

UNCONTROLLED DOCUMENT

• Typical POE (Point of Entry) Meter Box & Gas positions



Edwards, Anthony

From: App Sec [App.Sec@act.gov.au]
Sent: Wednesday, 19 November 2008 5:39 PM
To: Development Applications
Subject: REFERRAL-ACTEWAGL-200813271-3/55 KINGSTON-01
Attachments: APP-200813271-01.pdf; %FLOORASSESS-200813271-Ground Floor-01.pdf; SECTION-200813271-A A-01.pdf; LSCAPE-200813271-01.pdf; SECTION-200813271-DD-01.pdf; SURVEY-200813271-01.pdf; %FLOORASSESS-200813271-Second Floor-01.pdf; SECTION-200813271-BB-01.pdf; SECTION-200813271-AA-01.pdf; SEDIMENT-200813271-01.pdf; SECTION-200813271-CC-01.pdf; %FLOORASSESS-200813271-First Floor-01.pdf; ELEV-200813271-01.pdf



EMAIL 1

DEVELOPMENT APPLICATION NO: 200813271
BLOCK: 3 SECTION: 55 DIVISION: KINGSTON

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (10/12/08).

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

Please forward any written advice via email to the Applications Secretariat
ACTPLAACTEWAGLComments@act.gov.au

Please use the following format in the subject line of the email when providing advice:

COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01

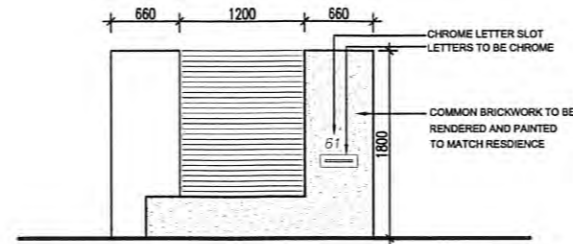
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Applications Secretariat
 19/11/08

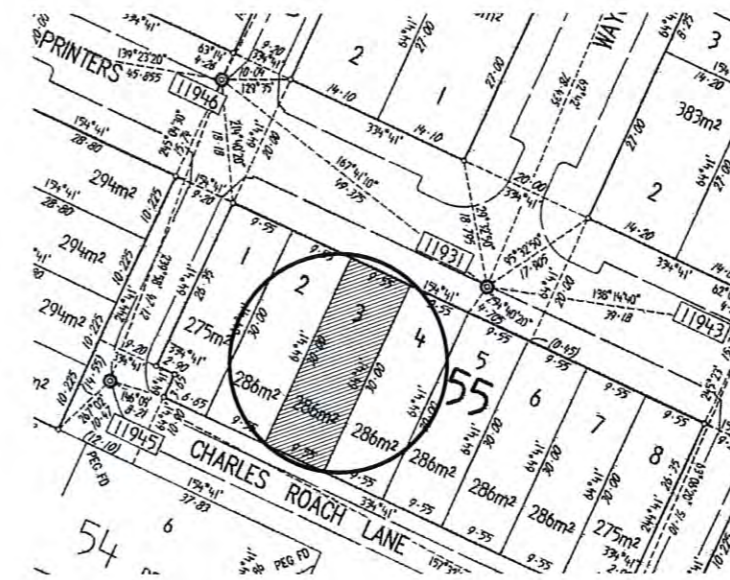
 This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

20/11/2008

SITE AREA	286 m ²
PROPOSED GROUND FLOOR AREA	133.84 m ²
PROPOSED FIRST FLOOR AREA	182.16 m ²
PROPOSED SECOND FLOOR AREA	97.27 m ²
PROPOSED GARAGE FLOOR AREA	62.20 m ²
TOTAL FLOOR AREA	475.47 m²
PLOT RATIO	166.25%
SITE COVERAGE	46.80%



LETTERBOX DETAIL
SCALE 1:50 AT A2



LOCATION PLAN
NTS

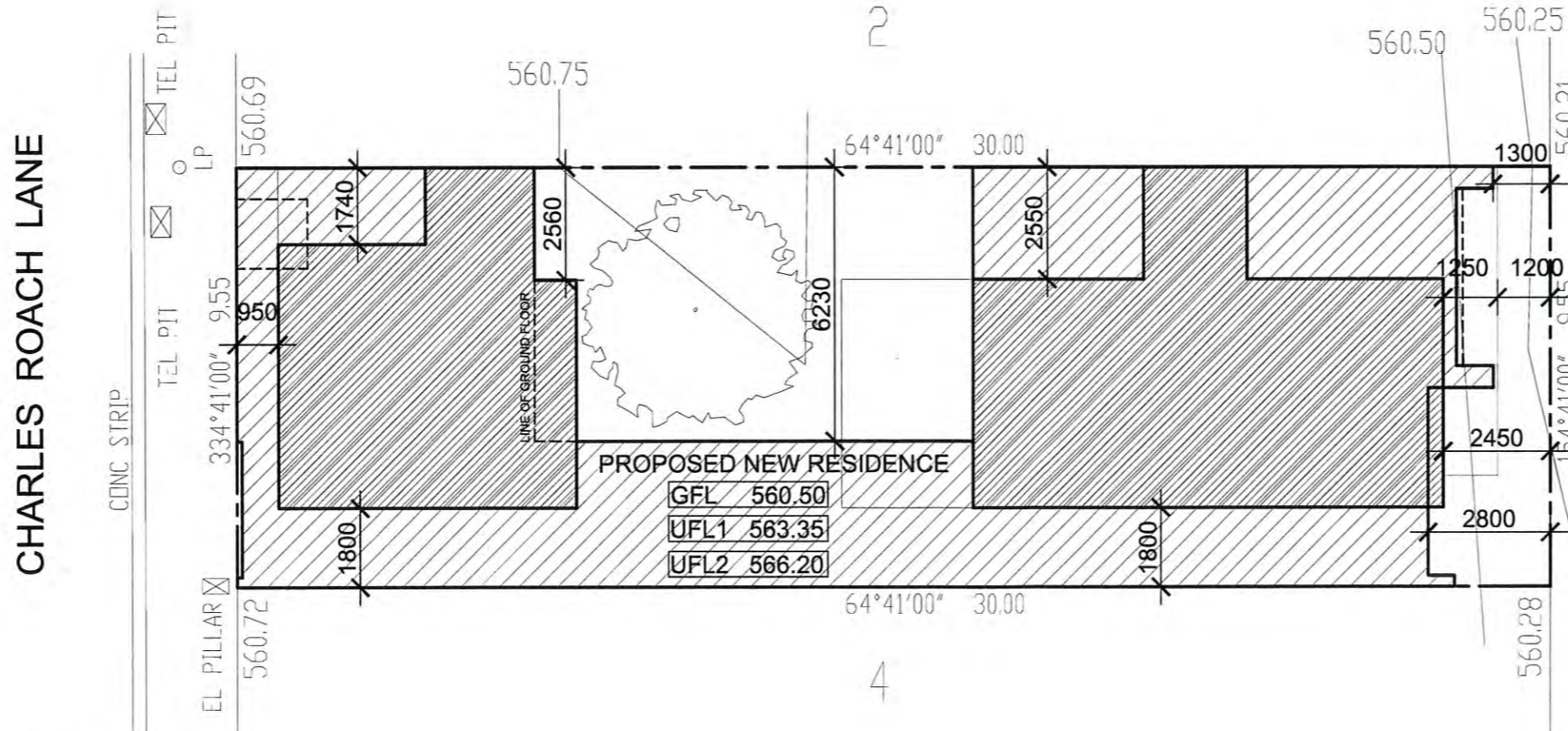
ActewAGL
Electricity Networks
FAILS TO COMPLY

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

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

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

Signed: *[Signature]* Date: **26 NOV 2008**
Contact phone: 6293 5770



SITE PLAN
SCALE 1:100 AT A2



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL	DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4599	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING SITE PLAN		SCALE 1:100 AT A2	CHECKED
				PROJ NO. 0766	REVIEWED	
				DATE 16.07.08	PSP DA	<input type="checkbox"/>
				DRAWING NO. DA-A01	BA CONST	<input type="checkbox"/>

From: App Sec
Sent: Tuesday, 2 December 2008 1:15 PM
To: 'Glen Dowse'
Subject: Further Information Required-including attachment
Attachments: 20081128_103542.pdf

Dear Mr/s Dowse

In accordance with section S141 of the *Planning and Development Act 2007*, before this application can be determined, the Authority requires the information below to be lodged the period stated:

DA Number: 200813271

Site Details: Block: 3 Section: 55 KINGSTON

Applicant Name: Glen Dowse

Information Required:

Please see attached the ACTEW Non-Compliance advice. Require amended plans showing provision for electrical supply POE and meter box location as specified by LDA. Regards Brian Connors (See Attachment)

Further Information due date: 07/01/2009 00:00:00

To lodge amended plans or make any other submissions that address the above matters, you are required to complete a Development Application form, indicating the submission of Further Information under the heading Type of Application.

If you cannot provide your response within the required timeframe, it is recommended you write to the Authority prior to the expiration of the period stated above and seek an extension of the prescribed period for providing the information. Please note, Section 141 (4) of the *Planning and Development Act 2007* provides that only one such extension may be granted.

You are advised that if some or all of the information has not been provided in accordance with this request, Section 142 of the *Planning and Development Act 2007* provides that the Authority may refuse the application under Section 162.

This email was automatically generated **please do not respond**. If you need to contact the ACT Planning and Land Authority in relation to this proposal please contact the Applications Secretariat on (02) 6207 1687 or email app.sec@act.gov.au.

Yours faithfully

Applications Secretariat
ACT Planning and Land Authority

From: App Sec
Sent: Wednesday, 3 December 2008 4:33 PM
To: 'Glen Dowse'
Subject: Further Information Required

Dear Mr/s Dowse

In accordance with section S141 of the *Planning and Development Act 2007*, before this application can be determined, the Authority requires the information below to be lodged the period stated:

DA Number: 200813271
Site Details: Block: 3 Section: 55 KINGSTON
Applicant Name: Glen Dowse

[Require plans to be endorsed by developer.](#)

[Regards Brian Connors](#)

**Information
Required:**

Please see attached the ACTEW Non-Compliance advice. Require amended plans showing provision for electrical supply POE and meter box location as specified by LDA. Regards Brian Connors (Attachment to follow)

**Further Information
due date:** 07/01/2009 00:00:00

To lodge amended plans or make any other submissions that address the above matters, you are required to complete a Development Application form, indicating the submission of Further Information under the heading Type of Application.

If you cannot provide your response within the required timeframe, it is recommended you write to the Authority prior to the expiration of the period stated above and seek an extension of the prescribed period for providing the information. Please note, Section 141 (4) of the *Planning and Development Act 2007* provides that only one such extension may be granted.

You are advised that if some or all of the information has not been provided in accordance with this request, Section 142 of the *Planning and Development Act 2007* provides that the Authority may refuse the application under Section 162.

This email was automatically generated **please do not respond**. If you need to contact the ACT Planning and Land Authority in relation to this proposal please contact the Applications Secretariat on (02) 6207 1687 or email app.sec@act.gov.au.

Yours faithfully

Applications Secretariat
ACT Planning and Land Authority

From: AJ <aj@dnarchitects.com.au>
Sent: Friday, 12 December 2008 9:20 AM
To: App Sec
Subject: FURTHER INFORMATION-DA No.200813271 - Block: 3 Section: 55 KINGSTON

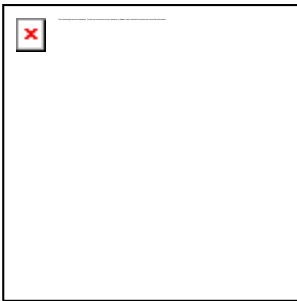
App Sec,

Please find attached requested further information with ACTEW APPROVAL.

Kind Regards,

Ajanthan BalaretnaRaja

Dowse Norwood Architects Pty Ltd



P: 02 6230 4688
F: 02 6230 4699
A: 14 Lonsdale St., Braddon ACT 2612
E: aj@dnarchitects.com.au
W: www.dnarchitects.com.au

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Planning and Development Act 2007, s425

DEVELOPMENT APPLICATION

Form 1G

FOR ALL APPLICATION TYPES -
SUBMISSION OF FURTHER INFORMATION

Type of Application



Submission of Further Information as requested under
Section 141 of the Planning and Development Act 2007

Insert Proposal Number to which this
information relates

2008.13271...

Lease/Site Details *Please Print*

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

Block

Section

Unit (if applicable)

Suburb

District

Street Number

Street Name

Postcode

Applicant Details *Please Print*

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

Please list/fully describe the information being provided

EXAMPLE: New floor plan, shadow diagram and draft tree management plan

- Revised floor plan showing location of new scrub area
- Revised elevation of new lane
- Approval from Actewagb
- location of Sewerage riser & Water meter shown on plans.

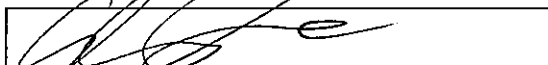
Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents as requested by the ACT Planning and Land Authority in accordance with Section 141 of the Planning and Development Act 2007;

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. If only hard copy plans are provided at the time of lodgment they will be electronically scanned. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved;

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

Applicant Signature (s)



Date

11.12.08

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.

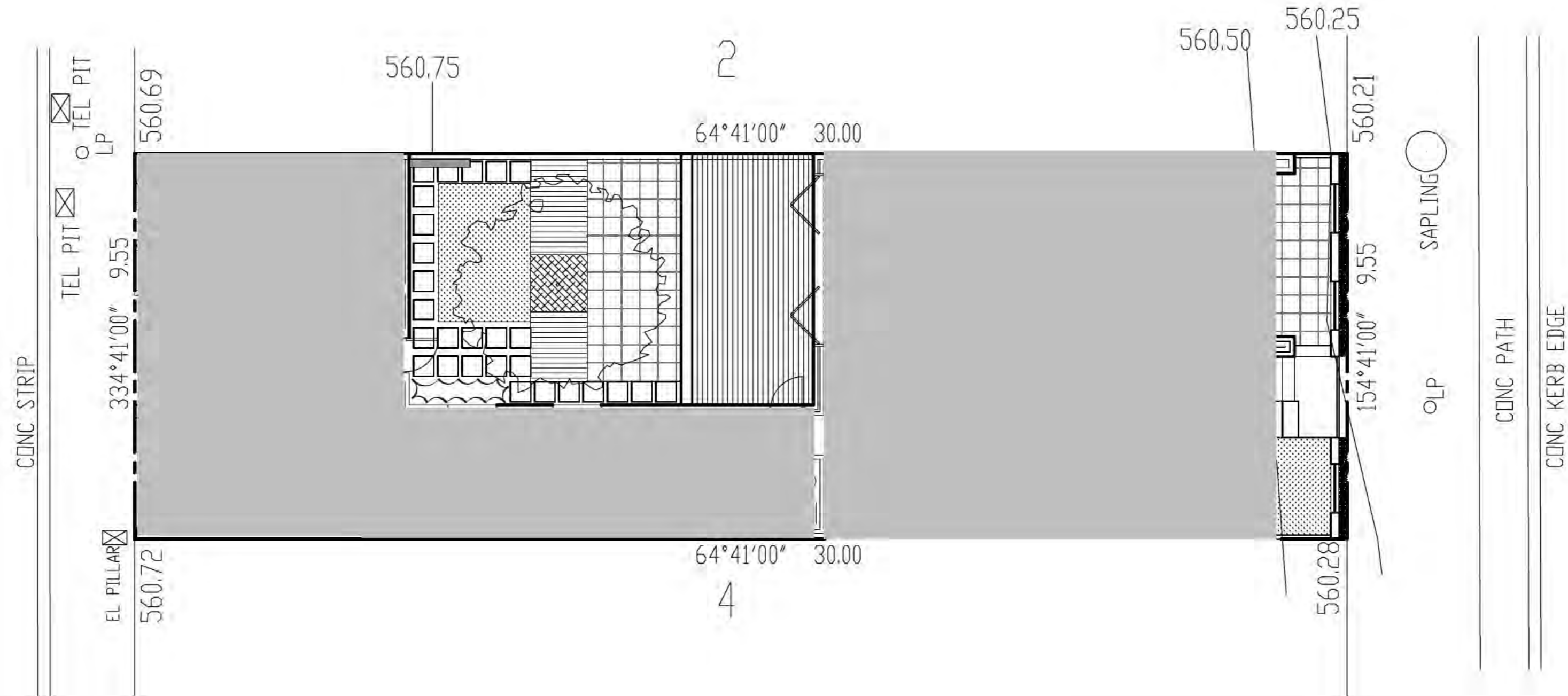
Contact Details:

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
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 162
 Delegate name **BRIAN CONNORS**
 Date **18/5/2009**

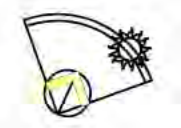
LEGEND	
	EXISTING TREES
	SHRUBS AND GROUNDCOVERS
	PAVING
	500 X 500 CONCRETE STEPPING STONES
	LAWN WITH PAVER EDGE
	RETRACTABLE CLOTHES LINE
	DECKING
	MULCHED GARDENS

CHARLES ROACH LANE

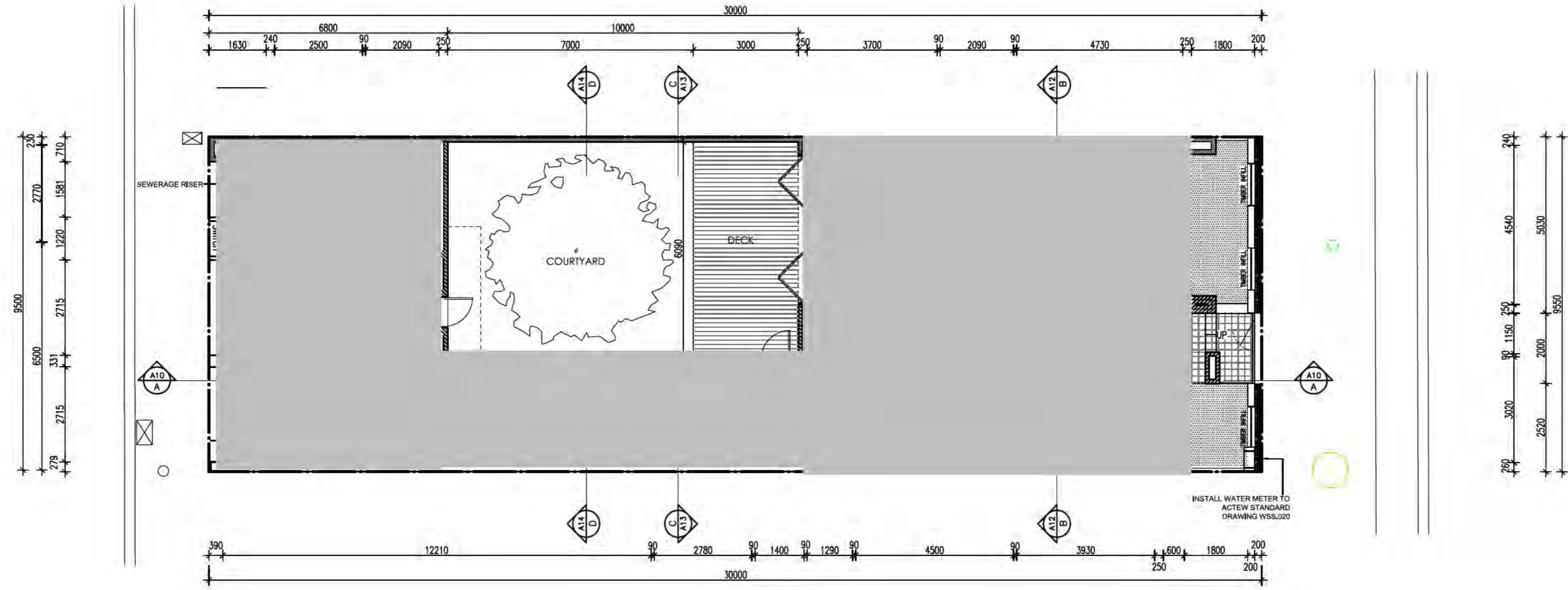


PRINTERS WAY

1 LANDSCAPE PLAN
 SCALE 1: 100 @ A2



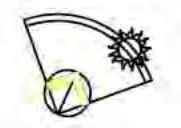
PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL	DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING LANDSCAPE PLAN		SCALE 1:100 AT A2	CHECKED
				PROJ NO 0766	REVIEWED	
				DATE 16.07.08	PSP DA	<input type="checkbox"/>
				DRAWING NO DA-A04	CONST	<input type="checkbox"/>



