

From: [DiCampli, Nicki](#)
To: [Ives, Kieran](#)
Cc: [EPSD_DACoordinator](#)
Subject: DA 202139227 (Block 5 Section 136 Ngunnawal)
Date: Thursday, 4 November 2021 4:20:30 PM
Attachments: [ELEV-202139227-02.obr](#)
[SITE-202139227-01.obr](#)

OFFICIAL

Hi Kieran

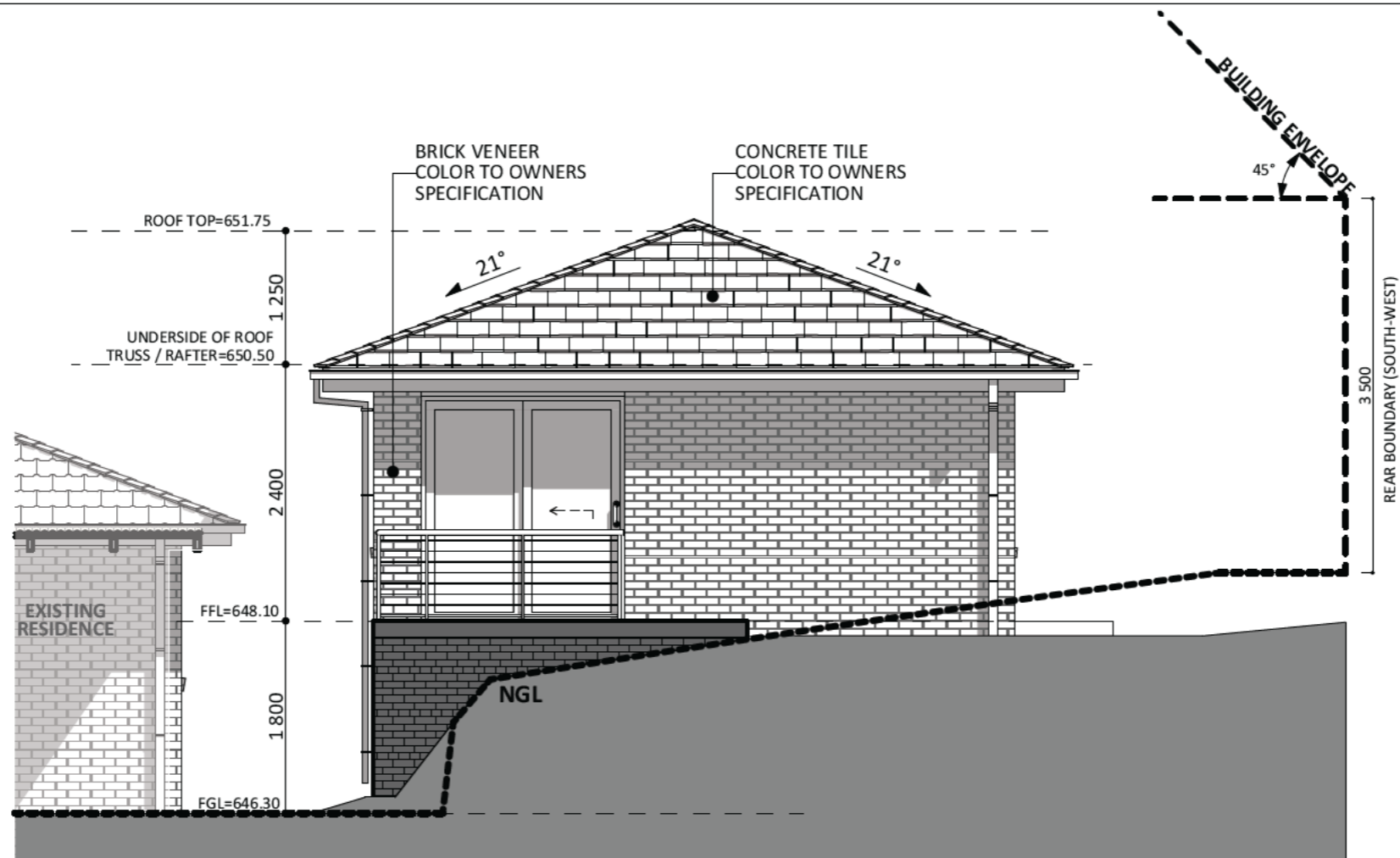
I have a number of concerns in addition to the issue raised in the assessment of DA 202139227 (Block 5 Section 136 Ngunnawal) as outlined below:

1. Interface with original dwelling being 1.8m separation to upper floor level windows (Refer floor plan and north west elevation)
2. The application has not satisfactorily demonstrated it is capable of being adaptable noting the accessible path of travel is shown to be on a flat plane however the level difference between the path and the deck of the secondary residence is significant (refer site plan and north west elevation).

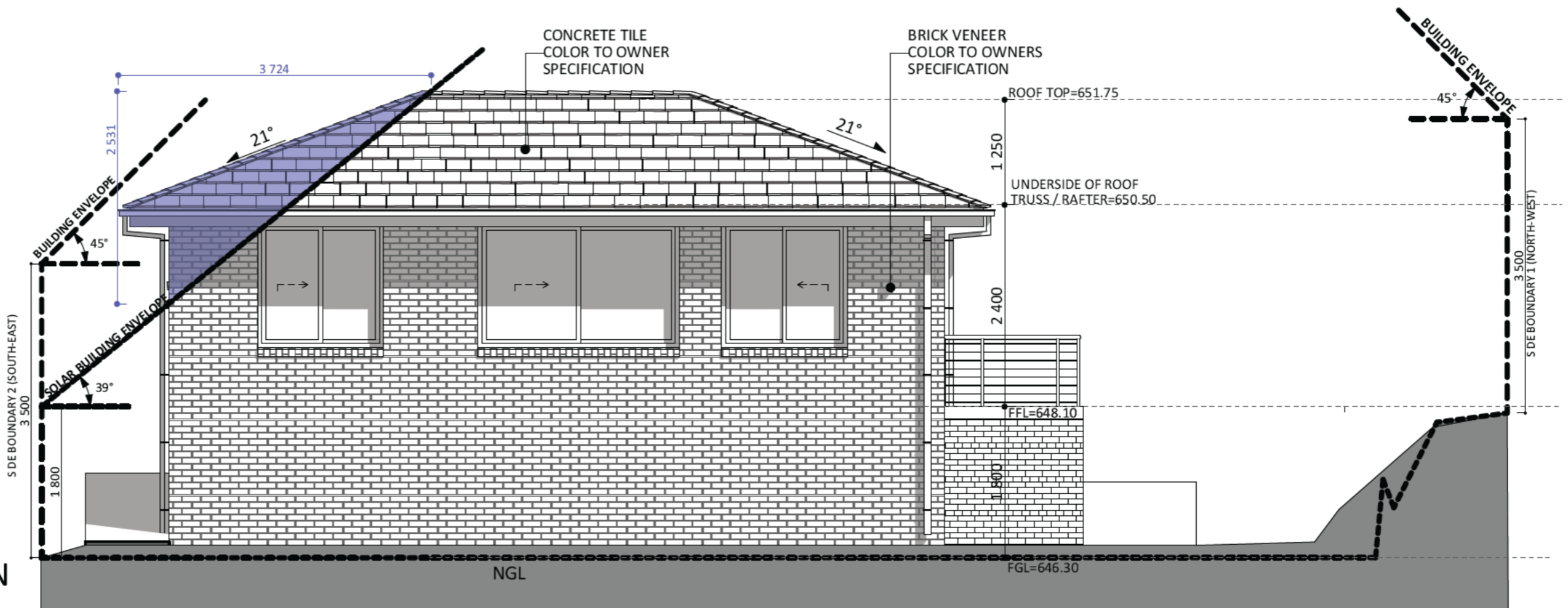
The proposal may need to be referred back to Stage 4 for further review.

Regards

Nicki



NORTH-WEST-CD ELEVATION



NORTH-EAST-CD ELEVATION



PROJECT DETAILS

Project Address: 33 Tipiloura Street Ngunnawal ACT
2913
Block № 5
Section № 136

AREAS

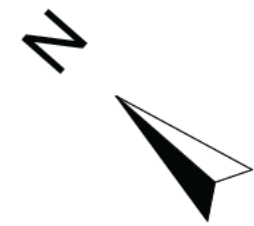
Proposed Extension GFA 55.32 m2
Proposed Extension Roof Area 69.83 m2
Site Area 751.00 m2
Actual Plot Ratio 49.07 %
Actual Private Open Space 382.47 m2
Minimum Private Open Space 400.60 m2

REV	DESIGN PHASE	DATE	INITIALS
P1.1	FOR APPROVAL	22.08.2021	B.D.
CUSTOMER APPROVAL			
NAME	SIGNATURE	DATE	

DRAWING NAME

ELEVATIONS 2

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:60	A3	6	0592

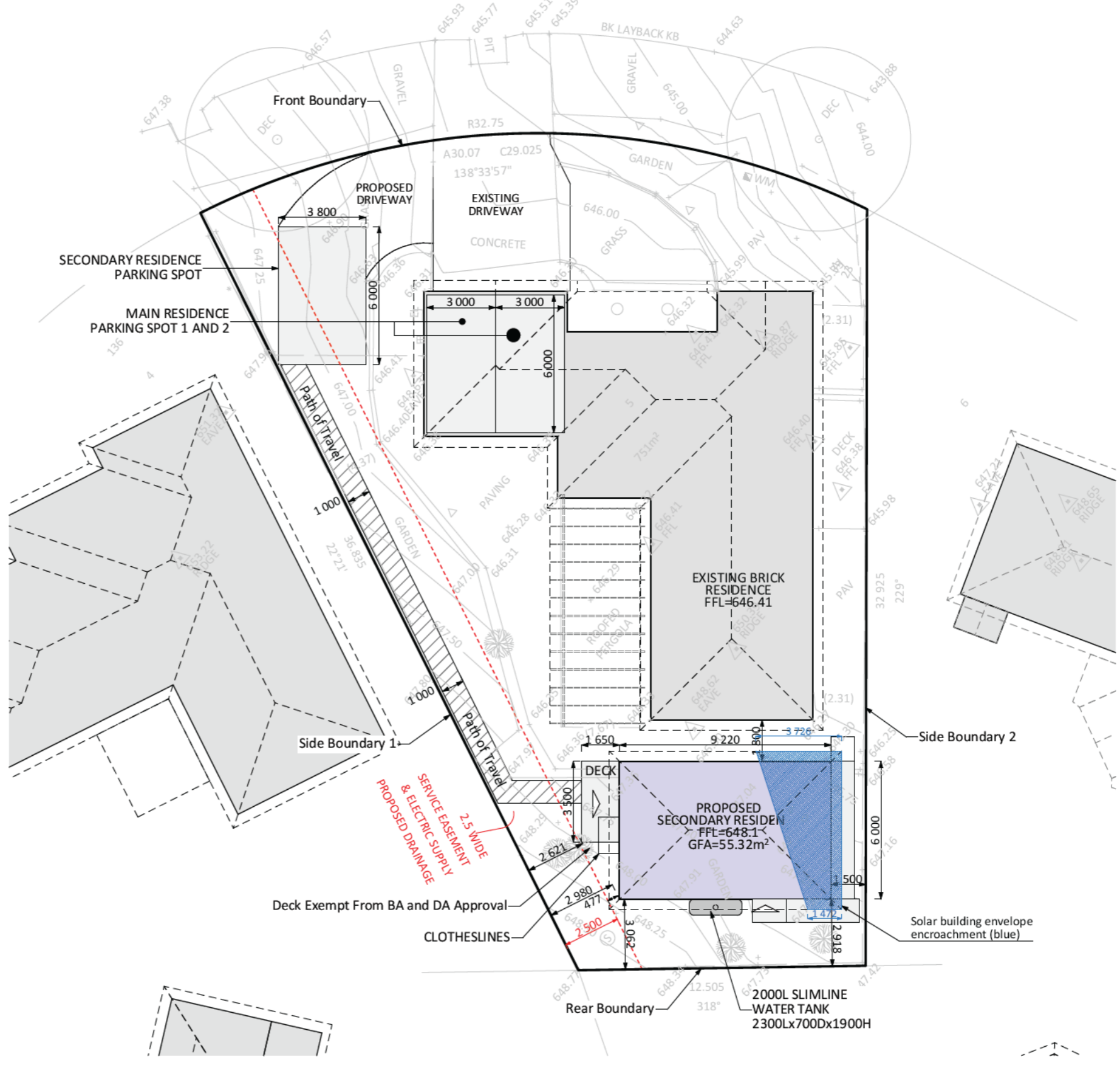


TIPILOURA STREET

LEGEND

- | | |
|---------------|-------------------------------|
| SYMBOL | DESCRIPTION |
| WM | WATER METER |
| ⊞ | GAS |
| Ⓢ | SEWER MANHOLE |
| 🌳 | TREE |
| △ | DENOTES TIMBER RETAINING WALL |
| * | DENOTES STONE RETAINING WALL |

DISCLAIMERS:
 Tree canopies are shown as a circular representation only and may not reflect irregular canopies.
 The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.
 Boundary information is for the purpose of this plan. Further survey and marking of boundaries may be required.
 Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.
 Easement information has been derived from the Deposited Plan and ACTMAPI. It is recommended that a title search be carried out to investigate whether any Easements have been created by instrument and added to the title.



PROJECT DETAILS
 Project Address: 33 Tipiloura Street Ngunnawal ACT 2913
 Block № 5
 Section № 136

AREAS	
Proposed Extension GFA	55.32 m2
Proposed Extension Roof Area	69.83 m2
Site Area	751.00 m2
Actual Plot Ratio	49.07 %
Actual Private Open Space	382.47 m2
Minimum Private Open Space	400.60 m2

REV	DESIGN PHASE	DATE	INITIALS
P1.1	FOR APPROVAL	22.08.2021	B.D.

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
SITE PLAN			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	2	0592

Robinson, Megan

From: Musgrove, Anna
Sent: Thursday, 4 November 2021 1:49 PM
To: DiCampli, Nicki; Majid, Fawzia
Cc: Ives, Kieran
Subject: Stage 5 secondary res DAs due today

OFFICIAL

Hi Nicki and Fawzia,

The below two DAs are due today. Both are secondary residences for Turnkey.
We will allocate Latham to Fawzia and Ngunawal to Nicki today.

Could you please try to have a review of the application and make the decision today (decision date in edev). Where needed please tidy up the NOD on Friday for dispatch.

[Redacted]																
202139227	EDA		5	136	NGUN	Turnkey Creations Pty Ltd	Merit	7/09/2021	22/09/2021	4/11/2021	0	WaitingForAssessment	EDev DA Stage 5	North	\$88,980.00	Nicki

Thank you

Anna

DA Coordinator

Environment, Planning and Sustainable Development Directorate | ACT Government
480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

Robinson, Megan

From: DiCampi, Nicki
Sent: Thursday, 4 November 2021 2:55 PM
To: Ives, Kieran
Subject: RE: Stage 5 secondary res DAs due today

