

INITIAL ADMINISTRATION CHECKLIST

(All failure reasons to go to the lodgement checklist)

DA-202139016

Unit(s): Block(s): 22 Section: 23 Suburb: YARRALUMLA

1. Documentation

Task	Select	Comments/Failure Reasons
a) Can all uploaded documents be opened and are correctly showing in objective?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
b) Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	
c) Has a statement against the criteria been submitted (Merit Track)?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
d) Are the plans correctly named, rotated, and do the plans cover the minimum standards?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
e) Is there a Lease Variation component to this DA	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A: <input type="checkbox"/>	
f) Has a list of interested parties been supplied (Lease Variation)?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>	

2. Application Form and Lessee Requirements

a) Street address matches block & section ACTMAPi	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	
b) Check lessee details are correct – ACTLIS	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
c) Correct letter of Authorisation –Form 4 or Appointment letter from Lessee	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
d) Is a Land Custodian signature required?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A: <input type="checkbox"/>	DRIVEWAYS YES BUT SINGLE RES
e) Check correct Zone and nominate overlays	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
f) Correct/Sufficient Description of Proposal	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
g) Assessment Track	Code: <input type="checkbox"/> Merit: <input checked="" type="checkbox"/> Impact: <input type="checkbox"/>	
h) Exclusion from Public Register <i>(if yes, allocate to supervisor in edevelopment)</i>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
i) Conflict of Interest <i>(notify supervisor)</i>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

INITIAL ADMINISTRATION CHECKLIST
(All failure reasons to go to the lodgement checklist)

3. Block information on PALM

**Add information to lodgement checklist*

PALM – Land Blocks

Heritage	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Compliance	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Bushfire	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Future Urban Area	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Asbestos Flag If (yes – Loose Fill) please add to the Mr Fluffy DA spreadsheet and email artmaintenance@act.gov.au weekly		No <i>Note: Properties nominated as Loose Fill Asbestos were part of the Mr Fluffy Program - If de-registered DO NOT refer to the Taskforce</i>	

PALM – Tenure Leases

Unit Titled	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Unleased	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Holding Lease	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		

4. General Information

a) Select Lodgement Checklist, Add DA ASSESSMENT-2xxxxxxx-01	LOGEMENTCHECKLIST - Single Resident
b) Complete Part A of Lodgement Checklist	Pass: <input checked="" type="checkbox"/> Fail: <input type="checkbox"/>
c) Number of Public Notification Signs (Part B)	1
d) Add the 'Dispatch Advice Checklist', 'NOD-2xxxxxxx-01 - Merit Track DA', 'NOD - Attachment to NOD - administrative information' to the Decision folder	Edit Dispatch Advice Checklist: <input checked="" type="checkbox"/>
e) Lease <i>Download the lease via the Volume folio link shown in Tarquin. Once downloaded save it to objective. Rename as %Lease-DA NUMBER-01.</i>	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>
f) Is this a Concurrent Development Application under Division 7.3.2A of the <i>Planning and Development Act 2007</i> ?	No
g) Allocated to technical officer	Edev Gateway Manager
h) Is there a completed Environmental Significance Opinion with this application? <i>(Document name would start ESO, If yes, allocate to Impact team)</i>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Processed by: Caitlin	DATE: 27/07/2021



ACT
Government

Environment, Planning and
Sustainable Development

CHECKLIST

DA Lodgement Checklist Merit or Code Track – Single Residential No leasing referral required

BLOCK/S 22

SECTION 23

SUBURB YARRALUMLA

DA NUMBER 202139016

~~~~~  
*CUSTOMER SERVICES OFFICER TO COMPLETE PART A & B*

### Part A: Further information requests

**INITIAL CHECK BY CUSTOMER SERVICES**

**Pass**

**Fail**

**OFFICER** Caitlin, Caitlin

**DATE** 27/07/2021, 30/07/2021

### **Initial Check Failure Reasons**

Resubmission

Accepted? List each failure reason separately

- 1. DATE
- 2. DATE
- 3. DATE
- 4. DATE
- 5. DATE

### **Comments**

**Do any of the following apply to the block?**

Heritage listed

Bushfire affected

Compliance action

Unleased

Subject to holding lease

Unit titled

Future Urban Area

**Is/was this a “Mr Fluffy” Asbestos affected block** NO

**Is this a “Mr Fluffy” private sale** Make Selection

**Has the Asbestos affected block’s Lease been surrendered** Make Selection

**Has the Asbestos affected block been deregistered.** Make Selection

### **Exemption S411/412:**

**Has the Applicant requested exemption for part of the Development Application?** Make Selection

**Part B (i): Public Notification Requirements**

The development application requires:

**Part B (ii) Public Notification Wording**

**DESIGN AND SITING COMPONENT**

*Customer Services to complete* - Insert wording for public notification:

**PROPOSAL FOR NEW DWELLING – demolition of existing single storey brick dwelling, and construction of a new single storey dwelling with basement garage, swimming pool and associated works.**

~~~~~  
DA LEASING OFFICER TO COMPLETE PART C

Part C: Leasing Check – Not Required

Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(j)? **NO**

Has this application been subject to an Environmental Significance Opinion? **NO**

Are any blocks impacted by the development a Reserved Area - public land under S315 of the Planning and Development Act 2007 for any one of the following purposes: **NO**

- a wilderness area,
- a national park,
- a nature reserve,
- a special purpose reserve.

Is this application subject to pre-lodgement community consultation? **NO**
(if yes, select the relevant number of days for notification in part B(i))

Part F: Track Specific requirements

Is the application accompanied by information and documents in line with the DA form, including entity endorsements and/or required documentation? **YES**

Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development? **NOT APPLICABLE**

Public notification requirements and wording checked and amended? **YES**
See Notification Requirements (Page 2, Part B)

Review Development Application Form to ensure the description of the proposal is accurate; and corresponds with terminology in the Territory Plan.

Part G: GFA and Cost of Works

Costs of works are calculated in accordance with Building (General) (Cost of Building Work) Determination 2015 (No 1).

Fees can be determined using the Cost of Works and DA Fees Calculator 2018-19. The calculator is located in objective in the assessment tools folder, under development assessment team.

Note: Where a bill of quantities has been provided, please ensure GST is not included in the cost of works.

Total Cost of Works: **\$ 788497 (ex GST)**

Development fee payable: \$

Part H: Mandatory Entity Referrals

For guidance please refer to [Work Instruction – Entity Referrals](#)

If no entity referrals are required check box

Refer to Work Instruction – Entity Referrals for guidance.
Indicate referral requirements by checking appropriate box/es:

<p>Asset Acceptance (Transport Canberra and City Services)</p>	<p><input checked="" type="checkbox"/> Referral to TCCS is required (NB: no need to send a separate email for referral to the Land Custodian for TCCS)</p> <p>Notes for referral:</p>
<p>ICON WATER/ACTEWAGL</p>	<p><input checked="" type="checkbox"/> Demolition works – utilities <input checked="" type="checkbox"/> Utilities – electricity and gas <input type="checkbox"/> Utilities – water & sewer (use Icon Water as the referral entity if only this section is applicable) <input type="checkbox"/> Liquid Trade Waste</p> <p>Notes for referral:</p>
<p>Conservator of Flora and Fauna</p>	<p><input type="checkbox"/> General referral <input type="checkbox"/> Declared site only <input type="checkbox"/> Plan of Management (works on public land)</p> <p>Notes for referral:</p>
<p>City Renewal Authority cityrenewal@act.gov.au</p>	<p><input type="checkbox"/></p> <p>Notes for referral:</p>
<p>Custodian of the Land (unleased)</p>	<p><input type="checkbox"/> Identify Custodian:</p> <p>Notes for referral:</p>
<p>Environment Protection Agency</p>	<p><input type="checkbox"/> Noise <input type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare) <input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises <input type="checkbox"/> Other – please specify</p> <p>Notes for referral:</p>
<p>Heritage</p>	<p><input type="checkbox"/> Heritage – Registered Land or Building</p> <p>Notes for referral:</p>
<p>Tree Protection</p>	<p><input checked="" type="checkbox"/> Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees</p> <p>Notes for referral:</p>
<p>Worksafe Worksafe_asbestos@act.gov.au Cc: Matthew.Colman@act.gov.au</p>	<p><input type="checkbox"/> Private demolition of loose fill affected residence</p> <p>Notes for referral:</p>
<p>Asbestos Response Task force Coordinator General artmaintenance@act.gov.au CC: sarah.radford@act.gov.au</p>	<p><input type="checkbox"/> Asbestos affected “Mr Fluffy” block Do not refer if the block has been deregistered Please do not refer to the taskforce if they are the applicant</p> <p>Notes for referral:</p>

Land and Infrastructure Group	<input type="checkbox"/> Prescribed Conditions for offsite works
Notes for referral:	

