

From: [AC, EPD Customer Services](#)
To: [EPSDD, StrategicFinance](#)
Subject: CODING-202342029
Date: Thursday, 31 August 2023 2:14:00 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.jpg](#)

Hey,

Please see the breakdown of fees and correct bank account and Cashlink codes for DA 202342029 BLOCK 25 SECTION 43 O'CONNOR



Completeness Check – 34 1120	\$218.40
Public Notification Fee – 34 1129	\$333.55
Lease Search – 34 1519 – GST inclusive	\$0



Development Fee – 34 1118	\$211.32
Crown Lease Variation – 34 1125	\$0

If you require further information, please let me know.

Thanks,

Hayden Raftery | Team Leader – DA Notification

Phone: 02 6207 1923 | Email: ACepdcustomerservices@act.gov.au

Chief Minister Treasury and Economic Development Directorate | Access Canberra – Land, Planning and Building Services

8 Darling Street Mitchell ACT 2911 | GPO BOX 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



From: EPSDD, StrategicFinance <StrategicFinance.EPSDD@act.gov.au>

Sent: Thursday, 31 August 2023 12:55 PM

To: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Cc: Banks, Sara <Sara.Banks@act.gov.au>

Subject: FW: DA x 5 - [REDACTED], O'CONNOR and [REDACTED] N

OFFICIAL

Hi team,

Grateful if the breakdown can be provided today as we are trying to include it in this month.

Kind regards,

Emi Bernroider

Accounts Payable Officer

Strategic Finance | Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: (02) 6207 9487 | Email: emi.bernroider@act.gov.au

480 Northbourne Avenue, Dickson ACT 2602 | PO Box 158 Canberra ACT 2602 | www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: EPSDD, StrategicFinance

Sent: Wednesday, 30 August 2023 5:21 PM

To: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Subject: DA x 5 - [REDACTED] O'CONNOR and [REDACTED]

OFFICIAL

Hi Team,

Could you please provide me coding breakdown for the below payment?



Kind regards,

Emi Bernroider

Accounts Payable Officer

Strategic Finance | Environment, Planning and Sustainable Development Directorate | ACT Government

Phone: (02) 6207 9487 | Email: emi.bernroider@act.gov.au

480 Northbourne Avenue, Dickson ACT 2602 | PO Box 158 Canberra ACT 2602 | www.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Shared Services Finance, Accounts Receivable <AccountsReceivable.SharedServicesFinance@act.gov.au>

Sent: Wednesday, 30 August 2023 5:07 PM

To: EPSDD, StrategicFinance <StrategicFinance.EPSDD@act.gov.au>

Subject: FW: Separate Remittance Advice: paper document number - 3602968

OFFICIAL

Hi Team,

FYI.

Kind regards

Fazilah

Fazilah Abd Rahman | Finance Officer | Finance Operations – Accounts Receivable

Phone (W) +61 2 6205 1433 | Email: FazilahB.AbdRahman@act.gov.au

Shared Services Finance | Budget, Procurement and Finance Group

Chief Minister, Treasury and Economic Development Directorate | ACT Government

Level 3 Winyu House, 125 Gungahlin Place, Gungahlin 2912 | GPO Box 158 Canberra ACT 2601 | act.gov.au

Please consider the environment before printing this email. If printing is necessary, print double-sided and black and white.



From: SharedServicesAccountsPayable@act.gov.au <SharedServicesAccountsPayable@act.gov.au>

Sent: Tuesday, 29 August 2023 4:35 PM

To: Shared Services Finance, Accounts Receivable <AccountsReceivable.SharedServicesFinance@act.gov.au>

Subject: Separate Remittance Advice: paper document number - 3602968

Please find enclosed a remittance advice for your reference.

Payment should be received within three business days however this time may vary depending on your banking institution.

If payment has not been received within this time, please contact us via email; FinanceSharedServices@act.gov.au

Regards

Shared Services Accounts Payable



Remit To Address	EFT Reference
ACT ENVIRONMENT AND PLANNING DIRECTORATE C/-SHARED SERVICES	ABN: 90 375 813 807
	EFT Advice Number: 560E290823

GPO BOX 158
CANBERRA ACT 2601

EFT Advice Date: 29-Aug-2023

EFT Reference Number: 3602968

Date Created: 29-Aug-2023

Bank BSB:

Account Number:

Account Name:

EFT Remittance Advice

Invoice Date	Invoice Number	Description	Invoice Amount	Amount Paid
22-Aug-2023	DA202342070OCONNORB26S43	300-DESIGN DA 202342070 O'CONNOR B26 S43	544.58	544.58
23-Aug-2023	DA202342029OCONNORB25S43	300-DESIGN DA 202342029 O'CONNOR B25 S43	763.27	763.27
			Total:	23,977.31

Agency Information

HOUSING ACT
ACT Housing Accounts
Locked Bag 3000
BELCONNEN ACT 2617

Enquiries

Phone: (02) 6207 9000

Fax:

Email: financesharedservices@act.gov.au

From: basubmission_electricity@Evoenergy.com.au
To: [AC_EPD Customer Services](#)
Subject: Evoenergy Application Decision. Application - 212899. O'Connor - 25/43
Date: Wednesday, 13 September 2023 11:46:54 AM
Attachments: [Conditional Approval Electricity212899.pdf](#)
[%PLAN-202342029-INTENT-02.pdf](#)
[DEMO-202342029-02.pdf](#)
[3811_004 \(plt\).pdf](#)

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[Learn why this is important](#)

Evoenergy

Approval ID : 212899, O'Connor 25 /43

Please note that your application has been assessed for compliance with Evoenergy's Electricity Network and conditionally complies with our Electricity Networks requirements.

Please find attached, your stamped plans together with a conditional statement of compliance.

Separate compliance statements may be required from other entities.

Regards

Michael Richardson

[Evoenergy](#)

Telephone 02 6293 5770

Facsimile 02 6293 5762

Email devapp@evoenergy.com.au

GPO Box 366 Canberra ACT 2601

www.evoenergy.com.au

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Electricity Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

Application No: 212899 **Suburb:** O'Connor **Block/Section** 25 / 43

Applcn Type: Single residential/Demolition Inclusions : retaining walls/fencing

Attached Plans

%PLAN-202342029-INTENT-02.pdf

DEMO-202342029-02.pdf

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

Conditions

Development is to comply with minimum clearances to overhead conductors and poles. Ref Evoenergy Drawing 3811-004

Please Note

- WARNING Evoenergy underground assets may be in or adjacent to this block. It is your responsibility to ascertain the location of such assets.
- Development and Building Applications will need to include any proposed Evoenergy works.
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's electricity network.
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity.
- A failure of this application to show accurately located electricity assets may result in damage and costs for which the proponent will be liable. Damage to network assets must be reported to Evoenergy.

Comments:

Signed Michael Richardson

Date 13 Sep 2023

For further information please phone Evoenergy Electricity Networks: 6293 5770

evoenergy
 Project Summary
 Blocks 25 & 26, Section 43, O'Connor
 1196 m²

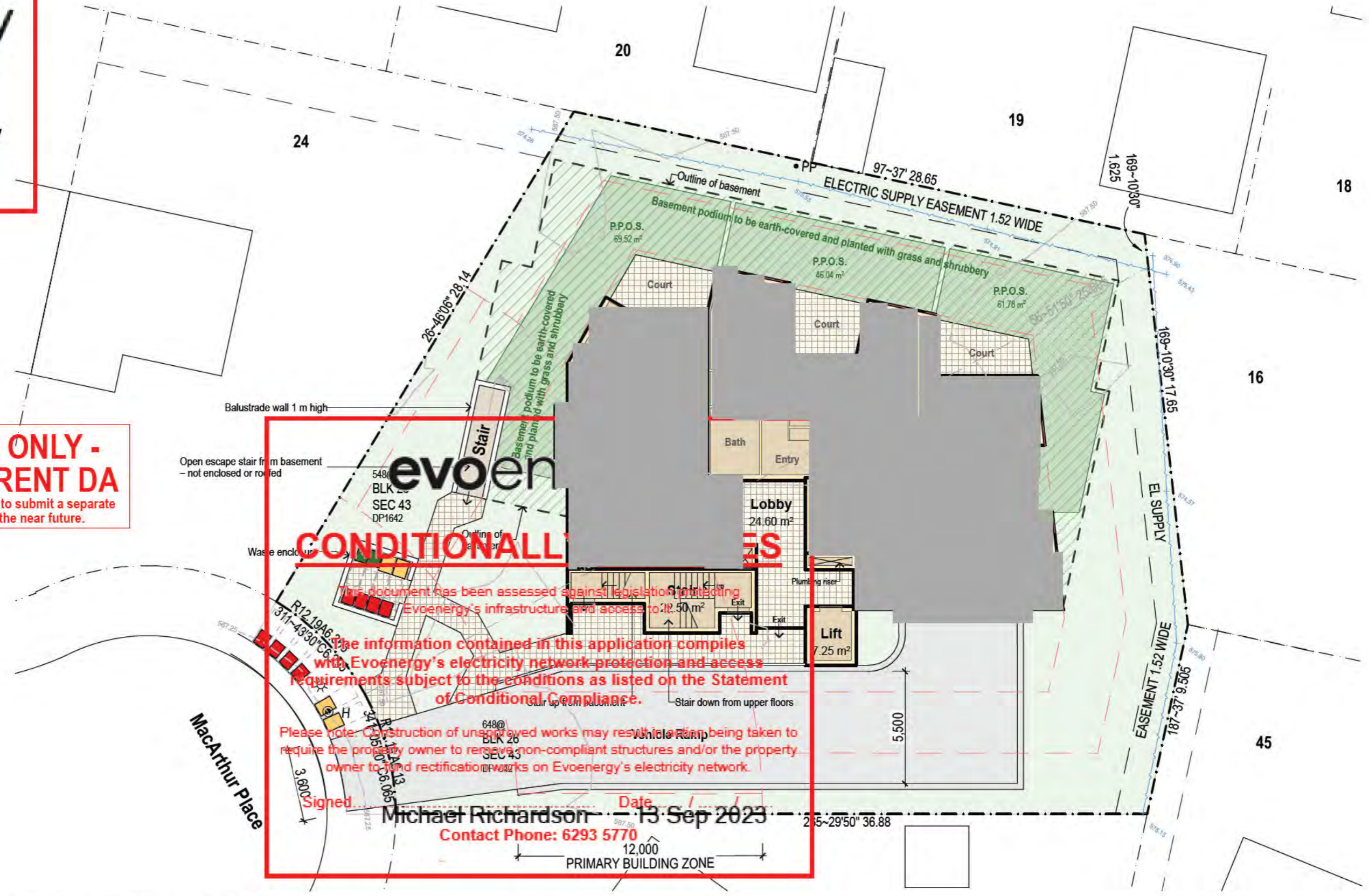
Zoning R71
 Application Number
 212899

8 supportive housing units in a 3-storey
 apartment building with basement
 parking
 Sheet
 1 of 3

GFA = 873.19 m²
 Plot Ratio = 73.01%

**FOR INFORMATION ONLY -
 NOT PART OF CURRENT DA**

Current DA is for demolition only. It is intended to submit a separate
 DA for the building depicted on this drawing in the near future.



CONDITIONALLY COMPLIANT

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

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

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

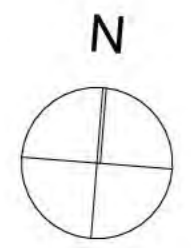
Signed: **Michael Richardson** Date: **13 Sep 2023**
 Contact Phone: **6293 5770**

12,000
 PRIMARY BUILDING ZONE

Concept Plan: Ground Floor
 1:200

**FOR INFORMATION ONLY -
 NOT PART OF CURRENT DA**

Current DA is for demolition only. It is intended to submit a separate
 DA for the building depicted on this drawing in the near future.



DA1 Issue	For DEMO DA Details	06/07/2023 Date	HP/BC Drawn	PL Approved
0	2	4	6	8

10cm

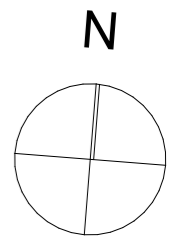
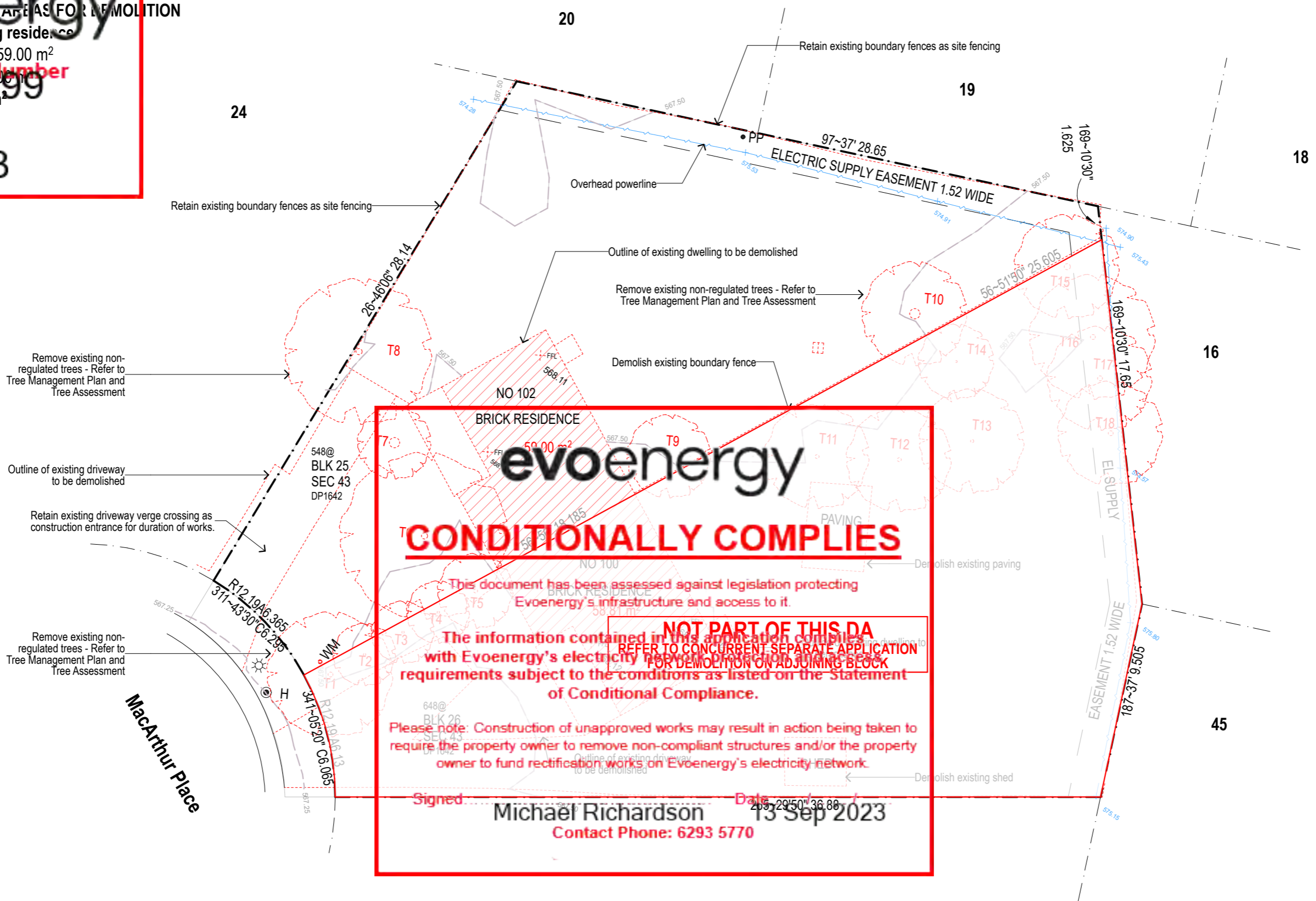
PHILIPLEESONARCHITECTS
 4/9 McKay Street Turner ACT 2612
 P 6295 3311 E info@philipleeson.com.au

