

From: [Sullivan, Susan](#)
To: [EPD, Customer Services](#); [Marshall, Joan](#)
Cc: [King, Meg](#)
Subject: Declined: 18/11 MITCHELL-10:00-Pre App Mtg-201732635

Good morning,

I will not be able to attend the meeting but have the following comments on the proposal. I would be happy to discuss these with the applicant. Children's Education and Care Assurance (CECA) has considered the above development application and has the following comments in accordance with the Education and Care Services National Law Act (ACT) 2010 (National Law) and the Education and Care Services National Regulations (National Regulations):

In order to provide education and care to children under the National Quality Framework there are two aspects to be considered – compliance with the legislation and meeting the level of quality in the National Quality Standard.

<http://acecqa.gov.au/national-quality-framework/national-law-and-regulations>

<http://acecqa.gov.au/national-quality-framework/the-national-quality-standard>

Education and care services are required to be approved to operate by the Regulatory Authority in the jurisdiction where the service is located. CECA is the regulatory authority in the ACT.

It is important to note that there is a very rigorous approvals process for both Provider Approval and Service Approval under the National Law. It is not an automatic approval on receipt of an application; an interview and written test regarding knowledge of the National Quality Framework must be attended. There is also a rigorous process for approval to claim Child Care Benefit from the Australian Government under the Family Assistance Law.

The National Law does not give CECA the power to refuse an application for approval based on location alone, unless there is a risk to children's health and wellbeing. The location of the proposed service is listed as Mitchell, which is an industrial zone, and may pose risks to children's health and safety. CECA would require written evidence that there is no risk to children in order to approve an application for Service Approval.

It is also required that the applicant address each of the National Regulations that relate to physical environments, outlining how the proposed service complies with these. The regulations relating to physical environments are numbered from 103 to 117. Of particular concern is the location of the proposed service on the first and second floors of the building. The NCC is silent on fire evacuation procedures in relation to education and care services and as such CECA has concerns about evacuation of large numbers of children in the event of an emergency.

The other concern is in regard to children's ability to access a natural outdoor environment.

Anecdotal conversations with current providers in the ACT indicate that there is currently an oversupply of education and care services in the Territory, particularly in the northern suburbs.

CECA is also aware that there is currently an undersupply of adequately qualified, experienced educators.

The ACT Regulatory Authority would encourage the applicant to conduct due diligence in the areas of feasibility, needs analysis and the selection of an approved provider to operate the service.

If the proposed service proceeds to the next stage of final design and construction, CECA propose a meeting with the architect, builder and prospective provider would be necessary.

Regards,
Susan

Susan Sullivan | Manager, Quality Assurance and Audit | susan.sullivan@act.gov.au

Phone 02 62071093 | Fax 02 62071128

Children's Education and Care Assurance |

Early Childhood Policy and Regulation | Education | ACT Government

Level 3, Hedley Beare Centre for Teaching and Learning, Fremantle Drive, Stirling

GPO Box 158 Canberra ACT 2601 |

www.det.act.gov.au | Facebook <<http://www.facebook.com/pages/ACT-Public-Schools/94038489456?ref=ts>> | Twitter

<<https://twitter.com/ACTEducation>> | Pinterest <<http://pinterest.com/acteducation/>> | LinkedIn <[http://www.linkedin.com/company/706896?](http://www.linkedin.com/company/706896?trk=tyah)

<https://plus.google.com/103779771541941617837/posts>>

From: [Adkins, Alexandra](#)
To: ["info@arpm.net.au"](#)
Cc: [Riches, Dominic](#); [Brown, Robin](#); [Crowe, Rochelle](#); [Davis, Matt](#); [Weller, Craig](#); [TCCS_SPATAS_DA \(TCCS.DA@act.gov.au\)](#); [\[REDACTED\]](#) [@iconwater.com.au](#)
Subject: 28/09/2017 Pre Application Meeting Notes [SEC=UNCLASSIFIED]
Date: 9 October 2017 11:38:00 AM
Attachments: [Pre-app Notes DA201732635.pdf](#)

Good Morning,

Please find attached the notes from the pre application meeting on 28/09/2017 for proposal number DA201732635.

Kind Regards

Alexanda Adkins | Development Assessment Officer

Gateway | Phone 02 6205 2888 | Environment, Planning and Sustainable Development Directorate |

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

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Pre-Application Meeting Notes

BLOCK/S:	18	PROPOSAL NUMBER:	201732635
SECTION:	11	DATE OF MEETING:	28/09/2017
SUBURB:	Mitchell		
PROPOSAL:	Child Care Centre		
EPSDD CONTACT DETAILS:	Matt & Alex DA Gateway Team planningenquiries@act.gov.au 02 6205 2888		
PROPONENT:	ArPM Pty Ltd		
OTHER ATTENDEES:	DA leasing officer, Impact Assessment, Planning Policy		
ENTITY ATTENDEES:	TCCS Icon Water Robin Brown – EPA		

KEY CONTACTS FOR ENTITIES

Transport Canberra and City Services (TCCS):	TCCS.DA@act.gov.au (02) 6207 0019
Icon Water:	BAsubmission_watersewer@iconwater.com.au
Environment Protection Authority (EPA):	EPAPlanningLiason@act.gov.au
Heritage Office:	heritage@act.gov.au

COMMENTS ON PROPOSAL

What is the proposal	Proposal is for a childcare centre, car parking, landscaping and associated works
Is there a Crown lease	Yes
Use/s permissible under lease	Yes
Zone/s	IZ2
Use proposed	Child care centre
Is use permissible in zone	No
Development codes	Industrial Zones Development Code
Precinct codes	Mitchell Precinct Map and Code
General codes to consider	Parking and Vehicular Access General Code Bicycle Parking General Code Access and Mobility General Code

	<p>Crime Prevention through Environmental Design General Code</p> <p>Signs General Code</p> <p>WaterWays: Water Sensitive Urban Design General Code</p>
Entity referral and consultation	Yes
Mandatory referrals	<ul style="list-style-type: none"> • TCCS • ACTEW AGL • Icon Water • EPA • Education • Impact Assessment
Further entity consultation required or recommended before lodgement?	Yes – it is recommended that further talks are had with the EPA.
Assessment track	Impact
If impact track, requirements for lodgement	N/A
Is pre-DA community consultation required?	Yes/No
Key issues	<ul style="list-style-type: none"> • R11 - The maximum height of any wall of the building is 12 metres above natural ground level. Proposal appears to be approximately 12meters above NGL if over please address C11 • C33 - Where the proposed use is adjacent to, or is, a noise producing activity, noise attenuation measures are utilised to protect the amenity of the area and promote compatibility of uses.
Other comments on proposal	<ul style="list-style-type: none"> • C12 - Front and side boundary setbacks provide an acceptable design solution for the development of the site and are not detrimental to the visual relationship with adjoining buildings or the streetscape. • C15 - The elevations of all buildings facing roads should contribute to the quality of the streetscape through well-designed buildings that respect adjoining buildings and street landscaping. • R18 - External walls are clad with durable materials, such as masonry, fibre cement sheeting or prefinished metal. • C19 - Materials colours and textures are compatible within any development and should contribute to the built character of the adjoining development. • C20 - Public access to shops and offices ancillary to industrial buildings provide legible and safe entries, located to the front of buildings

	<ul style="list-style-type: none"> • C21 - Fencing visible from the public domain is compatible with the predominant building on the site, and is at least 50% transparent. • C27 - Parking and vehicular access must comply with the requirements of the Parking and Vehicular Access General Code. • C31 - The minimum setback area includes landscaping, comprising advanced trees and shrubs, in order to minimise the visual impacts of buildings, carparking areas, and plant and materials stored on site. • R35 - External lighting is provided to building frontages, to all pathways, roads/laneways and car parking areas in accordance with Australian Standard 1158.1.3 Pedestrian Lighting. • R36 - All external lighting provided is in accordance with AS 4282 Control of the Obtrusive Effects of Outdoor Lighting. • R54 - Outdoor storage areas are located behind the building line and screened from view from any road or other public area.
<p>DA Leasing comments</p>	<p>N/A</p>
<p>Meeting discussion points</p>	<p>Project overview</p> <ul style="list-style-type: none"> • Child care centre, currently proposal is at three stories • Access via fire stairs and lift <p>ICON Water</p> <ul style="list-style-type: none"> • Sewer and water connections to remain as existing – note if any changes or relocation of easements/water meter will require a hydraulic design plan <p>EPA</p> <ul style="list-style-type: none"> • Proposal will need to go through an EIS or s211 process where EPA will be able to comment further. • It is recommended that the building is designed in a way that will manage environmental issues effectively. • The tribunal process raised major issues which will need to be addressed. • EPA to engage further with consultants – Contact person Robin Brown details above. • EPA recommends NSW noise and air pollution policies are looked at. • EPA acoustic requirements are followed. <p>TCCS</p> <ul style="list-style-type: none"> • New service entry proposed for waste removal. • Two way entry and exit to car park. • Services entry does not comply with Australian standard

as it is not more than 6 meters from an intersection. TCCS are happy to support if there is a physical barrier between the service entry and car park.