<input type="checkbox"/> ACT Health	
<input type="checkbox"/> Australian National University	
<input type="checkbox"/> Capital Metro	
<input type="checkbox"/> Department of Education and Training (School Planning section) Any application for removal of underground tanks in close proximity to child care centres, and schools plus any other additional triggers	
<input type="checkbox"/> Emergency Services (Fire or Ambulance)	
<input type="checkbox"/> Gambling and Racing Commission	
<input type="checkbox"/> Housing and Community Services	
<input type="checkbox"/> National Capital Authority	
<input type="checkbox"/> Office of Regulatory Services Any development applications that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.	
<input type="checkbox"/> Office of Regulatory Services (Liquor compliance)	
<input type="checkbox"/> Police	
<input type="checkbox"/> Queanbeyan City Council	
<input type="checkbox"/> Yass Valley Council	
<input type="checkbox"/> Workcover	
<input type="checkbox"/> Other (please specify)	
Internal	Provide Reason for Referral
<input type="checkbox"/> Rural Leasing Proposals on all agricultural rural blocks or in Pialligo	
<input type="checkbox"/> DA Merit Assessment team – Commercial	
<input type="checkbox"/> DA Merit Assessment team – Residential	
<input type="checkbox"/> DA Impact Assessment team	
<input type="checkbox"/> Strategic Planning esddstrategicplanningreferrals@act.gov.au EPSDD Transport Planning Proposals that have (a) no parking provision requirement; and (b) do not have any effect on trip generation and thus traffic, don't warrant referral.	<input type="checkbox"/> Social Infrastructure Planning <input type="checkbox"/> Infrastructure Policy <input type="checkbox"/> Design Policy <input type="checkbox"/> Land Policy <input type="checkbox"/> Land and Infrastructure Group <input type="checkbox"/> Major projects - <input type="checkbox"/> Parking
<input type="checkbox"/> Deed Management Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >\$300k.	
<input type="checkbox"/> Water Policy EPD <input type="checkbox"/> WSUD Code Requirements water.policy@act.gov.au	
<input type="checkbox"/> Utilities Technical Regulation team Techregulator.utilities@act.gov.au	
<input type="checkbox"/> Suburban Land Agency suburbanland@act.gov.au and affordablehousing@act.gov.au	

<input type="checkbox"/> Energy Policy EPSDD EPSDDEnergyPolicy@act.gov.au	
--	--

Part I: Calculation of fees for the development application (Merit Track)

Completeness Check:	206
Development:	3546.18
Public Notification:	311

I (i) Home Business Fee

Refer fee schedule if applicable.

Part J: Resubmissions (if application to be failed)

- Resubmission to be checked by Customer Services**
- Resubmission to be checked by DA officer**

Numbers of Completeness check failures:

RESUBMISSION CHECKLIST
(All failure reasons to go to the lodgement checklist)

Unit(s): Block(s): Section: Suburb:

* This checklist is to be used after the DA has been allocated

1. Documentation

Can all uploaded documents be opened and are correctly showing in objective? <i>Open, check, rename any documents using the appropriate document type.</i> Add a '%' sign in front any documents with a residential component displaying the internal layout	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Have any documents with a residential component been identified with a '%' in front of the document type (ie with internal layout) <i>(Yes-and Public register version provided)</i> <i>(No-Fail and request Public register version)</i>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	
If applicant uploads a replacement document, move the old version to the Failed Documents folder. <i>(Create a Failed Documents folder if required.)</i>	<input checked="" type="checkbox"/>	
If applicant uploads a "new version" of the document, rename the document in objective to reflect change. The latest version of the document must be the document that is to be used.	<input checked="" type="checkbox"/>	

2. Customer Service failure reasons (Lodgement Checklist)

Are there customer service failure reasons?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
If yes has resubmission satisfied customer service failure reasons?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	N/A

3. Finalise Completeness Check

(See Lodgement Checklist on who is to perform completeness check)

Exemption S411/412: Has the Applicant requested exemption for part of the Development Application?	NO
Allocated to DA Officer	Yes
Finalise lodgement checklist. Reallocate DA to original Gateway Officer in eDevelopment	<input checked="" type="checkbox"/>

Processed by:	Caitlin	DATE:	30/07/2021
---------------	---------	-------	------------



Development Application Payment - Tax Invoice

This transaction will appear on your credit card statement as ACCESS CBR INTERNET CANBERRA

Date and time	Reference code	Payment receipt number
03 Aug 2021 1:12:14 PM	[REDACTED]	[REDACTED]

Quantity	Description of service	Unit value	GST	Total
1	Completeness Check Fee ABN 31 432 729 493	\$ 185.45	\$ 18.55	\$ 204.00
1	Design and Siting ABN 66 893 463 785	\$ 3,546.18	\$	\$ 3,546.18
1	Public Notification Fee ABN 31 432 729 493	\$ 1,258.00	\$	\$ 1,258.00
Total amount includes GST of				\$ 18.55
		\$ 5,008.18		

Total amount paid

Environment and Planning Directorate
ABN: 66 893 463 785

PO Box 158
Canberra City ACT 2601

Phone: (02) 6207 1923

Payer contact details

Organisation name

Title

Given name *

Family name *

Mrs

Dina Connie

Christofilou

Address line 1 *

Address line 2

Suburb *

State *

Postcode *

Contact phone number *

Development application details

Property details

Proposal number *

202139016

Suburb *

YARRALUMLA

Section *

23

Block *

22

Unit

Fee details

Please note: the lease variation charge (LVC) cannot be paid through this form.

Please enter at least one value: *

Completeness check fee

\$ 204.00

Development fee

\$ 3,546.18

Crown lease variation fee

\$ 0.00

Public notification fee

\$ 1,258.00

Lease search fee

\$ 0.00

Home business fee

\$ 0.00

Total fee

\$ 5,008.18

DA Notification – Major Checklist

DA: 202139016	DATE PAID: 3/8/2021	COST OF WORKS: 788,497	SIGNS: 1 X STANDARD
BLOCK: 22	SECTION: 23	SUBURB: YARRALUMLA	

PAYMENT

- Ensure CS Check and Completeness Check have passed on the Lodgement Checklist
- Check notification wording is clear and concise, update if required
- Check how many signs are required and note on the top of page
- Note entities to be referred
- Move plans and supporting documents into the relevant folders
Without % - Plans: 23 Supporting Docs: 6 Total: 29
- Update description and payment details in eDevelopment
- Open DARTS and update cost of works, notification wording and double check block details are correct
- Save receipt in 'Receipts to Be Notified' folder in Objective

REFERRAL

REFERENCE	COPY
TCCS	ACTEW
TREE PROTECTION	

NOTE: ACT Valuation Office (AVO) – Send copy of Application Form, Lease, Assessment CUC and Value. Use the 03. CS TO ENTITY-REFERRAL TO AVO signature.

NOTIFICATION

- Move payment receipt from '06. Receipts To Be Notified' folder into the DA Folder > 1 – Application Lodged
- Send referrals to Entities

PUBLOAD

- Insert DA Number and select neighbouring blocks on the map
- Select 'Ignore PALM Addresses' option
- Check notification type is **Public Notification** and add days until notification is to begin

Thursday - 4 Days

- Check if there is Interested Parties and put in their details if applicable

- Click 'Run' and check the address on the pop up window matches the applicant, correct if needed
- Check the notified addresses (delete invalid addresses) and run the final report creating the letters
 - If application is for an individual unit within a unit titled block, notify the body corporate (check ACTLIS for details)
- Check the letters to see if they are to the following groups:

Please Select

ACT Housing – Add details to housing spreadsheet (delete any letters relating)	YES
ACT Department of Education – Email relevant letter to DETSchoolPlanning@act.gov.au , using the relevant email signature	NO
Letter for Australian Capital Territory – Email relevant letter to ACTPGEstateManagement@act.gov.au	NO

- Check the lessee details on letter matches the application form
- Post letters

MAP AND SIGNAGE

- Edit new version of the map (DA Folder > 3-Development Application > 3-Notification)
- Type in the number of signs and date to the top of the page
- Type in the address above the map and insert to point to where the signage will go on the map
- Email the map and PDF signage using the '01. CS TO CONTRACTOR-SIGNAGE REQUEST' signature to dassignage@tenderedge.com.au
- Save the email in the Objective sign location folder (CS DICKSON Notification Team > 05. Tenderedge Notification Signage Requests > YEAR > MONTH)
1 STANDARD SIGN & 1 LARGE SIGN FOR FRIDAY THE 6TH OF APRIL 2019 (201912354 2/46 MONCRIEFF)

NAS DRIVE - Computer > DA

- Find the DA by selecting the Suburb > Section > Block
- Check all documents are named correctly and there are no excess documents (fee calculator etc.)
- Remove any documents with % sign at the beginning and count how many files, this number should match the amount counted at payment*

PUSH TO WEBSITE SPREADSHEET

- open DA pushed to web spreadsheet and add details under the day it's required to be pushed to the web

EDEVELOPMENT

- Search DA number > Select DA > Select 'Perform Public Notification' from the left hand menu
- Select 'Add New Item' and check that the number of Notification days is **15 or 20 (as per the lodgement checklist) NB: notification days may differ eg concurrent days and Estate development plan**

****DARTS** – re-enter all subject sites if **removed** during the notification process.

- Yes, all sites entered
- N/A

From: AC, EPD Customer Services
Sent: Thursday, 5 August 2021 9:54 AM
To: TCCS_PC DA
Subject: REFERRAL-TCCS-202139016-22/23 YARRALUMLA
Attachments: plans.obr; supporting docs.obr

OFFICIAL

DEVELOPMENT APPLICATION NO: 202139016
BLOCK: 22 SECTION: 23 DIVISION: YARRALUMLA

Description - PROPOSAL FOR RESIDENTIAL DEVELOPMENT – construction of 9 single storey townhouses with double garages relocation of verge crossing, 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 (**26/08/2021 – 15 working days**).