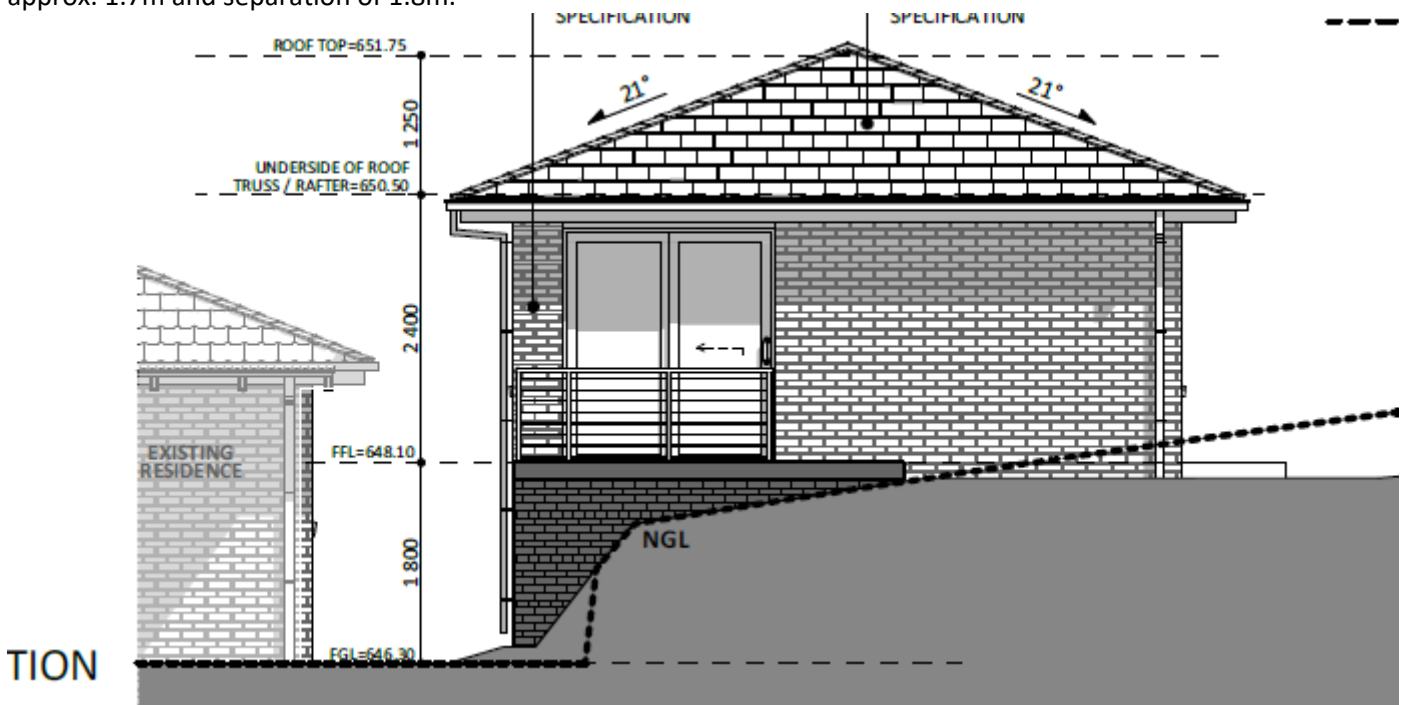
OFFICIAL

Hi Kieran

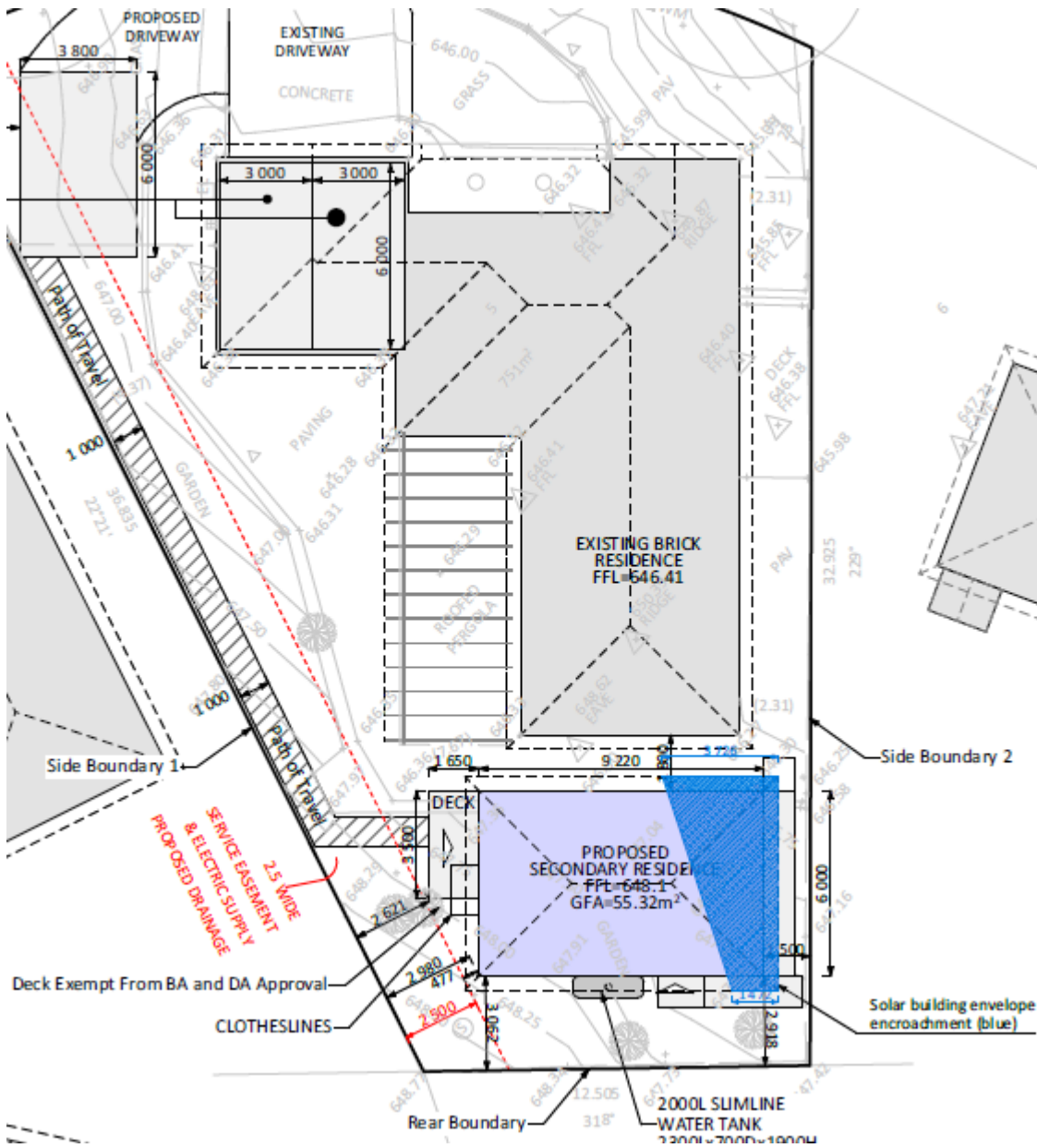
Just trying to do this one quickly as per Anna's email.

I have a few concerns if I'm looking at this correctly.

The existing dwelling was cut in and so the secondary residence will tower over it due to floor level difference of approx. 1.7m and separation of 1.8m.



The accessible path of travel is via the deck shown above and below but not sure how they propose to get from the existing ground levels up to the deck.



I can try and put some conditions but really not a good proposal.

Assessment only picked up on car parking space.

Regards

Nicki

From: DiCampli, Nicki
Sent: Thursday, 4 November 2021 2:21 PM
To: Musgrove, Anna <Anna.Musgrove@act.gov.au>
Subject: RE: Stage 5 secondary res DAs due today

OFFICIAL

Thanks Anna

From: Musgrove, Anna <Anna.Musgrove@act.gov.au>
Sent: Thursday, 4 November 2021 1:49 PM
To: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>; Majid, Fawzia <Fawzia.Majid@act.gov.au>

Cc: Ives, Kieran <Kieran.Ives@act.gov.au>

Subject: Stage 5 secondary res DAs due today

OFFICIAL

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We will allocate Latham to Fawzia and Ngunnawal to Nicki today.

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202139227	EDA		5	136	NGUN	Turnkey Creations Pty Ltd	Merit	7/09/2021	22/09/2021

Thank you

Anna

DA Coordinator

Environment, Planning and Sustainable Development Directorate | ACT Government

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

From: [Ives, Kieran](#)
To: [DiCampli, Nicki](#)
Subject: RE: DA 202139227 (Block 5 Section 136 Ngunnawal)
Date: Friday, 5 November 2021 11:15:00 AM

Hi Nicki

I had a chat to Graham on this one. On:

- RZDC R10 – applicant has indicated the GFA is compliant with the rule.
- RZDC R/C13 – the accessible path of travel is shown to be on a flat plane however the level difference between the path and the deck of the secondary residence is significant (refer site plan and north west elevation). Can we condition that the applicant further demonstrate how this rule/criteria is met. This could include landscaping etc.
- Interface with original dwelling being 1.8m separation to upper floor level windows (Refer floor plan and north west elevation). Can we condition for screening or high windows on the secondary residence on the north west elevation.

Cheers

Kieran

Kieran Ives | Director Assessments

Statutory Planning | Environment, Planning and Sustainable Development Directorate | ACT Government
480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

T 02 6205 9095 | E kieran.ives@act.gov.au

www.act.gov.au

From: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Sent: Thursday, 4 November 2021 16:41
To: Ives, Kieran <Kieran.Ives@act.gov.au>
Subject: FW: DA 202139227 (Block 5 Section 136 Ngunnawal)

OFFICIAL

Sorry forget to mention need to check existing GFA to ensure plot ratio is accurate.

From: DiCampli, Nicki
Sent: Thursday, 4 November 2021 4:20 PM
To: Ives, Kieran <Kieran.Ives@act.gov.au>
Cc: EPSD DACoordinator <DAcoordinator@act.gov.au>
Subject: DA 202139227 (Block 5 Section 136 Ngunnawal)

OFFICIAL

Hi Kieran

I have a number of concerns in addition to the issue raised in the assessment of DA 202139227 (Block 5 Section 136 Ngunnawal) as outlined below:

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2. The application has not satisfactorily demonstrated it is capable of being adaptable noting the accessible path of travel is shown to be on a flat plane however the level difference between the path and the deck of the secondary residence is significant (refer site plan and north west elevation).

The proposal may need to be referred back to Stage 4 for further review.

Regards

Nicki

Robinson, Megan

From: DiCampli, Nicki
Sent: Friday, 5 November 2021 2:50 PM
To: Musgrove, Anna
Cc: Ives, Kieran
Subject: FW: Weekly email - applications progressed completed

OFFICIAL

Hi Anna

Please find below information/status on my allocated DA's:

DA number	Type	Block	Section	Suburb	Applicant	Description of proposal	Action	Status
DA 202139227	DA	5	136	Ngunnawal	Turnkey Creations Pty Ltd	Secondary residence	Completed	Completed



Regards

Nicki

ASSESSMENT REPORT

APPLICATION NUMBER: 202139277/ S165A

BLOCK: 5

SECTION: 136

DIVISION: Ngunnawal

PROPOSAL:	PROPOSAL FOR SECONDARY RESIDENCE - construction of a new single storey secondary residence in addition to the existing dwelling, new hard stand car parking space, landscaping and associated works.
NOD Decision Date:	5/11/21
S165C Decision Date:	26/11/21

S165 assessments:

	Condition of approval	Is Condition satisfied for release of approved plans?
	<p>a) Revised site plan, area plan, demolition plan, floor plans, landscape plan and elevations and sections, based on the relevant drawings submitted as part of the application, showing:</p> <p>i) the car space for the secondary residence located behind the building line adjacent the existing garage to the satisfaction of the planning and land authority;</p> <p>ii) the proposed upper floor level windows in the North-eastern facade of the secondary residence with sill heights less than 1.7m above the floor level are to be either: i. fixed pane glass with obscure glazing, or ii. awning sash windows with obscure glazing and an opening of not more than 30cm to the horizontal.</p> <p>b) Demonstrate an accessible path of travel to the entry of the secondary residence from the car parking space in accordance with AS4299 Adaptable housing (Class C).</p>	<p>a)</p> <p>i. car space shift back in line with current building line. Acceptable.</p> <p>ii. condition deleted in formal correction</p> <p>b) Accessible path of travel not adequately demonstrated. Sloped pathway from the carspace to the entry sliding door is shown on site plans. However it doesn't demonstrate how it would overcome the changes in gradient. – entry deck is 1.8m above natural ground. Not considered acceptable. Further details to be provided to demonstrate access to the deck entrance or the bedroom entrance.</p> <p>Also s165 plans have shifted</p>

		water tank to block pathway leading to bedroom entrance.
--	--	--

Following Further Information Required: yes
Assessment form completed by: Nicholas Lane

Robinson, Megan

From: AC, EPD Customer Services
Sent: Monday, 20 December 2021 2:36 PM
To: EPSD DACoordinator
Subject: FW: ENDORSEMENT LETTER-202139227-S165A-5/136 NGUNNAWAL
Attachments: Screen Shot 2021-12-20 at 12.06.52 pm.png

OFFICIAL

Kind Regards

Katherine
ACAT Co-ordination Unit
Supervisor I DA Lodgement & Notification teams
Phone 6207 1923

Access Canberra | ACT Government

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



Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team. Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Monday, 20 December 2021 1:47 PM
To: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Subject: Re: ENDORSEMENT LETTER-202139227-S165A-5/136 NGUNNAWAL

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.

Hi,
Thank you for this. Can you please clarify this matter for me.

*"However, the revised plans are not considered to satisfactorily demonstrate compliance with **condition A1 b)**...Further evidence or revised plans are required to demonstrate that this*

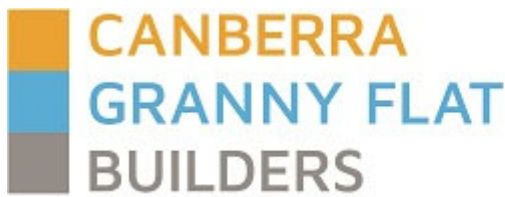
condition is met, and an accessible path of travel can be provided to either of the living room or bedroom entrances."

Are we still required to provide further information to satisfy this requirement? As I stated in my previous email I am unable to provide any further information on Edevelopment as it states the DA is closed and the s165 is satisfied (see attached screenshot).

Could you please clarify whether I need to provide further documentation?

Kind Regards,

██████████ | Planning Approvals Manager
Mobile: ██████████ | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C



From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Monday, December 20, 2021 12:52 PM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: RE: ENDORSEMENT LETTER-202139227-S165A-5/136 NGUNNAWAL

OFFICIAL

Good afternoon,

Thanks for your email.

Not sure what happened, but Endorsement letter has been sent on 30/11/21. Please see the email below.

Kind Regards,

Yukiko Ireland | Customer Coordination | Environment, Land and Planning shopfront
Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government
8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



From: AC, EPD Customer Services
Sent: Tuesday, 30 November 2021 11:35 AM
To: planning@cgfb.com.au; ██████████
Subject: ENDORSEMENT LETTER-202139227-S165A-5/136 NGUNNAWAL

OFFICIAL

Good morning,

Please see attached the endorsement letter for Block 5 Section 136 Suburb NGUNNAWAL
Development Application No: 202139227-S165A

For further information please contact: 6205 2888.

Online Form: https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Regards,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



From: Planning (CGFB) Planning@cgfb.com.au

Sent: Monday, 20 December 2021 12:18 PM

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

Subject: Re: ENDORSEMENT LETTER-202139227-S165A-5/136 NGUNNAWAL

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Grateful for your assistance on this


Kind Regards,

 | Planning Approvals Manager

Mobile:  | Phone: 1300 979 658 | Fax: 1300 979 657

Postal: GPO Box 2265 Canberra City 2602

ACT Building Lic: 2012767 | NSW Building Lic: 259006C

 **CANBERRA**
GRANNY FLAT
BUILDERS

FIXED
PRICE
EXTENSIONS 

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Robinson, Megan

From: EPSD DACoordinator
Sent: Monday, 20 December 2021 3:10 PM
To: EPSDD DA Stage 6
Subject: FW: ENDORSEMENT LETTER-202139227-S165A-5/136 NGUNNAWAL - Applicant enquiring further requirements
Attachments: Screen Shot 2021-12-20 at 12.06.52 pm.png; DA-202139227.obr

OFFICIAL

Hi Stage 6,
When free can you please have a look at DA202139227 and advise the applicant what else is required. Looks like a new S165 is required.
Thank you
Anna

From: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Sent: Monday, 20 December 2021 2:36 PM
To: EPSD DACoordinator <DAcoordinator@act.gov.au>
Subject: FW: ENDORSEMENT LETTER-202139227-S165A-5/136 NGUNNAWAL

OFFICIAL

Kind Regards

Katherine
ACAT Co-ordination Unit
Supervisor I DA Lodgement & Notification teams
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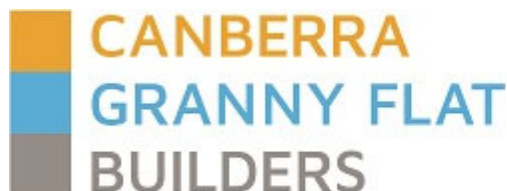
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Could you please clarify whether I need to provide further documentation?

Kind Regards,

██████████ | Planning Approvals Manager
Mobile: ██████████ | Phone: 1300 979 658 | Fax: 1300 979 657
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ACT Building Lic: 2012767 | NSW Building Lic: 259006C



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Sent: Monday, December 20, 2021 12:52 PM
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Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government
8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



From: AC, EPD Customer Services
Sent: Tuesday, 30 November 2021 11:35 AM
To: planning@cgfb.com.au; [REDACTED]
Subject: ENDORSEMENT LETTER-202139227-S165A-5/136 NGUNNAWAL

OFFICIAL

Good morning,

Please see attached the endorsement letter for Block 5 Section 136 Suburb NGUNNAWAL Development Application No: 202139227-S165A

For further information please contact: 6205 2888.

Online Form: https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Regards,

Hayden | Notification | Phone 6207 1923
EPDCustomerServices@act.gov.au
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Access Canberra | ACT Government
8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601



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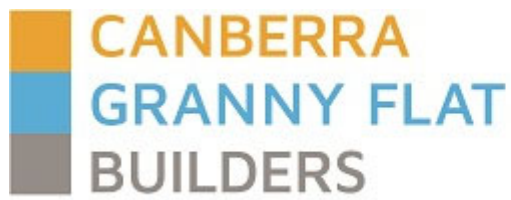
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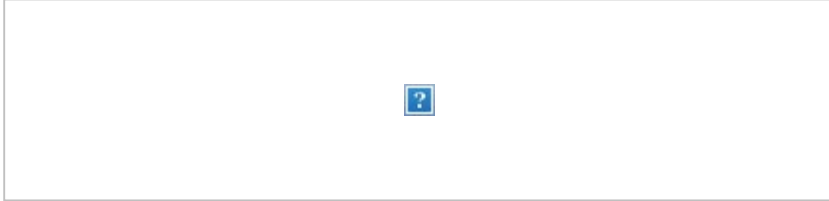
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To: [EPSD DACoordinator](#)
Subject: FW: ENDORSEMENT LETTER-202139227-S165A-5/136 NGUNNAWAL
Date: Monday, 20 December 2021 2:35:59 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Screen Shot 2021-12-20 at 12.06.52 pm.png](#)

OFFICIAL

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Supervisor I DA Lodgement & Notification teams
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Are we still required to provide further information to satisfy this requirement? As I stated in my previous email I am unable to provide any further information on Edevelopment as it states the DA is closed and the s165 is satisfied (see attached screenshot).

Could you please clarify whether I need to provide further documentation?

Kind Regards,

 | [Planning Approvals Manager](#)
Mobile:  | **Phone:** 1300 979 658 | **Fax:** 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | **NSW Building Lic:** 259006C



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For further information please contact: 6205 2888.

Online Form: https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Regards,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

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Grateful for your assistance on this

Kind Regards,

██████████ | Planning Approvals Manager
Mobile: ██████████ | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C



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From: [Aoun, Jason](#)
To: [EPSD_DACoordinator](#)
Subject: 202139227 - 165B - follow up
Date: Wednesday, 19 January 2022 11:47:17 AM
Attachments: [DA-202139227.obr](#)
[image001.jpg](#)

OFFICIAL

Hey Anna,

The applicant for the above submission called to follow up. I don't believe it has been allocated to anyone in assessment yet. If this is the case, are you able to organise allocation? The applicant is keen to get this done.

Thanks!

Regards,

Jason | DA Gateway Team | Phone: 02 6205 2888

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | **ACT Government**

480 Northbourne Avenue, Dickson, 2602 | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

ACTGov_EPSD_inline_black (2)



Robinson, Megan

From: Aoun, Jason
Sent: Wednesday, 19 January 2022 11:53 AM
To: EPSD DACoordinator
Subject: RE: 202139227 - 165B - follow up

OFFICIAL

Great, thank you 😊

Regards,

Jason | DA Gateway Team | Phone: 02 6205 2888
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | **ACT Government**
480 Northbourne Avenue, Dickson, 2602 | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au



From: EPSD DACoordinator <DAcoordinator@act.gov.au>
Sent: Wednesday, 19 January 2022 11:53 AM
To: Aoun, Jason <Jason.Aoun@act.gov.au>
Subject: RE: 202139227 - 165B - follow up

OFFICIAL

Hi Jason,

This is a very new application. With S165s we don't allocate to specific individuals. There is one officer who will review S165s each week.