- Recommended to comply with the Australian standards
- Floor plan is required to show proposed waste enclosure including hoppers.
- Hydraulic plan - stormwater management plan.
- Site management plan
- Pedestrian access to have priority over verge crossings.
- Driveways are required to be an industrial standard.
- Pick up and drop of area unlikely to be endorsed by TCCS due to the narrow verge. Jose to check further with traffic engineers once plans are submitted.
- Turning templates for waste truck and all vehicle entering and exiting site
- Traffic report as mentioned
- Offsite works plan, showing the redesign of footpath etc

Planning Policy

- Recommend the territory plan variation process currently underway is considered.
- Solar access to play areas and plenty of deep root planting is available.
- 900mm deep planting areas have been proposed.
- Plenty of Vegetation and buffering to industrial uses.

CECA

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- It is important to note that there is a very rigorous approvals process for both Provider Approval and

Service Approval under the National Law. It is not an automatic approval on receipt of an application; an interview and written test regarding knowledge of the National Quality Framework must be attended. There is also a rigorous process for approval to claim Child Care Benefit from the Australian Government under the Family Assistance Law.

- The National Law does not give CECA the power to refuse an application for approval based on location alone, unless there is a risk to children’s health and wellbeing. The location of the proposed service is listed as Mitchell, which is an industrial zone, and may pose risks to children’s health and safety. CECA would require written evidence that there is no risk to children in order to approve an application for Service Approval.
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- The ACT Regulatory Authority would encourage the applicant to conduct due diligence in the areas of feasibility, needs analysis and the selection of an approved provider to operate the service.
- If the proposed service proceeds to the next stage of final design and construction, CECA propose a meeting with the architect, builder and prospective provider would be necessary.

Impact assessment

- A s211 or EIS process is required.
- Build on current issues raised at this meeting and ACAT
- Sterilisation of surrounding uses is a concern which must be addressed.

	<ul style="list-style-type: none">• Noise and air pollution – recommended to work closely with the EPA• Emergency management.
	<ul style="list-style-type: none">•

STANDARD DA LODGEMENT REQUIREMENTS - DESIGN AND SITING

There may be additional requirements for your development required by the Territory Plan. Please also note the acknowledgement at the end of this document.

DA form – correctly completed with lessee details <i>Please note: for works involving a body corporate (for example, works affecting a common boundary wall), the body corporate must have signed as a lessee. For works on unleased territory land (for example, the road reserve) the land custodian must sign the DA form as lessee.</i>	<input type="checkbox"/> Yes
Survey certificate	<input type="checkbox"/> Yes
Statement against relevant criteria	<input type="checkbox"/> Yes
Site plan	<input type="checkbox"/> Yes
Floor plan <i>Please note: for residential development two floor plans are required, one showing an internal layout and one without the internal layout. The public register and public notification do not show the internal floor plan.</i>	<input type="checkbox"/> Yes
Area plan <i>Not required for single residential development.</i>	<input type="checkbox"/> Yes
Elevations	<input type="checkbox"/> Yes
Sections	<input type="checkbox"/> Yes
Driveway plan and turning circles	<input type="checkbox"/> Yes
Colour sample schedule	<input type="checkbox"/> Maybe
Shadow diagrams	<input type="checkbox"/> Maybe
Demolition plan	<input type="checkbox"/> No
Pollution control plan	<input type="checkbox"/> Maybe
Water sensitive urban design documentation <i>Please note: this is required for all new single dwellings and additions and alterations that trigger Water Sensitive Urban Design requirements. Also required for new multi unit development & developments that trigger the Water Sensitive Urban Design General Code.</i>	<input type="checkbox"/> Yes
Unapproved existing works plan <i>Please note: this needs to be signed by a surveyor.</i>	<input type="checkbox"/> No
Tree Management Plan <i>Please note: this is required where any trees under the Tree Protection Act 2005 requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees.</i>	<input type="checkbox"/> No
Composite streetscape elevation	<input type="checkbox"/> Yes
Noise Management Plan <i>Please note: the EPA have been requesting a Noise Management Plan for new developments and must address all permissible uses regardless of use being taken up.</i>	<input type="checkbox"/> Yes
Bill of costs (must be provided for projects over \$10 million)	<input type="checkbox"/> Maybe

Parking plan	<input type="checkbox"/> Yes
Off site works plan	<input type="checkbox"/> Maybe
Landscape plan	<input type="checkbox"/> Yes
Access and Mobility Report/Adaptability report	<input type="checkbox"/> Maybe
Signage plan	<input type="checkbox"/> Maybe
Waste management plan	<input type="checkbox"/> No
Assessment of Environmental Effects	<input type="checkbox"/> Maybe

STANDARD DA LODGEMENT REQUIREMENTS – LEASE VARIATION

There may be additional requirements for your development required by the Territory Plan. Please also note the acknowledgement at the end of this document.

List of registered interested parties (e.g. mortgagees, sublessees etc) and their addresses or a written statement advising that there are no registered interested parties.	<input type="checkbox"/> No
A survey-like subdivision plan showing the proposed block boundaries, dimensions, bearings, proposed block sizes (subject to survey), easements, development footprints.	<input type="checkbox"/> No
A valuation report and certificate prepared in accordance with section 277 of the <i>Planning and Development Act 2007</i> .	<input type="checkbox"/> No

IMPORTANT INFORMATION ABOUT YOUR DEVELOPMENT AND THESE NOTES

- Lodgement of development applications are electronic in the ACT and must be lodged using eDevelopment. Further information can be obtained at www.planning.act.gov.au.
- This information shall not be taken to be pre-application advice for the purposes of s138 of the *Planning and Development Act 2007*. Pre-application advice can be formally requested from the planning and land authority under s138.
- This document reflects preliminary information provided by the applicant and/or concept sketches submitted to the planning and land authority. The submitted information was not subjected to a formal assessment and this advice will not be binding on the determination of any future development application that may be lodged. It is also advised that relevant policies may alter between the time the information on this form is provided and the lodgement of the development application.
- Any information relating to advice by other authorities or entities reflected in these notes are for guidance only and must not be relied upon. It is the responsibility of the proponent to confirm any requirements of other authorities or entities directly with that authority or entity.
- A decision to sell unit 'off a plan', or a property forming part of an unapproved development, is a marketing decision entirely for the risk of the developer or Crown lessee. This practice will by no means be given any consideration in the assessment of a future development application, and sales contracts or 'off-the-plan' sales does not pre-empt or influence the planning and land authority's decision in any way.

Planning and Development Act 2007

Development Application

Application Number: **201732635**

Before Starting

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

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

Type of Application

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

Are you applying for a:

Pre-Application Meeting

To ensure Directorate officers can provide you with appropriate advice in relation to your development proposal you will need to provide this completed wizard with any supporting plans or documentation at least 5 working days prior to your scheduled meeting date.

Failure to provide this information within the specified time may result in the meeting being cancelled or rescheduled. Please note meetings will be limited to 30 minutes.

Please ensure all parts of this wizard are complete.

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
MITCHELL	11	18	

Street Address

MITCHELL

Applicant Details

What type of applicant are you:

Business

ACN or ABN

162174665

Company Name

ArPM Pty Ltd

Position held / Title

Project Leader

Salutation

None

First Name

Annette

Surname

Pogas

Postal Address 1

Level 5, Tower A

Postal Address 2

7 London Circuit

Postal Address 3

Canberra

Suburb

Canberra

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

0261694097

Fax Number

Mobile Number

Email

info@arpm.net.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Registered company

Australian Company Number (ACN)

49088414742

Company Name

Konstantinou Developments Pty Ltd

Position held / Title

Director

Salutation

Mr

First Name

John

Surname

Konstantinou

Postal Address 1

PO B0x 222

Postal Address 2

Postal Address 3

Suburb

Mitchell

State/Territory

ACT

Postcode

2911

Country

Australia

Phone Number

62423933

Fax Number

Mobile Number

0419654655

Email

john.konstantinou@kgroup.com.au

Zone

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

IZ2 Mixed use industrial 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.

Industrial Zones Development Code

Pre-Application Requirements

Have you spoken to a technical officer in relation to this proposal?

No

General advice can be provided by a technical officer at the Dickson Customer Service Centre at 16 Challis Street in Dickson between the hours of 8.30am – 4.30pm Monday to Friday.

Technical officers can often provide advice on planning and development related matters and remove the requirement for a pre-application meeting.

Have any previous meetings been held regarding this proposal?

No

Is the block unleased/subject to a direct sale application?

No

Is there any proposed works on the verge?

Driveways

Trees on Verge

Is the site in a heritage area?

No

Will any protected trees be affected by the proposal?

No

Is the project a subdivision?

No

Are you planning to unit title the development?

No

Will the proposed changes affect your lease?

No

Is there any easement within the block that will be affected by the proposed works?

No

Are there any environmental considerations (Noise, Pollution etc)?

Yes

Does the proposal trigger an EIS under Schedule 4 of the Planning and Development Act?

No

Added gross floor area?

1650

Number of storeys?

3

Estimated cost of development?

2,500,000

What are the key matters you would like discussed for this meeting?