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

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

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

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

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

Thanks,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



From: AC, EPD Customer Services
Sent: Thursday, 5 August 2021 9:57 AM
To: TCCS_CP TreeProtectionACTPLARef
Subject: REFERRAL-TREE PROTECTION-202139016-22/23 YARRALUMLA
Attachments: plans.obr; supporting docs.obr

OFFICIAL

DEVELOPMENT APPLICATION NO: 202139016
BLOCK: 22 SECTION: 23 DIVISION: YARRALUMLA

Description - PROPOSAL FOR RESIDENTIAL DEVELOPMENT – construction of 9 single storey townhouses with double garages relocation of verge crossing, 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 (**26/08/2021 – 15 working days**).

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

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

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

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

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

Thanks,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



From: AC, EPD Customer Services
Sent: Thursday, 5 August 2021 10:08 AM
To: devapp@actewagl.com.au
Subject: REFERRAL-ACTEWAGL UTILITIES-202139016-22/23 YARRALUMLA

OFFICIAL

AN INVITATION HAS BEEN SENT TO YOU VIA OBJECTIVE CONNECT TO VIEW THE PLANS & SUPPORTING DOCUMENTS

DEVELOPMENT APPLICATION NO: 202139016
BLOCK: 22 SECTION: 23 DIVISION: YARRALUMLA

Description - PROPOSAL FOR RESIDENTIAL DEVELOPMENT – construction of 9 single storey townhouses with double garages relocation of verge crossing, 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 (**26/08/2021 – 15 working days**).

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

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

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

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

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

Thanks,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



JOB REPORT - Public Notification Generator

JOB DATE: 5 August 2021 11:30 am
JOB CODE: 112715
OPERATOR: YUKIKO IRELAND

Development Application 202139016

PUBLIC NOTIFICATION

Application lodged on 3 August 2021.



Notification begins on 10 August 2021 and ends on 30 August 2021.

SUBJECT BLOCK

BLOCK: YARRALUMLA SECTION 23 BLOCK 22
STREET ADDRESS: 121 HOPETOON CIRCUIT
LESSEE(S): DINA CONNIE CHRISTOFILOU
ADDRESS: 121 HOPETOON CIRCUIT
YARRALUMLA ACT 2600

APPL_TYPE: SUBC
DEV_DESC: PROPOSAL FOR NEW DWELLING - demolition of existing single storey brick dwelling, and construction of a new single storey dwelling with basement garage, swimming pool and associated works.




NEIGHBOURING LESSEES

1. BLOCK: YARRALUMLA SECTION 23 BLOCK 19
NAME(S): 
ADDRESS: 

2. BLOCK: YARRALUMLA SECTION 23 BLOCK 23
NAME(S): THE RESIDENT
ADDRESS: 123 HOPETOON CIRCUIT
YARRALUMLA ACT 2600

3. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 1
NAME(S): THE RESIDENT
ADDRESS: 1/127 HOPETOON CIRCUIT
YARRALUMLA ACT 2600

4. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 10
NAME(S): THE RESIDENT

- ADDRESS: 10/127 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600
5. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 11
NAME(S): THE RESIDENT
ADDRESS: 11/127 BLACK STREET
YARRALUMLA ACT 2600
6. BLOCK: YARRALUMLA SECTION 100 BLOCK 3
NAME(S): THE RESIDENT
ADDRESS: 127 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600
7. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 2
NAME(S): THE RESIDENT
ADDRESS: 2/127 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600
8. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 3
NAME(S): THE RESIDENT
ADDRESS: 3/127 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600
9. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 4
NAME(S): THE RESIDENT
ADDRESS: 4/127 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600
10. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 5
NAME(S): THE RESIDENT
ADDRESS: 5/127 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600
11. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 6
NAME(S): THE RESIDENT
ADDRESS: 6/127 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600
12. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 7
NAME(S): THE RESIDENT
ADDRESS: 7/127 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600
13. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 8
NAME(S): THE RESIDENT
ADDRESS: 8/127 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600
14. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 9
NAME(S): THE RESIDENT
ADDRESS: 9/127 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600
15. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 1
NAME(S): 
ADDRESS: 
16. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 4
NAME(S): 

ADDRESS: PO BOX 3207
MANUKA ACT 2603

17. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 10
NAME(S):
ADDRESS:

18. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 11
NAME(S):
ADDRESS:

19. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 8
NAME(S):
ADDRESS:

20. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 3
NAME(S):
ADDRESS:

21. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 2
NAME(S):
ADDRESS:

22. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 6
NAME(S):
ADDRESS:

23. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 7
NAME(S):
ADDRESS:

24. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 5
NAME(S):
ADDRESS:

25. BLOCK: YARRALUMLA SECTION 100 BLOCK 3
NAME(S):
ADDRESS:

26. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 5
NAME(S):
ADDRESS:

27. BLOCK: YARRALUMLA SECTION 100 BLOCK 3 UNIT 9
NAME(S):
ADDRESS:

28. BLOCK: YARRALUMLA SECTION 23 BLOCK 18
NAME(S):

ADDRESS:



29. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 23 BLOCK 17

30. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 23 BLOCK 21

31. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 23 BLOCK 16

32. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 23 BLOCK 20
THE RESIDENT
117 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600

33. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 23 BLOCK 20

34. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 24 BLOCK 1

35. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 24 BLOCK 25

36. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 24 BLOCK 24

37. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 24 BLOCK 23

38. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 24 BLOCK 22

39. BLOCK:
NAME(S):
ADDRESS:

YARRALUMLA SECTION 24 BLOCK 22

APPLICANTS

1. NAME(S): DNA ARCHITECTS
ADDRESS: ATTN: AJANTHAN BALA
UNIT 10, 14 LONSDALE STREET
Braddon ACT 2612

S U M M A R Y

No of lessee notifications created = 39
No of developer notifications created = 0
No of interested party notifications created = 0
No of advertisement authorisation letters created = 1
No of outdoor signs created = 1
No of letters to applicants created = 1

Name,Address1,Address2,Address3,Address4

DINA CONNIE CHRISTOFILOU,121 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,

DNA Architects,ATTN: AJANTHAN BALA,UNIT 10, 14 LONSDALE STREET,Braddon ACT 2612



the Resident,117 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,



the Resident,9/127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,

the Resident,8/127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,
the Resident,7/127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,
the Resident,6/127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,
the Resident,5/127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,
the Resident,4/127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,
the Resident,3/127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,
the Resident,2/127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,
the Resident,127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,
the Resident,11/127 BLACK STREET,YARRALUMLA ACT 2600,
the Resident,10/127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,
the Resident,1/127 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,
the Resident,123 HOPETOUN CIRCUIT,YARRALUMLA ACT 2600,





ACT
Government

Environment, Planning and
Sustainable Development

5 August 2021

DNA ARCHITECTS
ATTN: AJANTHAN BALA
UNIT 10, 14 LONSDALE STREET
Braddon ACT 2612

Dear Applicant

**Suburb: YARRALUMLA Block: 22 Section: 23
Development Application Number: 202139016**

The *Planning and Development Act 2007* requires the above-mentioned development application to be publically notified. This process includes a written notice being sent to adjoining lessees and a sign placed on the property.

The public notification period for your application will commence on **10 August 2021** and end at the close of business on **30 August 2021**. Representations must be made within the notification period to be considered during the assessment of the application. A copy of any representations received as a result of this process will be forwarded to you.

Please note, the sign will be removed from the property on 31 August 2021.

The prescribed period for making a decision on your application is 30 working days from the date of lodgement. However, if representations are received as a result of the public notification process the time frame for making a decision will be extended by an additional 15 working days.

If the time for deciding the application (the prescribed period) has ended and a decision has not been reached your application will be deemed refused. The Planning and Land Authority (the Authority) will not provide written advice of this decision. It is important to note that the Authority is still able to finalise its consideration of your application and make a decision after the expiration of the prescribed period.

You will be advised when a decision on your application has been made and of any appeal rights that may be applicable.

If you would like any further information in relation to this letter please contact the Land, Planning and Building Services Shopfront on (02) 6207 1923 or email ACEPDCustomerservices@act.gov.au

Customer Services

Environment, Planning and Sustainable Development Directorate
Land, Planning and Building Services Shopfront
8 Darling Street, Mitchell
GPO Box 158, Canberra, ACT 2601 • Telephone: (02) 6207 1923 • Email ACEPDCustomerservices@act.gov.au
Website: www.planning.act.gov.au



ACT
Government

Environment, Planning and
Sustainable Development

5 August 2021

DINA CONNIE CHRISTOFILOU
PO BOX 5024
GARRAN ACT 2605

Dear Property Owner

Suburb: YARRALUMLA Block: 22 Section: 23
Development Application Number: 202139016

The *Planning and Development Act 2007* requires the above-mentioned development application recently lodged on your behalf to be publically notified. Letters have been sent to the owners of the properties that adjoin the proposed development and a sign placed on the property.

The notification period commences on **10 August 2021** and ends at the close of business on **30 August 2021**. A copy of any representations received as a result of this process will be forwarded to the applicant.

The prescribed period for making a decision on your application is 30 working days from the date of lodgement. However, if representations are received as a result of the public notification process the time frame for making a decision will be extended by an additional 15 working days.

If the time for deciding the application (the prescribed period) has ended and a decision has not been reached your application will be deemed refused. The Planning and Land Authority (the Authority) will not provide written advice of this decision. It is important to note that the Authority is still able to finalise its consideration of your application and make a decision after the expiration of the prescribed period.

The applicant will be advised when a decision on your application has been made and of any appeal rights that may be applicable.

