

Cost of Works and DA Fees 2021 - 2022

Enter values from DA form or areas from plans in blue areas below
If accepting cost of works supplied by applicant leave all fields as zero and go to ▶

Building Code of Australia Classes	Cost/m2	Total area m2	Cost of works	Description (derived from BCA)
Class 1				
Class 1 (a)	\$1 500.00	0	\$0.00	Class 1 - A single dwelling being a detached house, or one or more attached dwellings, each being a building, separated by a fire-resisting wall such as a townhouse. A boarding house, guest house, hotel or the like not located above or below another building other than a private garage.
Class 2				
Class 2 - up to 3 storeys	\$1,700.00	299	\$508,300.00	Class 2 - A building containing 2 or more sole-occupancy units each being a separate dwelling.
Class 2 - 4 to 10 storeys	\$2,000.00	0	\$0.00	
Class 2 - above 10 storeys	\$2,500.00	0	\$0.00	
Class 3				
Class 3	\$1,800.00	0	\$0.00	Class 3 - A resident building, other than a Class 1 or 2, which is common place of long term or transient living for a number of unrelated persons. Example hostel, backpackers, hotel/motel and serviced apartments
Class 4				
Class 4	\$1 800.00	0	\$0.00	Class 4 - A dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.
Class 5				
Class 5 - up to 3 storeys	\$2,200.00	0	\$0.00	Class 5 - Office Building used for professional or commercial purposes, excluding class 6, 7, 8, or 9, including supermarket, Shopping centre, department store, club
Class 5 - 4 to 10 storeys	\$2,800.00	0	\$0.00	
Class 5 - above 10 storeys	\$2 500.00	0	\$0.00	
Class 5 - fitout of existing building	\$250.00	0	\$0.00	
Class 6				
Class 6 (a)	\$2,200.00	0	\$0.00	Class 6 - A shop or other building for the sale of goods by retail or the supply of services direct to the public.
Class 6 (b)	\$2,000.00	0	\$0.00	Class 6 (a) an eating room, cafe, restaurant, milk or soft-drink bar
Class 6 (c)	\$2,200.00	0	\$0.00	Class 6 (b) a dining room, bar, shop or kiosk part of a hotel or motel
Class 6 (d)	\$1 300.00	0	\$0.00	Class 6 (c) a hairdressers or barbers shop, public laundry, or undertakers establishment
Class 6 - Fitout of existing building	\$250.00	0	\$0.00	Class 6 (d) market or sale room, showroom, or service station
Class 7				
Class 7 (a) - Basement Carpark	\$1,350.00	0	\$0.00	Class 7 - A building or part of a building which is a car park or for storage, or display of goods or produce for sale by wholesale.
Class 7 (a) - Above Ground Carpark	\$1,210.00	0	\$0.00	
Class 7 (b) - Building as per description	\$850.00	0	\$0.00	
Class 8				
Class 8	\$1 400.00	0	\$0.00	Class 8 - A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale or gain including factory and warehouse
Class 9				
Class 9 (a) - Health care building	\$4,500.00	0	\$0.00	Class 9 - Building of a Public nature
Class 9 (b) - Assembly Building in a school	\$1,400.00	0	\$0.00	Class 9 (a) -Including parts set aside as a laboratory, hospital, health care, or medical facility
Class 9 (c) - Aged Care Building	\$1,600.00	0	\$0.00	Class 9 (b) - An assembly building in a primary or secondary school, but excluding any other parts of the building that are of another class or place of worship
Class 10				
Class 10 (a)	\$750.00	150	\$112,500.00	Class 10 - Non habitable building or structure
Class 10 (b)				Class 10A - A private garage, carport, shed or the like.
where a retaining wall, the total wall area is taken from the elevation plan view	\$750.00	0	\$0.00	Class 10B - A structure being a fence, mast, antenna, retaining or free standing wall, swimming pool or the like.
Class 10 (c)	\$1 100.00	0	\$0.00	Class 10C - A private bushfire shelter
Demolition				
Demolition of Class 1 and 10	\$100.00	0	\$0.00	Notes -The amounts mentioned in the schedule do not include an allowance for any GST payable. *If the cost of building work is > \$1000 then the estimated cost is the same as the cost of building work. However if the cost of building work is < \$1000 then estimated cost is \$1000. *the \$200 rate only applies demolishing the parts of a building above the 3rd floor.
Demolition of Class 2,3,4,5,6,7,8,9 - up to 3 storeys	\$150.00	0	\$0.00	
Demolition of Class 2,3,4,5,6,7,8,9 - 4 and above*	\$200.00	0	\$0.00	
Other works				
Associated works (e Landscape)				Notes *If the building includes more than one classification then the cost of building, work is the total of the cost of building work for each classification. However, if the building has more than one classification applicable to a single area, the highest rate must be used.
Residential Additions and Alterations	\$1,000.00	0	\$0.00	
Commercial Additions and Alterations (e.g. Office refurb)	\$1,250.00	0	\$0.00	
Commercial Awnings			\$0.00	
Signage			\$0.00	
A1 offsite works			\$0.00	
Total of other works			\$0.00	

Total cost of works from above

\$620,800.00

or

Total cost of works

provided by the applicant enter it here ▶

*if not using COW by applicant must be \$0

Design & siting fees payable

\$2,907.25

**DEVELOPMENT APPLICATION
AND OTHER FEES - 2020-2021**

Cost Of Work	as per the Building Cost Guide	620,800.00
Fees Payable		
Application for Development fee (Design & Siting)		2,907.25
DA FEES PAYABLE		2,907.25

The Development Application fee is subject to validation by the Environment and Planning Directorate upon lodgement of plans and as such should only be treated as an estimate not an exact fee payable

Development Application fee

	\$		cost of work	D&S Fee
0 to 1,500	\$ 620,800.00	\$ (620,800.00)	0.00	0.00
1,501 to 5,000	\$ 620,800.00	\$ (620,800.00)	0.00	0.00
5,001 to 20000	\$ 620,800.00	\$ (620,800.00)	0.00	0.00
20,001 to 100,000	\$ 620,800.00	\$ (620,800.00)	0.00	0.00
100,001 to 150,000	\$ 620,800.00	\$ (620,800.00)	0.00	0.00
150,001 to 250,000	\$ 620,800.00	\$ (620,800.00)	0.00	0.00
250,001 to 500,000	\$ 620,800.00	\$ (620,800.00)	0.00	0.00
500,001 to 1,000,000	\$ 620,800.00	\$ -	620800.00	2,907.25
1,000,001 to 10,000,000	\$ -	\$ -	0.00	0.00
more than 10,000,000	\$ -		0.00	0.00
	plans		cost of work	FEE REDUCTIONS FOR NON INCLUSIONS
	\$		\$	DA Fee
			620,800.00	2,907.25

Notification

Minor Notification	\$	311.00	
Major Notification	\$	1,258.00	additional signage fees may apply

Lease Search

Lease search	\$	41.00
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From: ACT GOV DA SIGNAGE <dasingage@tenderedge.com.au>
Sent: Friday, 26 November 2021 7:25 AM
To: AC, EPD Customer Services
Subject: Re: 1 STANDARD SIGN FOR (FRIDAY THE 26TH OF NOVEMBER)-(202139347-10/48 NARRABUNDAH)
Attachments: image001.png; TimePhoto_20211126_072413.jpg; TimePhoto_20211126_072421.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 Tue, 23 Nov. 2021, 3:58 pm AC, EPD Customer Services, <ACEPDCustomerServices@act.gov.au> wrote:

OFFICIAL

Good afternoon,

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

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



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Narrabundah
26 Nov. 2021 7:24:12 am

DEVELOPMENT PROPOSAL



NOTICE OF DEVELOPMENT APPLICATION

Development Application 202139347:
 PROPOSAL FOR 3 NEW DWELLINGS - Demolition of the existing residence;
 Construction of 3 new single storey dwellings for the purpose of supportive housing,
 each with attached garages and pergolas, new driveways, landscaping and
 associated work

Location: Block: 10 Section: 48 Suburb: NARRABUNDAH
 32 STURT AVENUE

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 **29 November 2021**.
Written representations **must** be received by the Authority by close of business **17 December 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
CANNBERRA 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



PLANNING AND LAND AUTHORITY

From: Wood, Maria
Sent: Friday, 20 May 2022 12:10 PM
To: Rixon-Petty, Lincoln
Cc: Roncon, Kalon
Subject: RE: DA-202139347 (S144E) - Revert to completeness check

OFFICIAL

Hi Lincoln

As requested,

DA202139347-S144E amendment has been reversed to waiting for completeness check. The legal due has also be reverted. Please note that the revised fee advise may not go to the applicant via eDevelopment, you may wish to contact them directly or/and send them an email confirmation once you have processed it.