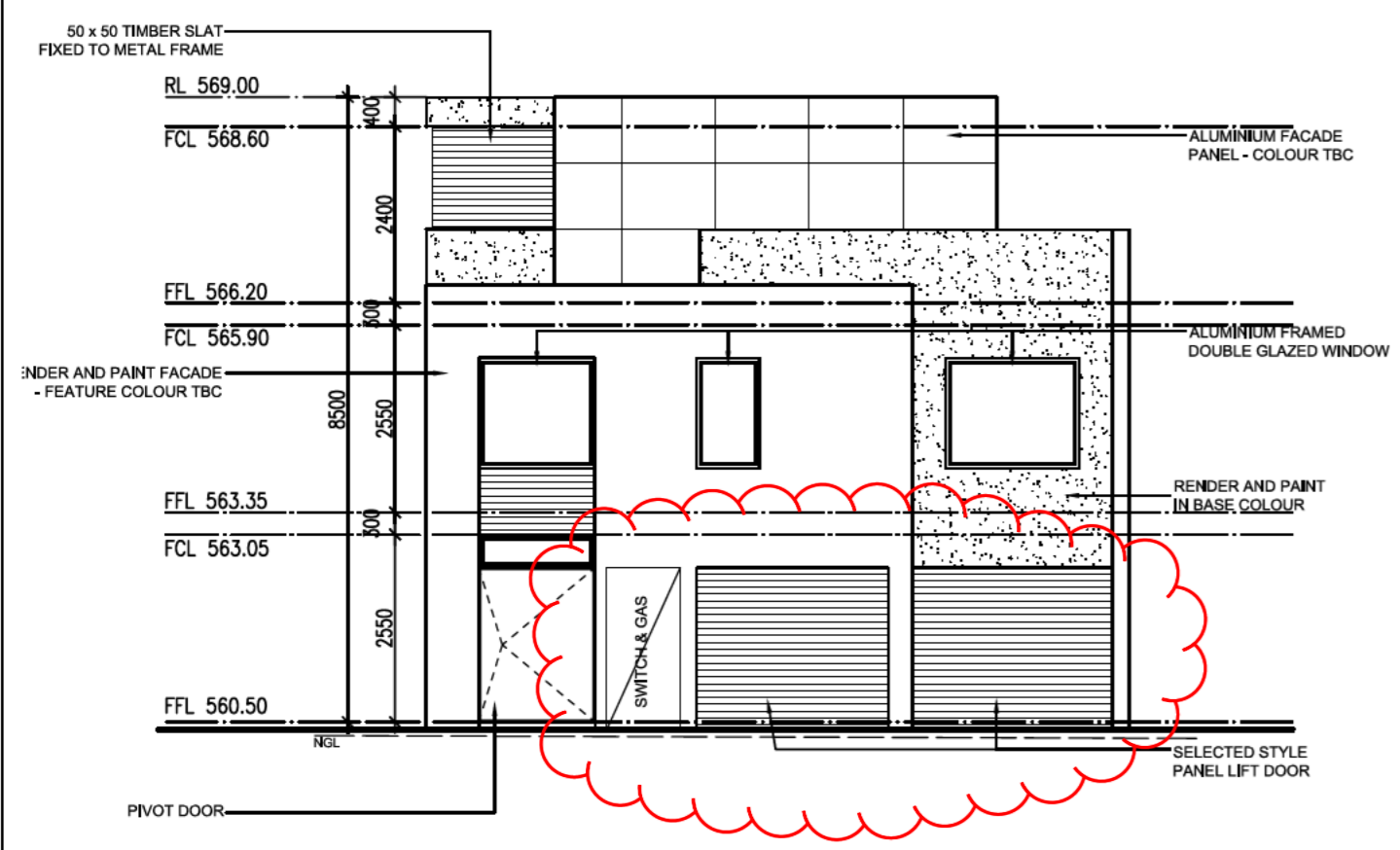
GROUND FLOOR PLAN
SCALE 1:100 @ A2

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 162

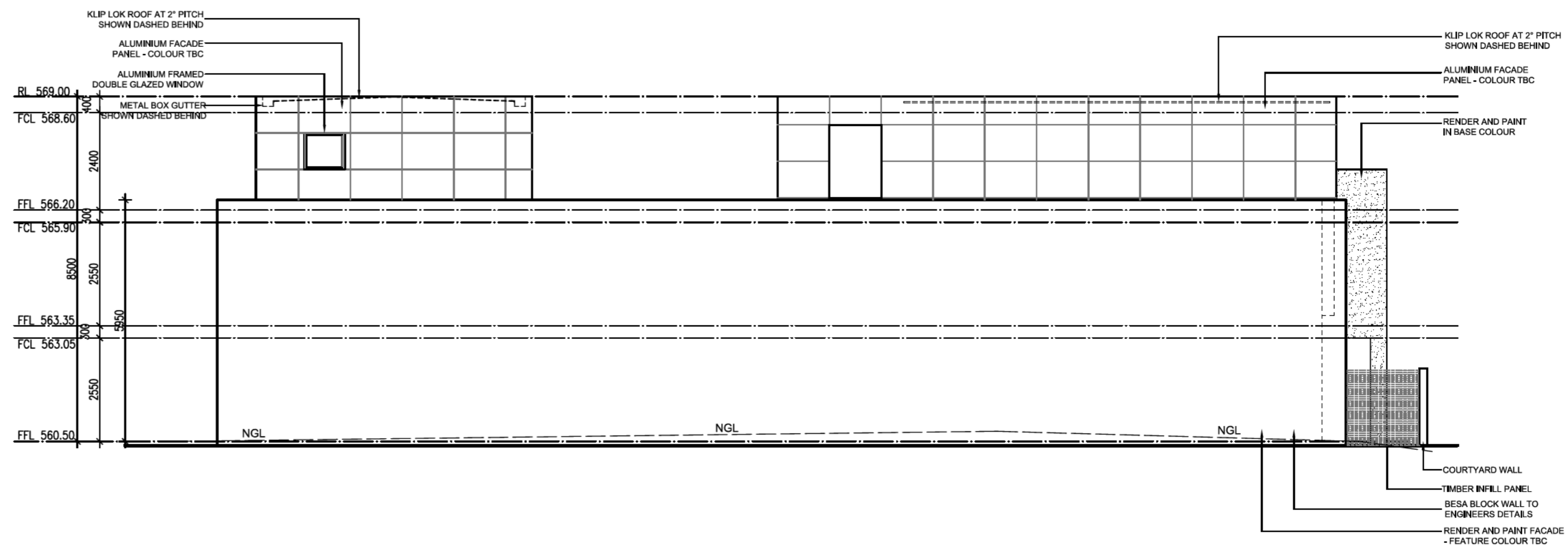
Delegate name **BRIAN CONNORS**
 Date **18/5/2009**



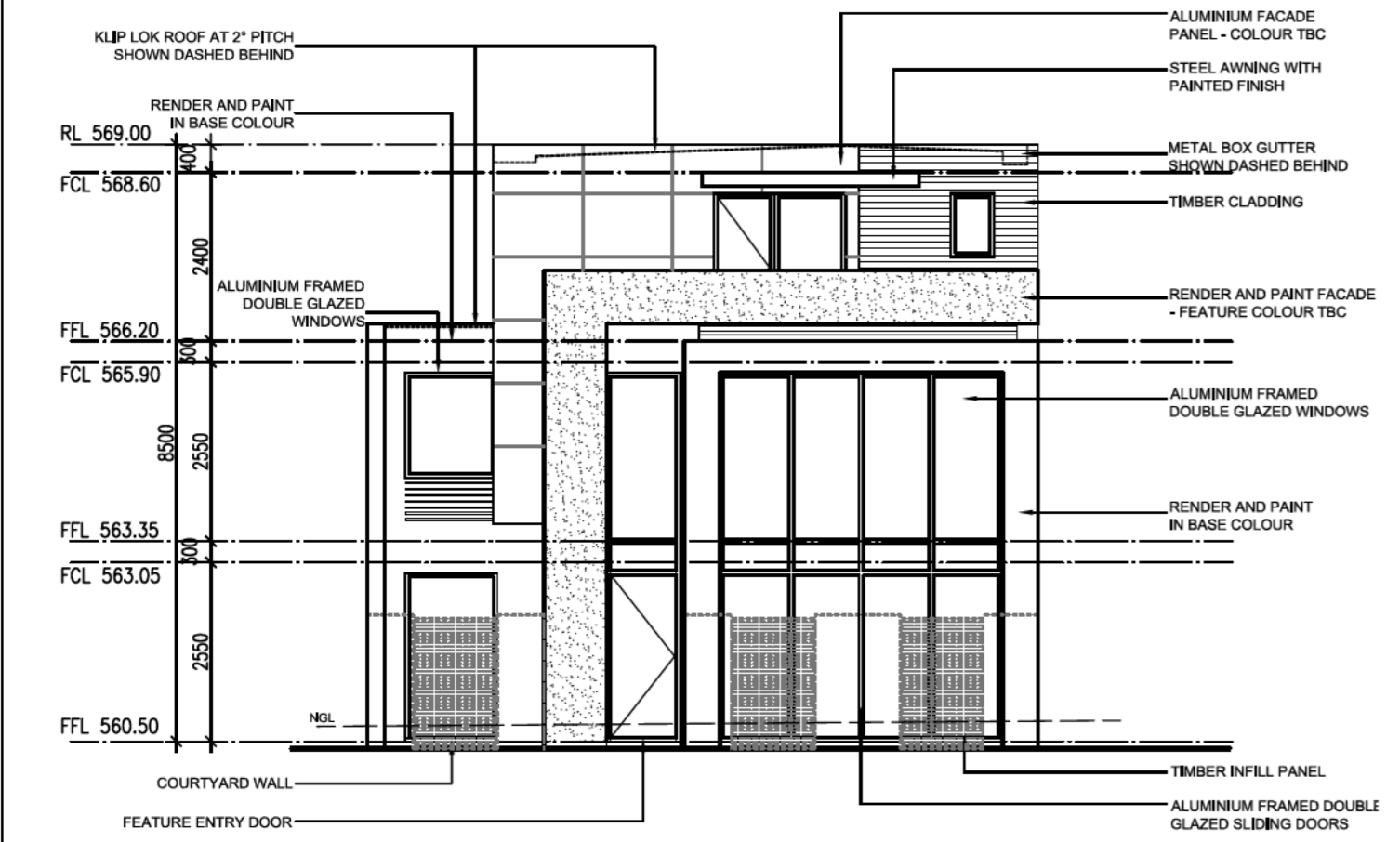
PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL	DRAWN AJ	REVISION
BLOCK 3			SECTION 55	SCALE 1:100 AT A2	CHECKED
SUBURB KINGSTON			DRAWING GROUND FLOOR PLAN	PROJ NO 0766	REVIEWED
			CLIENT DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DATE 16.07.08	PSP DA BA CONST
				DRAWING NO DA-A06	<input type="checkbox"/>



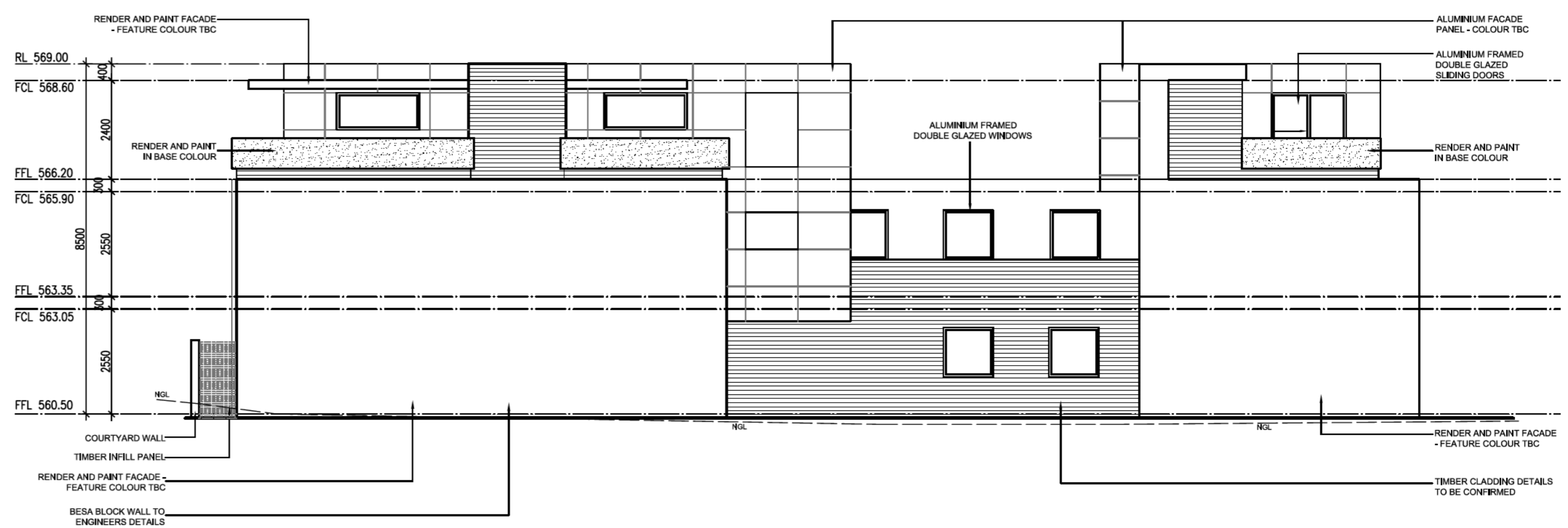
EAST ELEVATION
SCALE 1:100 @ A2



NORTH ELEVATION
SCALE 1:100 @ A2



WEST ELEVATION
SCALE 1:100 @ A2



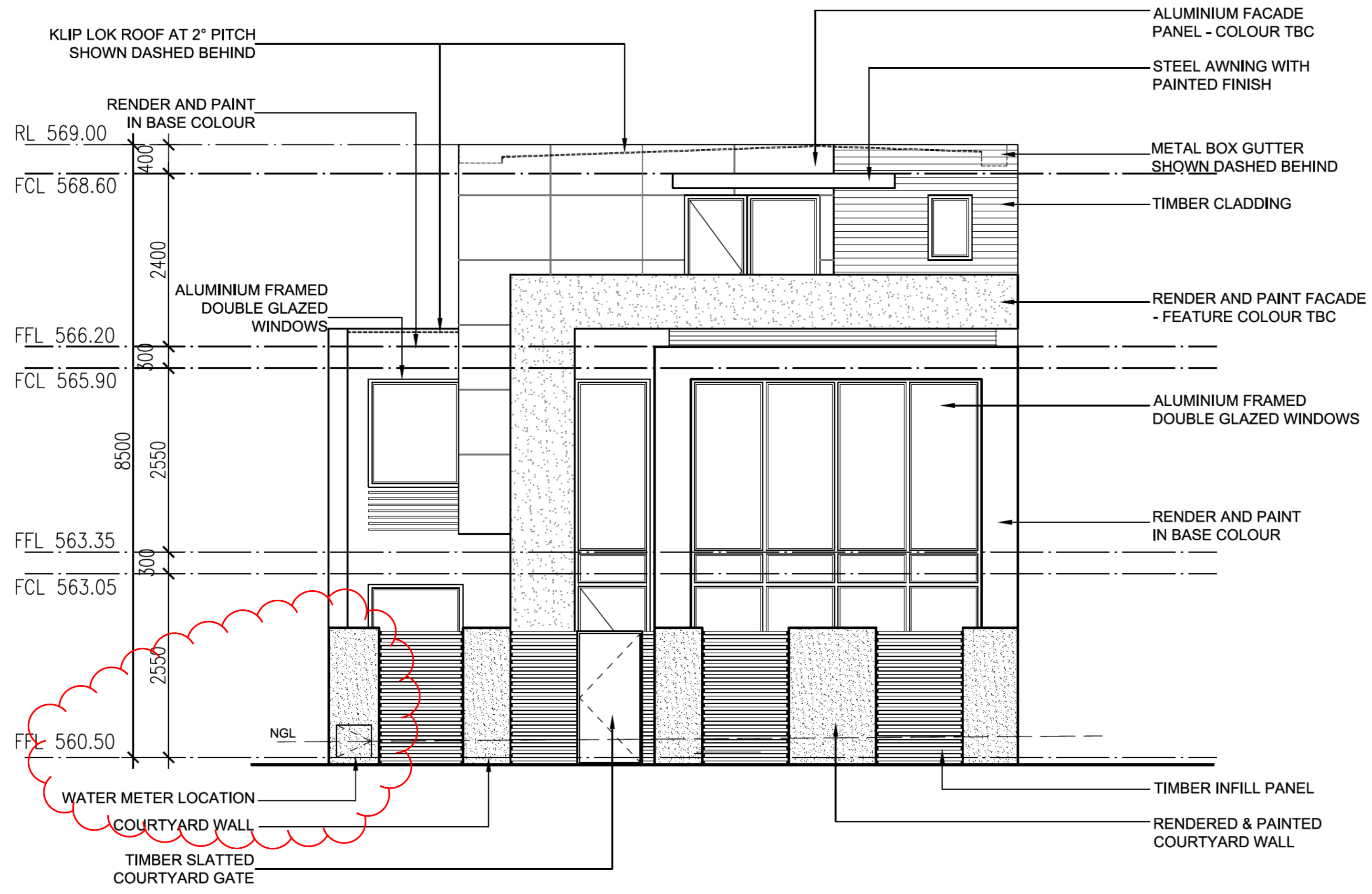
SOUTH ELEVATION
SCALE 1:100 @ A2



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		DRAWN AJ	REVISION CHECKED
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING ELEVATIONS			
					DATE 16.07.08	PSP DA BA CONST
					DRAWING NO. DA-A09	



DOWSE NORWOOD ARCHITECTS PTY LTD
SUITE 10
14 LONSDALE STREET
BRADDON ACT 2612
ABN: 43 097 309 325
TEL: 02 6230 4688
FAX: 02 6230 4699



COMPOSITE STREETSCAPE ELEVATION
scale 1:50 @ A2



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		DRAWN AJ	REVISION
BLOCK 3			DRAWING COMPOSITE STREETSCAPE ELEVATION		SCALE 1:50 AT A2	CHECKED
SECTION 55			SUBURB KINGSTON		PROJ NO. 0766	REVIEWED
			DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699		DATE 14.11.08	PSP DA BA CONST
					DRAWING NO. DA-A16	<input type="checkbox"/>



ELECTRICITY NETWORKS - ASSET PROTECTION ADVICE MANAGEMENT

EN17205

Location Details

Suburb Block Section

Kingston 3 55

Address: Printers Way

Leaseholder / Owner

Surname:

First Name:

Application Details

Request Category: Development Application Certification

Applicant Company:

Company Phone:

Company Fax:

Applicant Surname: Balaretnaraja

First Name: Ajanthan

Applicant Type: Architect

Demolition and New Residence	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Patio	<input type="checkbox"/>	Other	<input type="checkbox"/>
New Residence	<input checked="" type="checkbox"/>	Deck	<input type="checkbox"/>				
Alterations / Extension	<input type="checkbox"/>	Pergola	<input type="checkbox"/>				
Garage	<input type="checkbox"/>	Swimming Pool	<input type="checkbox"/>				

Date Received: 04/Dec/2008 Entered By: Denise Thurtell Date Entered: 04/Dec/2008

Assessment Details

Action Officer: James Cappello

Ph:

Assessment: *Conditionally Complies*

Conditional Approval/Advice

Detail Your re-submitted plans for 3/55 Kingston will be conditionally approved.

The conditions will be that the contractor/electrician will have to expose the original conduits, cut and join them with 50mm orange conduit and run it to the new position. This new conduit will have to be a continuous run with minimal bends.

