

From: [EPAPanningLiaison](#)
To: [EPD, Customer Services](#)
Subject: Declined: 25 & 26/43 O"CONNOR -10:45 - Pre App Mtg - 201732362

Environment Planning & Sustainable Development Directorate,

Please forward the below information to the applicant.

Noise from equipment which may be installed or used at the site, including air conditioning units, must comply with the noise standard as per the Environment Protection Regulation 2005. Please consider the type and location of noise generating equipment prior to installation. Assurance should be sought from the supplier/installer that the unit will comply with the noise zone standards as per the Environment Protection Regulations, 2005. Fines apply where breaches of the noise zone standards occur.

All works must be carried out in accordance with Environment and Sustainable Development Information Sheet 1 Prevent Pollution from Residential Building Sites, February 2014 and Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011, available by calling 132281 or at www.environment.act.gov.au <<http://www.environment.act.gov.au>>

All rain water that enters the site and pools in excavations during a rain storm event would be considered as a sediment control pond, and must meet the following conditions.

1. No discharge from dam, all stormwater must be pumped out and disposed in at an approved location.
2. No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

Appropriately ACT licensed contractors licensed to provide the full range of duties in the ACT must be engaged for the removal, transport and disposal of all hazardous materials found on the site.

For further information please contact the Environment Protection Authority Planning Liaison at EPAPanningLiaison@act.gov.au

Regards,

Robin Brown | Environment Protection Authority Planning Liaison
Phone 02 6207 5642

Environmental Quality | Construction Environment & Workplace Protection | Access Canberra | ACT Government
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au
<<http://www.environment.act.gov.au>>

From: [Raath, Terrance](#)
To: [Raath, Terrance](#); [EPD, Customer Services](#)
Cc: philip@philipleeson.com.au; hhl@hhl.com.au; [McKeown, Helen](#); [Allen, Richard](#); [Brice, Michael](#)
Subject: RE: FW: 25 & 26/43 O'CONNOR -10:45 - Pre App Mtg - 201732362 [SEC=UNCLASSIFIED]
Date: Wednesday, 23 August 2017 10:07:56 AM

To all concerned.

Please can EDP forward this email to the proponents of the proposed development and any other interested parties.

Re: Is it a tree or is it a shrub (*Punica granatum*) located in the front yard of B25 S43 O'Connor.

The **pomegranate**, botanical name ***Punica granatum***, is a [fruit](#)-bearing [deciduous shrub](#) or small [tree](#) in the family [Lythraceae](#) that grows between 5 and 8 m (16 and 26 ft) tall.

Shrub: A woody plant which is smaller than a tree and has several main stems arising at or near the ground.

Tree : A woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground.

Please be advised that at the pre - application meeting held on Tuesday 22/08/2017 in relation to the referenced block, a discussion ensued regarding a whether a *Punica granatum* (Pomegranate) was a tree or a shrub as classified under the *Tree Protection Act 2005*. The issue has been discussed in depth within the unit and to all intents and purposes a decision has been made that in this circumstance the plant would be considered to be a shrub rather than a tree.

In considering the argument the definition of a shrub and a tree was explored and the current thinking is that the plant in question represents the description of a shrub.

It is acknowledged that some trees (*Corylus, arbutus, lagerstroemia sp*) do have a natural propensity to have multiple trunks, however in this case the trees height, stature and general appearance represents a shrub.

In addition, the specific example does not appear to have any significant redeeming features which would warrant the Tree Protection Unit requesting that the plant be retained as part of the proposed development. Redeeming features would be considered as interesting bark, branch arrangement, stature, age, flowers, autumn foliage, etc.

The "tree" would not be considered to be exceptional and would not be considered for inclusion to the ACT Tree Register.

Finally, the points reiterated in the discussion.

- The Tree Protection Unit does not support the retention of fruiting "trees" in

locations which would be considered inappropriate and which would result in an application for the tree to be removed on completion of the development or soon after.

- The retention of the *Punica granatum* within the POS of one unit will result in parrots shredding the fruit and defecating within the POS.
- The Fruit if not collected would create a nuisance.
- The “tree” does not provide a significant landscape or aesthetic contribution to the streetscape, yet there are several non –regulated trees in the front yard of the block which provide a higher landscape values than the pomegranate.
- Finally, it is extremely unusual that a requested be made to be retained a tree as a mechanism to utilise more foot print within a block. Whilst it is acknowledged that the proponents wish to achieve a greater outcome in terms of number of units a consideration should be given for space be provided on development sites which allow for significant sized new plantings of a diverse nature.

Finally-Not discussed. There is a *large Fraxinus oxycarpa* located in an adjoining lease B28 S43 O’Connor, the tree is not likely to be affected by the proposed development. There are no other regulated trees within other adjoining leases which will be affected by the proposed works.

Regards

Terrance Raath

Terrance Raath | Tree Protection Officer | Urban Treescapes |

City Presentation | Roads and Infrastructure | Transport Canberra and City Services Directorate | ACT Government

☎Tel: (02) 6207 6203 | ✉E-mail: terrance.raath@act.gov.au | www.tccs.act.gov.au | www.act.gov.au

Level 2, WOTSO House, 490 Northbourne Avenue, Dickson ACT | GPO Box 158, Canberra City ACT 2601

Planning and Development Act 2007

Development Application

Application Number: 201732362

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
O'CONNOR	43	26	

Street Address

100 MACARTHUR PLACE, O'CONNOR

Site Number: 2

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

button.

Urban

Suburb	Section	Block Number	Unit Number
O'CONNOR	43	25	

Street Address

102 MACARTHUR PLACE, O'CONNOR

Applicant Details

What type of applicant are you:

Business

ACN or ABN

24081302365

Company Name

Philip Leeson Architects

Position held / Title

Director

Salutation

None

First Name

Philip

Surname

Leeson

Postal Address 1

4/9 McKay Street

Postal Address 2

Postal Address 3

Suburb

Turner

State/Territory

ACT

Postcode

2612

Country

Australia

Phone Number

62953311

Fax Number

Mobile Number

Email

philip@philipleeson.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Organisation or Government entity

Australian Business Number (ABN)

90375813807

Company Name

Commissioner for Social Housing

Position held / Title

Delegate

Salutation

None

First Name

Matthew

Surname

Kennedy

Postal Address 1

Nature Conservation House

Postal Address 2

Locked Bag 3000

Postal Address 3

Suburb

Belconnen

State/Territory

ACT

Postcode

2606

Country

Phone Number

0262075440

Fax Number

Mobile Number

Email

Zone

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

RZ4 Medium density residential zone

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

Development/Precinct Code

Please specify which development/precinct code applies to this application.