- noise management
- waste collection
- second driveway/crossover
- C3 and C4, C23A from Industrial Zone Development

Please provide the number of meeting attendees

6

Territory Plan Advice or Departures

Please detail of particular Rules or Criteria in the relevant code that you wish to seek advice on; and/or details of any departures from the Territory Plan C3, C4 and C23A of Industrial Zones 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.)

Proposed childcare centre and associated car parking and landscaping.

Car parking and staff/admin areas on the ground floor, childcare and outdoor play spaces on the first floor, childcare and outdoor play spaces on the second floor.

Disclaimer and Advice

Once you have provided the Authority with the relevant documentation your meeting time will be confirmed.

Record of the Meeting

During the meeting the attending officer will take notes about what has been discussed, the issues raised and the advice given. The case officer will save a copy of these notes in the relevant Authority file and provide you with a copy for your records.

Disclaimer

Whilst every effort will be made by the Environment and Planning Directorate to identify issues which are likely to arise in assessing your application, other matters may arise during the referral, public notification and assessment processes. These processes may lead to unforeseen issues or requirements being identified.

The Environment and Planning Directorate do not provide a design consultancy service.

Advice is provided in good faith on a 'Without Prejudice' basis and should in no way be taken to be an approval in principle.

Contact Details

Customer Services

Telephone: 6207 1923

Email: epdcustomerservices@act.gov.au

Website: www.environment.act.gov.au

Business Hours: 8.30am – 4.30pm

Before Submitting

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

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

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

To avoid delays ensure all required sections of the wizard are answered correctly and all required

documentation is uploaded. In particular:

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

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

Privacy Notice

The personal information on this form is provided to the Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.environment.act.gov.au

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

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

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

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



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Sustainable Development

Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS

DEVELOPMENT APPLICATION

APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

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

Block	18	Section	11	Suburb	MITCHELL
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Unit No.		Street Address	
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Block		Section		Suburb	
-------	--	---------	--	--------	--

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

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

1st Lessee Name	KONSTANTINOU DEVELOPMENTS PTY LTD	2nd Lessee Name	
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LESSEE AUTHORISATION

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

- Pre - application meeting
 Development Application
 Application for Reconsideration

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

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

APPLICANT DETAILS (Please Print)

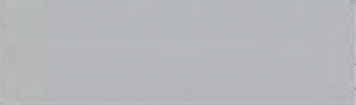
Applicant Name	ANNETTE POGAS	Email address	[REDACTED]@arpm.net.au
OR			
Company Name	Arpm	Email address	

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

Nominee 1	DARREN JONES	Nominee 2	ANNETTE POGAS.	Nominee 3	
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LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1 st Lessee's Signature		DIRECTOR	Date	8/9/2017
2 nd Lessee's Signature		JOHN KONSTANTINOU	Date	

APPLICANT DECLARATION

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

Applicant Name	ANNETTE POGAS	Company Name	APM
Signature		Date	06.09.2017

LAND CUSTODIAN AUTHORISATION

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

Delegate Name		Agency Name	
Signature		Date	
Delegate Name		Agency Name	
Signature		Date	

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

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development 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 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

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centres
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

MITCHELL CHILDCARE PRECEDENT IMAGES

FORMS AND SHAPES

Playful colours, forms and shapes to create a sense of wonder and intrigue.

Key architectural elements:

- Robust materials
- Minimal maintenance
- Visual interest from the street
- Visual illusion to break-up levels visible from the exterior
- Blurring lines between inside and outside
- Colour to stimulate imagination and emotion
- Tactile interior surfaces to soften and spark interest



Images are precedents, and don't necessarily form part of the final design solution. They are indicative of solutions that may be appropriate.

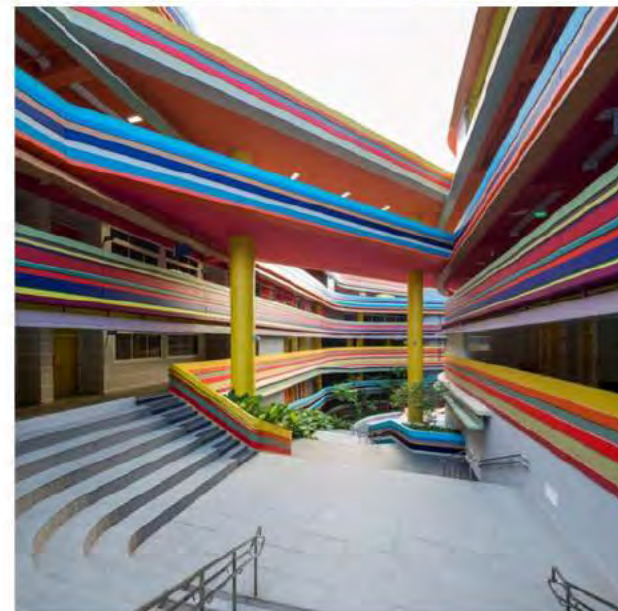
MITCHELL CHILDCARE PRECEDENT IMAGES

COLOUR

Playful colours, forms and shapes to create a sense of wonder and intrigue.

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MITCHELL CHILDCARE PRECEDENT IMAGES

ARCHITECTURAL SCREENS

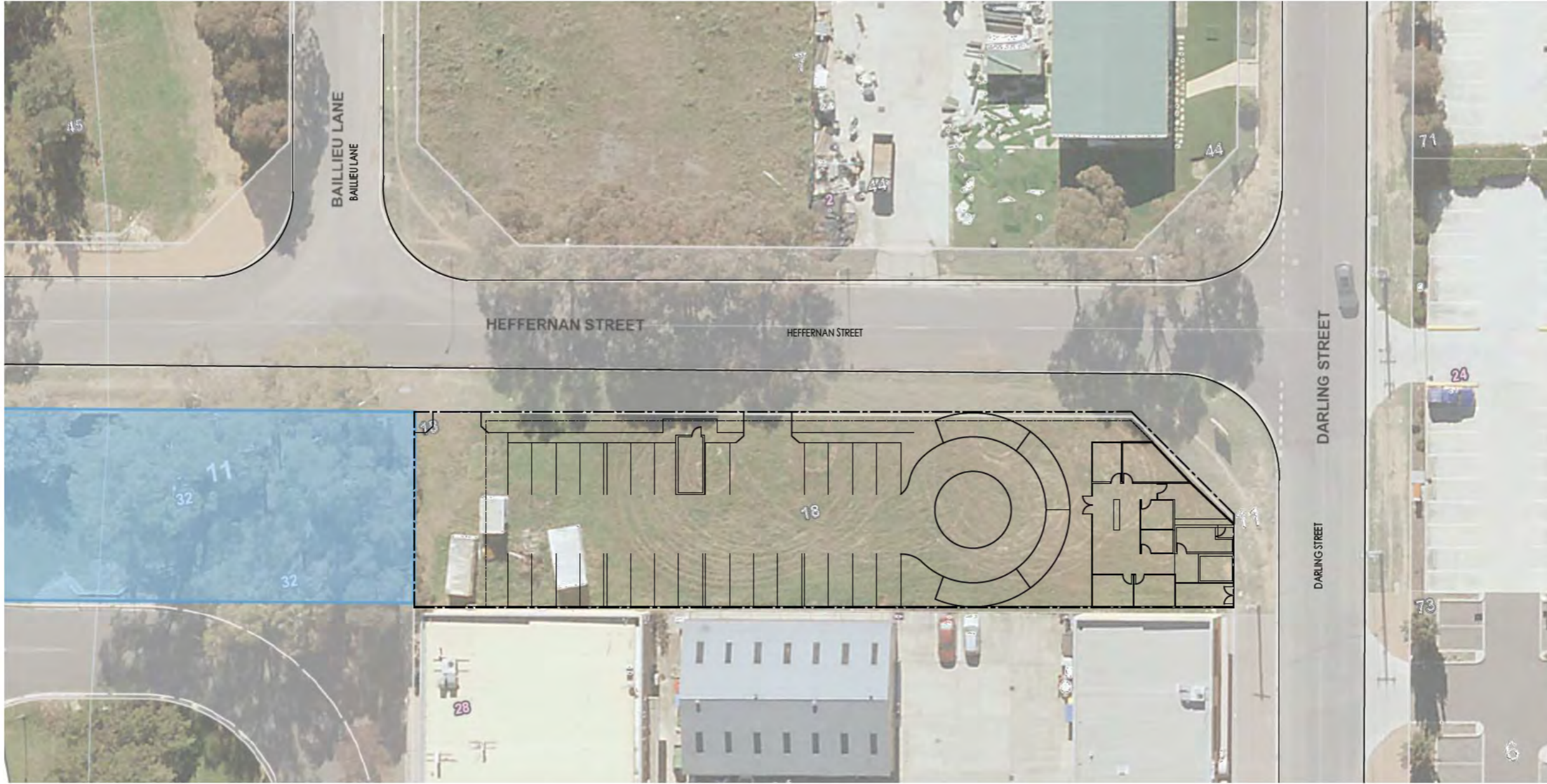
Playful colours, forms and shapes to create a sense of wonder and intrigue.