I can see Nicki has looked at this yesterday. I expect the assessment team will contact the applicant shortly.

Thanks

Anna

From: Aoun, Jason <Jason.Aoun@act.gov.au>
Sent: Wednesday, 19 January 2022 11:47 AM
To: EPSD DAACoordinator <DACoordinator@act.gov.au>
Subject: 202139227 - 165B - follow up

OFFICIAL

Hey Anna,

The applicant for the above submission called to follow up. I don't believe it has been allocated to anyone in assessment yet. If this is the case, are you able to organise allocation? The applicant is keen to get this done.

Thanks!

Regards,

Jason | DA Gateway Team | Phone: 02 6205 2888
Planning Delivery Division | Environment, Planning and Sustainable Development Directorate | **ACT Government**
480 Northbourne Avenue, Dickson, 2602 | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au



From: [Boraiah, Thara](#)
To: PLANNING@CGFB.COM.AU
Subject: Da 202139227 s165B-5/136 Ngunnawal
Date: Friday, 4 February 2022 4:37:00 PM

OFFICIAL

Hi [REDACTED]

We are finalising the s165B you lodged with us for satisfying condition A1 b of the Notice of decision. We note that the condition requires accessible path to meet the relevant Australian Standards from the carparking space to the secondary residence however, there is no finished floor level (ffl) indicated for the secondary residence carparking space. Please indicate the secondary residence car parking space acknowledging the Australian Standard driveway gradient requirement from the site front boundary to the parking space.

You can email me the site plan with the ffl.

Regards

Thara

From: [Planning \(CGFB\)](#)
To: [Boraiah, Thara](#)
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal
Date: Tuesday, 8 February 2022 9:09:50 AM
Attachments: [Outlook-1vuy3jry.png](#)
[PP-10 PARKING AND ACCESS PLAN - 0592 - 33 Tipiloura Street, Ngunnawal ACT 2913 - Rev P1.0.pdf](#)
[Site Plan - 0592 - 33 Tipiloura Street, Ngunnawal - Rev P1.4.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.

Hi Thara,

Please find attached site plan and parking and access plan with the FFL of the parking space.

For reference the FFL is 646.40

Regards,

 | Planning Approvals Manager
Mobile:  | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C

From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Friday, February 4, 2022 4:37 PM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi 

We are finalising the s165B you lodged with us for satisfying condition A1 b of the Notice of decision. We note that the condition requires accessible path to meet the relevant Australian Standards from the carparking space to the secondary residence however, there is no finished floor level (ffl) indicated for the secondary residence carparking space. Please indicate the secondary residence car parking space acknowledging the Australian Standard driveway gradient requirement from the site front boundary to the parking space.

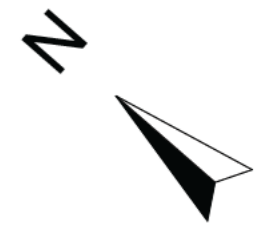
You can email me the site plan with the ffl.

Regards

Thara

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TIPILOURA STREET



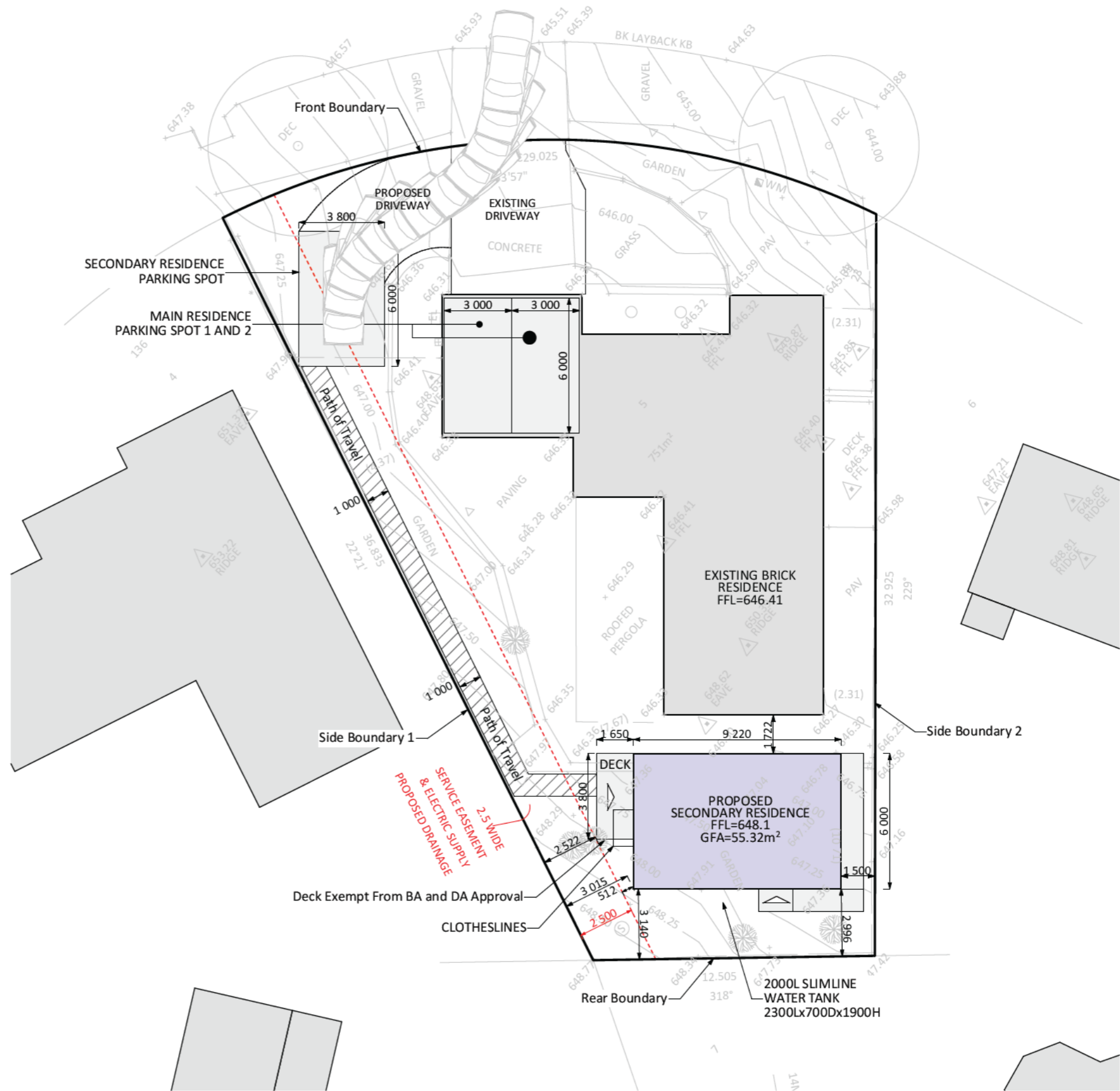
LEGEND

- SYMBOL DESCRIPTION**
- WM WATER METER
 - GAS
 - S SEWER MANHOLE
 - TREE
 - △ DENOTES TIMBER RETAINING WALL
 - * DENOTES STONE RETAINING WALL

DISCLAIMERS:
 Tree canopies are shown as a circular representation only and may not reflect irregular canopies.
 The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.
 Boundary information is for the purpose of this plan. Further survey and marking of boundaries may be required.

Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.

Easement information has been derived from the Deposited Plan and ACTMAPI. It is recommended that a title search be carried out to investigate whether any Easements have been created by instrument and added to the title.



PROJECT DETAILS
 Project Address: 33 Tipiloura Street Ngunnawal ACT 2913
 Block No 5
 Section No 136

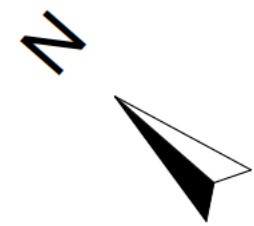
AREAS	
Proposed Extension GFA	55.32 m ²
Proposed Extension Roof Area	69.83 m ²
Site Area	751.00 m ²
Actual Plot Ratio	49.07 %
Actual Private Open Space	382.47 m ²
Minimum Private Open Space	400.60 m ²

REV	DESIGN PHASE	DATE	INITIALS
P1.0	FOR APPROVAL	08.08.2021	B.D.

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
PARKING AND ACCESS PLAN			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	10	0592

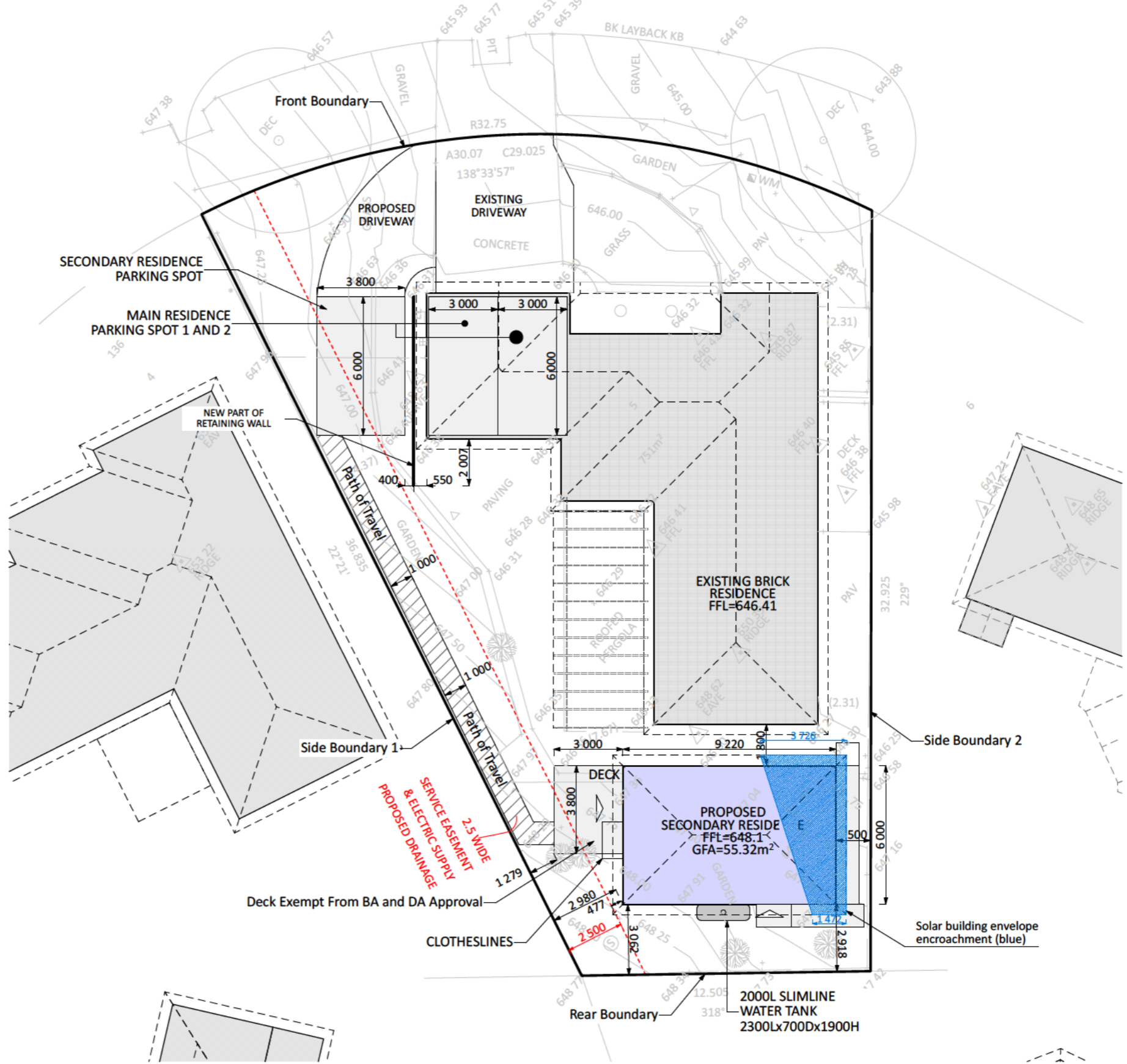


TIPILOURA STREET

LEGEND

- SYMBOL DESCRIPTION**
- WM WATER METER
 - GAS
 - S SEWER MANHOLE
 - TREE
 - △ DENOTES TIMBER RETAINING WALL
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DISCLAIMERS:
 Tree canopies are shown as a circular representation only and may not reflect irregular canopies.
 The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.
 Boundary information is for the purpose of this plan. Further survey and marking of boundaries may be required.
 Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.
 Easement information has been derived from the Deposited Plan and ACTMAPI. It is recommended that a title search be carried out to investigate whether any Easements have been created by instrument and added to the title.



PROJECT DETAILS
 Project Address: 33 Tipiloura Street Ngunnawal ACT 2913
 Block № 5
 Section № 136

AREAS	
Proposed Extension GFA	55.32 m ²
Proposed Extension Roof Area	69.83 m ²
Site Area	751.00 m ²
Actual Plot Ratio	49.07 %
Actual Private Open Space	382.47 m ²
Minimum Private Open Space	400.60 m ²

REV	DESIGN PHASE	DATE	INITIALS
P1.4	FOR APPROVAL	19.12.2021	B.D.

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
SITE PLAN			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	2	0592

Robinson, Megan

From: Musgrove, Anna
Sent: Tuesday, 8 February 2022 5:25 PM
To: Weller, Craig; Ives, Kieran
Subject: FW: Letter of Concern regarding current delays with DA approval timelines
Attachments: Edevelopment meeting agenda .pdf; CGFB discussion 10022022.xlsx

OFFICIAL

Hi Craig and Kieran,

I have put together some information for CGFB meeting Thursday morning as attached.
First table is in order as per items on CGFB agenda attached.

Seems AC are also quite busy and some check have taken longer than expected. See notes.

There are 2 x S165s Nicki will look at tomorrow and may be ok to finalise. AC checks were only recently done. See notes on attached.

Thanks

Anna

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Tuesday, 8 February 2022 4:05 PM
To: Weller, Craig <Craig.Weller@act.gov.au>
Cc: Ives, Kieran <Kieran.Ives@act.gov.au>; Client Services (CGFB) <ClientServices@cgfb.com.au>; Musgrove, Anna <Anna.Musgrove@act.gov.au>; Operations (CGFB) <Operations@cgfb.com.au>
Subject: RE: Letter of Concern regarding current delays with DA approval timelines

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.

Hi Craig,

Please see attached meeting agenda for our meeting this Thursday at 10:30am. We look forward to meeting with you to discuss our outstanding DA projects.

Kind regards,

Shannon Reynolds | Planning Approvals Manager
Mobile: 0480 145 239 | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C

From: Weller, Craig <Craig.Weller@act.gov.au>
Sent: Thursday, 3 February 2022 1:38 PM
To: Planning (CGFB) <Planning@cgfb.com.au>
Cc: Ives, Kieran <Kieran.Ives@act.gov.au>; Client Services (CGFB) <ClientServices@cgfb.com.au>; Musgrove, Anna <Anna.Musgrove@act.gov.au>
Subject: RE: Letter of Concern regarding current delays with DA approval timelines

OFFICIAL

Hi [REDACTED]

I have sent a meeting request for next Thursday.

If you could please send any agenda items to Kieran, Anna and myself, would be appreciated.

Please note, I am away on Monday and Tuesday next week.

Thanks
Craig

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Wednesday, 2 February 2022 3:22 PM
To: Weller, Craig <Craig.Weller@act.gov.au>
Cc: Ives, Kieran <Kieran.Ives@act.gov.au>; Client Services (CGFB) <ClientServices@cgfb.com.au>
Subject: Re: Letter of Concern regarding current delays with DA approval timelines

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.

Hi Craig,

Yes 10:30am Thursdays do work for us, let's lock that time and day in.

We are currently preparing a meeting agenda for these meetings which we will send to you 2 days prior to the meeting.

Is there one email you would like us to send these agendas to or should we send one each to Kieran, Anna and yourself?

When can we have the first meeting?

Regards,
[REDACTED] | Planning Approvals Manager
Mobile: [REDACTED] | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C

From: Weller, Craig <Craig.Weller@act.gov.au>
Sent: Wednesday, February 2, 2022 11:40 AM
To: Planning (CGFB) <Planning@cgfb.com.au>
Cc: Ives, Kieran <Kieran.Ives@act.gov.au>
Subject: RE: Letter of Concern regarding current delays with DA approval timelines

OFFICIAL

Hi [REDACTED]

Thank you for your email.

Thursdays are generally better from my end. How about Thursday each month at 10:30am? Please let me know and I'll set up a recurring meeting.

I've copied Kieran Ives who is Senior Director overseeing the DA Gateway team among other things. Most meetings will be Kieran and I and likely our DA coordinator (Anna Musgrove)

Normally for these meeting we ask that you provide a list of items you wish to discuss a couple days prior to the meeting so we can prepare.

Below is the ground rules that apply to these meetings.

Please let me know if you wish to discuss.

GROUND RULES FOR MEETINGS

- We are an independent planning and land authority
- We are subject to an integrity plan, mandatory reporting requirements and regular audits
- All information shared with us is potentially discoverable as part of our commitment to transparency and open access, and Freedom of Information Act requirements
- The purpose of a meeting is to discuss process, timeframes, and current and future workloads, and could also clarify design responses and responses to statutory and policy requirements
- The meeting can also be used to establish the most appropriate line-of-communication at the respective stages of a development e.g. EDP, Design and Siting DA, and Deed Management
- The purpose of a meetings is not to influence a delegate of the planning and land authority in his/her assessment and decision, and a meeting can be terminated by a delegate if this is perceived to be the case
- The proponent will not receive any special, preferential or priority treatment as a result of this meeting
- The planning and land authority will only respond to the appointed applicant for a development application, typically a planning or design consultant
- The meeting does not negate the need for a consultant and/or technical expertise

- Minutes are to be taken by the consultant/ proponent and to be provided to the planning and land authority afterwards for clearance and storage on the relevant DA file. The planning and land authority may also keep its own records of meetings.
- The planning and land authority recognises the financial pressures associated with developments and seeks to make timely decisions in accordance with the law.
- Meetings may be terminated where the behaviour of attendees is considered unacceptable. Unprofessional behaviour, or aggressive and threatening language, towards staff will not be tolerated. Staff may provide a warning that the meeting will be terminated if behaviour does not improve and may end the meeting at any time if the circumstances require.