If you would like any further information in relation to this letter please contact the Land, Planning and Building Services Shopfront on (02) 6207 1923 or email ACEPDCustomerservices@act.gov.au

Customer Service

Environment, Planning and Sustainable Development Directorate
Land, Planning and Building Services Shopfront
8 Darling Street, Mitchell
GPO Box 158, Canberra, ACT 2601 • Telephone: (02) 6207 1923 •
Email: ACEPDCustomerservices@act.gov.au
Website: www.planning.act.gov.au



ACT
Government

Environment, Planning and
Sustainable Development

5 August 2021

NOTE: If you are not the owner of this property please forward this letter to your landlord or managing agent

THE RESIDENT
123 HOPETOUN CIRCUIT
YARRALUMLA ACT 2600

Dear Property Owner

The following Development Application in relation to 121 HOPETOUN CIRCUIT has been lodged with the Planning and Land Authority for consideration.

Development Application 202139016:

PROPOSAL FOR NEW DWELLING - demolition of existing single storey brick dwelling, and construction of a new single storey dwelling with basement garage, swimming pool and associated works.

**Location: Block: 22 Section: 23 Suburb: YARRALUMLA
121 HOPETOUN CIRCUIT**

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspections between 8.30am and 4.30pm weekdays at:

**Environment, Planning and Sustainable Development Directorate
Land, Planning and Building Services Shopfront
8 Darling Street, MITCHELL ACT**

Please bring this letter with you for reference.

The application can also be viewed on the Authority website
https://www.planning.act.gov.au/development_applications/pubnote

Representations **must** be made within the specified public notification period to be considered during the assessment of the application. Representations received outside the notification period **will not** be considered.

The public notification period will commence on **10 August 2021**
Representations must be received by the Authority by close of business **30 August 2021**.

Representations can be submitted in the following ways:

Online:
www.act.gov.au/DArepresentation

Post:
Access Canberra
Land, Planning and
Building Services

By Hand:
Access Canberra
Land, Planning and
Building Services

Environment, Planning and Sustainable Development Directorate

Land, Planning and Building Services Shopfront

8 Darling Street, Mitchell

GPO Box 158, Canberra, ACT 2601 • Telephone: (02) 6207 1923 • Email: ACEPDCustomerservices@act.gov.au

Website: www.planning.act.gov.au

Shopfront, Mitchell
GPO Box 158
CANBERRA ACT
2601

Shopfront
8 Darling Street,
MITCHELL ACT 2911

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted.

You may request to have part or all of your representation excluded from the public register under Sections 411 or 412 of the *Planning and Development Act 2007*. The request for exclusion must be in writing and clearly identify what you are seeking to exclude and how the request satisfies the exclusion criteria. The Authority may approve or refuse to approve an exclusion application.

If your request for exclusion is approved the Authority will seek to protect the information from disclosure. However, the Authority can not guarantee that the information will not have to be disclosed pursuant to a legal obligation.

If you would like any further information in relation to this letter please contact the Land, Planning and Building Services Shopfront on (02) 6207 1923 or email ACEPDCustomerservices@act.gov.au

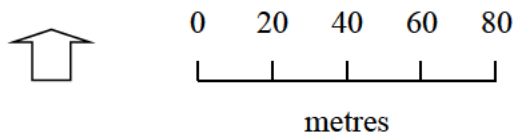
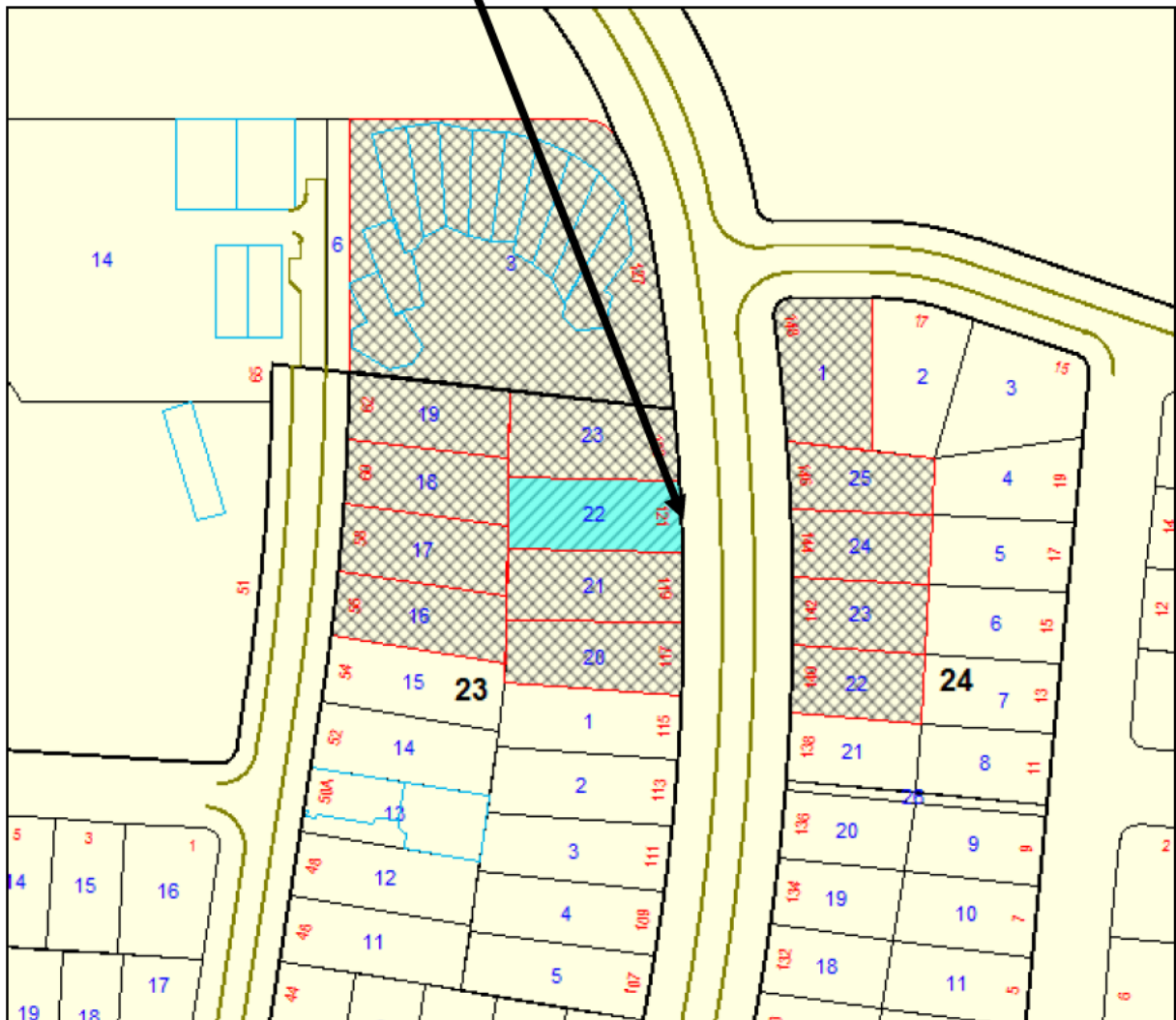
Customer Services
Environment, Planning and Sustainable Development Directorate

1X STANDARD SIGN FOR MONDAY THE 9TH OF AUGUST
YARRALUMLA
Block 22 Section 23

10 August 2021 to 30 August 2021

Development Application
202139016

121 HOPETOUN CIRCUIT



NOTICE OF DEVELOPMENT APPLICATION

Development Application 202139016:

PROPOSAL FOR NEW DWELLING - demolition of existing single storey brick dwelling, and construction of a new single storey dwelling with basement garage, swimming pool and associated works.

Location: Block: 22 Section: 23 Suburb: YARRALUMLA
121 HOPETOUN CIRCUIT

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspection between 8.30am and 4.30pm weekdays at the **Land, Planning and Building Services Shopfront, 8 Darling Street, MITCHELL ACT.**

An electronic version of the application can also be viewed on the Environment, Planning and Sustainable Development website - www.planning.act.gov.au (under 'Comment on a DA')

The public notification period will commence on **10 August 2021**

Written representations **must** be received by the Authority by close of business **30 August 2021.**

Representations can be submitted in the following ways:

Online:

www.act.gov.au/DArepresentation

Post:

Access Canberra
Land, Planning and
Building Services
Shopfront, Mitchell
GPO Box 158
CANBERRA ACT 2601

By Hand:

Access Canberra
Land, Planning and
Building Services
Shopfront
8 Darling Street,
MITCHELL ACT

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted. The Planning and Land Authority may approve or refuse to approve an exclusion application (see website for further information).

For more information, please phone the Mitchell Land, Planning and Building Services Shopfront on 6207 1923

From: ACT GOV DA SIGNAGE <dassignage@tenderedge.com.au>
Sent: Monday, 9 August 2021 11:03 AM
To: AC, EPD Customer Services
Subject: Re: 1 STANDARD SIGN FOR (MONDAY THE 9TH OF AUGUST)-(202139016-22/23 YARRALUMLA)
Attachments: image002.png; TimePhoto_20210809_110231.jpg; TimePhoto_20210809_110239.jpg

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

On Thu, 5 Aug. 2021, 11:46 am AC, EPD Customer Services, <ACEPDCustomerServices@act.gov.au> wrote:

OFFICIAL

Good afternoon,

Please see the attached Map and Sign details for your actioning.

Regards,

Yuki | Customer Coordination | Planning and Building Services shopfront

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

[Access Canberra](#) | Chief Minister Treasury and Economic Development Directorate | ACT Government

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



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



DEVELOPMENT PROPOSAL



NOTICE OF DEVELOPMENT APPLICATION

Development Application 202139016:

PROPOSAL FOR NEW DWELLING - demolition of existing single storey brick dwelling, and construction of a new single storey dwelling with basement garage, swimming pool and associated works.