General Notes
 The Builder shall check all dimensions and levels on site prior to construction.
 Do not scale drawings.
 Notify any errors, discrepancies or omissions to the architect.
 Drawings shall not be used for construction purposes until issued for
 construction.
 All boundaries and contours subject to survey.
 All rights reserved. © COPYRIGHT of Philip Leeson Architects 2018

PROJECT: **Proposed Demolition**
 SITE: **Blocks 25 & 26, Section 43,
 100 & 102 Macarthur Place O'CONNOR ACT**
 CLIENT: **CSD - Housing ACT**

DRAWING: **Developer Intent Plan**
 Project No: **23014**
 Filename: **23014 O'Connor Housing Macarthur DA for Demo.pln**
 Scale: **As Shown @ A3**

Drawing No.
DA02



Application Number
212899
Sheet
3 of 3

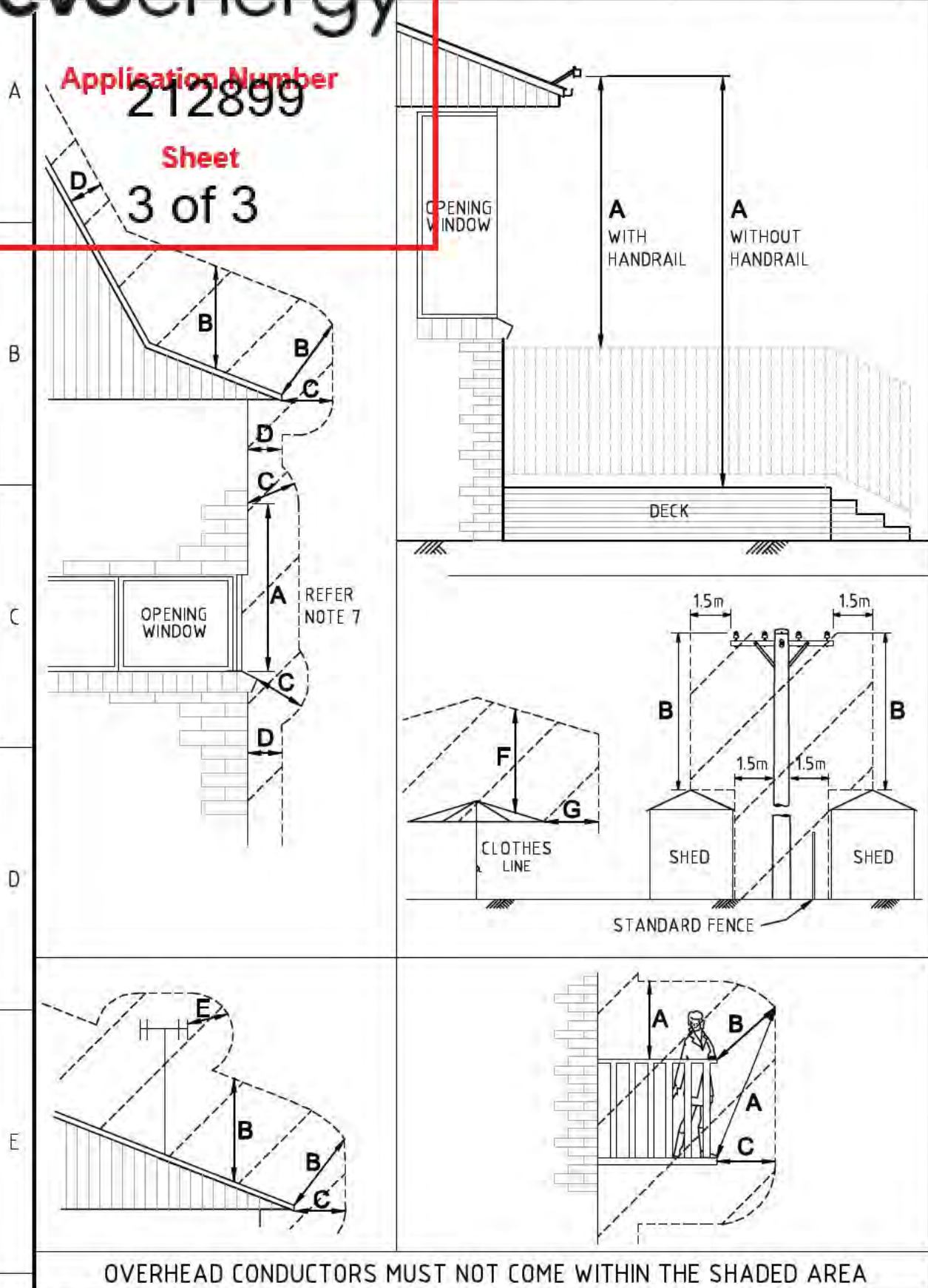


TABLE 1 - GROUND CLEARANCE (OTHER THAN INSULATED SERVICE CONDUCTORS)

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION		
	U<1kV	1kV<U<33kV	33kV<U<132kV
OVER LAND WHICH DUE TO ITS STEEPNESS OR SWAMPINESS IS NOT ABLE TO BE TRAVERSED BY VEHICLES.	4.5m	4.5m	5.5m
OVER LAND OTHER THAN THE CARRIAGEWAY OF ROADS.	5.5m (note 4)	5.5m	6.7m
OVER THE CARRIAGEWAY OF MINOR ROADS	6m	6.7m	8m
OVER THE CARRIAGEWAY OF MAJOR ROADS	6.7m (note 5)	6.7m	9m

TABLE 2 - GROUND CLEARANCE (INSULATED SERVICE CONDUCTORS)

LOCATION	DISTANCE TO GROUND IN ANY DIRECTION
OVER THE CENTRE OF A ROAD.	5.5m
OVER ANY OTHER PART OF A ROAD.	4.6m
OVER A FOOTWAY OR LAND THAT IS LIKELY TO BE USED BY HEAVY VEHICLES	4.6m
OVER A FOOTWAY OR LAND THAT IS NORMALLY USED ONLY BY MOTOR CARS OR VEHICLES OF SIMILAR HEIGHT	3.0m
ELSEWHERE.	2.7m

TABLE 3 - CLEARANCE FROM STRUCTURES

LOCATION	CONDUCTOR					
	U<1kV		U>1kV		1kV<U<33kV	33kV<U<132kV
	INSULATED	BARE	INSULATED WITH EARTHED SCREEN	INSULATED WITHOUT EARTHED SCREEN	BARE or COVERED	BARE
A VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NORMALLY ACCESSIBLE TO PEOPLE	2.7m	3.7m	2.7m	3.7m	4.6m	5.0m
B VERTICALLY (AND NEAR VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PEOPLE BUT ON WHICH A PERSON CAN STAND	1.2m	2.7m	2.7m	2.7m	3.7m	4.5m
C ANY DIRECTION (OTHER THAN VERTICALLY), FROM THOSE PARTS OF THE STRUCTURE NORMALLY ACCESSIBLE TO PERSONS, OR FROM ANY PART NOT NORMALLY ACCESSIBLE TO PERSONS BUT ON WHICH A PERSON COULD STAND.	1.5m (note 3)	2.0m	1.5m	1.5m	2.7m	3.0m
D ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF THE STRUCTURE NOT NORMALLY ACCESSIBLE TO PERSONS.	0.3m (note 3)	1.5m	0.3m	1.5m	2.7m	2.7m
E ANY DIRECTION, FROM AN OUTDOOR WIRELESS OR TELEVISION AERIAL OR PART OF A STAY WIRE FOR THE AERIAL	1.5m	1.5m	1.5m	1.5m	1.5m	2.7m
F VERTICALLY FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE	1.8m	3.7m	4.6m	4.6m	4.6m	5.5m
G ANY DIRECTION (OTHER THAN VERTICALLY), FROM ANY PART OF A FULLY EXTENDED CLOTHES LINE	1.8m	3.0m	3.0m	3.0m	3.0m	3.0m

GENERAL NOTES:

1. THE MINIMUM DISTANCE FROM ANY PART OF AN AERIAL LINE IS TO BE MEASURED FROM THE NEAREST POINT TO WHICH THE LINE SAGS OR SWINGS. FOR SAG THIS IS AT THE MAXIMUM DESIGN OPERATING TEMPERATURE (NORMALLY 65°C FOR DISTRIBUTION LINES and 120°C FOR TRANSMISSION LINES). FOR SWING THIS IS AT THE MAXIMUM DESIGN WIND LOADING (500Pa WIND)
2. COVERED CONDUCTORS TO BE TREATED AS BARE CONDUCTORS
3. THIS CLEARANCE CAN BE FURTHER REDUCED TO ALLOW FOR TERMINATION AT THE POINT OF ATTACHMENT
4. LOW VOLTAGE CONDUCTORS CONSTRUCTED PRIOR TO 1998 REQUIRE ONLY 4.6m GROUND CLEARANCE OVER LAND OTHER THAN ROADS
5. MAJOR ROADS ARE DEFINED AS ROADS WITH DUAL CARRIAGEWAYS OR 100kph (or GREATER) SPEED LIMIT. ALL OTHER ROADS SHALL BE CONSIDERED AS MINOR ROADS
6. REFER TO DRAWING 3832-020, CLEARANCE REQUIREMENT FOR SWIMMING POOL FROM ELECTRICAL INFRASTRUCTURE.
7. WHERE THERE IS A RISER BRACKET INSTALLED OVER AN EAVES OVERHANG ABOVE WINDOW DIMENSION "A" IS NOT APPLICABLE
8. ELECTRICAL POINT OF ATTACHMENT MUST BE ACCESSIBLE AND FREE OF OBSTRUCTION AT ALL TIMES.

OVERHEAD CONDUCTORS MUST NOT COME WITHIN THE SHADED AREA

K	HV CLEARANCE ABOVE MAJOR RD'S REVISED TABLE 1	26/07/2007	GA	GA	Drawn:	Designed:	<p>MINIMUM CLEARANCES INSULATED & BARE OVERHEAD CONDUCTORS</p>	Scale:	Date:	Sheet No:
J	NOTE 1 AMENDED INCLUDE TRANS. LINE DESIGN TEMP.	13/08/2003	GA	SF	Checked:	A-NNR		Work Pack No:	File:	
N	LOGO AND REFERENCES UPDATED TO EVOENERGY	8/01/2018	C. Desai	W. Ibrahim	Approved:	G ASTBURY		Status:	Current	
M	DRG APPROVED AS CURRENT	24/04/2015	CD	WC	Project No:			A3	3811-004	Rev N
No	Revision	Date	Checked	Approved						

From: bssubmission_electricity@evoenergy.com.au on behalf of Evoenergy
To: [AC_EPD Customer Services](#)
Subject: Evoenergy - Notification of Building Application - Application ID : 212899
Date: Wednesday, 13 September 2023 11:47:37 AM
Attachments: [Gas Conditional Compliance Statement_212899.pdf](#)
[Exclusion Zone - Domestic Meter Installations.pdf](#)
[Gas Metering Equipment - Prohibited Locations.pdf](#)
[Information sheet.pdf](#)
[Meter Exclusion Zone.pdf](#)
[%PLAN-202342029-INTENT-02_Gas.pdf](#)
[DEMO-202342029-02_Gas.pdf](#)
[GasComplianceStatement.pdf](#)
[Exclusion Zone - Domestic Meter Installations.pdf](#)
[Gas Metering Equipment - Prohibited Locations.pdf](#)
[Information sheet.pdf](#)
[Meter Exclusion Zone.pdf](#)

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This email has been generated on behalf of Evoenergy and please send all replies to evoenergyconnections@jemena.com.au

Your application has been assessed by Evoenergy and conditionally complies with our Gas Networks requirements.

Please find attached, your stamped plans together with a statement of conditional compliance, which indicates Evoenergy's conditions of approval.

Separate compliance statements are required from other utilities (eg: electricity, water and sewerage, stormwater and communications)

Regards

Stephen Angel

Network Development Manager

Jemena

Unit 1, 5-7 Johns Place, Hume, ACT 2620

(02) 9867 7034

evoenergyconnections@jemena.com.au | www.jemena.com.au

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Gas Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

For Residential except High Rise

Application No: 212899

Drawings in set: 25

Block: 25

Section: 43

Suburb: O'Connor

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

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

- The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules.
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.

