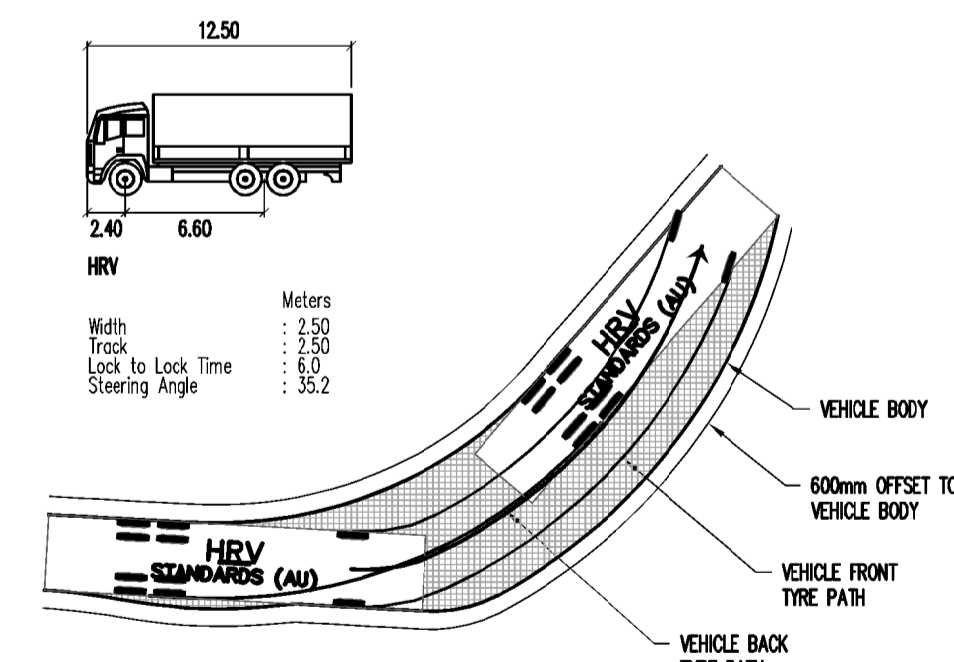


12.5m HRV - WASTE PICK UP FROM THE PROPERTY

SCALE 1: 250



TURNING CIRCLE LEGEND

File: c:\p060\159114 - 159114 - Plot File Creation Nov 13, 2017 - 5:00pm
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 Plot File Creation Nov 13, 2017 - 5:00pm

A1 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
C	RE-ISSUED FOR DA	CP	NL	13.11.17					
B	RE-ISSUED FOR DA	CP	BM	22.06.17					
A	ISSUED FOR DA	CP	BM	06.06.17					

Architect

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Civil Engineer

612 6285 1766 | 103 Tennant Street Fyshwick ACT 2069

Project

GREENWAY AFFORDABLE HOUSING HOUSING RENEWAL TASKFORCE BLOCK 5 SECTION 28 GREENWAY MORTIMER LEWIS DRIVE

Sheet Subject

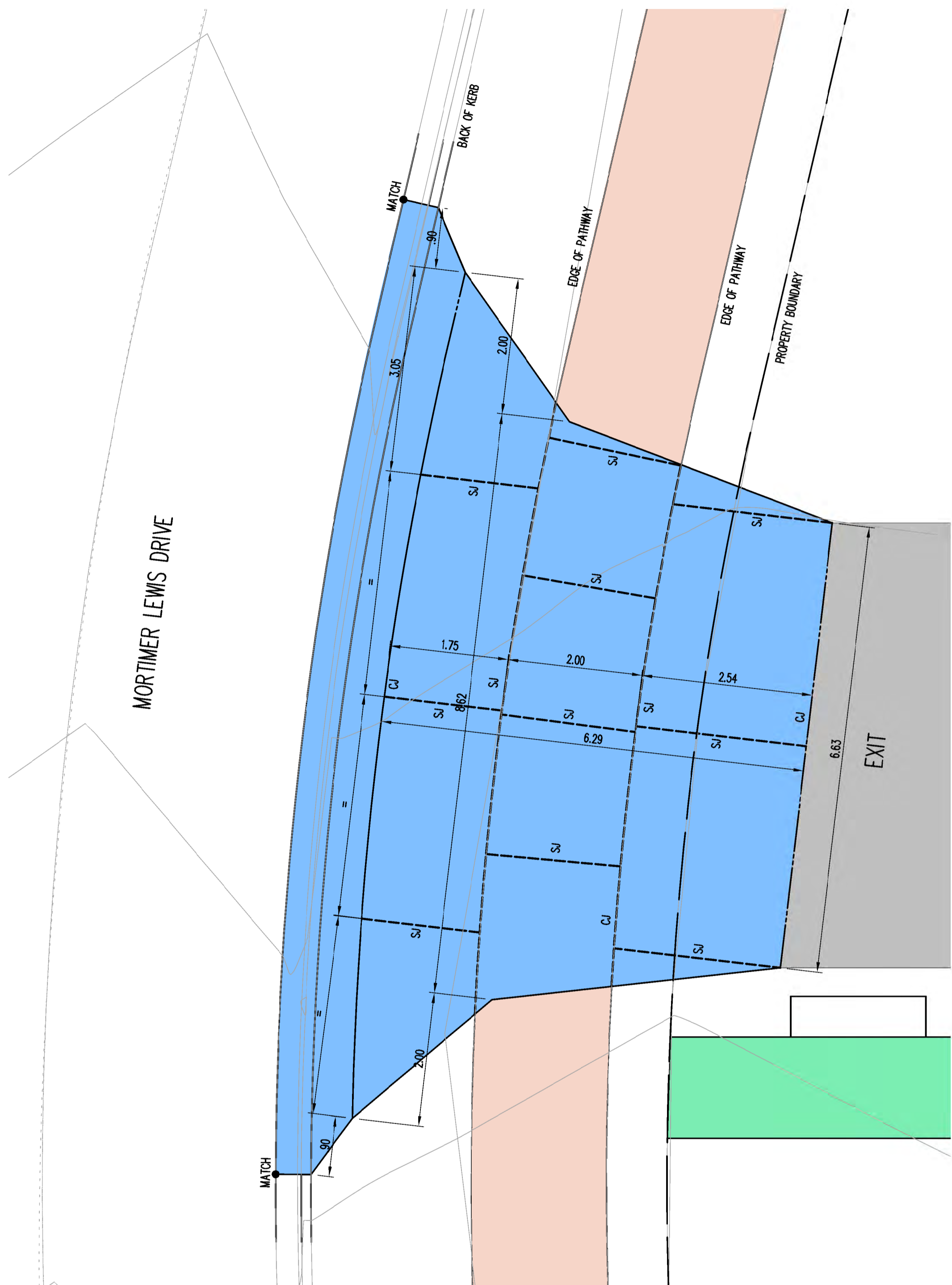
WASTE PICK UP TURNING CIRCLE

PRELIMINARY

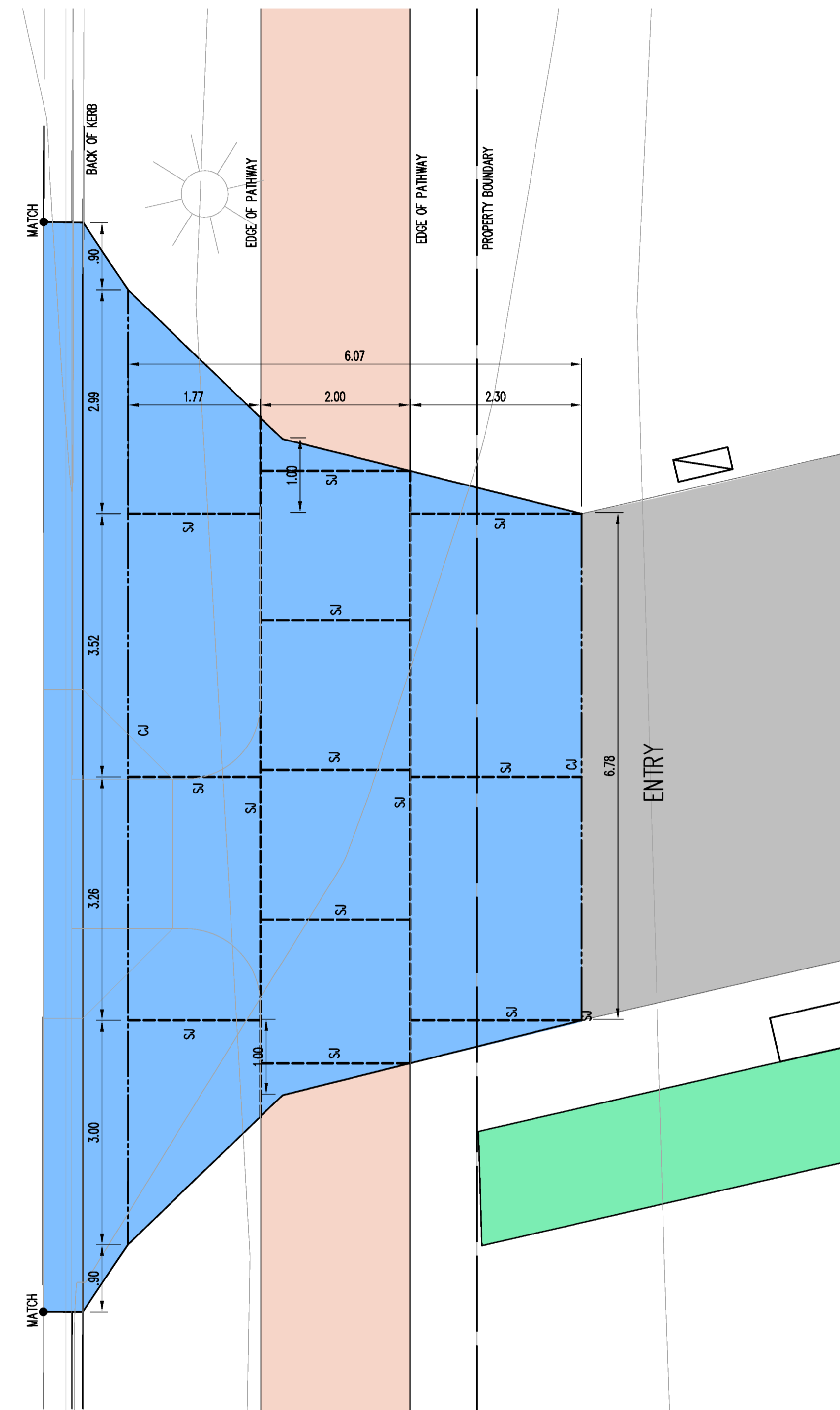
Scale: A1 Drawn: AS SHOWN Authorized: BM

