  Demolition of Dwelling on a government owned Mr Fluffy block with garden studio to remain as it has a party wall, the pool, retaining walls to also remain
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) (m <sup>2</sup> )
476.00
B - Gross Floor Area to be demolished (m <sup>2</sup> )

Page 4 of 12

450.00
C - Gross Floor Area to be added (m <sup>2</sup> )
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
26
E - COST OF WORKS (\$)
79990.00
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) (m <sup>2</sup> )
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) (\$)
79990
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (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?

O Yes

Have you provided Entity Endorsement?  O Yes
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?  O Yes
Have you provided Entity Endorsement?  O Yes
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O Yes
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?
O Yes

а

Have you provided Entity Endorsement?  O 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?  O 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 y	our proposal	include cor	struction or	modification	of driveway/s?
O No					

#### Survey Requirements - S.139(2)(I) - 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?

O Not Relevant

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

Is this application for development undertaken without approval?

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?

$\bigcirc$	No

O 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*?

O No

#### Conflict of Interest Declaration

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

O 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	ve declarations
--------------------	-----------------

Accept

#### Acceptance date

11 Aug 2017

#### **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 interuption.

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

Planning and Development Act 2007

## **Development Application**

Application Number: 201732430

## **Before Starting**

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Please ensure that your so all content in the wizard is		e highest resolution (e.g. 1	280 by 1024 pixels) to ensure
Type of Application			
The type of application you	are applying for	is a <b>New Application</b>	
Are you applying for a:  Development Application			
Has a pre-application meet  No	ing been held in	relation to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is ider button.  O Urban Suburb HOLDER Street Address	Section 7	Section/Suburb, please s  Block Number  5	Select the "Urban" radio  Unit Number
6 MULLEY STREET, HOLDER			
Applicant Dotails			

What type of applicant are you:

Business

ACN or ABN 15167074062				
		D. Secondari	( T. )	
Company Name		Position held / Title Urban Planner/Designer		
Spacelab		L	lei/Designei	
Salutation First Name		rname		
None Giselle	R	avarian		
Postal Address 1 Postal Address 2				
Unit 5	97 North	bourne Avenue	е	
Postal Address 3				
Suburb	State/Territory	Postcode	Country	
Turner	ACT	2612 Australia		
Phone Number	Fax Number		Mobile Number	
0262626363				
Email				
giselle@spacelab.net.au				
giodii e spacolas. Tet.au				
Lessee (Property Owne	rs) Details			
Lessee Number: 1				
Is the Lessee a:				
	***			
Organisation or Government e	•			
Australian Business Number (ABN) 66893463785				
		Position held / Title		
Australian Capital Territory - Asbe	stos Response I	Liaison		
Salutation First Name		rname		
None	M	loscaritolo		
Postal Address 1	Postal Ad	ldress 2		
Level 2, 221 London Circuit				
Postal Address 3				
Suburb	State/Territory	Postcode	Country	
Canberra	ACT	2601	AUSTRALIA	
Phone Number	Fax Number		Mobile Number	
0262077900			INODIIE INUITIDEI	
Email Alf.Moscaritolo@act.gov.au				
TAILINIOSCAIRUIU & ACLUUV. AU				

# 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 <i>Estate Development Plan</i> OR <i>Home Business</i> ?
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:
Development/Precinct Code
Please specify which development code applies to this application.  Residential zones - Multi-Unit Housing Development Code
Please specify all relevant precinct code/s applied to your proposal
Loose-Fill Asbestos
Is this a loose-fill asbestos affected ("Mr Fluffy") block?  Yes
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.)

Demolition of a 'Mr Fluffy' loose-fill asbestos insulation "affected property". The demolition covers One of the existing dwelling houses and associated structures including metal shed, Timber pergola, carport and covered timber deck.

## Proposed Use of the Land

Describe the use of the development. **Example:** Residential use for a maximum of 7 residential units. (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- the proposal is for demolition only
Is the proposed use consistent with the current Crown lease?  O 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.  Other
Please specify Demolition
Community Consultation Summary
Is this proposal -
<b>Please Note</b> A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.
Servicing & Site Management, Utilities
Servicing and Site Management
Utilities

## **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*?

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

This application has been lodged on behalf of the Asbestos Response Taskforce which operates as part of the Environment, Planning and Sustainable Development Directorate

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 Authority;

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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;

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

I/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 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.

application.	
I accept the above declarations	
O Accept	

Acceptance Date

11 Sep 2017

#### **Before Submitting**

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- 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.

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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

Planning and Development Act 2007

## **Development Application**

Application Number: 201732432

## **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 all content in the wizard is visible.	resolution (e.g. 1280 by 1024 pixels) to ensure
Type of Application	
The type of application you are applying for is a <b>New</b> Are you applying for a:  Development Application	w Application
Has a pre-application meeting been held in relation  No	to this proposal?
Lease/Site Details	
Site Number: 1	
If your rural property is identified by a Block/Section button.  O Urban	
Suburb Section E	Block Number Unit Number 15
Street Address  18 LUTANA STREET, LYONS	

#### **Applicant Details**

What type of applicant are you:

Business

ACN or ABN 15167074062			
		Position held / Title	
Company Name Spacelab		Urban Planner/Designer	
Salutation First Name			
None Giselle		Surname Ravarian	
Postal Address 1 Unit 5		Address 2 rthbourne Avenue	
	97 1101	Tribourie Avenue	
Postal Address 3			
Suburb	State/Territory	Postcode Country	$\neg$
Turner	ACT	2612 Australia	
Phone Number	Fax Number	Mobile Number	
0262626363			
Email			
giselle@spacelab.net.au			
Lessee (Property Owne	rs) Details		
Lessee Number: 1			
200000 1101110011 1			
Is the Lessee a:			
Organisation or Government & Australian Business Number (ABN)	-		
66893463785			
Company Name		Position held / Title	
Australian Capital Territory - Asbe	 stos Response T	Liaison	
Salutation First Name	· ·	Surname	
None Alf		Moscaritolo	
Postal Address 1  Level 2, 221 London Circuit	Postal F	Address 2	
Postal Address 3			
Suburb	State/Territory	Postcode Country	_
Canberra	ACT	2601 AUSTRALIA	
Phone Number	Fax Number	Mobile Number	
0262077900			
Email			
Alf.Moscaritolo@act.gov.au			

## 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 <i>Estate Development Plan</i> OR <i>Home Business</i> ?
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:
Development/Precinct Code
Please specify which development code applies to this application.  Residential zones - Multi-Unit Housing Development Code
Please specify all relevant precinct code/s applied to your proposal
Loose-Fill Asbestos
Is this a loose-fill asbestos affected ("Mr Fluffy") block?  Yes
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.)

Demolition of a 'Mr Fluffy' loose-fill asbestos insulation "affected property". The demolition covers one of the existing dwelling houses and associated structures timber deck.