Residential zones - Multi-Unit Housing 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

Is the site in a heritage area?

No

Will any protected trees be affected by the proposal?

Yes

Is the project a subdivision?

No

Are you planning to unit title the development?

No

Will the proposed changes affect your lease?

Yes

Please provide a description of any proposed lease variation

Consolidation of the 2 blocks and varying lease to allow 8 units.

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

Yes

Please select the relevant easements

Electricity

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

No

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

No

Added gross floor area?

Number of storeys?

Estimated cost of development?

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

Assess statements against criteria on Site Analysis Plan SK05:

C8 of Inner North precinct Code - Rear setback

C13 of Inner North precinct Code - Site coverage

C39 of the Multi-Unit Housing Development Code - Communal open space

Advise on general planning compliance and highlight any potential problems

TTCS have approved the waste collection strategy in principle, and these drawings now provide more detail for their review. Emails between TTCS and civil engineer are attached.

ACTEWAGL confirmation that access to power line easements and pole in the rear is sufficient using removable fence panels as shown on the site plan.

Please provide the number of meeting attendees

2

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

Assess statements against criteria on Site Analysis Plan SK05:

C8 of Inner North precinct Code - Rear setback

C13 of Inner North precinct Code - Site coverage

C39 of the Multi-Unit Housing Development Code - Communal open space

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ACTEWAGL confirmation that access to power line easements and pole in the rear is sufficient using removable fence panels as shown on the site plan.

Loose-Fill Asbestos

Is this a loose-fill asbestos affected ("Mr Fluffy") block?

No

Fully Describe Your Proposal

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

Demolition of existing duplex, consolidation of 2 blocks, construction of multi-unit housing comprising 8 units in a 2-storey building over basement car parking, with new driveway verge crossing in existing location. Variation of lease to

allow 8 units.

Servicing & Site Management, Utilities, Verge Crossovers

Servicing and Site Management

Utilities

NOTE: Stormwater clearance relevant/required from Asset Acceptance only where there is a stormwater/drainage easement or Territory owned stormwater pipe on the development site

Verge Crossovers

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 be 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



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	<input checked="" type="checkbox"/> [Redacted]	Date	<input type="text" value="1/8/17"/>
2 nd Lessee's Signature	<input type="text"/>	Date	<input type="text"/>

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	<input type="text" value="PHILIP LEESON"/>	Company Name	<input type="text" value="PHILIP LEESON ARCHITECTS"/>
Signature	<input type="text" value="Philip Leeson"/>	Date	<input type="text" value="26/07/17"/>

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	<input checked="" type="checkbox"/> Ken Marshall	Agency Name	<input type="text" value="TCCS"/>
Signature	<input type="text"/>	Date	<input type="text" value="27 July 2017"/>
Delegate Name	<input checked="" type="checkbox"/> MATTHEW KENNEDY	Agency Name	<input type="text" value="HOUSING ACT"/>
Signature	<input type="text"/>	Date	<input type="text" value="1/8/17"/>

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

Privacy Notice

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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



Pre-Application Meeting Notes

BLOCK/S:	25 & 26	PROPOSAL NUMBER:	201732362
SECTION:	43	DATE OF MEETING:	22 August 2017
SUBURB:	O'Connor		
PROPOSAL:	Demolition, consolidation of two blocks, multi unit development (8 units)		
EPSDD CONTACT DETAILS:	Matt and Kym DA Gateway Team planningenquiries@act.gov.au 02 6205 2888		
PROPONENT:	Philip Leeson Architects		
OTHER ATTENDEES:	Brooke Yates – CSD, Housing Architect - Philip Leeson Architect		
ENTITY ATTENDEES:	TCCS – Asset Acceptance TCCS Urban Treescapes Icon Water		

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	Demolition of existing duplex, consolidation of 2 blocks, construction of multi-unit housing comprising 8 units in a 2 storey building over basement car parking, with new driveway verge crossing in existing location. Variation of lease to allow 8 units.
Is there a Crown lease	Yes – Residential purposes
Use/s permissible under lease	Yes
Zone/s	RZ4 – Medium Density Residential Zone
Use proposed	Multi unit residential use
Is use permissible in zone	Yes
Development codes	Residential Zones Development Code Multi Unit Housing Development Code
Precinct codes	O'Connor Precinct Map Inner North precinct Code

General codes to consider	Parking and Vehicular Access General Code Access and Mobility General Code Crime Prevention through Environmental Design General Code WaterWays: Water Sensitive Urban Design General Code Lease Variation General Code
Entity referral and consultation	Yes
Mandatory referrals	<ul style="list-style-type: none"> • ActewAGL – electricity networks and Jemena gas • Icon Water • Environment Protection Authority • Tree Protection
Further entity consultation required or recommended before lodgement?	No
Assessment track	Merit
If impact track, requirements for lodgement	N/A
Is pre-DA community consultation required?	No
Key issues	<p>C8 of the Inner North Precinct Code - Rear setback 7m for deep root planting – 6m is proposed, criteria is available and the application should address this. A landscape plan showing the species, size and number of trees to be planted will help support the criteria.</p> <p>C13 of Inner North precinct Code - Site coverage - Site coverage in the rear zone does not exceed 30%. This criterion applies only to a site where at least one protected tree is proposed to be retained within the primary building zone. In all other cases the rule is mandatory Sufficient space on the block is provided to retain or introduce large-canopy trees and create a treed backdrop to development.</p> <p>----- TCCS, Urban Treescapes, Tree protection unit has confirmed the following in relation to the status of the vegetation identified for protection to the front of the building.</p> <p><i>At the pre - application meeting held on Tuesday 22/08/2017 in relation to the referenced block, a discussion ensued regarding a wether a Punica granatum (Pomegranate) was a tree or a shrub as classified under the Tree Protection Act 2005. The issue has been discussed in depth within the unit and to all intents and purposes a decision has been made that in this circumstance the plant would be considered to be a shrub rather than a tree.</i></p>