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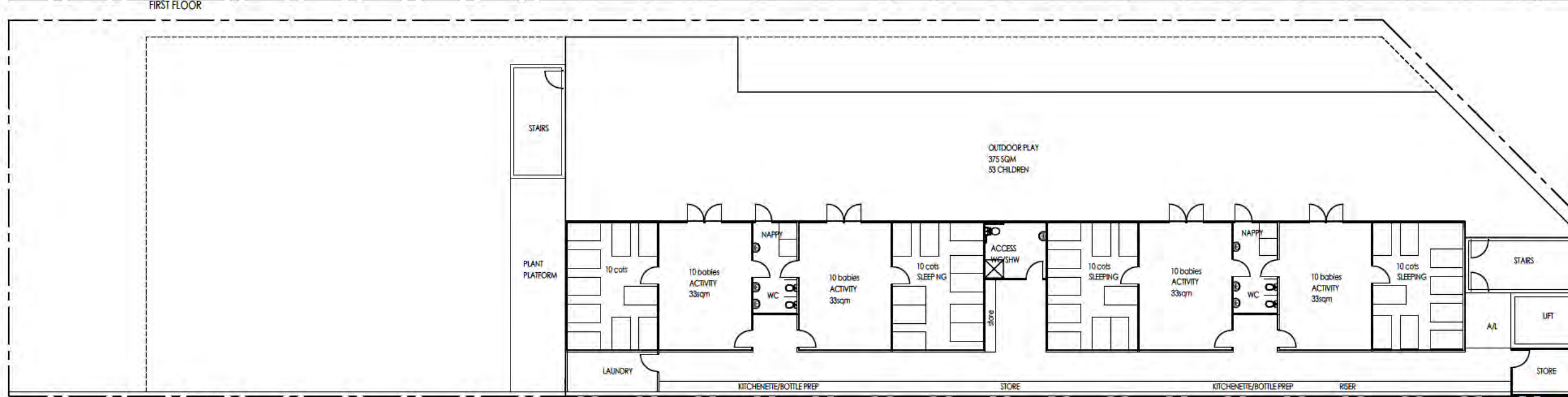
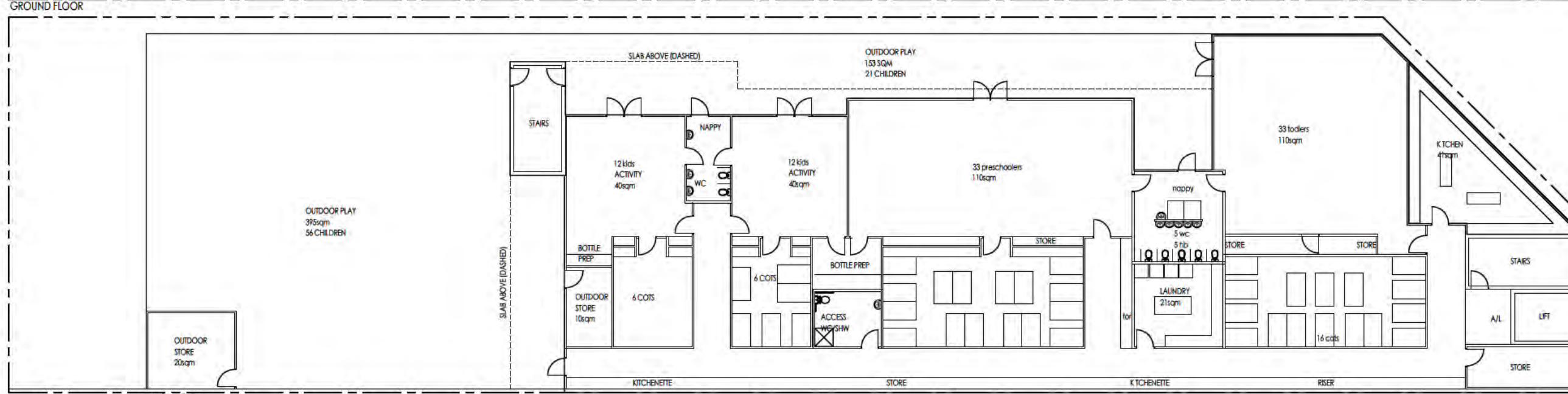
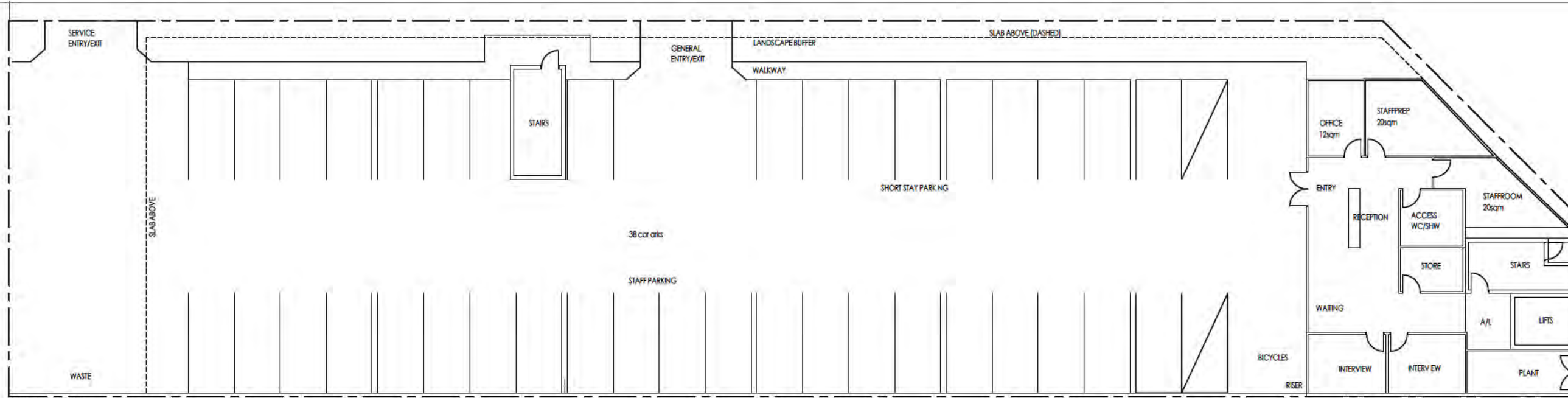
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MITCHELL CHILDCARE CENTRE | SK01.0 - SITE PLAN | 1:500 @ A3



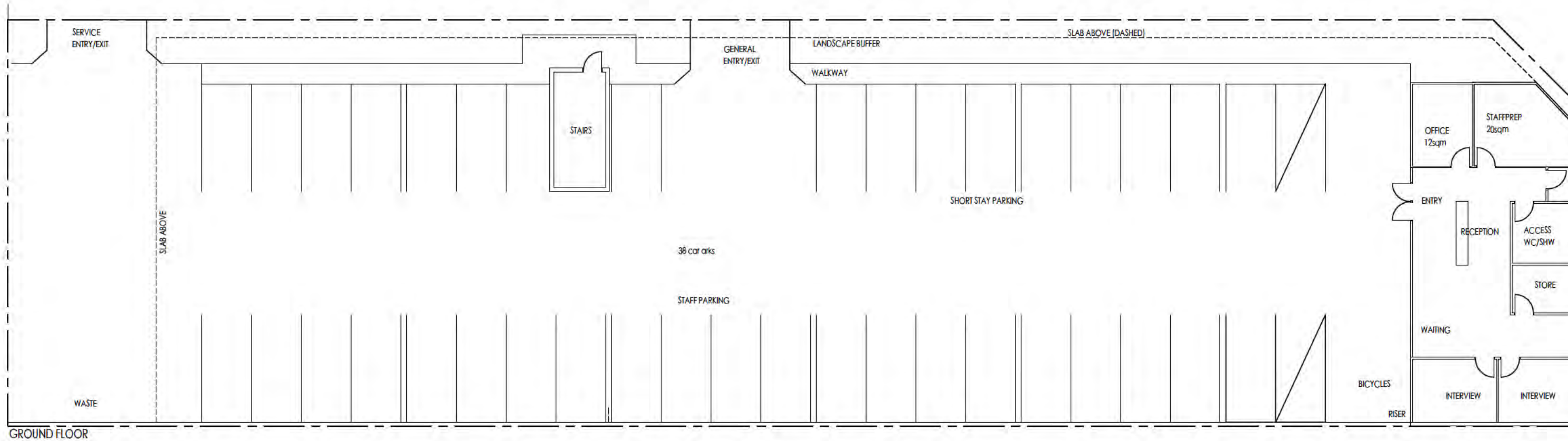
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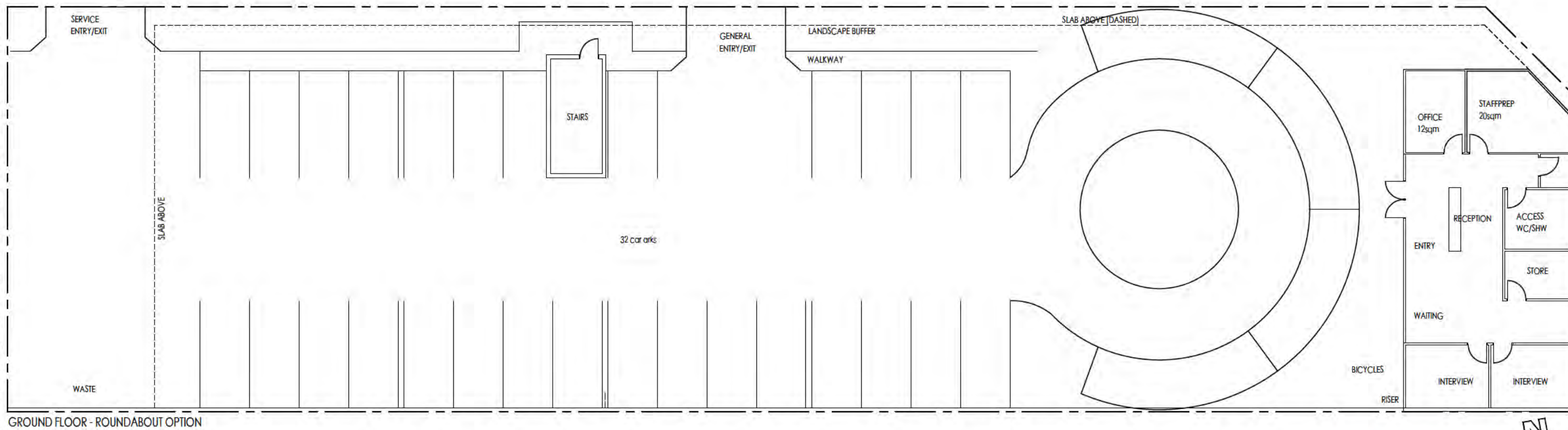
MITCHELL CHILDCARE CENTRE | SK01.1 - ALL LEVELS | 1:250 @ A3