### Proposed Use of the Land

Describe the use of the development. **Example:** Residential use for a maximum of 7 residential units. (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- The proposal is for demolition only.
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.  Other
Please specify Demolition
Community Consultation Summary
Is this proposal -  Please Note A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.
Servicing & Site Management, Utilities
Servicing and Site Management Utilities

### 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*?

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

This application has been lodged on behalf of the Asbestos Response Taskforce which operates as part of the Environment, Planning and Sustainable Development Directorate

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 Authority;

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;

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

I/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 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.

application.	•	,	•	3	
I accept the above declarations					
O Accept					

Acceptance Date

11 Sep 2017

#### **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 interuption.

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

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Planning and Development Act 2007

### **Development Application**

Application Number: 201732434

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Please ensure that your scre all content in the wizard is vis		e highest resolution (e.g. 1280 by 1024 pixels) to ens	ıre
Type of Application			
The type of application you a	re applying for	is a <b>New Application</b>	
Are you applying for a:  Development Application			
Has a pre-application meetin  No	g been held in	relation to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is identiful button.  O Urban	fied by a Block	x/Section/Suburb, please select the "Urban" radio	
Suburb	Section	Block Number Unit Number	
WANNIASSA	152	9	
Street Address			
17 FORLONGE STREET, WANN	IASSA		

### **Applicant Details**

What type of applicant are you:

Business

ACN or ABN 15167074062			
		Position held / Title	
Company Name Spacelab		Urban Planner/Designer	
Salutation First Name			
None Giselle		Surname Ravarian	
Postal Address 1 Unit 5		Address 2 rthbourne Avenue	
	97 1101	Tribourie Avenue	
Postal Address 3			
Suburb	State/Territory	Postcode Country	$\neg$
Turner	ACT	2612 Australia	
Phone Number	Fax Number	Mobile Number	
0262626363			
Email			
giselle@spacelab.net.au			
Lessee (Property Owne	rs) Details		
Lessee Number: 1			
200000 1101110011 1			
Is the Lessee a:			
Organisation or Government & Australian Business Number (ABN)	-		
66893463785			
Company Name		Position held / Title	
Australian Capital Territory - Asbe	 stos Response T	Liaison	
Salutation First Name	· ·	Surname	
None Alf		Moscaritolo	
Postal Address 1  Level 2, 221 London Circuit	Postal F	Address 2	
Postal Address 3			
Suburb	State/Territory	Postcode Country	_
Canberra	ACT	2601 AUSTRALIA	
Phone Number	Fax Number	Mobile Number	
0262077900			
Email			
Alf.Moscaritolo@act.gov.au			

## 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 <i>Estate Development Plan</i> OR <i>Home Business</i> ?
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:
Development/Precinct Code
Please specify which development code applies to this application.  Residential zones - Multi-Unit Housing Development Code  Please specify all relevant precinct code/s applied to your proposal
Please specify all relevant precinct code/s applied to your proposal
Loose-Fill Asbestos
Is this a loose-fill asbestos affected ("Mr Fluffy") block?  Yes
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.)

Demolition of a 'Mr Fluffy' loose-fill asbestos insulation "affected property". The demolition covers One of the existing dwelling houses and associated structures including two metal sheds, Timber pergola, Metal garage and carport.

### Proposed Use of the Land

Describe the use of the development. **Example:** Residential use for a maximum of 7 residential units. (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- The proposal is for demolition only.
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
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Type of Development
Please indicate which type of development applies to this development application.  Other
Please specify Demolition
Community Consultation Summary
Is this proposal -
<b>Please Note</b> A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.
Servicing & Site Management, Utilities
Servicing and Site Management
Utilities
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*?

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

This application has been lodged on behalf of the Asbestos Response Taskforce which operates as part of the Environment, Planning and Sustainable Development Directorate

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;

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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;

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I/we hereby authorise the Environment and Planning Directorate its servants and agents to erect sign/s on the subject property(s) as required;

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

I/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 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.

application.	
I accept the above declarations	
O Accept	

**Acceptance Date** 

11 Sep 2017

#### **Before Submitting**

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- 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**

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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

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Planning and Development Act 2007

### **Development Application**

Application Number: 201732435

### **Before Starting**

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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 <b>New Application</b>
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.  O Urban Suburb Section Block Number Unit Number SCULLIN  Street Address  8 MCGINNESS STREET, SCULLIN

### **Applicant Details**

What type of applicant are you:

Business

ACN or ABN 15167074062			
Company Name		Position held /	Title
Spacelab		Urban Planne	
·			
Salutation First Name Surname  None Giselle Ravarian			
Postal Address 1	Postal Ad		
Unit 5	97 North	bourne Avenue	
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Turner	ACT	2612	Australia
Phone Number	Fax Number	N	Nobile Number
0262626363			
Email			
giselle@spacelab.net.au			
Lessee (Property Owne	rs) Details		
Lessee Number: 1			
Is the Lessee a:			
Organisation or Government e	ntity		
Australian Business Number (ABN)			
66893463785			
Company Name		Position held /	Title
Australian Capital Territory - Asbes	stos Response T	Liaison	
Salutation First Name	Su	rname	
None	М	oscaritolo	
Postal Address 1	Postal Ad	dress 2	
Level 2, 221 London Circuit			
Postal Address 3			
T COLUI / ICCIO C			
Collecture	Ctata/Tarritarr	Dootoodo	Country
Suburb Canberra	State/Territory ACT	Postcode 2601	Country AUSTRALIA
Phone Number	Fax Number	M	Mobile Number
0262077900			
Email			
Alf.Moscaritolo@act.gov.au			

## Notice of Decision and Plans

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Are you applying for an <i>Estate Development Plan</i> OR <i>Home Business</i> ?
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:
Development/Precinct Code
Please specify which development code applies to this application.  Residential zones - Multi-Unit Housing Development Code
Please specify all relevant precinct code/s applied to your proposal
Loose-Fill Asbestos
Is this a loose-fill asbestos affected ("Mr Fluffy") block?  Yes
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.)

Demolition of a 'Mr Fluffy' loose-fill asbestos insulation "affected property". The demolition covers One of the existing dwelling houses and associated structures including a metal shed, two Timber pergola, a timber carport, a metal garage.

### Proposed Use of the Land

Describe the use of the development. **Example:** Residential use for a maximum of 7 residential units. (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- The proposal is for demolition only.
Is the proposed use consistent with the current Crown lease?  O 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.  Other
Please specify Demolition.
Community Consultation Summary
Is this proposal -
<b>Please Note</b> A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.
Servicing & Site Management, Utilities
Servicing and Site Management Utilities
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*?

O No

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

This application has been lodged on behalf of the Asbestos Response Taskforce which operates as part of the Environment, Planning and Sustainable Development Directorate.

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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;

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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	
O Accept	

Acceptance Date

11 Sep 2017

#### **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 interuption.

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- 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

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

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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

Planning and Development Act 2007

### **Development Application**

Application Number: 201733172

### **Before Starting**

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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 <b>New Application</b>
Are you applying for a:  O 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 CALWELL 798 16  Street Address CALWELL

### **Applicant Details**

What type of applicant are you:

Business

ACN or ABN 68154870078			
Company Name		Position held	l / Titlo
4thD Planning & Design Pty Ltd		Director	17 Tide
Salutation First Name	Sı	ırname	
None Shamsul		luda	
Postal Address 1	Postal Ac		
35 Clem Hill Street		30.000 2	
Postal Address 3			
Gordon			
Suburb	State/Territory	Postcode	Country
Gordon	ACT	2906	Australia
Phone Number	Fax Number		Mobile Number
62948059			
Email		<u>'</u>	
info@4thD.com.au			
Lessee (Property Owne	rs) Details		
Lagran Niggalani A			
Lessee Number: 1			
Letter Leaves			
Is the Lessee a:			
Organisation or Government e Australian Business Number (ABN)	-		
39054408300			
Company Name		Position held	l / Titlo
Tuggeranong Netball Association	 Incorporated	1	ent Administration
Salutation First Name	· · · · · · · · · · · · · · · · · · ·	ırname	
Mr David		ronerud	
Postal Address 1	Postal Ad	ddress 2	
Tuggeranong Netball Associatio	Were St		
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Calwell	ACT	2905	Australia
Phone Number	Fax Number	· ·	Mobile Number
0262924480			0423927769
Email			
david.tronerud@homemail.com.au		]	