Regards

Maria Wood | Assistant Manager | Customer Coordination
Phone 02 6207 1632
Land, Planning and Building Services Shopfront | Access Canberra
8 Darling Street, Mitchell | GPO Box 158 Canberra ACT 2601 | www.act.gov.au/accessCBR



From: Rixon-Petty, Lincoln <Lincoln.Rixon-Petty@act.gov.au>
Sent: Friday, 20 May 2022 11:56 AM
To: Wood, Maria <Maria.Wood@act.gov.au>
Subject: DA-202139347 (S144E) - Revert to completeness check

OFFICIAL

Hi Maria,

Could you please revert the attached DA-202139347 (S144E) back to completeness check in Edev. This application was accepted with no fees charged, a leasing fee is required to be charged hence the need to revert it. Thankyou 😊

Kind regards,

Lincoln Rixon-Petty
EPSDD

E: Lincoln.Rixon-Petty@act.gov.au
L: 480 Northbourne Ave
Dickson ACT 2602

From: Baker, Simon
Sent: Wednesday, 22 June 2022 12:49 PM
To: Valuations
Subject: NOTICE OF DECISION – 202139347 – block 10 section 48 Narrabundah
Attachments: DISPATCHADVICECHECKLIST-202139347-01.obr; NOTICE OF DECISION-202139347-SIGNED.obr; DISPATCHADVICECHECKLIST-202139347-01.doc; NOTICE OF DECISION-202139347-SIGNED.pdf; supporting docs.obr; plans#3.obr; S144E.obr

Hi Valuations team

NOTICE OF DECISION – 202139347 – block 10 section 48 Narrabundah

Referral of this DA was unfortunately overlooked at both the initial lodgement and NoD stages.

Please assess and return your report when it is ready.

Let me know if you have questions or need further information.

Kind regards

Simon Baker

DA Leasing Officer

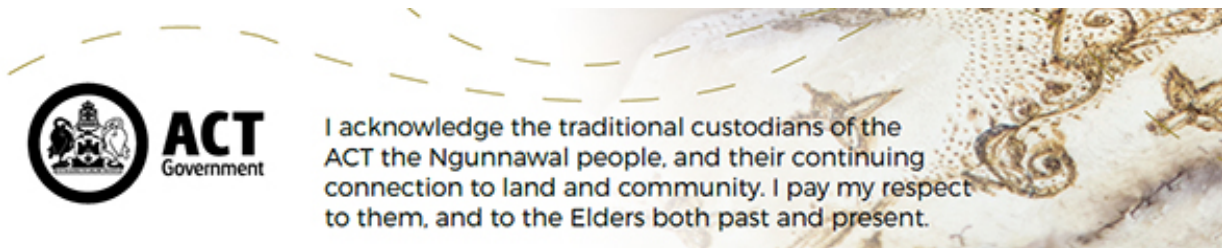
Phone 02 6205 5286 | Email Simon.Baker@act.gov.au

Leasing Services | Statutory Planning | Environment, Planning and Sustainable Development

ACT Government | Level 1, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

actpladaleasing@act.gov.au | www.planning.act.gov.au

Respect, Integrity, Collaboration, Innovation - Better, Faster, Smarter



Dear Mr/s Hartfiel

You have successfully completed the first step in the electronic development application (eDA) process.

NEXT STEP: UPLOAD DOCUMENTS

DA Number: 202139347

Block: 10, Section: 48

Suburb: NARRABUNDAH, District: CANBERRA CENTRAL

Applicant Name: Christie Hartfiel

Please note that EPSDD will not begin reviewing your application until all required attachments have been submitted.

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 click on the following link EPDcustomerservices@act.gov.au to send an email.

Environment, Planning and Sustainable Development Directorate

<http://www.environment.act.gov.au>

Dear Mr/s Hartfiel

An initial check of your Development Application has been undertaken and the following matters require your attention before the submission can be formally accepted.

DA Number: 202139347

Site Details: Block: 10, Section: 48
Suburb: NARRABUNDAH, District: CANBERRA CENTRAL

Applicant Name: Christie Hartfiel

Matters to address:

(1) Lessee details on the authorisation form and application form are incorrect. Please list lessee details exactly as stated on the title. If you need assistance in regards to this matter please call Land Titles on 6207 0491. (2) Please provide a custodian signature from Transport Canberra and city services on the letter of authorisation for driveway works. (3) Applicant details on application form and authorisation letter do not match. Please alter the applicants details so that they are consistent between the letter of authorisation and application forms. (4) Please remove the street number from the unit number box. (5) Please provide a floor plan for the third unit (6) Please amend the elevation plan to include the overall height relating to Australian Height Datum (AHD). (7) Please amend the Statement Against Relevant Criteria to address the Waterways: Water Sensitive Urban Design General Code. **If you would like to discuss any of the above, please call Finn Malmberg on 62050093**

Fees for Completeness Check Failure Notices from 1 July 2021

The following fees are based on how many failure notices are issued during the completeness check process. Any fees payable will be added to the payment advice once the DA is accepted for lodgement.

- One failure notice issued \$204.00*
- Two failure notices issued \$608.00*
- Three failure notices issued \$1,422.00*
- Four failure notices issued \$3,043.00*

PLUS a further \$1,616.00 for each additional failure notice

Note: If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are payable before the DA will be accepted for lodgement.

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 correspondence, please contact the Gateway Team on (02) 6205 2888 or through the [online enquiry form](#).

DA Gateway Team
Environment, Planning and
Sustainable Development Directorate

Dear Mr/s Hartfiel

An initial check of your Development Application has been undertaken and the following matters require your attention before the submission can be formally accepted.

DA Number: 202139347

Site Details: Block: 10, Section: 48
Suburb: NARRABUNDAH, District: CANBERRA CENTRAL

Applicant Name: Christie Hartfiel

Matters to address: (1) Lessee details on the authorisation form and application form are incorrect. Please list lessee details exactly as stated on the title. If you need assistance in regards to this matter please call Land Titles on 6207 0491. (2) Please provide a custodian signature from Transport Canberra and city services on the letter of authorisation for driveway works.

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PLUS a further \$1,616.00 for each additional failure notice

Note: If a DA is withdrawn and the same or substantially the same proposal is submitted within 3 months, any completeness check failure fees for the original DA submission are payable before the DA will be accepted for lodgement.

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 correspondence, please contact the Gateway Team on (02) 6205 2888 or through the [online enquiry form](#).

DA Gateway Team
Environment, Planning and
Sustainable Development Directorate

Dear Mr/s Hartfiel

An initial check of your Development Application has been undertaken and it is now ready to proceed to the next stage in the process. Please note, if your application has a \$0 total fee, no action is required and you are advised to keep this notice for your records.

Please visit the payment website as detailed below to pay the total fees payable. Once payment has been received your DA will be formally lodged.

DA Number: 202139347

Site Details: Block: 10, Section: 48
Suburb: NARRABUNDAH, District: CANBERRA CENTRAL

Applicant Name: Christie Hartfiel

Completeness Check Fee	\$204 (includes GST)
Development Fee	\$2907.25
Crown Lease Variation	\$0

Fees Payable:

Public Notification	\$1258
Lease Search	\$41 (includes GST)
Home Business Fee	\$0
TOTAL FEES	\$4410.25

Payments Site: <https://form.act.gov.au/smartforms/actpla/development-application-payment/>

Alternatively, fees can be paid by coming to the Land, Planning and Building Services Shopfront at **8 Darling Street Mitchell**. The Shopfront is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

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 ACEPDcustomerservices@act.gov.au

Customer Services
Environment, Planning and Sustainable Development Directorate

Notifications closed for application id 202139347

Dear Mr/s Deans

You have successfully completed the first step in the electronic development application (eDA) process.