	<p>Additional notes provided by TCCS Urban Treescapes in email sent to applicant - dated 23 August 2017.</p> <p>Building Design</p> <p>C15 – of the Inner North Precinct Code Compliance with this code may require softening/greater articulation at the front of the building and how it presents to the street, particularly with regard to the continuous wall of development at the front of the building.</p> <p>C16 – of the Inner North Precinct Code Consideration of how articulation responds to the local character and landscape features. The hardstand at the front of the building may require softening.</p> <p>C39 of the Multi-Unit Housing Development Code - Communal open space – this is criterion based if rule is not met.</p>
<p>Other comments on proposal</p>	<p><u>Inner North precinct Map and Code (INPMC)</u></p> <p>In addition to the points discussed at the meeting, the following are noted for greater consideration in addressing design and the statement against the criteria.</p> <p>C16 – criteria must be addressed. In particular b) and e) is a main point to address for this proposal</p> <p>C20 – parking provisions comply with the Parking and Vehicular Access General Code.</p> <p>C21 - Neighbourhood Plan</p> <p><u>Multi Unit Housing Development Code</u></p> <p>R8 – plot ratio – 80%</p> <p>R59 - privacy The relationship between unscreened elements of one dwelling and the primary windows of another dwelling complies</p> <p>R60 – Privacy This rule applies to principal private open space on the same block and on adjacent blocks</p> <p>R73 – 77 - Internal driveways Compliance with either the rule or criteria must be addressed.</p> <p>R58 – C58 Solar access to the units will need to be demonstrated in the application.</p>
<p>DA Leasing comments</p>	<ul style="list-style-type: none"> • N/A

Meeting discussion points**Environment Protection Authority**

Noise from equipment which may be installed or used at the site, including air conditioning units, must comply with the noise standard as per the Environment Protection Regulation 2005. Please consider the type and location of noise generating equipment prior to installation. Assurance should be sought from the supplier/installer that the unit will comply with the noise zone standards as per the Environment Protection Regulations, 2005. Fines apply where breaches of the noise zone standards occur.

All works must be carried out in accordance with *Environment and Sustainable Development Information Sheet 1 Prevent Pollution from Residential Building Sites, February 2014* and *Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011*, available by calling 132281 or at www.environment.act.gov.au

All rain water that enters the site and pools in excavations during a rain storm event would be considered as a sediment control pond, and must meet the following conditions.

1. No discharge from dam, all stormwater must be pumped out and disposed in at an approved location.
2. No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the dam must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.
3. Appropriately ACT licensed contractors licensed to provide the full range of duties in the ACT must be engaged for the removal, transport and disposal of all hazardous materials found on the site.

For further information please contact the Environment Protection Authority Planning Liaison at EPAPanningLiaison@act.gov.au

Icon Water

An external services plan, indicating required clearances will need to be submitted to ICON for design acceptance. Services between both blocks will need to be amalgamated. The water meter may need to be relocated and will need to remain accessible.

Transport Canberra and City Services (TCCS)

TCCS have agreed to the waste collection strategy in principle however this will be subject to a final design assessment.

Waste Collection

Track turning templates will be required for both front and rear loading vehicles. It will need to be demonstrated that there is a 1 in 8 gradient with a flat surface for bin collection.

The driveway will need to be expanded to 5.5 meter to allow for two way access.

TCCS will require a Landscape Management and Protection Plan (LMPP) and a Site Management Plan noting that construction materials and equipment will not be able to be stored in the cul-de-sac but will need to be managed on site.

There will be two storm water ties at this site that will need to be amalgamated into one. It will need to be demonstrated that the tie can accommodate the additional development.

ActewAGL

ACTEWAGL confirmation will be required that demonstrates that access being provided to power easements and poles at the rear of the site is sufficiently addressed by using removable fence panels as shown on the site plan.

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"/> Yes
Shadow diagrams	<input type="checkbox"/> Yes
Demolition plan	<input type="checkbox"/> Yes
Pollution control plan	<input type="checkbox"/> Yes
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"/> Yes
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"/> no
Bill of costs (must be provided for projects over \$10 million)	<input type="checkbox"/> no

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"/> no
Waste management plan	<input type="checkbox"/> Yes
Assessment of Environmental Effects	<input type="checkbox"/> no

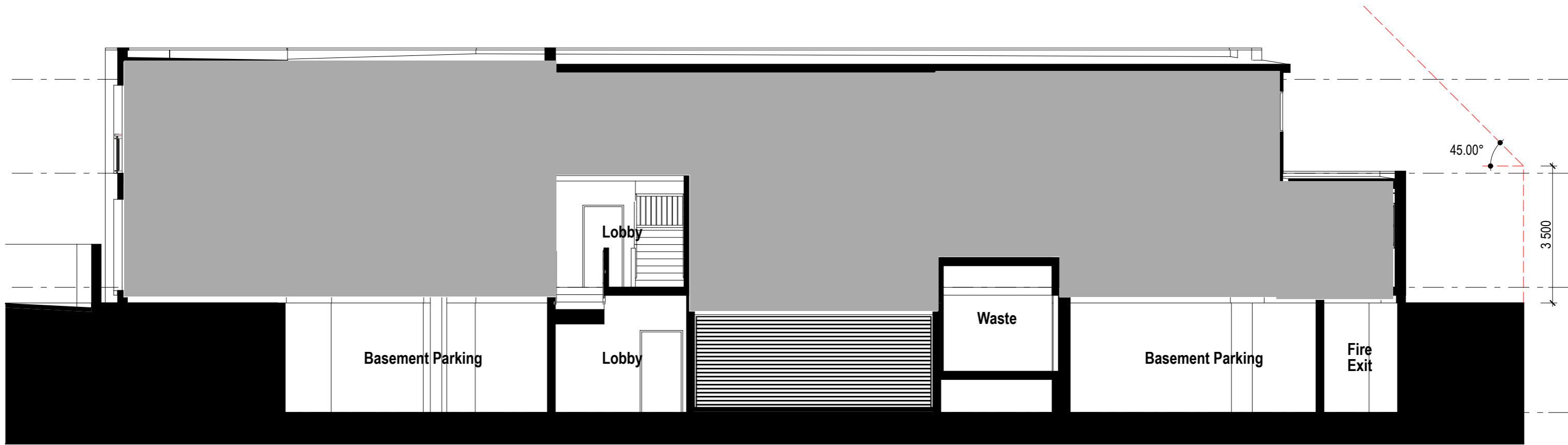
STANDARD DA LODGEMENT REQUIREMENTS – LEASE VARIATION