Job No: 159114 Drawing No: C060 Revision: C

Plot File Created: Nov 13, 2017 - 5:00pm



MORTIMER LEWIS DRIVE



DRIVEWAY PLAN
SCALE 1: 50



File Name: C041.dwg - USER: ntl - Plot File Created: Nov 13, 2017 - 4:08pm

A1 0 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
B	ISSUED FOR DA	CP	NL	13.11.17										
A	ISSUED FOR DA	CP	BM	06.06.17										

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Project

GREENWAY AFFORDABLE HOUSING
HOUSING RENEWAL TASKFORCE
BLOCK 5 SECTION 28 GREENWAY
MORTIMER LEWIS DRIVE

Sheet Subject

DRIVEWAY PLAN

Scale: A1
1:50

Drawn
NL

Authorized

Job No
159114

Drawing No
C041

Revision
B

Plot File Created: Nov 13, 2017 - 4:08pm

PRELIMINARY

Waste and Recycle Management Code for the ACT
WASTE & RECYCLING MANAGEMENT PLAN FORM

Project Application Details

This section of the Waste and Recycling Management Plan must be completed by all applicants. Please provide an overview of the project and applicant details.

SITE DETAILS	
Unit No.: (if applicable)	Block: <u>5</u>
Section: <u>28</u>	Suburb: <u>GREENWAY</u>
District:	Post Code:
Street No. & Name:	

APPLICANT DETAILS	
Applicant/Agent:	[Redacted]
Telephone (Business Hours):	[Redacted]
Mobile:	
Facsimile:	
Email:	[Redacted]

PROJECT DETAILS	
Project Type: <input type="checkbox"/> Single dwelling & dual occupancy dwellings <input type="checkbox"/> Commercial, public & industrial development (complete Section 2.2) <input checked="" type="checkbox"/> Multi-unit residential development (complete Section 2.1) <input type="checkbox"/> Mixed use development (complete Sections 2.1 and 2.2)	
Brief Project Description: <u>Multi unit residential development consisting of 6 townhouses, 16 units and 3 accessible dwellings, are parking and pathways and supporting infrastructure. The site is to be accessed by Mortimer Lewis drive to the west.</u>	
Building and other structures currently on site: <u>the site is currently undeveloped with trees located to the south and east boundaries.</u>	

SIGNATURE	
Signature of Applicant	[Redacted] Date: <u>06/06/2017</u>

THIS SECTION APPLIES TO THE FOLLOWING
<ul style="list-style-type: none"> • Development Applications for new multi-unit residential developments; • Development Applications for alterations/additions to existing multi-unit residential developments if there is an effect on the provision of waste and recycling services; and • Development Applications for new mixed use developments that include multi-unit residential developments.

Waste and Recycle Management Code for the ACT
WASTE & RECYCLING MANAGEMENT PLAN FORM

Section 2 – Design and Operation of Waste and Recycling
 Section 2.1(a) – Multi Unit Residential Development
 (Serviced by Individual MGBs Collected at Kerbside)

Controls for these developments are included in Section 2.3 of The Code. Submission requirements are stated in Section 2.4. Where appropriate, please provide plans showing details to support the application.


STORAGE FACILITIES	
Control C1 – Internal Waste and Recycling Space	
i) Location and dimensions of internal waste and recycling storage space for each dwelling type (Please provide calculations to demonstrate adequacy of space)	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: <u>NA</u>
Development Satisfies Control C1 (Section 2.3) of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please provide details if Code requirements are not satisfied and proposed alternatives	

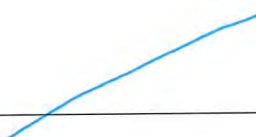
Control C2 – External Waste and Recycling Storage Area	
i) Location and dimensions of external individual or communal waste and recycling storage area (Please provide calculations to demonstrate adequacy of space)	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: <u>NA</u>
Development Satisfies Control C3 (Section 2.3) of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
Satisfies Appendix 3 of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please provide details if Code requirements are not satisfied and proposed alternatives	

PATH OF TRAVEL	
Control C3 – Clear Path of Travel	
i) Path of travel for moving Bins from storage area to collection point (Please provide details of travelling distance and clearance)	

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.1(a) – Multi Unit Residential Development
(Serviced by Individual MGBs Collected at Kerbside)**

PATH OF TRAVEL	
Control C3 – Clear Path of Travel	
i) Path of travel for moving bins from storage area to collection point <i>(Please provide details of travelling distance and clearance)</i>	
Description:	
	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: <u>NA</u>
Development Satisfies Control C3 (Section 2.3) of The Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

COLLECTION POINT	
Control C4 – C5 Kerbside Collection Point	
i) Location of designated kerbside collection point, including dimensions of available kerb frontage and indicative presentation layout of MGBs on kerbside	
Description:	
	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
Development Satisfies Control C4 and C5 (Section 2.3) of The Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.1(a) – Multi Unit Residential Development
(Serviced by Individual MGBs Collected at Kerbside)**

COMPLETE IF DEVELOPMENT IS PART OF A MIXED USE DEVELOPMENT ONLY	
Control C3 (Section 4.3) – Separation of residential and non residential waste	
i) Identify how residential and non residential waste and recycling will be kept separate and methods that minimise the potential for commercial tenants to use residential waste and recycling bins	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____ <i>NA</i>
Development Satisfies Control C3 (Section 4.3) of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.1(b) – Multi-Unit Residential Development
(Serviced by Waste Hoppers & Shared Recycling MGBs or Waste and Recycling
Hoppers Collected within the Property Boundary)**

THIS SECTION APPLIES TO THE FOLLOWING
<ul style="list-style-type: none"> • Development Applications for new multi-unit residential developments; • Development Applications for alterations/additions to existing multi-unit residential developments if there is an effect on the provision of waste and recycling management; and • Development Applications for new mixed use developments involving multi-unit residential developments.

Controls for these developments are included in Section 2.5 of The Code. Submission requirements are stated in Section 2.6. Where appropriate, please provide details on plans to support your application.

STORAGE FACILITIES	
Control C6 – Internal Waste and Recycling Storage	
i) Location and dimensions of internal waste and recycling storage space for each dwelling type <i>(Please provide calculations to demonstrate adequacy of space)</i>	
Description: <i>Refer Architectural Drawings.</i>	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
Development Satisfies Control C6 (Section 2.5) of The Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

Control C7 – External Waste and Recycling Storage Facility	
i) Location and dimensions of communal waste and recycling enclosure, and if applicable, designated bin collection point <i>(Please provide calculations to demonstrate adequacy of space)</i>	
Description: <i>Two communal waste and recycling enclosures are proposed for the site.</i>	
Details Shown on Drawing	<input checked="" type="checkbox"/> Drawing Reference: <i>C060</i>
Development Satisfies Control C7 (Section 2.5) of The Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Waste and Recycle Management Code for the ACT
WASTE & RECYCLING MANAGEMENT PLAN FORM

Section 2 – Design and Operation of Waste and Recycling
 Section 2.1(b) – Multi-Unit Residential Development
 (Serviced by Waste Hoppers & Shared Recycling MGBs or Waste and Recycling
 Hoppers Collected within the Property Boundary)

Development Satisfies Appendix 7 of The Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied</i>	
ii) How will waste and recycling be transferred from each dwelling to external storage area?	
Description: Residents are required to empty collected household waste and recycle by carrying this waste in bags/kitchen bins to their designated waste enclosure	
Details Shown on Drawing	<input checked="" type="checkbox"/> Drawing Reference: C040

PATH OF TRAVEL	
Control C8 – Path of Travel	
i) Path of travel for moving Bins from dwelling to storage area and to collection point (Please provide plan of travelling distance, clearance and gradients.)	
Description: There is a clear path of travel between dwellings and waste designated waste areas. Refer civil plan C070	
Details Shown on Drawing	<input checked="" type="checkbox"/> Drawing Reference: C070
Development Satisfies Control C8 (Section 2.5) of The Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.1(b) – Multi-Unit Residential Development
(Serviced by Waste Hoppers & Shared Recycling MGBs or Waste and Recycling
Hoppers Collected within the Property Boundary)**

MULTI-UNIT RESIDENTIAL DEVELOPMENTS– GARBAGE CHUTES, SERVICE LIFTS, COMPACTION EQUIPMENT ETC	
This section applies to residential apartment buildings above three (3) storeys	
Control C9 – Convenient access to waste and recycling services for all residents	
i) Location and details of any waste and recycling service lifts and associated waste service compartments <i>(Please provide calculations to demonstrate adequacy of equipment)</i>	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
ii) Location and details of any garbage chutes <i>(Please provide calculations to demonstrate adequacy of equipment)</i>	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
Development Satisfies Appendix 8 of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

COLLECTION POINT	
Control C10 – Collection Point	
i) Location of designated collection point and/or hopper pad/s	
Description: <i>There are two proposed designated waste enclosures for the site, one to the north of the central units and one to the north of the units on the south.</i>	
Details Shown on Drawing	<input checked="" type="checkbox"/> Drawing Reference: <i>C060</i>
Development Satisfies Control C10 (Section 2.5) of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.1(b) – Multi-Unit Residential Development
(Serviced by Waste Hoppers & Shared Recycling MGBs or Waste and Recycling
Hoppers Collected within the Property Boundary)**

VEHICULAR ACCESS	
Control C11 – Collection Point	
i) Path of travel for collection vehicles (if collection occurs on-site) <i>(Please provide details of travelling distance, clearance in all directions, loading heights and widths, turning and manoeuvring paths, ramp access, clearances and gradients and pavement details including certification of compliance with AS 2890.1–2004)</i>	
Description: 12.5m HRV with clearances to AS2890.2 requirements.	
Details Shown on Drawing	<input checked="" type="checkbox"/> Drawing Reference: COGO - WASTE PICK UP TURNING CIRCLE
Development Satisfies Appendix 6 of The Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

COMPLETE IF DEVELOPMENT IS PART OF A MIXED USE DEVELOPMENTS ONLY	
Control C1 (Section 4.3) – Separation of residential and non residential waste	
i) Identify how residential and non residential waste and recycling will be kept separate and methods that minimise the potential for commercial tenants to use residential waste and recycling bins	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: N/A
Development Satisfies Control C1 (Section 4.3) of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.2 – Commercial, Public and Industrial Developments**

THIS SECTION APPLIES TO THE FOLLOWING
<ul style="list-style-type: none"> • Development Applications for new commercial, public or industrial development; • Development Applications for alterations/additions to existing commercial, public or industrial development if there is an effect on the provision of waste and recycling management; and • Development Applications for new mixed use developments involving commercial, public or industrial development.