Please resubmit plans and supporting documents to the Directorate.

DA Number: 202139347 S144B

Site Details: **Block:**10, **Section:**48

Suburb:NARRABUNDAH, **District:**CANBERRA CENTRAL

Applicant Name: Peter Deans

Please note that EPSDD will not begin reviewing your application until all required attachments have been submitted.

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

Dear Mr/s Deans

An initial review of your application to amend the development application has been completed and the Directorate has decided to amend the development application under S144 of the *Planning and Development Act 2007*.

DA Number: 202139347 S144B
Site Details: **Block:** 10, **Section:** 48
Suburb: NARRABUNDAH, **District:** CANBERRA CENTRAL
Applicant Name: Peter Deans

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

Dear Mr/s Deans

An initial review of your application to amend the development application has been completed and the Directorate has decided to amend the development application under S144 of the *Planning and Development Act 2007*.

DA Number: 202139347 S144C

Site Details: **Block:** 10, **Section:** 48
Suburb: NARRABUNDAH, **District:** CANBERRA CENTRAL

Applicant Name: Peter Deans

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

Dear Mr/s Deans

You have successfully completed the first step in the electronic development application (eDA) process.

Please resubmit plans and supporting documents to the Directorate.

DA Number: 202139347 S144C

Site Details: **Block:**10, **Section:**48

Suburb:NARRABUNDAH, **District:**CANBERRA CENTRAL

Applicant Name: Peter Deans

Please note that EPSDD will not begin reviewing your application until all required attachments have been submitted.

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

Dear Mr/s Popovska

An initial review of your application to amend the development application has been completed and the Directorate has decided to amend the development application under S144 of the *Planning and Development Act 2007*.

DA Number: 202139347 S144E

Site Details: **Block:** 10, **Section:** 48
Suburb: NARRABUNDAH, **District:** CANBERRA CENTRAL

Applicant Name: Angela Popovska

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

Dear Mr/s Popovska

An initial review of your application to amend the development application has been completed and the Directorate has decided to amend the development application under S144 of the *Planning and Development Act 2007*. Please note, if your application has a \$0 total fee, no action is required and you are advised to keep this notice for your records.

Please visit the payment website as detailed below to pay the total fees payable. Once payment has been received your DA will be formally lodged.

DA Number: 202139347 S144E
Block: 10, Section: 48

Site Details: Suburb: NARRABUNDAH, District: CANBERRA CENTRAL

Applicant Name: Angela Popovska

Completeness Check Fee	\$0 (includes GST)
Development Fee	\$800
Crown Lease Variation	\$2288

Fees Payable:

Public Notification	\$0
Lease Search	\$0 (includes GST)
Home Business Fee	\$0
TOTAL FEES	\$3088

Payments Site: <https://form.act.gov.au/smartforms/actpla/development-application-payment/>

Alternatively, fees can be paid by coming to the Land, Planning, and Building Services Shopfront at **8 Darling Street Mitchell**. The Customer Services Centre is open from 8.30am to 4.30pm Monday to Friday (excluding public holidays).

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 ACEPDcustomerservices@act.gov.au

Customer Services
Environment, Planning and Sustainable Development Directorate

Dear Mr/s Popovska

The Directorate has received full payment for your S144 amendment. Your application is now lodged and will proceed to the next stage in the process.

DA Number: 202139347 S144E

Site Details: Block:10, Section: 48
Suburb: NARRABUNDAH, District:CANBERRA CENTRAL

Applicant Name: Angela Popovska

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: [Rixon-Petty, Lincoln](#)
To: [AC, EPD Customer Services](#)
Subject: Entity referral request - DA Leasing
Date: Thursday, 9 December 2021 9:51:00 AM
Attachments: [DA-202139347.obr](#)

OFFICIAL

Hi CS,

Could you please refer the attached DA to DA leasing. Thank-you.

Kind regards,

Lincoln Rixon-Petty
EPSDD

E: Lincoln.Rixon-Petty@act.gov.au

*L: 480 Northbourne Ave
Dickson ACT 2602*

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

DA-202139347

Unit(s): Block(s): 10 Section: 48 Suburb: NARRABUNDAH

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 type="checkbox"/> No: <input checked="" 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 checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	NEED TO PROVIDE
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	LOGGEMENTCHECKLIST - Merit and Imp
b) Complete Part A of Lodgement Checklist	Pass: <input type="checkbox"/> Fail: <input checked="" 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 checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>
f) Is this a Concurrent Development Application under Division 7.3.2A of the <i>Planning and Development Act 2007</i> ?	Select
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:	GG
DATE:	08/10/2021

INITIAL ADMINISTRATION CHECKLIST – S144

(All failure reasons to go onto the lodgement checklist)

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

ORIGINAL DA Number: 202139347/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 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 type="checkbox"/> N/A: <input checked="" 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"/>
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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:	KAL	DATE:	16/02/2022

Update the Amendments Lodged Spreadsheet with task completed.

INITIAL ADMINISTRATION CHECKLIST – S144

(All failure reasons to go onto the lodgement checklist)

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

ORIGINAL DA Number: /S144

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 checked="" type="checkbox"/> No: <input 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 checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input 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:	ZM
DATE:	25/02/2022

Update the Amendments Lodged Spreadsheet with task completed.

INITIAL ADMINISTRATION CHECKLIST – S144

(All failure reasons to go onto the lodgement checklist)

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

ORIGINAL DA Number: 202139347/S144E

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 type="checkbox"/> N/A: <input checked="" 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:	Keyan	DATE:	28/03/2022

Update the Amendments Lodged Spreadsheet with task completed.

**Planning and Development Act 2007 – Section 165 – Satisfying Conditions of Approval
INITIAL CHECKLIST – S165 CONDITIONS OF APPROVAL**

ORIGINAL DA Number: 202139347-S165F

Unit(s): Block: 10 Section: 48 Suburb: NARRABUNDAH

eDevelopment

- Click on the Development Application – Application Menu.
- Click on ‘My Work List’ and click on the S165 application which should have the status of ‘Waiting for Assessment’, or find the DA and allocate to yourself while processing
- Has the amendment folder been created (i.e.S165X subfolder).

Ensure that lessee details are correct – Check that the lessee has not changed from the original DA lodgement form	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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"/>
Has a Section 165 statement been provided specifying what conditions the documentation or plans are seeking to satisfy? <i>- This information can be placed on the application form</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If the application is for residential the applicant is required to have a floor plan both with internal layout and one for the Public Register, no internal walls shown. Has this been provided?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
Were any representations received for the original DA	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Was the NOD Dispatched to: Applicant/Lessee Representor/s Entities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Initial Check Pass Fail

Initial Check Failure Reasons

ADMINISTRATION CHECKLIST – S165 CONDITIONAL APPROVAL

Objective

- Check orientation and rename plans and documents, if required
- Move plans to the ‘Plans’ folder and move the documents to the ‘Supporting Docs’ folder (except for the ‘Initial Checklist’)

Objective Template

- Create and save the ‘Dispatch Advice Checklist’ to the ‘Decision’ folder (save as ‘DISPATCHADVICECHECKLIST-201XXXXX-S165X-01’)

eDevelopment

- Allocate the Amendment to the EDEV Stage 6 for assessment

Processed By: KT

Date: 06/06/2022

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

Is a Lease Search fee (Dial-a-search) applicable for this application?

If a Lease Search fee is applicable, number of **additional** leased blocks?

Exemption S411/412:

Has the Applicant requested exemption for part of the Development Application? **NO**

Is this a **Concurrent** Development Application under Division 7.3.2A of the
Planning and Development Act 2007? **NO**

Note: the public notification period is not less than 35 working days for Concurrent Development Application.