Location: Block: 22 Section: 23 Suburb: YARRALUMLA
121 HOPETOUN CIRCUIT

If you feel an application may impact on you in any way you may wish to submit a written representation clearly stating the reasons for your submission.

The application is available for public inspection between 8.30am and 4.30pm weekdays at the **Land, Planning and Building Services Shopfront, 8 Darling Street, MITCHELL ACT.**

An electronic version of the application can also be viewed on the Environment, Planning and Sustainable Development website - www.planning.act.gov.au (under 'Comment on a DA')

The public notification period will commence on **10 August 2021**

Written representations **must** be received by the Authority by close of business **30 August 2021**.

Representations can be submitted in the following ways:

Online:

www.act.gov.au/DArepresentation

Post:

Access Canberra
Land, Planning and
Building Services
Shopfront, Mitchell
GPO Box 158
CANBERRA ACT 2601

By Hand:

Access Canberra
Land, Planning and
Building Services
Shopfront
8 Darling Street,
MITCHELL ACT

It is standard practice for the Authority to acknowledge, in writing, any representations received as a result of public notification within 3-4 business days of the submission being received. If you don't receive this acknowledgement please contact the Authority. If you make your representation within the prescribed notification period the issues raised in your submission will be taken into consideration during the assessment of the development application and you will be notified in writing once the decision has been made.

A copy of your representation will be forwarded to the development application applicant and placed on the public register unless exclusion has been granted. The Planning and Land Authority may approve or refuse to approve an exclusion application (see website for further information).

For more information, please phone the Mitchell Land, Planning and Building Services Shopfront on 6207 1923



Yarralumla

9 Aug. 2021 11:02:38 am



DEVELOPMENT PROPOSAL

NOTICE OF DEVELOPMENT APPLICATION

Development Application No. 2021/0011
Site: 10/11 Fitzgerald St, Yarralumla, ACT 2600
Proposed by: [Name Redacted]
Contact: [Name Redacted] - [Phone Number Redacted]

This notice is published in accordance with the Planning and Development Act 2007 (the Act) and the Planning and Development Regulations 2007 (the Regulations). The proposed development is a residential development consisting of 2 storeys of 20 dwellings at the above address. The proposed development is a residential development consisting of 2 storeys of 20 dwellings at the above address. The proposed development is a residential development consisting of 2 storeys of 20 dwellings at the above address.

PLANNING AND LAND AUTHORITY

From: Wang, PaulC
Sent: Monday, 30 August 2021 2:41 PM
To: TCCS_CP TreeProtectionACTPLARef
Subject: FW: REFERRAL-TREE PROTECTION-202139016-22/23 YARRALUMLA
Attachments: plans.obr; supporting docs.obr

OFFICIAL

Hi Team,

I am currently assessing the above DA and it appears the comments for trees are overdue. Would be much appreciated if the comments for the trees can be provided soon to progress the DA.

Please let me know when the comment is provided. Note: the description for the proposal should be "PROPOSAL FOR NEW DWELLING - demolition of existing single storey brick dwelling, and construction of a new single storey dwelling with basement garage, swimming pool and associated works"

Thank you,

Paul Wang | Development Assessment
02 6205 2888

Statutory Planning Division | Environment, Planning and Sustainable Development Directorate **ACT Government**
480 Northbourne Avenue, Dickson, 2602 | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au

From: AC, EPD Customer Services
Sent: Thursday, 5 August 2021 9:57 AM
To: TCCS_CP TreeProtectionACTPLARef <TCCS.TreeProtectionACTPLARef@act.gov.au>
Subject: REFERRAL-TREE PROTECTION-202139016-22/23 YARRALUMLA

OFFICIAL

DEVELOPMENT APPLICATION NO: 202139016
BLOCK: 22 SECTION: 23 DIVISION: YARRALUMLA

Description - PROPOSAL FOR RESIDENTIAL DEVELOPMENT – construction of 9 single storey townhouses with double garages relocation of verge crossing, 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 **(26/08/2021 – 15 working days)**.

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

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

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

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

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

Thanks,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



From: Wang, PaulC
Sent: Tuesday, 31 August 2021 10:26 AM
To: Aj@dnaa.com.au
Subject: FW: FURTHER INFO - DA202139016 -S141A-01

OFFICIAL

Hi AJ,

The conservator of Flora and Fauna just provided their comments on the trees this morning and they have requested further information for evidence of no regulated trees. Please see the comments below and address this as part of the S144 further information request.

You may contact Raath at terrance.raath@act.gov.au if you have any questions related to the trees.

Kind regard,

Paul Wang | Development Assessment

02 6205 2888

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

480 Northbourne Avenue, Dickson, 2602 | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au

Description - PROPOSAL FOR NEW DWELLING - demolition of existing single storey brick dwelling, and construction of a new single storey dwelling with basement garage, swimming pool and associated works.

BLOCK:	SECTION:	DIVISION:
22	23	Yarralumla

The DA has been assessed and the following Conservators Advice in accordance with Section 82 *Tree Protection Act 2005* is provided:

No regulated trees on the site	
Supported with conditions	
Advice for the applicant	
Not Supported	
Further Information/amendments required	X

Conditions/Comments/Advice:

- There is insufficient information provided in the documentation to determine if any trees noted on the survey drawing are regulated.
- A tree assessment is required.
- Alternatively a verification that the trees on the site or regulated trees which may be in neighbouring leases will not be affected by the proposed development.

I provide this advice as delegate of the Conservator of Flora and Fauna

From: Wang, PaulC
Sent: Monday, 30 August 2021 4:22 PM
To: Aj@dnaa.com.au
Subject: FURTHER INFO - DA202139016 -S141A-01

OFFICIAL

Good afternoon,

An assessment of your development application (DA 202139016) has been undertaken and several matters have been identified that require further information to be provided in order to progress the DA.

Please provide revised site plan, floor plans, elevations and architectural drawings to address the following issues:

1. Reduce plot ratio to not exceed 50% to comply with mandatory rule 1 of the Single Dwelling Housing Development Code. Note: any part of the basement not used for purpose of car parking (pool equipment room) will need to be included in the GFA and Plot Ratio.
2. Provide transparency to the courtyard wall to comply with Criteria 25 of the Single Dwelling Housing Development Code. This can be done by incorporating slats with openings for the courtyard wall.

In addition to the comments raised above from EPSDD, please see matters raised by entities below that you will need to respond to as part of this further information request.

Icon Water

Please see the attached advice from Icon Water. Please obtain and provide Icon Water endorsement.

Evo Energy – Electricity

Please see the attached advice from Evo energy. Please obtain and provide Evo energy endorsement.

Please address the above items and submit revised plans under S144 on eDevelopment.

If you need to discuss any of these matters please do not hesitate to contact me.

Kind regards,

Paul Wang | Development Assessment

02 6205 2888

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

480 Northbourne Avenue, Dickson, 2602 | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au

From: AC, EPD Customer Services
Sent: Thursday, 2 September 2021 10:02 AM
To: 'archie@christofilou.com.au'; 'Aj@dnaa.com.au'
Subject: CLOSE OF PUBLIC NOTIFICATION-202139016-S141A-22/23 YARRALUMLA (0 Representations Received)

OFFICIAL

CLOSE OF PUBLIC CONSULTATION PERIOD

BLOCK 22 SECTION 23 SUBURB YARRALUMLA

The public consultation period for DA 202139016-S141A has now closed.

No representations were received by the Environment and Planning Directorate during the public consultation period.

You will be advised in writing of the decision as soon as the DA has been determined.

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

Regards,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



INITIAL ADMINISTRATION CHECKLIST – S144

(All failure reasons to go onto the lodgement checklist)

Unit(s): Block(s): Section: Suburb:

ORIGINAL DA Number: 202139016/S144B

1. eDevelopment

- Click on the Development Application – Application Menu.
- Click on 'My Work List' and click on the S144 Amendment which should have the status of 'Waiting for Completeness Check', or search for the DA and allocate the S144 application to yourself for processing.
- Add the amendment details to the "Amendments Lodged" Spreadsheet.
- Has the amendment folder been created (i.e.S144x subfolder).

2. Documentation - Task

a) Can all uploaded documents be opened and are correctly showing in objective?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
b) Has the applicant listed all amendments on the DA Form and clearly identified amendments on plans? (Identified each amendment, labelled them, and area on plan clouded where change to occur.)	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
c) Are the plans correctly named and been orientated correctly?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
d) Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A: <input type="checkbox"/>
e) Did the original application have an exclusion from the public register? (If yes, allocate to Supervisor in edevelopment and email them to let them know)	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

3. Application Form and Lessee Requirements - Tarquin

a) Check lessee details are correct – Check that the applicant/lessee have not changed from the original DA lodgement form	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>
b) Correct letter of Authorisation (Form 4) from the Applicant/Lessee been provided.	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>

4. ACTMAPI

INITIAL ADMINISTRATION CHECKLIST – S144

(All failure reasons to go onto the lodgement checklist)

c) Check that the street address matches the block and section on the form.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>
---	---

5. General Information

Exclusion from Public Register (Has the Applicant previously applied for exemption of part of the Development Application under sections S411/S412)	No – Allocate to the original Assessing Officer		
Is/was this a “Mr Fluffy” Asbestos affected block	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
Has the Asbestos affected block Lease been de-registered. <u>DO NOT refer to the Taskforce if de-registered</u>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
Processed by:	Abbey	DATE:	23/09/2021

Update the Amendments Lodged Spreadsheet with task completed.