Controls for these developments are included in Section 3.3 of The Code. Submission requirements are stated in Section 3.4. Where appropriate, please provide details on plans to support your application.

WASTE AND RECYCLING GENERATION							
Control C1 – Waste and Recycling Generation							
i) Waste and recycling generated by each proposed activity within the development, including quantities, Bin types and storage requirements							
Description:							
Premises Type	Floor Area (m ²)	Generation Rate		Waste (L/week)	Recycling (L/week)	Bin Size (L or m ³)	Number of bins
		Waste	Recycling				
			N				
In completing this table reference is made to Appendix 4– Waste and Recycling Generation Rates for Commercial, Public and Industrial Developments							
Development Satisfies Appendix 3 if includes Residential component		<input type="checkbox"/> Yes <input type="checkbox"/> No					
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>							

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.2 – Commercial, Public and Industrial Developments**

STORAGE FACILITIES	
Control C1-C2 – Waste and Recycling Storage Facilities	
i) Location of individual waste and recycling storage areas, any communal storage areas and refrigerated waste storage areas for the entire development <i>(Please provide calculations to demonstrate adequacy of space)</i>	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
Development Satisfies Appendix 4 of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
Development Satisfies Appendix 7 of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
Development Satisfies Controls C1 and C2 (Section 3.3) of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

PATH OF TRAVEL	
Control C3 – Path of Travel	
i) Path of travel of waste and recycling to be transferred from point of origin to waste and recycling storage areas <i>(Please provide details of clearances, gradients and any mitigation of odour and noise impacts)</i>	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
Development Satisfies Control C3 (Section 3.3) of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.2 – Commercial, Public and Industrial Developments**

COLLECTION POINT	
Control C4 – Collection Point	
i) Location of designated collection point and/or hopper pad/s	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	
<i>N/A</i>	
ii) Path of travel for moving bins from storage area to designated bin collection point <i>(Please provide travelling distance, clearance and gradients.)</i>	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
iii) Path of travel for collection vehicles (if collection occurs on-site) <i>(Please provide details of travelling distance, clearance, turning and manoeuvring paths, ramp access and pavement details to demonstrate compliance with AS 2890.2-2002.)</i>	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
Development Satisfies Appendix 6 of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
Development Satisfies Control C4 (Section 3.3) of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	
<i>N/A</i>	

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

**Section 2 – Design and Operation of Waste and Recycling
Section 2.2 – Commercial, Public and Industrial Developments**

GARBAGE CHUTES, SERVICE LIFTS, COMPACTION EQUIPMENT ETC	
Control C3 – Garbage chutes, service lifts, compaction equipment etc	
i) Location and details of any garbage chutes <i>(Please provide calculations to demonstrate adequacy of equipment)</i>	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: <u>N/A</u>
ii) Location and details of any waste and recycling service lifts <i>(Please provide calculations to demonstrate adequacy of equipment)</i>	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
iii) Location and details of any waste compaction equipment <i>(Please provide calculations to demonstrate adequacy of equipment)</i>	
Description:	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: <u>N/A</u>
Development Satisfies Appendix 8 of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

Section 3 – Demolition, Excavation and Construction

THIS SECTION APPLIES TO THE FOLLOWING
<ul style="list-style-type: none"> • Demolition – All Development Applications involving demolition where the quantity of demolition material will be greater than 20m³ for the whole development • Excavation – All Development Applications involving excavation where the quantity of excavated material will be greater than 20m³ for the whole development; and • Construction – Development Applications multi-unit residential developments with 11 dwellings or more and any commercial, public and industrial developments and mixed use developments.

Controls for these developments are included in Section 1.2 of Part C of The Code. Submission requirements are stated in Section 1.3 of Part C of The Code. Where appropriate, please provide details on plans to support your application.

NOTE: No WRMP is required unless any proposed demolition or excavation activities generate more than 20m³ of waste for the whole development.

WASTE TYPES AND QUANTITIES
Control C1 – Demolition, Excavation and Construction Waste Types and Quantities
i) Specify demolition, excavation and construction waste materials by type and volume and/or tonnage
Description: NIL
Note this information can be shown on Table 3.1 (Demolition Waste) and/or Table 3.2 (Construction Waste)

ON-SITE MANAGEMENT OF DEMOLITION, EXCAVATION AND CONSTRUCTION WASTE
Control C2 – On-site Management of Waste
i) Nominate on-site sorting and storage areas for demolition, excavation and construction waste materials. This is to be shown on a draft site plan
Description: THIS IS TO BE COMPLETED BY THE BUILDER & SUBMITTED FOR APPROVAL PRIOR TO DA.
Details Shown on Drawing <input type="checkbox"/> Drawing Reference: N/A
ii) Describe the work method practices and specific procedures to be adopted to maximise the reuse and recycling of waste materials
Description: /

**DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM**

Section 3 – Demolition, Excavation and Construction

iii) Identify access for demolition and construction waste collection vehicles	
Description: <i>Refer to Site Plan. Proposed driveways used by vehicles to access during construction.</i>	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
iv) Details of waste/recycling storage containers/skips to be stored outside leased boundaries (Separate approval is required from Ranger Services)	
Description: <i>SEE C2-i)</i>	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
Development Satisfies Control C2 of Part C of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

RESUSE AND RECYCLING OF DEMOLITION, EXCAVATION AND CONSTRUCTION WASTE	
Control C2 – Demolition, Excavation and Construction Waste Reuse and Recycling Potential	
i) Details of reuse and recycling potential (either on-site and/or off-site) for demolition, excavation and construction waste	
Description: <i>SEE C2-i)</i>	
Note this information can be shown on Table 3.1 (Demolition Waste) and/or Table 3.2 (Construction Waste)	
Details Shown on Drawing	<input type="checkbox"/> Drawing Reference: _____
ii) Name and location of approved licensed sites for recycling/reprocessing and/or landfill disposal of demolition, excavation and construction waste materials	
Description: <i>SEE C2-i)</i>	
Note this information can be shown on Table 3.1 (Demolition Waste) and/or Table 3.2 (Construction Waste)	
Development Satisfies Control C2 of Part C of The Code	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Please provide details if Code requirements are not satisfied and proposed alternatives</i>	

DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM

Section 3 – Demolition, Excavation and Construction

TABLE 3.1 DEMOLITION WASTE

Type of Material Generated	REUSE/RECYCLING OF DEMOLITION WASTE						DISPOSAL AT LANDFILL		
	ON-SITE			OFF-SITE			Name of Landfill Site	Estimated	
	Proposed Reuse and Recycling On-site	Estimated		Name of Receiving Recycling Outlet(s) and/or Reuse Sites	Estimated			Vol (m ³)	Wt (T)
Vol (m ³)		Wt (T)	Vol (m ³)		Wt (T)	Vol (m ³)	Wt (T)		
Excavation material									
Green waste									
Bricks									
Concrete									
Timber (please specify)									
Plasterboard/Gyprock									
Metals (please specify)									
Asbestos/Hazardous									
Other (please specify)									
TOTAL									
PERCENTAGE OF TOTAL									

NOT APPLICABLE BY BINDER PRIOR TO DA
TO BE PREPARED & SUBMITTED FOR APPROVAL

DEVELOPMENT CONTROL CODE FOR
BEST PRACTICE WASTE MANAGEMENT IN THE A.C.T.
WASTE & RECYCLING MANAGEMENT PLAN FORM

Section 3 – Demolition, Excavation and Construction

TABLE 3.2 CONSTRUCTION WASTE

Type of Material Generated	Estimated		REUSE/RECYCLING OF CONSTRUCTION WASTE				DISPOSAL AT LANDFILL			
	Vol (m ³)	Wt (T)	ON-SITE		OFF-SITE		Name of Landfill Site	Estimated		
			Proposed Reuse and Recycling On-site	Estimated Vol (m ³)	Estimated Wt (T)	Name of Receiving Recycling Outlet(s) and/or Reuse Sites		Estimated Vol (m ³)	Estimated Wt (T)	Vol (m ³)
Excavation Material										
Bricks										
Concrete										
Timber (please specify)										
Plasterboard/Gyprock										
Metals (please specify)										
Cardboard										
Plastics										
Mixed waste										
Other (please specify)										
TOTAL										
PERCENTAGE OF TOTAL										

NOT APPLICABLE BY BULDEM
 TO BE PREPARED FOR APPROVAL PRIOR TO DA
 TO BE SUBMITTED FOR

Project GREENWAY

Job No. 159114

Page No. 1-6

Subject HOPPERS WASTE ENCL By MD

Date 31.05.17

Hopper 1.

16 UNITS

WASTE = $16 \times 160 = 2560 \text{ L/WEEK}$ - adopt 2 x 1500L

1500L = 1330H x 1090D x 2050W.