Part B (i): Public Notification Requirements

The development application requires:

IF MAJOR NOTIFICATION:

Number of **additional** *small* signs required is

Number of **additional** *large* signs required is

Number of days for notification: **15 - Major**

NB: Section 155 is subject to the restrictions outlined at Section 411 and 412 of the Act. Limited public notifications for certain Merit Track applications are prescribed in Schedule 2 of the Regulations.

Note (i) – Large signs are used for DA’s that meet any one or more of the following. DA’s that are in the Impact Track, a building or structure intended to be higher than 25m, a building where the total floor space is intended to be more than 7000m2, and a residential building intended to be higher than 3 storeys AND consisting of 50 or more units.

Part B (ii) Public Notification Wording

Customer Services to complete - Insert wording for public notification:

DA Leasing to complete lease variation component – Insert Lease Variation public notification wording component:

PROPOSAL FOR 3 NEW DWELLINGS - demolition of the existing residence and construction of 3 new single storey dwellings for the purpose of supportive housing, each with attached garages and pergolas, new driveways, landscaping and associated works.

Relevant Clauses	
Purpose:	
Gross Floor Area:	
Car Parking:	
Other:	
Units Plan	
Endorsement by Owners Corporation:	
Written evidence from a Certified Practising Valuer advising whether the proposed variation to the Unit Title will affect the Schedule of Unit Entitlements (Form 3) for the Units Plan; and Where a Certified Practising Valuer has advised a Unit Entitlement will change, a Revised Schedule of Unit Entitlements (Form 3):	
Consolidation	
Existing Lease Details:	Issues to be noted:
Subdivision	
Existing Lease Details:	Issues to be noted:
Land Use	
Details:	
Other Comments:	

~~~~~  
*DA OFFICER TO COMPLETE FROM THIS POINT FORWARD  
(Before commencing completeness check: complete and check Part B: Public Notification)*

**Part D: DA Officer Completeness Check**

**Public Notification wording checked by DA officer**

**DA OFFICER:** Finn, Finn **DATE:** 19/10/21, 4/11/21

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

**DA Officer Failure reasons**

Resubmission

Accepted? List each failure reason separately

**1.** Please amend the elevation plan to include the overall height relating to Australian Height Datum (AHD). **DATE 4/11/21**

**2.** Please amend the Statement Against Relevant Criteria to address the Waterways: Water Sensitive Urban Design General Code. **DATE 4/11/21**

**3.** **DATE**

**4.** **DATE**

5. DATE

**Comments**

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

**Part E: General and requirements under Section 139 of the Act**

Is the proposed development assessable (i.e. not exempt or prohibited development)? **Assessable Development**

**Comment:**

|                                                                                                                                                                                                                                                                                                                                           |                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Does the application state the intended land use?                                                                                                                                                                                                                                                                                         | <b>YES</b>            |
| Which is the chosen assessment track?                                                                                                                                                                                                                                                                                                     | <b>MERIT</b>          |
| Is the application accompanied by a survey certificate as specified at Section 139 (2)(i) (unless exempt – see Section 25 of Regulations)?                                                                                                                                                                                                | <b>YES</b>            |
| 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)?                                                                                    | <b>NOT APPLICABLE</b> |
| If the application is for a single unit(s) on a unit titled block, is works being carried out on common property?<br><i>(if yes, Any works within the common property will require the Owner's Corporation to Authorise the DA as the lessee of the common property and the owners corporation is listed on the application form)</i>     | <b>NOT APPLICABLE</b> |
| Is the land undeveloped?<br><i>(if yes, a referral to DA Leasing is required)</i>                                                                                                                                                                                                                                                         | <b>NO</b>             |
| Is the land subject to a FUA layer? <i>(Development by an entity other than the Territory in a future urban area is prohibited unless the structure plan for the area states otherwise – see section 137)</i>                                                                                                                             | <b>NO</b>             |
| Has this application been subject to an Environmental Significance Opinion?<br><i>(if yes, a additional fee component is applicable – see part i)</i>                                                                                                                                                                                     | <b>NO</b>             |
| 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: <ul style="list-style-type: none"> <li>• a wilderness area,</li> <li>• a national park,</li> <li>• a nature reserve,</li> <li>• a special purpose reserve.</li> </ul> | <b>NO</b>             |
| Is this application subject to pre-lodgement community consultation?<br><i>(if yes, select the relevant number of days for notification in part B(i))</i>                                                                                                                                                                                 |                       |
| If this application is a Concurrent Development Application, is it accompanied by a concurrent document?                                                                                                                                                                                                                                  | <b>Not Applicable</b> |

**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**
- Also if Impact Track has a completed Environmental Impact Statement for the proposal been submitted (unless Section 211 applies)? **NOT APPLICABLE**
- Also if Impact Track has a signed letter from a delegate of the Minister for an exemption from requiring an EIS been submitted (under Section 211)? **NOT APPLICABLE**
- Public notification requirements and wording checked and amended?  
*See Notification Requirements (Page 2, Part B)* **YES**
- Is the proposed development five or more storeys?  
If yes, has this been to Design review Panel? **NOT APPLICABLE**

*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 2021-22. 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: **\$ 620800 (As per COW Spreadsheet) (ex GST)**

Development fee payable: \$

**Part H: 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:

|                                                                   |                                                                                                                                                        |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset Acceptance</b><br>(Transport Canberra and City Services) | <input checked="" type="checkbox"/> Referral to TCCS is required<br>(NB: no need to send a separate email for referral to the Land Custodian for TCCS) |
| <b>Notes for referral:</b>                                        |                                                                                                                                                        |
| <b>ICON Water/ACTEW Corporation</b>                               | <input checked="" type="checkbox"/> Demolition works – utilities                                                                                       |

|                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> Utilities – electricity, water & sewer and gas<br><input type="checkbox"/> Liquid Trade Waste<br><br><b>Notes for referral:</b>                                                                                                                                                                                                                                           |
| <b>Conservator of Flora and Fauna</b>                                                                                                                                                                             | <input checked="" type="checkbox"/> General referral<br><input type="checkbox"/> Declared site only<br><input type="checkbox"/> Plan of Management (works on public land)<br><input type="checkbox"/> S147A (Selected Impact Track applications only – case officer must liaise with the Impact Assessment Team for all Impact Track DA's to determine if this is required)<br><br><b>Notes for referral:</b> |
| <b>City Renewal Authority</b><br><a href="mailto:cityrenewal@act.gov.au">cityrenewal@act.gov.au</a>                                                                                                               | <input type="checkbox"/><br><b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                                                        |
| <b>Custodian of the Land (unleased)</b>                                                                                                                                                                           | <input type="checkbox"/> <b>Identify Custodian:</b><br><b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                                             |
| <b>Environment Protection Agency</b>                                                                                                                                                                              | <input type="checkbox"/> Noise<br><input checked="" type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare)<br><input type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises<br><input type="checkbox"/> Other – please specify<br><br><b>Notes for referral:</b>                                                                |
| <b>Heritage</b>                                                                                                                                                                                                   | <input type="checkbox"/> Heritage – Registered Land or Building<br><br><b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                             |
| <b>Tree Protection</b>                                                                                                                                                                                            | <input 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<br><br><b>Notes for referral:</b>                                                                                                                                                                         |
| <b>Worksafe</b><br><a href="mailto:asbestos@act.gov.au">asbestos@act.gov.au</a><br>Cc: <a href="mailto:Matthew.Colman@act.gov.au">Matthew.Colman@act.gov.au</a>                                                   | <input type="checkbox"/> Private demolition of loose fill affected residence<br><br><b>Notes for referral:</b>                                                                                                                                                                                                                                                                                                |
| <b>Asbestos Response Task force Coordinator General</b><br><a href="mailto:artmaintenance@act.gov.au">artmaintenance@act.gov.au</a><br>CC: <a href="mailto:sarah.radford@act.gov.au">sarah.radford@act.gov.au</a> | <input type="checkbox"/> Asbestos affected “Mr Fluffy” block<br><b>Do not refer if the block has been deregistered</b><br><b>Please do not refer to the taskforce if they are the applicant</b><br><br><b>Notes for referral:</b>                                                                                                                                                                             |

|                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> ACT Health                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> ACT Valuation Office                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Australian National University                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Breach Management<br>Any development applications that relate to rectification of Service Station sites.                                                                                                    |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Capital Metro                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Department of Education and Training (Childcare Centres)<br>To be referred to <a href="mailto:ceca@act.gov.au">ceca@act.gov.au</a> and Social Infrastructure Planning                                       |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Department of Education and Training (School Planning section)<br>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 checked="" type="checkbox"/> Housing and Community Services                                                                                                                                                                   | Supportive housing proposal                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> National Capital Authority                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Office of Regulatory Services (Registrar Generals Office)<br>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"/> Plan Implementation Team at EDD<br>All EDP's in Gungahlin District                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Police                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Queanbeyan City Council                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> EPD Utilities Team<br>Proposals involving utility scale power generation e.g. solar farm                                                                                                                    |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Workcover                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Yass Valley Council                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Other (please specify)                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