## 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 <i>Estate Development Plan</i> OR <i>Home Business</i> ?  O No
Zone
Please specify which zone applies to this application (please select one zone only). Please click <i>here</i> to access ACTMAPi and locate the zone.
☐ PRZ1 Urban open space zone
If more than one zone is applicable to your application, please specify them below:
Development/Precinct Code
Please specify which development code applies to this application.  Parks and Recreation Zone Development Code
Please specify all relevant precinct code/s applied to your proposal Calwell Precinct Map and 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.)  The proposal is to re-arrange the internal layout of the current washroom facilities and enclose a small open corner of the existing Club House Building at the Tuggeranong Netball Centre in Calwell, ACT.
Proposed Use of the Land
Describe the use of the development. <b>Example:</b> Office, childcare facility, gymnasium. (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.)  Outdoor Recreation Facility
Is the proposed use consistent with the current Crown lease?  O 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, Planning and Sustainable Development Directorate on (02)62071923)  Merit
Has an Environmental Significance Opinion been sought for this proposal?  No
For more information about which track your development application will be assessed in, please click here. Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development 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.  Non-Residential (including Commercial and Industrial)
Non-Residential
Please select a Non-Residential sub type:  Additions/Alterations to existing building
Do the additions exceed 1 storey in height?  No
Community Consultation Summary
Is this proposal -
A building for residential use with 3 or more storeys and 15 or more dwellings?  No
A building with a gross floor area of more than 5000m <sup>2</sup> ?  No
A building or structure more than 25m above finished ground level?  No
A variation of a lease to remove its concessional status?  No

\_\_\_\_\_

Please Note A development application cannot be lodged if the development proposal meets

one of the triggers and the application does not include the pre-DA lodgement community consultation form.

### 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 Are	ea (existing) (m <sup>2</sup> )
157.14	
B - Gross Floor Are	ea to be demolished (m2)
0.00	
C - Gross Floor Are	ea to be added (m <sup>2</sup> )
3.87	
D - Total Gross Flo	or Area of development (A-B+C)(m <sup>2</sup> )
161.01	
E - COST OF WOR	RKS (\$)
5418.00	
Other Area Calcul	ation (not already included in the areas provided above)
	CA Class 10 structures included in this application pergola, deck, verandah) (m <sup>2</sup> )
0.00	
G - Parking areas -	- undercover
0.00	
H - COST OF WOF	RKS (F & G) (\$)
0.00	
Cost of Associate	d Works
I - Cost of all assoc	iated works such as landscaping (\$)
0.00	
1. 0 ( . ( . 11 12)	c works and/or off site works (\$)

0.00

K - TOTAL COST OF WORKS (E+H+I+J)
5418
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (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
Demolition
Is the <i>Demolition</i> item relevant to your proposal?  No
Trees
Is the Trees item relevant to your proposal?  No
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  No
Hazardous Materials, Contamination, Erosion and Sediment Control
Hazardous Material
Is the <i>Hazardous Materials</i> item relevant to your proposal?  No
Contamination
Is the <i>Contamination</i> item relevant to your proposal?  No
Erosion and Sediment Control (for sites less than 0.3 of a hectare)
Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?  No

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

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
Is the Servicing and Site Management item relevant to your proposal?  No
Utilities
Is the <i>Utilities</i> item relevant to your proposal?  O Yes
Please tick the relevant entities  Water Sewerage Stormwater
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Location Requirements, Plans of Management
Location Requirements
Is the Location Requirements item relevant to your proposal?  No
Plans of Management
Is the <i>Plans of Management</i> item relevant to your proposal?  O No

### Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge

Subdivision (other than residential zones)
Is the Subdivision (other than residential zones) item relevant to your proposal?  No
National Capital Plan
Is the <i>National Capital Plan</i> item relevant to your proposal?  O No
Crime Prevention through Environmental Design
Is the <i>Crime Prevention</i> item relevant to your proposal?  No
Access and Mobility
Is the <i>Access and Mobility</i> item relevant to your proposal?  O No
Traffic Generation
Is the Traffic Generation item relevant to your proposal?  No
Site Access, Parking, Lighting
Site Access
Site Access Is the Site Access item relevant to your proposal?
Site Access  Is the Site Access item relevant to your proposal?
Site Access  Is the Site Access item relevant to your proposal?  O No  Parking (Car)  Is the Parking (car) item relevant to your proposal?
Site Access  Is the Site Access item relevant to your proposal?  No  Parking (Car)  Is the Parking (car) item relevant to your proposal?  No
Site Access  Is the Site Access item relevant to your proposal?  No  Parking (Car)  Is the Parking (car) item relevant to your proposal?  No  Parking (Bicycle)  Is the Parking (bicycle) item relevant to your proposal?

Signs, Neighbourhood Plans, Environmental Effects, Water Sensitive Urban Design

Signs
Is the <i>Signs</i> item relevant to your proposal?  No
Neighbourhood Plans
Is the <i>Neighbourhood Plans</i> item relevant to your proposal?  O No
Assessment of Environmental Effects
Is the Assessment of Environmental Effects item relevant to your proposal?  No
Water Sensitive Urban Design (Mains Water Consumption)
Is the Water Sensitive Urban Design (mains water consumption) item relevant to your proposal?   O No
To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click <i>here</i>
Water Sensitive Urban Design (Stormwater Quality)
Is the Water Sensitive Urban Design (stormwater quality) item relevant to your proposal?  No
To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click <i>here</i>
Water Sensitive Urban Design, Water Use
Water Sensitive Urban Design (Stormwater Quantity)
Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?  No
Water Use
Is the Water Use item relevant to your proposal?  No
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)(I) - 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 <i>Planning and Development Regulations</i> 2008				
Do you have a <i>survey certificate</i> with this application?  O Not Relevant				
Development Undertaken Without Approval - S.205 - P & D Act 2007				
Is this application for development undertaken without approval?  O No				
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 <b>must</b> 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 \$205 under the Planning and Development Act 2007.				
Exclusion from Public Inspection				
In accordance with the requirements of Sections 28 and 30 of the <i>Planning and Development Act</i> 2007, the Environment, Planning and Sustainable Development 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 <i>Public Inspection</i> ?  O No				

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

The applicant is the husband of Rumana Jamaly who is an EPSDD staff.

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 Authority;

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I ac	cept the	above	declarations
0	Accept		

Acceptance date

18 Dec 2017

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**Contact Details:** Environment, Planning and Sustainable Development 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

Planning and Development Act 2007

# **Development Application**

Application Number: 201833510

# **Before Starting**

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Type of Application	
The type of application you are applying for is a <b>New Application</b>	
Are you applying for a:  O 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.  O Rural	
District Section Block Number	
PADDYS RIVER 0 260	
Street Address	

# **Applicant Details**

What type of applicant are you:

O Non-business (individual)

Salutation First Name  None catherine	Surname Keirnan
Postal Address 1	Postal Address 2
Po Box 4445	1 Ostal Address 2
Postal Address 3	
	ate/Territory Postcode Country
kingston	ACT 2604 Australia
	ax Number Mobile Number
0412788174	
Email CKeirnan57@gmail.com	
Ortemanor @gmail.com	
Lessee (Property Owners	) Details
Lessee Number: 1	
Is the Lessee a:	
Standard lessee Salutation First Name	Surname
None david	boorman
Postal Address 1	Postal Address 2
PO Box 4445	
Postal Address 3	
	ate/Territory Postcode Country
kingston	ACT 2604 Australia
	ax Number Mobile Number
0412788174	
Email	
ckeirnan@gmail.com	
Lessee Number: 2	
LC33CC Number. 2	
Is the Lessee a:	
O Standard lessee	