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

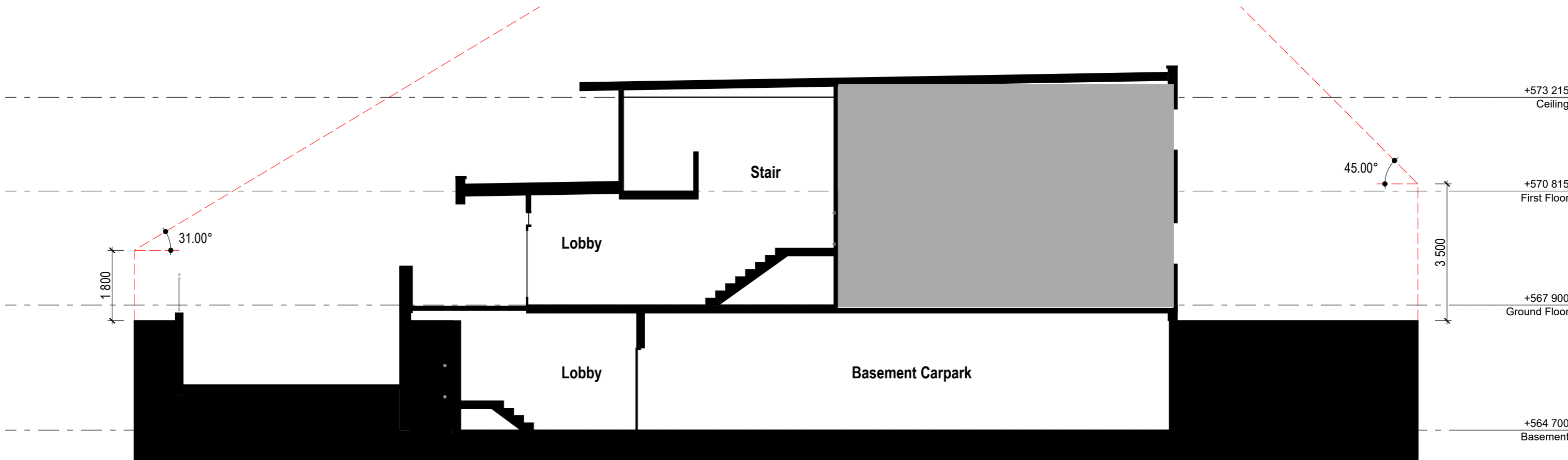
List of registered interested parties (e.g. mortgagees, sublessees etc) and their addresses or a written statement advising that there are no registered interested parties.	<input type="checkbox"/> Yes/no/maybe
A survey-like subdivision plan showing the proposed block boundaries, dimensions, bearings,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

IMPORTANT INFORMATION ABOUT YOUR DEVELOPMENT AND THESE NOTES

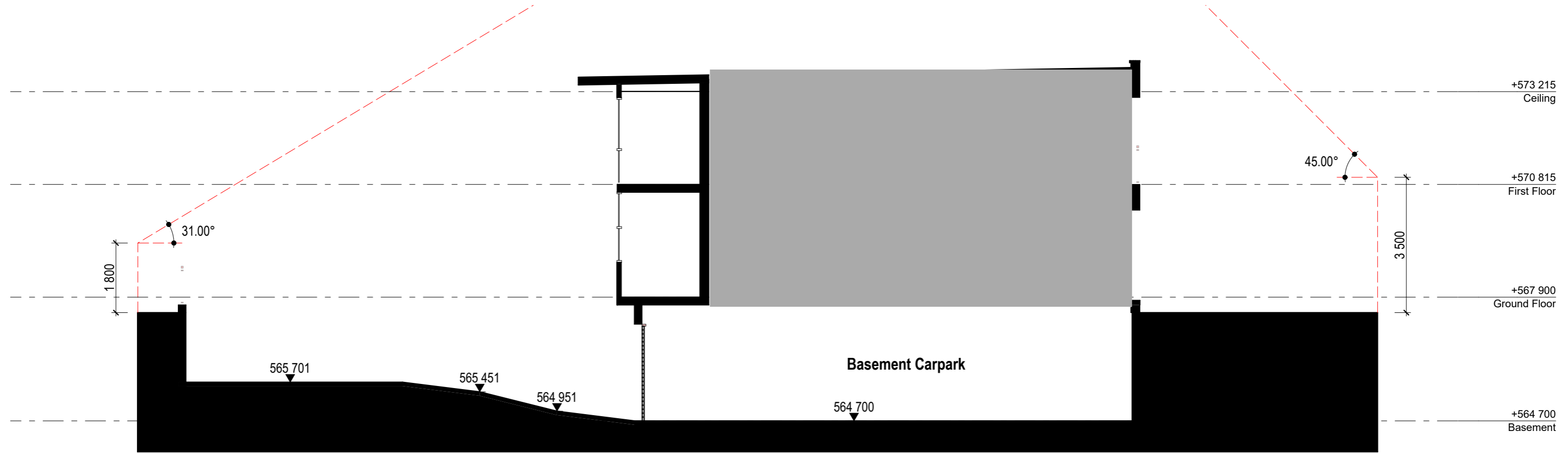
- Lodgement of development applications are electronic in the ACT and must be lodged using eDevelopment. Further information can be obtained at www.planning.act.gov.au.
- This information shall not be taken to be pre-application advice for the purposes of s138 of the *Planning and Development Act 2007*. 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.