Thanks

Craig Weller | A/g Executive Branch Manager, Development Assessment and Support

Phone 02 6205 3846 | Email craig.weller@act.gov.au

Statutory Planning | Environment, Planning and Sustainable Development | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.environment.act.gov.au

From: Planning (CGFB) <Planning@cgfb.com.au>

Sent: Tuesday, 1 February 2022 11:47 AM

To: Weller, Craig <Craig.Weller@act.gov.au>

Subject: Re: Letter of Concern regarding current delays with DA approval timelines

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.

Hi Craig,

Thank you for your email. We would greatly appreciate a monthly meeting. Would the second Wednesday or Thursday of every month starting next week be suitable?

Please let us know a date and time that works for you. We are more than happy to facilitate the meeting over Zoom.

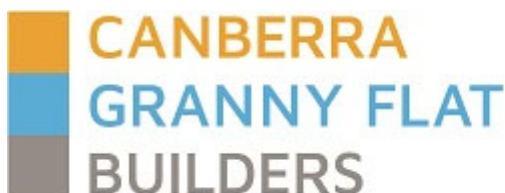
Kind regards,

 | Planning Approvals Manager

Mobile:  | Phone: 1300 979 658 | Fax: 1300 979 657

Postal: GPO Box 2265 Canberra City 2602


ACT Building Lic: 2012767 | NSW Building Lic: 259006C



From: Weller, Craig <Craig.Weller@act.gov.au>

Sent: Monday, January 31, 2022 9:05 PM

To: Planning (CGFB) <Planning@cgfb.com.au>; Cilliers, George <George.Cilliers@act.gov.au>; EPSD DACoordinator <DAcoordinator@act.gov.au>

Cc:  Client Services (CGFB) <ClientServices@cgfb.com.au>; Operations (CGFB)

<Operations@cgfb.com.au>

Subject: RE: Letter of Concern regarding current delays with DA approval timelines

OFFICIAL

Dear [REDACTED]

Thank you for your email.

The Authority is committed to making decisions within the statutory timeframes. Unfortunately this can be affected from time to time due to factors such as fluctuating workloads.

The due date for [REDACTED] New requirements for public notification came into affect for DA's lodged over the Christmas and New Year period which extended notification closing dates. Unfortunately for many DA's lodged just prior to Christmas, the closing date extended beyond the due date. [REDACTED] It is standard practice for the Authority and Access Canberra to wait a few days after the closing date to receive any representations delivered by mail. I expect you'll receive a decision in the next few days.

Given the number of applications submitted by Canberra Granny Flat Builders, I believe it would be appropriate to have a regular meeting (perhaps monthly) to discuss the status of applications. Please let me know if you wish to pursue this and I'll facilitate it.

Please feel free to contact me to discuss.

Kind Regards

Craig Weller | A/g Executive Branch Manager, Development Assessment and Support

Phone 02 6205 3846 | Email craig.weller@act.gov.au

Statutory Planning | Environment, Planning and Sustainable Development | ACT Government

Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.environment.act.gov.au

From: Planning (CGFB) <Planning@cgfb.com.au>

Sent: Monday, 31 January 2022 11:36 AM

To: Weller, Craig <Craig.Weller@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>; EPSD DACoordinator <DAcoordinator@act.gov.au>

Cc: [REDACTED] Client Services (CGFB) <ClientServices@cgfb.com.au>; Operations (CGFB) <Operations@cgfb.com.au>; GENTLEMAN <GENTLEMAN@act.gov.au>

Subject: Letter of Concern regarding current delays with DA approval timelines

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.

Good Morning,

I am writing to you to express deep concern regarding the length of time that is being taken to approve Development Applications and receive DA stamped plans. Currently, we are experiencing prolonged delays in receiving final decisions for our applications and stamped plans required for construction.

The ACT is currently suffering a housing and rental crisis and we are trying to do our part to alleviate this by producing secondary residences and extensions to local Canberrans. However, we are struggling to meet timelines with the current delays that we are experiencing when applying for simple residential Development Approvals. There have been instances where our projects have been needlessly delayed by situations that are otherwise avoidable.

I refer you to one of our projects, [REDACTED]. This project is a simple secondary residence that was lodged in early December. It did not receive any representations during the public notification period. Other than a minor breach of Private Open Space the development was compliant with all relevant development codes. I contacted the DA Gateways team earlier today who informed me that all stages of the approval had been signed off. It had even been signed and dated by the assessing officer, but we have not received the notice of decision and is now well over the legal due date. I was told that it was likely that the assessing officer had just not sent the decision email.

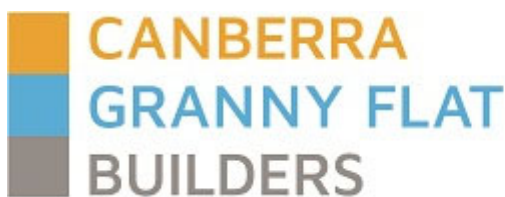
What makes this particularly concerning is that I was also informed by the Gateway team that they have been told that the Legal Due date is "more of an estimation". Given that this is a statutory requirement it is concerning that ACTPLA is taking their statutory due dates and requirements as mere "estimations". Further, this is not an isolated incident as we are experiencing these kinds of delays across our applications. We have been issued multiple s165 and s144 requests that we strive to return to the assessing officers as soon as possible. However, when we try and follow up on the progress of these applications, we are told that these requests have no due date, and the assessing officers are taking upwards of a month to process simple further information requests.

We understand that it has been difficult time for all of us, but we are particularly concerned when these applications that are otherwise simple are being blown out by these delays. We think that it will be mutually beneficial for all of us if we can get through more DAs and see everyone's workload reduced. If we can receive more conditional approvals to our plans so that we can start more BA applications and our clients can send these plans to their banks this would help us all. For example, the DA team can approve plans on the condition that we meet x criteria rather than sending us notice of decisions with s165 requests that have no due date.

We want to work with you on solutions to this problem. We can organise a meeting with members of our business and your teams. I look forward to hearing from you and hope that we can work with you on these issues.

Kind Regards,

[REDACTED] | Planning Approvals Manager
Mobile: [REDACTED] | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C



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should not copy or use it for any purpose, nor disclose its contents to any other person.



EDevelopment Meeting Agenda

8/02/2022

Projects outstanding



33 Tipiloura St, Ngunnawal – DA202139227

Two s165 were requested, working days since s165b submitted: 20 (10/1/2022)

1. FURTHER INFORMATION

The applicant shall lodge with the planning and land authority, a section 165 application seeking approval to address the following conditions:

- a) Revised site plan, area plan, demolition plan, floor plans, landscape plan and elevations and sections, based on the relevant drawings submitted as part of the application, showing:
 - i) the car space for the secondary residence located behind the building line adjacent the existing garage to the satisfaction of the planning and land authority;
 - ii) the proposed upper floor level windows in the North-eastern facade of the secondary residence with sill heights less than 1.7m above the floor level are to be either:
 - i. fixed pane glass with obscure glazing, or
 - ii. awning sash windows with obscure glazing and an opening of not more than 30cm to the horizontal.
- b) Demonstrate an accessible path of travel to the entry of the secondary residence from the car parking space in accordance with AS4299 Adaptable housing (Class C).

Note: the accessible path of travel currently shown on the site plan does not demonstrate the applicable gradients in accordance with the AS4299 are achievable to facilitate access into the secondary residence as indicated.

However, the revised plans are not considered to satisfactorily demonstrate compliance with **condition A1 b)**. In particular, the plans do not demonstrate how the proposed pathway along the side boundary from the secondary residence to the allocated parking spot would be achievable given the site conditions and proposed changes in floor levels. Further evidence or revised plans are required to demonstrate that this condition is met, and an accessible path of travel can be provided to either of the living room or bedroom entrances.

Hi Rafael

We are finalising the s165B you lodged with us for satisfying condition A1 b of the Notice of decision. We note that the condition requires accessible path to meet the relevant Australian Standards from the carparking space to the secondary residence however, there is no finished floor level (ffl) indicated for the secondary residence carparking space. Please indicate the secondary residence car parking space acknowledging the Australian Standard driveway gradient requirement from the site front boundary to the parking space.

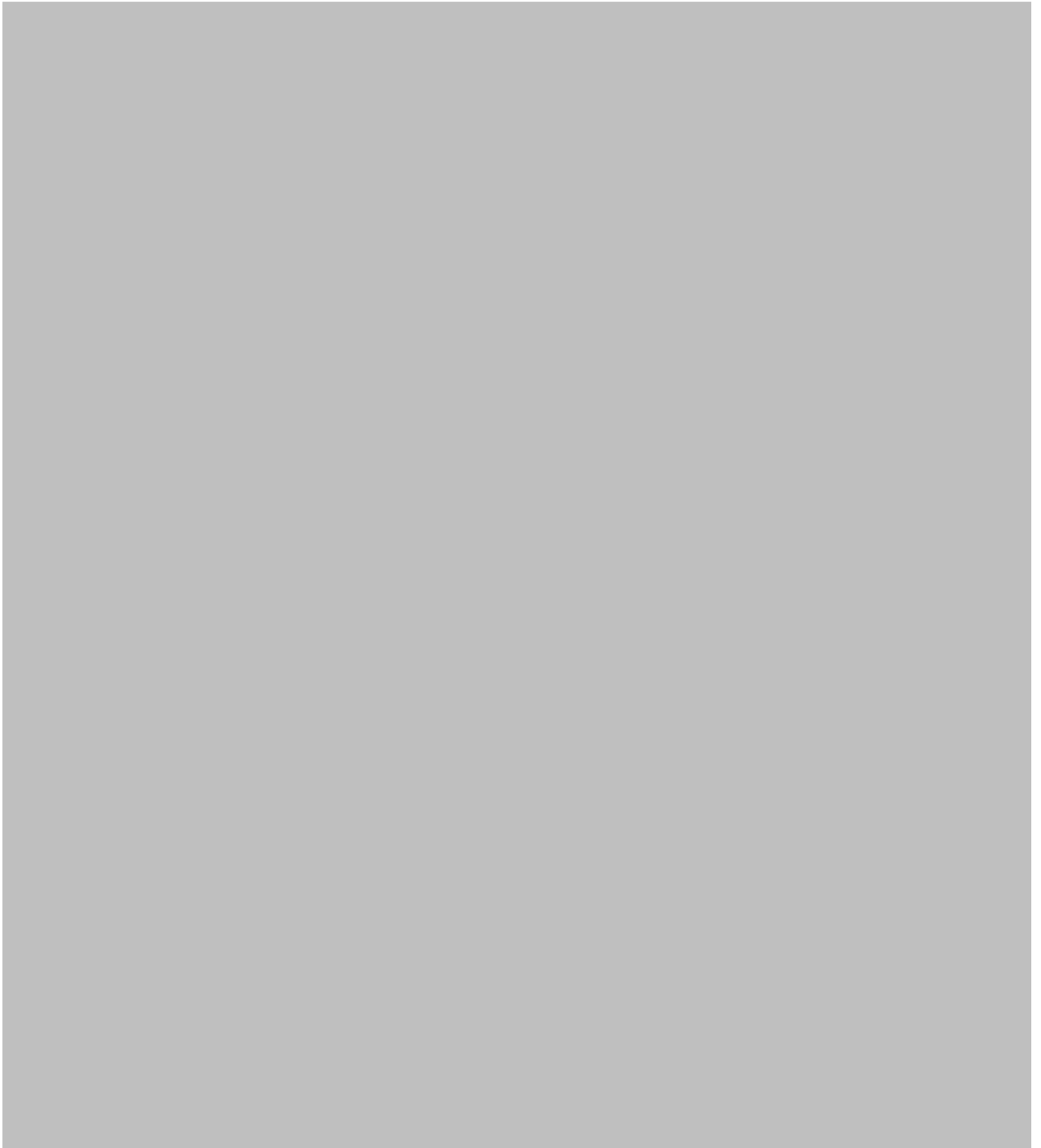
You can email me the site plan with the ffl.

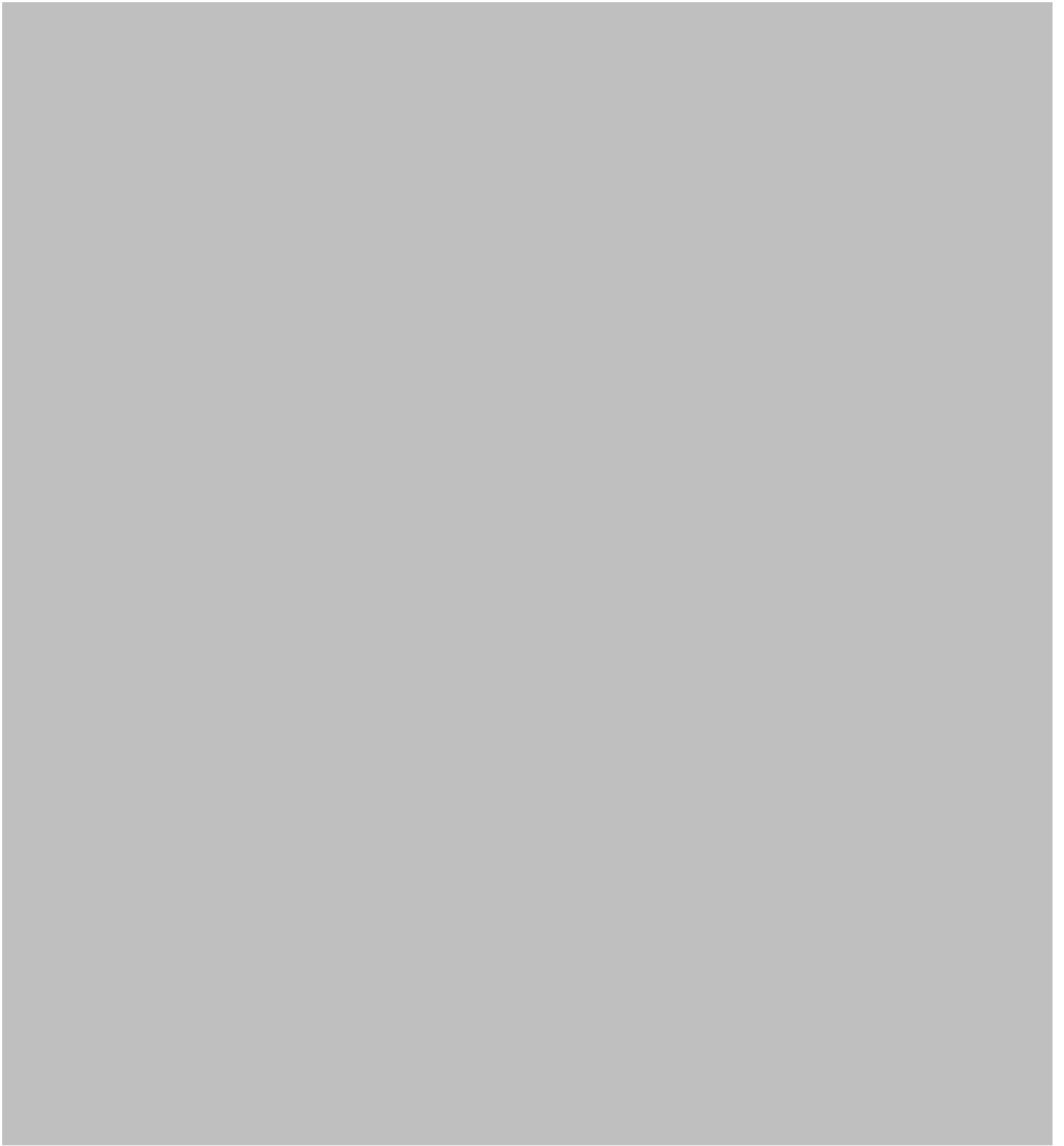
Regards

Thara

No entity referral required









CGFB applications to discuss

DA number	Type	Lodged	Due	Block	Section	Suburb	NOTES
202139227	S165	10/01/2022	N/A	5	136	Ngunnawal	Thara is dealing with this one. spoke about it this morning with Nicki. They need to demonstrate accessible path of travel.

Current Active applications

Application No	Type	Version	Block	Section	Suburb	Applicant Name	Track	Submitted	Lodgement Date	Due Date	Days to Due Date	Application State	Officer	Team	Cost Of Works
202139227	S165	B	5	136	NGUN	Turnkey Creations Pty Ltd	Merit	10/01/2022 12:05:40 PM	10/01/2022			Waiting For Assessment	EDev DA Stage 6	North	

Robinson, Megan

From: Musgrove, Anna
Sent: Tuesday, 8 February 2022 5:14 PM
To: DiCampli, Nicki
Subject: RE: update S165s for CGFB - For Thursday morning meeting

OFFICIAL

So quick! 😊
Thank you.

IF you have a look tomorrow just send another brief update would be great.

Thanks

Anna

From: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Sent: Tuesday, 8 February 2022 5:08 PM
To: Musgrove, Anna <Anna.Musgrove@act.gov.au>
Subject: FW: update S165s for CGFB - For Thursday morning meeting
Importance: High

OFFICIAL

Hi Anna

DA number	Type	Lodged	Due	Block	Section	Suburb	NOTES
202139227	S165	10/01/2022	N/A	5	136	Ngunnawal	Thara is dealing with this one. I know because we spoke about it this morning. They need to demonstrate accessible path of travel.



As per above one in hand with Thara. I'll try and look at two of them tomorrow and the last one needs to be referred to TPU.

Regards

Nicki

From: Musgrove, Anna <Anna.Musgrove@act.gov.au>
Sent: Tuesday, 8 February 2022 4:52 PM
To: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Subject: update S165s for CGFB - For Thursday morning meeting

OFFICIAL

Hi Nicki,

Can you please provide me with an update on the below S165 applications for Turnkey. I have a meeting Thursday morning to discuss the applications (and a handful of DAs).