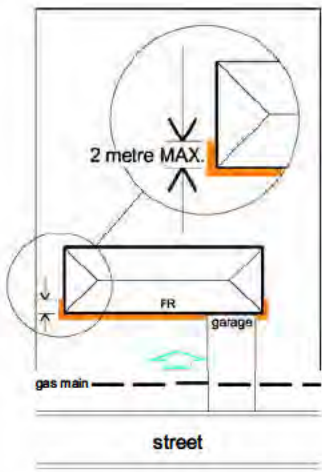
Other:

Please note:

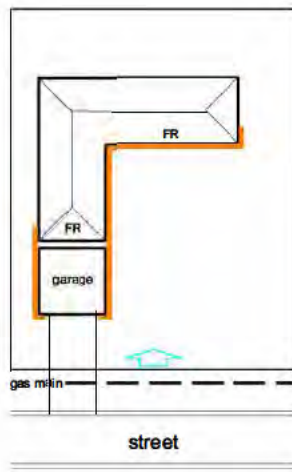
- WARNING:** Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Call 1100.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's gas network
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity

For further information please phone Stephen Angel - Jemena 02 9867 7034

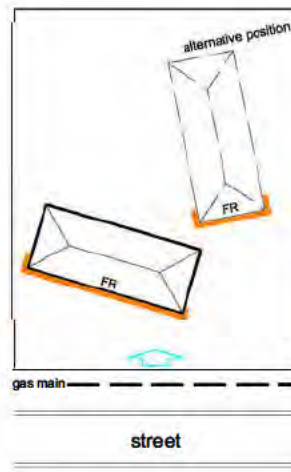
DOMESTIC GAS METER LOCATION REFERENCE DRAWINGS



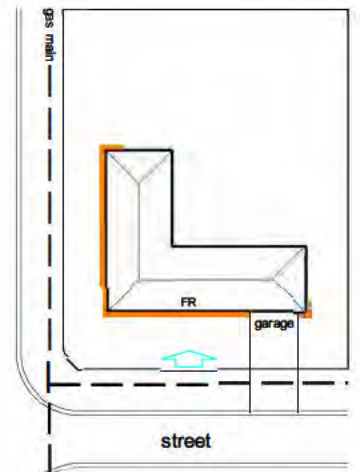
1. TYPICAL SITUATION



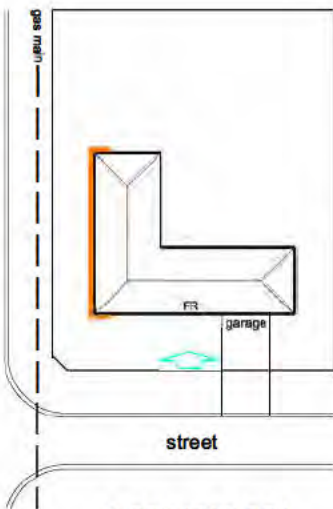
2. DETACHED GARAGE AT FRONT



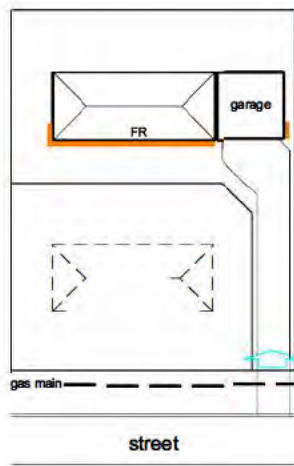
3. ANGLED HOUSE



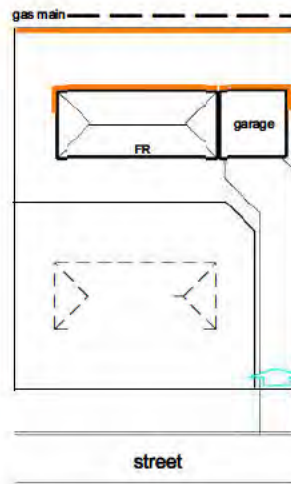
4. CORNER BLOCK
GAS ON TWO SIDES



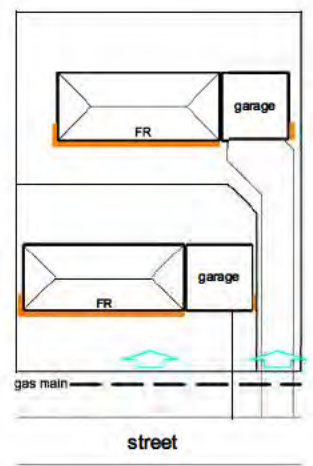
5. CORNER BLOCK
GAS ON ONE SIDE



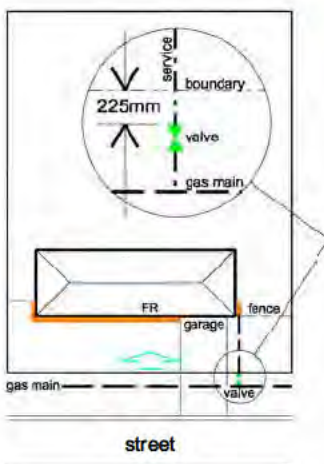
6. BATTLE-AXE BLOCK
GAS AT FRONT



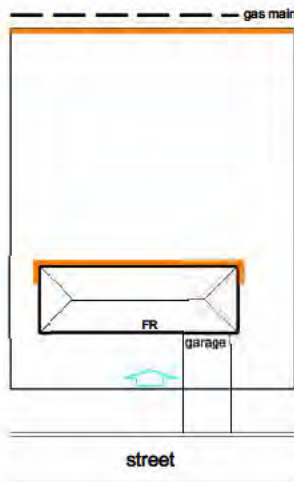
7. BATTLE-AXE BLOCK
GAS AT REAR



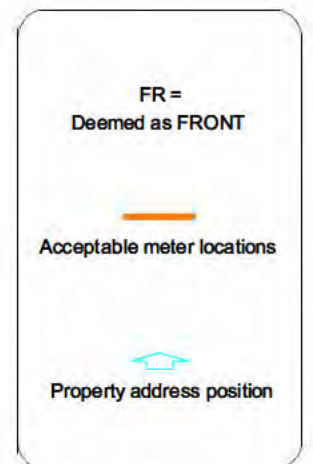
8. DUAL OCCUPANCY



9. METER BEHIND LOCKABLE
GATE, FENCE, OR BARRIER



10. MAIN AT REAR OF BLOCK



LEGEND:

Gas Networks

Gas Metering Equipment

Prohibited Locations

Metering equipment must not be installed in the following locations unless specifically approved by Evoenergy:

- (a) a bedroom;
- (b) a lift shaft or lift motor room;
- (c) a room specifically intended for electrical switchgear;
- (d) a fire-isolated stairway or passage;
- (e) a fire hydrant duct or hose reel cabinet;
- (f) sprinkler or hydrant pump room;
- (g) near a source of ignition;
- (h) in a position that would obstruct egress from a building;
- (i) in a position where the meter would be subject to physical damage unless adequately protected;
- (j) in an area where excessive temperatures or sudden excessive changes in temperature may occur;
- (k) in an area of excessive vibration;
- (l) in the foundation area under a building;
- (m) in a cavity wall, unless installed in a ventilated enclosure which meets the requirements of Evoenergy, and the cavity is sealed;
- (n) in a position where access for reading or maintenance is restricted;
- (o) in an unventilated position; or
- (p) on the ground, a floor which is frequently wetted or on a floor which contains material which may corrode the meter.

For further information please phone Stephen Angel – Jemena 02 9867 7034

‘STATEMENT OF COMPLIANCE’

INFORMATION SHEET

The following requirements must be included in an application that is made under the Planning and Development Act 2007 and/or the Building Act 2004 to Evoenergy when seeking an Electricity & Gas Networks ‘statement of compliance’.

General Requirements for all Development Applications

Provide plans which are to include the following:

- A designated scale, for example 1:500, 1:200, 1:100, 1:50 with Bar Scale
- Proposed and existing structures including basements, driveways, gates, fencing, sheds, rainwater tanks and retaining walls
- Accurately located and dimensioned Evoenergy electricity & gas assets within the block and those located within 5 metres of any boundary of the block (Contact Dial-Before-You-Dig on 1100 for asset maps)
- Dimensioned distance of all structures that are within 5 metres of Evoenergy electricity & gas assets
- Any electricity or gas easements on the block
- Elevations & sections of proposed structures

Specific Requirements for Type of Development

Single Dwelling/Dual Occupancy

- As per General Requirements above

Multiple Unit and High Rise residential

- As per General Requirements above
- Number of units
- Number of bedrooms per unit
- Detailed Maximum Demand Calculation as per AS 3000 (electricity)
- Detailed MJ load of the installation and appliances (gas)
- Net Floor Area of common areas and their use
- Net Floor area of Basement and form of ventilation
- Type of cooking, space & water heating and cooling (gas, electric etc)
- Details of central hot water installation

Non-Residential & Mixed Use

- As per General Requirements above
- Type of development (office, retail, warehouse, industrial etc)
- Timing of the development
- Staging of the development
- Net useable floor areas and their usage
- Net floor area of Basement and form of ventilation
- Type of cooking, space & water heating and cooling (gas, electric etc)
- A list of the load components of the proposed installation with their maximum demands, diversity factors, etc
- Information on load management system (if applicable)
- Duty cycle of any large equipment or duty cycle of an industrial process
- Details of any substantial intermittent and fluctuating loads
- Details of any large single phase loads
- Details of any loads likely to cause substantial harmonics
- Details of any loads which are likely to have poor power factors
- Any seasonal factors, i.e. seasonal variation of load
- Main factors affecting level of demand
- Removal of any part of an existing installation
- Any planned future augmentations or upgrades
- Any on site emergency back up arrangements
- Details of large starting motors and voltage drop limitations
- Detailed Maximum Demand Calculation as per AS 3000 (electricity)
- Detailed MJ load of the installation and appliances (gas)
- Type B gas appliance details
- Number of units
- Number of bedrooms per unit

Demolitions

- Warning: You must contact Evoenergy prior to commencement of demolition works**

For further information

Information about any of the requirements raised in this document can be obtained by contacting the following:

Evoenergy Electricity Networks: 6293 5770

Evoenergy Gas Networks: 6203 0640

Please note: Separate applications are required for Icon water, water & sewerage networks; and to other utility providers such as stormwater or telecommunications.

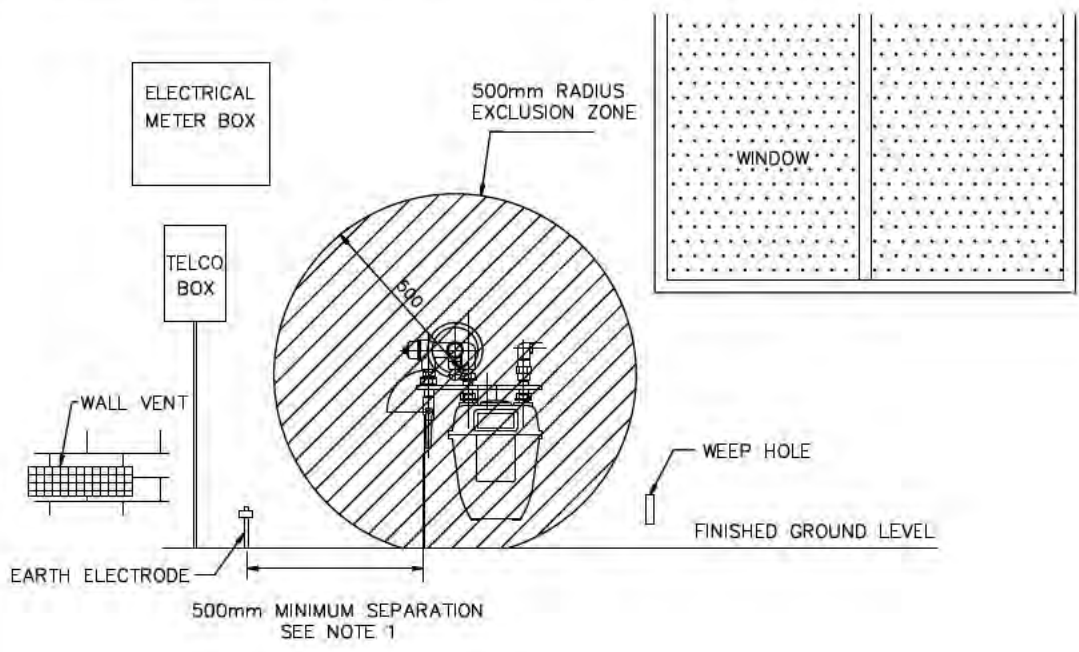
To lodge an electricity or gas compliance application:

Bring your drawings to the Networks Service Centre; or:

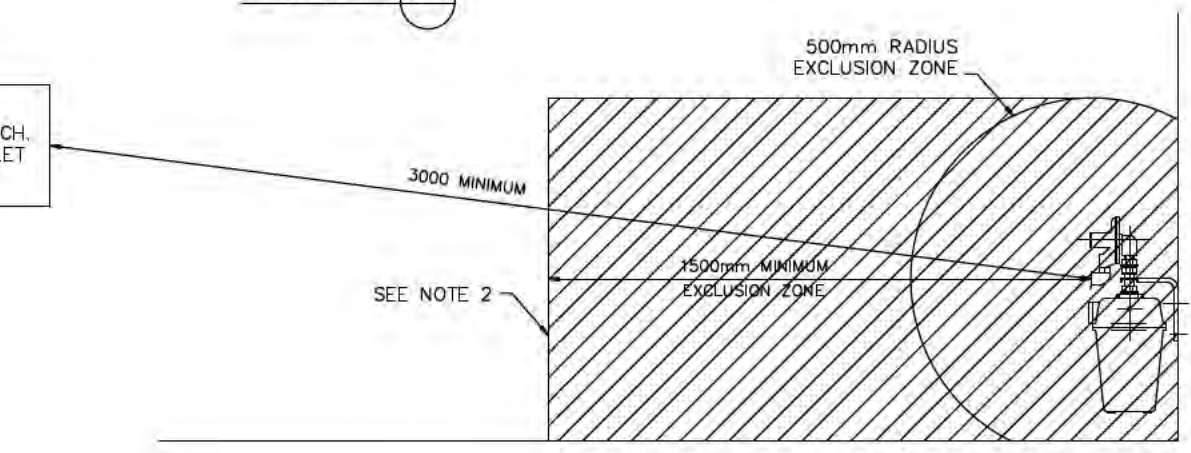
Send electronically to Evoenergy: email: devapp@evoenergy.com.au

The protocols for submitting an electronic application are:

- ❖ Drawings in A3 format (each PDF to be no larger than 2 megabytes in size).
- ❖ Send one email for each application.
- ❖ Each PDF can contain multiple drawings however if you have more than 5 PDFs in an application, please send multiple emails (i.e. part 1, part 2 etc..)