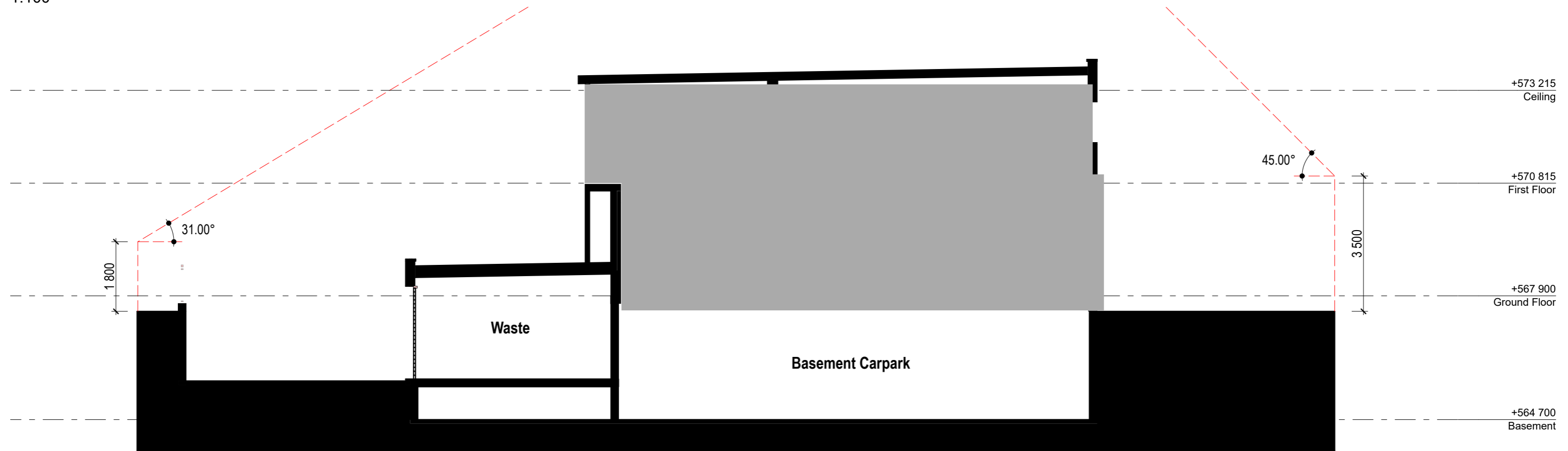
Section A
1:100



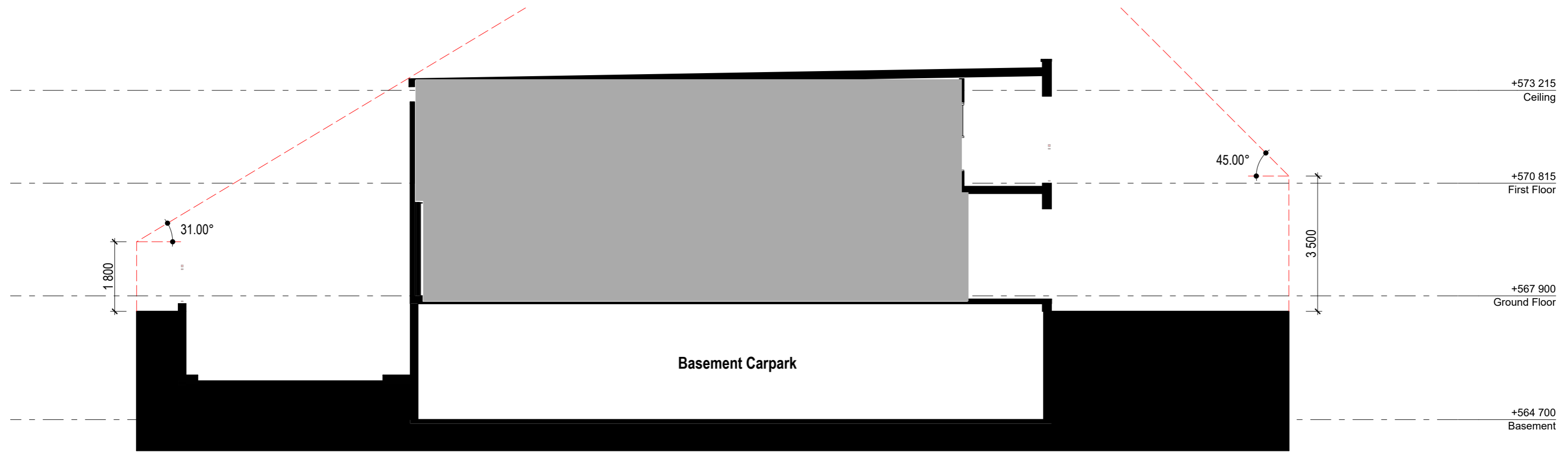
Section B
1:100



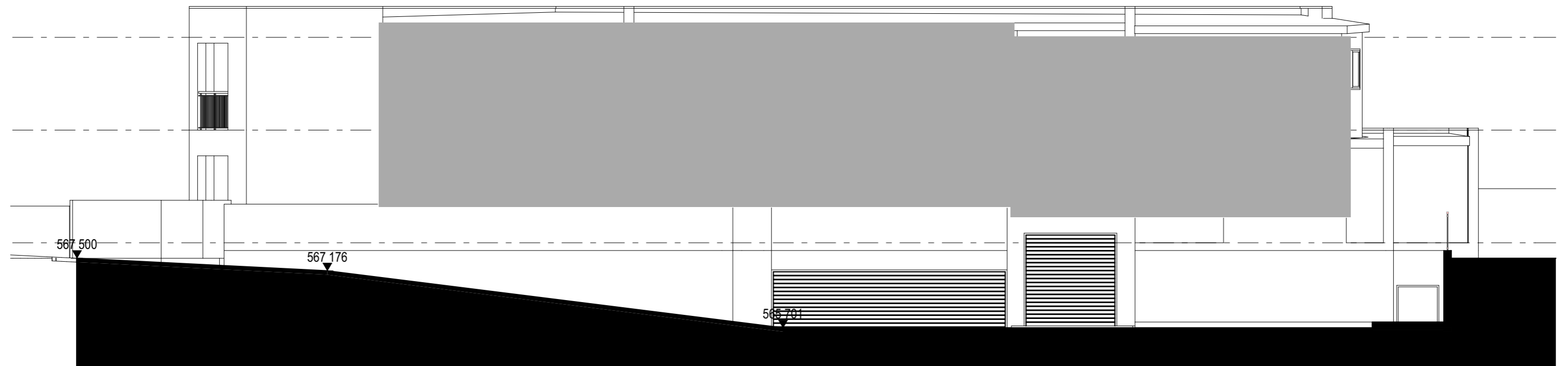
Section C
1:100



Section D
1:100



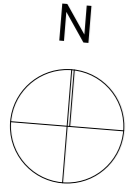
Section E
1:100



Section F
1:100



Site Plan
1:200



STATEMENT AGAINST CRITERIA

Addressing Element 2.4 - Rear Setback, and Element 2.6 - Site Coverage, of the **Inner North Precinct Code**

The narrow frontage and splayed geometry of the block results in a very long rear boundary and a large proportion of Rear Zone, when compared to a more typically shaped rectangular block. An area analysis of such a rectangular block has been provided for comparison.