DA number	Type	Lodged	Due	Block	Section	Suburb	NOTES
202139227	S165	10/01/2022	N/A	5	136	Ngunnawal	



Thank you

Anna

DA Coordinator

Environment, Planning and Sustainable Development Directorate | ACT Government

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

From: [DiCampli, Nicki](#)
To: [Musgrove, Anna](#)
Subject: Update S165s for CGFB - For Thursday morning meeting
Date: Wednesday, 9 February 2022 7:45:00 PM
Importance: High

OFFICIAL

Hi Anna

DA number	Type	Lodged	Due	Block	Section	Suburb	NOTES
202139227	S165	10/01/2022	N/A	5	136	Ngunnawal	Thara is dealing with this one. I know because we spoke about it this morning They need to demonstrate accessible path of travel

Regards

Nicki

From: DiCampli, Nicki
Sent: Tuesday, 8 February 2022 5:08 PM
To: Musgrove, Anna <Anna.Musgrove@act.gov.au>
Subject: FW: update S165s for CGFB - For Thursday morning meeting
Importance: High

OFFICIAL

Hi Anna

DA number	Type	Lodged	Due	Block	Section	Suburb	NOTES
202139227	S165	10/01/2022	N/A	5	136	Ngunnawal	Thara is dealing with this one. I know because we spoke about it this morning They need to demonstrate accessible path of travel

As per above one in hand with Thara. I'll try and look at two of them tomorrow and the last one needs to be referred to TPU

Regards

Nicki

From: Musgrove, Anna <Anna.Musgrove@act.gov.au>
Sent: Tuesday, 8 February 2022 4:52 PM
To: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Subject: update S165s for CGFB - For Thursday morning meeting

OFFICIAL

Hi Nicki,

Can you please provide me with an update on the below S165 applications for Turnkey
I have a meeting Thursday morning to discuss the applications (and a handful of DAs)

DA number	Type	Lodged	Due	Block	Section	Suburb	NOTES
202139227	S165	10/01/2022	N/A	5	136	Ngunnawal	

Thank you

Anna

DA Coordinator
Environment, Planning and Sustainable Development Directorate | ACT Government
480 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

From: [Planning \(CGFB\)](#)
To: [Boraiah, Thara](#)
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal
Date: Tuesday, 15 February 2022 12:07:39 PM
Attachments: [Outlook-nyemxdly.png](#)



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Good Morning Thara,

I just wanted to follow up on this s165 request and see what the status of the application is. Is it possible to get a time frame for when we can expect the finalisation of this approval?

We replied with the FFL on the plans on the 8th of Feb, it's now been a full working week since that date. Can you let me know if this project is with AccessCanberra or what the status is?

Kind Regards,

 | [Planning Approvals Manager](#)
Mobile:  | **Phone:** 1300 979 658 | **Fax:** 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | **NSW Building Lic:** 259006C

From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Friday, February 4, 2022 4:37 PM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi 

We are finalising the s165B you lodged with us for satisfying condition A1 b of the Notice of decision. We note that the condition requires accessible path to meet the relevant Australian Standards from the carparking space to the secondary residence however, there is no finished floor level (ffl) indicated for the secondary residence carparking space. Please indicate the secondary residence car parking space acknowledging the Australian Standard driveway gradient requirement from the site front boundary to the parking space.

You can email me the site plan with the ffl.

Regards

Thara

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

From: [Planning \(CGFB\)](#)
To: [Boraiah, Thara](#)
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal
Date: Wednesday, 16 February 2022 12:11:24 PM
Attachments: [image001.png](#)
[Outlook-3kpwfzqf.png](#)
[PP-12_ACCESS_AND_MOBILITY_PLAN - Rev 1.5.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.

Hi Thara,



I direct you to the Access and Mobility plans that we submitted on Edevelopment for this s165. These plans showed the landings for the ramp such that it meets the AS 4299 requirements.

It was my belief that the FFL we provided on the Site Plan could be read across to the Access and Mobility Plans that we had already submitted.

Nonetheless, I have shown the FFL on the Access and Mobility Plan attached

Please let me know if you require any further information.

Kind Regards,


 [Planning Approvals Manager](#)
Mobile:  **Phone:** 1300 979 658 | **Fax:** 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | **NSW Building Lic:** 259006C

From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Wednesday, February 16, 2022 10:00 AM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi 

Apologies for not getting back sooner, there are a lot of applications to turn around and with your s165B submission, I had to consult with the previous the assessing officer.

 the site plan that you have submitted does not satisfy the Continuous accessible path of travel requirements as per AS4299. I believe the path requires landing spaces as the total length of the path is approx 23 metres. Please refer to the Australian Standards.

Also the parking plan sent via the email shows the parking space for secondary residence forward of the building line which is contradicting the s165A condition.

Happy to discuss.

Regards
Thara

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Tuesday, 15 February 2022 12:07 PM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal

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Kind Regards,

██████████ | [Planning Approvals Manager](#)
Mobile: ██████████ | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C



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Sent: Friday, February 4, 2022 4:37 PM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

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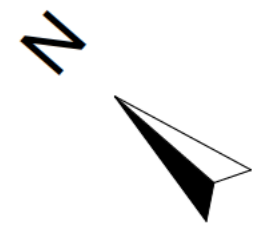
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Regards

Thara

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TIPILOURA STREET



LEGEND

SYMBOL	DESCRIPTION
WM	WATER METER
⊞	GAS
Ⓢ	SEWER MANHOLE
🌳	TREE
△	DENOTES TIMBER RETAINING WALL
*	DENOTES STONE RETAINING WALL

DISCLAIMERS:

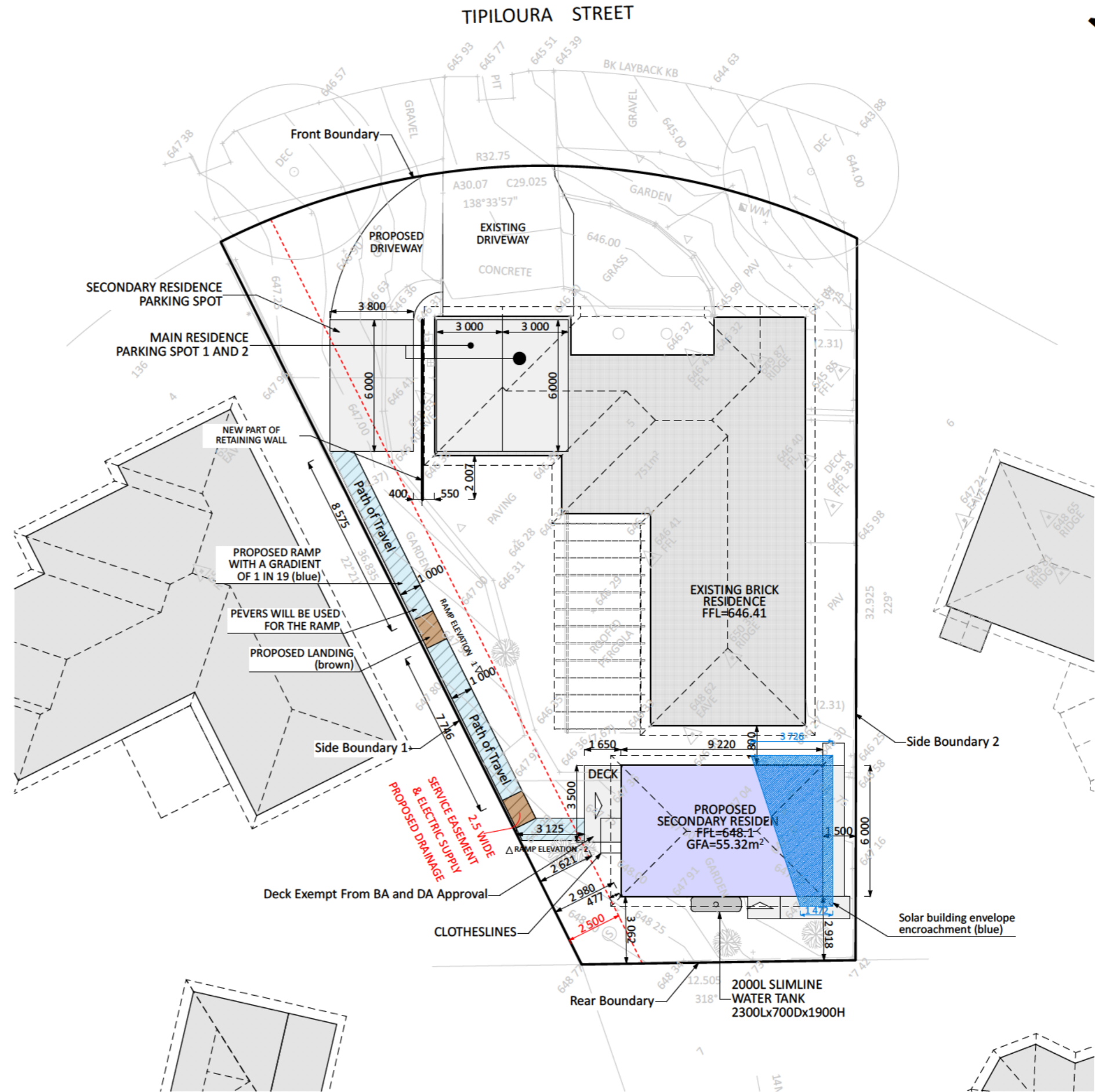
Tree canopies are shown as a circular representation only and may not reflect irregular canopies.

The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.

Boundary information is for the purpose of this plan. Further survey and marking of boundaries may be required.

Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.

Easement information has been derived from the Deposited Plan and ACTMAPI. It is recommended that a title search be carried out to investigate whether any Easements have been created by instrument and added to the title.



PROJECT DETAILS

Customer Name: [REDACTED]
 Project Address: 33 Tipiloura Street Ngunnawal ACT 2913
 Block № 5
 Section № 136

AREAS

Proposed Extension GFA	55.32 m2
Proposed Extension Roof Area	69.83 m2
Site Area	751.00 m2
Actual Plot Ratio	49.07 %
Actual Private Open Space	382.47 m2
Minimum Private Open Space	400.60 m2

REV	DESIGN PHASE	DATE	INITIALS
P1.3	FOR APPROVAL	14.12.2021	B.D.

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME

ACCESS AND MOBILITY PLAN

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	12	0592

From: [Client Services \(CGFB\)](#)
To: [Planning \(CGFB\)](#); [Boraiah, Thara](#)
Cc: [Cilliers, George](#)
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal
Date: Wednesday, 16 February 2022 12:36:29 PM
Attachments: [image001.png](#)
Importance: High

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Thara

Can you let us know if it nopr a requirement on the access and mobility report to have the FFL of the hard-car space? And the absence of this on all DA submissions would warrant a request for further information. Or, is it in fact being applied binary to our business?

Would you have an objection with FOI the volume of DA's that 165 as a result of this?

Thanks



From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Wednesday, 16 February 2022 12:11 PM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal

Hi Thara,



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Nonetheless, I have shown the FFL on the Access and Mobility Plan attached

Please let me know if you require any further information.

Kind Regards,

 | [Planning Approvals Manager](#)
Mobile:  | **Phone:** 1300 979 658 | **Fax:** 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | **NSW Building Lic:** 259006C

From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Wednesday, February 16, 2022 10:00 AM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi [REDACTED]

Apologies for not getting back sooner, there are a lot of applications to turn around and with your s165B submission, I had to consult with the previous the assessing officer.

[REDACTED] the site plan that you have submitted does not satisfy the Continuous accessible path of travel requirements as per AS4299. I believe the path requires landing spaces as the total length of the path is approx 23 metres. Please refer to the Australian Standards.

Also the parking plan sent via the email shows the parking space for secondary residence forward of the building line which is contradicting the s165A condition.

Happy to discuss.

Regards
Thara

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Tuesday, 15 February 2022 12:07 PM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal

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Good Morning Thara,

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Kind Regards,

[REDACTED] | [Planning Approvals Manager](#)
[Mobile:](#) [REDACTED] | [Phone:](#) 1300 979 658 | [Fax:](#) 1300 979 657
[Postal:](#) GPO Box 2265 Canberra City 2602
[ACT Building Lic:](#) 2012767 | [NSW Building Lic:](#) 259006C

From: Boraiah, Thara <Thara.Boraiah@act.gov.au>

Sent: Friday, February 4, 2022 4:37 PM

To: Planning (CGFB) <Planning@cgfb.com.au>

Subject: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi [REDACTED]

We are finalising the s165B you lodged with us for satisfying condition A1 b of the Notice of decision. We note that the condition requires accessible path to meet the relevant Australian Standards from the carparking space to the secondary residence however, there is no finished floor level (ffl) indicated for the secondary residence carparking space. Please indicate the secondary residence car parking space acknowledging the Australian Standard driveway gradient requirement from the site front boundary to the parking space.

You can email me the site plan with the ffl.

Regards

Thara

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Robinson, Megan

From: Client Services (CGFB) <ClientServices@cgfb.com.au>
Sent: Wednesday, 16 February 2022 1:34 PM
To: Boraiah, Thara; Planning (CGFB)
Cc: Cilliers, George; Sandeman, Graham
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

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Thara

Thank you.

So this would mean that all DA's for secondary residences would require FFL on the car spaces. Because if they didn't they how could you determine if the gradient rules were meet as they relate to 4299.

This for us, well me, is ensuring that the rules are consistently applied for all DA;s. As we now track all DA's in our database.

Looking at a good half dozen of these plans. None had the FFI for carparking – or the allocated carspot. So if that remains consistent and the Code is equally applied, then 165's would have been provided correct?

In drafting our submission to the review on planning we want to have all our facts correct as we have been documenting this stuff for the previous 6 months.

[Show clipboard ...](#)

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208	202139345	SR	Yarralumla	
209	202139335	SR	Curtin	
210	202139343	SR	Dickson	
211	202139463	SR	Whitlam	
212	202139574	SR	Scullin	
213	202139476	SR	Ainslie	
214	202139564	SR	Kambah	
215	202139468	SR	Farrer	
216	202139642	SR	Kambah	
217	202139479	SR	Chisholm	
218	202139565	SR	Chisholm	
219	202139235	SD	Page	
220	202139697	SR	Ainslie	
221	202139602	SR	Higgins	
222	202139527	SR	O'Connor	
223	202139600	SR	O'Connor	
224	202139491	SR	Mawson	
225	202139673	SR	Florey	
226	202239783	SR	Chisholm	
227	202139746	SR	Reid	
228	202139670	SR	Richardson	
229	202139708	SR	Spence	
230	202139586	SR	Melba	

From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Wednesday, 16 February 2022 1:05 PM
To: Client Services (CGFB) <ClientServices@cgfb.com.au>; Planning (CGFB) <Planning@cgfb.com.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>; Sandeman, Graham <Graham.Sandeman@act.gov.au>
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

The first access plan (attached) you are referring to indicated 1 in 19 gradient without indicating the car parking space FFL. To assess this we need the FFL of the car parking space (as 4299 requires access from the carparking space to the residence) and hence I asked for that information.

Now the latest one submitted (attached dated 16/2/22) is indicating 1 in 14 for the same length of the path and the FFL is indicated. The gradient is not meeting 1 in 14, it is approximately 1.4 in 14 which is higher than the requirement.

There is enough space on the block and all you need to do is demonstrate the slope accurately as per AS 4299 for us to approve the drawing.

Regards
Thara

From: Client Services (CGFB) <ClientServices@cgfb.com.au>
Sent: Wednesday, 16 February 2022 12:36 PM
To: Planning (CGFB) <Planning@cgfb.com.au>; Boraiah, Thara <Thara.Boraiah@act.gov.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal
Importance: High

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Subject: Re: Da 202139227 s165B-5/136 Ngunnawal

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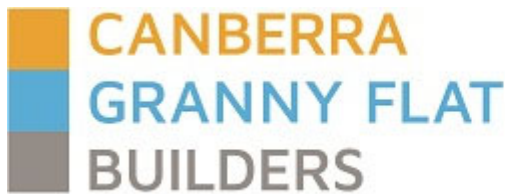
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██████████ | Planning Approvals Manager
Mobile: ██████████ | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C



From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Wednesday, February 16, 2022 10:00 AM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi ██████████

Apologies for not getting back sooner, there are a lot of applications to turn around and with your s165B submission, I had to consult with the previous the assessing officer.

██████████ the site plan that you have submitted does not satisfy the Continuous accessible path of travel requirements as per AS4299. I believe the path requires landing spaces as the total length of the path is approx 23 metres. Please refer to the Australian Standards.

Also the parking plan sent via the email shows the parking space for secondary residence forward of the building line which is contradicting the s165A condition.

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Regards
Thara

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To: Planning (CGFB) <Planning@cgfb.com.au>
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OFFICIAL

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Robinson, Megan

From: Client Services (CGFB) <ClientServices@cgfb.com.au>
Sent: Wednesday, 16 February 2022 2:26 PM
To: Boraiah, Thara; Planning (CGFB)
Cc: Cilliers, George; Sandeman, Graham; Designs (CGFB)
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

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So the assessing officer makes a personal determination on the flatness of the block? This I assume is determined by using the survey provided and implemented into the plans. I DO WISH the commence approach could apply, but the volume of 165 we are getting, we just wish to ensure that the code is being applied equally.

So very few blocks are flat.

We have now decided within our business to provide FFL for all carspots.

Can I ask is there an essential determination of what constitutes a Flat Block is there a % differential or is just “feel and opinion” of the assessing officer. Would it be more consistent if the FFL is applied so the discretion is removed when determining the access path for the accessibility plan?

Cheers



From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Wednesday, 16 February 2022 2:16 PM
To: Client Services (CGFB) <ClientServices@cgfb.com.au>; Planning (CGFB) <Planning@cgfb.com.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>; Sandeman, Graham <Graham.Sandeman@act.gov.au>
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi 

If the block is flat, we can understand that the proposal will be able to meet the accessibility requirements. Where the block is sloping such as this block, we ask for accessibility demonstration which is the case here. The AS4299 accessibility demonstration is between the secondary residence and its car parking space.