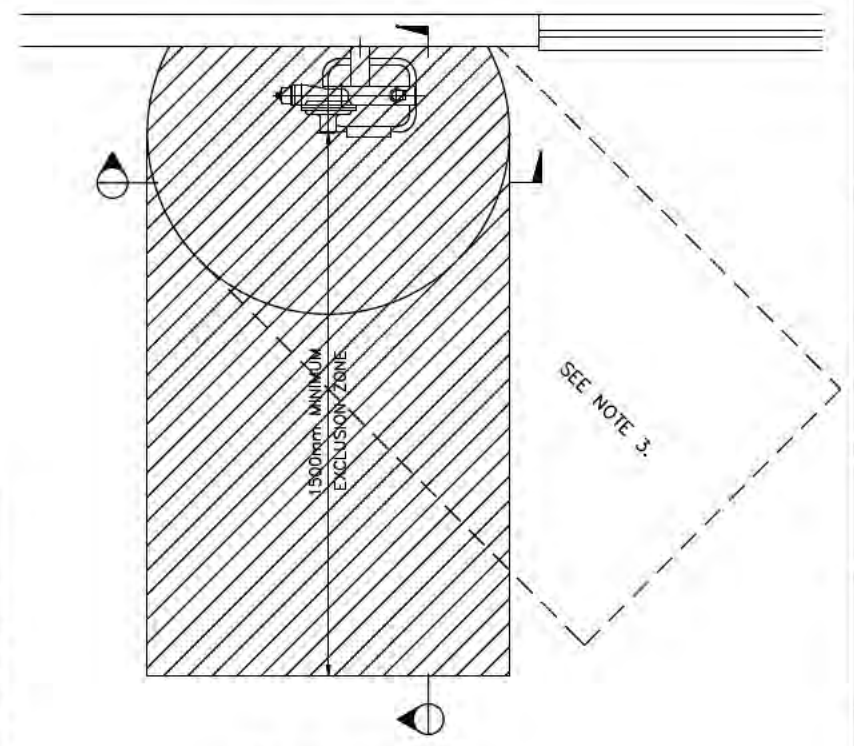


ELEVATION 1




ELEVATION 2

- NOTES:**
- SEPARATION FROM EARTHING ELECTRODE TO COPPER RISER SHALL BE 500MM MINIMUM - REFER AS5601 cl 4.10.5
 - OBSTRUCTIONS WITHIN 1.5 METRES OF VENT TERMINAL IN DIRECTION OF DISCHARGE WILL RESULT IN A LARGER EXCLUSION ZONE BEING APPLIED - REFER AS5601 cl 4.7.11
 - DIRECTION OF DISCHARGE OF VENT TERMINAL DETERMINES ORIENTATION OF EXCLUSION ZONE.



PLAN VIEW

										CLIENT				GAS NETWORKS	
														EXCLUSION ZONE DOMESTIC METER INSTALLATION ASS5601 REQUIREMENTS	
1	JEMENA LOGO		J.DAWSON	25.11.08											
0	ISSUED FOR REVIEW		S.SHAW	23.11.05	016					B.HANSEN	30.11.05				
SYM	REVISION	PROJECT ENGINEER	DATE	DRAWN	DATE	CHECKED	DATE	PROJECT MANAGER	DATE	CLIENT	DATE	SCALE	DRAWING NUMBER	REVISION	



Gas Networks

STATEMENT OF

CONDITIONAL COMPLIANCE

For Residential except High Rise

Application No: 212899

Drawings in set: 25

Block: 25

Section: 43

Suburb: O'Connor

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

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

- The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules.
- Development is to comply with minimum separation requirements to underground assets
 - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
 - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.

Other:

Please note:

- WARNING:** Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Call 1100.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's gas network
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity

For further information please phone Stephen Angel - Jemena 02 9867 7034

From: developmentapplications@iconwater.com.au
To: [AC, EPD Customer Services](#)
Subject: Icon Water Application Decision. Application - 212886. O'Connor - 25/43 (Email 1 of 4)
Date: Friday, 8 September 2023 8:28:31 AM
Attachments: [Conditional Acceptance212886.pdf](#)
[%PLAN-202342029-INTENT-02.pdf](#)
[%TITLE-202342029-01.pdf](#)
[APP-202342029-02.pdf](#)
[AUTHORISATION-202342029-02.pdf](#)
[DEMO-202342029-02.pdf](#)
[HAZARDOUSMAT-202342029-03.pdf](#)
[INDEX-202342029-01.pdf](#)
[SCRITERIA-202342029-02.pdf](#)
[SEDIMENT-202342029-02.pdf](#)
[SEDIMENT-202342029-NOTES-01.pdf](#)
[SEDIMENT-202342029-NOTES-02.pdf](#)

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[Learn why this is important](#)

Icon Water

Approval ID : 212886, O'Connor 25 /43

Your application has been assessed against Icon Water's water and sewerage network access and asset protection requirements.

Please find attached an Icon Water DECISION STATEMENT together with your stamped plans.

A failure to comply with decision statement conditions will invalidate the approval and will expose the land-holder to prosecution under the Utilities Act 2000.

Non-compliant submissions must be rectified and resubmitted to Icon Water for approval prior to construction commencing. A decision to proceed with construction using unapproved drawings will expose the land-holder to prosecution under the Utilities Act 2000.

Please note: Separate decision statements are required from other utilities (eg: electricity, gas, stormwater and communications)

Future applications

Icon Water has introduced an online planning application process for obtaining utility clearances prior to submitting a development application or seeking building approval.

This revised application process consists of an electronic form available [here](#). By using the online form applicants will no longer need to complete the respective Water/Sewerage and Electricity/Gas application forms.

When an application is submitted it will be assessed against the water, sewerage, electricity and gas networks.

Icon Water requests that organisations register their details if they regularly submit applications. Registration will reduce the time it takes to lodge an application. To register, send a return email including the organisation's name, a contact name, phone number and email address.

Regards

Bibek Ligal

[Building Approvals and Network Protection](#)

[Icon Water](#)

Telephone 02 6248 3111

Facsimile 02 6242 1459

Email developmentapplications@iconwater.com.au

GPO Box 366 Canberra ACT 2601

www.iconwater.com.au

Please consider our environment before printing this email.

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Any views expressed in this message are those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the organisation.



STATEMENT OF CONDITIONAL ACCEPTANCE

Application No: 212886 **Suburb:** O'Connor **Block/Section** 25 / 43
Applcn Type: Single residential/Demolition Inclusions : carpark/driveway

Attached Plans

%PLAN-202342029-INTENT-02.pdf
%TITLE-202342029-01.pdf
APP-202342029-02.pdf
AUTHORISATION-202342029-02.pdf
DEMO-202342029-02.pdf
HAZARDOUSMAT-202342029-03.pdf
INDEX-202342029-01.pdf
SCRITERIA-202342029-02.pdf
SEDIMENT-202342029-02.pdf
SEDIMENT-202342029-NOTES-01.pdf
SEDIMENT-202342029-NOTES-02.pdf
SUPP-202342029-GENERAL NOTES-02.pdf
SURVEYCERT-202342029-02.pdf
TREE-202342029-03.pdf
TREE-202342029-NOTES-01.pdf
TREESURVEY-202342029-02.pdf
VERGE-202342029-02.pdf
VERGE-202342029-NOTES-03.pdf
VERGE-202342029-NOTES-04.pdf
WASTEREPORT-202342029-02.pdf

Conditions of Acceptance

Protection of water and sewer networks to be in accordance with the attached checklist
For demolition works only.

Please Note:

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

WARNING

Failure to comply with these conditions is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:**Signed**

Bibek Ligal

Date

08 Sep 2023

For further information please phone Icon Water 6248 3111.

icon

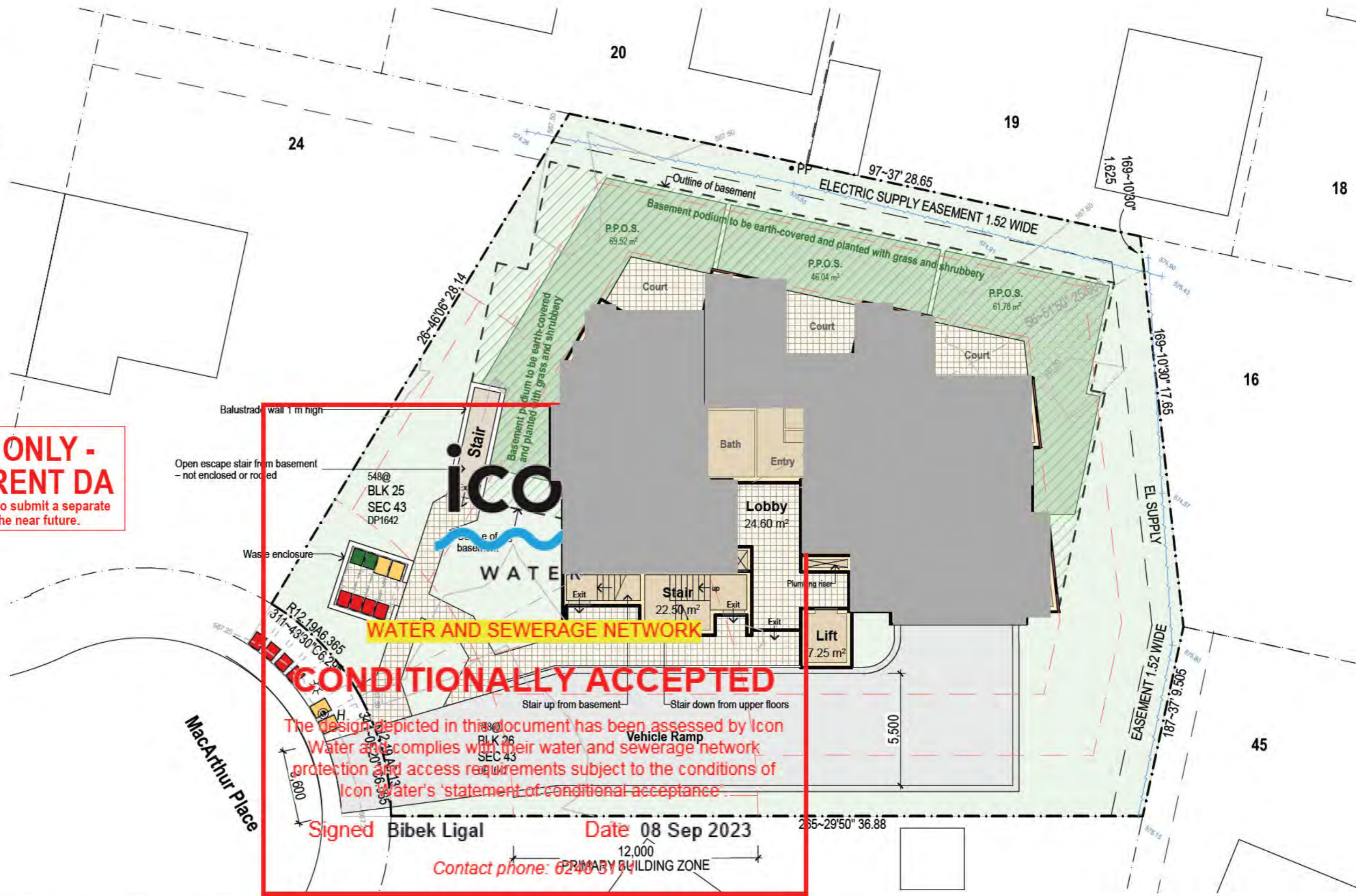
Project Summary
Blocks 25 & 26, Section 43, O'Connor
1196 m²
Application Number
Zoning R24
Max Plot Ratio = 80%

Sheet
8 supportive housing units in a 3-storey
apartment building with basement
parking

GFA = 873.19 m²
Plot Ratio = 73.01%

**FOR INFORMATION ONLY -
NOT PART OF CURRENT DA**

Current DA is for demolition only. It is intended to submit a separate
DA for the building depicted on this drawing in the near future.



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

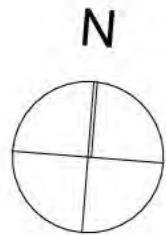
Signed Bibek Ligal Date 08 Sep 2023

Contact phone: 6246 5111

Concept Plan: Ground Floor
1:200

**FOR INFORMATION ONLY -
NOT PART OF CURRENT DA**

Current DA is for demolition only. It is intended to submit a separate
DA for the building depicted on this drawing in the near future.