Date Completed: 4 - DEC 2008

Comments:

Service MarkingService Marking Required:

Service Marking Number:



Electricity Networks

STATEMENT OF
CONDITIONAL COMPLIANCE

Application N°: 17205 Drawings in set _____

Block: 3 Section: 55

Suburb: Kingston

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

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

- The location and area allocated for the ~~substation~~ ^{meter box} is to comply with ActewAGL standards
- Installation of the Point-Of-Entry cubicle will be the responsibility of the proponent
- Installation of electrical conduits (on or off block) will be the responsibility of the proponent
- Development is to comply with minimum clearances to overhead conductors Ref ActewAGL Drawing 3811-004 Rev K (attached)
- Change of Service is required (see attached form)
- Development is to comply with minimum separation requirements
- Ref ActewAGL Drawing 3832-018 Rev E (attached)
- Proponent is required to contact ActewAGL prior to the commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets
- WARNING: ActewAGL underground cables are in or adjacent to this block. ActewAGL Asset Location Advice may be required.
- Other

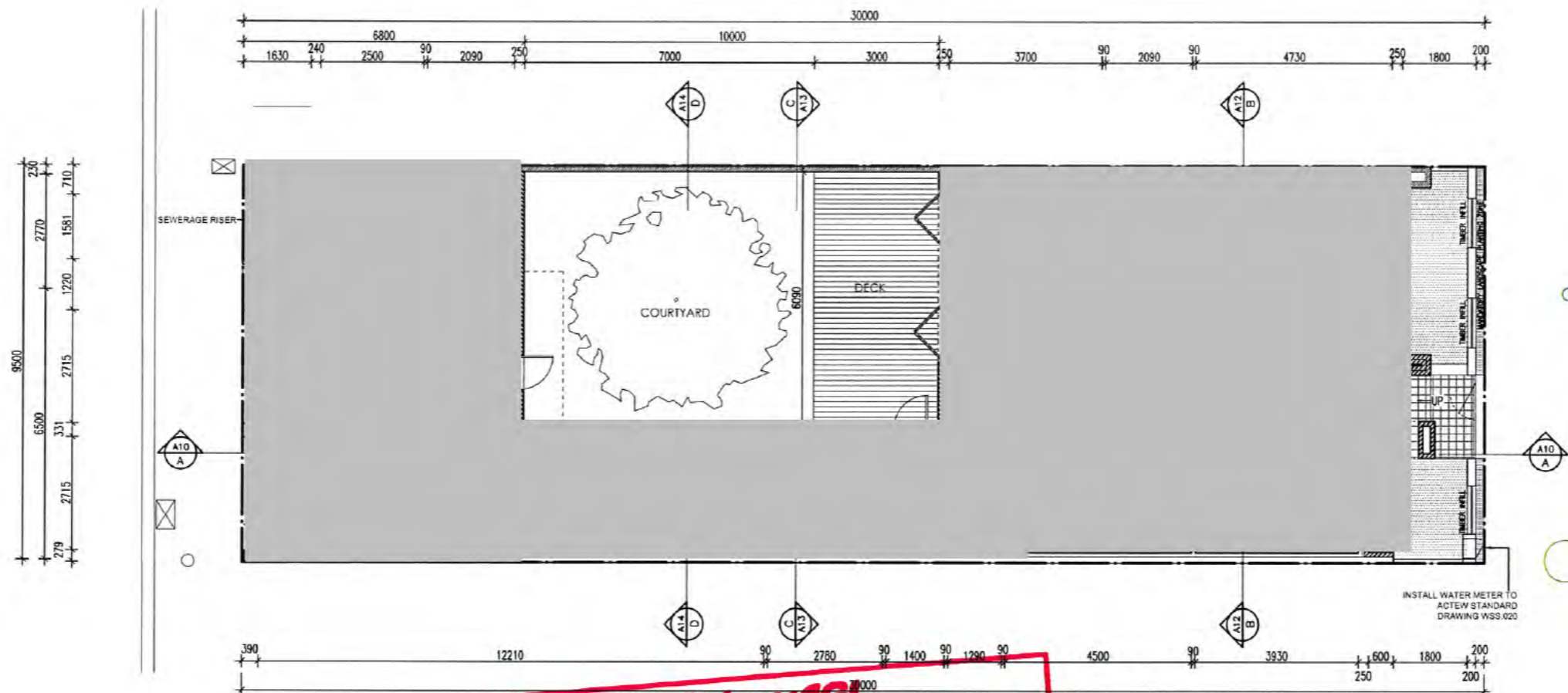
Please note:

- If ActewAGL approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, gas and communication network services.
- A failure of this document to show or accurately locate electricity assets may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL
- Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL staff is advised.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on ActewAGL's electricity network

Signed.....  Date ... / ... / 2009

- J. Powell G. Wolk E Turnsek J. Cappello R Tinio A Scanes

For further information please phone ActewAGL 6248 3555 (then 1).



GROUND FLOOR PLAN
SCALE 1:100 @ A2

ActewAGL
Electricity Networks

CONDITIONALLY COMPLIES

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

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

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

Signed: Date: 4 DEC 2008
Contact phone: 6293 5770



PROJECT		
PROPOSED NEW RESIDENCE		
BLOCK	SECTION	SUBURB
3	55	KINGSTON

CLIENT	UNITED LEGAL
DRAWING	GROUND FLOOR PLAN



DOWSE NORWOOD ARCHITECTS PTY LTD
SUITE 10
14 LONSDALE STREET
BRADDON ACT 2612
ARN: 43 097 309 325
TEL: 02 6230 4688
FAX: 02 6230 4699

DRAWN	AJ	REVISI
SCALE	1:100 AT A2	CHECKI
PROJ NO.	0766	REVIEW
DATE	16.07.08	PSP
DRAWING NO.	DA-A06	DA
		BA
		CONST

ActewAGL acts as agent for ACTEW Corporation

ActewAGL

STATEMENT OF COMPLIANCE

for

Application N°: 50952 Drawings in set 16

Block: 3 Section: 55

Suburb: KEMASTON


The design depicted in this application has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements.

Please note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to ActewAGL.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with ActewAGL's Water Division is advised if such structures and landscaping are planned.
- ❖ ActewAGL recommend setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of ActewAGL may result in connection to ACTEW's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

Comments:

.....

Signed  Date 11 / 12 / 08

- | | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> E. Milczarek | <input type="checkbox"/> R. McKee |
| <input checked="" type="checkbox"/> P. Clarke | <input type="checkbox"/> R. Pearce |
| <input type="checkbox"/> R. Cirson | <input type="checkbox"/> G. Manwaring |

For further information please phone ActewAGL 6248 3555 (then 2)

ActewAGL

Water and Sewerage

Utility compliance application

Applicant details

Applicant:	Glen Douso	Certifier's case number (if relevant)
Organisation:	Douso Norwood Architects	
Postal address	Po Box 5987 Braddon 2612	
Email address (if required for return)	glen.douso@dnarchitects.com.au	
Phone:	Business ()	mobile
Signature:		Date of application ...3 / ...12 / ...08

Property owner details (if not the applicant) - mandatory

Owner:	Richard Clover	
Organisation:	ASHMAY P/L	
Phone:	() 6862 1435	
Postal address	6 Bushman St PARKES NSW 2870	

Nature of proposed works:

Block:	3	Section:	55
Suburb:	Kingston		
Street number & name	PRINTERS WAY		
Approval requested for:	<input type="checkbox"/> Commercial <input type="checkbox"/> Multi-unit residential <input type="checkbox"/> Dual Occupancy <input type="checkbox"/> Single residential <input type="checkbox"/> New structure <input type="checkbox"/> Alterations & additions <input type="checkbox"/> Demolition <input type="checkbox"/> Minor structures <input type="checkbox"/> Existing structures <input type="checkbox"/> Landscaping <input type="checkbox"/> Pool <input type="checkbox"/> Other specify		

Preferred mode of return: pick-up mail email PDF

----- for office use only -----

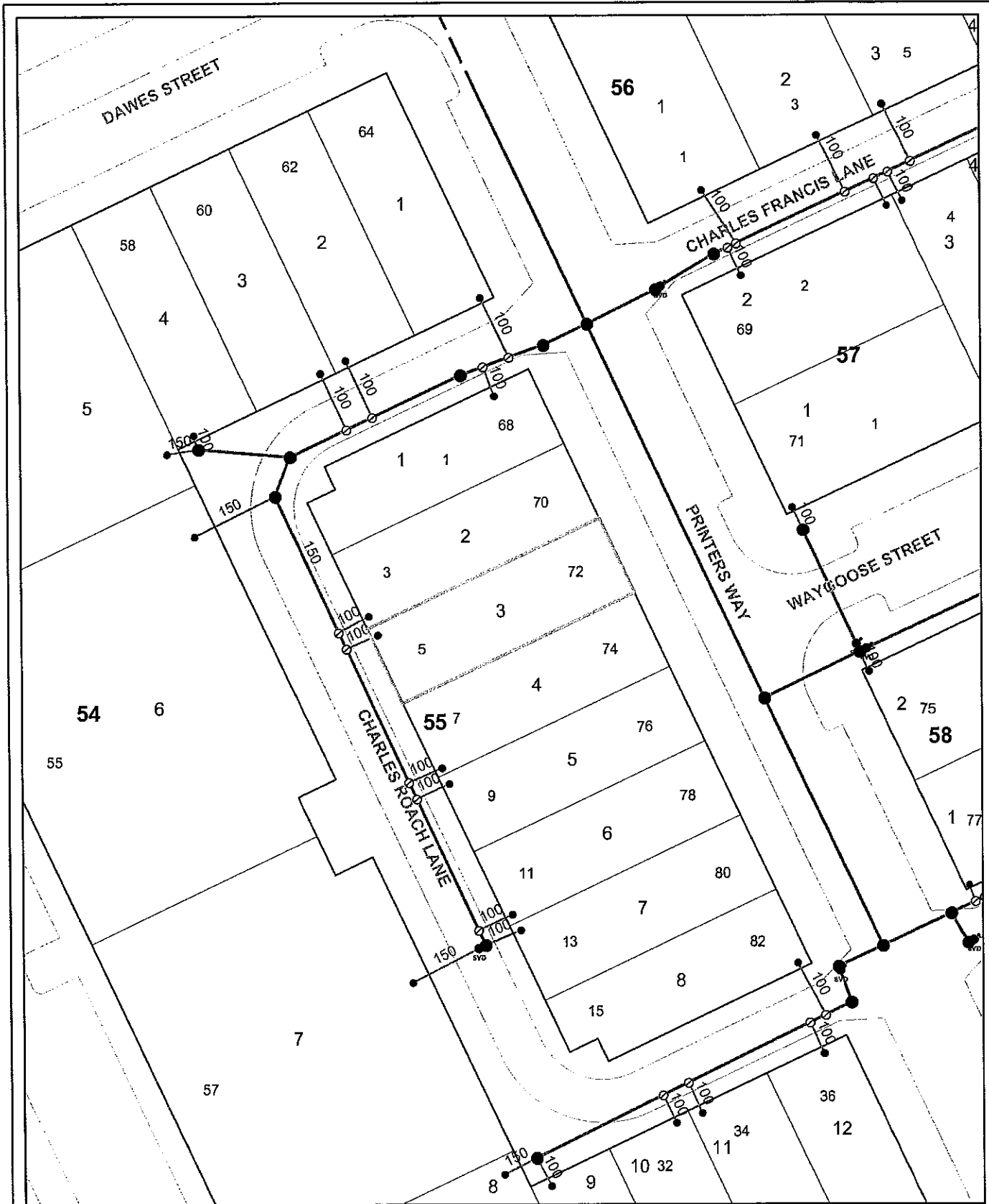
ActewAGL application number:

5	0	9	5	2	
---	---	---	---	---	--

number of drawings in set:

16

received by: BM



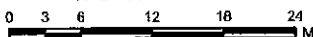
All network distribution data is the property of ActewAGL and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted. Copyright (c) ActewAGL 2003

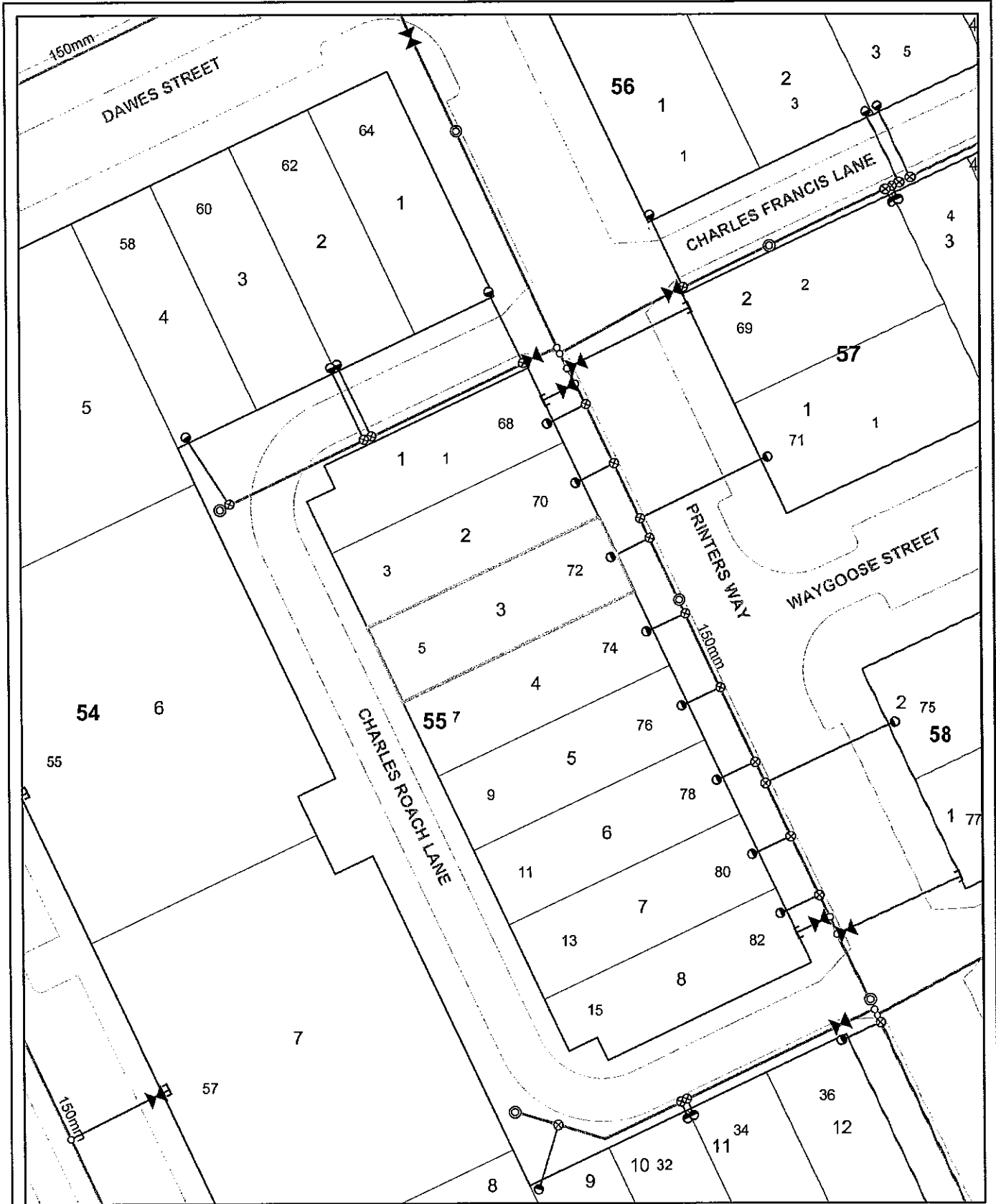
ActewAGL Sewer Network
Block 3 Section 55, KINGS

Extractor:
Date: 11 Dec 2008

ActewAGL

ACT cadastral and land information is based on SDMS data provided by the ACT Land Information Centre, part of the ACT and the ACT Planning and Land Authority. It does not represent official ACT SDMS data. No warranty as to the accuracy or completeness of this information is provided, and no liability for loss or damage arising from the use of this information will be accepted. Copyright © Australian Capital Territory 2004.





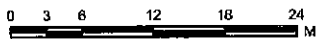
All network distribution data is the property of ActewAGL and no warranty as to the accuracy or completeness of the information is provided. No liability for any loss or damage arising from the use of this information will be accepted. Copyright (c) ActewAGL 2003

ActewAGL Water Network
Block 3 Section 55, KINGS

Extractor:
Date: 11 Dec 2008

ActewAGL

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Mann, Brigitte

From: AJ [aj@dnarchitects.com.au]
Sent: Wednesday, 3 December 2008 3:49 PM
To: Clarke, Peter
Subject: RE: Block 3 Section 55 Kingston
Follow Up Flag: Follow up
Flag Status: Red
Attachments: bound 3.55 Set.zip; printmaster@actewagl_20081202_191955.pdf

Hi Peter,

Please find attached revised drawings for Block 3 Section 55 Kingston, which includes the sewerage riser at the rear and Location for the water meter at the front of the block. If you could please let me know if this is compliant, that would be fantastic.

Kind Regards,

Ajanthan BalaretnaRaja

Dowse Norwood Architects Pty Ltd



P: 02 6230 4688
F: 02 6230 4699
A: 14 Lonsdale St., Braddon ACT 2612
E: aj@dnarchitects.com.au
W: www.dnarchitects.com.au

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From: Clarke, Peter [mailto:Peter.Clarke@actewagl.com.au]
Sent: Wednesday, 3 December 2008 12:12 PM
To: AJ
Subject: RE: Block 3 Section 55 Kingston

Aj,

You must submit this drawing when using this type of water meter installation with notation stating just that.

11/12/2008

Regards

Peter Clarke

Network Protection Officer
Customer Support and Education
ActewAGL Water Division
Telephone 02 6242 1428
Facsimile 02 6242 1459

From: AJ [mailto:aj@dnarchitects.com.au]
Sent: Tuesday, 2 December 2008 8:06 AM
To: Clarke, Peter
Subject: FW: Block 3 Section 55 Kingston

Hi Peter,

Here's the email address to send the detail drawings of the water meter recessed in courtyard walls.