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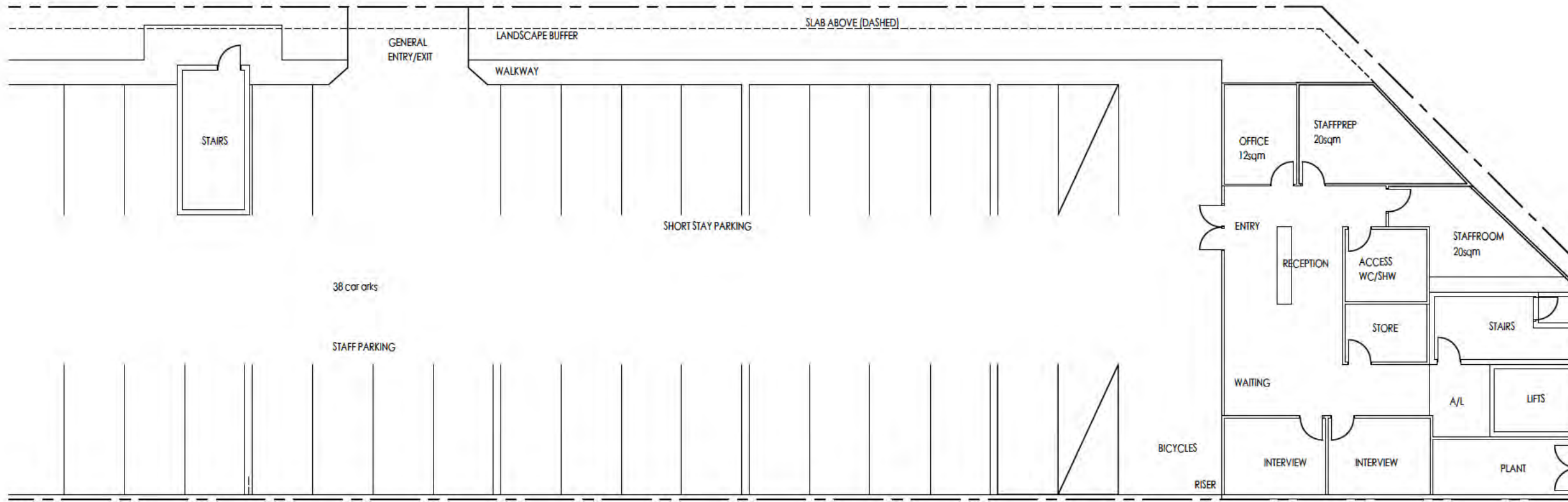


Plot Date: 12/15/2016 3:56 PM Volumes/APM Projects/2017/A17041 Mitchell Childcare Centre/Drawings/Current/DWG/A17041 SK01.dwg



MITCHELL CHILDCARE CENTRE | SK01.2 CAR ARK | 1:200 @ A3



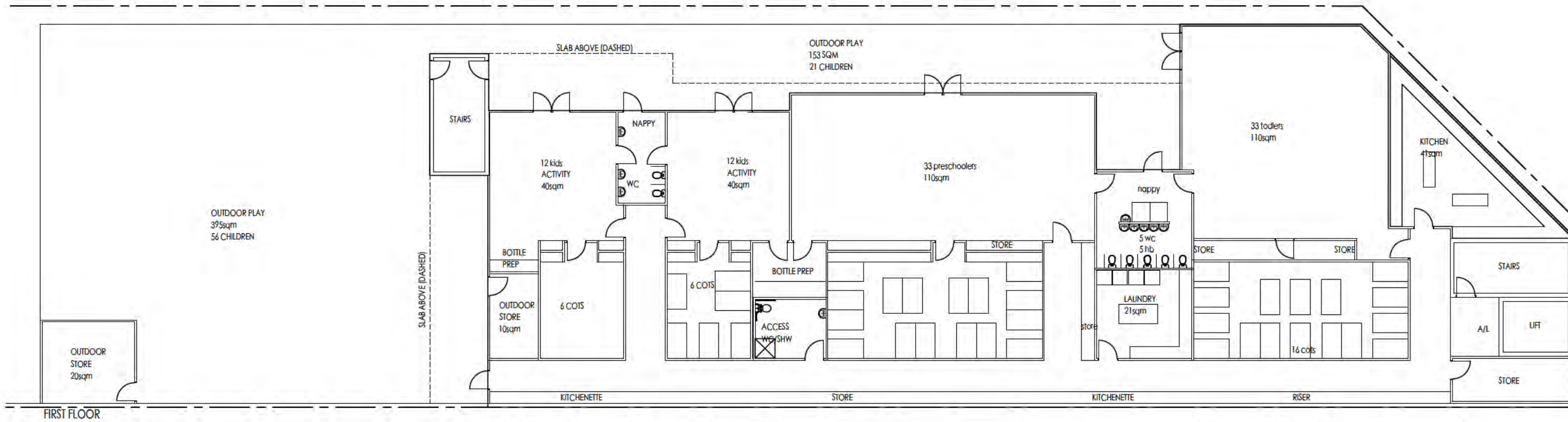


Plot Date: 12/15/2016 3:56 PM \Volumes\A\PM Projects\2017\A17041 Mitchell Childcare Centre\Drawings\Current\DWG\A17041 SK01.dwg

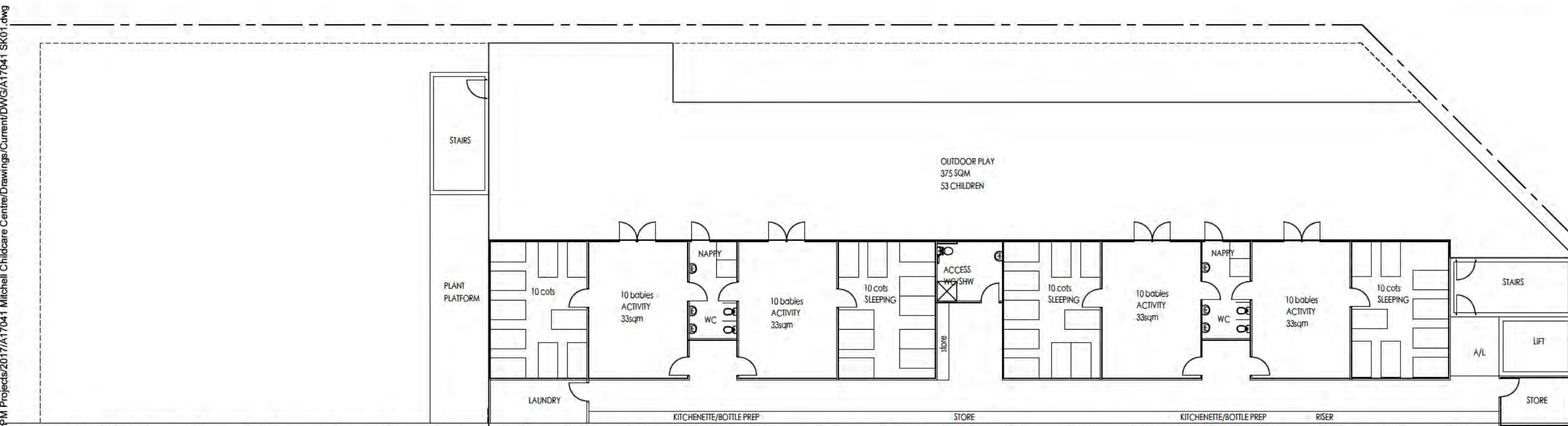
MITCHELL CHILDCARE CENTRE | SK01.3 GROUND FLOOR | 1:200 @ A3