DA1 Issue	For DEMO DA Details	06/07/2023 Date	HP/BC Drawn	PL Approved
0	2	4	6	8

PHILIPLEESONARCHITECTS
4/9 McKay Street Turner ACT 2612
P 6295 3311 E info@philipleeson.com.au

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Do not scale drawings.
Notify any errors, discrepancies or omissions to the architect.
Drawings shall not be used for construction purposes until issued for construction.
All boundaries and contours subject to survey.
All rights reserved. © COPYRIGHT of Philip Leeson Architects 2018

PROJECT: Proposed Demolition
SITE: Blocks 25 & 26, Section 43,
100 & 102 Macarthur Place O'CONNOR ACT
CLIENT: CSD - Housing ACT

DRAWING: Developer Intent Plan
Project No: 23014
Filename: 23014 O'Connor Housing Macarthur DA for Demo.pln
Scale: As Shown @ A3

Drawing No.
DA02



Planning and Development Act 2007

Development Application

Application Number: 202342029

Application Number

212886

Sheet

3 of 71

Before Starting

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

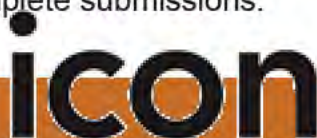
Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

I confirm I have provided all documentation in accordance with the *minimum documentation requirements for lodgement of a development application*

Confirm

Please note that fees apply for incomplete submissions.

Type of Application



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

WATER

Are you applying for a:

Development Application

WATER AND SEWERAGE NETWORK

Has a pre-application meeting been held in relation to this proposal?

No

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Lease/Site Details

Site Number: 1

Signed Bibek Ligal

Date 08 Sep 2023

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.
Contact phone: 6248 3111

Urban

Suburb

O'CONNOR

Section

43

Block Number

25

Unit Number

Street Address

102 MACARTHUR PLACE, O'CONNOR

Applicant Details

What type of applicant are you:



Business

Application Number

ACN or ABN
24081302365
212886

Company Name

Position held / Title

Philip Leeson Architects

Director

Salutation

First Name

Surname

None

Philip

Leeson

Postal Address 1

Postal Address 2

4/9 McKay Street

Postal Address 3

Suburb

State/Territory

Postcode

Country

Turner

ACT

2612

Australia

Phone Number

Fax Number

Mobile Number

62953311

Email

philip@philipleeson.com.au



Lessee (Property Owners) Details

Lessee Number: 1

WATER

Is the Lessee a:

WATER AND SEWERAGE NETWORK

Organisation or Government entity

Australian Business Number (ABN)

90375813807

CONDITIONALLY ACCEPTED

Company Name

Position held / Title

Commissioner or Social Housing

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Salutation

First Name

Surname

None

Sam

Bibek Ligal

Postal Address

Postal Address 2

Nature Conservation House

153 Emu Bank

Date 08 Sep 2023

Postal Address 3

Locked Bag 3000

Contact phone: 6248 3111

Suburb

State/Territory

Postcode

Country

BELCONNEN

ACT

2617

Phone Number

Fax Number

Mobile Number

62050821

Email

Sam.Chu@act.gov.au



Noise of Decision and Plans

Application Number

212886 Specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

5 of 71 Email

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

No

Zone

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

RZ4 Medium density residential zone

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



Development/Precinct Code

WATER

Please specify which development code applies to this application

Residential Zones - Single Dwelling Housing Development Code

Please specify all relevant precinct codes applied to your proposal

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Loose-Fill Asbestos

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

No

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

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 residential duplex and associated driveways, fences and landscaping, in preparation for redevelopment with supportive housing units

Proposed Use of the Land

icon

Describe the use of the development. **Example:** Residential purposes for a single dwelling (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

Application Number
212886
Demolition
Sheet

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Merit

For more information about which track your development application will be assessed in, please click [here](#). Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).

icon



WATER

Type of Development

Please indicate which type of development applies to this development application.

Single Dwelling

WATER AND SEWERAGE NETWORK

Single Dwelling

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and supplies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Please select a Single Dwelling type.

Demolition/Rebuild

Gross Floor Area (GFA) and Cost of Works

Signed: Bibek Ligal Date: 08 Sep 2023

Contact phone: 6248 3111

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

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

118.00

B - Gross Floor Area to be demolished (m²)

118.00

C - Gross Floor Area to be added (m²)

icon

0.00

Application Number

212886

0 Sheet

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E - COST OF WORKS (\$)

11800.00

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

F - Area of other BCA class 10 structures (e.g. metal garage, metal carport, pergola, deck, verandah, etc) (m²)

0.00

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

0.00

Cost of Associated Works

H - Cost of all associated work such as landscaping (\$)

0.00

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

0.00

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

11800



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

*Cost of works MUST be calculated in accordance with the current version of Building (General) (Cost of Building Work) Regulations OR with their own bill of materials prepared by a quantity surveyor or other qualified person. The design depicted in this document has been assessed by icon water and complies with their water and sewerage network conditions and application requirements. A summary of quantities MAY be requested for proposals where cost of work is over \$10 million. A summary of costs from a bill of quantities MUST be provided for proposals where cost of work is over \$10 million. Signed Bibek Ligal Date 08 Sep 2023

Contact phone: 6248 3111

Demolition, Trees, Waste Management

Demolition

Is the Demolition item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for referral to Entity?



Application Number

212886

"Protected tree" is defined under the [Tree Protection Act 2005](#). In accordance with section 148 of the [Planning and Development Act 2007](#), where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application is to be accompanied by a Tree Management Plan For more information about urban tree protection in the ACT, please click [here](#).

Is the Trees item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Waste Management

NOTE: Only relevant for single dwelling houses. New residential development will generate a total of 20 cubic metres or greater of demolition and/or excavated waste

Is the Waste Management item relevant to your proposal?

No



Heritage

WATER AND SEWERAGE NETWORK

Heritage

CONDITIONALLY ACCEPTED

Is the [Heritage](#) item relevant to your proposal?

No

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

Erosion and Sediment Control

Signed Bibek Ligal

Date 08 Sep 2023

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Contact phone: 6248 3111

NOTE: All new dwellings (including in established areas) require a plan that provides details of the sediment and erosion control measures including: sediment control barrier, designated cutting area and wash area, stockpiles and stabilised access point.

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

Yes

Have you provided Entity Endorsement?

No



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

Yes

Application Number

212886

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For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

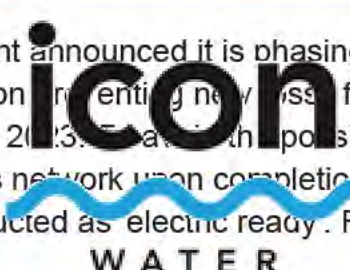
Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

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

No

Greenhouse Gas Emissions

In August 2022 the ACT Government announced it is phasing out all new fossil fuel gas network connections in the ACT. A Regulation preventing new fossil fuel gas network connections is expected to come into effect by late 2023. In the event of the possibility of your development not being able to connect to the fossil fuel gas network upon completion, the development should be designed to be all-electric or constructed as electric ready. Further information can be found at www.energy.act.gov.au.



Are you proposing connection to the fossil fuel gas network?

No

WATER AND SEWERAGE NETWORK

NOTE: Development with operating greenhouse gas emissions that exceed 250 tonnes of carbon dioxide per year need to submit a Greenhouse Gas Emissions Statement. Large developments with significant gas or diesel use may need to provide a greenhouse gas emissions statement. Single dwelling developments are unlikely to be required to report operating greenhouse gas emissions. More information can be found at www.water.act.gov.au (the information and access requirements subject to the conditions of

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network information and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Will the development have operating greenhouse gas emissions above 250 tonnes of carbon dioxide per year?

No

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

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



Subdivision (residential zones)

Application Number

Subdivision (residential zones)

Sheet

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Is the Subdivision (residential zones) item relevant to your proposal?

No

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

Utilities Requirements - ActewAGL & Stormwater

For all developments involving construction, the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones

Does this application comply with utility standards?

Yes

For more information on Utility Requirements, including Standards, Water, Electricity, Sewerage and gas, please contact ActewAGL on Ph: 624835775 or visit their [web site](#). For more information on Stormwater Easements, please contact Asset Acceptance via Canberra Connect on Ph: 132281 or visit their [web site](#). **Please carefully read the applicant declaration before submitting this form**



WATER

WATER AND SEWERAGE NETWORK

Driveways (For works on verge only)

CONDITIONALLY ACCEPTED

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

Signed Bibek Ligal

Date 08 Sep 2023

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

No

Contact phone: 6248 3111

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

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a survey certificate with this application?



Application Number

212886

Proposal previously determined exempt from development approval

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Is this application for development being submitted to address a situation where an exemption from development approval was granted, but the development does not accord with the exemption provisions?

No

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

Is this application for development undertaken without approval?

No

If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development must be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the area dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click here. For more information on development applications for developments undertaken without approval, please refer to S205 under the Planning and Development Act 2007

CONDITIONALLY ACCEPTED

Exclusion from Public Inspection

The design depicted in this document has been assessed by icon

Water and complies with their water and sewerage network

In accordance with the requirements of Sections 28 and 30 of the Planning and Development Act 2007, the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

protection and access requirements subject to the conditions of icon Water's statement of conditional acceptance.

Signed Bibek Ligal

Date 08 Sep 2023

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Contact phone: 6245 3151

Are you requesting an exclusion from Public Inspection?

No

Conflict of Interest Declaration

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

No



NOTICE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Application Number

212886

Sheet

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Applicant/Lessee Declaration

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

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

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

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

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and we will not be entitled to a refund or transfer of fees;

WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for *public inspection* including via the Internet unless exclusion has been approved.

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision.

Signed: Biber Ligar

Date: 08 Sep 2023

Contact phone: 6248 3111

I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required and authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal (including the inspection of driveways and trees);

I/we (lessee) appoint the applicant whose signature appears in the attached *letter of appointment*

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to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

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I/we declare that information relating to utility standards, access provisions and asset clearance zones has been sought from the relevant utility providers and this development application has been prepared in accordance with their requirements;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

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

If lodging on behalf of a company, organisation or Government agency: -

WATER

I/we declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency:

WATER AND SEWERAGE NETWORK

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that it replaces my requirement to sign a hard copy of this application.

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

I accept the above declarations

Accept

Acceptance date

17 Aug 2023

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

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 EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all



the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

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

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can call the Land, Planning and Building Services Shopfront on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected, EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be **WATER AND SEWERAGE NETWORK** order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement of the Act. It is 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.environmentandplanning.act.gov.au

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal? Signed Bibek Ligal Date 08 Sep 2023

Contact phone: 6248 3111

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

Contact Details: Environment, Planning and Sustainable Development Directorate, Land,

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Planning and Building Services Shopfront, GPO Box 158, Canberra City 2601, 8 Darling Street,
Mitchell ACT 2911 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923 Email: epdcustomerservices@act.gov.au Website:
www.environment.act.gov.au

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WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111



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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 25 Section 43 Suburb O'CONNOR

Unit No. Street Address 100 MACARTHUR PLACE

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 COMMISSIONER FOR SOCIAL HOUSING 2nd Lessee Name

LESSEE AUTHORISATION

This appointment is made under WATER AND SEWERAGE NETWORK

- Pre - application meeting Development Application Application for Reconsideration

- I/we the lessee... to obtain information... to act on my/our behalf... to pay all applicable fees...

CONDITIONALLY ACCEPTED The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

APPLICANT DETAILS (Please Print)

Applicant Name Signed Bibek Ligal Date 08 Sep 2023 OR Company Name PHILIP LEESON ARCHITECTS Contact phone: 6248 3111 Email address info@philipleeson.com.au

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 PHILIP LEESON Nominee 2 BRYN CHARLIS Nominee 3 HANLEY PATNEY




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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.

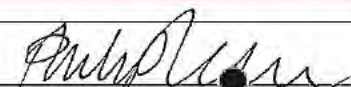
1st Lessee's Signature  Sam Chu for the Commissioner for Social Housing Date **21/07/2023**

2nd 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 **PHILIP LOESEN** Company Name **PHILIP LOESEN ARCHITECTS**

Signature  Date **20th JULY 2023**

LAND CUSTODIAN AUTHORISATION



- I/we declare that I am/we are the land custodian of the public land or leased 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 _____

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of

Icon Water's 'statement of conditional acceptance'.

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 EPD cannot process the application. The Planning and Development Act requires that 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, Northern Territory Health 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

Signed **Bibek Lital** Date **08 Sep 2023**

Contact phone: **02 48 31 1111**

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



INTRUSIVE RESIDENTIAL ASBESTOS ASSESSMENT REPORT

102 Macarthur Pl,
O'CONNOR
ACT 2602

icon



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

Prepared For: ACT Housing

Survey Date: 14 June 2023

Job reference: LDJ01624

102 Macarthur Place,
 O'Connor
 ACT
 2602

PREPARED FOR:
 ACT Housing

PREPARED BY:
 Lancaster and Dickenson Consulting Pty Ltd
 ABN 74 169 785 915
 Unit 4, 6 Dacre Street
 Mitchell ACT 2911
 T: (02) 6241 2779
 E: admin@landd.com.au
 www.landd.com.au



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

Document Control

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Job Reference	Status	Date	Prepared by	Authorised by
LDJ01624	Revised	08 Sep 2023	Z. Cooper	J. Smith
Signed		Bibek Ligal	Date	08 Sep 2023
<i>Contact phone: 6248 3111</i>				

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Appendices

APPENDIX A – Certificate Of Analysis

APPENDIX B – Photographs

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: 6248 3111

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Most residential properties built prior to 1985 in the ACT are likely to contain one form or another of asbestos containing material (ACM). Some common examples of ACM found in residential properties include asbestos cement wall sheet, asbestos cement eave sheet and pipe lagging around hot water pipes in homes constructed with double brick.

2 Legislative Requirements

The Work Health & Safety (WHS) Regulations 2011, Part 8.6 details the requirements in relation to asbestos for the demolition or refurbishment of a structure. These requirements include:

Section 451 (2): *The person conducting a business or undertaking who is to carry out the demolition or refurbishment must not carry out the demolition or refurbishment until the structure or plant has been inspected to determine whether asbestos or ACM is fixed to or installed in the structure or plant.*

Section 451 (3): *The person conducting a business or undertaking who is to carry out the demolition or refurbishment must ensure that the asbestos removal is undertaken by a licensed asbestos assessor.*

More specifically to residential sites, Section 451 (4) and 451 (7) of the WHS Regulations 2011 state that all asbestos that is likely to be disturbed by the demolition/refurbishment is identified, and so far as is reasonably practicable, that the asbestos is removed before the demolition/refurbishment is commenced.