D = 1090 + 150 = 1240

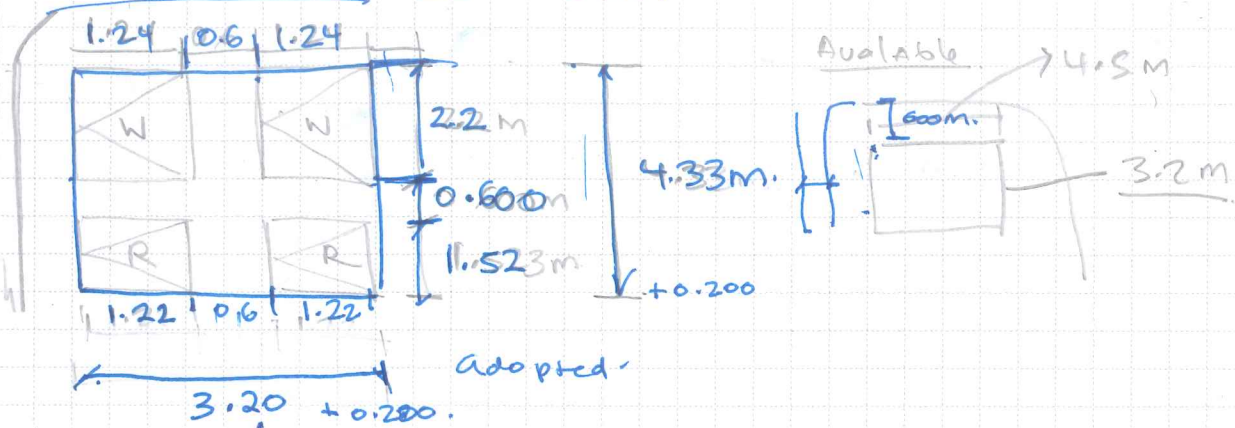
W = 2050 + 150 = 2200.

Recycle = $120 \times 16 = 1920 \text{ L/WEEK}$ = adopt 2 x 1100L

1100L = 1354H x 1073D x 1373W.

D = 1073 + 150 = 1223.

W = 1373 + 150 = 1523.



Hopper 2.

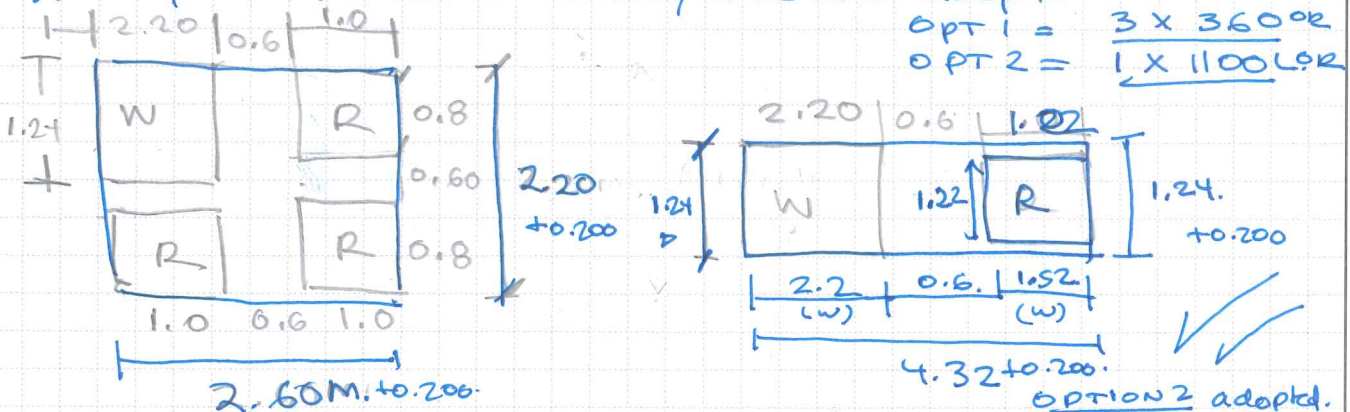
7 UNITS.

Waste = $7 \times 160 = 1120 \text{ L/WEEK}$ = adopt 1 x 1500L

Recycle = $7 \times 120 = 840 \text{ L/WEEK}$ = adopt

opt 1 = $\frac{3 \times 360 \text{ R}}{1 \times 1100 \text{ L R}}$

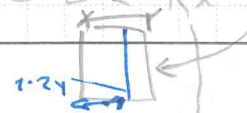
opt 2 = $\frac{1 \times 1100 \text{ L R}}{1 \times 1100 \text{ L R}}$



OPTION 1.

1500LW, 3 x 360R,

AVAILABLE = 3.2m x 4.91m



Dear Mr/s Pogas

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

DA Number: 201732193

Site Details: Block: 5, Section: 28
Suburb: GREENWAY, District: TUGGERANONG

Applicant Name: Annette Pogas

Information Required: Re: DA 201732193 Block 5 Section 28 Greenway – Additional information request Transport Canberra and City Services: 1 - Please provide the requested documentation for TCCS Please respond to the above matters. Refer to the general advice below in regards to procedures for lodgement. General Advice: We request that additional information will need to be lodged with an accompanying application in edevelopment. If any details of the proposed development are to be modified, please ensure the new information is submitted as a S144 application. If only additional information is to be provided consistent with the current design (no amendments), please submit this as a S141 additional information application. For assistance with edevelopment, please contact EPSDD Customer Services on epdcustomerservices@act.gov.au or 02 6207 1923. Note that this information can only be lodged through edevelopment. I hope this helps to advance your DA. Kind Regards Trent Varlow Assessment Officer | Commercial Team Development Assessment | Planning Delivery Division Environment, Planning and Sustainable Development | ACT Government Phone 02 6207 6632 | Email trent.varlow@act.gov.au Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT

Further Information due date: 13/12/2017

If you cannot provide your response within the required timeframe, it is recommended you write to the Directorate prior to the expiration of the period stated above and seek an extension of the prescribed period for providing the information.

Please note, Section 141 (4) of the *Planning and Development Act 2007* provides that only one such extension may be granted.

If there is any change to the proposal as a result of responding to the further information request, the amended proposal is required to be submitted pursuant to S144 of the *Planning and Development Act 2007*. Please note the amended proposal will need to go through assessment and the due date will be extended as a consequence of submission pursuant to S144 of the *Planning and Development Act 2007*.

You are advised that if some or all of the information has not been

provided in accordance with this request, **Section 142 of the *Planning and Development Act 2007* provides that the Directorate may refuse the application under Section 162.**

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

Customer
Services
Environment,
Planning and
Sustainable
Development
Directorate

From: Upreti, Sushma
Sent: Wednesday, 15 November 2017 11:14 AM
To: Varlow, Trent
Cc: Chowdhury, Abu Sayem; Cilliers, George
Subject: RE: COMM-TCCS-201732193-S141A- Block 5 Section 28 GREENWAY-01 [SEC=UNCLASSIFIED]

Hello Trent

Thank you for your concern.

Block 2 Section 28, Greenway EDP was prepared in 2016. The site is now divided into blocks 3, 4 and 5. Traffic Impact Assessment for the combined development was prepared in 2016 and was submitted at DA stage (DA 201731192). The report was prepared for the combined development of up to 350 residential dwellings on Section 28 Block 2 and identified that the proposed development would have minimal impact on the performance of the two Mortimer Lewis Drive intersections with Drakeford Drive.

The proposed development on Section 28 block 5 is consistent with the approved EDP which was previously checked and approved.

TCCS do not have any further comments in relation to traffic impact at this stage.

Any representations received on this matter should be addressed by the proponent.

Please do not hesitate to contact me should you have any questions.

Thank you.

Regards,
Sushma Upreti

From: Varlow, Trent
Sent: Wednesday, 15 November 2017 9:58 AM
To: Upreti, Sushma <Sushma.Upreti@act.gov.au>
Cc: Chowdhury, Abu Sayem <AbuSayem.Chowdhury@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>
Subject: FW: COMM-TCCS-201732193-S141A- Block 5 Section 28 GREENWAY-01 [SEC=UNCLASSIFIED]

Good morning,

Thank you for your timely response in providing comments, I was hoping it were possible that you could provide comments in relation to traffic as the representations received focus on the theme of traffic in the local area and exits to major roads.

Kind Regards

Trent Varlow

Assessment Officer | Commercial Team
Development Assessment | Planning Delivery Division
Environment, Planning and Sustainable Development | ACT Government
Phone 02 6207 6632 | Email trent.varlow@act.gov.au
Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT

From: Upreti, Sushma
Sent: Tuesday, 14 November 2017 9:58 AM
To: EPD, Customer Services <EPDCustomerServices@act.gov.au>; Varlow, Trent <Trent.Varlow@act.gov.au>
Cc: TCCS_CW DRCDACOORD <TCCS.DACOORD@act.gov.au>; Chowdhury, Abu Sayem <AbuSayem.Chowdhury@act.gov.au>
Subject: RE: COMM-TCCS-201732193-S141A- Block 5 Section 28 GREENWAY-01 [SEC=UNCLASSIFIED]

Hello Trent,

I had asked the consultant to provide additional information for clarification and have attached within to be included in the project folder. Below is TCCS response.

Dear App Sec,

DEVELOPMENT APPLICATION NO: 201732193-S141A

Project Description:

PROPOSAL FOR MULTI UNIT DEVELOPMENT - construction of 25 new two storey dwellings, undercover parking, landscaping and associated works.

BLOCK: 5	SECTION: 28	SUBURB: Greenway
-----------------	--------------------	-------------------------

This DA has been assessed in regards to the following:

Traffic		Driveways	X
On Street / Public Parking Facility		LMPP/Street Trees	X
Public Transport		Street Lighting	X
Waste Management	X	Pedestrian Footpath	X
Stormwater	X	Service / Access Easement	
Demolition		Estate Development Plan (EDP)	
Further Information	X	Amendments/Additions/Alterations	
Lease Variation		Capital Works	

X = Areas Assessed.

And TCCS' position is:

That It Is Supported	
That It Is Supported Subject to Compliance With The Following Conditions	X
That Further Information Is Required	
That It Is Not Supported	

Conditions

1. The driveways must be constructed in accordance with TCCS Design Standards.
2. Any infrastructure assets such as street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the driveway.
3. A clear sight triangle must be provided in accordance with the section 3.2.4 of the Australian Standard for Parking facilities AS 2890.1 Off-street Car Parking.
4. The proponent must complete all the off-site works in accordance with the approved EDP Plans (footpath, pram crossings etc).
5. The developer will be held responsible for the correctness of the design and construction of waste enclosure to accommodate all the hoppers required for the development in accordance with the Waste and Recycle Management Code for the ACT (Waste Code) 2016 or its latest version. The civil consultant

must provide a certification of compliance with supporting documents to Development Review Coordination section of TCCS at the Design Review stage. The supporting documents must include a fully dimensioned floor plan of the enclosure showing the actual arrangements of hoppers / bins within the waste enclosure.