Element 2.4 - Rear Setback

Instead of the 7 metre minimum rear setback required by the rule R8, the proposal complies with the criterion C8, which requires that: *Rear setbacks allow for a deep-root planting zone and ensure privacy on blocks.*

The proposal complies with the rear setback rule from the Multi-Unit Housing Development Code, conforming to a rear setback of 6 metres along most of the rear boundary and 3 metres for some small single-storey elements.

As this block has a very long rear boundary compared to a typical rectangular block, the area within the rear setback that is available for deep root planting is still disproportionately large, even after being so reduced from 7 metres to 6 metres. The proposal leaves 38% of the total block area as unbuilt rear zone, compared to only 31% for the rectangular block.

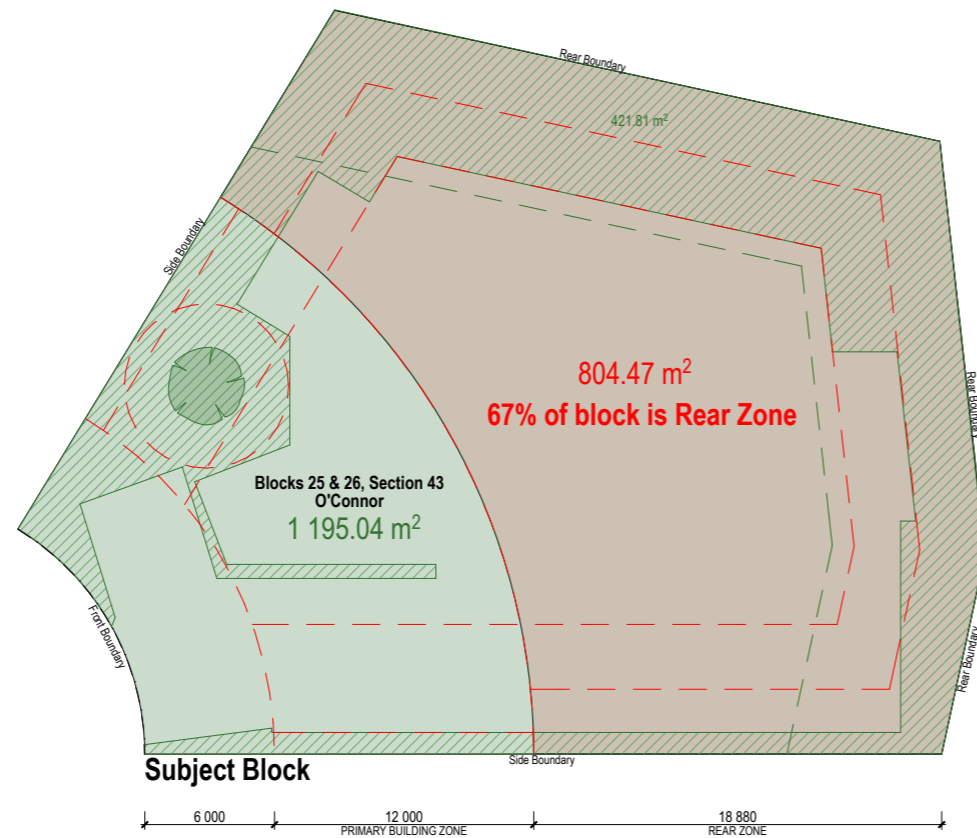
The total planting area that will be available for soft landscaping over the whole block will be 35% of the site area. By leaving a larger proportion of the block available for deep root planting than would be the case on a typical block developed in compliance with R8, the proposal demonstrates compliance with this part of the criterion C8.

Compliance with the rear setback rule from the Multi-Unit Housing Development Code can be taken to demonstrate compliance with all of its corresponding criteria, one of which is to ensure adequate privacy. Thus the compliance of the proposal with the rear setback rules from the Multi-Unit Housing Development Code demonstrates that it achieves adequate privacy and hence complies with that part of the criterion C8.