CHECKLIST

S144 Amendment Submission

DA: 202139016/S144B

UNIT: BLOCK/S: 22 SECTION/S: 23 SUBURB: Yarralumla

~~~~~  
**CUSTOMER SERVICES TO COMPLETE PARTS A & B**

**Part A: Further information requests**

INITIAL CHECK BY CUSTOMER SERVICES                       Pass                       Fail

OFFICER Abbey                                              DATE 23/09/2021

**Initial Check Failure Reasons**

Resubmission

Accepted?      List each failure reason separately

- 1. Please provide floor plans without internal walls for the public register.
- 2.

**Comments**

Public register floor plans not required. PW 27/9/2021

**Exemption S411/412:**

Has the Applicant previously requested exemption for part of the original DA? NO

Is this a “Mr Fluffy” Asbestos affected block NO

Is this a “Mr Fluffy” private sale Make Selection

Has the Asbestos affected block’s Lease been surrendered Make Selection

Has the Asbestos affected block been deregistered. Make Selection

**Part B(i): Public Notification Requirements**

Does this amendment require public notification?     

IF MAJOR NOTIFICATION: Number of **additional small** signs required is     

Number of **additional large** signs required is     

**Part B(ii): Public Notification Wording**

Customer Services to complete - Insert wording for public notification:

Notification wording:

AMENDMENT TO DA202139016 (S144B) - PROPOSAL FOR NEW DWELLING. Amendment to development application for PROPOSAL FOR NEW DWELLING which is still under

consideration - the amendment is; GFA and plot ratio revised, transparent element added to the courtyard wall, dwelling location revised, bedroom 1 and ensuite pod revised and associated works.

Public Notification wording checked by DA officer   
Public Notification wording checked by DA Leasing officer

**Part C: Leasing Check (Not Required)**

~~~~~  
CASE OFFICER TO COMPLETE FROM THIS POINT FORWARD

Part D: DA Case Officer further information requests

Case Officer: PaulC Wang **DATE:** 27/9/2021

INITIAL CHECK BY DEVELOPMENT ASSESSMENT **Pass** **Fail**

Case Officer Failure reasons

Resubmission
Accepted? List each failure reason separately

- 1.
- 2.

Comments

Please include Customer Services and DA Leasing failure reasons to edevelopment if applicable.

Referral to DA Leasing required

Part E: General and requirements under Section 144 of the Act

Are the amendments applied for substantially the same as the development applied for originally? **Yes**

Is this consistent with what was stated by the applicant on the s144 application form? **Yes**

Comment:

Will the assessment track for the application change if the application is amended? **No**

Is this consistent with what was stated by the applicant on the s144 application form? **Yes**

Comment:

Public notification wording checked and amended (if required) by DA officer **Make Selection**
If public notification is not required select no under part B(i)

Part F: Entity Referrals

Refer to Work Instruction – Entity Referrals for guidance.

If no entity referrals are required check box
 Indicate referral requirements by checking appropriate box/es:

Entity	Provide Reason for Referral
<input type="checkbox"/> Refer to all entities as per original application	
<input type="checkbox"/> Asset Acceptance (TaMS)	
<input type="checkbox"/> ICON WATER/ACTEW Corporation	
<input type="checkbox"/> Australian Valuation Office (AVO)	
<input type="checkbox"/> Conservator of Flora and Fauna	
<input type="checkbox"/> City Renewal Authority cityrenewal@act.gov.au	
<input type="checkbox"/> Custodian of the Land	
<input type="checkbox"/> Environment Protection Agency	
<input type="checkbox"/> Heritage	
<input type="checkbox"/> ESDD Transport Planning	
<input type="checkbox"/> Tree Protection	
<input type="checkbox"/> Water Policy EPD <input type="checkbox"/> WSUD Code Requirements water.policy@act.gov.au	
<input type="checkbox"/> Worksafe Worksafe_asbestos@act.gov.au Cc: Matthew.Colman@act.gov.au	<input type="checkbox"/> Private demolition of loose fill affected residence
<input type="checkbox"/> Asbestos Response Task force Coordinator General artmaintenance@act.gov.au CC: sarah.radford@act.gov.au	<input type="checkbox"/> Asbestos affected "Mr Fluffy" block (Do not refer if the block has been deregistered) Notes for referral:
<input type="checkbox"/> Suburban Land Agency suburbanland@act.gov.au and affordablehousing@act.gov.au	
<input type="checkbox"/> Energy Policy EPSDD EPSDDEnergyPolicy@act.gov.au	
<input type="checkbox"/> Other (please specify)	

Part G: Development Fees

Does the s144 amendment entail a fee? **No**

A fee is not required when requested by the ACT Planning and Land Authority or the ACT Civil and Administrative Tribunal (A letter from the Authority or the ACAT requesting the information must be shown when lodging the amendment).

Type of Amendment - Select

Number of Amendments (or number of blocks affected by the amendment for EDP's) 0

COMPLETENESS CHECK FEE = 0

DEVELOPMENT FEE PAYABLE =
NOTIFICATION FEE PAYABLE =
LEASE VARIATION FEE PAYABLE =

Note: development proposals on individual residential units within a unit complex will be charged the single residential amendment fee.

Part H: Resubmissions (if application to be failed)

- Resubmission to be checked by Customer Services
- Resubmission to be checked by DA Leasing
- Resubmission to be checked by DA Case Officer

Number of Completeness Check failures:

From: [REDACTED]
Sent: Friday, 8 October 2021 2:38 PM
To: DiCampli, Nicki
Subject: RE: 2117_RE: FURTHER INFO - DA202139016 -S141A-01 - Pool Detail
Attachments: 2117_A901 BASEMENT PUBLIC NOTIFICATION PLAN.pdf; 2117_A902 GROUND FLOOR PUBLIC NOTIFICATION PLAN.pdf

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

Hi Nicki

Ah right, yes I don't think I uploaded public notification plans when I submitted the amended plans

Regards,



02 6230 4688
10/14 Lonsdale St, Braddon ACT 2612

dnaa.com.au

Design driven. People focused.



Primary Nominated Architect | Glen Dowse | ACT 966 | NSW 11425 |



Disclaimer: This email and any attachments are intended only for the exclusive and confidential use of the addressee(s). If you are not the intended recipient, any use, interference with, disclosure or copying of this material is unauthorised and prohibited. If you have received this message in error, please notify the sender by return email immediately and delete the message from your computer without making copies.

From: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Sent: Friday, 8 October 2021 1:32 PM
To: [REDACTED]
Subject: RE: 2117_RE: FURTHER INFO - DA202139016 -S141A-01 - Pool Detail

OFFICIAL

Hi [REDACTED]

Sorry wrong ones. I need the public register ones i.e. no internal layout.

Regards

Nicki

From: [REDACTED]
Sent: Friday, 8 October 2021 1:25 PM
To: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Subject: RE: 2117_RE: FURTHER INFO - DA202139016 -S141A-01 - Pool Detail

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

Hi Nicki

No worries, I have attached those floor plans. If you need any other drawings just let me know

Regards,



02 6230 4688
10/14 Lonsdale St, Braddon ACT 2612

dnaa.com.au

Design driven. People focused.



Primary Nominated Architect | Glen Dowse | ACT 966 | NSW 11425 |



Disclaimer: This email and any attachments are intended only for the exclusive and confidential use of the addressee(s). If you are not the intended recipient, any use, interference with, disclosure or copying of this material is unauthorised and prohibited. If you have received this message in error, please notify the sender by return email immediately and delete the message from your computer without making copies.

From: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Sent: Friday, 8 October 2021 1:22 PM

To: [REDACTED]
Subject: RE: 2117_RE: FURTHER INFO - DA202139016 -S141A-01 - Pool Detail

OFFICIAL

Hi [REDACTED]

Sorry to bother you.

I just realised while stamping plans that I don't have updated floor reg plans to show increased setback from northern boundary and changes to basement as per the s144 amended plans.

Are you able to send through updated versions?

Regards

Nicki Di-Campli

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

From: [REDACTED]
Sent: Friday, 8 October 2021 12:32 PM
To: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Subject: RE: 2117_RE: FURTHER INFO - DA202139016 -S141A-01 - Pool Detail

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

Hi Nicki

Sounds great, thanks

Regards,



02 6230 4688
10/14 Lonsdale St, Braddon ACT 2612

dnaa.com.au

Design driven. People focused.





Disclaimer: This email and any attachments are intended only for the exclusive and confidential use of the addressee(s). If you are not the intended recipient, any use, interference with, disclosure or copying of this material is unauthorised and prohibited. If you have received this message in error, please notify the sender by return email immediately and delete the message from your computer without making copies.

From: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Sent: Friday, 8 October 2021 11:50 AM
To: [REDACTED]
Subject: RE: 2117_RE: FURTHER INFO - DA202139016 -S141A-01 - Pool Detail

OFFICIAL

Hi [REDACTED]

Thank you for the additional information.

I'll finalise the decision shortly.

It will then go to Customer Services to be dispatched.

So should expect to receive it sometime next week.

Regards

Nicki Di-Camppli

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

From: [REDACTED]
Sent: Friday, 8 October 2021 11:45 AM
To: DiCampli, Nicki <Nicki.DiCampli@act.gov.au>
Cc: Ajanthan Bala <aj@dnaa.com.au>
Subject: 2117_RE: FURTHER INFO - DA202139016 -S141A-01 - Pool Detail

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

Hi Nicki

Attached are further details of the proposed pool as requested. If you require anything further just let me know and I can provide that for you

Regards,



02 6230 4688
10/14 Lonsdale St, Braddon ACT 2612

dnaa.com.au

Design driven. People focused.