| <b>Internal</b>                                                                                                                                                                                                                      | <b>Provide Reason for Referral</b>                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/> General Leasing team - <a href="mailto:leasing@act.gov.au">leasing@act.gov.au</a><br>All Merit Track applications with encroachments or works on unleased Territory Land                                    |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> DA Leasing team – <a href="mailto:ACTPLADALEASING@act.gov.au">ACTPLADALEASING@act.gov.au</a><br>All Merit Track applications with combined design and siting and lease variation component                  |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Rural Leasing<br>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 (referral mandatory for all Impact Track DA's and Merit Track DA's with a ESO)                                                                                                    |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Deed Management<br>Conditions for a Deed of Agreement if Works being returned to the Territory (including offsite works) costs >\$300k.                                                                     |                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> Strategic Planning – <a href="mailto:esddstrategicplanningreferrals@act.gov.au">esddstrategicplanningreferrals@act.gov.au</a>                                                                               | <input type="checkbox"/> Social Infrastructure Planning<br><input type="checkbox"/> Infrastructure Policy<br><input type="checkbox"/> Design Policy<br><input type="checkbox"/> Land Policy<br><input type="checkbox"/> Land and Infrastructure Group<br><input type="checkbox"/> Major projects<br>- <input type="checkbox"/> Parking |

|                                                                                                                                                                                                          |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <input type="checkbox"/> Water Policy EPSDD<br><input type="checkbox"/> WSUD Code Requirements<br><a href="mailto:water.policy@act.gov.au">water.policy@act.gov.au</a>                                   |  |
| <input type="checkbox"/> Utilities Technical Regulation team<br><a href="mailto:Techregulator.utilities@act.gov.au">Techregulator.utilities@act.gov.au</a>                                               |  |
| <input type="checkbox"/> Suburban Land Agency<br><a href="mailto:suburbanland@act.gov.au">suburbanland@act.gov.au</a> and <a href="mailto:affordablehousing@act.gov.au">affordablehousing@act.gov.au</a> |  |
| <input type="checkbox"/> Energy Policy EPSDD<br><a href="mailto:EPSDDEnergyPolicy@act.gov.au">EPSDDEnergyPolicy@act.gov.au</a>                                                                           |  |

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

|                                                    |                |
|----------------------------------------------------|----------------|
| <b>Completeness Check:</b>                         | <b>204</b>     |
| <b>Development (Cost of Works Fee or EDP Fee):</b> | <b>2907.25</b> |
| <b>Merit Track with ESO:</b>                       | <b>0</b>       |
| <b>Impact Track Fee/s:</b>                         | <b>0</b>       |
| <b>Lease Variation:</b>                            | <b>0</b>       |
| <b>Public Notification:</b>                        | <b>1258</b>    |
| <b>Lease Search:</b>                               | <b>41</b>      |

*Note: Please see fees and charges schedule 2021-2022 for a variation of a unit title lease in which to vary a lease by single application which affects more than one unit in the same units plan for one unit.*

*Note: An additional fee of \$1,311.00 is required **in addition** to the development fee where the application is in the merit track where an ESO is provided to support lodgement in that track*

**I (i) Home Business Fee**

Is this application a new application or renewal?

How many years is the applicant applying for?

**Home Business Fee:**

*Note: Other fee components are still applicable.*

**I (ii) Estate Development Plan Fee** (To be added as development fee, if applicable)

To determine relevant development fees consult the EDP Fee calculator in objective.

**Estate Development Plan fee:**

*Note: Other fee components are still applicable.*

**I (iii) Impact Track Fees** (To be added in addition to development fee)

- Matters specified in Schedule 4, Part 4.2 and/or **\$38,660.00**

- Matters specified in Schedule 4, Part 4.3, Column 1, Items 1 to 6 and/or **\$14,530.00**
  - Matters specified in Schedule 4, Part 4.3, Column 1, Items 7 to 11 **\$2,908.00**
- OR**
- Impact Track application with no specific Schedule 4 trigger **\$2,908.00**

*Note: Other fee components are still applicable*

**Part J: 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 officer**

Numbers of Completeness check failures:



# CHECKLIST

## S144 Amendment Submission

DA: 202139347/S144B

UNIT:                      BLOCK/S: 10                      SECTION/S: 48                      SUBURB: NARRABUNDAH

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

Part A: Further information requests

INITIAL CHECK BY CUSTOMER SERVICES Pass Fail

OFFICER KAL DATE 16/02/2022

Initial Check Failure Reasons

Resubmission

Accepted? List each failure reason separately

1.

2.

Comments

Exemption S411/412:

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

Is this a “**Mr Fluffy**” Asbestos affected block Make Selection

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 DA202139347 - (PROPOSAL FOR 3 NEW DWELLINGS). Amendment to development application for (PROPOSAL FOR 3 NEW DWELLINGS) which is still under

consideration - the amendment is remove demolition from the proposal and associated works.

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

DA LEASING OFFICER TO COMPLETE PART C
(Before commencing Leasing Check: complete and check off Part B(ii) Public Notification Wording if necessary)

Part C: Leasing Check

LEASING OFFICER

DATE:

INITIAL CHECK BY DA LEASING

Pass **Fail**

DA Leasing Failure reasons

Resubmission

Accepted? List each failure reason separately

- 1. DATE
- 2. DATE

Comments

Is a Lease Variation fee applicable? \$

If yes, how many **additional** Lease Variation components?

Is the application for a combined lease variation and design and siting? **Make Selection**
If YES complete Part B(ii) – lease variation public notification wording component

Is the application to vary the lease to remove the concessional status? **Make Selection**

If yes, has a Social Impact Assessment report been provided? **Make Selection**

Type of Lease: Proposal is Consistent with all clauses in the Lease:

Type of Lease Variation: Initial referral to AVO:

Most Recent Variation Date:

Building and Development Provisions -	
Commencement of development by:	Completion of development by:
Commencement of associated works by:	Completion of associated works by:
Valuation Report	

Supplied:	Valuation Certificate Supplied:
Information Sufficient:	
Comments:	
<u>Relevant Clauses</u>	
Purpose:	
Gross Floor Area:	
Car Parking:	
Other:	
<u>Units Plan</u>	
Endorsement by Owners Corporation:	
New Schedule of Unit Entitlement required:	
<u>Consolidation</u>	
Existing Lease Details:	Issues to be noted:
<u>Subdivision</u>	
Existing Lease Details:	Issues to be noted:
<u>Land Use</u>	
Details:	
<u>Other Comments:</u>	

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

**Part D: DA Case Officer further information requests**

**Case Officer:**

**DATE:**

**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? **Make Selection**

Is this consistent with what was stated by the applicant on the s144 application form? **Make Selection**  
**Comment:**

Will the assessment track for the application change if the application is amended? **Make Selection**

Is this consistent with what was stated by the applicant on the s144 application form? **Make Selection**  
**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<br><a href="mailto:cityrenewal@act.gov.au">cityrenewal@act.gov.au</a>                                                                                                                  |                                                                                                                                                        |
| <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<br><input type="checkbox"/> WSUD Code Requirements<br><a href="mailto:water.policy@act.gov.au">water.policy@act.gov.au</a>                                                                   |                                                                                                                                                        |
| <input type="checkbox"/> Worksafe<br><a href="mailto:Worksafe_asbestos@act.gov.au">Worksafe_asbestos@act.gov.au</a><br>Cc: <a href="mailto:Matthew.Colman@act.gov.au">Matthew.Colman@act.gov.au</a>                                    | <input type="checkbox"/> Private demolition of loose fill affected residence                                                                           |
| <input type="checkbox"/> Asbestos Response Task force<br>Coordinator General<br><a href="mailto:artmaintenance@act.gov.au">artmaintenance@act.gov.au</a><br>CC: <a href="mailto:sarah.radford@act.gov.au">sarah.radford@act.gov.au</a> | <input type="checkbox"/> Asbestos affected "Mr Fluffy" block<br><b>(Do not refer if the block has been deregistered)</b><br><b>Notes for referral:</b> |

|                                                                                                                                                                                                             |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <input type="checkbox"/> Suburban Land Agency<br><a href="mailto:suburbanland@act.gov.au">suburbanland@act.gov.au</a> and<br><a href="mailto:affordablehousing@act.gov.au">affordablehousing@act.gov.au</a> |  |
| <input type="checkbox"/> Energy Policy EPSDD<br><a href="mailto:EPSDDEnergyPolicy@act.gov.au">EPSDDEnergyPolicy@act.gov.au</a>                                                                              |  |
| <input type="checkbox"/> Other (please specify)                                                                                                                                                             |  |

**Part G: Development Fees**

Does the s144 amendment entail a fee? **Make Selection**

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 -

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

COMPLETENESS CHECK FEE =

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:



# CHECKLIST

## S144 Amendment Submission

DA: 202139347/S144C

UNIT:                    BLOCK/S: 10                    SECTION/S: 48                    SUBURB: NARRABUNDAH

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

Part A: Further information requests

INITIAL CHECK BY CUSTOMER SERVICES Pass Fail

OFFICER ZM DATE 25/02/2022

Initial Check Failure Reasons

Resubmission

Accepted? List each failure reason separately

1.

2.

Comments

Please check wording.

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 DA202139347 - PROPOSAL FOR 3 NEW DWELLINGS. Amendment to development application for demolition of the existing residence and construction of 3 new

single storey dwellings for the purpose of supportive housing, each with attached garages and pergolas, new driveways, landscaping and associated works which is still under consideration - the amendment is; driveway and associated landscaping updated to accommodate tree placement, hard landscaping reduced in favour of soft landscaping, unit 2 and unit 3 garage and bedrooms shifted back to accommodate driveway changes, cantilevered pergola to give greater access to easement & clearance zone.

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:** **DATE:**

**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? **Make Selection**

Is this consistent with what was stated by the applicant on the s144 application form? **Make Selection**  
**Comment:**

Will the assessment track for the application change if the application is amended? **Make Selection**

Is this consistent with what was stated by the applicant on the s144 application form? **Make Selection**  
**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<br><a href="mailto:cityrenewal@act.gov.au">cityrenewal@act.gov.au</a>                                                                                                                  |                                                                                                                                                        |
| <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<br><input type="checkbox"/> WSUD Code Requirements<br><a href="mailto:water.policy@act.gov.au">water.policy@act.gov.au</a>                                                                   |                                                                                                                                                        |
| <input type="checkbox"/> Worksafe<br><a href="mailto:Worksafe_asbestos@act.gov.au">Worksafe_asbestos@act.gov.au</a><br>Cc: <a href="mailto:Matthew.Colman@act.gov.au">Matthew.Colman@act.gov.au</a>                                    | <input type="checkbox"/> Private demolition of loose fill affected residence                                                                           |
| <input type="checkbox"/> Asbestos Response Task force<br>Coordinator General<br><a href="mailto:artmaintenance@act.gov.au">artmaintenance@act.gov.au</a><br>CC: <a href="mailto:sarah.radford@act.gov.au">sarah.radford@act.gov.au</a> | <input type="checkbox"/> Asbestos affected "Mr Fluffy" block<br><b>(Do not refer if the block has been deregistered)</b><br><b>Notes for referral:</b> |
| <input type="checkbox"/> Suburban Land Agency<br><a href="mailto:suburbanland@act.gov.au">suburbanland@act.gov.au</a> and<br><a href="mailto:affordablehousing@act.gov.au">affordablehousing@act.gov.au</a>                            |                                                                                                                                                        |
| <input type="checkbox"/> Energy Policy EPSDD<br><a href="mailto:EPSDDEnergyPolicy@act.gov.au">EPSDDEnergyPolicy@act.gov.au</a>                                                                                                         |                                                                                                                                                        |
| <input type="checkbox"/> Other (please specify)                                                                                                                                                                                        |                                                                                                                                                        |

**Part G: Development Fees**

Does the s144 amendment entail a fee? **Make Selection**

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)

COMPLETENESS CHECK FEE =

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:



**ACT**  
Government

Environment, Planning and  
Sustainable Development

# CHECKLIST

## S144 Amendment Submission

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DA: 202139347/S144E

UNIT:                      BLOCK/S: 10                      SECTION/S: 48                      SUBURB: NARRABUNDAH

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

Part A: Further information requests

INITIAL CHECK BY CUSTOMER SERVICES

Pass

Fail

OFFICER Keyan

DATE 28/03/2022

Initial Check Failure Reasons

Resubmission

Accepted? List each failure reason separately

1.

2.

Comments

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 DA2021 - PROPOSAL FOR 3 NEW DWELLINGS. Amendment to development application for demolition of the existing residence and construction of 3 new

single storey dwellings for the purpose of supportive housing, each with attached garages and pergolas, new driveways, landscaping and associated works. which is still under consideration - the amendment is Change clause of lease to remove single unit private dwelling and associated works.

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