Standard Conditions

Following general conditions will apply as appropriate for Works on and Use of Territory Land in addition to the above:

In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Development Review and Coordination, TCCS by the ways of:

1. A Letter of Design Review prior to the commencement of any work; and
2. A certificate of Operational Acceptance on completion of all works to be handed over to TCCS.

Design Review and Operational Acceptance

A Letter of Design Review is required for all off-site works from the Senior Manager, Development Review and Coordination, TCCS, prior to the construction.

In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06: "Requirements for Design Review Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Development Review and Coordination, TCCS.

A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Development Review and Coordination, TCCS, prior to the issue of a Certificate of Occupancy.

Similarly a Chartered Engineer/Landscape Architect should certify compliance with TCCS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Development Review and Coordination, TCCS on completion of all off-site works

A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT should also be included if not approved at the Development Application stage.

Temporary Traffic Management (TTM)

A TTM plan approval from the Manager, Traffic Management & Safety, Roads ACT, TCCS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

Landscape Management & Protection Plan (LMPP)

LMPP approval from the Senior Manager, Development Review and Coordination, TCCS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Development Review and Coordination, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

Use of Verges or other Unleased Territory land

In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and Territory Services, TCCS.

Repair of Damage to Public Assets

The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify TCCS of any existing damage to public facilities.

Notice of Commencement of Construction

Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Development Review and Coordination, TCCS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

Additional Comments (as advice to EPSDD only, and not to be included in the Notice of Decision)

- 1. The proponent has provided an updated plan (Site Works Plan C040 v C) including construction of 2.0m wide footpath and two pram crossings in front of the dog park on south of the block accordance with the EDP. This must be consistent across all plans of this DA proposal.**

Thank you.

Regards,
Sushma Upreti

From: EPD, Customer Services

Sent: Friday, 27 October 2017 4:20 PM

To: TCCS_CW DRCDA <TCCS.DA@act.gov.au>

Subject: REFERRAL-TCCS-201732193-S141A-5/28 GREENWAY-01 [SEC=UNCLASSIFIED]

DEVELOPMENT APPLICATION NO: 201732193-S141A

BLOCK: 5 SECTION: 28 DIVISION: GREENWAY

Description: PROPOSAL FOR MULTI UNIT DEVELOPMENT - construction of 25 new two storey dwellings, undercover parking, landscaping and associated works.

Pursuant to Section 148(1) of the Planning and Development Act 2007 the ACT Planning and Land Authority requests that you consider the abovementioned development application and provide any written advice no later than **15 working days** after the date of this notice (**17/11/2017**).

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

Please forward any written advice via email to Customer Services - EPDcustomerservices@act.gov.au

Please use the following format in the subject line of the email when providing advice:
COMM-Agency Name-20080XXXX-Block XX Section XX SuburbXXXXX-01
Example: COMM-Heritage-200801234-Block 10 Section 10 Dickson-01

Regards

Kind Regards,

Courtney Adams

Customer service Officer

Access Canberra | ACT Government

Environment, Planning and Land Building Services

16 Challis Street, Dickson | 8 Darling Street, Mitchell

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

GPO Box 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



Land titles and revenue services are moving to Dame Pattie Menzies House, 16 Challis Street, Dickson and will be co-located with the Access Canberra Environment, Planning and Land Shopfront. These services will be available at this new location from 1 December 2016. For more information visit www.act.gov.au/accessCBR



Notice of decision

Under Part 7 of the *Planning and Development Act 2007*

Merit track

DA NO: 201732193 201732193 S141A 201732193 S141B		DATE LODGED: 2 August 2017 16 October 2017 15 November 2017
DATE OF DECISION: 22 November 2017		
BLOCK: 5	SECTION: 28	SUBURB: GREENWAY
STREET NO AND NAME: Mortimer Lewis Drive		
APPLICANT: Arpm Pty Ltd		
LESSEE: N/A		
LAND CUSTODIAN: Suburban Land Agency		

THE DECISION

This application was lodged in the merit track. Pursuant to section 113(2) of the *Planning and Development Act 2007*, the application must be assessed according to the provisions relevant to merit track applications.

I, Richard Davies, delegate of the planning and land authority, pursuant to section 162 of the Act, hereby **approve subject to conditions** the proposal for:

- **Construction of 25 dwellings over two storeys including apartments, double storey townhouses and single storey accessible units, car parking, landscaping, servicing and associated site works**

in accordance with the plans, drawings and other documents and items submitted with the application for approval and endorsed as forming part of this approval.

This decision is subject to the conditions of approval at **PART 1** being satisfied. Please note that plans will not be dispatched until all conditions are satisfied.

PART 2 sets out the Reasons for the Decision

PART 3 is Public Notification and Entity Advice.

PART 4 contains administrative information relating to the determination.

DELEGATE

Richard Davies
Delegate of the planning and land authority
Environment and Planning Directorate
22 November 2017

CONTACT OFFICER

Mr Trent Varlow
Phone: 6207 6632
Email: Trent.Varlow@act.gov.au

PART 1

CONDITIONS OF APPROVAL

The conditions to which a development approval for a merit track proposal may be given are as per section 165 of the Act. Standard conditions are in the Standard Conditions.

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

A. ADMINISTRATIVE / PROCESS CONDITIONS

A1. ICON WATER – APPROVAL DOES NOT TAKE EFFECT

- a) The approval does not take effect until the lessee has obtained a Statement of Acceptance from Icon Water in relation to water and sewer networks and submits the Statement of Acceptance to the planning and land authority as satisfying this condition of approval under s165 of the *Planning and Development Act 2007*.
- b) The land custodian must comply with any conditions imposed on a Statement of Acceptance by Icon Water.

Note: any substantial changes to the development required for the Icon Water Statement of Acceptance will 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.

A2 TIMEFRAME TO COMPLY WITH CONDITION A1

- a) The lessee shall comply with condition A1 within 24 months of the date of this Decision.
- b) This approval will end if the lessee has not complied with Condition A1 within 24 months of the date of this Decision.
- c) The lessee may apply to the planning and land authority in writing for an extension of time to the approved timeframe.

Note: The lessee is advised that the planning and land authority may not approve an extension of time to the approved timeframe under Condition A2 (c). Consideration will be given to the circumstances of the matter, before a decision is made to extend, or not extend the timeframe. Note that requesting for an extension after the two year period has passed i.e. when this approval has lapsed it will not be possible.

B. PRIOR TO CONSTRUCTION AND/OR DEMOLITION

B1. SEDIMENT AND EROSION CONTROL

- a) As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity prior to works commencing.
- b) An erosion and sediment control plan must be submitted to and be endorsed by the EPA prior to works commencing.

C. DURING CONSTRUCTION AND/OR DEMOLITION**C1. SEDIMENT AND EROSION CONTROL**

Construction and development works must be carried out in accordance with "Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011", available at www.environment.act.gov.au or by calling 132281.

C2. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

- a) The driveways must be constructed in accordance with TCCS Design Standards.
- b) Any infrastructure assets such as street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the driveway.
- c) A clear sight triangle must be provided in accordance with the section 3.2.4 of the Australian Standard for Parking facilities AS 2890.1 Off-street Car Parking.
- d) The developer will be held responsible for the correctness of the design and construction of waste enclosure to accommodate all the hoppers required for the development in accordance with the Waste and Recycle Management Code for the ACT (Waste Code) 2016 or its latest version. The civil consultant must provide a certification of compliance with supporting documents to Development Review Coordination section of TCCS at the Design Review stage. The supporting documents must include a fully dimensioned floor plan of the enclosure showing the actual arrangements of hoppers / bins within the waste enclosure.

Note: Standard conditions from TCCS also apply. Refer to Part of this Notice of Decision.

D. POST CONSTRUCTION AND/OR DEMOLITION

N/A

E. ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

E1. ENTITY ADVICE

The development must comply with all the relevant conditions imposed by each of the relevant entities which states in each of their advice that need to be addressed prior, during and post construction (Refer Part 3 of this decision).

PART 2 REASONS FOR THE DECISION

The application satisfactorily meets the requirements for approval. 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 code, being the Multi Unit Housing Development Code.

The key issues identified in the assessment are the comments from the entities and the representation received in relation to the proposal; and the non-support of the Conservator of Flora and Fauna (the Conservator) Icon Water.

Conditions have been imposed to address the key issues raised by the entities and ensure that the proposal is consistent with the Territory Plan and the *Planning and Development Act 2007*.

The representations received has been addressed in the **PUBLIC NOTIFICATION** section of this decision.

The proposed removal of trees was assessed under DA 201731192 and was approved for removed as per section 119 of the Planning and Development Act 2007, the proposal for removal of trees is not included in this proposal. Groundwork near regulated trees is proposed and has been supported as per above advice.

The decision is inconsistent with advice from the Conservator. However, pursuant to section 119 (2) of the Act, the advice received has been considered, as well as the relevant guidelines and any realistic alternative to the development proposed or aspects of it. A decision to approve this application is consistent with the objectives of the Territory Plan.

Additional Information

Following an assessment of the application information, the Planning and Land Authority requested further information from the applicant to address the issues identified in the assessment.

In response to this, the applicant lodged the additional information and documentation under s141 of the *Planning and Development Act 2007* as DA 201732193-S141A and DA 201732193-S141B. This additional information did not create changes to the development and was requested to assist the assessment.

EVIDENCE

Application No. 201732193

File No. 1-2017/18353

The Territory Plan zone – RZ4

The Development Codes – Multi Unit Housing Development Code

The Precinct Codes – Greenway Precinct Map and Code

Current Crown Lease – N/A

Representations - Three

Entity advice – TCCS, ActewAGL, ICON Water, EPA, Tree Protection

Unit

PART 3 PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 9 August 2017 to 30 August 2017. Three written representations were received during public notification.

The main issues raised were as follows. Comments are provided as appropriate.

(a) Parking (including adjacent block)

Comment: A referral was made to Transport Canberra and City Services on 7 August 2017 as the appropriate entity who controls unleased land. Advice was received that the proposal was supported subject to conditions. All conditions recommended by TCCS have been included in the NOD. Parking provided within the proposed development has been considered and is determined to be sufficient and meeting the requirements of Parking and Vehicular Access General Code.