These requirements are partial extracts from the WHS Regulations 2011. Further details can be found in Part 8.6 of the regulations.

3 Summary of Identified ACM

The items listed below is a summary of the ACM identified or presumed during the assessment of 102 Macarthur Pl, O'Connor:

1. FC packers behind pre-enclosed panels
2. Backing to electrical switchboard

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

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4 Assessment Methodology
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The purpose of this assessment was to determine, as far as practical, the extent of all ACM within the property. The visual assessment was initially undertaken of the property to determine the location, condition and extent of any suspected ACM. Representative sampling of suspect ACM was then undertaken to confirm whether the suspect materials contained asbestos fibre.

Samples collected during the assessment were delivered L&D's National Association of Testing Authorities (NATA) accredited laboratory with a chain of custody form. The samples were analysed by Polarised Light Microscopy using dispersion staining techniques.

The results of the analysis can be found on the L&D Certificate of Analysis (Appendix A to this report).

5 Risk Assessment

Identified ACM is risk assessed based on the following criteria:

- the condition of the material at the time of the assessment;
- the accessibility of the material;
- the likelihood of the material being disturbed resulting in a release of asbestos fibre.

Each ACM is categorised into one of four (4) risk categories:

Very Low Risk	Material is very unlikely to pose a water risk in its current condition during standard building use.
Low Risk:	Material is unlikely to pose a water and sewerage network risk during standard building use.
Medium Risk:	Material is likely to pose a water and sewerage network risk in its current condition during standard building use.
High Risk:	Material poses an exposure risk in its current condition.

WATER AND SEWERAGE NETWORK
 CONDITIONALLY ACCEPTED
 The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.
 Signed: Bibek Ligal Date: 08 Sep 2023
 Contact phone: 6248 3111

6 Determining Suitable Control Measures

The Work Health and Safety (How to Manage and Control Asbestos in the Workplace Code of Practice) Approval 2009 requires that when choosing the most appropriate control measure for managing ACM or asbestos, the following hierarchy of controls must be considered:

- eliminating the risk, for example: removing the asbestos (**most preferred**)
- substituting for the risk, isolating the risk or applying engineering controls, for example: enclosing, encapsulation or sealing
- using administrative controls, for example: labelling, safe work practices etc.
- using PPE (**least preferred**)

A combination of these controls may be required in order to adequately manage and control asbestos or ACM.

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7 Survey Findings

Table 1 below details the suspected ACM sampled as part of the assessment at 102 Macarthur Pl, O'Connor. Information is also included regarding presumed and sample-referred materials.

Table 1: Sample Register

Sample Reference	Item no.	Location and Material Description	Sample Type	Fibrous Content	Asbestos Type	Condition	Risk	Recommended Action
LD-ZC2289	-	Glue to entryway floor tiles	Adhesive	No Asbestos Detected	-	-	-	No action required
LD-ZC2290	-	Toilet wall sheet	Fibre Cement	No Asbestos Detected	-	-	-	No action required
LD-ZC2291	-	Bathroom wall sheet	Fibre Cement	No Asbestos Detected	-	-	-	No action required
LD-ZC2292	-	Sealant between window frame and window pane (internal)	Caulking	No Asbestos Detected	-	-	-	No action required
LD-ZC2293	-	Sealant between window frame and precast concrete (external)	Mastic	No Asbestos Detected	-	-	-	No action required
LD-ZC2294	LDJ01624-1	FC packers between precast concrete panels	Fibre Cement	Chrysotile Asbestos	Non-friable	Good	Very Low	Remove prior to commencement of demolition works
Visually Assessed	LDJ01624-2	Backing to electrical switchboard	Tar Board	Presumed Asbestos	Non-friable	Good	Very Low	Remove prior to commencement of demolition works

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WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Bibek Ligal** Date **08 Sep 2023**

Contact phone: 6248 3111

Table notes:

- Asbestos detected
- Presumed asbestos present
- Non asbestos detected

Two (2) asbestos containing materials were identified or presumed during the assessment of 102 Macarthur PI, O'Connor.

The property was constructed with a flat roof therefore access to the ceiling void was limited. Insulation batts were identified within the roof cavity. The material was visually assessed to be synthetic mineral fibre (non-asbestos).

A pipe chase was completed within the laundry, no suspect material was identified. If material is identified outside of the chased area, works should be stopped immediately, and the material should be tested.

All ACM should be removed prior to the commencement of demolition works.

9 Recommended Control Measures

Table 1 details the minimum recommended actions that should be taken to ensure that the risks associated with identified ACM are adequately managed. These recommendations are made based on the condition of the materials as well as a licensed asbestos assessor's determination on the likelihood that the material being disturbed in the future. The client should refer to the hierarchy of controls outlined in Section 4.0 to make determinations on whether further action is required should the condition of the materials change or should site conditions increase the likelihood that ACM may be disturbed.

10 Requirements for Removal WATER AND SEWERAGE NETWORK

10.1 Prior to Work Commencing

Prior to commencement of asbestos removal works, the engaged licensed asbestos removal contractor must develop an Asbestos Removal Control Plan (ARCP) and a Safe Work Method Statement (SWMS) outlining how the works are to be undertaken. Worksafe ACT must be notified five (5) days prior to commencement of planned asbestos removal works. The ARCP for the asbestos removal works should be submitted with this notification.

10.2 During Asbestos Removal Works

Remediation or removal of friable asbestos must be undertaken by an ACT licensed Class A Asbestos Removalist as per the Work Health and Safety, *How to Safely Remove Asbestos Code of Practice (2020)* and in accordance with EPA (2011) *Contaminated Sites Information Sheet No. 5 'Requirements for the Transport and Disposal of Asbestos Contaminated Wastes'* and *Information Sheet No.6 'Management of Small Scale, Low Risk Soil Asbestos Contamination'*.

Air monitoring, which is mandatory during the removal or remediation of friable asbestos, must be undertaken in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition [NOHSC: 3003(2005)]*. Air monitoring is not mandatory for the removal of non-friable asbestos.

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6246 3171

Sheet
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10.3 Following Completion of Asbestos Removal Works

On completion of asbestos removal or remediation works an independent ACT licensed Asbestos Assessor must be employed to undertake a Clearance Inspection. A satisfactory clearance certificate for the remediated areas must include no visible suspect material and where applicable, clearance monitoring must also indicate that airborne fibre levels are satisfactory.



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: 6248 3111

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Glossary Of Terms Generally Associated with Asbestos

ACM	Asbestos Containing Material. Any material, object, product or debris that contains asbestos.
Amosite	Grey or brown asbestos.
ARCP	Asbestos Removal Control Plan. A document detailing the control measures for undertaking particular asbestos removal works.
Chrysotile	White asbestos.
Crocidolite	Blue asbestos.
Friable asbestos	Friable asbestos material can be crumbled or reduced to a dust by hand pressure when dry. It can represent a significant exposure hazard as a consequence of minor disturbance. Pipe lagging, loose fill asbestos, millboard and severely damaged non-friable asbestos are examples of friable asbestos.
Non-friable asbestos	Non-friable asbestos is material that contains asbestos firmly bound into a matrix. It may consist of cement or various resins/binders and cannot be reduced to a dust by hand pressure. As such it does not present an exposure hazard unless cut, abraded, sanded or otherwise disturbed. Therefore, the exposure risk from non-friable ACM is negligible during normal construction work.
Safe Work Method Statement (SMWS)	Details the methodology and requirement for carrying out particular high risk construction work, including asbestos work.

icon
 WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Bibek Ligal** Date **08 Sep 2023**

Contact phone: 6248 3111

28 of 71 **Sheet 12 Regulations And Codes Of Practice**

Work Health and Safety (How to Manage and Control Asbestos in the Workplace Code of Practice) Approval 2020

Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020

Work Health and Safety Act and Regulations 2011

Dangerous Substances Act and (General) Regulation 2004

Contaminated Sites: Information Sheet Number 5 - Requirements for Transport and Disposal of Asbestos Contaminated Wastes ESDD (Feb 2014)

Contaminated Sites: Information Sheet No.6 'Management of Small Scale, Low Risk Soil Asbestos Contamination' ESDD (Feb 2014)

13 Report Caveats & Limitations

The report was designed to be read as a single document and therefore should only be reproduced in full.



The assessment was undertaken in accordance with relevant legislation and best practice and is specific to the time the assessment was conducted. The assessment may need to be reviewed periodically to ensure it remains current. All conclusions and recommendations are written by the assessor using their professional judgement. **WATER AND SEWERAGE NETWORK** are largely based on the condition of the materials at the time of the assessment as well as the licensed assessor's determination of the likelihood that the material will be disturbed in the future using information available to them at the time of writing the report.

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.
No assessment was undertaken within any areas of the building which were inaccessible to the assessor at the time of the assessment. In addition, no assessment was made of the ground outside the footprint of the building.

Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: **6248 3111**

APPENDIX A

Certificate Of Analysis



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed **Bibek Ligal**

Date **08 Sep 2023**

Contact phone: 6248 3111

Application Number
212886
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ASBESTOS FIBRE IDENTIFICATION TEST REPORT

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CLIENT DETAILS		LABORATORY DETAILS	
Client Name:	ACT Housing	Address:	4/6 Dacre Street Mitchell ACT 2911
Client Contact:	Jenna Malligan	Lab Manager:	Kyle Lancaster
Email:	Acthousingprocurement@act.gov.au	Email:	laboratory@landd.com.au
Site Name:	102 Macarthur Pl, O'Connor ACT		
L&D Job Reference:	LDJ01624		

REPORT DETAILS			
Report Reference:	LDJ01624ID15/06/2023	Samples Received:	14/06/2023
No. of Samples:	6	Report Issue Date:	15/06/2023

Test Specifications: Qualitative identification of Chrysotile, Amosite and Crocidolite asbestos fibre in bulk samples using Polarised Light Microscopy (PLM) and Dispersion Staining Techniques including Synthetic Mineral Fibre (SMF) and Organic Fibre as per Australian Standard 4964-2004 and methods identified in Section C of the Lancaster & Dickenson Consulting (L & D) Laboratory Manual.

L&D ID Reference	Sample Reference	Sample Analysis Date	Sample Description	Sample Mass	Non-Asbestos Fibres Detected	Asbestos Fibres Detected
LDJ01624ID15/06/2023-1	LD-ZC2289	15/06/2023	Adhesive	1.6 g	None	No Asbestos Detected
LDJ01624ID15/06/2023-2	LD-ZC2290	15/06/2023	Fibre cement	2.3 g	Organic Fibres Detected	No Asbestos Detected
LDJ01624ID15/06/2023-3	LD-ZC2291	15/06/2023	Fibre cement	1.6 g	Organic Fibres Detected	No Asbestos Detected
LDJ01624ID15/06/2023-4	LD-ZC2292	15/06/2023	Fibre cement	1.9 g	None	No Asbestos Detected
LDJ01624ID15/06/2023-5	LD-ZC2293	15/06/2023	Fibre cement	1.9 g	None	No Asbestos Detected
LDJ01624ID15/06/2023-6	LD-ZC2294	15/06/2023	Fibre cement	1.8 g	None	Chrysotile Asbestos Detected

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

Signed **Bibek Ligal** Date **08 Sep 2023**

Contact phone: **6248 3111**

L&D Approved Identifier		L&D Approved Signatory
 Julia Chapman	 WORLD RECOGNISED ACCREDITATION Accreditation no: 19512 Accredited for compliance with ISO/IEC 17025 - Testing 050	 Julia Chapman

Application Number

212886

Notes:

31 of 71
Sheet

1. Asbestos in bulk materials requiring disintegration such as vinyl, resins, mastic and caulking can be difficult to detect using PLM and dispersion staining due to the low grade or small length or diameter of the asbestos fibres present in the material, or due to the fact that very fine fibres have been distributed intimately throughout the materials. Where no asbestos is detected in such a sample, another, independent analytical technique should be considered.
2. Where a sample is delivered to the laboratory by a third party, L & D accepts no responsibility for the quality of sample submitted, including whether the sample is representative of the source material.
3. All L & D reports must not be reproduced except in full.
4. The practical detection limit for identification of asbestos fibre using PLM and dispersion staining techniques is 0.01-0.1%, equivalent to 0.1-1g/kg.
5. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.
6. Reported sample weights include weight of sample bag.
7. Fibres that cannot be unequivocally identified as one of the three asbestos forms, will be reported as Unknown Mineral Fibres (UMF). The fibres detected may or may not be asbestos fibres. To confirm the identifies of these fibres, another independent analytical technique may be required.