~~~~~  
*DA LEASING OFFICER TO COMPLETE PART C  
(Before commencing Leasing Check: complete and check off Part B(ii) Public Notification Wording if necessary)*

**Part C: Leasing Check**

**LEASING OFFICER**      **Anna Gianakis**      **DATE:**      **20/5/22**

**INITIAL CHECK BY DA LEASING**       **Pass**       **Fail**

**DA Leasing Failure reasons**

Resubmission  
Accepted?      List each failure reason separately

- 1.      **DATE**
- 2.      **DATE**

**Comments**  
ACTVO referral required.

Is a Lease Variation fee applicable? \$

If yes, how many **additional** Lease Variation components?

Is the application for a combined lease variation and design and siting?      **Make Selection**  
*If YES complete Part B(ii) – lease variation public notification wording component*

Is the application to vary the lease to remove the concessional status?      **Make Selection**

If yes, has a Social Impact Assessment report been provided?      **Make Selection**

Type of Lease:      Proposal is Consistent with all clauses in the Lease:

Type of Lease Variation:      Initial referral to AVO:

Most Recent Variation Date:

|                                              |                                    |
|----------------------------------------------|------------------------------------|
| <b>Building and Development Provisions -</b> |                                    |
| Commencement of development by:              | Completion of development by:      |
| Commencement of associated works by:         | Completion of associated works by: |

|                                            |                                 |
|--------------------------------------------|---------------------------------|
| <b>Valuation Report</b>                    |                                 |
| Supplied:                                  | Valuation Certificate Supplied: |
| Information Sufficient:                    |                                 |
| Comments:                                  |                                 |
| <b>Relevant Clauses</b>                    |                                 |
| Purpose:                                   |                                 |
| Gross Floor Area:                          |                                 |
| Car Parking:                               |                                 |
| Other:                                     |                                 |
| <b>Units Plan</b>                          |                                 |
| Endorsement by Owners Corporation:         |                                 |
| New Schedule of Unit Entitlement required: |                                 |
| <b>Consolidation</b>                       |                                 |
| Existing Lease Details:                    | Issues to be noted:             |
| <b>Subdivision</b>                         |                                 |
| Existing Lease Details:                    | Issues to be noted:             |
| <b>Land Use</b>                            |                                 |
| Details:                                   |                                 |
| <b>Other Comments:</b>                     |                                 |
|                                            |                                 |