(b) Traffic through Greenway East

Comment: A referral was made to Transport Canberra and City Services on 7 August 2017 as the appropriate entity who reviews traffic and roads. Advice was received that the proposal was supported subject to conditions. All conditions recommended by TCCS have been included in the NOD. A road network assessment has been made and the traffic assessment for TCCS has been supported.

(c) Noise from adjacent dog park

Comment: A referral was made to Environment Protection Authority on 7 August 2017 as the appropriate entity who reviews Noise. Advice was received that the proposal was supported subject to conditions. All conditions recommended by EPA have been included in the NOD. A noise assessment has been made and supported by EPA.

(d) Southern exit from Mortimer Lewis Drive to Drakeford Drive

Comment: A referral was made to Transport Canberra and City Services on 7 August 2017 as the appropriate entity who reviews traffic and roads. Advice was received that the proposal was supported subject to conditions. All conditions recommended by TCCS have been included in the NOD. A road network assessment has been made and the traffic assessment for TCCS has been supported.

ENTITY ADVICE

Pursuant to Division 7.3.3 of the Act, the application was referred to entities and advice was received. The referral entities' comments are as follows. A response to the advice is provided as appropriate.

Conservator of Flora and Fauna

On 30 August 2017 advice was received from the Conservator of Flora and Fauna in relation to the proposal. The advice states that the proposal is not supported.

Advice:

Generally the trees within the proposed blocks identified for development are representative of the descriptions provided in the referenced DSB Vegetation Assessment Report. Within the report there are a significant number of medium quality trees which are covered by the Tree Protection Act 2005 (The ACT) which do not meet criteria for removal under the provisions of the Act.

Poor quality trees and trees which are not covered by the legislation are supported for removal. As previously stated a tree management plan would be highly desirable to assist in this and future assessments.

A decision to remove regulated trees which do not meet criteria for removal under the "Tree Protection (Approval Criteria) determination 2006 (No2) must be considered by the Major Projects Review Group.

The Tree Management and Protection Plan 101 C in relation to groundworks near regulated trees is supported including the removal of the Casuarina prev 125 now 305

With regards to above advice from the Conservator, the proposal was approved through DA 201731192 as per Section 119(2) of the Act (see **REASONS FOR THE DECISION**).

Transport Canberra and City Services Directorate

On date 14 November 2017 advice was received from Transport Canberra and City Services Directorate in relation to the proposal. The advice states that the proposal is supported subject to conditions.

Conditions:

The driveways must be constructed in accordance with TCCS Design Standards.

Any infrastructure assets such as street lighting, mini-pillars, signage etc must be a minimum of 1.5m away from the closest edge of the driveway.

A clear sight triangle must be provided in accordance with the section 3.2.4 of the Australian Standard for Parking facilities AS 2890.1 Off-street Car Parking.

The proponent must complete all the off-site works in accordance with the approved EDP Plans (footpath, pram crossings etc).

The developer will be held responsible for the correctness of the design and construction of waste enclosure to accommodate all the hoppers required for the development in accordance with the Waste and Recycle Management Code for the ACT (Waste Code) 2016 or its latest version. The civil consultant must provide a certification of compliance with supporting documents to Development Review Coordination section of TCCS at the Design Review stage. The supporting documents must include a fully dimensioned floor plan of the enclosure showing the actual arrangements of hoppers / bins within the waste enclosure.

Standard Conditions:

Following general conditions will apply as appropriate for Works on and Use of Territory Land in addition to the above:

In accordance with the Public Unleased Land Act 2013 no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Development Review and Coordination, TCCS by the ways of:

- 1. A Letter of Design Review prior to the commencement of any work; and*
- 2. A certificate of Operational Acceptance on completion of all works to be handed over to TCCS Design Review and Operational Acceptance*

A Letter of Design Review is required for all off-site works from the Senior Manager, Development Review and Coordination, TCCS, prior to the construction.

In order to obtain the Letter of Design Review, fully detailed drawings (civil, landscape) prepared by suitably qualified persons for all off-site works including roads, driveways, footpaths, street lighting, storm water, landscaping (and any other issues that may be found by audit of the plans) and a design report in accordance with Ref No 06: "Requirements for Design Acceptance Submissions", must be certified by a Chartered Engineer/Landscape Architect and submitted to the Senior Manager, Development Review and Coordination, TCCS.

A Certificate of Operational Acceptance on completion of the works is required from the Senior Manager, Development Review and Coordination, TCCS, prior to the issue of a Certificate of Occupancy.

Similarly a Chartered Engineer/Landscape Architect should certify compliance with TCCS Ref No 08: "Requirements for Works as Executed Quality Records Requirements" when the request for Operational Acceptance is made to the Senior Manager, Development Review and Coordination, TCCS on completion of all off-site works

A Waste Management Plan in accordance with the Development Control Code for Best Practice Waste Management in the ACT should also be included if not approved at the Development Application stage.

A Temporary Traffic Management plan approval from the Manager, Traffic Management & Safety, Roads ACT, TCCS. All times during construction the site and surrounds shall be managed in accordance with a Temporary Traffic Management Plan, prepared by a suitably qualified person and approved by the Manager, Traffic Management & Safety. This plan is to address, as a minimum, measures to be employed during construction to manage all traffic, including construction traffic, in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated traffic control devices.

A Landscape Management & Protection Plan approval from the Senior Manager, Development Review and Coordination, TCCS. During construction, all existing vegetation (trees, shrubs and grass) located on the verge and unleased Territory land immediately adjacent to the development shall be managed, protected and maintained in accordance with the Landscape Management Protection Plan (LMPP) approved by the Senior Manager, Development Review and Coordination, TCCS. This plan is to be implemented before the commencement of works, including demolition on the site and is to be in accordance with TCCS Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04.

In accordance with the Public Unleased Land Act 2013, road verges and other unleased Territory land must not be used for carrying out of works, including storage of materials or waste, without prior approval of the Territory. Such approval can be obtained from Licensing and Compliance, City Services, Parks and Territory Services, TCCS.

The applicant/lessee is held responsible for all damages to ACT Government assets (including footpaths) caused by the development and they must properly repair any damages to those assets. Before work commences, they should notify TCCS of any existing damage to public facilities.

Notice of Commencement for the Works in Unleased Territory Land shall be submitted to the Senior Manager, Development Review and Coordination, TCCS one week prior to the commencement of works. The Notice shall also include the confirmation of any protective measures installed in accordance with the approved LMPP and the programmed implementation of TTM.

Matters raised have been incorporated as either conditions of approval or advice.

ActewAGL – Electricity Networks Division

On 14 August 2017 advice was received from ActewAGL – Electricity Networks Division in relation to the proposal. The advice states that the proposal is supported subject to conditions (see attachment A).

Conditions:

A Minimum of 1.0M clearance is required within the block boundary for the proposed or existing Meter Box.

Development is to comply with minimum 1.5m machinery access clear of obstacles and vegetation to assets within the block.

Development is to comply with minimum separation requirements to underground assets. Ref ActewAGL Drawing 3832-018

Installation of electrical conduits (on or off block) will be the responsibility of the proponent.

Proponent is required to submit an "Application for Electricity Network Connection or Alteration form" to enworks@actewagl.com.au (available on ActewAGL website) prior to commencement of any development activity to negotiate the connection of new and/or relocation of existing electricity assets.

The location of the proposed or existing Point of Entry/ Meter Box is to comply with ActewAGL's Service and Installation rules.

Subject to establishment of new substation at Block 4 Section 28 Greenway. Proponent to provide as installed conduit information for the conduit on Mortimer Lewis Drive.

Matters raised have been incorporated as either conditions of approval or advice.

ActewAGL – Gas Networks Division

On 14 August 2017 advice was received from Jemena Gas Networks in relation to the proposal. The advice states that the proposal is supported subject to conditions.

Conditions:

The location and area allocated for gas regulating and metering equipment is to comply with ActewAGL standards. The following documents provide guidance: Ref ActewAGL Drawings (attached): "Exclusion Zone – Domestic Meter Installation" "Domestic Gas Meter Location Reference Drawings" Ref ActewAGL Document (attached): "Gas Metering Equipment – Prohibited Locations"

Development is to comply with minimum separation requirements to underground assets - 300mm minimum clearance from major plastic and steel gas mains and steel gas services - 150mm minimum clearance from other plastic gas mains and services.

A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.

If a meter relocation or service pipe relocation is required in order to comply with ActewAGL standards, please contact your gas retailer and book a meter relocation. Only people accredited by ActewAGL can carry out this work.

Compliance with ActewAGL's Service and Installation Rules and all other relevant legislation including the ACT Utilities Act (2000)

Matters raised have been incorporated as either conditions of approval or advice.

Icon Water

On 21 August 2017 advice was received from Icon Water in relation to the proposal. The advice states that the design depicted in this application has been assessed by Icon Water and fails to comply with their water and sewerage network protection.

Reasons for failure to comply:

Design Acceptance for External Services and Off Site Works must be in principle design approved by Icon Water Hydraulic Assets. Phone Icon Water Asset Acceptance on ph: 02 6248 3111. This needs to be referred back to Icon Water Building Approvals area for approval prior to any DA/BA Approval by ACTPLA or certifiers.

Vacant site, no water/sewer connections, external services to be provided to obtain 'design acceptance' by ICON Water.

Comments:

Resubmission of this application must be made to both Water and Energy Networks in order to ensure that subsequent changes to the plans meet the compliance requirements of both areas. You may also need to resubmit the application to other referral entities to ensure the changes comply with their requirements.

WARNING

This submission fails to comply with Icon Water requirements. A decision to proceed is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current Notice of Decision - Merit track DA No. 201732246 Page 10 of 16 maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Matters raised have been incorporated as either conditions of approval or advice.

Environment Protection Authority

On 31 August 2017 advice was received from Environment Protection Authority in relation to the proposal. The advice states that the proposal is supported subject to conditions.

Conditions:

Construction and development works must be carried out in accordance with "Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011", available at www.environment.act.gov.au or by calling 132281.

As the site is greater than 0.3 hectares the construction is an activity listed in Schedule 1 as a Class B activity under the Environment Protection Act 1997. The contractor/builder proposing to develop the site must hold an Environmental Authorisation or enter into an Environment Protection Agreement with the Environment Protection Authority (EPA) in respect of that activity prior to works commencing.

An erosion and sediment control plan must be submitted to and be endorsed by the EPA prior to works commencing.