WATER AND SEWERAGE NETWORK


CONDITIONALLY ACCEPTED

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Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

L&D Approved Identifier		L&D Approved Signatory
 Julia Chapman	 WORLD RECOGNISED ACCREDITATION Accreditation no: 19512 Accredited for compliance with ISO/IEC 17025 - Testing 051	 Julia Chapman
Page 2 of 2		

APPENDIX B

Photographs



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111

Photographs



icon

Item no. LDJ01624-1
 FC Packers between precast concrete panels

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed **Bibek Lital** Date: **08 Sep 2023**

Contact phone: **0248 5111**



Item no. LDJ01624-2
 Backing to electrical switchboard



Application Number

212886

NUMBER

DRAWING TITLE

Sheet

GENERAL-00000

34 of 71

239069-TTW-00-DR-CI-00001

GENERAL COVER SHEET

239069-TTW-00-DR-CI-00002

GENERAL NOTES

239069-TTW-00-DR-CI-00003

GENERAL DRAWING INDEX

ENVIRONMENTAL MANAGEMENT-09100

239069-TTW-00-DR-CI-09101

ENVIRONMENTAL LANDSCAPE PROTECTION NOTES AND LEGEND SHEET 1

239069-TTW-00-DR-CI-09102

ENVIRONMENTAL LANDSCAPE PROTECTION NOTES AND LEGEND SHEET 2

239069-TTW-00-DR-CI-09111

ENVIRONMENTAL LANDSCAPE PROTECTION PLAN

ENVIRONMENTAL MANAGEMENT-09200

239069-TTW-00-DR-CI-09201

ENVIRONMENTAL EROSION CONTROL NOTES AND LEGEND SHEET 1

239069-TTW-00-DR-CI-09202

ENVIRONMENTAL EROSION CONTROL NOTES AND LEGEND SHEET 2

239069-TTW-00-DR-CI-09211

ENVIRONMENTAL EROSION CONTROL PLAN

This drawing is copyright and is the property of TTW and must not be used without authorisation. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT NOTES AND LEGENDS



WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

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Signed Bibek Ligal Date 08 Sep 2023

Contact phone: 6248 3111

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NOT FOR CONSTRUCTION

			Client:			Engineer:			Project: 100, 102 MACARTHUR PL BLOCK 25, 26 SECTION 43 O'CONNOR, ACT			Drawing Title: GENERAL DRAWING INDEX			Scale at A1			Drawn			Designed			Approved											
															EM			CP																	
A DA DA EM 31.07.2023															Project No			Originator			Zone			Type			Role			Sheet No.			Rev		
Rev Description			Eng Draft			Date			Rev Description			Eng Draft			Date			Rev Description			Eng Draft			Date			Rev Description			Eng Draft			Date		

239069-TTW-00-DR-CI-00003-A
31.07.2023 5:03 PM



Application Number

212885

Statement Against Relevant Criteria

for Sheet

35 of 71

Demolition of existing residential duplex and associated driveways, fences and landscaping

Blocks 25, Section 43, 102 Macarthur Place O'CONNOR ACT

by

Philip Leeson Architects

The site is located in the RZ4 Zone, at the head of Macarthur Place, O'Connor. The proposal is to demolish the existing residential duplex in preparation for future redevelopment of the site with supportive housing. It is the intention to submit a separate DA for construction of a three-story apartment building on the site in the near future. A developer intent plan is included in this current submission for reference.

The proposal is assessed against the following:

Residential Zones Development Code

The development complies with the rules and/or relevant criteria as follows:

Residential Zones Development Code

Part C of the code applies to this proposed demolition.		
Rules	Criteria	Response
R33 A statement of endorsement for utilities (including water, sewerage, stormwater, electricity and gas) in accordance with section 148 of the Planning and Development Act 2007 is provided confirming all of the following: a) all network infrastructure on or immediately adjacent the site has been identified on the plan b) all potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified c) all required network disconnections have been identified and the disconnection works comply with utility requirements d) all works associated with the demolition comply with and are in accordance with utility asset access and protection requirements	 <p>WATER AND SEWERAGE NETWORK</p> <p>CONDITIONALLY ACCEPTED</p> <p>This demolition proposed in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.</p> <p>Signed Bibek Ligal</p> <p>Date 08 Sep 2023</p> <p>Contact phone: 6248 3111</p>	Documentation for referral to utility entities for endorsement has been submitted with the proposal.
R34 This rule applies to one of the following: a) the demolition of multi-unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985 b) demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005. Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey)	C34 If an endorsed hazardous materials survey is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .	Asbestos surveys for referral to the EPA for endorsement have been submitted with the proposal. The demolition contractor will engage an appropriately qualified contractor to remove all asbestos and other hazardous materials prior to start of general demolition.



Application Number
212886
Sheet
36 of 71

endorsed by the Environment Protection Authority.

A hazardous materials survey includes, as a minimum, the identification of a disposal site for hazardous materials, including asbestos, that complies with one of the following:

i) is a licensed disposal facility in the ACT

ii) another site outside the ACT.

If hazardous materials, including asbestos, are to be transported for disposal interstate, approval from the Environment Protection Authority prior to removal of material from the site.

An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.

Note: If an endorsed hazardous materials survey is required but not provided, the application will be referred to the relevant agency in accordance with the requirements of the Planning and Development Act 2007.

End of statement



WATER AND SEWERAGE NETWORK

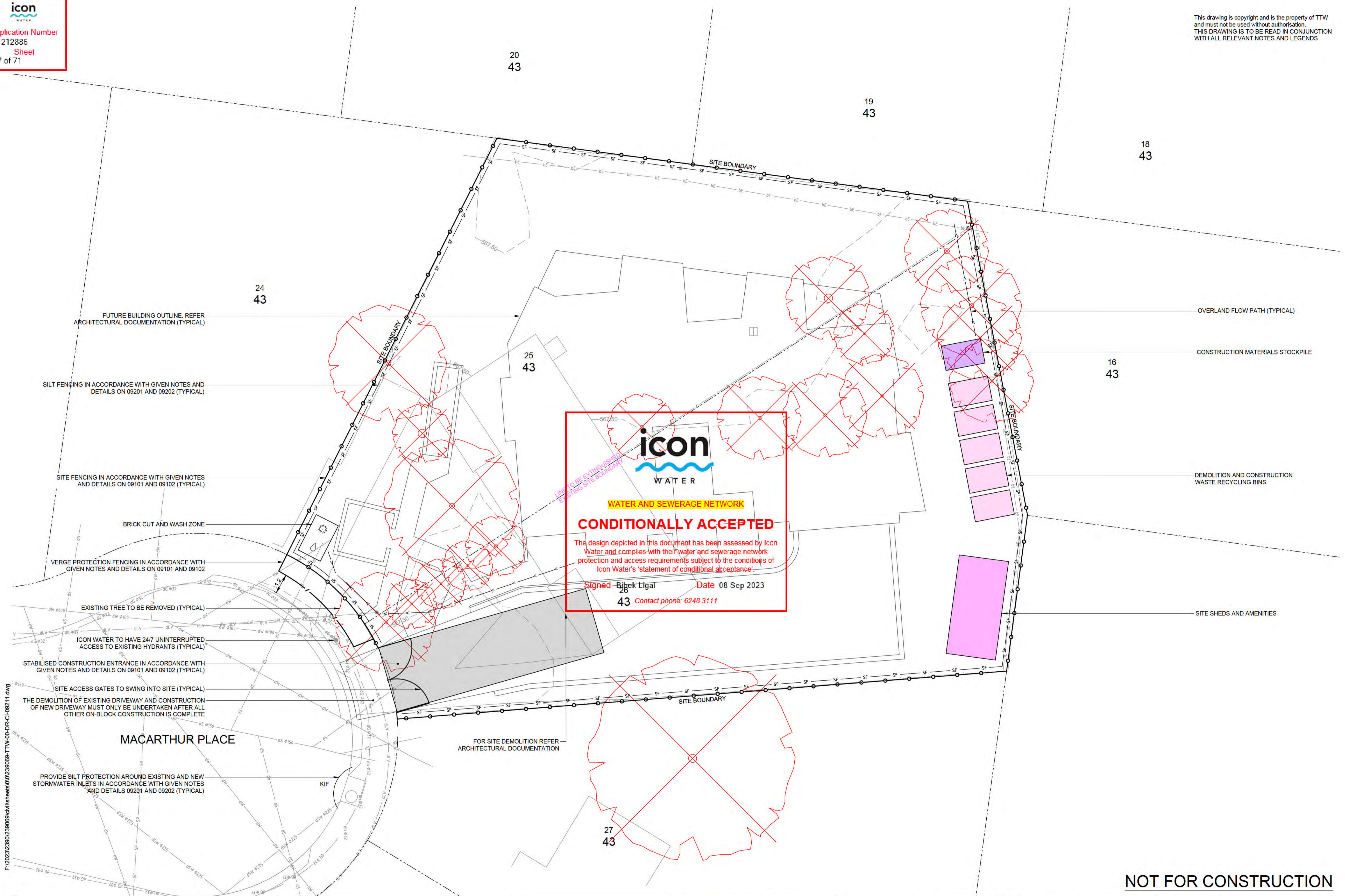
CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed Bibek Ligal

Date 08 Sep 2023

Contact phone: 6248 3111



icon
WATER
WATER AND SEWERAGE NETWORK
CONDITIONALLY ACCEPTED
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.
Signed: Bibeek Lital Date: 08 Sep 2023
43 Contact phone: 6248 3111

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NOT FOR CONSTRUCTION

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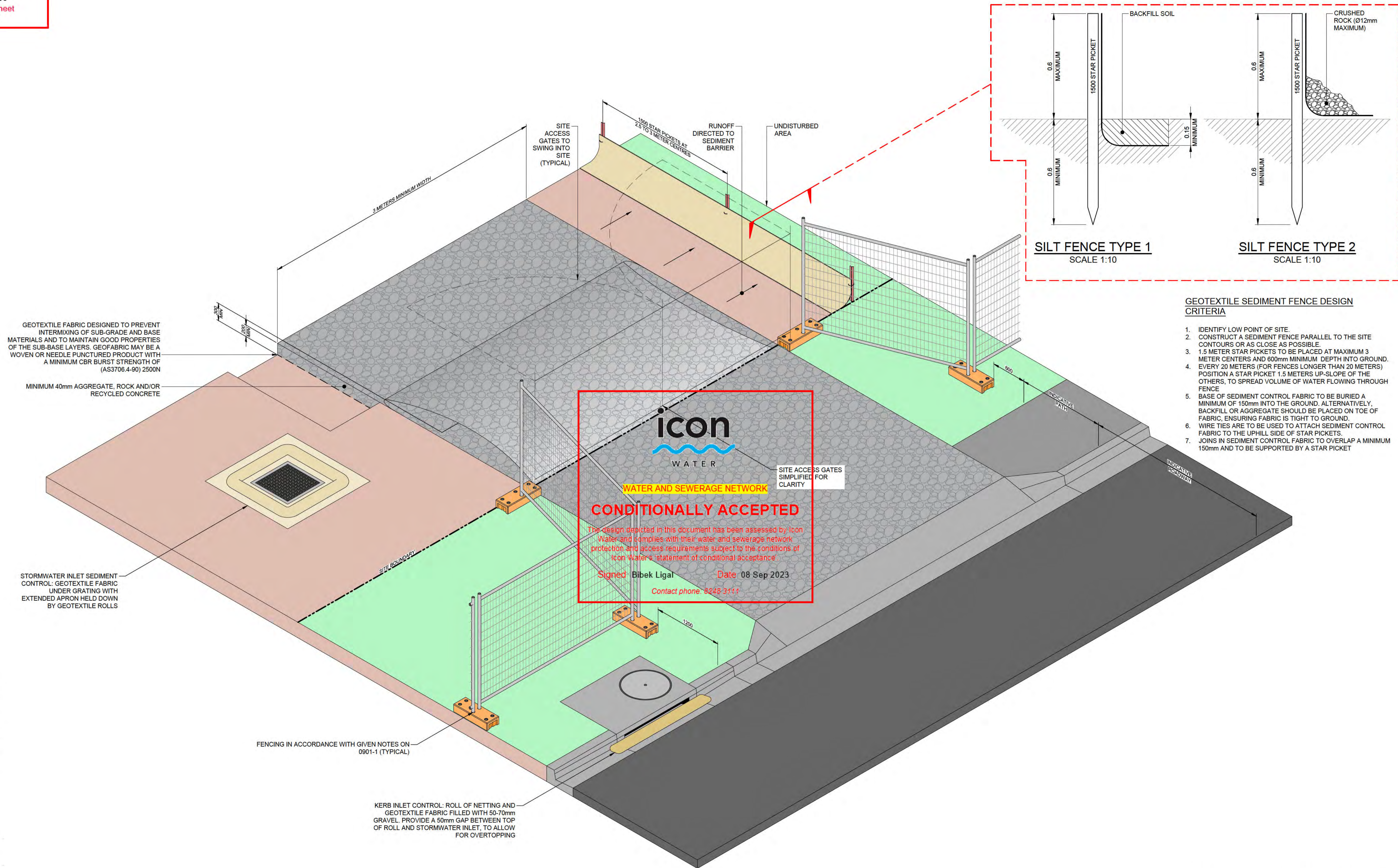
Architects:
PHILIP LEESON ARCHITECTS

Engineer:
TTW
Structural
Civil
Traffic
Façade
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060
057

Project:
100, 102 MACARTHUR PL
BLOCK 25, 26 SECTION 43
O'CONNOR, ACT

Drawing Title:
ENVIRONMENTAL
EROSION CONTROL PLAN

Scale at A1	Drawn	Designed	Approved			
	EM	CP	CP			
Project No	Originator	Zone	Type	Role	Sheet No.	Rev
239069-TTW-00-DR-CI-09211-A						
31.07.2023	5:01 PM					



SILT FENCE TYPE 1
SCALE 1:10

SILT FENCE TYPE 2
SCALE 1:10

- GEOTEXTILE SEDIMENT FENCE DESIGN CRITERIA**
1. IDENTIFY LOW POINT OF SITE.
 2. CONSTRUCT A SEDIMENT FENCE PARALLEL TO THE SITE CONTOURS OR AS CLOSE AS POSSIBLE.
 3. 1.5 METER STAR PICKETS TO BE PLACED AT MAXIMUM 3 METER CENTERS AND 600mm MINIMUM DEPTH INTO GROUND.
 4. EVERY 20 METERS (FOR FENCES LONGER THAN 20 METERS) POSITION A STAR PICKET 1.5 METERS UP-SLOPE OF THE OTHERS, TO SPREAD VOLUME OF WATER FLOWING THROUGH FENCE
 5. BASE OF SEDIMENT CONTROL FABRIC TO BE BURIED A MINIMUM OF 150mm INTO THE GROUND. ALTERNATIVELY, BACKFILL OR AGGREGATE SHOULD BE PLACED ON TOE OF FABRIC, ENSURING FABRIC IS TIGHT TO GROUND.
 6. WIRE TIES ARE TO BE USED TO ATTACH SEDIMENT CONTROL FABRIC TO THE UPHILL SIDE OF STAR PICKETS.
 7. JOINS IN SEDIMENT CONTROL FABRIC TO OVERLAP A MINIMUM 150mm AND TO BE SUPPORTED BY A STAR PICKET

icon WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's statement of conditional acceptance.