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FIRST FLOOR



SECOND FLOOR

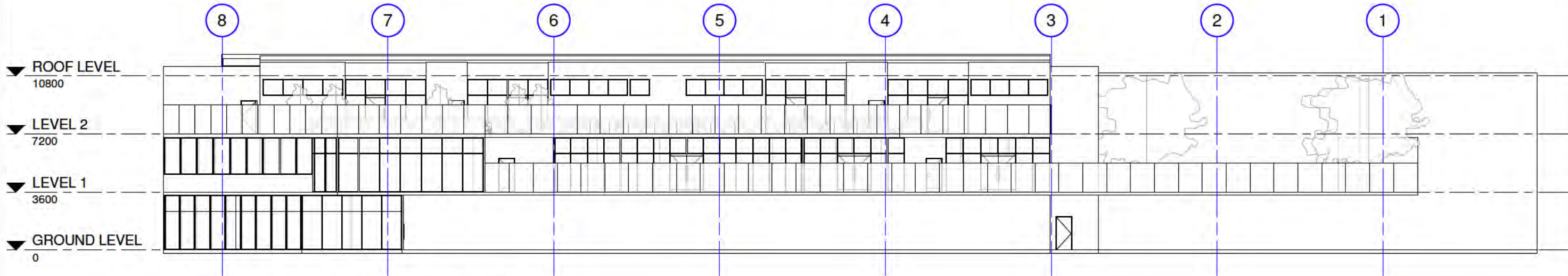
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MITCHELL CHILDCARE CENTRE | SK01.4 1st & 2nd FLOORS | 1:200 @ A3

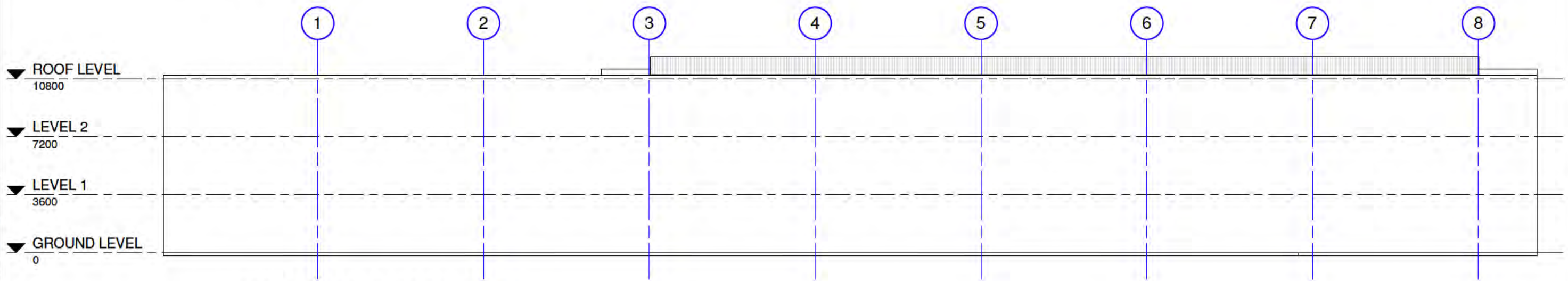


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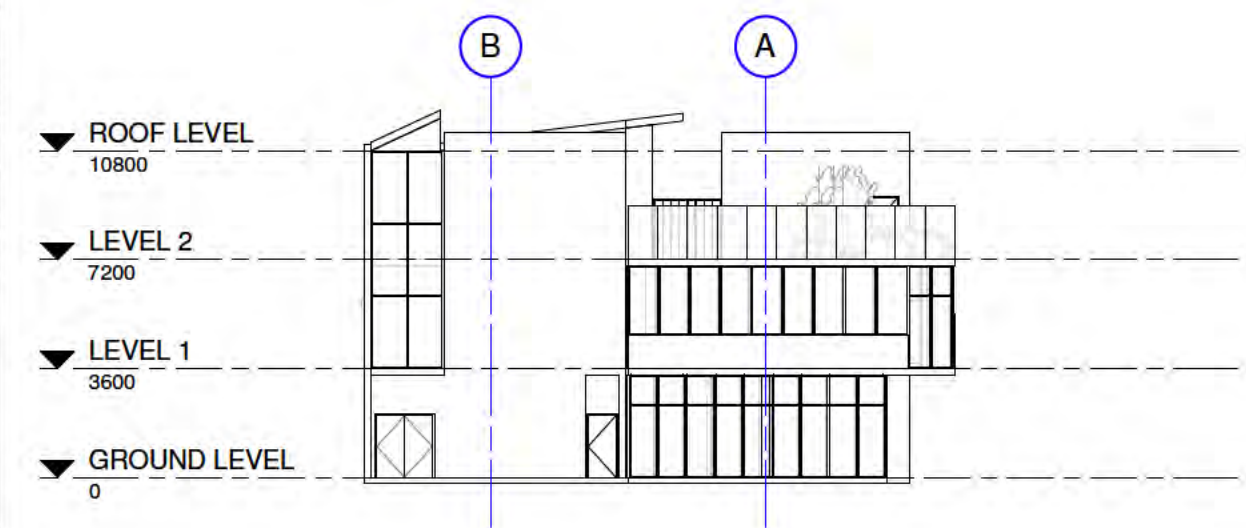
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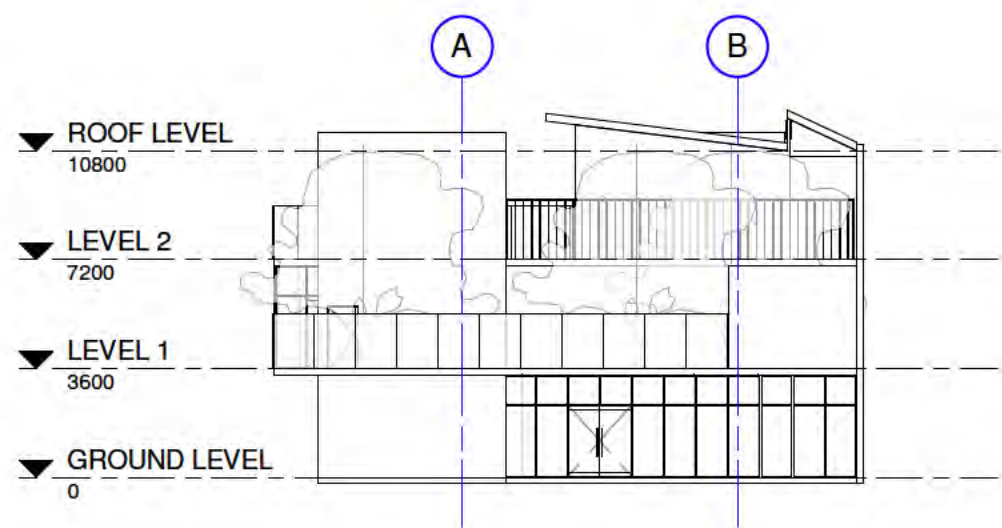
1 NORTH ELEVATION
1 : 250



2 SOUTH ELEVATION
1 : 250



3 EAST ELEVATION
1 : 250



4 WEST ELEVATION
1 : 250



Rev	Amendment	Date	Init



Architects | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth
Level 5, 10 Moon Street Canberra ACT 2601 P: (02) 4168 4097 | E: info@arpm.net.au

MITCHELL CHILDCARE CENTRE
BLOCK 18, SECTION 11 CORNER DARLING & HEFFERNAN STREET, MITCHELL, ACT

ELEVATIONS			
Drawn	Date	Scale	Project Number
Author		1 : 250	A3 XXXXX
Review	Date	Project Leader	Date
Checker		Designer	
PRELIMINARY			Drawing Number
			SK 200
			Arch

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings.



1 **PERSPECTIVE 1**



2 **PERSPECTIVE 2**

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Rev	Amendment	Date	Init

arpm

Adelaide | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth
 Level 5, 15 Moora Street Canberra ACT 2601 P: (02) 6168 4097 | E: info@arpm.net.au

**MITCHELL CHILDCARE CENTRE
 BLOCK 18, SECTION 11 CORNER DARLING &
 HEFFERNAN STREET, MITCHELL, ACT**

PERSPECTIVES

Drawn	Date	Scale	A3	Project Number
Author				XXXXX
Review	Date	Project Leader	Date	Drawing Number
Checker		Designer		SK 800
PRELIMINARY				Arct

Contractor shall check and verify all levels and dimensions on site and report any discrepancies to the Superintendent before undertaking any work or shop drawings



ACT
Government

Environment, Planning and
Sustainable Development

Pre-Application Meeting Notes

BLOCK/S:	18	PROPOSAL NUMBER:	201732635
SECTION:	11	DATE OF MEETING:	28/09/2017
SUBURB:	Mitchell		
PROPOSAL:	Child Care Centre		
EPSDD CONTACT DETAILS:	Matt & Alex DA Gateway Team planningenquiries@act.gov.au 02 6205 2888		
PROPONENT:	ArPM Pty Ltd		
OTHER ATTENDEES:	DA leasing officer, Impact Assessment, Planning Policy		
ENTITY ATTENDEES:	TCCS Icon Water Robin Brown – EPA		