Cheers, Aj
Kind Regards,

Ajanthan BalaretnaRaja

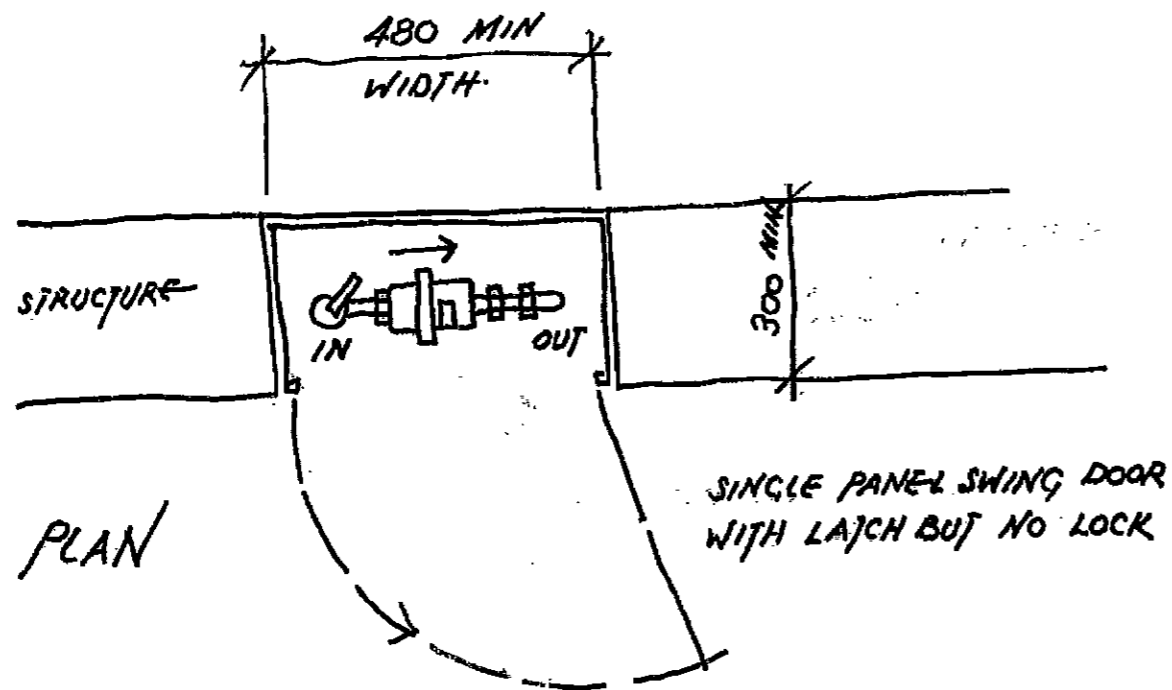
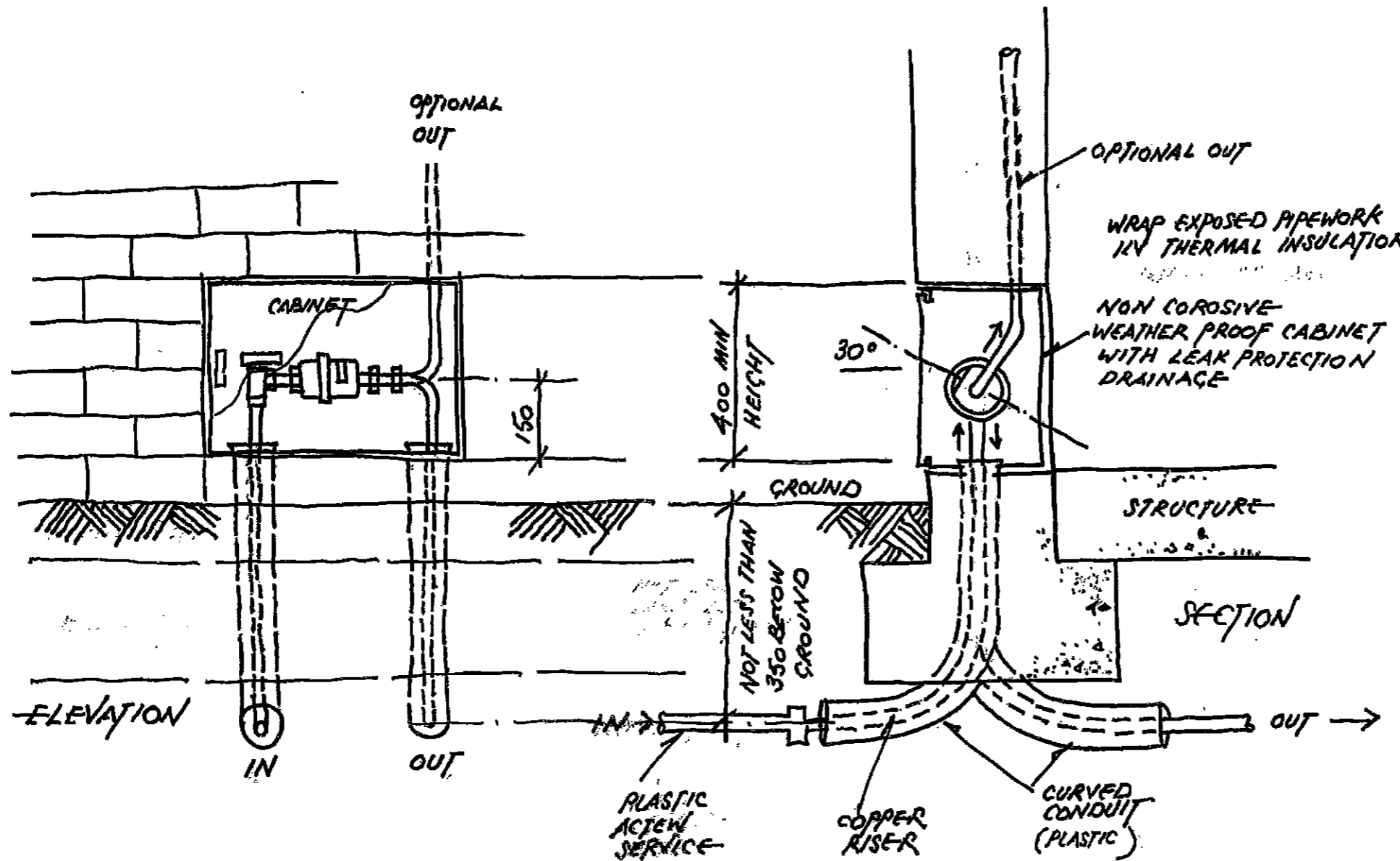
Dowse Norwood Architects Pty Ltd



P: 02 6230 4688
F: 02 6230 4699
A: 14 Lonsdale St., Braddon ACT 2612
E: aj@dnarchitects.com.au
W: www.dnarchitects.com.au

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20 MM METER CABINET
 INSTALL METER TO ACTEW
 STANDARD DRAWING WSS-020

NOT TO SCALE.

2 DEC 2008 R.P.

ActewAGL acts as agent for ACTEW Corporation

ActewAGL

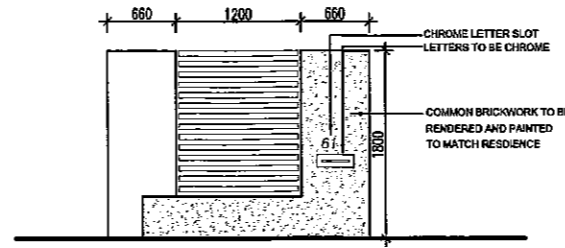
Application number

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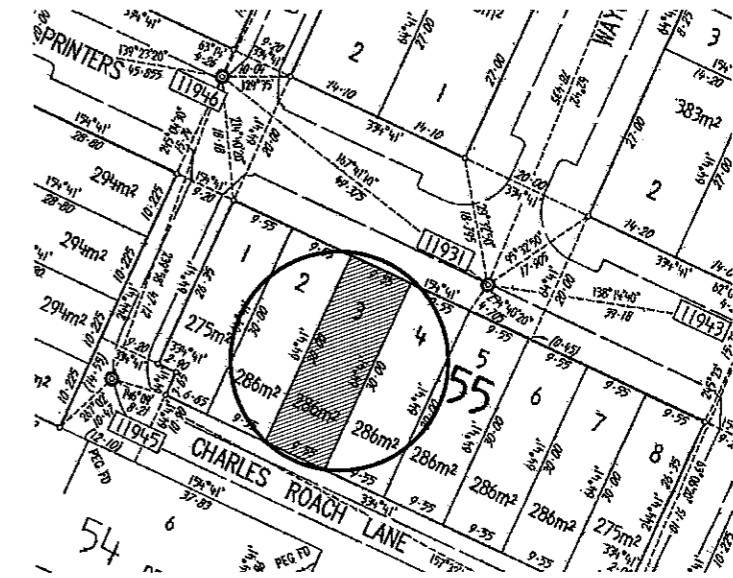
Sheet

1	of	16
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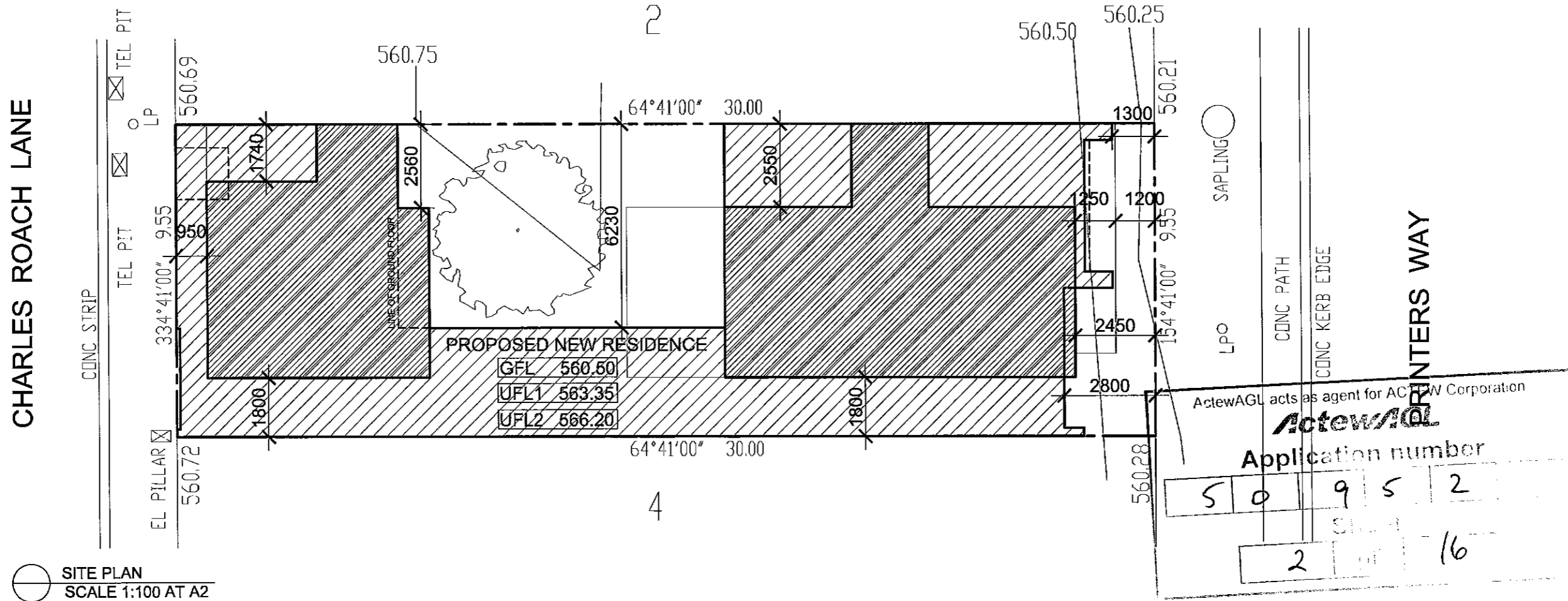
SITE AREA	286 m ²
PROPOSED GROUND FLOOR AREA	133.84 m ²
PROPOSED FIRST FLOOR AREA	182.16 m ²
PROPOSED SECOND FLOOR AREA	97.27 m ²
PROPOSED GARAGE FLOOR AREA	62.20 m ²
<hr/>	
TOTAL FLOOR AREA	475.47 m ²
<hr/>	
PLOT RATIO	166.25%
SITE COVERAGE	46.80%



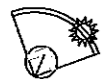
LETTERBOX DETAIL
SCALE 1:50 AT A2



LOCATION PLAN
NTS



SITE PLAN
SCALE 1:100 AT A2



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL	<p>DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ARN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699</p>	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING SITE PLAN		SCALE 1:100 AT A2	CHECKED
				PROJ NO. 0766	REVIEWED	
				DATE 16.07.08	PSP OA	<input type="checkbox"/>
				DRAWING NO. DA-A01	BA CONST	<input type="checkbox"/>

SEDIMENT CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL DEVICES TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO STRIPPING OF SITE TOP SOIL.
2. STOCK PILE/S TO BE LOCATED AWAY FROM DRAINAGE LINES AND SURFACE FLOW PATHS. CONTOURED STRIATIONS OR FURROWS TO BE PROVIDED TO STOCK PILES TO MINIMISE EROSION.
3. STABILISED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO ACCESS TO SITE BY CONSTRUCTION VEHICLES. AGGREGATE TO BE TURNED WHEN SEDIMENT BUILDS UP.
4. WHERE STORMWATER DRAINAGE IS INSTALLED TO INTERNAL ROADWORKS, PROVIDE GRATED SUMP FILTER IN ACCORDANCE WITH GIVEN DETAIL.
5. AVERAGE EXISTING SITE SLOPE 1.1%
6. TOTAL SITE AREA 0.48HA.
7. BUILDER IS TO ESTABLISH A MAINTENANCE PROGRAM FOR SEDIMENT & EROSION CONTROL DEVICES TO ENSURE INSPECTION AFTER SIGNIFICANT RAINFALL AND THAT ANY REPAIRS NECESSARY ARE QUICKLY ATTENDED TO.
8. ENVIRONMENT PROTECTION AGREEMENT TO BE TAKEN OUT BY BUILDING CONTRACTOR WITH ENVIRONMENT MANAGEMENT AUTHORITY. (CONTACT KEN SIVA 6207 2153)
9. ALL NEW CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS AND ROADWORKS.
10. LIMIT ACCESS TO SITE DURING AND IMMEDIATELY AFTER WET WEATHER.
11. REGULARLY REMOVE ANY SOIL FROM ROADS ADJACENT TO THE SITE.
12. NO STORAGE OF CONSTRUCTION MATERIALS, PARKING OF VEHICLES NOR EQUIPMENT PERMITTED OUTSIDE OF BLOCKS WITHOUT DUS APPROVAL.
13. NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES TO BE ERECTED OUTSIDE OF BLOCKS WITHOUT DUS APPROVAL.
14. PROVIDE KERBSIDE FILTER ROLL TO EXISTING SUMPS WHERE INDICATED, REFER TO GIVEN DETAIL.
15. KERBSIDE FILTER ROLLS TO BE REMOVED, CLEANED AND REINSTATED ON A WEEKLY BASIS AT A MINIMUM. TRAPPED SEDIMENT ABOUT SUMPS ALSO TO BE REMOVED. CLEANING IS ALSO TO TAKE PLACE IMMEDIATELY AFTER PERIODS OF RAINFALL DURING CONSTRUCTION.
16. ALL SERVICE TRENCHES TO BE BACK FILLED WITHIN 24HOURS OF INSPECTION.

MAINTENANCE SCHEDULE

- MONTHLY:**
1. TURN OVER STABILISED CONSTRUCTION ENTRY MATERIAL AND TOP UP AS REQUIRED.
- WEEKLY:**
2. CHECK AND REINSTATE SILT CONTROL FENCES.
- DAILY:**
3. SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MINIMISE DUST POLLUTION ON LAND DEVELOPMENT AND CONSTRUCTION SITE.
- DURING/AFTER WET WEATHER:**
4. LIMIT CONSTRUCTION VEHICLE ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER.

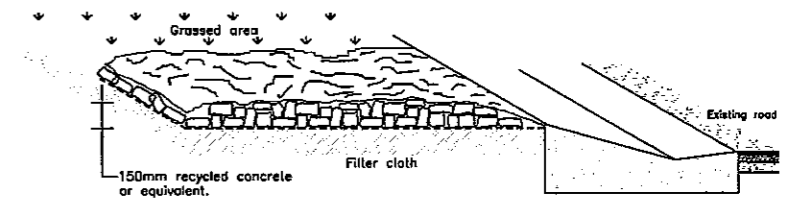
POLLUTION CONTROL

ACCESS POINT SHOULD BE STABILISED TO THE FOLLOWING CRITERIA:
 STABILISED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH.
 -AGGREGATE SIZE 50mm AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 -THICKNESS: NOT LESS THAN 150mm.
 -WIP

COLLECT WASTE WATER.
 THE KERB IS TO BE SWEEP DAILY, AND THE SEDIMENT IS TO BE COLLECTED AND RETURNED TO SITE.
 THE DUST FROM THE SITE IS TO BE MANAGED TO PREVENT SIGNIFICANT ADVERSE IMPACT ON NEIGHBOURING SITES.
 REGULAR MONITORING AND MAINTENANCE OF THE ABOVE POLLUTION CONTROLS ARE TO BE UNDERTAKEN.

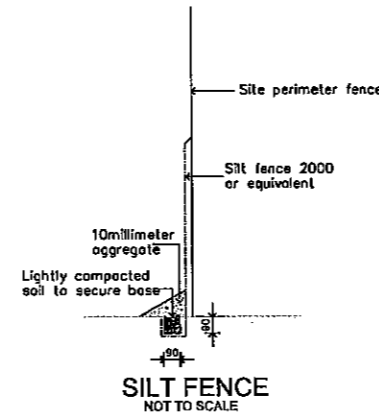
DUST MANAGEMENT

1. A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.
2. WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
3. STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.
4. AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
5. THE CONTRACTOR SHALL CONTACT ACTEWAGL TO OBTAIN AN EXEMPTION TO USE WATER ON THE SITE.

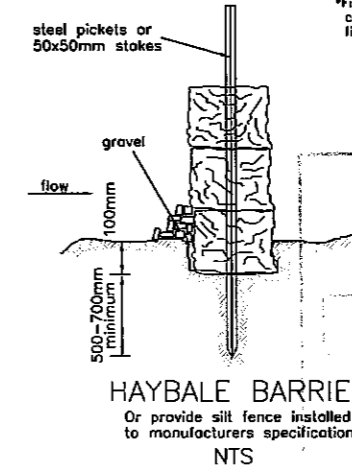


STABILISED CONSTRUCTION ENTRANCE
NOT TO SCALE

- DESIGN CRITERIA**
- *Aggregate size—use 50mm aggregate, or reclaimed or recycled concrete equivalent.
 - *Thickness— not less than 150mm.
 - *Width—6m minimum but not less than the full width of vehicle access.
 - *Length—as required, but not less than 15m.
 - *Filter cloth to be placed over the entire area to be covered with aggregate. Bidim U14 or equivalent filter cloth to be used.



SILT FENCE
NOT TO SCALE



HAYBALE BARRIER
Or provide silt fence installed to manufacturers specifications
NTS