Regards
Thara

From: Client Services (CGFB) <ClientServices@cgfb.com.au>
Sent: Wednesday, 16 February 2022 1:34 PM

To: Boraiah, Thara <Thara.Boraiah@act.gov.au>; Planning (CGFB) <Planning@cgfb.com.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>; Sandeman, Graham <Graham.Sandeman@act.gov.au>
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214	202139564	SR	Kambah	
215	202139468	SR	Farrer	
216	202139642	SR	Kambah	
217	202139479	SR	Chisholm	
218	202139565	SR	Chisholm	
219	202139235	SD	Page	
220	202139697	SR	Ainslie	
221	202139602	SR	Higgins	
222	202139527	SR	O'Connor	
223	202139600	SR	O'Connor	
224	202139491	SR	Mawson	
225	202139673	SR	Florey	
226	202239783	SR	Chisholm	
227	202139746	SR	Reid	
228	202139670	SR	Richardson	
229	202139708	SR	Spence	
230	202139586	SR	Melba	

From: Boraiah, Thara <Thara.Boraiah@act.gov.au>

Sent: Wednesday, 16 February 2022 1:05 PM

To: Client Services (CGFB) <ClientServices@cgfb.com.au>; Planning (CGFB) <Planning@cgfb.com.au>

Cc: Cilliers, George <George.Cilliers@act.gov.au>; Sandeman, Graham <Graham.Sandeman@act.gov.au>

Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

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Sent: Wednesday, 16 February 2022 12:36 PM
To: Planning (CGFB) <Planning@cgfb.com.au>; Boraiah, Thara <Thara.Boraiah@act.gov.au>
Cc: Cilliers, George <George.Cilliers@act.gov.au>
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal
Importance: High

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.

Thara

Can you let us know if it nopr a requirement on the access and mobility report to have the FFL of the hard-car space? And the absence of this on all DA submissions would warrant a request for further information. Or, is it in fact being applied binary to our business?

Would you have an objection with FOI the volume of DA's that 165 as a result of this?

Thanks

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Wednesday, 16 February 2022 12:11 PM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal

Hi Thara,

I direct you to the Access and Mobility plans that we submitted on Edevelopment for this s165. These plans showed the landings for the ramp such that it meets the AS 4299 requirements.

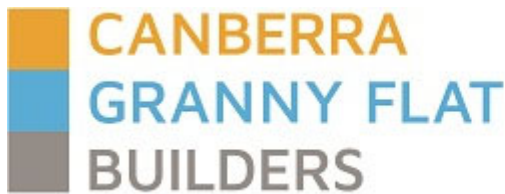
It was my belief that the FFL we provided on the Site Plan could be read across to the Access and Mobility Plans that we had already submitted.

Nonetheless, I have shown the FFL on the Access and Mobility Plan attached

Please let me know if you require any further information.

Kind Regards,

██████████ | Planning Approvals Manager
Mobile: ██████████ | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C



From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Wednesday, February 16, 2022 10:00 AM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi ██████████

Apologies for not getting back sooner, there are a lot of applications to turn around and with your s165B submission, I had to consult with the previous the assessing officer.

██████████ the site plan that you have submitted does not satisfy the Continuous accessible path of travel requirements as per AS4299. I believe the path requires landing spaces as the total length of the path is approx 23 metres. Please refer to the Australian Standards.

Also the parking plan sent via the email shows the parking space for secondary residence forward of the building line which is contradicting the s165A condition.

Happy to discuss.

Regards
Thara

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Tuesday, 15 February 2022 12:07 PM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal

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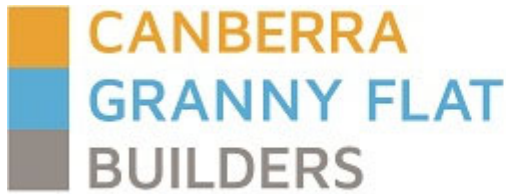
Good Morning Thara,

I just wanted to follow up on this s165 request and see what the status of the application is. Is it possible to get a time frame for when we can expect the finalisation of this approval?

We replied with the FFL on the plans on the 8th of Feb, it's now been a full working week since that date. Can you let me know if this project is with AccessCanberra or what the status is?

Kind Regards,

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Mobile: ██████████ | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
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From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Friday, February 4, 2022 4:37 PM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi ██████████

We are finalising the s165B you lodged with us for satisfying condition A1 b of the Notice of decision. We note that the condition requires accessible path to meet the relevant Australian Standards from the carparking space to the secondary residence however, there is no finished floor level (ffl) indicated for the secondary residence carparking space. Please indicate the secondary residence car parking space acknowledging the Australian Standard driveway gradient requirement from the site front boundary to the parking space.

You can email me the site plan with the ffl.

Regards

Thara

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Robinson, Megan

From: EPSD DACoordinator
Sent: Wednesday, 16 February 2022 11:48 AM
To: Boraiah, Thara
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal
Attachments: DA-202139648.obr

OFFICIAL

Hi Thara,

When free can you please review and respond to [REDACTED] accordingly.
My understanding is that you needed to check the access pathways and were going to action the application.

Thank you
Anna

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Tuesday, 15 February 2022 12:07 PM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal

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Good Morning Thara,

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Mobile: ██████████ | Phone: 1300 979 658 | Fax: 1300 979 657
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Subject: Da 202139227 s165B-5/136 Ngunnawal

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Robinson, Megan

From: Boraiah, Thara
Sent: Wednesday, 16 February 2022 11:59 AM
To: EPSD DACoordinator
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi Anna,

I have looked at it and have sent an email this morning to [REDACTED] His plans were not correct. I took couple of days extra to respond as I had to discuss with the assessing officer.

Regards
Thara

From: EPSD DACoordinator <DAcoordinator@act.gov.au>
Sent: Wednesday, 16 February 2022 11:48 AM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

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To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
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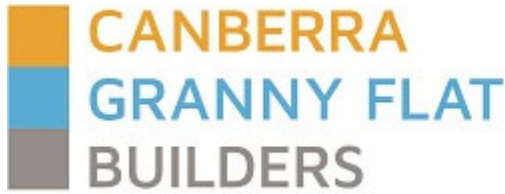
Kind Regards,

██████████ | Planning Approvals Manager

Mobile: ██████████ | Phone: 1300 979 658 | Fax: 1300 979 657

Postal: GPO Box 2265 Canberra City 2602

ACT Building Lic: 2012767 | NSW Building Lic: 259006C



From: Boraiah, Thara <Thara.Boraiah@act.gov.au>

Sent: Friday, February 4, 2022 4:37 PM

To: Planning (CGFB) <Planning@cgfb.com.au>

Subject: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

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Thara

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From: [DiCampli, Nicki](#)
To: [Boraiah, Thara](#)
Subject: RE: PP-12_ACCESS_AND_MOBILITY_PLAN_-_Rev_1.5-16/2/2022 (A32908597)
Date: Wednesday, 16 February 2022 12:27:00 PM

OFFICIAL

Hi Thara

Did they provide an elevation? The issue was getting from the path onto the deck given the current ground levels.

Regards

Nicki

-----Original Message-----

From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Wednesday, 16 February 2022 12:24 PM
To: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Subject: PP-12_ACCESS_AND_MOBILITY_PLAN_-_Rev_1.5-16/2/2022 (A32908597)

OFFICIAL

Hi Nicki

Could you please have a look at this accessible path? Does it seem right?

Regards
Thara

From: [Boraiah, Thara](#)
To: [DiCampli, Nicki](#)
Subject: RE: PP-12_ACCESS_AND_MOBILITY_PLAN_-_Rev_1.5-16/2/2022 (A32908597)
Date: Wednesday, 16 February 2022 12:38:00 PM
Attachments: [ELEV-202139227-S165B-RAMP-01.obr](#)
[ELEV-202139227-02.obr](#)

OFFICIAL

The elevation showing the gradients is the only one submitted. The original elevation shows some ngl adjacent to the boundary where the accessible path will be located. (it implies that the accessible path will be located on the ngl.

-----Original Message-----

From: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Sent: Wednesday, 16 February 2022 12:27 PM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Subject: RE: PP-12_ACCESS_AND_MOBILITY_PLAN_-_Rev_1.5-16/2/2022 (A32908597)

OFFICIAL

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From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Wednesday, 16 February 2022 12:24 PM
To: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Subject: PP-12_ACCESS_AND_MOBILITY_PLAN_-_Rev_1.5-16/2/2022 (A32908597)

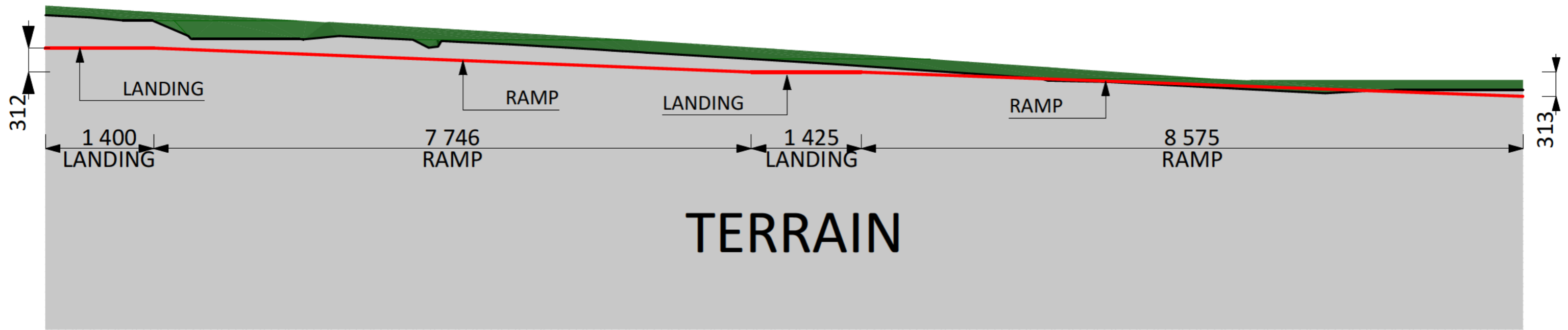
OFFICIAL

Hi Nicki

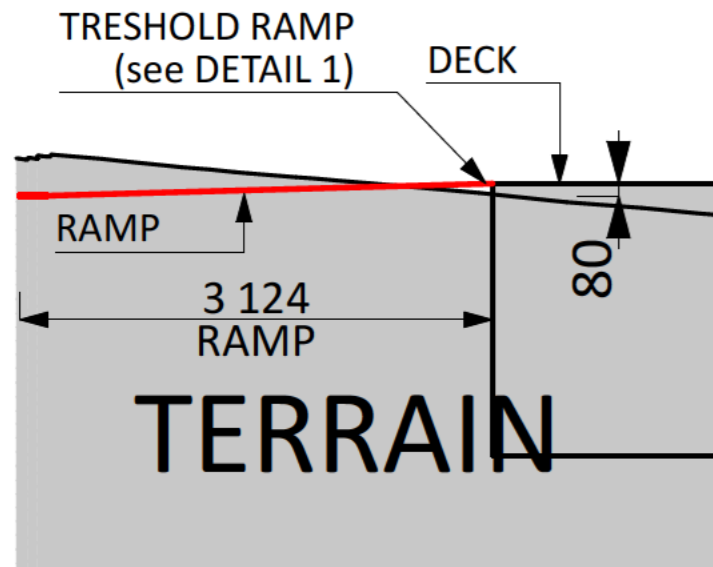
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Regards

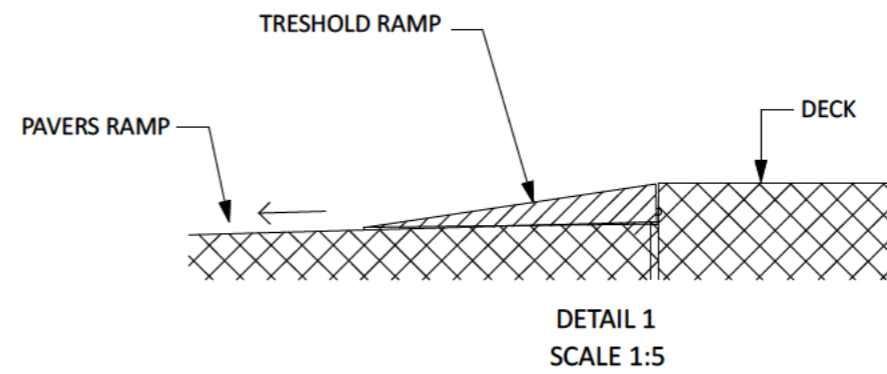
Thara



RAMP ELEVATION - 1



RAMP ELEVATION - 2



PROJECT DETAILS

Project Address: 33 Tipiloura Street Ngunnawal ACT 2913
Block № 5
Section № 136

AREAS

Proposed Extension GFA 55.32 m2
Proposed Extension Roof Area 69.83 m2
Site Area 751.00 m2
Actual Plot Ratio 49.07 %
Actual Private Open Space 382.47 m2
Minimum Private Open Space 400.60 m2

REV	DESIGN PHASE	DATE	INITIALS
P1.3	FOR APPROVAL	14.12.2021	B.D.

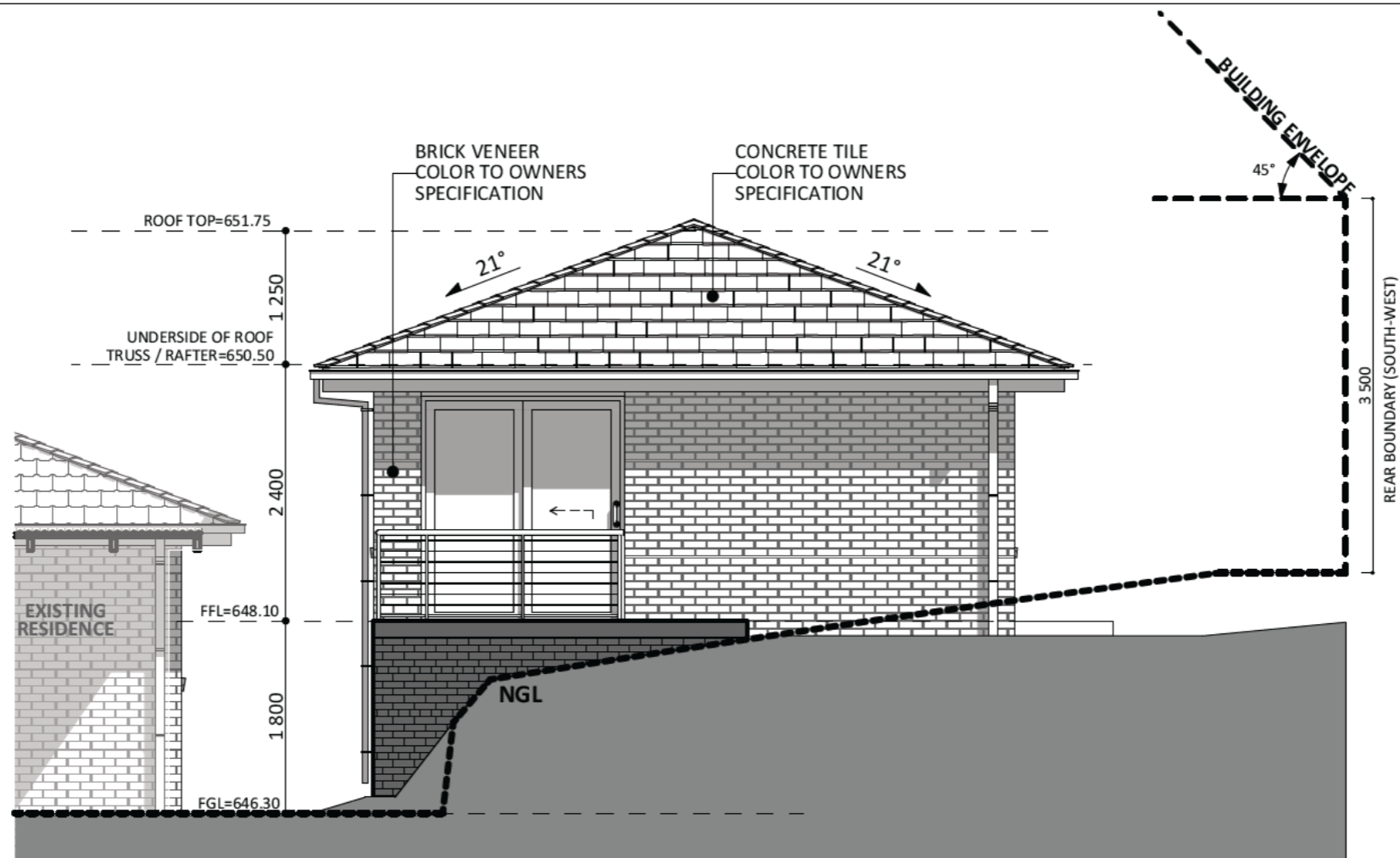
CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

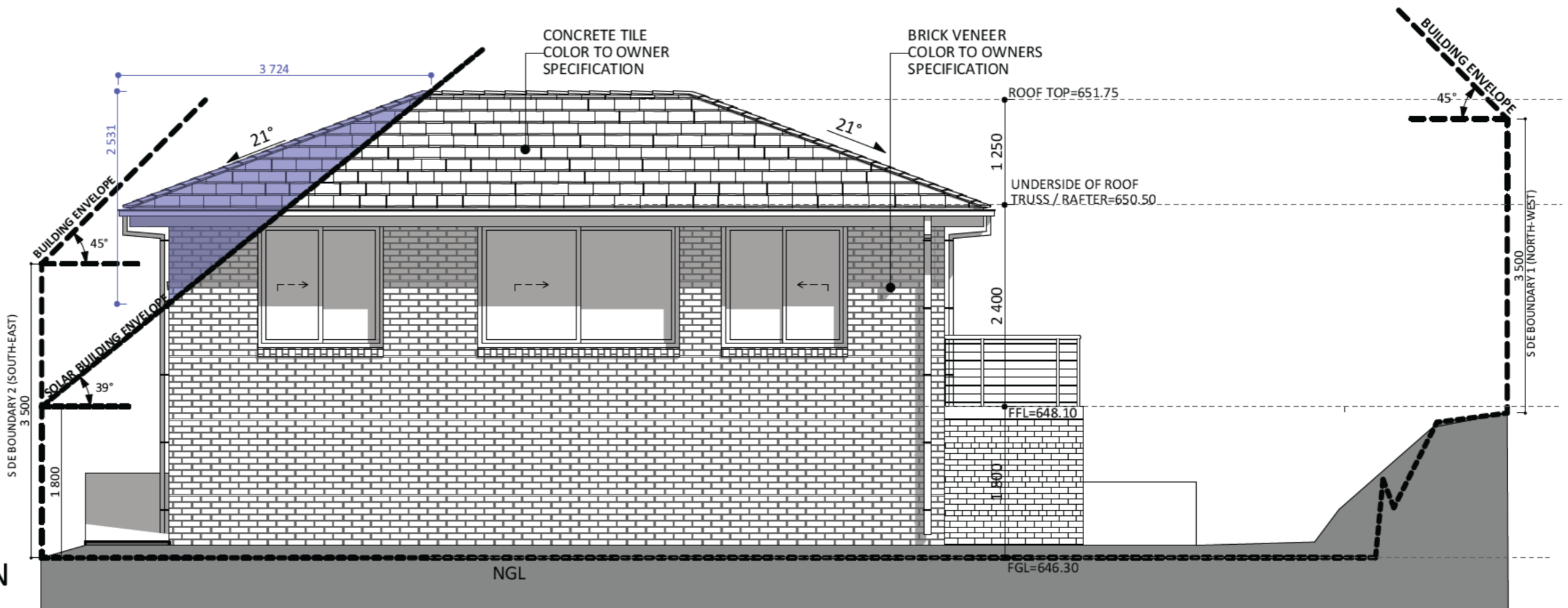
DRAWING NAME

RAMP ELEVATIONS

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:50, 1:5	A3	13	0592



NORTH-WEST-CD ELEVATION



NORTH-EAST-CD ELEVATION



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Project Address: 33 Tipiloura Street Ngunnawal ACT 2913
Block № 5
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REV	DESIGN PHASE	DATE	INITIALS
P1.1	FOR APPROVAL	22.08.2021	B.D.
CUSTOMER APPROVAL			
NAME	SIGNATURE	DATE	

DRAWING NAME

ELEVATIONS 2

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:60	A3	6	0592

From: [Boraiah, Thara](#)
To: [Davies, Richard](#)
Subject: 5/136 Ngunnawal access plan for endorsement from CGFB-Important
Date: Thursday, 17 February 2022 10:32:00 AM
Attachments: [RE Da 202139227 s165B-5136 Ngunnawal.msg](#)
Importance: High

OFFICIAL

Hi Richard

I am giving you a heads up about my yesterday's email to and fro with Canberra granny flats ■ regarding an access plan for a secondary residence in Ngunnawal.