KEY CONTACTS FOR ENTITIES

Transport Canberra and City Services (TCCS):	TCCS.DA@act.gov.au (02) 6207 0019
Icon Water:	BAsubmission_watersewer@iconwater.com.au
Environment Protection Authority (EPA):	EPAPlanningLiason@act.gov.au
Heritage Office:	heritage@act.gov.au

COMMENTS ON PROPOSAL

What is the proposal	Proposal is for a childcare centre, car parking, landscaping and associated works
Is there a Crown lease	Yes
Use/s permissible under lease	Yes
Zone/s	IZ2
Use proposed	Child care centre
Is use permissible in zone	No
Development codes	Industrial Zones Development Code
Precinct codes	Mitchell Precinct Map and Code
General codes to consider	Parking and Vehicular Access General Code Bicycle Parking General Code Access and Mobility General Code

	<p>Crime Prevention through Environmental Design General Code</p> <p>Signs General Code</p> <p>WaterWays: Water Sensitive Urban Design General Code</p>
Entity referral and consultation	Yes
Mandatory referrals	<ul style="list-style-type: none"> • TCCS • ACTEW AGL • Icon Water • EPA • Education • Impact Assessment
Further entity consultation required or recommended before lodgement?	Yes – it is recommended that further talks are had with the EPA.
Assessment track	Impact
If impact track, requirements for lodgement	N/A
Is pre-DA community consultation required?	Yes/No
Key issues	<ul style="list-style-type: none"> • R11 - The maximum height of any wall of the building is 12 metres above natural ground level. Proposal appears to be approximately 12meters above NGL if over please address C11 • C33 - Where the proposed use is adjacent to, or is, a noise producing activity, noise attenuation measures are utilised to protect the amenity of the area and promote compatibility of uses.
Other comments on proposal	<ul style="list-style-type: none"> • C12 - Front and side boundary setbacks provide an acceptable design solution for the development of the site and are not detrimental to the visual relationship with adjoining buildings or the streetscape. • C15 - The elevations of all buildings facing roads should contribute to the quality of the streetscape through well-designed buildings that respect adjoining buildings and street landscaping. • R18 - External walls are clad with durable materials, such as masonry, fibre cement sheeting or prefinished metal. • C19 - Materials colours and textures are compatible within any development and should contribute to the built character of the adjoining development. • C20 - Public access to shops and offices ancillary to industrial buildings provide legible and safe entries, located to the front of buildings

	<ul style="list-style-type: none"> • C21 - Fencing visible from the public domain is compatible with the predominant building on the site, and is at least 50% transparent. • C27 - Parking and vehicular access must comply with the requirements of the Parking and Vehicular Access General Code. • C31 - The minimum setback area includes landscaping, comprising advanced trees and shrubs, in order to minimise the visual impacts of buildings, carparking areas, and plant and materials stored on site. • R35 - External lighting is provided to building frontages, to all pathways, roads/laneways and car parking areas in accordance with Australian Standard 1158.1.3 Pedestrian Lighting. • R36 - All external lighting provided is in accordance with AS 4282 Control of the Obtrusive Effects of Outdoor Lighting. • R54 - Outdoor storage areas are located behind the building line and screened from view from any road or other public area.
<p>DA Leasing comments</p>	<p>N/A</p>
<p>Meeting discussion points</p>	<p>Project overview</p> <ul style="list-style-type: none"> • Child care centre, currently proposal is at three stories • Access via fire stairs and lift <p>ICON Water</p> <ul style="list-style-type: none"> • Sewer and water connections to remain as existing – note if any changes or relocation of easements/water meter will require a hydraulic design plan <p>EPA</p> <ul style="list-style-type: none"> • Proposal will need to go through an EIS or s211 process where EPA will be able to comment further. • It is recommended that the building is designed in a way that will manage environmental issues effectively. • The tribunal process raised major issues which will need to be addressed. • EPA to engage further with consultants – Contact person Robin Brown details above. • EPA recommends NSW noise and air pollution policies are looked at. • EPA acoustic requirements are followed. <p>TCCS</p> <ul style="list-style-type: none"> • New service entry proposed for waste removal. • Two way entry and exit to car park. • Services entry does not comply with Australian standard

as it is not more than 6 meters from an intersection. TCCS are happy to support if there is a physical barrier between the service entry and car park.

- Recommended to comply with the Australian standards
- Floor plan is required to show proposed waste enclosure including hoppers.
- Hydraulic plan - stormwater management plan.
- Site management plan
- Pedestrian access to have priority over verge crossings.
- Driveways are required to be an industrial standard.
- Pick up and drop of area unlikely to be endorsed by TCCS due to the narrow verge. Jose to check further with traffic engineers once plans are submitted.
- Turning templates for waste truck and all vehicle entering and exiting site
- Traffic report as mentioned
- Offsite works plan, showing the redesign of footpath etc

Planning Policy

- Recommend the territory plan variation process currently underway is considered.
- Solar access to play areas and plenty of deep root planting is available.
- 900mm deep planting areas have been proposed.
- Plenty of Vegetation and buffering to industrial uses.

CECA

- Children’s Education and Care Assurance (CECA) has considered the above development application and has the following comments in accordance with the Education and Care Services National Law Act (ACT) 2010 (National Law) and the Education and Care Services National Regulations (National Regulations):
- In order to provide education and care to children under the National Quality Framework there are two aspects to be considered – compliance with the legislation and meeting the level of quality in the National Quality Standard.
<http://acecqa.gov.au/national-quality-framework/national-law-and-regulations>
<http://acecqa.gov.au/national-quality-framework/the-national-quality-standard>
- Education and care services are required to be approved to operate by the Regulatory Authority in the jurisdiction where the service is located. CECA is the regulatory authority in the ACT.
- It is important to note that there is a very rigorous approvals process for both Provider Approval and

Service Approval under the National Law. It is not an automatic approval on receipt of an application; an interview and written test regarding knowledge of the National Quality Framework must be attended. There is also a rigorous process for approval to claim Child Care Benefit from the Australian Government under the Family Assistance Law.

- The National Law does not give CECA the power to refuse an application for approval based on location alone, unless there is a risk to children’s health and wellbeing. The location of the proposed service is listed as Mitchell, which is an industrial zone, and may pose risks to children’s health and safety. CECA would require written evidence that there is no risk to children in order to approve an application for Service Approval.
- It is also required that the applicant address each of the National Regulations that relate to physical environments, outlining how the proposed service complies with these. The regulations relating to physical environments are numbered from 103 to 117. Of particular concern is the location of the proposed service on the first and second floors of the building. The NCC is silent on fire evacuation procedures in relation to education and care services and as such CECA has concerns about evacuation of large numbers of children in the event of an emergency.
- The other concern is in regard to children’s ability to access a natural outdoor environment.
- Anecdotal conversations with current providers in the ACT indicate that there is currently an oversupply of education and care services in the Territory, particularly in the northern suburbs.
- CECA is also aware that there is currently an undersupply of adequately qualified, experienced educators.
- The ACT Regulatory Authority would encourage the applicant to conduct due diligence in the areas of feasibility, needs analysis and the selection of an approved provider to operate the service.
- If the proposed service proceeds to the next stage of final design and construction, CECA propose a meeting with the architect, builder and prospective provider would be necessary.

Impact assessment

- A s211 or EIS process is required.
- Build on current issues raised at this meeting and ACAT
- Sterilisation of surrounding uses is a concern which must be addressed.

	<ul style="list-style-type: none">• Noise and air pollution – recommended to work closely with the EPA• Emergency management.
	<ul style="list-style-type: none">•

STANDARD DA LODGEMENT REQUIREMENTS - DESIGN AND SITING

There may be additional requirements for your development required by the Territory Plan. Please also note the acknowledgement at the end of this document.

DA form – correctly completed with lessee details <i>Please note: for works involving a body corporate (for example, works affecting a common boundary wall), the body corporate must have signed as a lessee. For works on unleased territory land (for example, the road reserve) the land custodian must sign the DA form as lessee.</i>	<input type="checkbox"/> Yes
Survey certificate	<input type="checkbox"/> Yes
Statement against relevant criteria	<input type="checkbox"/> Yes
Site plan	<input type="checkbox"/> Yes
Floor plan <i>Please note: for residential development two floor plans are required, one showing an internal layout and one without the internal layout. The public register and public notification do not show the internal floor plan.</i>	<input type="checkbox"/> Yes
Area plan <i>Not required for single residential development.</i>	<input type="checkbox"/> Yes
Elevations	<input type="checkbox"/> Yes
Sections	<input type="checkbox"/> Yes
Driveway plan and turning circles	<input type="checkbox"/> Yes
Colour sample schedule	<input type="checkbox"/> Maybe
Shadow diagrams	<input type="checkbox"/> Maybe
Demolition plan	<input type="checkbox"/> No
Pollution control plan	<input type="checkbox"/> Maybe
Water sensitive urban design documentation <i>Please note: this is required for all new single dwellings and additions and alterations that trigger Water Sensitive Urban Design requirements. Also required for new multi unit development & developments that trigger the Water Sensitive Urban Design General Code.</i>	<input type="checkbox"/> Yes
Unapproved existing works plan <i>Please note: this needs to be signed by a surveyor.</i>	<input type="checkbox"/> No
Tree Management Plan <i>Please note: this is required where any trees under the Tree Protection Act 2005 requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees.</i>	<input type="checkbox"/> No
Composite streetscape elevation	<input type="checkbox"/> Yes
Noise Management Plan <i>Please note: the EPA have been requesting a Noise Management Plan for new developments and must address all permissible uses regardless of use being taken up.</i>	<input type="checkbox"/> Yes
Bill of costs (must be provided for projects over \$10 million)	<input type="checkbox"/> Maybe

Parking plan	<input type="checkbox"/> Yes
Off site works plan	<input type="checkbox"/> Maybe
Landscape plan	<input type="checkbox"/> Yes
Access and Mobility Report/Adaptability report	<input type="checkbox"/> Maybe
Signage plan	<input type="checkbox"/> Maybe
Waste management plan	<input type="checkbox"/> No
Assessment of Environmental Effects	<input type="checkbox"/> Maybe

STANDARD DA LODGEMENT REQUIREMENTS – LEASE VARIATION

There may be additional requirements for your development required by the Territory Plan. Please also note the acknowledgement at the end of this document.