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ActewAGL

Application number

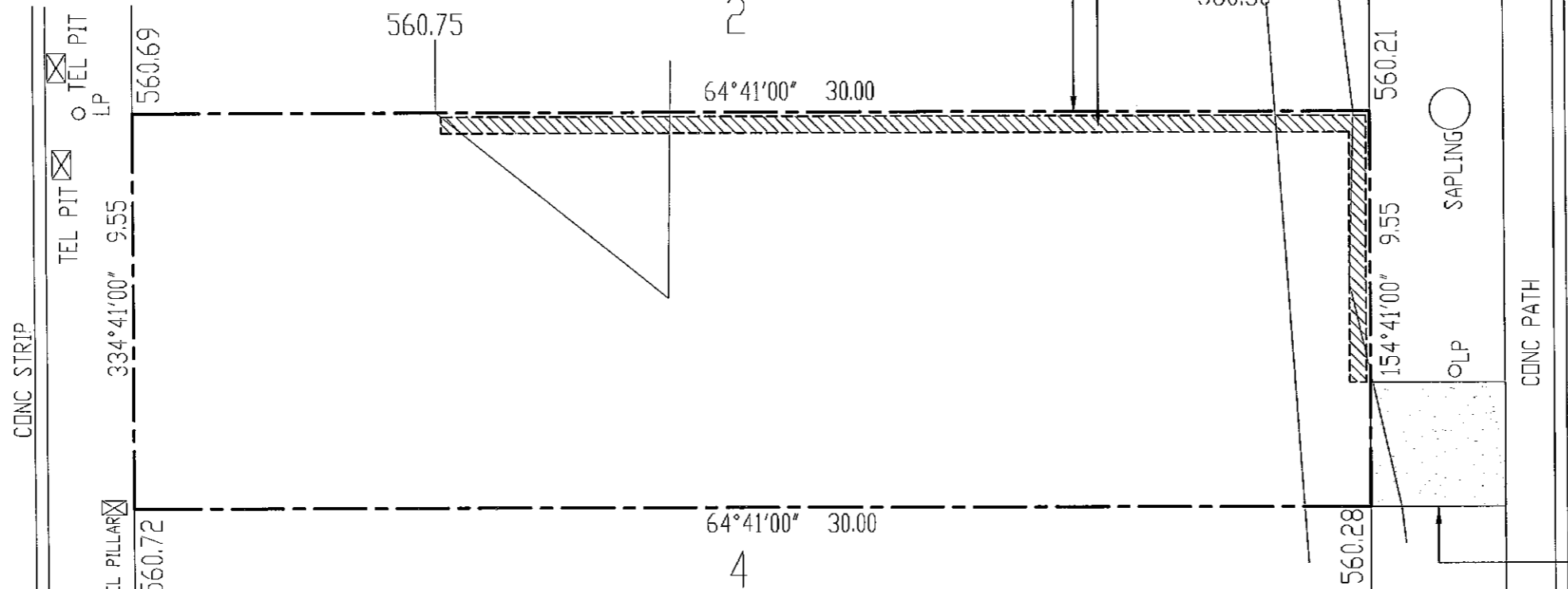
5	0	9	5	2
3				16

SEDIMENT CONTROL BARRIER:
 HAYBALES USED TO PREVENT SILTED RUNOFF TO LOWER ADJOINING LANDS PER EROSION MANAGEMENT NOTES

SILT FENCE AS PER EROSION MANAGEMENT NOTES

STABILISED CONSTRUCTION ENTRANCE AS PER EROSION MANAGEMENT NOTES

CHARLES ROACH LANE



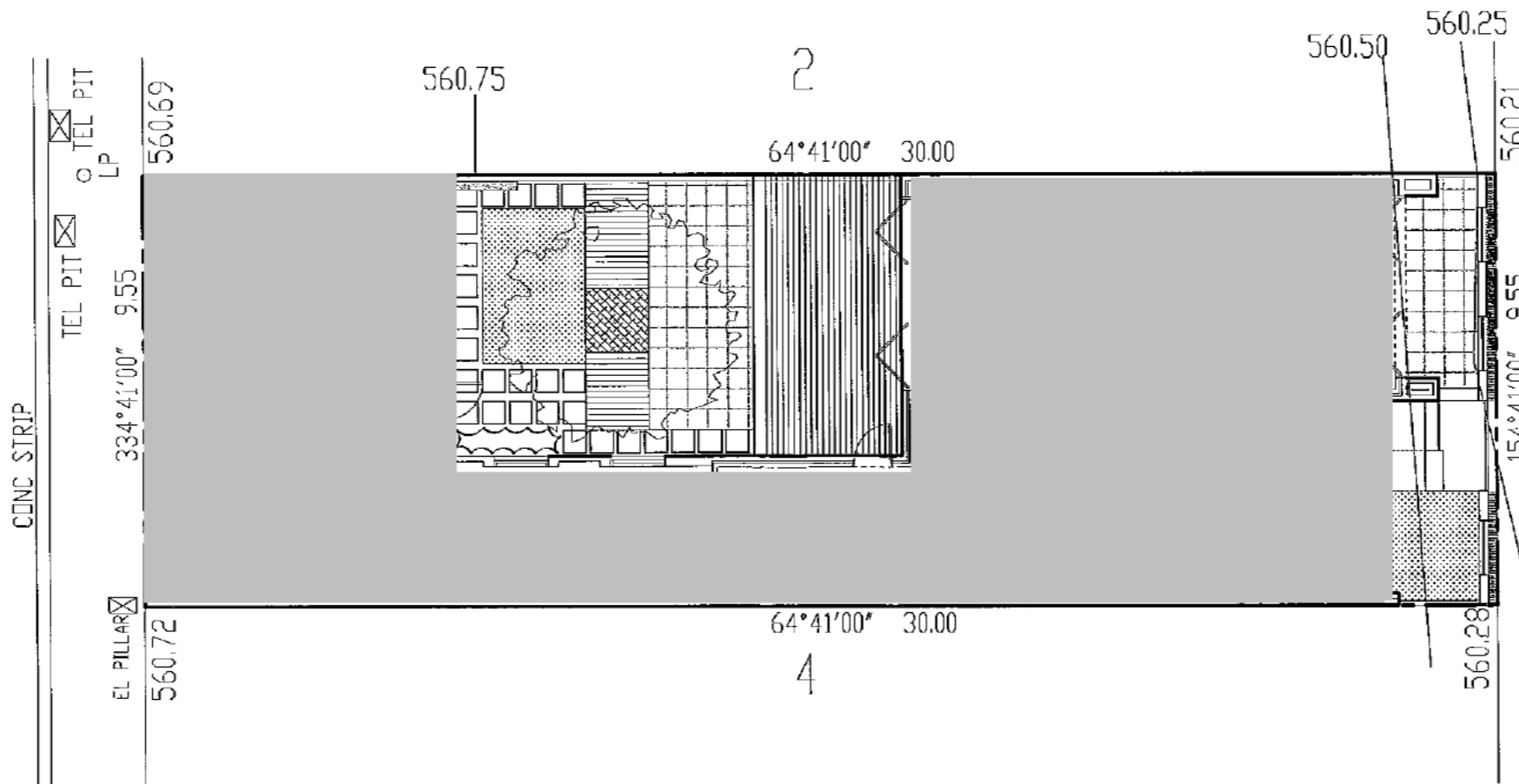
PRINTERS WAY

1 SEDIMENT & EROSION CONTROL PLAN
SCALE 1: 100 @ A2

PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		
BLOCK 3	SECTION 55	SUBURBS KINGSTON	DRAWING SEDIMENT & EROSION CONTROL PLAN		
			DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699		
DRAWN AJ		REVISION CHECKED		REVIEWED	
SCALE 1:100 AT A2		PROJ NO. 0766		DATE 16.07.08	
DRAWING NO. DA-A03		PSP DA		<input type="checkbox"/>	
		BA CONST		<input type="checkbox"/>	

LEGEND	
	EXISTING TREES
	SHRUBS AND GROUNDCOVERS
	PAVING
	500 X 500 CONCRETE STEPPING STONES
	LAWN WITH PAVER EDGE
	RETRACTABLE CLOTHES LINE
	DECKING
	MULCHED GARDENS

CHARLES ROACH LANE



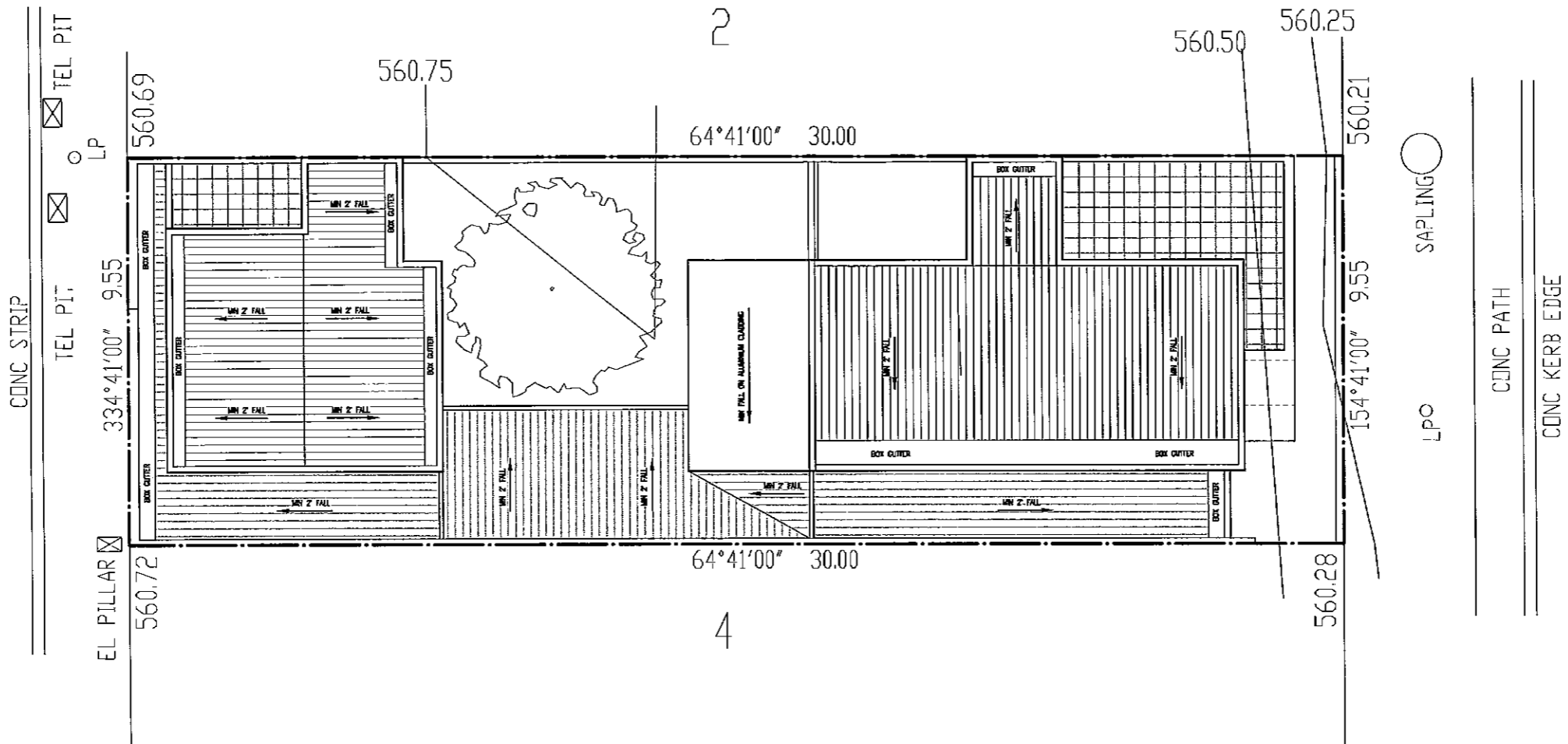
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ActewAG
 Application number:
 5 0 9 5 2
 4 16

1 LANDSCAPE PLAN
 SCALE 1: 100 @ A2



PROJECT PROPOSED NEW RESIDENCE		CLIENT UNITED LEGAL	DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADSHAW ACT 2512 ABN: 43 097 309 325 TEL: 02 4230 4688 FAX: 02 6239 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON		DRAWING LANDSCAPE PLAN	SCALE 1:100 AT A2
				PROJ NO. 0766	REVIEWED
				DATE 16.07.08	PSP DA BA LORIS
				DRAWING NO. DA-A04	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

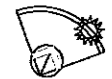
CHARLES ROACH LANE




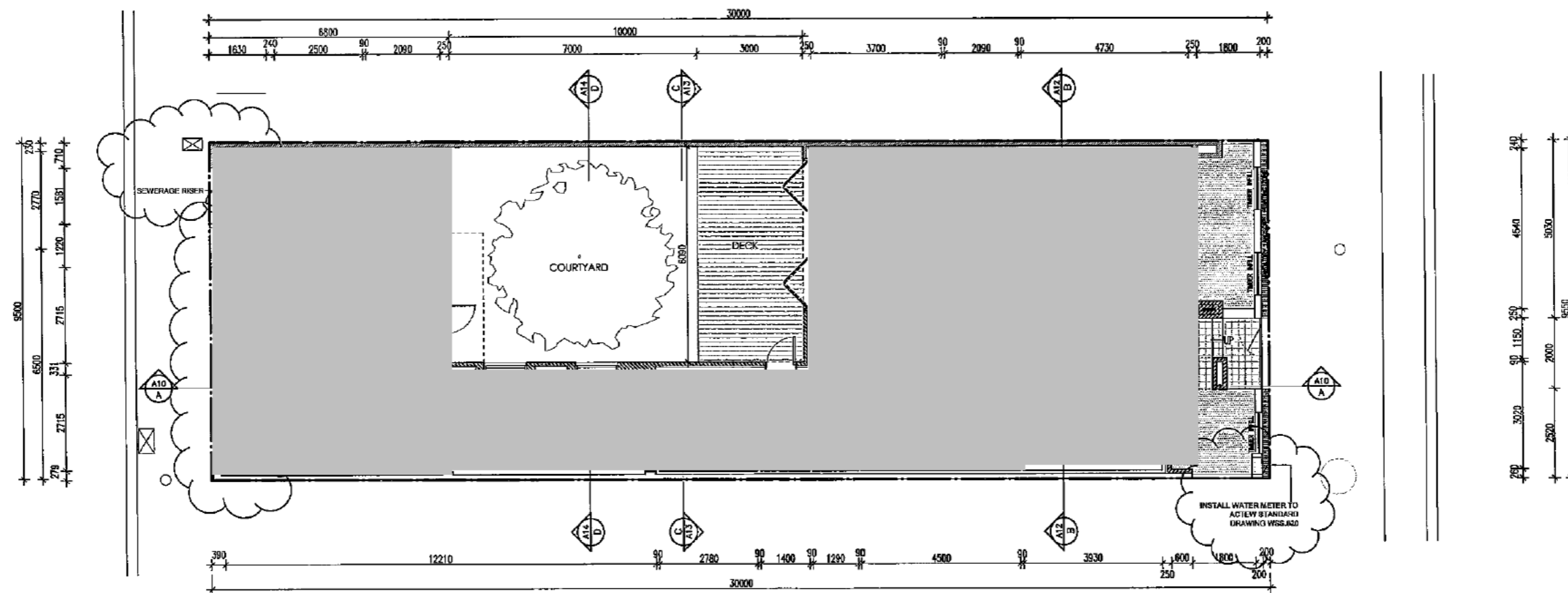
PRINTERS WAY

ROOF PLAN & WATER MANAGEMENT PLAN
SCALE 1:100 @ A2

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ActewAGL
Application number
5 0 9 5 2
Street
5 11 16



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		 OOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4488 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING ROOF PLAN WATER MANAGEMENT PLAN			SCALE 1:100 AT A2	CHECKED
					PROJ NO. 0766	REVIEWED	
					DATE 16.07.08	PSP DA BA CONST	<input type="checkbox"/>
					DRAWING NO. DA-A05		<input type="checkbox"/>



ActewAGL acts as agent for ACTEW Corporation
ActewAGL
APPROVED
 GROUND FLOOR PLAN
 SCALE 1:100 @ A2
 The design depicted in this document has been assessed by ActewAGL and complies with ACTEW's water and sewerage network protection and access requirements. Refer to ActewAGL's 'statement of compliance' for additional advice.
 Signed: *[Signature]* Date: 11/12/08
 Contact phone: 6248 3555 (then select 2)

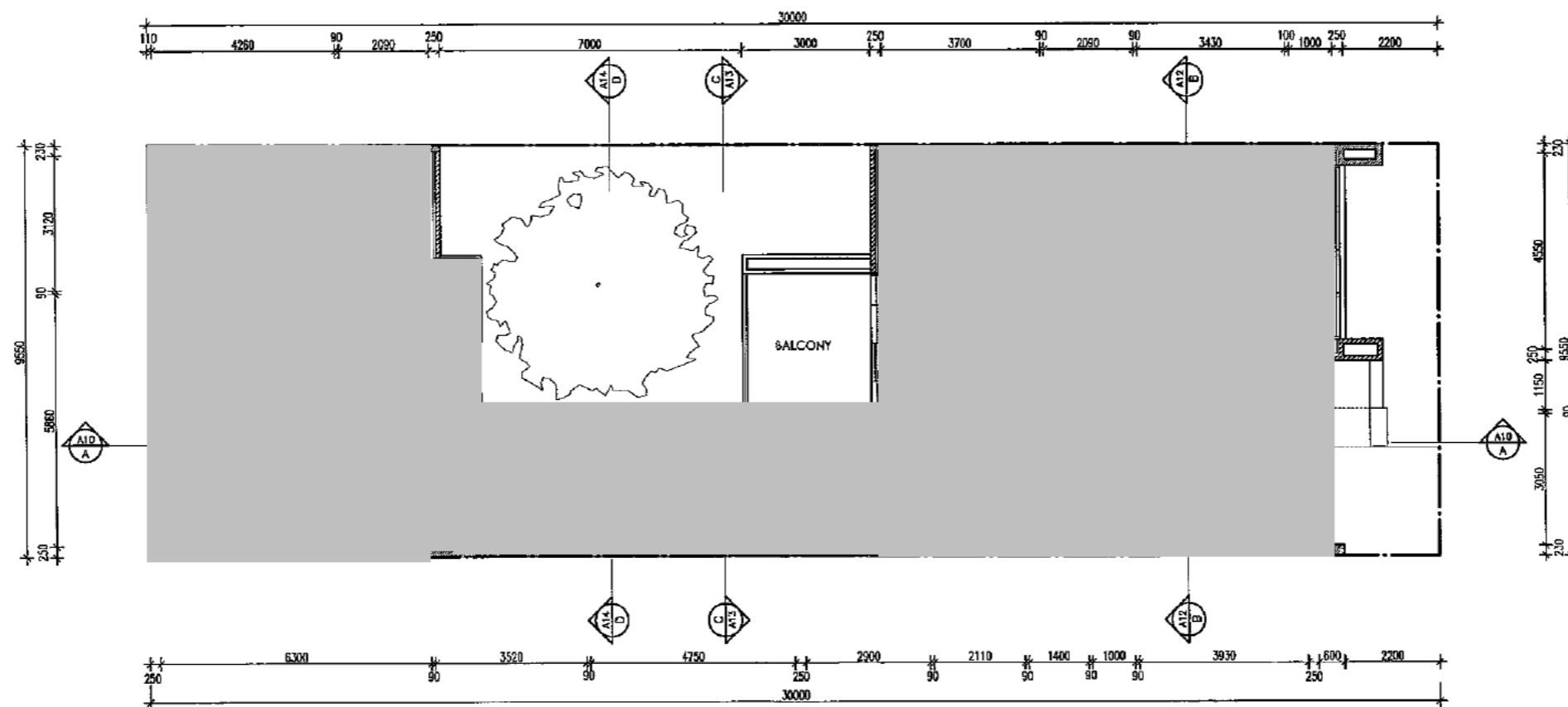
ActewAGL acts as agent for ACTEW Corporation
ActewAGL
 Application number
 5 0 9 5 2
 Street
 6 of 16



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL	DRAWN AJ	REVISION 1
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING GROUND FLOOR PLAN	SCALE 1:100 AT A2	CHECKED <input checked="" type="checkbox"/>
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				DATE 18.07.08	PSP <input type="checkbox"/>
				DRAWING NO. DA-A08	BA <input type="checkbox"/>
					CONST <input type="checkbox"/>




DOWSE NORWOOD ARCHITECTS PTY LTD
 SUITE 10
 14 LONSDALE STREET
 BRADBOURNE ACT 2612
 ABN: 63 097 309 325
 TEL: 82 6230 4688
 FAX: 02 6230 4699

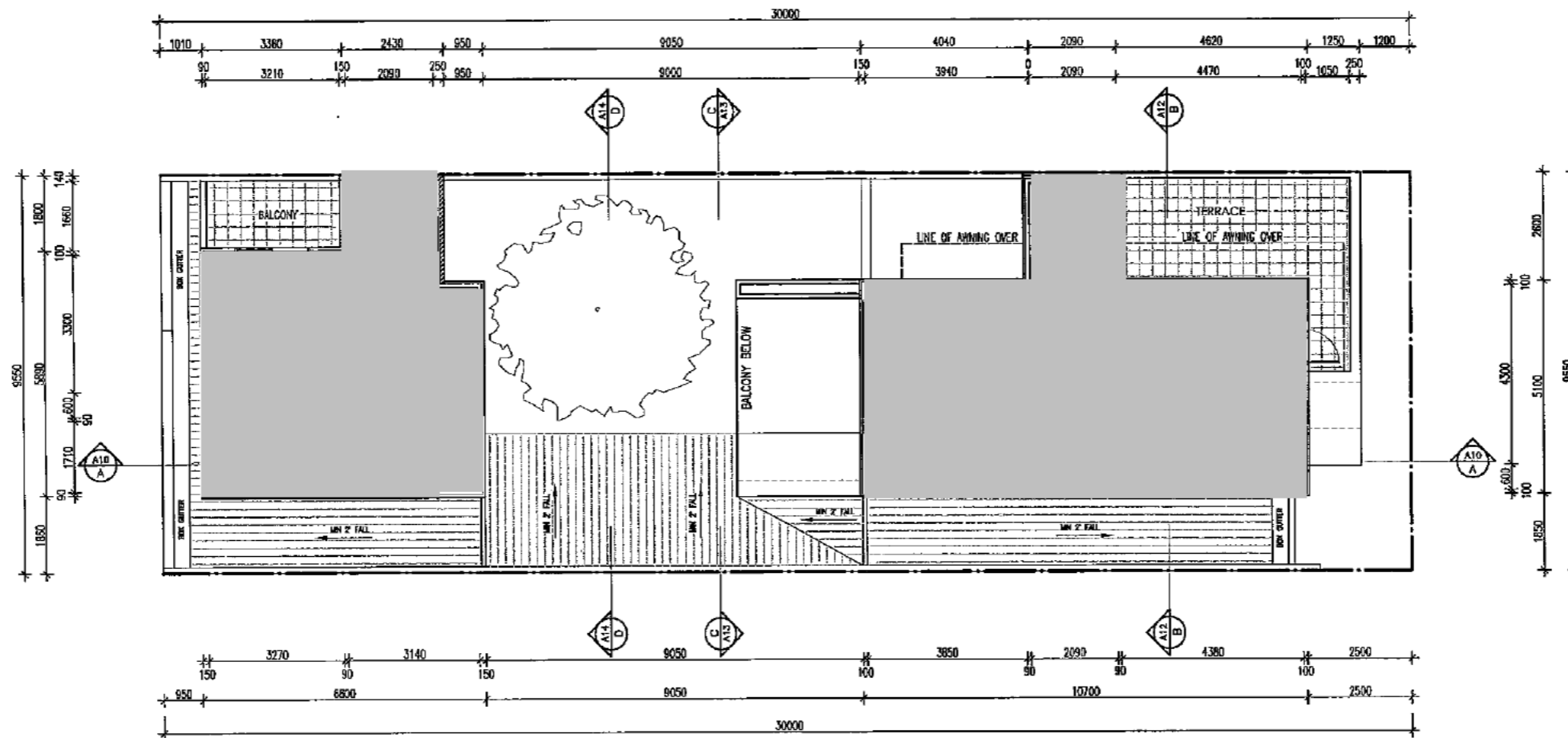


FIRST FLOOR PLAN
SCALE 1:100 @ A2

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 Application number
 5 0 9 5 2
 7 of 16




PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		DRAWN AJ		REVISION	
BLOCK 3			DRAWING FIRST FLOOR PLAN		SCALE 1:100 AT A2		CHECKED	
SECTION 55			SUBURB KINGSTON		PROJ NO. 0766		REVIEWED	
 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 16 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 308 325 TEL: 02 6230 4688 FAX: 02 6230 4659					DATE 16.07.08		PSP <input type="checkbox"/>	
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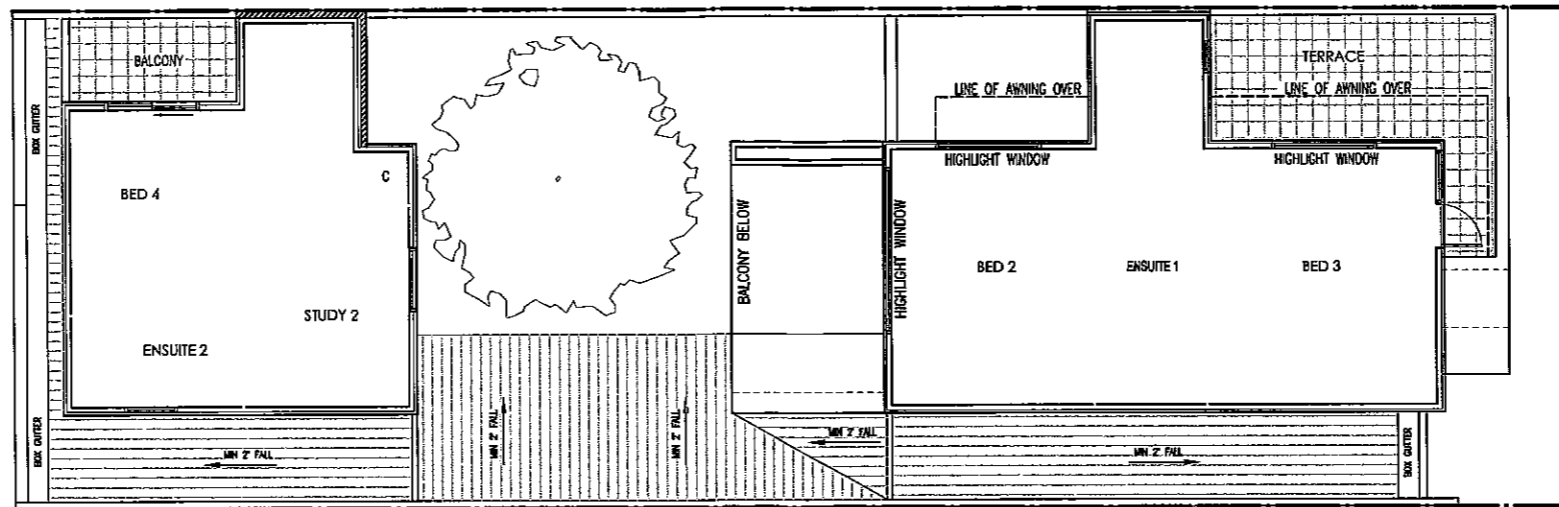


SECOND FLOOR PLAN
SCALE 1:100 @ A2

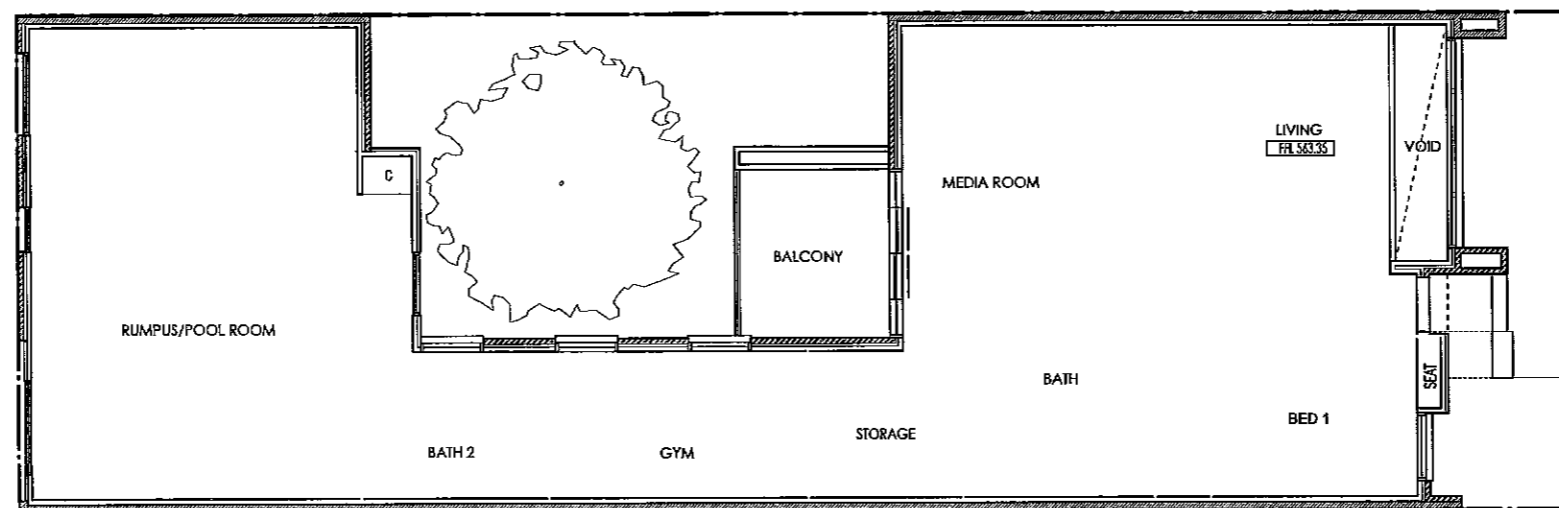
Drawn as per the ACT Planning Corporation
 Application number
 50952
 Sheet
 8 of 16



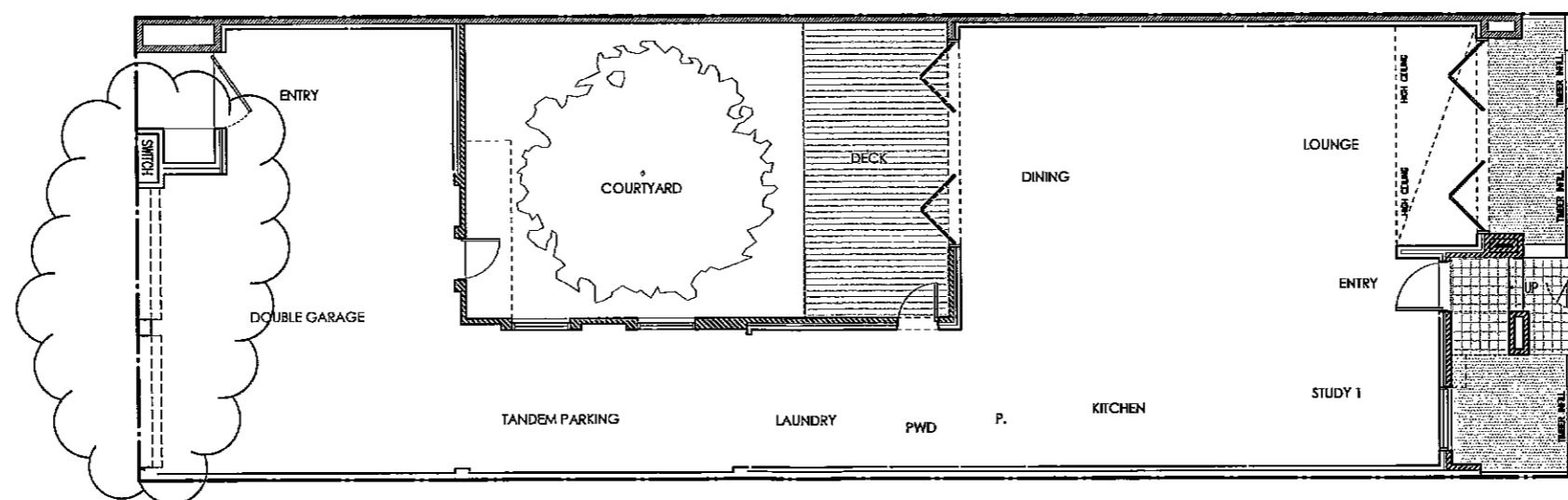
PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		 BOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LINDSAY STREET BRADBURN ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4588 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING SECOND FLOOR PLAN			SCALE 1:100 @ A2	CHECKED
					PRD NO. 0766	REVIEWED	
					DATE 16.07.09	PSP	<input type="checkbox"/>
					DRAWING NO. DA-A08	BA	<input type="checkbox"/>
						BA	<input type="checkbox"/>
						CONST	<input type="checkbox"/>



SECOND FLOOR PLAN
SCALE 1:100 @ A2



FIRST FLOOR PLAN
SCALE 1:100 @ A2



GROUND FLOOR PLAN
SCALE 1:100 @ A2

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Actev/AGL

Application number

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Sheet

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PROJECT
PROPOSED NEW RESIDENCE

BLOCK 3 SECTION 55 SUBURB KINGSTON

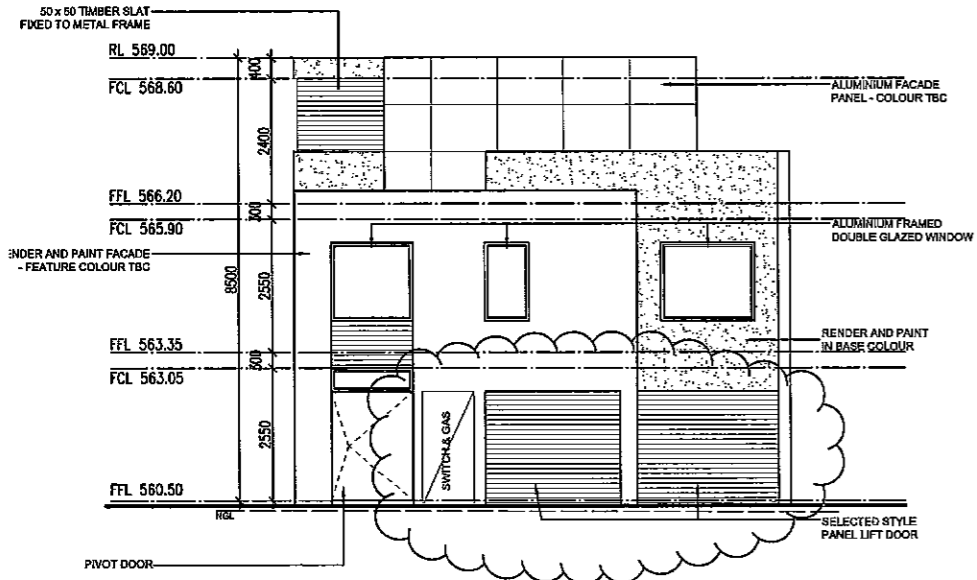
CLIENT
UNITED LEGAL

DRAWING
NOTIFICATION PLANS

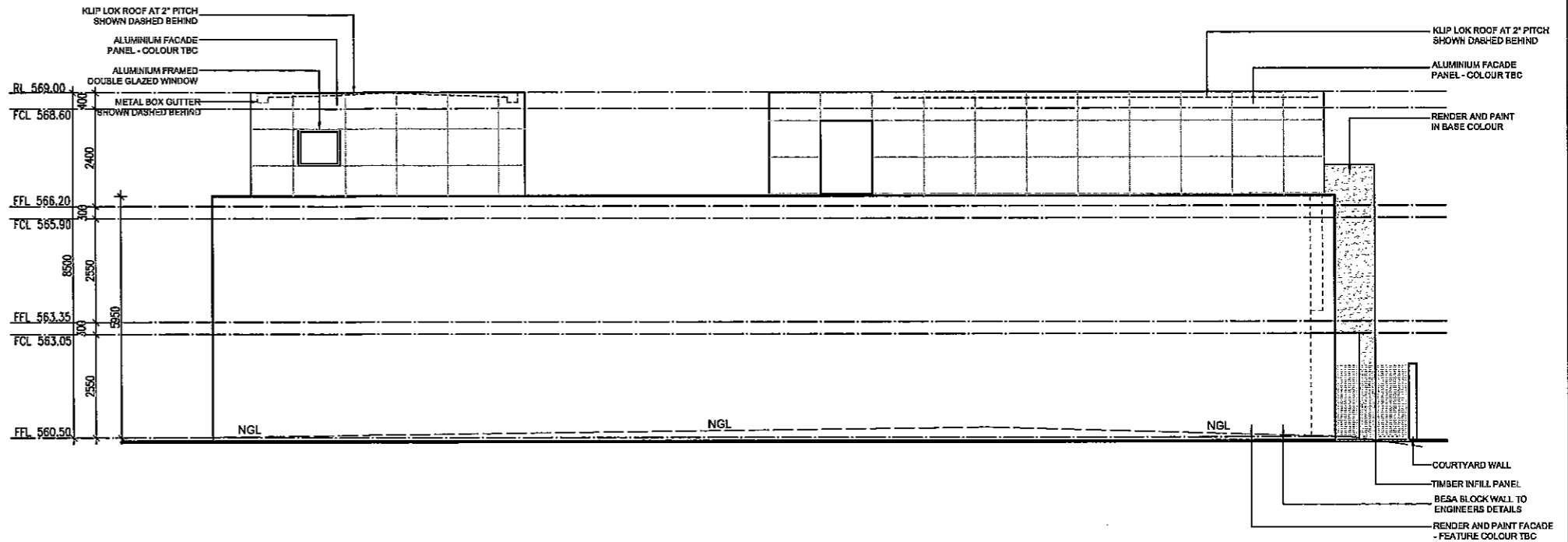


DOWSE NORWOOD ARCHITECTS PTY LTD
SUITE 10
14 LONSDALE STREET
BRAADDON ACT 2612
ABN: 43 097 309 325
TEL: 02 6230 4688
FAX: 02 6230 4699

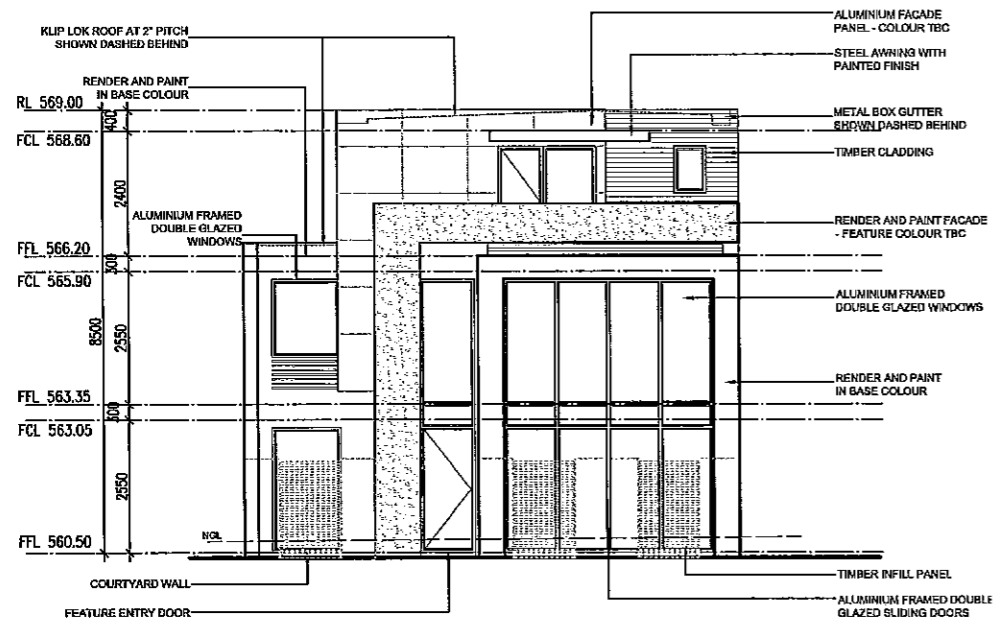
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		CONST	<input type="checkbox"/>