As per the condition in the Notice of Decision, I requested the applicant to demonstrate accessible path of travel to a secondary residence for completing s165 endorsement. I did not get a correct one and a crucial information was missing.

■ was not pleased and there was some email correspondence between us.

Please have a look at the attachment email correspondence. I am happy to have a chat with you too.

The emails were copied to George and Graham and you were not included.

Regards

Thara

Robinson, Megan

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Wednesday, 23 February 2022 4:18 PM
To: Boraiah, Thara
Cc: [REDACTED] Client Services (CGFB); Client Designs Manager
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal
Attachments: PP-12_ACCESS_AND_MOBILITY_PLAN_-_Rev_1.5 (1).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.

Good Afternoon Thara,

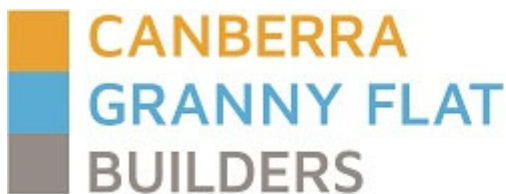
Please find attached the revised Access and Mobility Report.

Note the carpark will now have a small gradient from front to back. This is compliant with the relevant standards.

The accessible path of travel has a gradient of 1:19, the path rises 1.1m over a distance of 23m

Kind Regards,

[REDACTED] Planning Approvals Manager
Mobile: [REDACTED] | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C



From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Wednesday, February 16, 2022 10:00 AM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi [REDACTED]

Apologies for not getting back sooner, there are a lot of applications to turn around and with your s165B submission, I had to consult with the previous the assessing officer.

[REDACTED] the site plan that you have submitted does not satisfy the Continuous accessible path of travel requirements as per AS4299. I believe the path requires landing spaces as the total length of the path is approx 23 metres. Please refer to the Australian Standards.

Also the parking plan sent via the email shows the parking space for secondary residence forward of the building line which is contradicting the s165A condition.

Happy to discuss.

Regards
Thara

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Tuesday, 15 February 2022 12:07 PM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal

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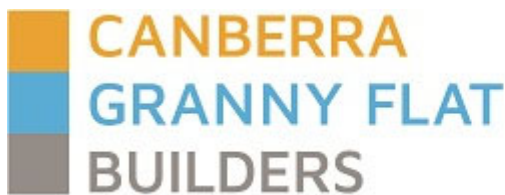
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Mobile: ██████████ | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C



From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Friday, February 4, 2022 4:37 PM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi ██████████

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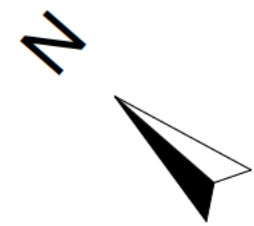
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TIPILOURA STREET



LEGEND

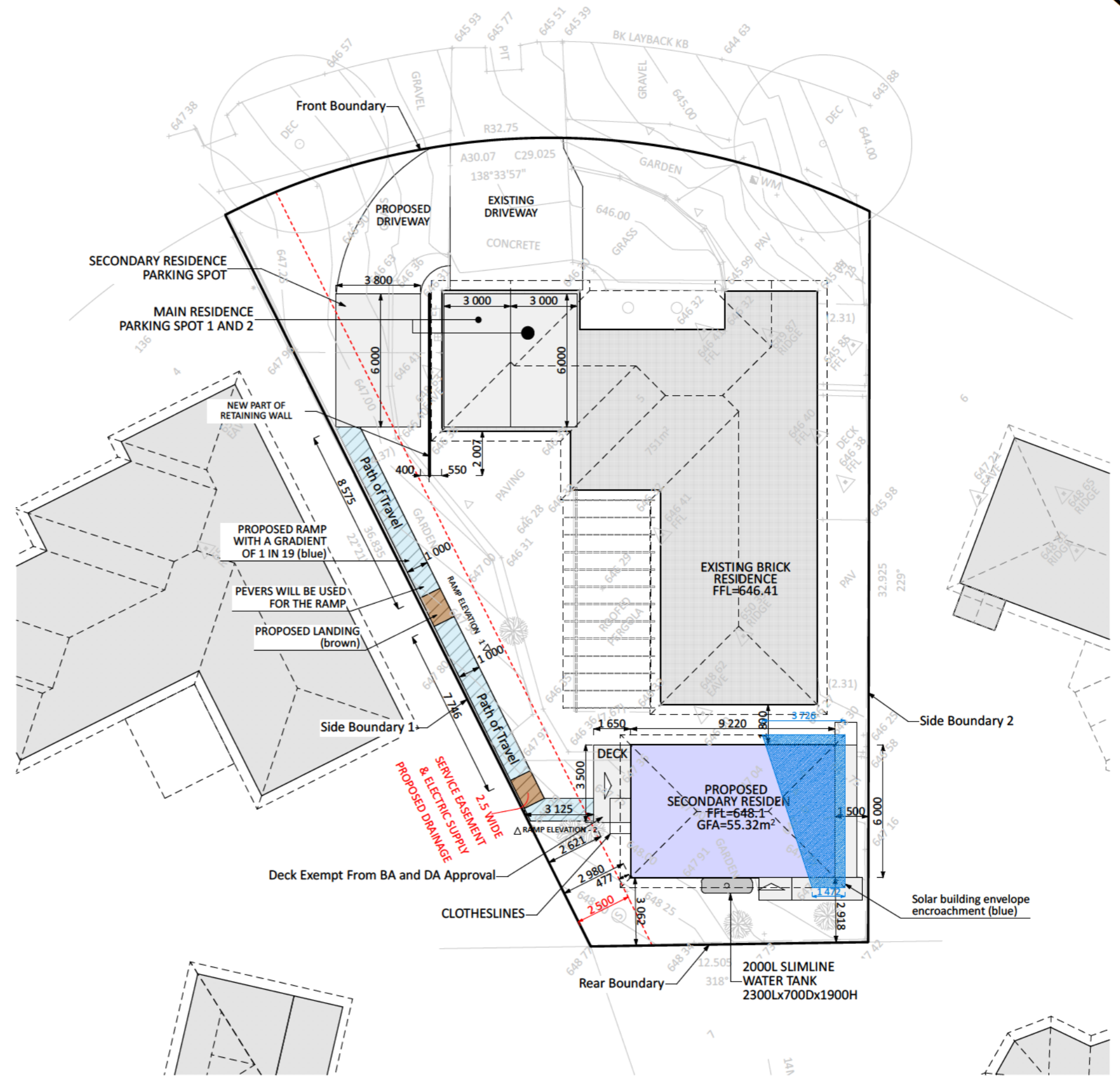
- SYMBOL DESCRIPTION**
- WM WATER METER
 - GAS
 - S SEWER MANHOLE
 - TREE
 - △ DENOTES TIMBER RETAINING WALL
 - * DENOTES STONE RETAINING WALL

DISCLAIMERS:
 Tree canopies are shown as a circular representation only and may not reflect irregular canopies.
 The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.

Boundary information is for the purpose of this plan. Further survey and marking of boundaries may be required.

Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.

Easement information has been derived from the Deposited Plan and ACTMAPI. It is recommended that a title search be carried out to investigate whether any Easements have been created by instrument and added to the title.



PROJECT DETAILS
 Project Address: 33 Tipiloura Street Ngunnawal ACT 2913
 Block No 5
 Section No 136

AREAS	
Proposed Extension GFA	55.32 m2
Proposed Extension Roof Area	69.83 m2
Site Area	751.00 m2
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Minimum Private Open Space	400.60 m2

REV	DESIGN PHASE	DATE	INITIALS
P1.3	FOR APPROVAL	14.12.2021	B.D.

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
ACCESS AND MOBILITY PLAN			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	12	0592

Robinson, Megan

From: Boraiah, Thara
Sent: Thursday, 24 February 2022 11:33 PM
To: Planning (CGFB)
Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

Hi [REDACTED]

Thanks for the drawing. I will do a decision and despatch on Monday.
I am not at work tomorrow.

Regards
Thara

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Wednesday, 23 February 2022 4:18 PM
To: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Cc: [REDACTED] Client Services (CGFB) <ClientServices@cgfb.com.au>; Client Designs Manager <DesignsManager@cgfb.com.au>
Subject: Re: Da 202139227 s165B-5/136 Ngunnawal

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Postal: GPO Box 2265 Canberra City 2602
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 **CANBERRA**
GRANNY FLAT
BUILDERS

FIXED
PRICE
EXTENSIONS 

From: Boraiah, Thara <Thara.Boraiah@act.gov.au>
Sent: Wednesday, February 16, 2022 10:00 AM
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Subject: RE: Da 202139227 s165B-5/136 Ngunnawal

OFFICIAL

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

Robinson, Megan

From: AC, EPD Customer Services
Sent: Monday, 8 November 2021 11:11 AM
To: planning@cgfb.com.au
Cc: [REDACTED]
Subject: RE: NOTICE OF DECISION-202139277-5/136 NGUNNAWAL-01

OFFICIAL

Good morning,

My apologies, below email had the incorrect DA number. Correct number is 202139227.

Kind Regards,

Yukiko Ireland | Customer Coordination | Environment, Land and Planning shopfront
Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government
8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



From: AC, EPD Customer Services
Sent: Monday, 8 November 2021 11:04 AM
To: planning@cgfb.com.au
Cc: [REDACTED]
Subject: NOTICE OF DECISION-202139277-5/136 NGUNNAWAL-01

OFFICIAL

Good morning,

Please see attached Notice of Decision and Entity Advice for Block 5 Section 136 Suburb NGUNNAWAL Development Application No: 202139277

For further information please contact: 6207 6383.
Online Form: https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Kind Regards,

Yukiko Ireland | Customer Coordination | Environment, Land and Planning shopfront
Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au
Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government
8 Darling Street, Mitchell 2911 | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



From: [DiCampli, Nicki](#)
To: ["Planning \(CGFB\)"](#)
Subject: DA 202139227 (Block 5 Section 136 Ngunnawal)
Date: Tuesday, 9 November 2021 11:54:00 AM
Attachments: [Formal Correction DA 202139227.pdf](#)

OFFICIAL

Hi 

Further to our discussions regarding the conditional approval of DA 202139227 (Block 5 Section 136 Ngunnawal, please find attached a formal correction in relation to condition 1.a)ii).

Regards

Nicki Di-Campoli

Nicki Di-Campoli | Assessment Officer
Statutory Planning | Environment, Planning and Sustainable Development Directorate | ACT
Government
480 Northbourne Avenue | GPO Box 1908 Canberra ACT 2601 |
<http://www.planning.act.gov.au/>



ACT
Government

Environment, Planning and
Sustainable Development

Turnkey Creations Pty Ltd
GPO Box 2265
Canberra City ACT 2602

planning@cgfb.com.au

Dear [REDACTED]

**BLOCK 5 SECTION 136 - Ngunnawal
Development Application Number: 202139227**

Correction Notice

I refer to the Notice of Decision dated 5 November 2021 concerning the above application.

A review of the decision identified condition 1.a)ii) incorrectly describes the windows in the North-eastern façade of the proposed secondary residence to be upper floor level windows. It has subsequently been confirmed from the survey the windows are lower floor level windows and as such changes to the windows are not required.

Consequently, in accordance with section 196 of the *Planning and Development Act 2007*, the Notice of Decision dated 5 November 2021 is corrected by deleting condition 1.a)ii).

The remaining conditions of approval set out in the previous Notice of Decision dated 5 November 2021 continue to apply.

If you would like to discuss this matter further, please contact the DA Coordinator on 62076383.

Yours sincerely

Nicole Di-Campoli
ACT Planning and Land Authority
9 November 2021

Robinson, Megan

From: Planning (CGFB) <Planning@cgfb.com.au>
Sent: Tuesday, 9 November 2021 12:01 PM
To: DiCampli, Nicki
Subject: RE: DA 202139227 (Block 5 Section 136 Ngunnawal)


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.

Hi Nicki,

Thank you for your help. I will lodge the further information in relation to the other two conditions in the coming days.

Thanks,

 | [Planning Approvals Manager](#)

Mobile:  | Phone: 1300 979 658 | Fax: 1300 979 657
Postal: GPO Box 2265 Canberra City 2602
ACT Building Lic: 2012767 | NSW Building Lic: 259006C



From: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Sent: Tuesday, 9 November 2021 11:55 AM
To: Planning (CGFB) <Planning@cgfb.com.au>
Subject: DA 202139227 (Block 5 Section 136 Ngunnawal)

OFFICIAL

Hi 

Further to our discussions regarding the conditional approval of DA 202139227 (Block 5 Section 136 Ngunnawal), please find attached a formal correction in relation to condition 1.a)ii).

Regards

Nicki Di-Campoli

Nicki Di-Campoli | Assessment Officer
Statutory Planning | Environment, Planning and Sustainable Development Directorate | ACT Government
480 Northbourne Avenue | GPO Box 1908 Canberra ACT 2601 | <http://www.planning.act.gov.au/>

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ACT
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Environment, Planning and
Sustainable Development

CHECKLIST

Dispatch Advice Checklist

DA Number: 202139227 Block(s): 5 Section: 136 District/Division: NGUNNAWAL

Case Officer: DA COORDINATOR Contact Number: 76383 Decision Date: 5-Nov-21

Application Type: **MERIT TRACK DA**

Dispatch Plans: **NO** Dispatch by: **NOT APPLICABLE**

Plans have been moved to the sub-folder in the approved plans folder however have not been stamped as relevant conditions are yet to be satisfied. The plans are not to be dispatched.

Dispatch Entity Referral Advice: **YES**

An Objective alias for the relevant mandatory entity referral advice received from ActewAGL, Actew Corporation, Environment Protection Agency and/or Asset Acceptance, as per S149 of the *Planning and Development Act 2007*, has been moved to the approved plans folder.

Type of Decision: **APPROVED WITH CONDITIONS** Decision By:
DELEGATE OF THE AUTHORITY

Representations: **NO**

Appeal Rights

Applicant: **YES**

Person who made Representation: **NO**

Encroachment

Is an application for encroachment (minor) to be dispatched to the applicant? **NOT APPLICABLE**
(If yes, create application for encroachment (minor) document from Intelledox and attach to Notice of decision)

Draft crown leases/Instruments of Variations

Does the NOD require the draft crown leases or Instruments of Variation put with the NOD?
NOT APPLICABLE

(If yes, DA officer to include any attachments with the NOD where the DA includes a Lease Variation)

Entities to be advised

Referral Required: **YES**

NB: Section 174 of the Act states that "The planning and land authority must give a copy of the decision on the development application to each entity to which the application was referred".

<input type="checkbox"/>	DA Leasing Referral Required – ACTPLADALeasing@act.gov.au
<input type="checkbox"/>	Deed Mgt. Referral Required
<input type="checkbox"/>	Land Reg. Referral Required
<input type="checkbox"/>	Action Buses (refer to Asset Acceptance)
<input checked="" type="checkbox"/>	ICON Water (formerly ActewAGL Water)
<input checked="" type="checkbox"/>	ActewAGL (All other entities)
<input type="checkbox"/>	ACT Health
<input type="checkbox"/>	ACT Heritage Council
<input type="checkbox"/>	ACT Valuation Office
<input checked="" type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	City Renewal Authority
<input type="checkbox"/>	Conservator of Flora and Fauna (Referred under S147A or S148)
<input type="checkbox"/>	Commonwealth Department of the Environment (Only Applicable to Impact Track Applications Referred Under S127A.
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Gateway Team
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Leasing – General Leasing Encroachments and Licences
<input type="checkbox"/>	Megan Corrigan-Access Canberra All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.
<input type="checkbox"/>	Owners Corporation Lease variation for single units – please use relevant letter template
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Transport Planning
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	ACT Place Names - Placenames@act.gov.au
<input type="checkbox"/>	Other -

Comments

Thanks

Robinson, Megan

From: AC, EPD Customer Services
Sent: Tuesday, 30 November 2021 11:35 AM
To: planning@cgfb.com.au; [REDACTED]
Subject: ENDORSEMENT LETTER-202139227-S165A-5/136 NGUNNAWAL
Attachments: ENDORSEMENT LETTER-202139227-S165A-SIGNED.pdf

OFFICIAL

Good morning,

Please see attached the endorsement letter for Block 5 Section 136 Suburb NGUNNAWAL Development Application No: 202139227-S165A

For further information please contact: 6205 2888.