Salutation First Name	S	urname		
None catherine	[	Keirnan		
Postal Address 1	Postal A	ddress 2		
Po Box 4445				
Postal Address 3				
Suburb	State/Territory	Postcode	Country	
kingston	ACT	2604	Australia	a
Phone Number	Fax Number		Mobile Number	
0412788174				
Email				
CKeirnan57@gmail.com		7		
3 3 3 3				
Notice of Decision and I	Plans			
Please specify the delivery me	ethod for the retu	rn of plans. U	Inless otherwis	se specified, your Notice
of Decision and/or plans will b		•		, , ,
Email				
Are you applying for an Estate	e Development P	lan OR Home	e Business?	
O No				
Zone				
Zorie				
Diagram of which was an				ana anka). Dhaasa al'ah
Please specify which zone ap		cation (please	e select one zo	one only). Please click
here to access ACTMAPi and	locate the zone.			
☐ NUZ2 Rural zone				
INOZZ Rufai zofie				
If more than one zone is appli	cable to your app	olication, plea	se specify the	m below:
There are multiple land use zones a	applicable to block 26	60 Paddys River	The new reside	nce is permitted in the lease
and is in an area covered by NUZ2.		y other parts of	the property and	not pertaining to the site
where the new residence is located	•			
Development/Precinct C	Code			
Dovelopmental recine s	, od o			
Please specify which develop	ment code applic	e to this anal	ication	
		ω το τιπο αμβι	ication.	
	III Code			
Please specify all relevant pre	scinct code/s ann	lied to your n	ronosal	

# 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.)

This Development Application is for a secondary residence and garage, which is permissible under the lease and is ancillary to the lease purpose clause of 'agriculture'.

The property will continue to be used for beef cattle farming, with the secondary residence used for family members who will be working in a farm manager role. The parcel of land taken for the secondary residence is similar to the primary residence, with an enclosed yard for children, reinforcing the clear definition between accommodation and agricultural areas. The house, garage and surrounding landscape will maintain the distinctive rural landscape setting with minimal visibility from the publicly accessible Booroomba road.

#### Proposed Use of the Land

Describe the use of the development. <b>Example:</b> Office, childcare facility, gymnasium. (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.)
Agriculture with ancillary dwelling

Is the proposed use consistent with the current Crown lease? O 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, Planning and Sustainable
Development Directorate on (02)62071923)
O Merit

Has an Environmental Significance Opinion been sought for this proposal? O No

For more information about which track your development application will be assessed in, please Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development 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.  Other	
Please specify secondary residence	

# Community Consultation Summary

Is this proposal -
A building for residential use with 3 or more storeys and 15 or more dwellings?  No
A building with a gross floor area of more than 5000m <sup>2</sup> ?  No
A building or structure more than 25m above finished ground level?  No
A variation of a lease to remove its concessional status?  No
<b>Please Note</b> A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.
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) (m <sup>2</sup> )
0.0
B - Gross Floor Area to be demolished (m2)
0.0
C - Gross Floor Area to be added (m <sup>2</sup> )
263.77
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
263.77
E - COST OF WORKS (\$)
395700.00

#### 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)  $(m^2)$ 

171.5
G - Parking areas – undercover
72.0
H - COST OF WORKS (F & G) (\$)
27000.00
Cost of Associated Works
I - Cost of all associated works such as landscaping (\$)
5000.00
J - Cost of all public works and/or off site works (\$)
20000.00
K - TOTAL COST OF WORKS (E+H+I+J)
447700
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (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
Demolition
Is the <i>Demolition</i> item relevant to your proposal?  No
Trees
Is the Trees item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes

Heritage

Heritage
Is the <i>Heritage</i> item relevant to your proposal?  No
Hazardous Materials, Contamination, Erosion and Sediment Control
Hazardous Material
Is the <i>Hazardous Materials</i> item relevant to your proposal?  O No
Contamination
Is the <i>Contamination</i> item relevant to your proposal?  No
Erosion and Sediment Control (for sites less than 0.3 of a hectare)
Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O 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

Is the Servicing and Site Management item relevant to your proposal?

O No

Is the <i>Utilities</i> item relevant to your proposal?  No
Plans of Management
Plans of Management
Is the <i>Plans of Management</i> item relevant to your proposal?  O No
Subdivision, National Capital Plan, Crime Prevention, Access & Mobility
Subdivision (other than residential zones)
Is the Subdivision (other than residential zones) item relevant to your proposal?  No
National Capital Plan
Is the <i>National Capital Plan</i> item relevant to your proposal?  No
Crime Prevention through Environmental Design
Is the <i>Crime Prevention</i> item relevant to your proposal?  No
Access and Mobility
Is the <i>Access and Mobility</i> item relevant to your proposal?  No
Site Access, Parking, Lighting
Site Access
Is the Site Access item relevant to your proposal?  No
Parking (Car)
Is the <i>Parking (car)</i> item relevant to your proposal?  No
Parking (Bicycle)

**Utilities** 

Is the Parking (bicycle) item relevant to your proposal?

O No
Lighting
Is the <i>Lighting</i> item relevant to your proposal?  No
Signs, Environmental Effects, Water Sensitive Urban Design
Signs
Is the <i>Signs</i> item relevant to your proposal?  O No
Assessment of Environmental Effects
Is the Assessment of Environmental Effects item relevant to your proposal?  No
Water Sensitive Urban Design (Mains Water Consumption)
Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?  No
Water Use, Bushfire
Water Use
Is the Is the Water Use item relevant to your proposal?  No
Bushfire Risk Management
Is the Bushfire Risk Management item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Driveways (For works on verge only)
PLEASE NOTE: For proposals that include construction or modification of a driveway this

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)(I) - 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 <i>Planning and Development Regulations 2008</i>
Do you have a <i>survey certificate</i> with this application?  O Yes
Development Undertaken Without Approval - S.205 - P & D Act 2007
Is this application for development undertaken without approval?  No
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 <b>must</b> 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 \$205 under the Planning and Development Act 2007
Exclusion from Public Inspection
In accordance with the requirements of Sections 28 and 30 of the <i>Planning and Development Act</i> 2007, the Environment, Planning and Sustainable Development 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 <i>Public Inspection</i> ?   No

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

One of the two joint lessees is an employee of the Directorate.

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 Authority;

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, Planning and Sustainable Development Directorate will not provide written advice of this decision. I/we also understand that the Environment, Planning and Sustainable Development 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, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required;

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

I/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, Planning and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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.

١	accept	the	above	declarations
	_			

O Accept

Acceptance date

03 Oct 2018

# 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 interuption.

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 EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD 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 EPSDD 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, Planning and Sustainable Development Directorate (EPSDD) 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 EPSDD 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. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD 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, Planning and Sustainable Development 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

Planning and Development Act 2007

# **Development Application**

Application Number: 201935534

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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 scree all content in the wizard is vis		st resolution (e.g. 12	280 by 1024 pixels) to ensure
Type of Application			
The type of application you a	e applying for is a <b>N</b>	ew Application	
Are you applying for a:  Development Application			
Has a pre-application meeting  No	g been held in relatio	n to this proposal?	
Lease/Site Details			
Site Number: 1			
If your rural property is identif button.  Urban Suburb GRIFFITH Street Address GRIFFITH	ied by a Block/Section	on/Suburb, please se Block Number 15	Unit Number

# **Applicant Details**

What type of applicant are you:

Business

ACN or ABN 66131577261			
Conharra Town Planning Phy Ltd		Position held /	Title
Canberra Town Planning Pty Ltd		town planner	
Salutation First Name		ırname	
None Angela	<u>J</u>	ones	
Postal Address 1	Postal Ad	ddress 2	
5/32 Lonsdale Street			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Dickson	ACT	2602	Australia
Phone Number	Fax Number	M	1obile Number
0262625091			
Email			
admin@canberratownplanning.com	m.au		
Lessee Number: 1			
Is the Lessee a:			
Organisation or Government e	ntity		
Australian Business Number (ABN)			
88078876508			
Company Name		Position held /	Title
Territory Venues and Events			
Salutation First Name	Su	ırname	
None Liz	С	Clarke	
Postal Address 1	Postal Ad	ddress 2	
PO Box 666			
Postal Address 3			
Suburb	State/Territory	Postcode	Country
Jamieson	ACT	2614	Australia
Phone Number	Fax Number		Mobile Number
0262566700	. ax ranibol		Total Turibul
Email			
liz clarke@act gov au		1	

# 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.
Are you applying for an <i>Estate Development Plan</i> OR <i>Home Business</i> ?  O No
Zone
Please specify which zone applies to this application (please select one zone only). Please click <i>here</i> to access ACTMAPi and locate the zone.
PRZ2 Restricted access recreation zone
If more than one zone is applicable to your application, please specify them below: Public land overlay (Pi)
Development/Precinct Code
Please specify which development code applies to this application.  Parks and Recreation Zone Development Code
Please specify all relevant precinct code/s applied to your proposal Canberra Central District Precinct code- no provisions apply Griffith Precinct Code - no provisions apply
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.)  Extension of existing roof canopies over grandstand, to the north and south of the oval, including structural supports.
Proposed Use of the Land
Describe the use of the development. <b>Example:</b> Office, childcare facility, gymnasium. (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.)  No change of use is proposed. The structures are ancillary to the use of the oval.
Is the proposed use consistent with the current Crown lease?

# Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)  Merit
Has an Environmental Significance Opinion been sought for this proposal?  No
For more information about which track your development application will be assessed in, please click here. Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development 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.  Other
Please specify Ancillary structures related to the use of the oval
Community Consultation Summary
Is this proposal -
A building for residential use with 3 or more storeys and 15 or more dwellings?  No
A building with a gross floor area of more than 5000m <sup>2</sup> ?  No
A building or structure more than 25m above finished ground level?  No
A variation of a lease to remove its concessional status?  O No
<b>Please Note</b> A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

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) (m <sup>2</sup> )
0.00
B - Gross Floor Area to be demolished (m2)
0.00
C - Gross Floor Area to be added (m <sup>2</sup> )
0.00
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
0
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) (m <sup>2</sup> )
G - Parking areas – undercover
H - COST OF WORKS (F & G) (\$)
682000.00
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)
682000

\*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. costs from a bill of quantities MUST be provided for proposals where cost of work is over \$10 million.

Demo	lition, i	Trees

Bomondon, 11000
Demolition
Is the <i>Demolition</i> item relevant to your proposal?  No
Trees
Is the Trees item relevant to your proposal?  No
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O Yes
Hazardous Materials, Contamination, Erosion and Sediment Control
Hazardous Material
Is the <i>Hazardous Materials</i> item relevant to your proposal?  No
Contamination
Is the <i>Contamination</i> item relevant to your proposal?  No
Erosion and Sediment Control (for sites less than 0.3 of a hectare)
Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?  No

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
Is the Servicing and Site Management item relevant to your proposal?  No
Utilities
Is the <i>Utilities</i> item relevant to your proposal?  O No
Location Requirements, Plans of Management
Location Requirements
Is the Location Requirements item relevant to your proposal?  No
Plans of Management
Is the <i>Plans of Management</i> item relevant to your proposal?  O No
Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge
Subdivision (other than residential zones)
Is the Subdivision (other than residential zones) item relevant to your proposal?  No
National Capital Plan
Is the National Capital Plan item relevant to your proposal?  O Yes

requirements of the *Territory Plan*?

Have you provided documentation that demonstrates how your proposal complies with the

O Yes						
Crime Prevention through Environmental Design						
Is the <i>Crime Prevention</i> item relevant to your proposal?  No						
Access and Mobility						
Is the <i>Access and Mobility</i> item relevant to your proposal?  O No						
Traffic Generation						
Is the Traffic Generation item relevant to your proposal?  No						
Site Access, Parking, Lighting						
Site Access						
Is the Site Access item relevant to your proposal?  O No						
Parking (Car)						
Is the <i>Parking (car)</i> item relevant to your proposal?  No						
Parking (Bicycle)						
Is the <i>Parking (bicycle)</i> item relevant to your proposal?  No						
Lighting						
Is the <i>Lighting</i> item relevant to your proposal?  No						
Signs, Neighbourhood Plans, Environmental Effects, Water Sensitive Urban Desig						
Signs						
Is the <i>Signs</i> item relevant to your proposal?  O No						
Neighbourhood Plans						
Is the <i>Neighbourhood Plans</i> item relevant to your proposal?  O No						

# Assessment of Environmental Effects Is the Assessment of Environmental Effects item relevant to your proposal? O Yes Do you have documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*? O Yes **Water Sensitive Urban Design (Mains Water Consumption)** Is the Water Sensitive Urban Design (mains water consumption) item relevant to your proposal? O No To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click here **Water Sensitive Urban Design (Stormwater Quality)** Is the Water Sensitive Urban Design (stormwater quality) item relevant to your proposal? O No To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click here Water Sensitive Urban Design, Water Use **Water Sensitive Urban Design (Stormwater Quantity)** Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application? O No **Water Use** Is the Water Use item relevant to your proposal? O No 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

**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	?
O No							

# Survey Requirements - S.139(2)(I) - 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 <i>survey certificate</i> with this application?	
O Yes	

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

Is this application for development undertaken without approval?

No

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

# **Exclusion from Public Inspection**

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act* 2007, the Environment, Planning and Sustainable Development 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 :
$\bigcirc$	No			

#### Conflict of Interest Declaration

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

O yes, land custodian is Territory Venues and Events

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 Authority;

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, Planning and Sustainable Development Directorate will not provide written advice of this decision. I/we also understand that the Environment, Planning and Sustainable Development 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, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required;

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

I/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, Planning and

Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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.

_	ccept the above	declarations
Acc	ceptance date	
02	May 2019	

### 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 interuption.

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 EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD 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 EPSDD 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, Planning and Sustainable Development Directorate (EPSDD) 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 EPSDD 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. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD 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, Planning and Sustainable Development 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



Planning and Development Act 2007, s425

#### **FORM**

#### **APPLICATION FOR RECONSIDERATION**

Appli	cation for Reconsideration		
	Refusal of Development Application	For applications assessed in the Merit and Impact assessment	Insert Development Application Number to which this application relates:
		tracks <b>only</b>	20.123.66.3R
	Conditions of Approval	For applications assessed in the Code, Merit and Impact assessment tracks	Insert Development Application Number to which this application relates:
			20
	Refusal of an Amendment	For amendments assessed in the Merit and Impact assessment tracks <b>only</b>	Insert amendment number to which this application relates:
		assessment trocks only	20
	Amendment approved with conditions	For amendments assessed in the Code, Merit and Impact assessment tracks	Insert amendment number to which this application relates:
		dssessment tracks	20
PF	= 135 VES RAISED IN THE HOTO POSAL IS NOW SUBMITT		
If more	than one lease/site, attach the following details fo	or each lease/site	
	Block		
	Section 835	Unit (if applicable)	
	Suburb ISABE	LLA PLAIHS	
	District TUGG	ERANONG	
	Street Number		
	Street Name	OWAY STRE	ET
	Postcode R905		