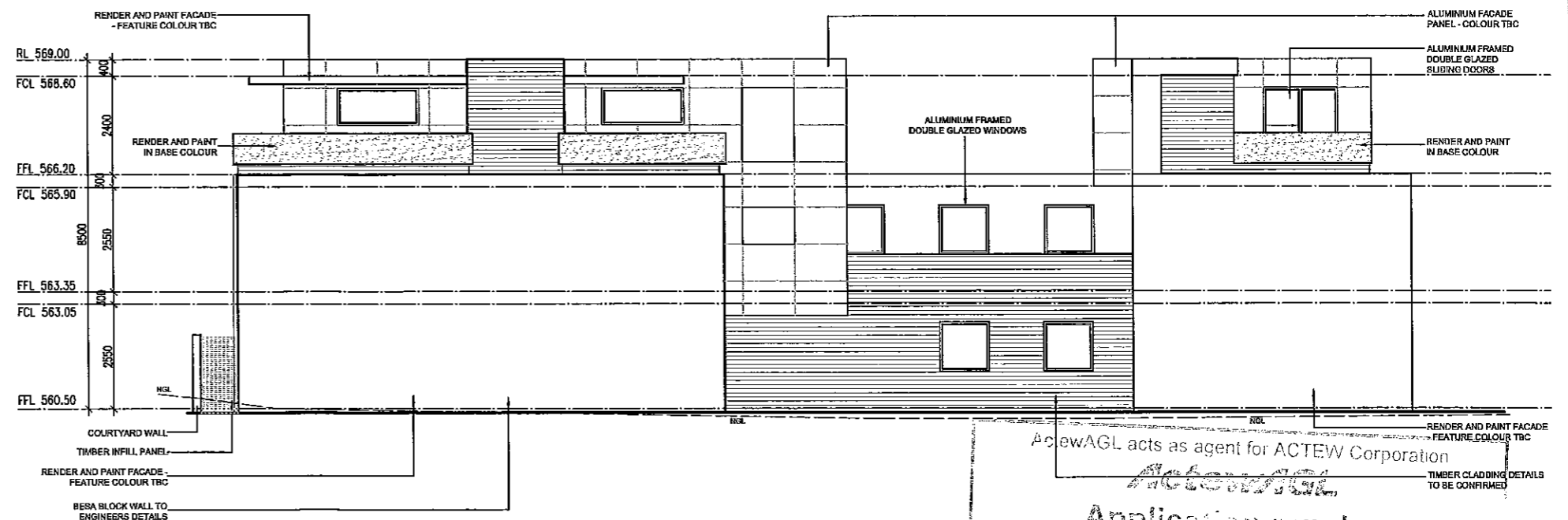
EAST ELEVATION
SCALE 1:100 @ A2



NORTH ELEVATION
SCALE 1:100 @ A2



WEST ELEVATION
SCALE 1:100 @ A2



SOUTH ELEVATION
SCALE 1:100 @ A2

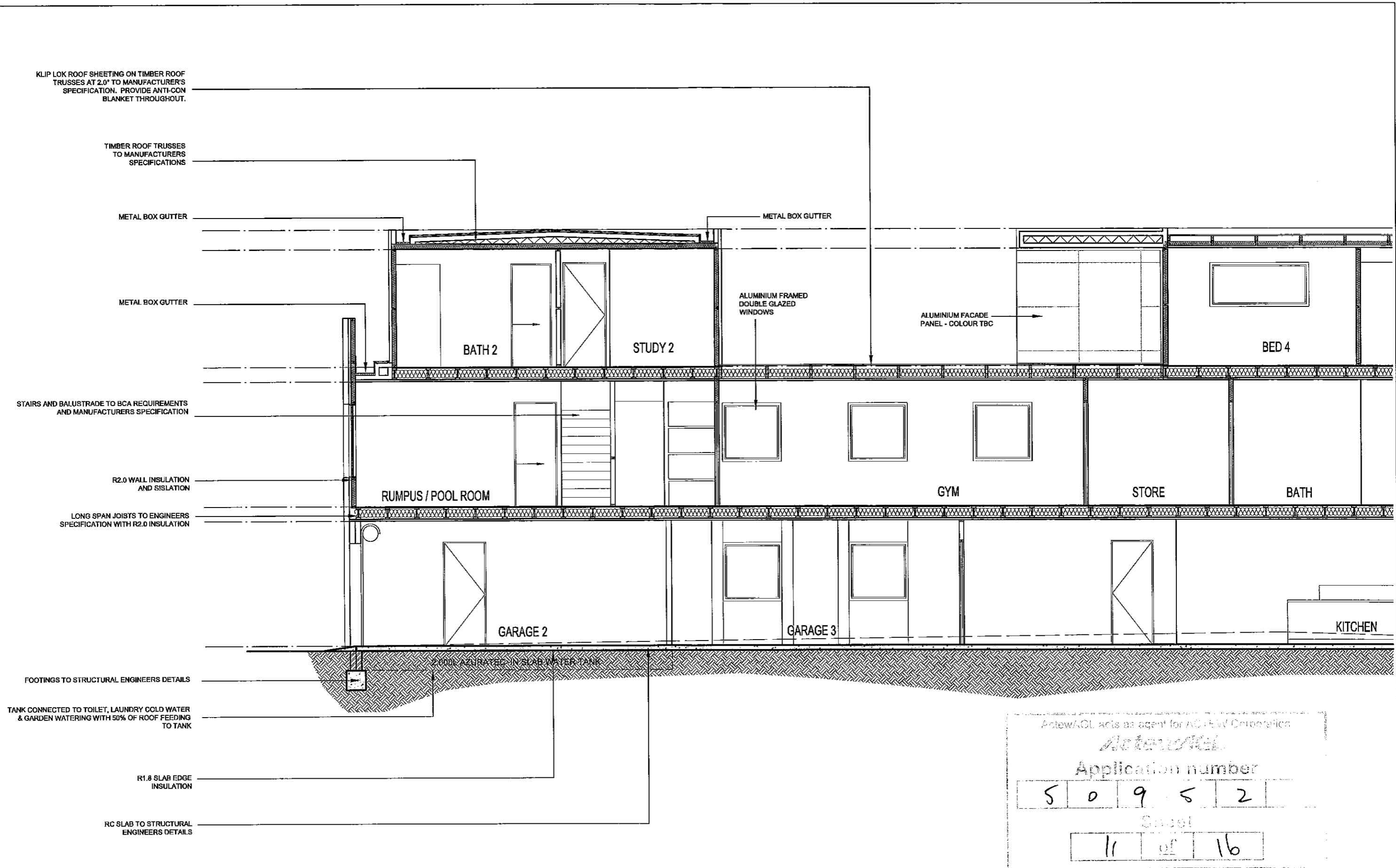
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ActewAGL
 Application number
 50952
 10 of 16



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL	DRAWN AJ	REVISION CHECKED
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING ELEVATIONS	SCALE 1:100 AT A2	PROJ NO. 0766
				DATE 16.07.08	PSP DA
				DRAWING NO. DA-A09	BA CONST



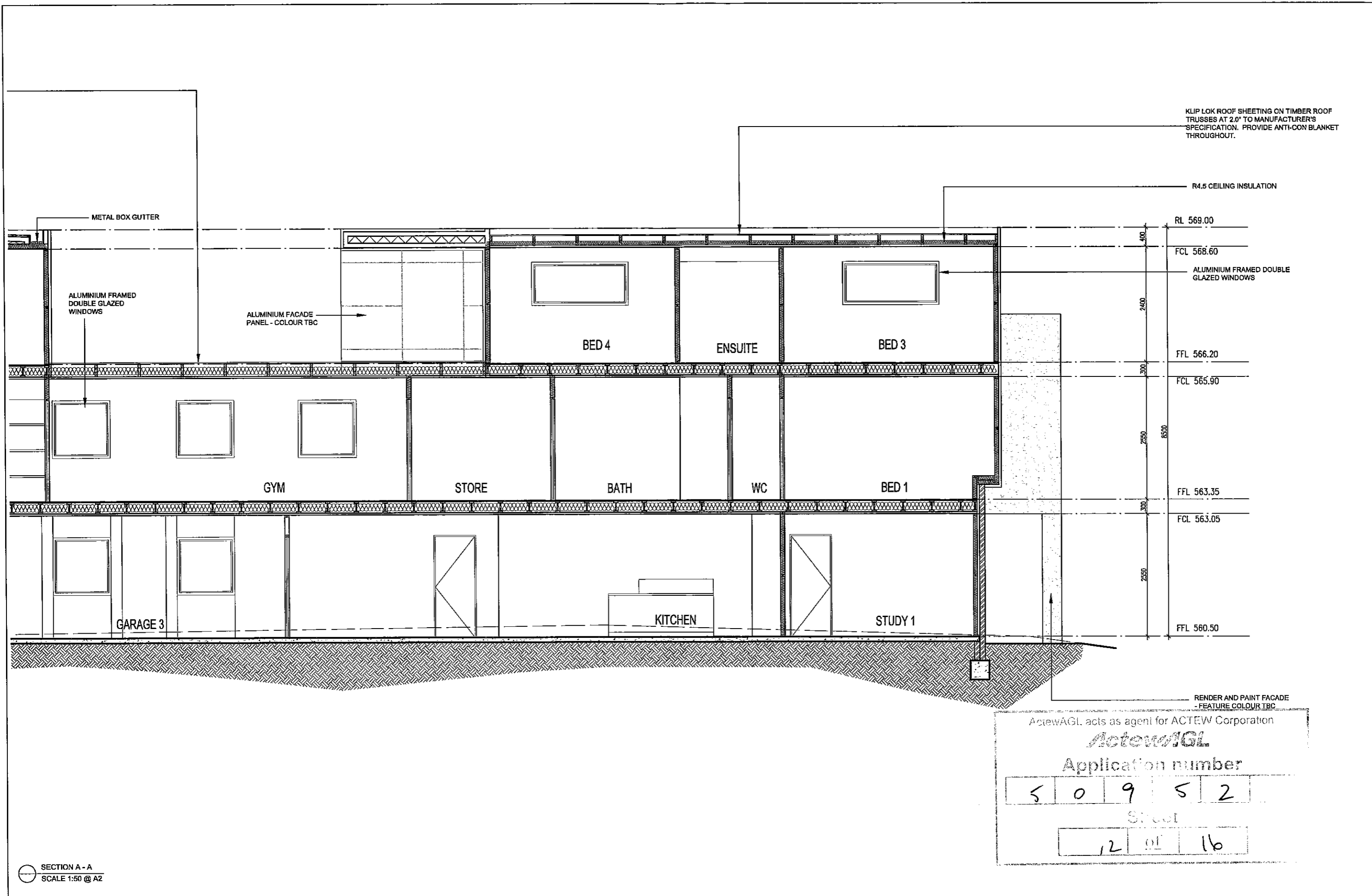
DOWSE NORWOOD ARCHITECTS PTY LTD
 SUITE 20
 14 LONSDALE STREET
 BRADDON ACT 2612
 ABN: 43 097 309 325
 TEL: 02 6230 4688
 FAX: 02 6230 4599



SECTION A - A
SCALE 1:50 @ A2


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 Application number
 5 0 9 5 2
 Sheet
 11 of 16

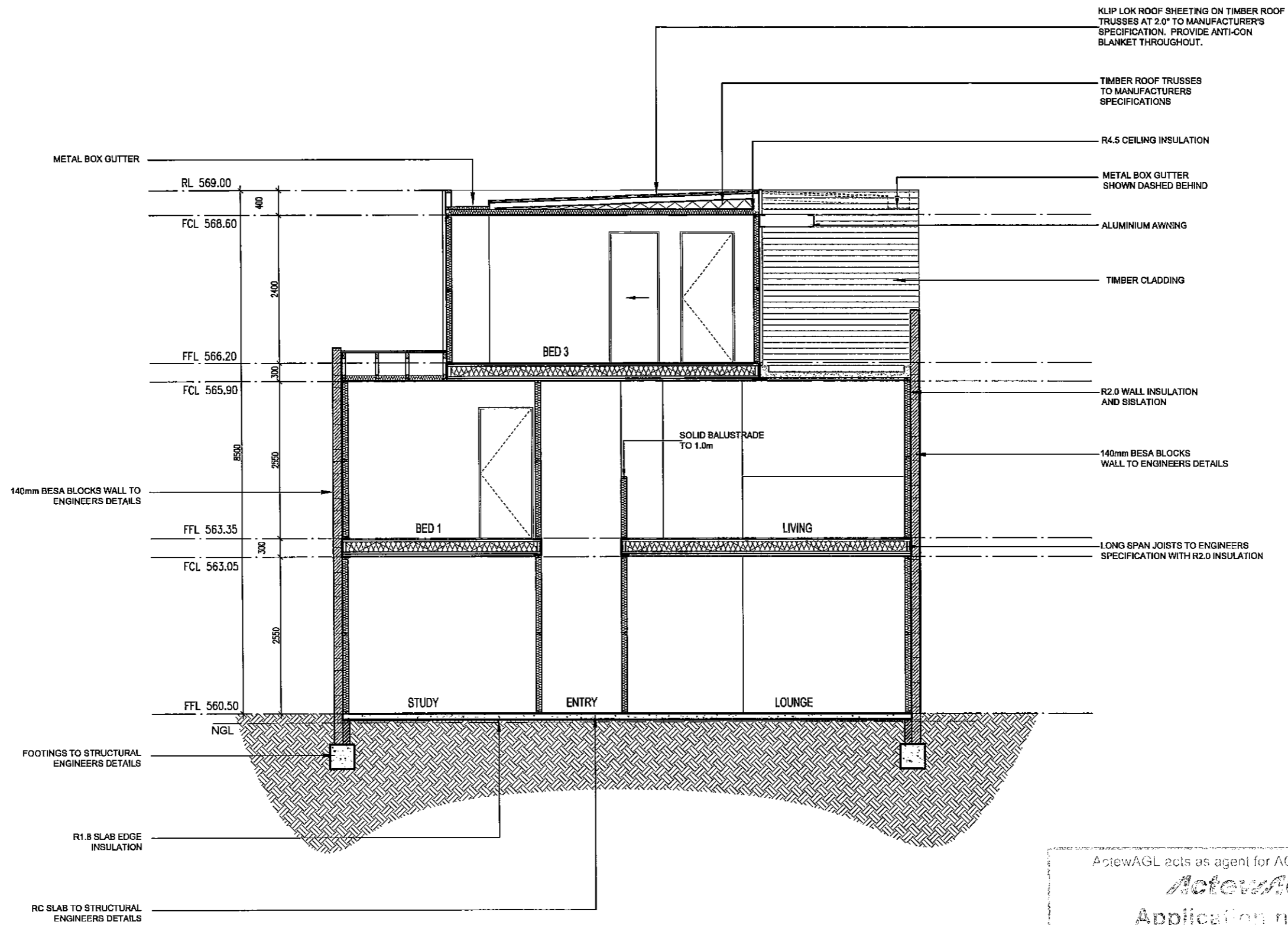
	PROJECT PROPOSED NEW RESIDENCE		CLIENT UNITED LEGAL		DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 16 LONSDALE STREET BRADDON ACT 2612 ARB: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
	BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING SECTION A - A		SCALE 1:50 AT A2	PROJ NO. 0766
						DRAWING NO. DA-A10	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



SECTION A - A
SCALE 1:50 @ A2




PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL			 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 697 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURB KINGSTON	DRAWING SECTION A - A				SCALE 1:50 AT A2	CHECKED
						PROJ NO. 0766	REVIEWED	
						DATE 16.07.08	PSP DA	
						DRAWING NO. DA-A11	BA CONST	

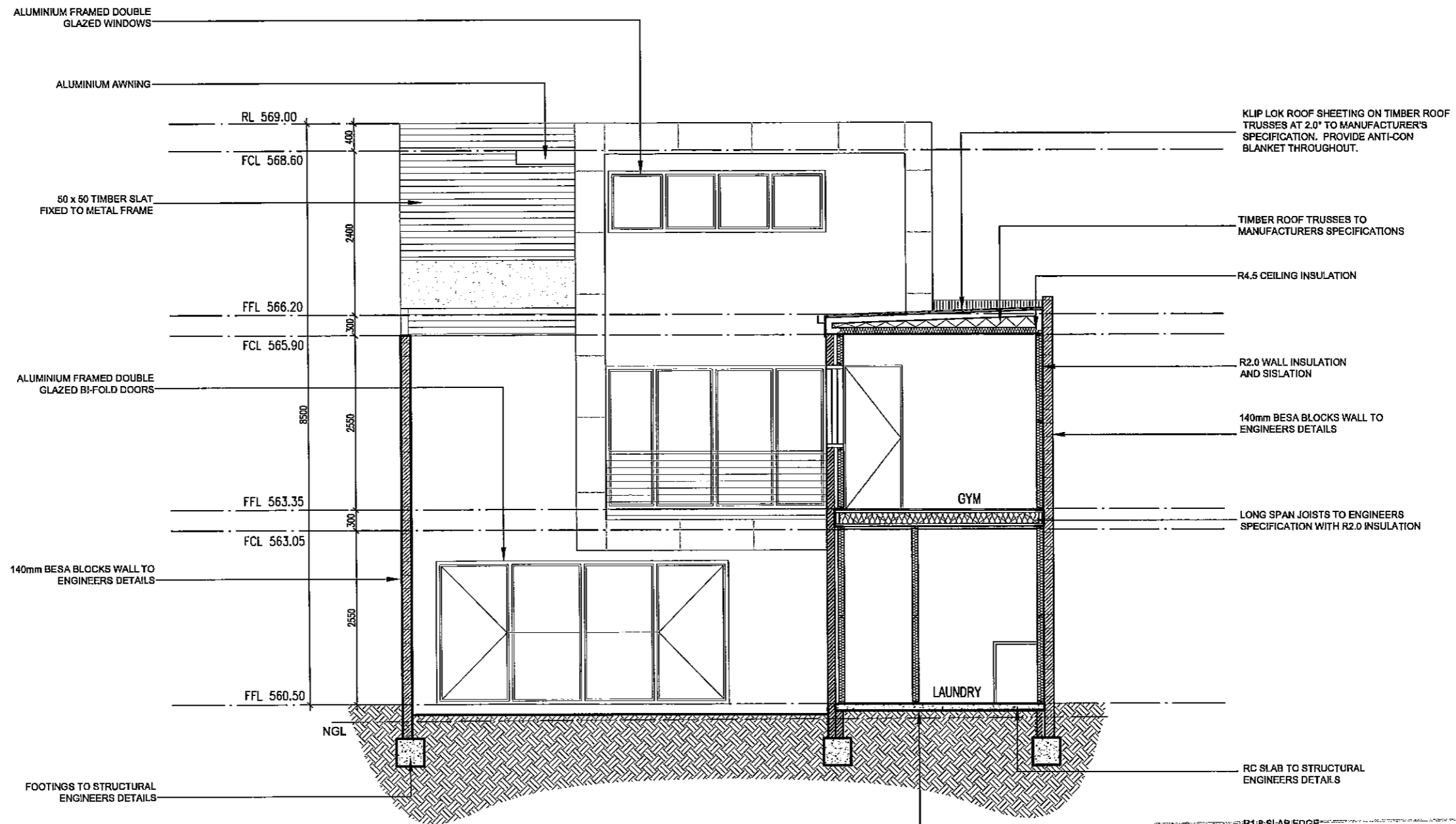


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 Application number
 5 0 9 5 2
 13 16

SECTION B - B
 SCALE 1:50 @ A2



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADBON ACT 2612 ABN: 43 097 369 325 TEL: 02 6230 4698 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURBS KINGSTON	DRAWING SECTION B - B			SCALE 1:50 AT A2	CHECKED
					PROJ NO. 0786	REVIEWED	
					DATE 16.07.08	PSP DA BA CONST	<input type="checkbox"/>
					DRAWING NO. DA-A12		<input type="checkbox"/>

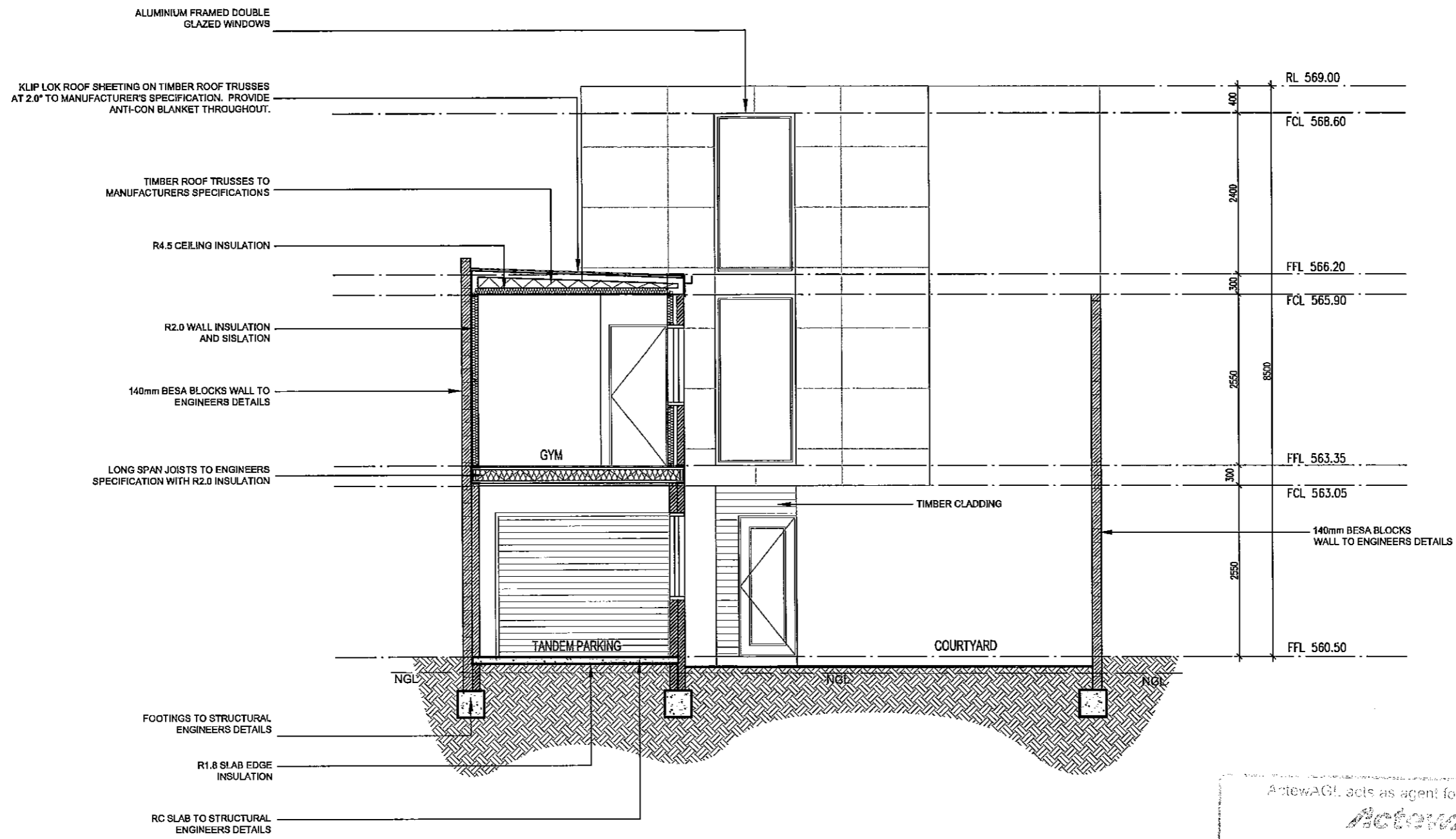


ActewAFL
 Application number
 5 0 9 5 2
 Sheet
 14 of 16

SECTION C - C
 SCALE 1:50 @ A2



PROJECT PROPOSED NEW RESIDENCE			CLIENT UNITED LEGAL		DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699	DRAWN AJ	REVISION
BLOCK 3	SECTION 55	SUBURBS KINGSTON	DRAWING SECTION C - C			SCALE 1:50 AT A2	CHECKED
					PROJ NO. 0766	REVIEWED	
					DATE 16.07.08	PSP DA BA CONST	<input type="checkbox"/>
					DRAWING NO. DA-A13		<input type="checkbox"/>