Online Form: https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Regards,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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





ACT
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Environment, Planning and
Sustainable Development

Attention: [REDACTED]
Turnkey Creations Pty Ltd
GPO Box 2265
Canberra City ACT 2602

BLOCK 5 SECTION 136 – NGUNNAWAL
Application Number: 202139227 – S165A

Dear [REDACTED]

I refer to the revised plans submitted in response to **condition A1 a)** and **b)** of the Notice of Decision (dated 5 November 2021) with respect to the above Development Application.

The revised plans provided now satisfy **condition A1 a)** of the decision and have been endorsed to form part of the above Development Approval.

However, the revised plans are not considered to satisfactorily demonstrate compliance with **condition A1 b)**. In particular, the plans do not demonstrate how the proposed pathway along the side boundary from the secondary residence to the allocated parking spot would be achievable given the site conditions and proposed changes in floor levels. Further evidence or revised plans are required to demonstrate that this condition is met, and an accessible path of travel can be provided to either of the living room or bedroom entrances.

Also note that the revised plans submitted in the S165 application show the rainwater tank relocated to the south-east elevation. This obstructs the pathway to the bedroom entrance. The location of the rainwater tank or the pathway to the bedroom entrance should be reconsidered in future submissions.

If you would like to discuss this matter further, please telephone DA Coordinator on (02) 6207 6383.

Kind Regards,

Nicholas Lane
Delegate of the planning and land authority
Environment, Planning and Sustainable Development Directorate
26 November 2021



ACT
Government

Environment, Planning and
Sustainable Development

NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*

I, Nicole Di-Campoli, delegate of the planning and land authority, pursuant to section 162 of the *Planning and Development Act 2007*, **approve subject to conditions** the proposal for **the erection of a single storey secondary residence and associated works**, at Block 5 Section 136 NGUNNAWAL, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

DA Number: 202139227
Block: 5
Section: 136
Suburb: NGUNNAWAL
Address: 47 Tipiloura Street
Application lodged: 22 September 2021
Assessment track: Merit

This decision contains the following information:

- PART A – conditions of approval
- PART B – reasons for the Decision
- PART C – public notification & entity advice
- Attachment 1 – administrative information
- Copies of Entity advice – as attached

A copy of the development application and this approval may be inspected at the planning and land authority's office from 9:00 am to 4.00 pm, Monday to Friday at 480 Northbourne Avenue, Dickson, ACT 2602

CONTACT / ENQUIRIES

Phone: (02) 6207 6383

Online Form:

https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Nicole Di-Campoli

Delegate of the Planning
and Land Authority

5 November 2021

NOTICE OF DECISION

DA 202139227

PART A – CONDITIONS OF APPROVAL

This application is approved subject to the following conditions being satisfied. Some conditions of the approval require attention before work commences or before approved drawings will be released.

1. FURTHER INFORMATION

The applicant shall lodge with the planning and land authority, a section 165 application seeking approval to address the following conditions:

- a) Revised site plan, area plan, demolition plan, floor plans, landscape plan and elevations and sections, based on the relevant drawings submitted as part of the application, showing:
 - i) the car space for the secondary residence located behind the building line adjacent the existing garage to the satisfaction of the planning and land authority;
 - ii) the proposed upper floor level windows in the North-eastern facade of the secondary residence with sill heights less than 1.7m above the floor level are to be either:
 - i. fixed pane glass with obscure glazing, or
 - ii. awning sash windows with obscure glazing and an opening of not more than 30cm to the horizontal.
- b) Demonstrate an accessible path of travel to the entry of the secondary residence from the car parking space in accordance with AS4299 Adaptable housing (Class C).

Note: the accessible path of travel currently shown on the site plan does not demonstrate the applicable gradients in accordance with the AS4299 are achievable to facilitate access into the secondary residence as indicated.

Notes:

- i) *the above information is to be provided to the planning and land authority as satisfying condition of approval under s165 of the Planning and Development Act 2007.*
- ii) *information shall be submitted in the eDevelopment portal addressing the above conditions. Please ensure plans and supporting information are suitably named (as per the Authority's naming convention, are clouded for any amendments, such clouding are labelled consistently with items listed on the s165 application form,*
- iii) *any substantial changes to the development required to comply with the above conditions may need to be submitted for the approval of the planning and land authority with an application to amend the approval under s197 of the Planning and Development Act 2007.*

2. COMMENCEMENT AND COMPLETION OF DEVELOPMENT

- a) This development must be started (commenced) within **three years** from the date when this approval take effect.
- b) This development must be finished (completed) within **three years** from the date when it started, or within such further time as approved in writing by the planning and land authority.

Note: The planning and land authority may extend the time to commence or finish the development if an application, to extend the time to commence or finish the development, is made prior to when the development has to be started or finished – refer to section 184(3) and 188 of the Planning and Development Act 2007.

3. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

The development shall comply with the following conditions to the satisfaction of TCCS:

LANDSCAPE MANAGEMENT & PROTECTION PLAN (LMPP) / STREET TREES

- a) A LMPP and a dilapidation report for all Government Assets adjacent to the site must be submitted to the TCCS Development Planning prior to commencement and on completion of the work.

NOTICE OF DECISION

DA 202139227

STORMWATER

- b) A minimum width of 2500mm and a minimum height clearance of 2500mm must be provided over the stormwater easement.
- c) Any structures in proximity to the stormwater easement or drainage lines must comply with TCCS Guidelines for Construction in the Vicinity of a Stormwater Easement.
- d) The centreline of underground pipes must be a minimum of 900mm (horizontally) to any footings.
- e) Only one stormwater tie must be used with enough discharge capacity for both dwellings for this development as this is NOT subdivision.

WASTE

- f) The waste can be collected along the kerbs in accordance with TCCS requirements.

4. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must satisfy the requirements of the following entities as stated in each of their advice.

- Evoenergy (Electricity);
- Evoenergy (Gas); and
- Icon Water;

Copies of advice from the relevant entities are attached to the Notice of Decision and are relevant to this condition.

5. WASTE MANAGEMENT – DURING CONSTRUCTION PHASE

All building waste is to be stored on the site in suitable receptacles and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind-borne litter, does not affect adjoining or adjacent properties.

6. ENVIRONMENT PROTECTION

All works shall be carried out in accordance with *Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011*.

7. SIGHTLINES

The mature height of plants and any structures within a right triangle formed on each side of the driveway, with dimensions of 2m along the front boundary and 2.5m from the front boundary along the edge of the driveway, shall not exceed 700mm (to comply with AS 2890.1).

ADVISORY NOTES

SECONDARY RESIDENCE

In accordance with the Territory Plan 2008, a leased block containing a primary dwelling and a secondary residence cannot be subdivided under the *Planning and Development Act 2007* or the *Unit Titles Act 2001*.

SIGNAGE

All signage installed at the site, including advertising signage and hoarding, should comply with the Australian Association of National Advertisers (AANA) Code of Ethics and the ACT Government's Hoarding Signage Advertising Guidelines available online at <https://www.planning.act.gov.au/build-buy-reno/for-industry/industry-resources/hoarding-signage-guidelines>

NOTICE OF DECISION

DA 202139227

ENVIRONMENT PROTECTION – NOISE

Noise from equipment which may be installed or used at the site, including air conditioning units, must comply with the noise standard at the block boundary at all times as per the *Environment Protection Regulation 2005*. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone Standard as per the *Environment Protection Regulation, 2005*.

PART B – REASONS FOR THE DECISION

The application was approved because based on the documentation and in the form modified by the imposed conditions it was considered to meet the relevant rules and criteria of the Territory Plan and section 120 of the *Planning and Development Act 2007*.

The objectives of the RZ1 Suburban zone have been considered. In general, the assessment found the development was not inconsistent with the zone objectives.

The main issues identified during the assessment were:

- The development meeting the Territory Plan requirements
- Entity advice;

Conditions have been imposed in regards the issues identified during assessment to ensure the development satisfies the Territory Plan, addresses assessment issues including relevant entity advice and generally follows standard process and practices.

EVIDENCE

The following evidence formed part of the assessment of this application:

Development Application:	202139227
Territory Plan Zones:	RZ1 Suburban zone
Development Codes:	Residential Zones Development Code Single Dwelling Housing Development Code
Precinct Code:	Ngunnawal Precinct Map and Code
Crown Lease:	Volume 1527 and Folio 7
Legislative requirements:	the <i>Planning and Development Act 2007</i> in particular sections 119 and 120
Representations and Entity advice:	As addressed in PART C of this Decision

PART A and **PART C** provide further details and considerations informing the reasons for the decision.

NOTICE OF DECISION

DA 202139227

PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 11 October 2021 to 29 October 2021. No written representations were received during the public notification period.

ENTITY ADVICE and REQUIREMENTS

Pursuant to Division 7.3.3 of the *Planning and Development Act*, the application was referred to the entities below. Where an entity requested conditions to be imposed on this development, those conditions have been incorporated into **PART A** of this Decision.

A summary of entity comments can be found below.

1. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)
TCCS provided advice stating the proposal is supported subject to conditions.
Please refer to **Part A** for conditions consistent with the TCCS advice.
2. ICON WATER
Icon Water provided advice stating the proposal is supported subject to conditions.
A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.
A copy of the Icon Water advice is attached to this Notice of Decision.
3. EVOENERGY (ELECTRICITY)
Evoenergy (Electricity) provided advice stating the proposal is supported subject to conditions.
A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.
A copy of the Evoenergy (Electricity) advice is attached to this Notice of Decision.
4. EVOENERGY (GAS)
Evoenergy (Gas) provided advice stating the proposal is supported subject to conditions.
A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.
A copy of the Evoenergy (Gas) advice is attached to this Notice of Decision.

NOTICE OF DECISION

DA 202139227

ATTACHMENT 1

ADMINISTRATIVE INFORMATION RELATING TO NOTICE OF DECISION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise, this approval takes effect the day after the date of this decision. The effective date for development applications approved subject to conditions may also be adjusted if the approval is reconsidered by the planning and land authority or if an application is made to the ACT Civil and Administrative Tribunal.

Pursuant to section 184 of the *Planning and Development Act 2007* ([Act](#)), this approval will expire if:

- the development or any stage of the development is not started within three years after the day the approval takes effect;
- the development is not finished three years after the day the development begins; or
- the development approval relates to land comprised in a lease that requires the development to be completed on a stated date – the date stated in the lease for completion of the development, or the approval is revoked pursuant to section 189 of the Act.

Under section 184 of the Act, the applicant may apply to the planning and land authority to extend the prescribed period to finish the development, but such an application must be made within the original period specified for completion.

A development approval, to which section 184 of the Act applies, continues unless the approval ends under sections 184, 185, 186 or 187 of the Act.

Inspection of the Application and Decision

A copy of the application and the decision can be inspected between 8:30am and 4:30pm weekdays at the Environment, Planning and Sustainable Development Directorate Dickson Customer Service Centre at 480 Northbourne Avenue, Dickson, ACT.

Submission of revised drawings or documentation

If a condition of approval requires the applicant to lodge revised drawings and / or documentation with the planning and land authority for approval pursuant to section 165 of the Act, the submission must be made by completing an application in e-development.

Reconsideration of the Decision

If the DA applicant is not satisfied with the decision made by the planning and land authority, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision pursuant to section 191 of the Act. A longer timeframe may apply only if granted in writing by the planning and land authority pursuant to section 184 of the Act.

More information is available online at <https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/approvals/development-applications/appeal-a-da-decision>.

Please contact Access Canberra Customer Services if you wish to lodge a reconsideration application.

NOTICE OF DECISION

DA 202139227

Review by the ACT Civil and Administrative Tribunal (ACAT)

1. Decisions that are reviewable (sometimes referred to as appeals) by the ACAT are identified in Schedule 1 of the [Act](#), except for matters that are exempted under Schedule 3 of the [Planning and Development Regulation 2008](#) (matters exempt from third party review).
2. The notice of decision and this advice have been sent to all people who made a representation in relation to the application.
3. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.
4. More information on appeal rights is available online at <https://www.planning.act.gov.au/build-buy-reno/build-buy-or-reno/approvals/development-applications/appeal-a-da-decision>.
5. The ability to review the Authority's decision is a matter of law. **If** you think you have a right of review, you may apply to the ACAT for a review of the decision. Application forms can be obtained from the ACAT at the website listed below. You can also download the form from the ACT Legislation Register. It is recommended you seek independent advice in regards to such reviews eg a legal practitioner.
6. If you are applying on behalf of an organisation or association, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.
7. The time limit to make a request for a review is 28 days from the date of this notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; and rule 38 of the *ACT Civil and Administrative Tribunal Procedures Rules 2020*).
8. Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Applications should be made in writing to: the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. You can ask the ACAT for more details.
9. The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.
10. The following organisations may be able to provide you with advice and assistance if you are eligible:
 - ACT Law Society, telephone 6274 0300ACT
 - Legal Aid Office, telephone 1300 654 314
 - ACT Council of the Ageing, telephone 02 6154 9740
 - Welfare Rights Centre, telephone 1800 226 028
 - Environmental Defender's Office (ACT), telephone 02 6243 3460.
11. You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party in the circumstances specified in s 48 of the *ACT Civil and Administrative Tribunal Act 2008*. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.

NOTICE OF DECISION

DA 202139227

12. You may apply for access to any documents you consider relevant to this decision under the *ACT Freedom of Information Act 2016*. Information about Freedom of information requests is available on the planning and land authority's web site at <https://www.environment.act.gov.au/about/access-government-information> or by contacting us by phone on 02 6207 1923.
13. The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

Review by the ACT Supreme Court

1. The Authority's decision may also be subject to judicial review by the ACT Supreme Court under the *Administrative Decisions (Judicial Review) Act 1989* (ADJR Act).
2. Under the ADJR Act, an *eligible person* may make an application for review of a decision.
3. An *eligible person* must demonstrate that their interests are adversely affected by the decision and that the application raises a significant issue of public importance.
4. Section 5 of the ADJR Act sets out the grounds on which a decision can be reviewed.
5. The time limit to make an application for review is 28 days from the date the Notice of Decision is provided to the applicant and those people who made a representation.
6. The ACT Supreme Court is a costs jurisdiction where costs generally follow the event. This means that the unsuccessful party is required to pay the costs of the successful party.
7. For more information on ACT Supreme Court processes and fees, please visit <https://courts.act.gov.au/home>.

Other approvals

A notice of decision under the *Planning and Development Act 2007* grants development approval only. Other approvals may be required, including:

1. **Building Approval**
Most building work requires building approval under the *Building Act 2004* to ensure it complies with building laws such as the *Building Code of Australia*. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve the building plans before construction commences. A list of certifiers can be obtained from the [Environment, Planning and Sustainable Development Directorate](#).
2. **Tree damaging activity approval**
A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Transport Canberra and City Services Directorate at <https://www.tccs.act.gov.au/city-living/trees>.
3. **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 the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. More information is available from the Transport Canberra and City Services Directorate at https://www.tccs.act.gov.au/city-living/public_land_use.

NOTICE OF DECISION

DA 202139227

4. Works on unleased Territory Land

In accordance with the *Public Unleased Land Act 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Place Coordination and Planning, Transport Canberra and City Services Directorate by way of:

- (a) a certificate of design acceptance prior to the commencement of any work; and
- (b) a certificate of operational acceptance on completion of all works to be handed over to TCCS.

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

Contact details for relevant agencies

<p>ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT 2601</p>	<p>www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855 (Fax)</p>
<p>ACT Supreme Court 4-6 Knowles Place, CANBERRA CITY ACT 2601 GPO Box 1548, CANBERRA CITY, ACT 2601</p>	<p>www.courts.act.gov.au 02 6205 0000</p>
<p>Environment, Planning and Sustainable Development Directorate 480 Northbourne Avenue DICKSON ACT 2602 GPO Box 158, CANBERRA 2601</p> <ul style="list-style-type: none"> • <i>Planning and land authority</i> <ul style="list-style-type: none"> - list of certifiers for building approval - demolition information - asbestos information • <i>Environment Protection Authority</i> <ul style="list-style-type: none"> - environment protection - water resources - Conservation, Planning and Research - threatened species/wildlife management • <i>WorkSafe ACT</i> <ul style="list-style-type: none"> - asbestos information • <i>ACT Heritage Council</i> <ul style="list-style-type: none"> - Aboriginal, historic and natural heritage management • <i>Tree Protection Unit</i> <ul style="list-style-type: none"> - <i>Development Applications (DA) issue:</i> - <i>Tree Damaging Activity Applications (TDAA) issue:</i> 	<p>www.planning.act.gov.au 02 6207 1923</p> <p>EPAPanningLiaison@act.gov.au 6207 5642</p> <p>worksafe@worksafe.act.gov.au 132 281</p> <p>www.environment.act.gov.au 132 281</p> <p>TCCS.TreeProtectionACTPLARef@act.gov.au</p> <p>TCCS.TreeProtection@Act.gov.au</p>
<p>Transport Canberra and City Services</p> <ul style="list-style-type: none"> • landscape management and protection plan 	<p>www.tccs.act.gov.au 132 281</p>

NOTICE OF DECISION

DA 202139227

approval • use of verges or other unleased Territory land • works on unleased Territory land - design acceptance • driveway inspections or building applications • damage to public assets	02 6207 0019 (development coordination) tccs.dcdevelopmentcoordination@act.gov.au
Health Directorate	www.health.act.gov.au hps@act.gov.au 02 5124 9700
Education Directorate	www.education.act.gov.au 02 6205 5429
Utilities • Telstra (networks) • TransACT (networks) • Icon Water • Electricity reticulation	02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5749

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ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, òmpel:
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ACT
Government

Environment, Planning and
Sustainable Development

Turnkey Creations Pty Ltd
GPO Box 2265
Canberra City ACT 2602

BLOCK 5 SECTION 136 – NGUNNAWAL
Application Number: 202139227 – S165B

Dear [REDACTED]

I refer to the plans submitted in response to **condition A1 b)** of the Notice of Decision dated 5 November 2021 with respect to the above Development Application.

The revised plans provided now satisfy **condition A1 b)** of the decision and have been endorsed to form part of the above Development Approval.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

If you would like to discuss this matter further, please telephone DA Coordinator on (02) 6207 6383.

Kind Regards,

B. Thara

Thara Boraiah

Delegate of the planning and land authority
Environment, Planning and Sustainable Development Directorate
1 March 2022