Applicant Details Please P	rint		
Surname	HUDA	First Name	SHAMSVL
Company Name	ATHD PLANN	1NG € ]	DESIGN PTY LTD
Position held in company	DIRECTOR	Australian Com Number (	(ACN) 154 876078
Postal Address	35 CLEM HI	LL STR	EET
Suburb	GORDON	State	Postcode 2906
Phone Number Business Hours	0434674176	Mobile	0434674176
EMAIL ADDRESS	info eathdro	com. au	
Lessee (Property Owner	rs) Details Please Print		
1 <sup>st</sup> Lessee's Details (or Go		, ,	
Surname	MOUSTAFA	First Name	GASSAN
Company Name			
Position held in company		Australian Com Number (	
Postal Address	14 STAN DAVE	TRISE	
Suburb	COOMBS	State	Postcode R611
Phone Number Business Hours	0424490009	Mobile	3424490009
EMAIL ADDRESS	msa8080@ya	choo.co	M

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

Lessee (Property Owner	s) Details continued			
2nd Lessee's Details (or G	overnment Land Manager)	,	<i>[</i> '	
Surname		First Name		
Company Name				
Position held in company		Australian Cor Number		
Postal Address			-	
Suburb		State	Postcode	
Phone Number Business Hours		Mobile		
EMAIL ADDRESS				
Provision of Notice of Re	considered Decision			
	entation to support your applica		□ NO YES	1 2 2
If YES	lans to support your application?		NO VES	
	FER TO THE "			
	M" DOCUMENT,		*	
-	AND 8 SUPPO	•		BEING
	D WITH THIS	- C C C C C C C C		
KECONSIV-	ERATION AND	> ATTROX	'AL.	
			·	
		**		·

Exclusion from Public Inspection	
In accordance with the requirements of Sections 28 and 30 of the <i>Plan</i> Planning and Land Authority must make the details and associated do available for public inspection.	
If you wish to apply to have all or part of this development application requirements of Section 411(5) or 412(1) of the Planning and Development	excluded from public inspection you must meet the ment Act 2007.
<b>Exclusion from Public Inspection Requested</b>	☐ YES NO
If Yes — please indicate under which section of Planning & Development Act 2007	S.411(5) Restriction on Public Availability *S.412(1) Restriction on Public Availability SECURITY
Please specify the information to be excluded from public inspection	and provide reasons for exclusion:
* if exclusion is requested under Section 412(1) a letter, signed by a just requirements of the Planning and Development Act 2007 <b>must</b> accomp	stice Minister, certifying this request satisfies the pany this application.
Conflict of Interest Declaration	
Does the applicant or lessee have any association with EPD staff?	□ NO □ YES
If YES please provide details:  THE APPLICANT SHAMSUL HO	DA OF GIHD PLANNING
& DESIGN IS MARRIED TO RUI	TANA JAMALY WHO IS
AN EPSDB STAFF.	

**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 and Lessee Declaration

I/we the undersigned, declare that this application is accompanied by all of the required information and or documents and understand that the documentation provided on CD/DVD or via electronic lodgement process (email or internet) will be considered to be the relevant documentation associated with this application;

I/we understand that the information submitted with this application form will undergo a documentation check. I/we understand that this application will be considered lodged once the relevant application fees have been paid;

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

I/we the undersigned (lessee) appoint the applicant whose name and signature appear below to act on my/our behalf in relation to this application. This authorises the applicant to pay for 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 this application;

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.

Applicant Signature (s)	Date 12/	8/2020
Refal to Latter of Anthorrisation Submitted	Date	
2 <sup>rd</sup> Lessee Signature	Date	
Govt Land Managers Signature (unleased land only)	Date	
Delegate of the Planning and Land  Authority  (unleased land only)	Date	

#### **Privacy Notice**

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office, the Australian Valuation Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information.

#### **Contact Details:**

Environment, Planning and Sustainable Development 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.planning.act.gov.au

Planning and Development Act 2007

# **Development Application**

Application Number: 202139270

# **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

recommended you save this session in it is to be left mactive 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.
I confirm I have provided all documentation in accordance with the <i>minimum documentation</i> requirements for lodgement of a development application  Confirm
Please note that fees apply for incomplete submissions.
Type of Application
The type of application you are applying for is a <b>New Application</b>
Are you applying for a:  O 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
STRATHNAIRN 73 1
Street Address
STRATHNAIRN

# **Applicant Details**

What type of applicant are you:

O Business					
ACN or ABN					
44128913968					
Company Name			Position held / Title	<u>a</u>	
PBS Building (ACT) Pty Ltd			Development Ma		
Salutation First Name			name	<u> </u>	
None Greg		_	nith		
Postal Address 1 PO Box 309	Posta	ıl Add	dress 2		
Postal Address 3					
Suburb	State/Territory		Postcode	Country	
Fyshwick	ACT		2609	Australia	
Phone Number	Fax Number		Mobi	ile Number	
61019800					
Email					
greg.smith@pbsbuilding.com.au					
Lessee (Property Owne	rs) Details				
Lessee Number: 1					
EC33CC Number. 1					
Is the Lessee a:					
Organisation or Government e					
Australian Business Number (ABN)					
27105505367					
Company Name			Position held / Title	Э	
Suburban Land Agency					
Salutation First Name		Sur	name		
None Gareth		Bu	rdon		
Postal Address 1	Posta	ıl Add	lress 2		
480 Northbourne Ave					
Postal Address 3					
r ustai Address 3					
			<b>5</b>		
Suburb	State/Territory		Postcode	Country	
Dickson					
Phone Number	Fax Number		Mobi	ile Number	
62050600					
Email					

### 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 <i>Estate Development Plan</i> OR <i>Home Business</i> ?
Zone
Please specify which zone applies to this application (please select one zone only). Please click here to access ACTMAPi and locate the zone.
RZ3 Urban residential zone
If more than one zone is applicable to your application, please specify them below:
Development/Precinct Code
Please specify which development code applies to this application.  Residential zones - Multi-Unit Housing Development Code
Please specify all relevant precinct code/s applied to your proposal  Site is located in the Ginninderry estate, it is a MU6 site
Loose-Fill Asbestos
Is this a loose-fill asbestos affected ("Mr Fluffy") block?  No
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.)

Six two bedroom townhouses in two blocks one of four and the other two townhouses, and garages located off the driveway with one single garage attached to townhouse 4

# Proposed Use of the Land

Describe the use of the development. <b>Example:</b> Residential use for a maximum of 7 residential units. (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 use for maximum 6 residential units
Is the proposed use consistent with the current Crown lease?  O 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, Planning and Sustainable Development 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, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development 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.  Multiple Dwelling
Multiple Dwelling
Please select a Multiple Dwelling sub type:  New Development
Number of new dwellings to be constructed  6
Total number of Dwellings on the block
6
Does your proposal involve work on a Dual Occupancy development?  No

# Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?  No
A building with a gross floor area of more than 5000m <sup>2</sup> ?  No
A building or structure more than 25m above finished ground level?  No
A variation of a lease to remove its concessional status?  No
<b>Please Note</b> A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.
National Capital Design Review Panel (NCDRP)
Does the proposal include building/s that are five (5) or more storeys?  No
Have you consulted with the National Capital Design Review Panel (NCDRP)?  No
From 1 October 2019, a proponent must consult with the NCDRP about a development proposal that is 5 or more storeys. Application will not progress, please contact designreview@act.gov.au
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) (m <sup>2</sup> )
0.0
B - Gross Floor Area to be demolished (m2)
0.0
C - Gross Floor Area to be added (m <sup>2</sup> )
700.52
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
700.52

E - COST OF WORKS (\$)

1263000.00

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) (m <sup>2</sup> )
G - Parking areas – undercover
H - COST OF WORKS (F & G) (\$)
Cost of Associated Works
I - Cost of all associated works such as landscaping (\$)
127000.00
J - Cost of all public works and/or off site works (\$)
50000.00
K - TOTAL COST OF WORKS (E+H+I+J)
1440000
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building</b> (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?