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

Part D: DA Case Officer further information requests

Case Officer: Lincoln Rixon-Petty **DATE:** 20-May-22

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 checked="" 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 checked="" type="checkbox"/> Other (please specify) DA Leasing	Lease variation

Part G: Development Fees

Does the s144 amendment entail a fee? **Yes**

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 -

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

COMPLETENESS CHECK FEE =

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:

DA Notification – Major Checklist

DA: 202139347	DATE PAID: 18/11/2021	COST OF WORKS:	SIGNS:
BLOCK: 10	SECTION: 48	SUBURB: NARRABUNDAH	1 STANDARD

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: 26 Supporting Docs: 7 Total: 33
- 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	ACTEWAGL UTILITIES
EACT	HOUSING
EPA	

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
Tuesday - 3 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 dasignage@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

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

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:	Lelia Tarrant	DATE:	29/10/2021
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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"/>	

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(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:	GG	DATE:	10/11/2021
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From: [Rixon-Petty, Lincoln](#)
To: [AC, EPD Customer Services](#)
Subject: Entity referral request - EvoEnergy
Date: Wednesday, 2 March 2022 12:02:00 PM
Attachments: [DA-202139347.obr](#)

OFFICIAL

Hi CS,

Can you please refer the attached DA and associated S144C to EvoEnergy.

Kind regards,

Lincoln Rixon-Petty
EPSDD

E: Lincoln.Rixon-Petty@act.gov.au

*L: 480 Northbourne Ave
Dickson ACT 2602*

From: [Rixon-Petty, Lincoln](#)
To: [AC, EPD Customer Services](#)
Subject: DA- 202139347 S144E - DA Leasing referral
Date: Tuesday, 29 March 2022 11:23:00 AM
Attachments: [DA-202139347.obr](#)

OFFICIAL

Hi CS,

Could you please refer the attached DA- 202139347 (Narrabundah 48/10) S144E to DA leasing for comment.

Kind regards,

Lincoln Rixon-Petty
EPSDD

E: Lincoln.Rixon-Petty@act.gov.au

*L: 480 Northbourne Ave
Dickson ACT 2602*

From: [Rixon-Petty, Lincoln](#)
To: [EPSD_DACoordinator](#)
Subject: DA-202139347 (144E) - Leasing comments
Date: Monday, 2 May 2022 10:16:00 AM
Attachments: [DA-202139347.obr](#)
[REFERRAL-DA LEASING-202139347-S144E-1048 NARRABUNDAH-01.msg](#)

OFFICIAL

Hi Anna,

Is it possible for you to check on the leasing comments for the attached DA-202139347 (144E) now overdue from 26/4/22. Housing are chasing me pretty hard on this application.

Kind regards,

Lincoln Rixon-Petty
EPSDD

E: Lincoln.Rixon-Petty@act.gov.au

*L: 480 Northbourne Ave
Dickson ACT 2602*

From: [Rixon-Petty, Lincoln](#)
To: [AC, EPD Customer Services](#)
Subject: Entity referral request AVO - DA-202139347
Date: Friday, 20 May 2022 10:10:00 AM
Attachments: [DA-202139347.obr](#)

OFFICIAL

Hi CS,

Could you please refer the attached DA-202139347 (S144E) to ACTVO. Thankyou.

Kind regards,

Lincoln Rixon-Petty
EPSDD

E: Lincoln.Rixon-Petty@act.gov.au

L: 480 Northbourne Ave
Dickson ACT 2602



ACT
Government

Environment, Planning and
Sustainable Development

CHECKLIST

Dispatch Advice Checklist

DA Number: 202139347

Unit(s): Block(s): 10 Section: 48 District/Division: NARRABUNDAH

Case Officer: LINCOLN RIXON-PETTY Contact Number: 52888 Decision Date: 7-Jun-22

Application Type: **S165 CONDITIONS SATISFIED**

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: **NOT APPLICABLE**

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** Decision By: **DELEGATE OF THE AUTHORITY**

Representations: **NOT APPLICABLE**

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: **NOT APPLICABLE**

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 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 type="checkbox"/>	Asset Acceptance
<input type="checkbox"/>	Australian Communications and Media Authority
<input type="checkbox"/>	Australian National University
<input type="checkbox"/>	City Renewal Authority
<input type="checkbox"/>	Conservator of Flora and Fauna (Referred under S147A or S148)
<input type="checkbox"/>	Commonwealth Department of the Environment (Only Applicable to Impact Track Applications Referred Under S127A.
<input type="checkbox"/>	Custodian of the land -
<input type="checkbox"/>	Emergency Services (Fire or Ambulance)
<input type="checkbox"/>	Environment Protection Agency
<input type="checkbox"/>	Gambling and Racing Commission
<input type="checkbox"/>	Gateway Team
<input type="checkbox"/>	Heritage
<input type="checkbox"/>	Housing and Community Services
<input type="checkbox"/>	Land Development Agency
<input type="checkbox"/>	Land and Property Services
<input type="checkbox"/>	Leasing – General Leasing Encroachments and Licences
<input type="checkbox"/>	Megan Corrigan-Access Canberra All Multi-Dwelling decisions and any that relate to permanent structures, on unleased Territory land, associated with permits for outdoor eating.
<input type="checkbox"/>	Owners Corporation Lease variation for single units – please use relevant letter template
<input type="checkbox"/>	National Capital Authority
<input type="checkbox"/>	Police
<input type="checkbox"/>	Queanbeyan City Council
<input type="checkbox"/>	Register General's Office
<input type="checkbox"/>	Surveying and Spatial Data
<input type="checkbox"/>	Territory Plan Variation Unit
<input type="checkbox"/>	Transport Planning
<input type="checkbox"/>	Tree Protection
<input type="checkbox"/>	WorkCover
<input type="checkbox"/>	Yass City Council
<input type="checkbox"/>	ACT Place Names - Placenames@act.gov.au
<input type="checkbox"/>	Transport Canberra Light Rail Operations - TCCS.LROperations@act.gov.au
<input type="checkbox"/>	MPC Light Rail Delivery - LRS2.Referrals@act.gov.au

<input type="checkbox"/>	Land Strategy team in EPSDD - landrelease@act.gov.au
<input type="checkbox"/>	Other -

Comments

From: [AC, EPD Customer Services](#)
To: studio@sqcgroup.com.au; [Chu, Sam](#)
Subject: ENDORSEMENT LETTER-202139347-S165F-10/48 NARRABUNDAH
Date: Tuesday, 7 June 2022 11:04:00 AM
Attachments: [image001.png](#)
[ENDORSEMENT LETTER-202139347-S165F-SIGNED.pdf](#)

OFFICIAL

Good morning,

Please see attached the endorsement letter for Block 10 Section 48 Suburb NARRABUNDAH

Development Application No: 202139347-S165F

For further information please contact: 6205 2888.

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

Regards,

Hayden | Notification | Phone 6207 1923

EPDCustomerServices@act.gov.au

www.act.gov.au/accesscbr

Access Canberra | ACT Government

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



SITE INFORMATION

MULTI UNIT HOUSING	
ADAPTABLE CLASS C	
MR FLUFFY SURRENDERED BLOCK	NO
ZONE	RZ1
CODE	MUHDC 2021
BLOCK DATE	<2013
BLOCK SIZE	LARGE
BLOCK AREA	1112m ²
PLOT RATIO MAX	35%
GFA MAX	389m ²

SETBACKS

FRONT SETBACK / GARAGE	6m
SECONDARY SETBACK	N/A
GARAGE TO BOUNDARY -180mm	N/A
WALL ON BOUNDARY	N/A
SIDE SETBACK 1/ REAR	3m
SIDE SETBACK 2	3m
DISTANCE BETWEEN UNITS	3m
BUILDING HEIGHT (2 STOREY MAX)	8.5m
BDG ENVELOPE	45° @ 3.5m
SOLAR FENCE PBZ	31° @ 2.4m
SOLAR FENCE RZ	31° @ 1.8m