ActewAGL acts as agent for ACTEW Corporation

ActewAGL

Application number

50 9 52

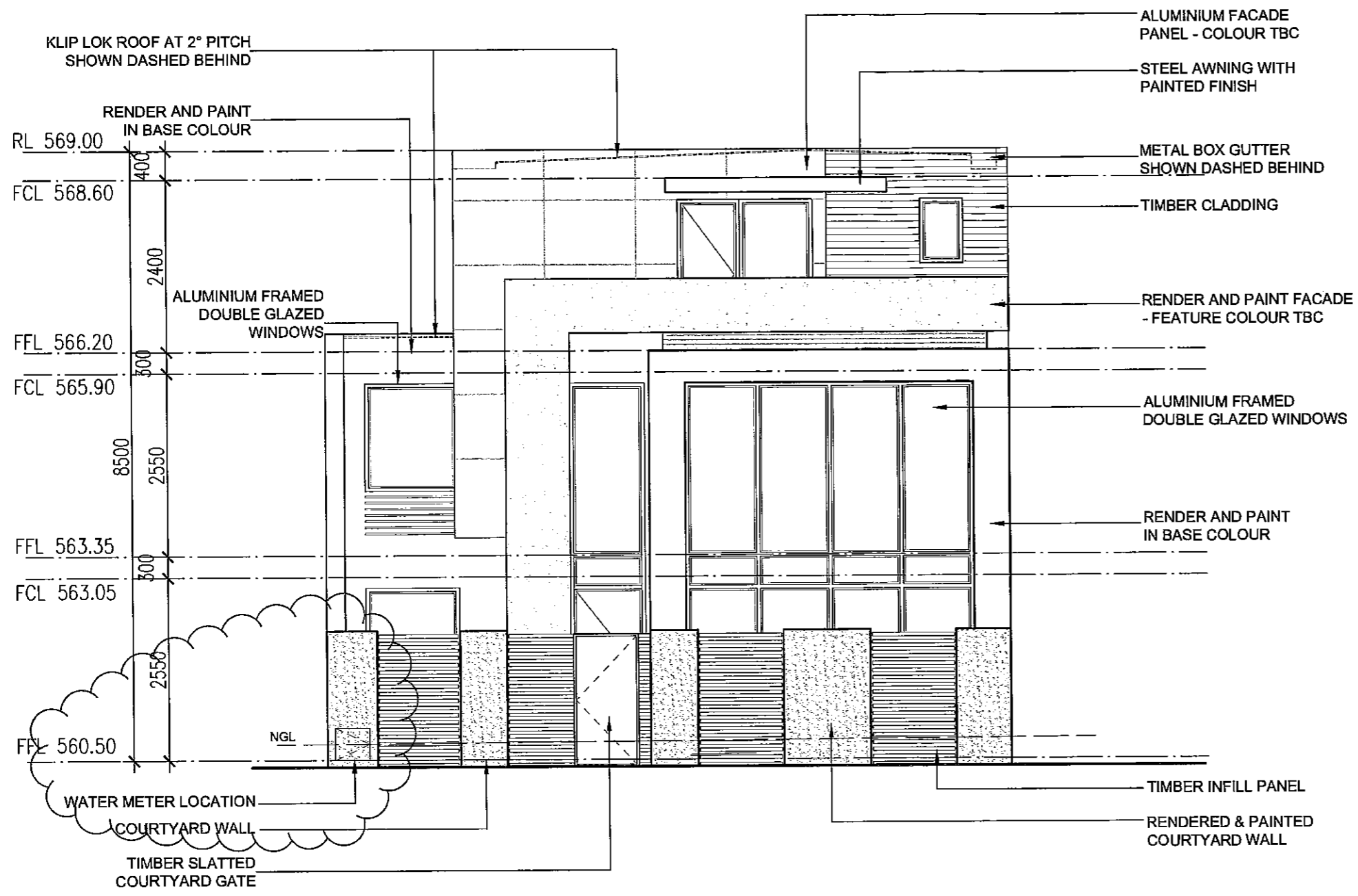
Sheet

15 of 16

SECTION D - D
scale 1:50 @ A2



PROJECT			CLIENT		
PROPOSED NEW RESIDENCE			UNITED LEGAL		
BLOCK	SECTION	SUBURB	DRAWING		
3	55	KINGSTON	SECTION D - D		
DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699			DRAWN	AJ	REVISION
			SCALE	1:50 AT A2	CHECKED
			PROJ NO.	0706	REVIEWED
			DATE	16.07.08	PSP DA BA CONST
			DRAWING NO.	DA-A14	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



COMPOSITE STREETSCAPE ELEVATION
scale 1:50 @ A2

ActewAGL acts as agent for ACTEW Corporation

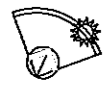
ActewAGL


Application number

5	0	9	5	2
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Sheet

16	of	16
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PROJECT			CLIENT		DRAWN		REVISION	
PROPOSED NEW RESIDENCE			UNITED LEGAL		AJ		REVISION	
BLOCK 3 SECTION 55 SUBURB KINGSTON			DRAWING		SCALE 1:50 AT A2		CHECKED	
			COMPOSITE STREETSCAPE ELEVATION		PROJ NO. 0766		REVIEWED	
			 DOWSE NORWOOD ARCHITECTS PTY LTD SUITE 10 14 LONSDALE STREET BRADDON ACT 2612 ABN: 43 097 309 325 TEL: 02 6230 4688 FAX: 02 6230 4699		DATE 14.11.08		PSP	
					DRAWING NO. DA-A16		BA	
							CONST	

From: Connors, Brian
Sent: Friday, 12 December 2008 3:30 PM
To: App Sec
Subject: Further information required for app 200813271

On review of the documents submitted for block 3, section 55, Kingston, the following matter needs to be addressed. The lease and development conditions for Group3, section 55 state that third storey elements are not permitted facing on to laneway frontages (see page 3, Lease conditions). Design guidelines for Group3 show that a 1.8 metre rear setback for third storey elements is required, to reduce the impact to the laneway. The provided setback of 950mm cannot be considered. Can you please re-submit ammended endorsed plans showing the required 1.8m third storey rear setback?

Comments on DA Submission for 200813271 (Block 3, Section 55 Kingston)

To Whom It May Concern:

This submission is to formally request the rejection of the DA application for block 3, section 55 Kingston (DA Number 200813271). This DA submission contains a large third storey that contravenes the lease and development conditions for the block and as a result, the DA needs to be rejected or amended to no longer have a third storey.

I am the owner of block 4, section 55 and I have studied the DA submission for block 3, section 55 and examined them against the Lease and Development conditions that ACTPLA approved on the 19th April 2007.

The third storey on Block 3 does not comply with a number of these conditions, which I will list below:

1. The third storey violates the privacy of its neighbours on both sides (and on other blocks of section 55) and violates the privacy requirements stated in the lease and development conditions
2. The third storey completely removes the passive solar access from our block during winter solstice. The reasons given in the DA submission that state this is not an issue are invalid.
3. The third storey has not complied with the third storey requirements specified in the lease and development conditions
4. The wall heights on the boundary are not clearly shown to be under the 6.5 height restriction (the wall in question is the wall facing block 2, section 55). There is no indication of the height of the 'wrap around' wall above the second storey and so from the plans, there is no clear indication that the boundary wall is no higher than 6.5 metres.
5. The proposed residence is 471m², which gives a land utilisation of 165% for the block (block size is only 286m²). This may produce an eyesore for the estate given it will be noticeably higher than all the other residences on that section.
6. These issues will significantly reduce the value of our property and our living standards. They invalid the lease and development conditions with which we based our purchase of block 4 on.

From the above list, issues 1, 2 and 3 require additional elaboration. These elaborations can be found on the subsequent pages to this submission. It is for these reasons that I am formally requesting that ACTPLA reject the submitted plans. These reasons invalid the approved lease conditions for Block 3 on section 55, and significantly reduce the value and living standard of our property and therefore cannot be permitted to go through to construction.

I am available to discuss this further via the following means:



Kind Regards



Comments on DA Submission for 200813271 (Block 3, Section 55 Kingston)

Additional Notes to point 1 – Privacy:

- The third storey contains a number of windows as well as an outdoor living space.
 - This completely eliminates privacy for our block (block 4) as well as block 2.
 - It will also significantly reduce privacy for ALL the residence of section 55.
- This violates the following lease conditions:
 - Page 2: “Each dwelling should be designed to ensure privacy for the occupants as well as solar access to habitable areas”.
 - Page 3: “Buildings are to be two storeys in height, with some higher elements permitted **where** access to sunlight and **privacy on the property and adjacent sites is not compromised**”.

Additional Notes to point 2 – Solar Access:

- Page 7 of the lease and development conditions state “Primary living areas must be located such that passive solar access is achieved for a minimum of 3 hours per day during the winter solstice between 9am and 3 pm”.
- Page 3 of the lease and development conditions state “Buildings are to be two storeys in height, with some higher elements permitted **where access to sunlight** and privacy on the property and **adjacent sites is not compromised**”.
- The above two references to the lease and development conditions mean that block 3 can only have a third storey if it does not impinge on our solar access (above and beyond a two storey residence). This raises the following issues with the submitted DA plans for block 3 (see DA file “SHADOW-200813271-01.pdf”):
 - The solar access diagrams submitted as part of the block 3’s DA are all dated on January – that is, there are no diagrams labelled with the winter solstice date.
 - The DA has failed to demonstrate that we can get any solar access during the winter solstice.
 - Using the DA and the lease and development conditions, there is no way we can get 3 hours of passive solar access to ANY of our block with the currently submitted third storey during the winter solstice.

Comments on DA Submission for 200813271 (Block 3, Section 55 Kingston)

- Block three's DA submission includes the following justification for this third storey in regards to its negative effect on the solar access of block 4 (of particular note is the text highlighted in blue bold):

Overshadowing:

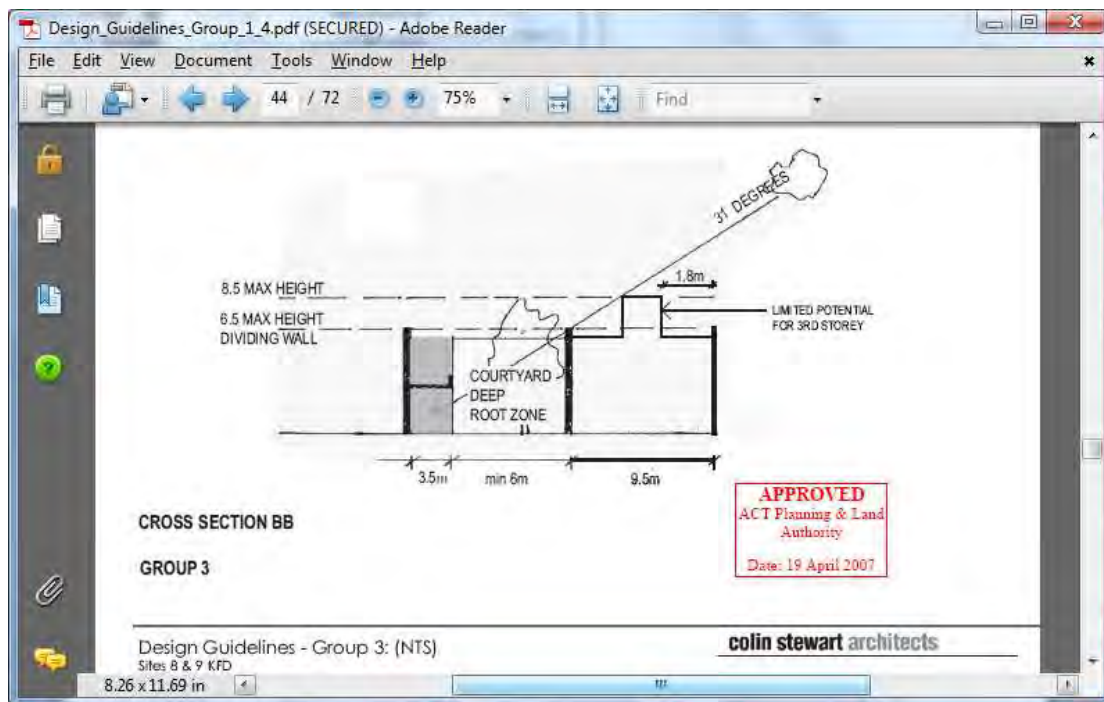
For the blocks in Section 55, there will always be a certain amount of overshadowing along the length of the blocks as neighbouring boundary walls are stacked to face north. The Boundary walls can extend up to 6.5m, which creates overshadowing into courtyard spaces & **therefore each consequent block heading south will be overshadowed to a certain degree, especially in winter.** This is clearly shown in the shadow diagrams show in the Lease & development conditions approved by ACTPLA on the 19th of April.

- The text bolded in blue does not indicate **how** much the shadowing would occur. A two storey south facing wall will encroach up to 3.5 metres into block 4, however, as the shadow diagrams clearly show there is no passive light AT ALL for block 4.
- While we are expecting to be able to get three hours of passive solar access during the winter solstice, the third storey from block 3 clearly denies us this opportunity and violates the lease and development conditions in this regard. It does not allow us to comply with our lease and development conditions and will significantly reduce our standard of living as a result.

Comments on DA Submission for 200813271 (Block 3, Section 55 Kingston)

Additional Notes to point 3 – ‘Third Storey Elements’ section of the L & D conditions (page 3) have not been adhered to:

- Page 3 of the lease and development conditions state “Third storey elements are not permitted facing on to laneway frontages”. The plans for block 3 clearly show the third storey element facing onto the laneway.
- It is clear that this condition along with all the third storey conditions stated on page 3 of the lease and development conditions have **not** been taken into account by the submitted plans of this DA.
 - The first picture below is taken from the lease and development conditions for section 55 and show, at best, a **minimal** third storey element is possible:



From: Hurst, Natalie on behalf of App Sec
Sent: Tuesday, 16 December 2008 8:31 AM
To: [REDACTED]
Subject: RE: Comment on Submission of DA for DA Number 200813271 (Block 3, Section 55 Kingston)

Dear [REDACTED]

BLOCK 3 SECTION 55 KINGSTON
DEVELOPMENT APPLICATION 200813271

Thank you for your submission received 15/12/08 concerning the above development application. Your representation will be considered during the assessment process and you will be notified when a decision is made on the application.

If you need more information please contact the Applications Secretariat on (02) 6207 1687. We will be pleased to assist you.

Yours Sincerely,

Applications Secretariat

From: [REDACTED]
Sent: Monday, 15 December 2008 9:32 PM
To: App Sec
Subject: Comment on Submission of DA for DA Number 200813271 (Block 3, Section 55 Kingston)

Hi,

Please find attached our written representation regarding comments about DA Number 200813271 (Block 3, Section 55 Kingston).

To discuss further, please contact me on [REDACTED] or via this email address [REDACTED]
Thanks.

Kind Regards

[REDACTED]

From: App Sec
Sent: Tuesday, 16 December 2008 5:58 PM
To: 'Glen Dowse'
Cc: 'Ross Norwood'
Subject: Further information required

Dear Mr/s Dowse

In accordance with section S141 of the *Planning and Development Act 2007*, before this application can be determined, the Authority requires the information below to be lodged the period stated:

DA Number: 200813271

Site Details: Block: 3 Section: 55 KINGSTON

Applicant Name: Glen Dowse

Information Required: On review of the documents submitted for block 3, section 55, Kingston, the following matter needs to be addressed. The lease and development conditions for Group3, section 55 state that third storey elements are not permitted facing on to laneway frontages (see page 3, Lease conditions). Design guidelines for Group3 show that a 1.8 metre rear setback for third storey elements is required, to reduce the impact to the laneway. The provided setback of 950mm cannot be considered. Can you please re-submit ammended endorsed plans showing the required 1.8m third storey rear setback?

Regards Brian Connors

Further Information due date: 21/01/2009

To lodge amended plans or make any other submissions that address the above matters, you are required to complete a Development Application form, indicating the submission of Further Information under the heading Type of Application.

If you cannot provide your response within the required timeframe, it is recommended you write to the Authority prior to the expiration of the period stated above and seek an extension of the prescribed period for providing the information. Please note, Section 141 (4) of the *Planning and Development Act 2007* provides that only one such extension may be granted.

You are advised that if some or all of the information has not been provided in accordance with this request, Section 142 of the *Planning and Development Act 2007* provides that the Authority may refuse the application under Section 162.

This email was automatically generated **please do not respond**. If you need to contact the ACT Planning and Land Authority in relation to this proposal please contact the Applications Secretariat on (02) 6207 1687 or email app.sec@act.gov.au.

Yours faithfully

Applications Secretariat
ACT Planning and Land Authority

From: AJ <aj@dnarchitects.com.au>
Sent: Wednesday, 17 December 2008 9:07 AM
To: Connors, Brian
Subject: DA No: 200813271 - Block: 3 Section: 55 KINGSTON

Hi Brian,

Please find below email from Thara Boriah, on the 13th of May, confirming that the 3 storey elements of the proposal were acceptable. In response to the 1.8m setback to the rear, the L & D's state that there is a zero setback to the rear lane. The 1.8m setback and 2.2m setbacks are to the side boundaries.

If you require any further information please let me know.

Cheers, Aj

Kind Regards,

Ajanthan BalaretnaRaja

Dowse Norwood Architects Pty Ltd



P: 02 6230 4688
F: 02 6230 4699
A: 14 Lonsdale St., Braddon ACT 2612
E: aj@dnarchitects.com.au
W: www.dnarchitects.com.au

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From: Boriah, Thara [mailto:Thara.Boriah@act.gov.au]
Sent: Tuesday, 13 May 2008 2:14 PM
To: aj.balaretnaraja@gmail.com; Ross Norwood
Subject: 3/55 Kingston

AJ

In relation to your proposal for Block 3 Section 55 Kingston,

the concept of having two houses is permitted in the lease. If you want to pursue the proposal, it has to meet the requirements of the Multi dwelling Housing Code and private open space on the ground floor level for each dwelling - in accordance with the attached house definition in the lease.

The third storey proposal is also considered acceptable. However, you need to demonstrate sunlight and privacy on the property and adjacent sites are not compromised.

The setback, courtyard dimensions and building zones are consistent with the Lease and development conditions.

Please cross check the Relative levels and the finished floor level of the development. The proposal as indicated in the drawings shall be a maximum of 8.5 metres in height and not exceed RL 578.

The height of the side walls shall be in 6.5 metres.

If you have any questions please call me on 62077373.

Thara Boraiah

Development Assessment South

ACT Planning and Land Authority

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From: Hurst, Natalie on behalf of App Sec
Sent: Friday, 19 December 2008 9:41 AM
To: 'glen.dowse@dnarchitects.com.au'
Cc: 'glovsurv@iinet.net.au'
Subject: CLOSING MINUTE-200813271-3/55 KINGSTON-1 REPRESENTATION
Attachments: Comment on Submission of DA for DA Number 200813271 (Block 3, Section 55 Kingston)

Dear Applicant\Lessee

Please find attached the Representation/'s received for - Development Application: 200813271-3/55 KINGSTON

You will be notified once a decision is made on the application.

If you need more information please contact the Applications Secretariat on (02) 6207 1687. We will be pleased to assist you.

Yours Sincerely,

Applications Secretariat

From: Hurst, Natalie
Sent: Friday, 19 December 2008 9:42 AM
To: Connors, Brian
Subject: CLOSING MINUTE-200813271-3/55 KINGSTON-1 REPRESENTATION-DUE DATE 28/01/09
Attachments: ObjRef.obr