O 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 diban tree protection in the ACT, please click <i>Here</i> .
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?  No
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  O No
Hazardous Materials, Contamination, Erosion and Sediment Control
Hazardous Material
Is the Hazardous Materials item relevant to your proposal?  No
Contamination
Is the Contamination item relevant to your proposal?  No
Erosion and Sediment Control (for sites less than 0.3 of a hectare)
Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O 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,

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

Fresion -	and (	Sediment	Control	(for	citac	areater	than	<b>0</b> 3	of a	hoctaro	١
<b>Erosion</b> a	ana a	Seaiment	Control	(TOF	sites	areater	tnan	U.3	or a	nectare	)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?
O No
Servicing & Site Management, Utilities, Verge Crossovers
Servicing and Site Management
Is the Servicing and Site Management item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O Yes
Utilities
NOTE: Stormwater clearance relevant/required from Asset Acceptance only where there is a stormwater/drainage easement or Territory owned stormwater pipe on the development site
Is the <i>Utilities</i> item relevant to your proposal?  O No
Are you relocating or constructing any new services?(If unsure please contact relevant service providers before submitting this application)  O Yes
Are easements required?(If unsure please contact relevant service providers).  O No
Verge Crossovers
Is the Verge Crossovers item relevant to your proposal?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O Yes
Subdivision (residential zones)
Subdivision (residential zones)
Is the Subdivision (residential zones) item relevant to your proposal?

O Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?    Yes
National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation
National Capital Plan
Is the <i>National Capital Plan</i> item relevant to your proposal?  O No
Crime Prevention through Environmental Design
Is the <i>Crime Prevention</i> item relevant to your proposal?  No
Access and Mobility
Is the Access and Mobility item relevant to your proposal?  No
Traffic Generation
Is the Traffic Generation item relevant to your proposal?  No
Parking
Parking (car)
Is the <i>Parking (car)</i> item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Parking (bicycle)
Is the <i>Parking (bicycle)</i> item relevant to your proposal?  No
Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

O No

Is the Signs item relevant to your proposal?

Neighbourhood Plans
Is the <i>Neighbourhood Plans</i> item relevant to your proposal?  O No
Water Sensitive Urban Design (Mains Water Consumption)
Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Water Sensitive Urban Design (Stormwater Quality)
Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?  O Yes
Water Sensitive Urban Design
Water Sensitive Urban Design (Stormwater Quantity)
Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?  O Yes
Have you provided documentation that demonstrates how your proposal complies with the requirements of the <i>Territory Plan</i> ?    Yes
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

○ No

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

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

carports, please click here.

OCCUPANCY DEVELOPMENT PROPOSALS. For more information on driveways, garages and

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* 

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?  O Yes
Development Undertaken Without Approval - S.205 - P & D Act 2007
Is this application for development undertaken without approval?  No
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 <b>must</b> 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
Exclusion from Public Inspection
In accordance with the requirements of Sections 28 and 30 of the <i>Planning and Development Act</i> 2007, the Environment, Planning and Sustainable Development 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 <i>Public Inspection</i> ?  No
Conflict of Interest Declaration
Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?  O Yes
Please provide details:

Leasee Suburbon Land Agency, PBS settle on the land in Mid November 2021

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 have provided all relevant documentation in accordance with the *minimum documentation* requirements for lodgement of a Development Application (DA). Please note, a fee may be charged if your application does not contain all the required documentation;

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, Planning and Sustainable Development Directorate will not provide written advice of this decision. I/we also understand that the Environment, Planning and Sustainable Development 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, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required;

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

I/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, Planning and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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.

Accept above declarations  Accept
Acceptance Date
29 Sep 2021

### **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 interuption.

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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 call the Land, Planning and Building Services Shopfront on 6207 1923 and ask to speak with a technical officer.

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

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**Contact Details:** Environment, Planning and Sustainable Development Directorate, Land, Planning and Building Services Shopfront, GPO Box 158, Canberra City 2601, 8 Darling Street, Mitchell ACT 2911 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

Planning and Development Act 2007

# **Development Application**

Application Number: 202139463

# **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.
I confirm I have provided all documentation in accordance with the <i>minimum documentation</i> requirements for lodgement of a development application  Confirm
Please note that fees apply for incomplete submissions.
Type of Application
The type of application you are applying for is a <b>New Application</b>
Are you applying for a:  O 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.  O Urban
Suburb Section Block Number Unit Number  WHITLAM 8
Street Address
15 KERRY CREST, WHITLAM

# **Applicant Details**

What type of applicant are you:

O Business						
ACN or ABN						
68154870078						
Company Name		P	osition held	d / Title		
4thD Planning & Design Pty Ltd			Director			
Salutation First Name		Surna	me			
None Shamsul		Huda	l			
Postal Address 1	Postal	Addre	ss 2			
35 Clem Hill Street		, radio	<u> </u>			
Postal Address 3						
Gordon						
Suburb	State/Territory		Postcode	Country		
Gordon	ACT		2906	Australia		
Phone Number	Fax Number			Mobile Number		
62948059	l ax Number			Wobile Number		
Email info@4thD.com.au						
IIIIO@4ti1D.com.au						
Lessee (Property Owne	re) Dotaile					
Lessee (Flopelty Owne	is) Details					
Lessee Number: 1						
Is the Lessee a:						
O Standard lessee						
Salutation First Name		Surna	me			
Mr Harsha			nagudi			
Postal Address 1	Postal	Addre				
3 Smeaton Circuit	Fosial	Addie	55 2		$\neg$	
Postal Address 3						
Suburb	State/Territory		Postcode	Country		
Banks	ACT		2906			
Phone Number	Fax Number			Mobile Number		
0421447567				0421447567		
Email						
harshreddy@yahoo.com						
N 0 - 45						
Notice of Decision and	Plans					
Please specify the delivery m	ethod for the re	turn o	f plans. L	Inless otherwise	e specified, you	r Notice

of Decision and/or plans will be returned via email.

☐ Email

Are you applying for an <i>Estate Development Plan</i> OR <i>Home Business</i> ?
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:
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  Whitlam Precinct Map and Code
Loose-Fill Asbestos
Is this a loose-fill asbestos affected ("Mr Fluffy") block?  No
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.)

The proposal forming part of this DA include the following:

- 1. Construction of a new two storey Main Residence with associated double garage on site.
- 2. Construction of a new single storey Secondary Residence with an associated car parking space on site.
- 3. Vary the lease to allow for a secondary residence with a main residence on that site.

### 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.)

The use of the development will be - residential purposes for a single dwelling and a secondary residence.

Is the proposed use consistent with the current Crown lease?  No
Assessment Track
Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development 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, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development 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:  New Residence Secondary Residence
New Single Dwelling type  O Single Dwelling in new estate
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) (m <sup>2</sup> )
B - Gross Floor Area to be demolished (m2)
C - Gross Floor Area to be added (m <sup>2</sup> )

306.62
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
306.62
E - COST OF WORKS (\$)
459930.00
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) (m <sup>2</sup> )
38.10
G - Parking areas – undercover
0.00
H - COST OF WORKS (F & G) (\$)
28575.00
Cost of Associated Works
I - Cost of all associated works such as landscaping (\$)
5000.00
J - Cost of all public works and/or off site works (\$)
K - TOTAL COST OF WORKS (E+H+I+J)
493505
*Cost of works <b>MUST</b> be calculated in accordance with the current version of Building
(Cost of Building Work) Determination OR a summary of costs from a bill of quantities

\*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) (m <sup>2</sup> )
0.00
B - Gross Floor Area to be demolished (m <sup>2</sup> )
C - Gross Floor Area to be added (m <sup>2</sup> )
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )  306.62
E - COST OF WORKS (\$) 459930.00
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) $(m^2)$
38.10
G - COST OF WORKS at F* (\$)
28575.00
Cost of Associated Works
H - Cost of all associated work such as landscaping (\$)
5000.00
I - Cost of all public works and/or off site works (\$)
J - TOTAL COST OF WORKS (E+G+H+I) (\$)
493505
*Cost of works <b>MUST</b> be calculated in accordance with the current version of Building (Gen

\*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 <i>Demolition</i> 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?  No
Heritage
Heritage
Is the <i>Heritage</i> 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?  O Yes
Have you provided Entity Endorsement?  No

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?