PRIVATE OPEN SPACE

PRINC PAL (PPOS) NORTH - U1	MIN 36m ²
PRINC PAL (PPOS) NORTH - U2	MIN 36m ²
PRINC PAL (PPOS) NORTH - U3	MIN 36m ²
MIN 40% OF BLOCK COS + POS	445m ²
ACTUAL COS + POS	453m ²
PARKING SPACES MIN	5
DRIVEWAY - 3m WIDE	
- 1m PLANTING TO FENCE	NO, REFER SARC C73 a)
- INTERNAL DRIVEWAY 1.5m FROM WINDOWS	

WSUD & EROSION

COMPL ES WITH ACT EPA GUIDELINES	
COMPL ES WITH WSUD GENERAL CODE	
CONNECT WC, LDY COLD WATER, EXT TAPS	
RWT	5000L
ROOF AREA	416m ²
CONNECT LESSER OF 50% OR	<125m ²

TREES

#	SRZ	TPZ	COMMENT
1	6.0 m	16.8 m	RETAIN
2	5.3 m	12.0 m	RETAIN
3	5.9 m	9.6 m	RETAIN

GROSS FLOOR AREA

HOUSE	FOOTPRINT	GFA
1 LIVING	96 m ²	96 m ²
1 GARAGE	28 m ²	0 m ²
1 PORCH	4 m ²	0 m ²
1 PERGOLA	15 m ²	0 m ²
	143 m ²	96 m ²
2 LIVING	105 m ²	102 m ²
2 GARAGE	24 m ²	0 m ²
2 PORCH	3 m ²	0 m ²
2 PERGOLA	16 m ²	0 m ²
	147 m ²	102 m ²
3 LIVING	105 m ²	102 m ²
3 GARAGE	24 m ²	0 m ²
3 PORCH	3 m ²	0 m ²
3 PERGOLA	15 m ²	0 m ²
	147 m ²	102 m ²
TOTAL AREA	437 m ²	299 m ²

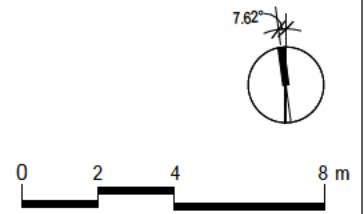
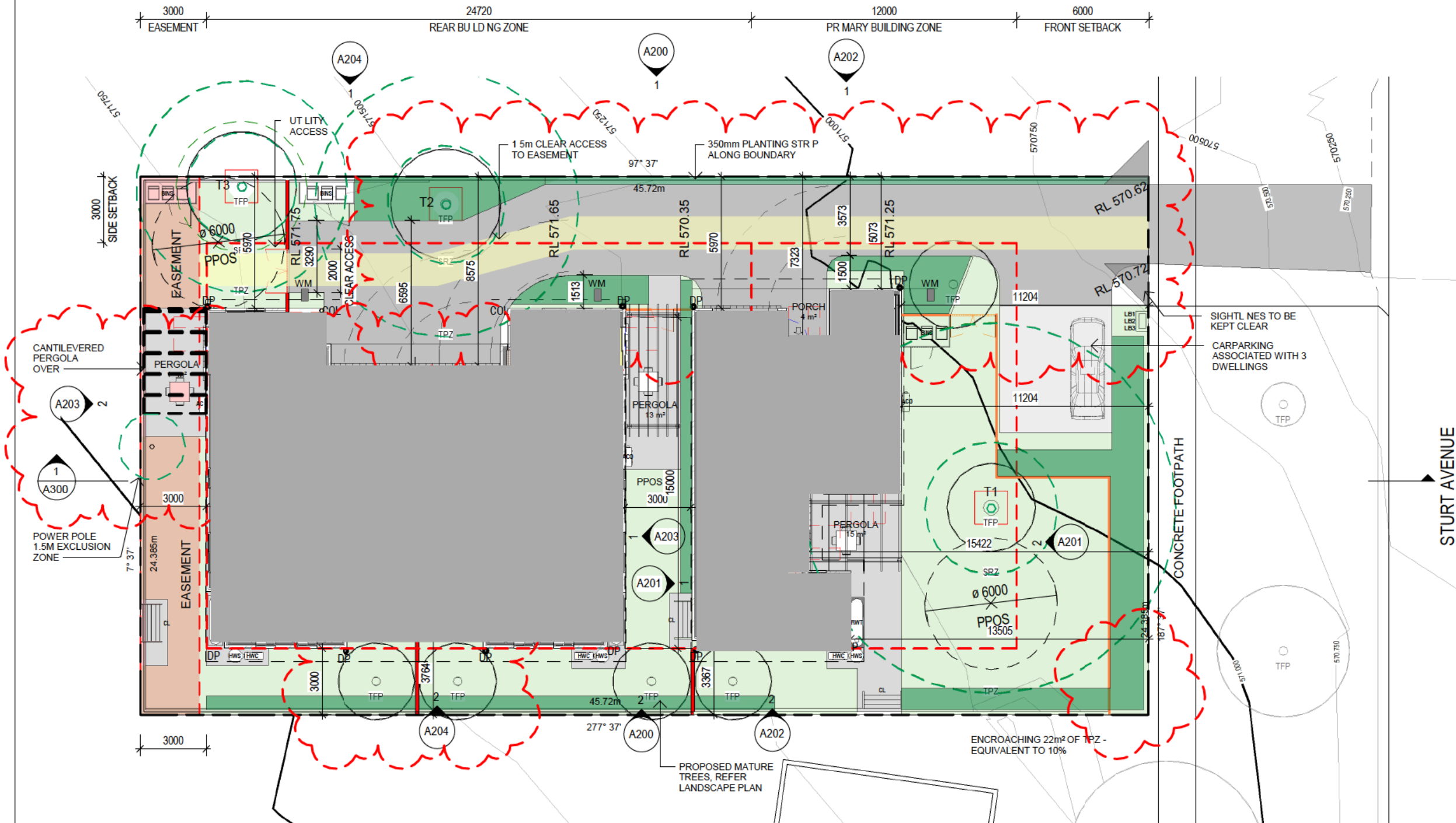
NOTE

- 450mm EAVES
- FOOTINGS & POSTS BUILT CLEAR OF UNDERGROUND SERVICES ZONE OF INFLUENCE - TO ENGINEERS DETAIL

NO.	DATE	DESCRIPTION
A	23.06.21	FOR CLIENT REVIEW
B	23.07.21	FOR CLIENT REVIEW
C	30.07.21	FOR CLIENT REVIEW
D	06.08.21	FOR CLIENT REVIEW
E	13.08.21	FOR DA SUBMISSION
F	20.08.21	FOR DA SUBMISSION
G	30.09.21	FOR DA
H	12.10.21	FOR APPROVAL
I	07.02.22	AMENDMENT
J	09.02.22	COORDINATION
K	11.02.22	FOR CLIENT REVIEW
L	17.02.22	TCCS & EVO ENERGY AMENDMENTS

LEGEND

- REGISTERED TREE
- UNREGISTERED TREE
- TREE TO DEMOLISH
- BOUNDARY LINE
- SETBACK
- EASEMENT CLEAR ACCESS
- METAL FENCE 1.8m HIGH
- WIRE MESH FENCE 1.5m HIGH FOR THE PROTECTION OF HEDGE
- TPF TREE PROTECTION FENCE
- TPZ TREE PROTECTION ZONE
- SRZ STRUCTURAL ROOT ZONE
- LB LETTER BOX
- DP DOWN PIPE
- WM WATER METER



HOUSING ACT

Project Title:
6 SITES - NARRABUNDAH

Project Status:
DEVELOPMENT APPROVAL

Project Address:
32 STURT AVENUE NARRABUNDAH

Block: 10 Section: 48 Divison: NARRABUNDAH

All dimensions in m. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provided drawings must be read in conjunction with schedule of work or specification.

SITE MANAGEMENT PLAN

Design Project Manager:	Project Architect:	Design Verifier:
CH	CH	SDV
Scale:	Sheet Size:	Drawn:
1:200	A3	AP
Project No:	Sheet No:	Amendment:
2116	A002	L

C:\Active Projects\General\SQC-Projects\2116 HACT Narrabundah\CAD PRODUCTION\01 - REVIT MODEL\2116.01 - HACT - NARRABUNDAH B10 S48.rvt