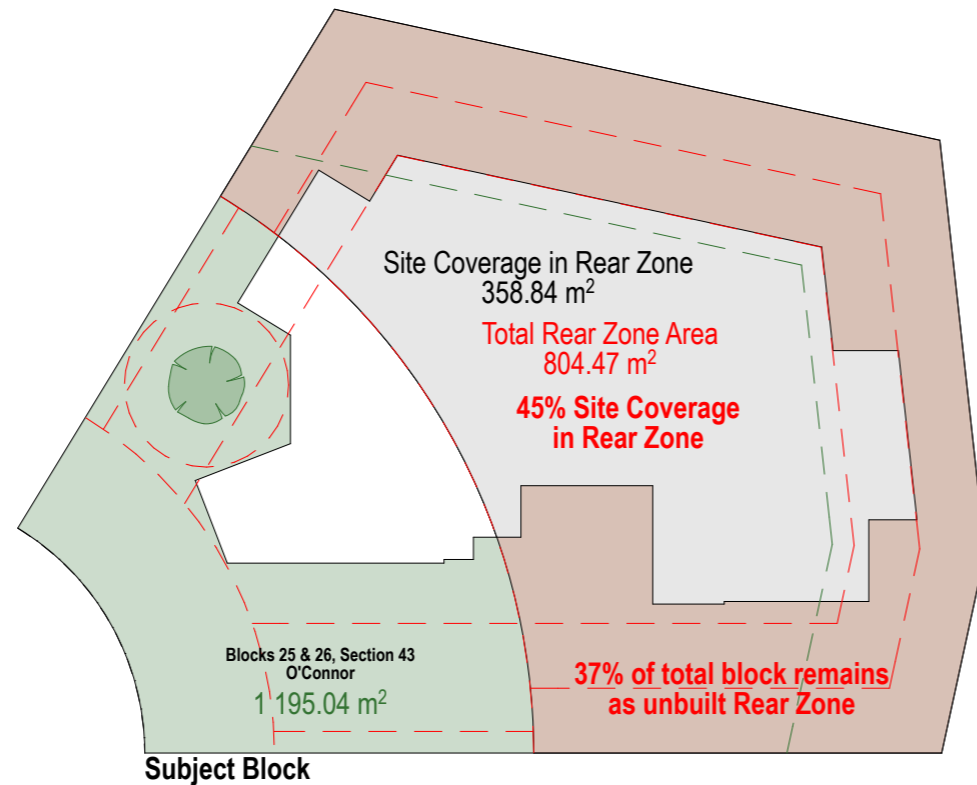
Element 2.6 - Site Coverage

Rule R13 limits site coverage to 30% within the Rear Zone, but this proposal complies instead with the criterion C13, which is available due to the presence of a protected tree which will be retained in the Primary Building Zone. C13 requires that: *Sufficient space on the block is provided to retain or introduce large-canopy trees and create a treed backdrop to development.*

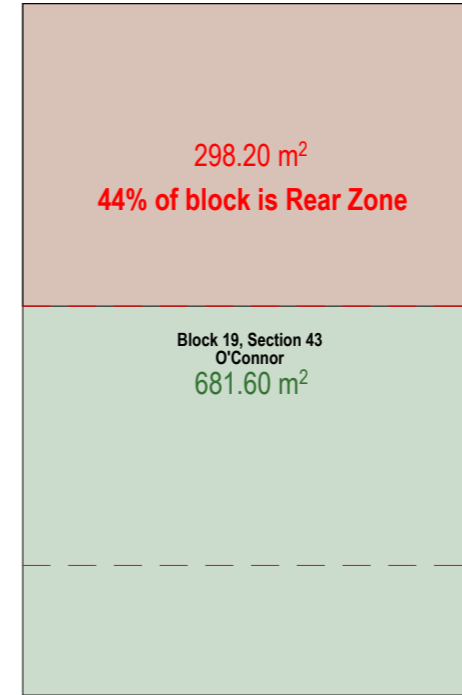
Compliance with C13 is demonstrated by the increased proportion of the site left available for deep root planting within the rear zone, compared to a typically shaped block developed in compliance with R13, as described above regarding C8. The large unbuilt area within the minimum setback along the lengthy rear boundary allows the planting of substantial trees wrapping around the rear of the building, thus creating a treed backdrop as required to satisfy the criterion.



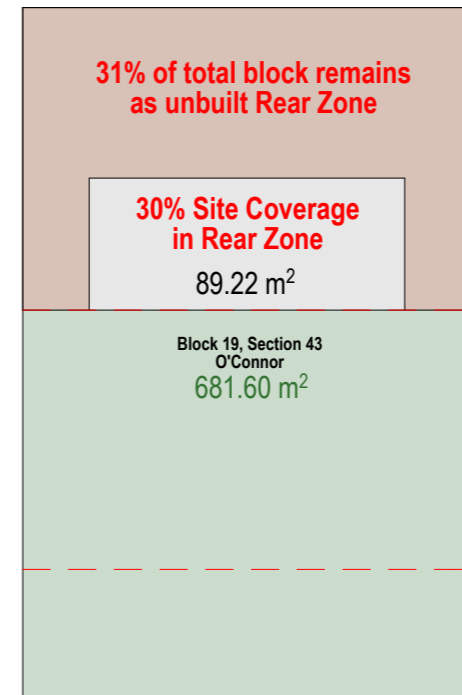
Subject Block



Subject Block



Comparison Rectangular Block
114 MacArthur Avenue adjacent to subject block



Comparison Rectangular Block
114 MacArthur Avenue adjacent to subject block

STATEMENT AGAINST CRITERIA

Addressing Element 4.3 Site open space – RZ3, RZ4, RZ5 and commercial zones, of the **Multi-Unit Housing Development Code**

Instead of the 20% minimum communal open space required by the rule R39, the proposal relies on private open space including upper floor balconies and nearby parkland to comply with the criterion C39. *Open space on the site achieves all of the following:*

a) *sufficient space for a range of recreational activities for residents:* The upper floor balconies provide sufficient space for socialising, outdoor dining, barbecuing, reading, crafts, hobbies, children's creative play, raising pot plants, working out, yoga, tai chi, listening to music, etc. These are a range of recreational activities available to residents on the balconies, and in the private courtyards. For more active recreational pursuits requiring more space, the very extensive Sullivans Creek parklands and O'Connor playing fields are readily accessible only a 200 metre walk away. Thus the proposal meets this criterion.

b) *sufficient space for planting, particularly trees with deep root systems:* As this block has a very long rear boundary compared to a typical rectangular block, the area within the rear setback that is available for deep root planting is disproportionately large. Refer to the statements against criteria C8 and C13 of the Inner North Precinct Code, which demonstrate compliance with this criterion.

c) *a contribution to on-site infiltration of stormwater run-off:* The private courtyards within the rear and side setback zones are much larger than the minimum required, and add up to a large area that is not paved or built upon (refer to (b) above). This large area of soft landscaping will make a substantial contribution to on-site infiltration of stormwater run-off and thus the proposal meets the criterion.

d) *reasonable accessibility to all residents:* The proposal relies mostly on the private open spaces to meet this criterion, and those spaces are inherently accessible to the residents of each unit. The Sullivans Creek parklands and O'Connor playing fields mentioned in (a) above are also readily accessible to all residents via flat paved surfaces - an easy 200 metre walk involving no road crossings and also easily accessible by wheelchair. Thus the proposal meets this criteria.