O 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?

O No

If you intend to subdivided this development under the Planning and Development Act 2007 in the future, please note this in your application and contact the relevant service providers regarding additional requirements prior to submitting this application.

# Water Sensitive Urban Design

NOTE: Relevant for all new single dwellings & for additions and alterations that increase the roof area by more than 25% ONLY

To calculate the water consumption of a single residential dwelling with and without water saving features, please click *here* 

### 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

	С	oes this	applicat	ion compl	v with utilit	y standards?
--	---	----------	----------	-----------	---------------	--------------

O 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)(I) - 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?

O Yes

# 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?

O No

O No

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

Is this application for development undertaken without approval?

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 \$205 under the Planning and Development Act 2007

### **Exclusion from Public Inspection**

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act* 2007, the Environment, Planning and Sustainable Development 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 <i>Public Inspection</i> ?	
O No	

#### Conflict of Interest Declaration

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

O Yes

#### Please provide details:

The applicant is married to Rumana Jamaly who is an EPSDD staff.

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 have provided all relevant documentation in accordance with the *minimum documentation* requirements for lodgement of a Development Application (DA). Please note, a fee may be charged if your application does not contain all the required documentation;

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, Planning and Sustainable Development Directorate will not provide written advice of this decision.

I/we also understand that the Environment, Planning and Sustainable Development 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, Planning and Sustainable Development 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, Planning and Sustainable Development 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 ac	cept the above	declarations
0	Accept	
Acc	ceptance date	
01	Nov 2021	

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**Contact Details:** Environment, Planning and Sustainable Development Directorate, Land, Planning and Building Services Shopfront, GPO Box 158, Canberra City 2601, 8 Darling Street, Mitchell ACT 2911 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

Planning and Development Act 2007

# **Development Application**

Application Number: 202139472

# **Before Starting**

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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.
I confirm I have provided all documentation in accordance with the <i>minimum documentation</i> requirements for lodgement of a development application  Confirm
Please note that fees apply for incomplete submissions.
Type of Application
The type of application you are applying for is a <b>New Application</b>
Are you applying for a:  O 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.
O Urban Suburb Section Block Number Unit Number
CHAPMAN 4 4
Street Address
15 ORDELL STREET, CHAPMAN

# **Applicant Details**

What type of applicant are you:

O Business	
ACN or ABN	
89868522077	
Company Name	Position held / Title
Linea Verde Design	Head Designer
Salutation First Name	Surname
None Mohamed	El-Hassan
Postal Address 1	Postal Address 2
70 Downard Street	
Postal Address 3	
Calwell	
Suburb State/Territo	ory Postcode Country
Calwell	Australia
Phone Number Fax Numbe	r Mobile Number
0410007302	
Email	
lineaverdedesign@gmail.com	
inicavoracacoign e ginameem	
Lessee (Property Owners) Detail	9
Lessee (1 Toperty Owners) Detail	
Lessee Number: 1	
Is the Lessee a:	
O Standard lessee	
Salutation First Name	Surname
None Maria	Purnell
Postal Address 1	Postal Address 2
15 Ordell Street	000000000000000000000000000000000000000
Postal Address 3	
r Ostal Address 3	
Suburb State/Territo	
Chapman	2611 australia
Phone Number Fax Numbe 0417048236	Mobile Number
Email marsal@bigpond.com	
marsar@bigpona.com	
Notice of Decision and Plans	
- Notice of Bedision and Flans	
Please specify the delivery method for the	he return of plans. Unless otherwise specified, your Notice

of Decision and/or plans will be returned via email.

☐ Email

Are you applying for an <i>Estate Development Plan</i> OR <i>Home Business</i> ?  O No
Zone
Please specify which zone applies to this application (please select one zone only). Please click <i>here</i> to access ACTMAPi and locate the zone.
☐ RZ1 Suburban zone  If more than one zone is applicable to your application, please specify them below:
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  Residential Zones - Single Dwelling Housing Development Code
Loose-Fill Asbestos
Is this a loose-fill asbestos affected ("Mr Fluffy") block?  No
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.)  Proposed approval for an unapproved deck at the rear of the block
Proposed Use of the Land
Describe the use of the development. <b>Example:</b> 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 a single dwelling
Is the proposed use consistent with the current Crown lease?  O 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, Planning and Sustainable Development 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, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development 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)
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) (m <sup>2</sup> )
360.00
B - Gross Floor Area to be demolished (m <sup>2</sup> )
0.00
C - Gross Floor Area to be added (m <sup>2</sup> )
0.00
D - Total Gross Floor Area of development (A-B+C)(m <sup>2</sup> )
360
E - COST OF WORKS (\$)

0.00
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) $(m^2)$
49.56
G - COST OF WORKS at F* (\$)
37170.00
Cost of Associated Works
H - Cost of all associated work such as landscaping (\$)
0.00
I - Cost of all public works and/or off site works (\$)
0.00
J - TOTAL COST OF WORKS (E+G+H+I) (\$)
37170
*Cost of works <b>MUST</b> be calculated in accordance with the current version of <b>Building (General)</b> (Cost of Building Work) Determination OR a summary of costs from a bill of quantities prepared be 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 <i>Demolition</i> item relevant to your proposal?  O 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?

O No

#### **Waste Management**

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?  No
Heritage
Heritage
Is the <i>Heritage</i> item relevant to your proposal?  O 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?  O Yes
Have you provided Entity Endorsement?  O No
Have you provided required documentation for <i>referral</i> to Entity?  O 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?  O 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

No

If you intend to subdivided this development under the Planning and Development Act 2007 in the future, please note this in your application and contact the relevant service providers regarding additional requirements prior to submitting this application.

### 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?

O 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?

O No

### Survey Requirements - S.139(2)(I) - 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?
O Yes

### 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?

O No

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

Is this application for development undertaken without approval?

O 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

### **Exclusion from Public Inspection**

In accordance with the requirements of Sections 28 and 30 of the *Planning and Development Act* 2007, the Environment, Planning and Sustainable Development 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 rec	questing	an exclu	sion from	<b>Public</b>	Inspection?
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O No

#### Conflict of Interest Declaration

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

O Yes

Please provide details:

My uncle is Walid El-Hassan whom works for EPSDD in development approvals

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 have provided all relevant documentation in accordance with the *minimum documentation* requirements for lodgement of a Development Application (DA). Please note, a fee may be charged if your application does not contain all the required documentation;

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, Planning and Sustainable Development Directorate will not provide written advice of this decision.

I/we also understand that the Environment, Planning and Sustainable Development 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, Planning and Sustainable Development 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, Planning and Sustainable Development 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.

application.
I accept the above declarations  Accept
Acceptance date

02 Nov 2021

### **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 interuption.

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 EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD 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 call the Land, Planning and Building Services Shopfront on 6207 1923 and ask to speak with a technical officer.

#### **Privacy Notice**

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD 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. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD 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, Planning and Sustainable Development Directorate, Land, Planning and Building Services Shopfront, GPO Box 158, Canberra City 2601, 8 Darling Street, Mitchell ACT 2911 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