Primary Nominated Architect | Glen Dowse | ACT 966 | NSW 11425 |



Disclaimer: This email and any attachments are intended only for the exclusive and confidential use of the addressee(s). If you are not the intended recipient, any use, interference with, disclosure or copying of this material is unauthorised and prohibited. If you have received this message in error, please notify the sender by return email immediately and delete the message from your computer without making copies.

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



DA ASSESSMENT – Merit Track

Block/s:	22	DA number:	202139016
Section:	23	Date lodged:	3-Aug-21
Suburb:	Yarralumla	Due date:	14/09/2021
Zone/s:	RZ1: Suburban	Unit Number (if applicable)	
Proposal:	demolition of existing single storey brick dwelling, and construction of a new single storey dwelling with basement garage, swimming pool and associated works.		
Proposed Use:	Residential		
Is the proposed use permissible under the zone development table or Crown Lease	<input checked="" type="checkbox"/> Yes - under development table <input type="checkbox"/> No - under development table <input checked="" type="checkbox"/> Yes - in Crown Lease <input type="checkbox"/> No - in Crown Lease <input type="checkbox"/> Other – specify:		

STAGE 1 – APPRAISAL AND PRELIMINARY ASSESSMENT

Did the proposal have a pre-application meeting:	No
Is the notification wording appropriate:	Yes
Have all Entities been referred to?	Yes
NOD outline saved into Objective	Yes
AAP Triggers: Click to view Triggers	<p>Does the proposal trigger referral to the Assessment Advisory Panel (AAP):</p> <p>No</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Has a conflict of interest been declared?	No
Do representors have the right to review in ACAT? (See Schedule 1 of the Act and Schedule 3 of the Regulation)	Yes

Is a public land management plan in force over the land, (s.120(f))	<p>NO</p> <p>If Yes – Has the DA been referred to the Conservator? Choose an item. Additional referral requested Click or tap to enter a date.</p>
Is an environmental significance opinion in force & relevant: (s.120(c))	<p><input checked="" type="checkbox"/> No known ESO applies</p> <p><input type="checkbox"/> An Environmental Significance Opinion (ESO) was given on Click or tap to enter a date. for (purpose/development details below)</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p><input type="checkbox"/> The ESO was granted Choose an item. conditions.</p> <p><input type="checkbox"/> The proposed development/works are minor in nature and are unlikely to cause a significant adverse environmental impact.</p> <p>or</p> <p><input type="checkbox"/> The proposed development / works are consistent with the ESO.</p>

Notes for the assessment officers / Key issues identified:

Click here to enter text.

Have any issues been identified that would result in a refusal:	No
Conditions required from initial review of application or Territory Plan assessment:	No special conditions required






<p>Initial appraisal – likely assessment task:</p> <p>NOTE: Categories (Green, Amber, Red) should reflect potential complexities. This is a guide only based on the initial check and can change throughout assessment if required.</p>	<p><input type="checkbox"/> GREEN</p> <p><input checked="" type="checkbox"/> AMBER</p> <p><input type="checkbox"/> RED – Note: Further Information should not be requested at this stage if the DA is to be refused</p>
--	---

Completion

<p>Stage 1 assessment has been completed.</p>		
<p><input checked="" type="radio"/> The application is suitable for advancement (to the next assessment Stage).</p> <p><input type="radio"/> The DA is recommended for refusal – Reasons for refusal has been added to the Draft NoD.</p> <p><input type="radio"/> Other. To discuss</p>		
Assessment officer:	Duncan F	11/08/2021

STAGE 2 – INFORMATION COLLECTION (ENTITIES – including EPSDD DA Leasing)

The DA was referred to the following Entities (or internal Sections) with the following response(s):

Entity	Did the entity support the application?	Assessment comments / Conditions required
Evo Energy - Electricity	Yes - with conditions	Supported with conditions. Please see the link below for the conditions. Previous issues were addressed under S144B further info request.  %COMM-EVOENERGY ELECTRICAL-2021
Evo Energy - Gas	Yes - with conditions	Supported with conditions. Please see the link below for the conditions.  %COMM-EVOENERGY ELECTRICAL -2021
ICON Water	Yes - with conditions	Supported with conditions. Please see the link below for the conditions. Previous issues were addressed under S144B further info request.  %COMM-ICON WATER-202139016-2
TCCS	Yes - with conditions	Supported with conditions. Please see the link below for the conditions.  COMM-TCCS-202139016-22_23 YARRALL
TPU (Tree Protection Unit)	Yes - with conditions	Supported with conditions. Please see the link below for the conditions.  COMM-TREE PROTECTION-20213

LRP/MPRG

Does any Entity advice received trigger referral to either the LRP or AAP:	No if yes, which Entity:
	If yes; Email sent to AAP / LRP coordinator (MPRGandLRP@act.gov.au) to book the DA in. Date Sent:Click or tap to enter a date.

Does any entity advice received mean the application must be refused:	No
Conditions required from entity advice:	Entered in draft NoD: Other (specify below) Stage 5 and 6 to include the above conditions in the NOD. Issues with Evo energy and Icon Water were resolved under S144B further info request.

Final

Has the entity advice received on this application been considered: (s.120(e))	Yes, see summary above.
An <i>alias</i> of advice from the Utility service providers and other relevant entities has been moved into the approved plans folder.	Yes

STAGE 3 – ISSUES CONSIDERATION (REPRESENTATIONS)

- No representations were made in respect of the application under section 156 of the Planning and Development Act 2007.

Completion

<input type="radio"/> Stages 2 and 3 has been completed with no issues identified.	
<input checked="" type="radio"/> Stages 2 and 3 has been completed with the following issues noted: Choose an item.	
<input type="radio"/> Stages 2 and 3 has identified issues that prevent further assessment, specifically (insert below) Stage 5 and 6 to include the above highlighted condition in the NOD	
Assessment officer: Paul Wang	Date: 29/09/2021

STAGE 4 – TERRITORY PLAN ASSESSMENT

Proposed Use	Q1. Is the proposed use allowable in the applicable zone/s? Yes Q2. Is the proposal permitted under the Crown Lease? Yes	
Territory Plan assessment		
Select relevant code: (click box) (Select more than one if required)	<input checked="" type="checkbox"/> Yarralumla Precinct Map and Code <input checked="" type="checkbox"/> Single Dwelling Housing Development code <input checked="" type="checkbox"/> Residential Zone Development code	
The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion. <i>Note: Further issues may have been identified in a plan based assessment that have not necessarily been included in this or is of a significance that did not warrant particular discussion.</i> NOTE: Assessment Officers to pay particular attention to all mandatory rules		
Code	Rule / Criteria	Assessment/Discussion
Yarralumla Precinct Map and Code	All	No additional provisions apply.
Residential Zones Development Code	All	The proposal is not inconsistent with the relevant parts of Residential Zone Development code, refer to the statement against relevant criteria.
Single Dwelling Housing Development Code	R1	Rule met - plot ratio is at 49.9% confirmed with recalculation. All basement habitable areas not for purpose of parking are included in the calculation. Previous issues were addressed under S144B further info request.
	R4	Rule met – proposal is single story with basement car parking.
	C6	Criteria met – minor building envelope encroachment on the northern boundary of the subject block. Can be supported with the criteria as there are no significant solar and privacy impact to the adjoining blocks.
	R7	Rule met – proposed development is wholly contained within the solar envelope.
	R12	Rule met – complies with all the relevant side and rear setback requirements.
	C20	Criteria met- the site cut will be more than 1.5m on side boundary 1 (driveway ramp). The site cut has no significant impact on the streetscape and solar access to the dwelling.
	C25	Criteria met - the proposed courtyard wall at the front boundary does not exceed above 1.8m height with reasonable transparency and space for planting forward of the courtyard wall. Previous issues were addressed under S144B further info request.
	R37	Rule met- The main habitable living areas are north facing and will receive reasonable solar access.
	R43	Rule met – 5000 litre water tank is provided indicated on the basement floor plan.

Further assessment documents, if any, can be found in the assessment file in Objective YES

Additional Information

Is further information required at this phase: (s.141 or s.144)	Yes - Enter details below of what is required (wording to be sufficient to be copied into development & an additional info request) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Further information requested via email. Further details can be found in the S141 folder. </div> <p style="color: red; margin-top: 5px;">Note: Further Information should not be requested at this stage if the DA is to be refused</p>
List items if required	Further information requested via email. Further details can be found in the S141 folder. Further info has been received on 23/9/2021, applicant has addressed all issues.