List of registered interested parties (e.g. mortgagees, sublessees etc) and their addresses or a written statement advising that there are no registered interested parties.	<input type="checkbox"/> No
A survey-like subdivision plan showing the proposed block boundaries, dimensions, bearings, proposed block sizes (subject to survey), easements, development footprints.	<input type="checkbox"/> No
A valuation report and certificate prepared in accordance with section 277 of the <i>Planning and Development Act 2007</i> .	<input type="checkbox"/> No

IMPORTANT INFORMATION ABOUT YOUR DEVELOPMENT AND THESE NOTES

- Lodgement of development applications are electronic in the ACT and must be lodged using eDevelopment. Further information can be obtained at www.planning.act.gov.au.
- This information shall not be taken to be pre-application advice for the purposes of s138 of the *Planning and Development Act 2007*. Pre-application advice can be formally requested from the planning and land authority under s138.
- This document reflects preliminary information provided by the applicant and/or concept sketches submitted to the planning and land authority. The submitted information was not subjected to a formal assessment and this advice will not be binding on the determination of any future development application that may be lodged. It is also advised that relevant policies may alter between the time the information on this form is provided and the lodgement of the development application.
- Any information relating to advice by other authorities or entities reflected in these notes are for guidance only and must not be relied upon. It is the responsibility of the proponent to confirm any requirements of other authorities or entities directly with that authority or entity.
- A decision to sell unit 'off a plan', or a property forming part of an unapproved development, is a marketing decision entirely for the risk of the developer or Crown lessee. This practice will by no means be given any consideration in the assessment of a future development application, and sales contracts or 'off-the-plan' sales does not pre-empt or influence the planning and land authority's decision in any way.

Project overview

- Child care centre, currently proposal is at three stories
- Access via fire stairs and lift

ICON Water

- Sewer and water connections to remain as existing – note if any changes or relocation of easements/water meter will require a hydraulic design plan

EPA

- Proposal will need to go through an EIS or s211 process where EPA will be able to comment further.
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- The tribunal process raised major issues which will need to be addressed.
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- EPA recommends NSW noise and air pollution policies are looked at.
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- Two way entry and exit to car park.
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- Build on current issues raised at this meeting and ACAT
- Sterilisation of surrounding uses is a concern which must be addressed.
- Noise and air pollution – recommended to work closely with the EPA
- Emergency management.

Cost of Works and DA Fees 2017 - 2018
 For the year ended 30 June 2018

Particulars	2017	2018	2017	2018	2017	2018
Contractors' work	1,234,567	1,345,678	1,234,567	1,345,678	1,234,567	1,345,678
Materials	567,890	678,901	567,890	678,901	567,890	678,901
Subcontractors' work	345,678	456,789	345,678	456,789	345,678	456,789
Professional fees	123,456	234,567	123,456	234,567	123,456	234,567
Other costs	98,765	109,876	98,765	109,876	98,765	109,876
Total	2,379,256	2,824,892	2,379,256	2,824,892	2,379,256	2,824,892
DA Fees	123,456	134,567	123,456	134,567	123,456	134,567
Total	2,502,712	2,959,459	2,502,712	2,959,459	2,502,712	2,959,459

Tax on the above is as follows:
 GST on the above is as follows:
 Net of GST is as follows:
 Total cost of works and DA fees is as follows:

For further information, please refer to the notes to the financial statements.



ACT
Government

Environment, Planning and
Sustainable Development

Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS

DEVELOPMENT APPLICATION

APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

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

Block Section Suburb

Unit No. Street Address

Block Section Suburb

Unit No. Street Address

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

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

1st Lessee Name 2nd Lessee Name

LESSEE AUTHORISATION

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

- Pre - application meeting
- Development Application
- Application for Reconsideration

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

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

APPLICANT DETAILS (Please Print)

Applicant Name Email address

OR

Company Name Email address

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

Nominee 1 Nominee 2 Nominee 3


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

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1 st Lessee's Signature		Date	25/9/2018
2 nd Lessee's Signature		Date	

APPLICANT DECLARATION

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

Applicant Name	NICHELLE JACKSON	Company Name	Canberra Town Planning
Signature		Date	8/10/18

LAND CUSTODIAN AUTHORISATION

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

Delegate Name		Agency Name	
Signature		Date	
Delegate Name		Agency Name	
Signature		Date	

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

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development 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 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.

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centres
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

Dear Mr/s Pogas

You have successfully completed the first step in the electronic development application (eDA) process.

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 201733198

Block: 18, Section: 11

Suburb: MITCHELL, District: GUNGAHLIN

Applicant Name: Annette Pogas

Please note that EPSDD will not begin reviewing your application until all required attachments have been submitted.

This email was automatically generated please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or click on the following link EPDcustomerservices@act.gov.au to send an email.

Environment, Planning and Sustainable Development Directorate
<http://www.environment.act.gov.au>

Dear Mr/s Pogas

An initial check of your Development Application has been undertaken and the following matters require your attention before the submission can be formally accepted.

DA Number: 201733198

Site Details: Block: 18, Section: 11
Suburb: MITCHELL, District: GUNGAHLIN

Applicant Name: Annette Pogas

Matters to address:

1) Please provide a custodian signature from TCCS on the letter of authorisation for verge works. 2) Site plan: please label site contours to Australian height datum. Please label proposed driveways and verge crossings. Please provide setback dimensions of proposed childcare to north-eastern and southern block boundary. Please provide setback dimensions of proposed waste enclosure and rainwater tank to western and southern block boundary. 3) Section: please provide all FFLS to AHD. Please identify and label NGL. 4) Elevation: please provide all FFLS to AHD. Please identify and label NGL

Fees for Completeness Check Failure Notices from 1 July 2017

The following fees are based on how many failure notices are issued during the completeness check process. Any fees payable will be added to the payment advice once the DA is accepted for lodgement.

- One failure notice issued \$187.00*
- Two failure notices issued \$558.00*
- Three failure notices issued \$1,304.00*
- Four failure notices issued \$2,791.00*

PLUS a further \$1,482.00 for each additional failure notice

Note: If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are payable before the DA will be accepted for lodgement.

This email was automatically generated - please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this correspondence, please contact the Gateway Team on (02) 6205 2888 or through the [online enquiry form](#).

DA Gateway Team
Environment, Planning and
Sustainable Development
Directorate

Dear Mr/s Pogas

An initial check of your Development Application has been undertaken and it is now ready to proceed to the next stage in the process. Please note, if your application has a \$0 total fee, no action is required and you are advised to keep this notice for your records.

Please visit the payment website as detailed below to pay the total fees payable. Once payment has been received your DA will be formally lodged.

DA Number: 201733198

Site Details: Block: 18, Section: 11
Suburb: MITCHELL, District: GUNGAHLIN

Applicant Name: Annette Pogas

	Completeness Check Fee	\$0 (includes GST)
	Development Fee	\$8600.67
	Crown Lease Variation	\$0
Fees Payable:	Public Notification	\$1662
	Lease Search	\$38 (includes GST)
	Home Business Fee	\$0
	TOTAL FEES	\$10300.67

Payments Site: <https://form.act.gov.au/smartforms/actpla/development-application-payment/>

Alternatively, fees can also be paid by credit card on **(02) 62071923** or by coming to the Environment Planning and Land Shopfront at **16 Challis Street Dickson**. The Shopfront is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

This email was automatically generated - **please do not respond**. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this proposal please contact Customer Services on (02) 6207 1923 or email EPDcustomerservices@act.gov.au

Customer Services
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Pogas

Payment for your development application has been received. Your application will now proceed to the assessment stage.

DA Number: 201733198
Block:18, **Section:**11
Site Details: **Suburb:**MITCHELL,
District:GUNGAHLIN
Applicant Name: Annette Pogas

This email was automatically generated please do not respond. If you need to contact the Environment, Planning and Sustainable Development Directorate in relation to this development application please contact Customer Services on (02) 6207 1923 or email EPDcustomerservices@act.gov.au

Customer Services
Environment, Planning and
Sustainable Development
Directorate

Notifications closed for application id 201733198