Advice:

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

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

Matters raised have been incorporated as either conditions of approval or advice.

PART 4 ADMINISTRATIVE INFORMATION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval takes effect 20 working days after the day this notice of decision is given to every person who made a representation on the application. The effective date for development applications approved subject conditions could 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 Act, this approval will expire if:

- the development or any stage of the development is not started within two years after the day the approval takes effect;
- the development is not finished two 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 under section 189 of the Act.

Conditional Approval

This approval will expire if, in accordance with Section 165(3)(d) of the Act, a condition has deferred the effect of the development approval **and** imposed a time frame during which another approval must be revoked, amended or given, and the time frame has expired.

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 and Planning Directorate Dickson Customer Service Centre at 16 Challis Street, Dickson, ACT.

RECONSIDERATION OF THE DECISION

If the applicant is not satisfied with the decision to approve the application subject to conditions, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision or within any longer period allowed by the planning and land authority.

To submit an application for reconsideration, documents must be provided electronically by email to epdcustomerservices@act.gov.au or provided at the customer service centre on a CD/DVD. The delegate of the Authority reconsidering the decision must be different from, and senior to, the original decision maker. An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Civil and Administrative Tribunal. Application forms and further information about reconsideration are available from the planning and land authority's website and Customer Service Centres.

REVIEW BY THE ACT CIVIL AND ADMINISTRATIVE TRIBUNAL (ACAT)

Decisions that are reviewable by the ACAT are identified in Schedule 1 of the *Planning and Development Act 2007*, except for those precluded under Schedule 3 of the *Planning and Development Regulation 2008* – Matters exempt from third-party ACAT review.

This Notice of decision has also been sent to all people who made representations in relation to the proposal.

APPENDIX 1

CONTACT DETAILS OF RELEVANT AGENCIES

Health Directorate - health protection	Website: www.health.act.gov.au Telephone: (02) 6205 1700
Environment and Planning Directorate <i>Planning and land authority</i> - list of certifiers for building approval - demolition information - asbestos information <i>Environment Protection Authority</i> - environment protection - water resources - asbestos information <i>Conservation, Planning and Research</i> - threatened species/wildlife management	Website: www.planning.act.gov.au Telephone: (02) 6207 1923 Website: www.environment.act.gov.au Telephone: (02) 6207 6251 Website: www.environment.act.gov.au Telephone: (02) 6207 1911
Territory and Municipal Services Directorate - tree damaging activity approval - use of verges or other unleased Territory land - works on unleased Territory land - design acceptance - damage to public assets	Website: www.tccs.act.gov.au Telephone: 132 281 Telephone for asset acceptance: (02) 6207 7480
Utilities - Telstra (networks) - TransACT (networks) - Icon Water - Electricity reticulation	Telephone: (02) 8576 9799 Telephone: (02) 6229 8000 Telephone: (02) 6248 3111 Telephone: (02) 6293 5738

ADVICE TO APPLICANT

SUBMISSION OF REVISED DRAWINGS AND DOCUMENTATION

If a condition of approval requires the applicant to lodge revised drawings and/or documentation with the planning and land authority for approval under section 165 of the *Planning and Development Act 2007* the submission shall be made by:

- Completing an application for S165 Satisfying Conditions of Approval and submitting the documentation online using edevelopment. More information on edevelopment can be found at http://www.actpla.act.gov.au/tools_resources/e-services/edevelopment

For further information regarding the lodgement of this information please contact Customer Service Centre by Phone: (02) 6207 1923, Email: epdcustomerservices@act.gov.au or on the planning and land authority website at www.planning.act.gov.au

FURTHER APPROVALS FOR CONSTRUCTION

The Notice of Decision grants development approval, but does not cover building approval or approvals which may be required during construction, which commonly include the following.

BUILDING APPROVAL

Most building work requires building approval to ensure it complies with building laws such as the Building Code of Australia. If this applies to this proposal, the lessee should engage a private building certifier to assess and approve the building plans before construction begins. A list of licensed certifiers and information about building approval is available from the planning and land authority's website and Customer Service Centres.

PERMITTED VARIATIONS TO APPROVED DEVELOPMENT

Under section 35 of the Planning and Development Regulation 2008 the development as built may vary from the approved development in accordance with section 35 and the permitted construction tolerances and other permitted variations identified in Schedule 1A of that regulation.

Note 1 The development may still need building approval, or further building approval, under the *Building Act 2004*

Note 2 The development must also comply with the lease for the land on which it is carried out.

"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.

USE OF VERGES OR OTHER UNLEASED TERRITORY LAND

In accordance with the *Public Unleased Land Act of 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. Approval can be obtained from the Transport Canberra and City Services Directorate.

WORKS ON UNLEASED TERRITORY LAND – DESIGN AND OPERATIONAL ACCEPTANCE

In accordance with the *Public Unleased Land Act of 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Manager Asset Acceptance, Asset Services Group, TCCSD by way of:

1. a certificate of design acceptance prior to the commencement of any work and
2. a certificate of operational acceptance on completion of all works to be handed over to TCCSD

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.

A certificate of compliance under s296 of the *Planning and Development Act 2007* may not be issued unless a certificate of design acceptance **AND** a certificate of operational acceptance has both been obtained from TCCSD.

CONSTRUCTION REQUIREMENTS

The following information are some key requirements that apply to building work in the Territory. Other requirements may apply to this development.

DEMOLITION AND ASBESTOS MANAGEMENT

Demolition and asbestos management must be undertaken in accordance with the *Building Act 2004* (including the Building Code of Australia) and the *Dangerous Substances Act 2004*. Information about demolition and asbestos management is available from the planning and land authority's web site and Customer Service Centres.

ENVIRONMENT PROTECTION

All building work must be undertaken in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More information is available from the Environment Protection Authority.

REPAIR OF DAMAGE TO PUBLIC ASSETS

The applicant/lessee is held responsible for all damage to ACT Government assets (including footpaths) caused by the development and they must properly repair any damage to those assets. Before work commences, they should notify the Transport Canberra and City Services Directorate of any existing damage to public facilities.

UTILITY ASSETS RETENTION

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary. The lessee is to ensure that the water service and water meter are retained in position and in good condition. Icon Water's water meters are accountable items and must not be removed from the site or otherwise disposed of.

DRAINAGE

The Building Code of Australia contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

REVIEW OF THE DECISION

The following notes are provided in accordance with regulation 7 of the *ACT Civil and Administrative Tribunal Regulation 2009*. Refer to the Review by the ACT Civil and Administrative Tribunal (ACAT) section of the Notice of Decision for information about its relevance to this development application.

CONTACT DETAILS

The review authority is the ACT Civil and Administrative Tribunal (ACAT).

Location	Contact details
ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601	Website: www.acat.act.gov.au Email: tribunal@act.gov.au Telephone: (02) 6207 1740 Facsimile: (02) 6205 4855 Post: GPO Box 370, CANBERRA, ACT, 2601

POWERS OF THE ACAT

The ACAT is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities. 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.

APPLICATIONS TO THE ACAT

To apply for a review, obtain an application form from the ACAT. You can also download the form from the ACT Legislation Register <http://www.legislation.act.gov.au/af/2009-278/current/pdf/2009-278.pdf>.

If you are applying on behalf of an organisation or association of persons, 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.

TIME LIMITS FOR APPLICATIONS

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*; section 7 of the *ACT Civil and Administrative Tribunal Procedure Rules 2009 (No 2)*; and section 409 of the *Planning and Development Act 2007*).

FEES

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. Write to: The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. Ask the ACAT for more details.

TIME LIMITS FOR REVIEWS OF DECISIONS

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.

FORMS OF LEGAL, FINANCIAL AND OTHER ADVICE AND ASSISTANCE

The following organisations can provide advice and assistance if you are eligible:

- ACT Attorney-General, write to The Chief Executive, Justice and Community Safety Directorate, GPO Box 158, CANBERRA, ACT, 2601;
- the ACT Legal Aid Office, telephone 1300 654314;
- Legal Advice Bureau, telephone (02) 6247 5700;
- ACT Council of the Ageing, telephone (02) 6282 3777;
- Welfare Rights and Legal Centre, telephone (02) 6247 2177; and
- Environmental Defender's Office (ACT), telephone (02) 6247 9420.

AWARDING OF COSTS

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 if the party contravenes a direction of the ACAT and the ACAT considers it in the interests of justice to make such an order. 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.

ACCESS TO DOCUMENTS ABOUT THE DECISION

You may apply for access to any documents you consider relevant to this decision under the ACT Freedom of Information Act 1989. Information about Freedom of information requests is available on the planning and land authority's web site or by contacting us by phone on (02) 6207 1923.

PROCEDURES OF THE ACAT

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.

TRANSLATION AND INTERPRETER SERVICES

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week. Telephone 131 450.

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 τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:
TRANSLATING AND INTERPRETING SERVICE	
131 450	
Canberra and District - 24 hours a day, seven days a week	

From: EPD, Customer Services
Sent: Thursday, 23 November 2017 3:38 PM
To: 'developmentapplications@iconwater.com.au'; TCCS_CW DRCDA; McKeown, Helen; EPAPanningLiaison
Subject: NOTICE OF DECISION-201732193-5/28 GREENWAY [SEC=UNCLASSIFIED]
Attachments: DISPATCHADVICECHECKLIST-201732193-01.doc; NOTICE OF DECISION-201732193-SIGNED.PDF

Good **Afternoon**,

Please see attached **Notice of Decision** for Block 5 Section 28 Suburb GREENWAY Development Application No: **201732193**

For further information please contact **Trent Varlow** on **6207 6632** or by email **Trent.Varlow@act.gov.au**

Kind Regards

Katherine

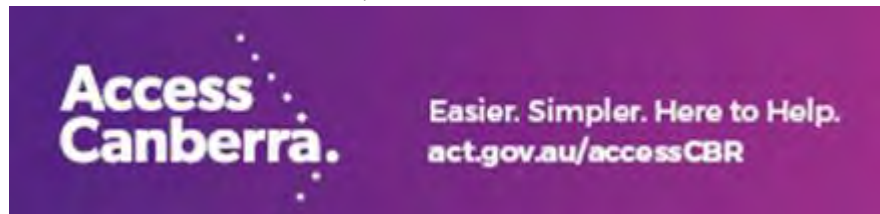
Phone 6207 1923

EPDCustomerService@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | **ACT Government**

16 Challis Street, Dickson | 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.



CHECKLIST

Dispatch Advice Checklist

DA Number: 201732193 Block(s): 5 Section: 28 District/Division: GREENWAY

Case Officer: TRENT VARLOW Contact Number: 6207 6632 Decision Date: 22-Nov-17

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: **NOT APPLICABLE**

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 advisedReferral 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
<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 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 checked="" 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 checked="" type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input checked="" 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"/>	Office of Regulatory Services - 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

From: EPD, Customer Services
Sent: Thursday, 23 November 2017 3:48 PM
To: [REDACTED]
Subject: NOTICE OF DECISION-201732193-5/28 GREENWAY-LETTER TO REPRESENTOR-[REDACTED]
[SEC=UNCLASSIFIED]

ADVICE TO REPRESENTOR AFTER DECISION

Dear [REDACTED]

**BLOCK: 5 SECTION: 28 SUBURB: GREENWAY
DEVELOPMENT APPLICATION NUMBER: 201732193**

Development Application Number 201732193 has been subject to conditions.