Has the further information request been reviewed by the stage leader and/or manager? Yes

Discussed with Walid 30/8/2021

Note: must be reviewed prior to being requested

Has an additional information request been made within 10 days of lodgement? No - if no – any other additional information request is to be generated by Stage 5)

Date of request: 30/08/2021

Stage 4 officer to complete Has further information been requested	Yes If yes, DATE 30/08/2021
Stage 4 officer to complete Has further information been received	Yes If yes, DATE 23/09/2021

Is the proposal consistent with the relevant zone objectives: (s.120(a))	<input checked="" type="radio"/> Yes <input type="radio"/> No - Note: Please discuss with Senior Manager
Is the proposal considered suitable for the land on which it is to take place: (s.120(b)) Note: The assessment officer may also have regard to any DRP and Pre-DA community consultation	Yes - Based on relevant legislation and the TP assessment, the proposal is considered suitable for the land
What is the probable impact of the proposed development (including nature, extent and significance of probable environmental impacts): (s.120(g))	<input checked="" type="radio"/> No probable impacts identified that require amendment or refusal of the proposed development OR <input type="radio"/> Condition(s) of approval have been imposed to address probable impacts OR <input type="radio"/> Impacts identified require amendment of the proposal OR <input type="radio"/> Impacts identified require refusal of the proposal Comments: All concerns were addressed under the S144B further info request.
Was a site inspection undertaken in the assessment stage:	No - Aerial imagery on ACTMapi deemed sufficient
Have any issues been identified that would result in a refusal:	No
Conditions required from initial review of application Stage 1 or Territory Plan Stage 4 assessment:	No special conditions required

Completion

Stage 4 assessment has been completed.

- The application is suitable for advancement (to the next assessment Stage). Any recommended conditions and/ or advisory notes have been added to the Draft NoD
- The DA is recommended for refusal – Reasons for refusal has been added to the Draft NoD.
- Other. To discuss e.g. partial approval/ refusal

Assessment officer:

Paul Wang

29/09/2021

STAGE 5 – PRELIMINARY DECISION MAKING Including AAP / LRP

Have all previous Stages (1-4) been completed?	Yes
Is a site inspection required to make a decision?	No If yes; photos and details have been put in the objective folder: Choose an item.
Are there any Stage 1-4 reasons for referral to LRP, AAP, Other?	No - Delete all cells below in this stage other than sign off If yes, what date is the proposal booked into AAP/LRP: Click or tap to enter a date.
Comments/Addition issues	<ul style="list-style-type: none"> Requested applicant provide section of the swimming pool on 7/10/21; Further information request was sent which required applicant to address maximum GFA. Resulted in the pool equipment area being removed from the basement garage (however no alternate location for the equipment was identified) so it was not included in maximum plot ratio calculations. While the equipment was removed and the space retained, the use of the area was not identified. It is part of the basement garage and could accommodate tandem parking, trailer, bikes etc. Accordingly, a condition has been included restricting the basement garage to be for carparking use only and not to be modified or adapted for uses that would contribute to GFA. A condition limiting plot ratio to maximum 50% is also to be imposed. The gradient of the driveway appears to be at the maximum permitted for a residential driveway. A condition is included which requires the driveway to be constructed on accordance with AS2890.1 off street car parking.

The findings of Stages 1-4 have been reviewed and the application should be:	<input type="radio"/> Approved <input checked="" type="radio"/> Approved with Conditions <input type="radio"/> Partially approved/ refused (provide details below): <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <input type="radio"/> Refused
Assessment officer: Name Nicki Di-Campoli	Date: Click or tap to enter a date.

STAGE 6 – RECOMMENDED DETERMINATION OF PROPOSAL

Was the DA referred to LRP or MPRG	No	
Has the leasing manager requested to be referred during the decision stage (see stage 2 assessment)	No If yes, an email was sent to the DA Coordinator for DA Leasing referral: Date: Click or tap to enter a date.	
Has leasing advice been incorporated into the decision:	N/A	
Has the Notice of Decision been finalised:	Recommended reasons for decision:	Yes
	Recommended conditions:	Yes
	Entity advice:	Yes
	Representations:	No
	Do third party appeal rights apply:	Not Applicable
Has a conflict of interest been declared? - <i>If Yes, the proposal must be Peer Reviewed by Stage 6 officer (without potential conflict) and Signed/determined by a Senior manager</i>	No	
Does the determining officer have the correct classification to make the decision? <i>Refer to Classification Matrix</i>	Yes	

Peer review <i>To be completed ONLY IF the delegate (determining officer) undertook another stage in the assessment.</i>				
Reviewing officer name:		Classification:		Date: Click or tap to enter a date.

Sign Off

Determination:	<p>In my findings, I have considered the advice and recommendations stages 1-5 in this assessment document and determine that the application is to be:</p> <p><input type="radio"/> Approved</p> <p><input checked="" type="radio"/> Approved subject to conditions consistent with the above assessment</p> <p><input checked="" type="radio"/> Partially Approved/ Refused. Details below:</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p><input type="radio"/> Refused consistent with the above assessment</p> <p>OTHER/COMMENTS: See comments above in Stage 5. Note unable to uncheck partially approved/refused option due to issue with template.</p>	Date: Click or tap to enter a date.
Determining officer	Name: Nicki Di-Campli	Date: Click or tap to enter a date.
Delegate:	Name: Nicki Di-Campli	Date: Click or tap to enter a date.

Post Determination

Can stamped plans be released with decision?

Yes - Stage 6 officer to Stamp Plans and email Customer Services to Dispatch

No - select below:

- S165 Conditions required to be satisfied - Stage 6 to organise Stamped Plans once endorsed
- Leasing conditions to be satisfied - Once satisfied Plans to be Stamped and dispatched by Stage 6
- 3rd party appeals - Set reminder date in calendar when plans can be Stamped and promptly dispatched
- Other (specify below)



ACT
Government

Environment, Planning and
Sustainable Development

CHECKLIST

Dispatch Advice Checklist

DA Number: 202139016 Block(s): 22 Section: 23 District/Division: YARRALUMLA

Case Officer: DA COORDINATOR Contact Number: 76383 Decision Date: 8-Oct-21

Application Type: **MERIT TRACK DA**

Dispatch Plans: **YES** Dispatch by: **AS PER DA FORM**

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 advised

Referral Required: **YES**

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

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

Comments

Thanks

From: AC, EPD Customer Services
Sent: Monday, 11 October 2021 10:12 AM
To: Building Approvals - Icon Water; BASubmission_Electricity;
'Steve.Donnely@jemena.com.au'; TCCS.DA@act.gov.au;
TCCS.TreeProtectionACTPLARef@act.gov.au
Subject: NOTICE OF DECISION-202139016-22/23 YARRALUMLA
Attachments: DISPATCHADVICECHECKLIST-202139016-01.doc; NOTICE OF
DECISION-202139016-SIGNED.pdf;
DISPATCHADVICECHECKLIST-202139016-01.obr; NOTICE OF DECISION-202139016-
SIGNED.obr

OFFICIAL

Good morning,

Please see attached Notice of Decision for Block 22 Section 23 Suburb YARRALUMLA
Development Application No: 202139016

For further information please contact: 6207 6383.

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

Regards,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



From: AC, EPD Customer Services
Sent: Monday, 11 October 2021 10:20 AM
To: 'Aj@dnaa.com.au'; 'archie@christofilou.com.au'
Subject: NOTICE OF DECISION & PLANS-202139016-22/23 YARRALUMLA (E-MAIL 1 OF 3)
Attachments: NOTICE OF DECISION-202139016-SIGNED.pdf; Evoenergy Application Decision. Application - 195271. Yarralumla - 22/23 (Email 1 of 4); Evoenergy Application Decision. Application - 195271. Yarralumla - 22/23 (Email 2 of 4); Evoenergy Application Decision. Application - 195271. Yarralumla - 22/23 (Email 4 of 4)

OFFICIAL

Good morning,

Please see attached Notice of Decision, Plans & Entity Advice for Block 22 Section 23 Suburb YARRALUMLA Development Application No: 202139016

For further information please contact: 6207 6383.

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

Regards,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



From: AC, EPD Customer Services
Sent: Monday, 11 October 2021 10:22 AM
To: 'archie@christofilou.com.au'; 'Aj@dnaa.com.au'
Subject: FW: NOTICE OF DECISION & PLANS-202139016-22/23 YARRALUMLA (E-MAIL 2 OF 3)
Attachments: Evoenergy Application Decision. Application - 195271. Yarralumla - 22/23 (Email 3 of 4); %COMM-ICON WATER-202139016-22/23 YARRALUMLA-01 - 141A

OFFICIAL

Good morning,

Please see attached Notice of Decision, Plans & Entity Advice for Block 22 Section 23 Suburb YARRALUMLA Development Application No: 202139016

For further information please contact: 6207 6383.

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

Regards,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



From: AC, EPD Customer Services
Sent: Monday, 11 October 2021 10:23 AM
To: 'Aj@dnaa.com.au'; 'archie@christofilou.com.au'
Subject: NOTICE OF DECISION & PLANS-202139016-22/23 YARRALUMLA (E-MAIL 3 OF 3)
Attachments: %FLOORASSESS-202139016-S144B-BASEMENT-01.pdf; %
FLOORASSESS-202139016-S144B-GROUND-01.pdf; DEMO-202139016-01.pdf;
ELEV-202139016-S144B-01.pdf; ELEV-202139016-S144B-02.pdf;
ENTITYADVICE-202139016-S144B-GAS-01 alias.pdf; FLOORREG-202139016-
S144B-01.pdf; FLOORREG-202139016-S144B-02.pdf; PLAN-202139016-ANCILLARY
DETAILS-02.pdf; ROOF-202139016-S144B-01.pdf; SECTION-202139016-
S144B-01.pdf; SECTION-202139016-S144B-02.pdf; SECTION-202139016-
S144B-03.pdf; SECTION-202139016-S144B-04.pdf; SITE-202139016-S144B-01.pdf

OFFICIAL

Good morning,

Please see attached Notice of Decision, Plans & Entity Advice for Block 22 Section 23 Suburb YARRALUMLA Development Application No: 202139016

For further information please contact: 6207 6383.

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

Regards,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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