Signed: Bibek Ligal Date: 08 Sep 2023
Contact phone: 6248 3111

NOT FOR CONSTRUCTION

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Rev	Description	Eng Draft	Date	Rev	Description	Eng Draft	Date
A	DA	DA	EM 31.07.2023				

Architects:
PHILIP LEESON ARCHITECTS

Engineer:
TTW
Structural
Civil
Traffic
Façade
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060
058

Project:
100, 102 MACARTHUR PL
BLOCK 25, 26 SECTION 43
O'CONNOR, ACT

Drawing Title:
ENVIRONMENTAL
EROSION CONTROL NOTES
AND LEGEND SHEET 1

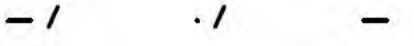












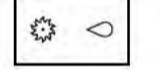

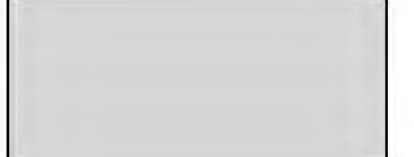
Scale at A1	Drawn	Designed	Approved
	EM		CP
Project No	Originator	Zone	Type
239069-TTW-00-DR-CI-09201-A			
	Role	Sheet No.	Rev
31.07.2023 5:01 PM			

ALL WORKS TO BE CARRIED IN ACCORDANCE WITH "ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT AUGUST 2022"


CONTACT DETAILS		
ROLE	NAME	CONTACT NUMBER
LEAD CONTRACTOR		
SITE MANAGER/FOREMAN		
PROJECT MANAGER		

SITE DETAILS	
TOTAL SITE AREA (m ²)	1211
AVERAGE EXISTING SLOPE	

SEDIMENT EROSION CONTROL PLAN LEGEND

-  TEMPORARY SITE FENCE TYPE 1 *
-  TEMPORARY SITE FENCE TYPE 2 *
-  TEMPORARY SITE FENCE TYPE 3 *
-  SILT FENCING *
- * ALL FENCING TO BE IN ACCORDANCE WITH STANDARD NOTES
-  INLET FILTER
-  KERB FILTER
-  SEDIMENT POND
-  TEMPORARY LEASING ZONE
-  TEMPORARY SITE ACCESS GATE TYPE 1
-  TEMPORARY SITE ACCESS GATE TYPE 2
-  EXISTING TREE TO BE RETAINED *
-  EXISTING TREE TO BE REMOVED *
- * TREE REPRESENTATION MAY VARY BASED ON SURVEY INFORMATION
-  TEMPORARY CONSTRUCTION WASTE BINS
-  BRICK CUT WASH ZONE
-  TEMPORARY SITE SHEDS
-  TEMPORARY STABILISED CONSTRUCTION ENTRANCE

SCHEDULE 2 - DAILY ENVIRONMENTAL CONTROL						
ENVIRONMENTAL CONTROL	CONDITION (GOOD, FAIR, POOR)	ACTION TAKEN (REPLACED, REPAIRED)	DATE	TIME	CHECKED BY	SIGNATURE
STABILISED ACCESS POINT						
CLEAN ROAD						
SEDIMENT BARRIER						
WASTE AREA						
GRASS BUFFER						
MATERIAL STORAGE						
SEDIMENT BASIN						
STOCKPILE AREA						
WORKING HOURS						
WASH AREA						
BRICK CUTTING AREA						
DUST SUPPRESSION						
UNDISTURBED AREAS						
NOISE PLAN						
SPOIL DISPOSAL (OFF-SITE)						
ACCEPTANCE OF SOIL (ON-SITE)						
STORMWATER SUMP PROTECTION						
OTHER						

SCHEDULE 3 - WATER DISCHARGE TABLE (POND REFERENCE E.G. POND 1)										
NTU LEVELS & TIME CHECKED	pH LEVELS & TIME CHECKED	POND LEVEL	PUMP RUN TIME (START-FINISH)	EPA OFFICER CONTACTED	EPA RESPONSE	DATE	TIME	CHECKED BY	SIGNATURE	
										
					WATER AND SEWERAGE NETWORK					
					CONDITIONALLY ACCEPTED					
					<small>The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of their Water and Sewerage Network Code of Practice.</small>					
					<small>Signed Bibek Ligal EPA RESPONSE Date 08 Sep 2023 Contact phone: 6248 3111</small>					

SCHEDULE 3 - WATER DISCHARGE TABLE (POND REFERENCE E.G. POND 2)										
NTU LEVELS & TIME CHECKED	pH LEVELS & TIME CHECKED	POND LEVEL	PUMP RUN TIME (START-FINISH)	EPA OFFICER CONTACTED	EPA RESPONSE	DATE	TIME	CHECKED BY	SIGNATURE	

SCHEDULE 3 - WATER DISCHARGE TABLE (POND REFERENCE E.G. POND 3)										
NTU LEVELS & TIME CHECKED	pH LEVELS & TIME CHECKED	POND LEVEL	PUMP RUN TIME (START-FINISH)	EPA OFFICER CONTACTED	EPA RESPONSE	DATE	TIME	CHECKED BY	SIGNATURE	

NOT FOR CONSTRUCTION

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From: [GarciaBermudez, Diana](#)
 To: [AC, EPD Customer Services](#)
 Cc: [Henriquez, Jose; TCCS_PC_DACCOORD](#)
 Subject: COMM-TCCS-202342029-25/43 O'CONNOR-01
 Date: Thursday, 21 September 2023 3:15:44 PM
 Attachments: [image003.png](#)
[image001.jpg](#)

OFFICIAL

Dear App Sec,

“Please consider this is an internal communication between TCCS and EPSDD. Please do not forward / attach this email to the applicant. Please write your own email to the applicant with our comments. The applicant may contact our Customer Support team (TCCS.DCdevelopmentcoordination@act.gov.au) for any clarification / addressing of DA comments.”

DEVELOPMENT APPLICATION NO:

BLOCK: 25	SECTION: 43	SUBURB: O'CONNOR
-----------	-------------	------------------

Proposal Description: (as per referral email below)

Additions/Extensions & Alterations	<input type="checkbox"/>	Education Facility	<input type="checkbox"/>
Single Dwelling	<input checked="" type="checkbox"/>	Environmental Impact Assessment (EIS)	<input type="checkbox"/>
Secondary Dwelling / Granny Flat	<input type="checkbox"/>	Estate Development Plan (EDP)	<input type="checkbox"/>
Dual Occupancy	<input type="checkbox"/>	Garage / Carport / Shed / Workshop	<input type="checkbox"/>
Triple Occupancy	<input type="checkbox"/>	Industrial Development	<input type="checkbox"/>
S141 (Further Information)	<input type="checkbox"/>	Lease Variation	<input type="checkbox"/>
S144 (Amendment to Current DA)	<input type="checkbox"/>	Mixed Use Development (Res. & Com.)	<input type="checkbox"/>
S165 (Satisfying Conditions of Approval)	<input type="checkbox"/>	Multi-Storey & Basement Carpark	<input type="checkbox"/>
S197 (Amendment to DA Approval)	<input type="checkbox"/>	Multi-Unit Development	<input type="checkbox"/>
Capital Works	<input type="checkbox"/>	Public Works & External Services	<input type="checkbox"/>
Commercial Development	<input type="checkbox"/>	Retirement Village	<input type="checkbox"/>
Community Facility	<input type="checkbox"/>	Rural Development	<input type="checkbox"/>
Courtyard Wall / Retaining Wall	<input type="checkbox"/>	Subdivision Development	<input type="checkbox"/>
Demolition	<input checked="" type="checkbox"/>	Unapproved Works	<input type="checkbox"/>

X = Areas Assessed

This DA has been assessed with respect to the following elements:

Active Travel & Pedestrian Networks	<input type="checkbox"/>	Right of Way Easements	<input type="checkbox"/>
Bus Stops	<input type="checkbox"/>	Service / Access Easements	<input type="checkbox"/>
Demolition	<input checked="" type="checkbox"/>	Sightlines	<input type="checkbox"/>
Driveways / Verge Crossings	<input type="checkbox"/>	Stormwater Manhole / Sump	<input type="checkbox"/>
LMPP & Verge	<input checked="" type="checkbox"/>	Stormwater Easement / Tie	<input checked="" type="checkbox"/>
Offsite Signage	<input type="checkbox"/>	Street Lighting	<input checked="" type="checkbox"/>
Offsite Visitor / Public Parking	<input type="checkbox"/>	Street Trees	<input checked="" type="checkbox"/>
Onsite & Visitor Parking	<input type="checkbox"/>	Traffic	<input type="checkbox"/>
Public Transport	<input type="checkbox"/>	Waste Management	<input checked="" type="checkbox"/>

X = Areas Assessed

TCCS' position is:

The DA is supported	<input type="checkbox"/>
The DA is supported subject to compliance with the following conditions	<input checked="" type="checkbox"/>
The DA requires further information	<input type="checkbox"/>
The DA is not supported	<input type="checkbox"/>

And TCCS requires the Applicant to:

Submit another Development Application (DA) to address outstanding issues	<input type="checkbox"/>
Submit a Building Application (BA) for Driveway, Stormwater, LMPP & Waste Endorsements	<input checked="" type="checkbox"/>

Conditions

In accordance with the Public Unleased Land Act 2013 no Works are to be undertaken without the following approvals from TCCS.

After EPSDD has issued stamped approved plans and a Notice of Decision (NoD) for DA approval, TCCS Endorsements must be obtained from the Building Applications (BA) Team of TCCS from <https://forms.act.gov.au/smartforms/servlet/SmartForm.html?formCode=1050>. Building Applications (BAs) are required for the following clearances and development works for up to 3 residential dwellings ONLY:

1. **Stormwater easement clearances;**
2. **Demolition and excavation waste exceeding 20m³;**
3. **Landscape Management and Protection Plans (LMPPs) to protect the verge and/or public open space; and**
4. **Driveway/Verge Crossing formwork inspections** (please use the form below to submit for BA).

Property Details

Address:

Block: Section: Suburb:

BA Reference Code:

DA Number:

Regarding your formwork inspection application, when the formwork is prepared, please send the following to tccs.dcdevelopmentcoordination@act.gov.au:

- a. Approved Plans from previous BAs or DAs concerning this Driveway/Verge Crossing;
- b. Photographs showing the formwork complying with applicable [Standards](#), [Specifications](#) and [Standard Drawings](#);
- c. Photographs showing the formwork layouts, from the edge of the road/kerb to the front property line;
- d. Photographs showing the following:
 - i. measurements of the formwork (using a tape measure with dimensions clearly shown) demonstrating that the width of the Verge Crossing at the kerb & the property boundary match the approved plan; and
 - ii. distances from the edge of the Driveway/Verge Crossing to verge trees and/or any adjoining assets such as sumps, pits, streetlights, mini-pillars, signage, manholes and the like as applicable; and
- e. Photographs showing the full view of the Driveway/Verge Crossing.

Please make sure that the Driveway/Verge Crossing layout is as per attached approved plan.

<https://www.cityservices.act.gov.au/plan-and-build/standards-codes-and-guidelines/municipal-infrastructure-design-standards-mis>

Dilapidation Report & Repair of damage to public assets

Before Works commence, TCCS must be notified of any existing damage to the public assets and

verge via a Dilapidation Report and submitted with any LMPP, Driveway/Formwork Inspection and/or Waste BA Application. A second (2nd) Dilapidation Report will also need to be submitted once all of the Works have been completed to show that the public assets and verge were either maintained, repaired and/or reinstated back to original condition and it must be emailed to TCCS.DCDevelopmentCoordination@act.gov.au. The applicant/lessee will be held responsible for repairing any damage to ACT Government's assets or verge, caused by any development activities during the construction stage and if the Dilapidation Reports are not provided, any damage will have to be repaired and reinstated at the applicant's/lessee's own expense.

Use of verges or other unleased Territory Land

In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of Works, including storage of materials or waste, without prior approval from TCCS. If required, a license or permit can be obtained from TCCS Licensing and Compliance.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager of TCCS Traffic Management & Safety, Roads ACT, must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices. For further information, please refer to www.cityservices.act.gov.au/__data/assets/pdf_file/0011/850493/Guiding-principles-temporary-traffic-management-Pedal-Power-comments-ver-1-1.pdf and <https://www.cityservices.act.gov.au/roads-and-paths/traffic/temporary-traffic-management>.

TCCS recommends that applicants engage a suitably qualified consultant who lodges the above types of submissions for BA on a regular basis to better fast-track the endorsement process.

Additional Comments (for DA Officers only, and not to be included in the NOD)

1. **There is no SW easement on this block.**
2. **An 8 Unit Development will require a 5.5m wide verge crossing as per AS 2890.1 for the future DA.**
3. **Please ask the applicant to make sure that waste generation calculations are done accurately for a shared bin arrangement as the frontage for this development is quite narrow.**

Kind regards,

Diana Garcia Bermudez | A/g Assistant Director Development Assessment

Phone 02 6205 3254 | Email: Diana.GarciaBermudez@act.gov.au

Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government

Level 2, 480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

A close up of a logo Description automatically generated



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Sent: Thursday, 31 August 2023 4:21 PM
To: TCCS_PC DA <TCCS.DA@act.gov.au>
Subject: REFERRAL-TCCS-202342029-25/43 O'CONNOR-01

OFFICIAL

DEVELOPMENT APPLICATION NO: 202342029

BLOCK: 25 **SECTION:** 43 **DIVISION:** O'CONNOR

Description - PROPOSAL FOR DEMOLITION - Demolition of existing dwelling, boundary fence, driveway, trees and landscaping.

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

(21/09/2023).

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

Please forward any written advice via email to Customer Services

EPDcustomerservices@act.gov.au

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

COMM-Agency Name-20140XXXX-Block XX Section XX SuburbXXXXX-01

Example: COMM-TAMS-201401234-10/10 Dickson-01

Best Regards,

Hannah Bui | DA Notification | Phone: (02) 620 71923

ACEPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



I acknowledge and pay my respects to Elders and Traditional Custodians of this land, the Ngunnawal people - past and present, and acknowledge their continuing culture and connection to Country and community.