One or more of the following matters maybe considered when determining compliance with this criterion:

- i) *whether the total area of upper floor level private open space contributes to the function of other open space on the site.*
- ii) *whether any adjoining or adjacent public open space is readily available for the use of residents.*

Site Analysis Plan & Rear Zone Site Coverage Comparison

1:350

From: [redacted]@sellickconsultants.com.au 
Subject: FW: 170503 - Block 25 & 26, Section 43 - O'Connor - Waste Strategy
Date: 8 June 2017 4:44 pm
To: Bryn Challis [redacted]@philipleeson.com.au, [redacted]@philipleeson.com.au, Sarah Truscott [redacted]@philipleeson.com.au
Cc: [redacted]@philipleeson.com.au, Philip Leeson [redacted]@philipleeson.com.au, [redacted]@philipleeson.com.au, [redacted]@sellickconsultants.com.au

All,

Some good news regarding the waste strategy, TCCS have endorsed the proposal.

How are the architectural drawings coming along following my Civil comments. Also do we now have client approval to progress?

[redacted]
Sellick Consultants Pty Ltd

P: 02 6201 0200 F: 02 6247 2203
Canberra: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612
Sydney: 99 Mount St, Suite 16, Level 16, North Sydney NSW 2060
Brisbane: 410 Queen St, Level 1, Brisbane QLD 4000
E: [redacted]@sellickconsultants.com.au W: www.sellickconsultants.com.au



From: Perera, Chandra [mailto:Chandra.Perera@act.gov.au]
Sent: Thursday, 8 June 2017 13:49
To: Alex McLennan
Subject: RE: 170503 - Block 25 & 26, Section 43 - O'Connor - Waste Strategy [Filed 08 Jun 2017 16:41]

Hi [redacted]
TCCS support your new waste collection strategy. Submit the DA accordingly. Thanks.

Best regards

Chandra Perera
DRC


From: [redacted] [mailto:[redacted]@sellickconsultants.com.au]
Sent: Thursday, 8 June 2017 1:19 PM
To: Perera, Chandra
Subject: RE: 170503 - Block 25 & 26, Section 43 - O'Connor - Waste Strategy

Chandra,

Apologies again for getting this mixed up with another job.

The waste would be stored in the waste enclosure, see attached site plan issued previously. The waste truck would then reverse down the ramp to collect and the operator will need to open the door and wheel out the MGB's. Ideally the truck will be rear collecting so no additional space to the side needs to be allowed for

Site needs to be allowed for.


Sellick Consultants Pty Ltd

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Brisbane: 410 Queen St, Level 1, Brisbane QLD 4000

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From: Perera, Chandra [<mailto:Chandra.Perera@act.gov.au>]

Sent: Thursday, 8 June 2017 11:44

To: 

Subject: RE: 170503 - Block 25 & 26, Section 43 - O'Connor - Waste Strategy [Filed 08 Jun 2017 12:58]

Hi 

Please provide a sketch where you proposes to place MGB's and access from Waste Enclosure.
Thanks.

Chandra
DRC

From:  [@sellickconsultants.com.au">mailto:@sellickconsultants.com.au]

Sent: Monday, 5 June 2017 8:57 AM

To: Perera, Chandra

Subject: RE: 170503 - Block 25 & 26, Section 43 - O'Connor - Waste Strategy

Chandra,


On Friday we have just received the latest architectural drawing, please find attached.

As you can see the waste enclosure will be located at the bottom of one out of a two ramp design into the basement. Due to the waste truck accessing this location the ramp will have a maximum grade of 12.5%.

As we are under 10 units I believe the truck will be collecting MGB's. Are we able to request a rear collection? This will allow the waste truck to reverse onto site and collect easily without affecting the visitor parking spaces.

Carting distances are minimal as the site is very small, we are looking at worst case 30m.

Are you able to review and endorse?


Sellick Consultants Pty Ltd

P: 02 6201 0200 F: 02 6247 2203

nappy with waste truck entering in a forward direction and leaving the site in reverse. This way we can limit the amount of concrete on site as we don't want this to dominate the view from the street.

Am I correct in assuming TCCS would still want waste and recycling to be collected via MGB's and not hoppers?

[Redacted]
Sellick Consultants Pty Ltd

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A: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612
E: [Redacted]@sellickconsultants.com.au W: www.sellickconsultants.com.au



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From: Perera, Chandra [<mailto:Chandra.Perera@act.gov.au>]
Sent: Monday, 22 May 2017 14:35
To: [Redacted]
Subject: RE: Block 25 & 26, Section 43 - O'Connor - Waste Strategy

Hi [Redacted]

We have considered your strategy. Following advice provided:

1. TCCS cannot support to allow relocate bins during collection time to in front of a neighbouring block
2. You may have to propose on-site waste collection.

Thank you for your query.

Best regards

Chandra Perera
DRC

From: [Redacted] [[mailto:\[Redacted\]@sellickconsultants.com.au](mailto:[Redacted]@sellickconsultants.com.au)]
Sent: Monday, 22 May 2017 12:28 PM
To: Perera, Chandra
Cc: Henriquez, Jose
Subject: RE: Block 25 & 26, Section 43 - O'Connor - Waste Strategy

Chandra/Jose,

Did either of you get a chance to review this job?

[Redacted]
Sellick Consultants Pty Ltd

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A: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612
E: [Redacted]@sellickconsultants.com.au W: www.sellickconsultants.com.au

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From: [REDACTED]
Sent: Thursday, 18 May 2017 08:38
To: Perera, Chandra (Chandra.Perera@act.gov.au)
Cc: jose.henriquez@act.gov.au
Subject: Block 25 & 26, Section 43 - O'Connor - Waste Strategy

Chandra,

We are looking into the Civil design for the above mentioned development and wanted to run a few things past you in relation to the waste strategy.

The concept is for 8 units, see attached preliminary plan, which would usually promote kerbside collection however as the site is located at the end of the cul-de-sac there is very limited kerb frontage, especially when we design a standard TCCS HD1 driveway. Looking at street view there is also several large trees that would again limit the area available for collection, see below:



Could you please provide comment on what the preferred collection strategy would be for TCCS, would we be allowed to simply relocate bins during collection time to in front of a neighbouring block?

[REDACTED]



P: 02 6201 0200 F: 02 6247 2203

A: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612

[@sellickconsultants.com.au](mailto:info@sellickconsultants.com.au) W: www.sellickconsultants.com.au



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