As you lodged a representation in relation to this Development Application please find attached a copy of the Notice of Decision in accordance with the requirements of Section 170 of the *Planning and Development Act 2007*.

A copy of the application and the decision are also available for inspection on the Public Register. The register can be inspected between 8:30am and 4:30pm weekdays at the ACT Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson, ACT.

If you wish to seek a review of the decision with the ACT Civil and Administrative Appeals Tribunal (ACAT), you must lodge an application form together with the required fee within 28 days from the date of this letter to:

ACT Civil and Administrative Tribunal
Level 4, 1 Moore Street (the Health Building)
CANBERRA CITY, ACT, 2601

An application form can be obtained from either the ACAT at Level 4, 1 Moore Street, Canberra City or from the ACT Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson. If you require further information about the ACAT's requirements or the review process, their office can be contacted on (02) 6207 1740.

If you apply for a review of the decision, the Authority will at the direction of the ACAT, give written notice to the applicant, and any interested parties that:

- You have applied to the ACAT for a review of the decision; and
- They are entitled to apply to be made a party to the proceedings for the review.

The applicant's name and postal address can be obtained from the Public Register.

As this application has been approved subject to conditions, the applicant may also apply to the ACAT for a review of the decision. If this occurs you will be advised, and have a right to the Tribunal to be made a party to the proceedings (i.e. you can apply to the Tribunal to attend the review hearings where you will have the opportunity to present your case).

If you require any further information please contact (02) 6207 1923.

Yours sincerely

Customer Services

23 November 2017

PLOT RATIOS:
 GFA NORTHERN DWELLINGS = 865m²
 GFA CENTRAL DWELLINGS = 887m²
 GFA SOUTHERN DWELLINGS = 765m²
 GFA COVERED CAR PARKS = 576m²
 TOTAL GFA'S = 3093m² = 44% PLOT RATIO

- 7056m² SITE AREA APPROX
 - 25 DWELLINGS
 - 3 DIFFERENT GENERAL DWELLING TYPES
 - 3 ACCESSIBLE DWELLINGS
 - 45 TOTAL CAR PARKING SPACES (1.5 PER DWELLING & 6 VISITOR SPACES)
 - 3 DISABLED CAR SPACES PROVIDED.
- 6 - TOWNHOUSES
 16 - APARTMENTS
 3 - ACCESSIBLE DWELLING

LEGEND

- BDY SITE BOUNDARY
 BOL BOLLARD
 DB DISTRIBUTION BOARD
 VP VISITOR CAR PARK
 WM WATER METER
- PATH. REFER LANDSCAPING PLAN
 DWELLING
 LANDSCAPING. REFER LANDSCAPING PLAN
 NEW TREE. REFER LANDSCAPING PLAN
 EXISTING TREE

VERGE MANAGEMENT NOTES

PROTECTION OF VERGE
 INSTALL 1800mm HIGH CHAIN MESH FENCE AROUND VERGE PERIMETER. KEEP FOOTPATH CLEAR.

SITE SECURITY
 SITE FENCING TO SECURE THE WORKS AREA IS TO BE ERECTED AROUND THE PERIMETER OF THE WORKS PRIOR TO COMMENCEMENT OF CONSTRUCTION

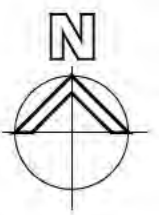
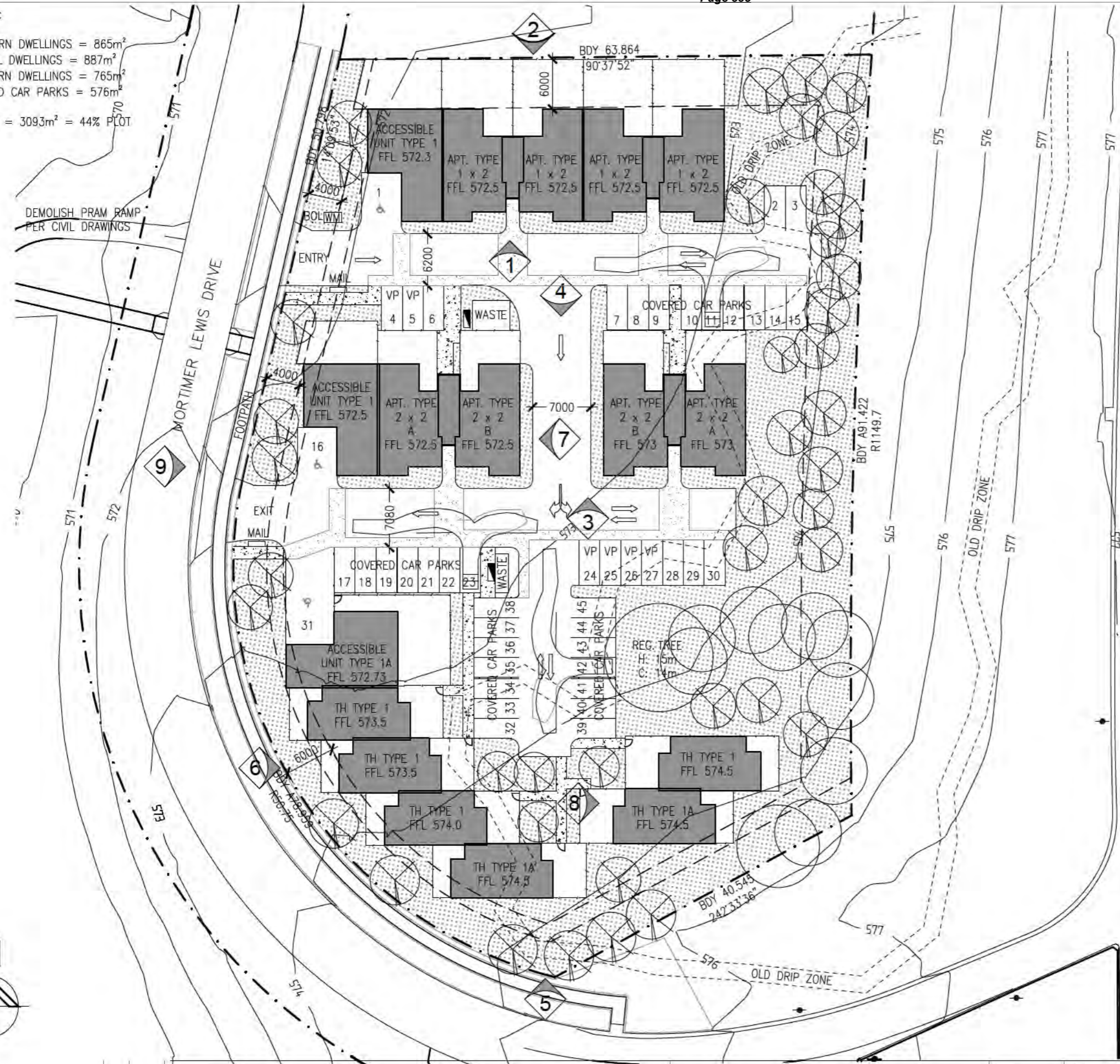
STORAGE AREAS
 - NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS ARE TO BE ERECTED ON VERGES OR PUBLIC LAND
 - NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGES OR PUBLIC AND
 - NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR PUBLIC LAND

METHOD OF DEMOLITION AND WASTE MANAGEMENT
 THE METHOD OF DEMOLITION AND WASTE MANAGEMENT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. DEMOLITION AND WASTE MANAGEMENT IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT STANDARDS AND SPECIFICATIONS.

CONSTRUCTION ACCESS
 CONSTRUCTION ACCESS IS TO BE VIA EXISTING DRIVEWAYS

SITE RESTORATION
 - PROVIDE 100mm TOPSOIL ON ALL DISTURBED AREAS
 - WHERE TOPSOIL AS BEEN COMPACTED DURING CONSTRUCTION, AERATE TOPSOIL LAYER TO ACHIEVE THE SAME CONDITIONS AS ADJACENT AREAS OF UNDISTURBED TOPSOIL
 - SOW A NON IRRIGATED DRYLAND GRASS SEED MIX (TYPE A OR B) IN ACCORDANCE WITH SECTION 9 TAMS BASIC SPECIFICATION LANDSCAPE.
 - MAINTAIN AND PROTECT AREAS IN ACCORDANCE WITH SECTION 9 - TAMS BASIC SPECIFICATION - LANDSCAPE.

Plot Date: 12/09/2015 2:27 PM \Volumes\ArPM Projects\2015\A15025 ACT Greenway Development\Drawings\Current\DWG\Architectural\A15025 xSite_REV1.dwg



SITE PLAN

GREENWAY HOUSING
 HOUSING RENEWAL TASKFORCE
 BLOCK 5, SECTION 28
 GREENWAY

PROJECT NO:	DA
DATE:	15025
SCALE:	DA01.1
REV:	1



Adelaide | Alice Springs | Canberra | Darwin | Hobart | Melbourne | Perth
 Level 5 Tower A | 7 London Circuit Canberra ACT 2601
 P: (02) 6169-4057 | E: info@arpm.net.au

1	FOR DA	JS	19.06.17
Rev	Details	Drawn	Date