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**From:** Exemptdec  
**Sent:** Thursday, 20 October 2016 9:31 AM  
**To:** EPD, Customer Services  
**Subject:** FW: 9-78 Moncrieff 1N - Exemption Declaration Form + Plans [SEC=UNCLASSIFIED]  
**Attachments:** 9-78 MONCRIEFF - PLANS - 1N.PDF; 9-78 MONCRIEFF - 1N FORM.PDF

Plans are sufficient

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**From:** [REDACTED]  
**Sent:** Wednesday, 19 October 2016 10:53 AM  
**To:** Exemptdec  
**Subject:** RE: 9-78 Moncrieff 1N - Exemption Declaration Form + Plans [SEC=UNCLASSIFIED]

Hi Trent,

Please find attached updated plans & form for minor encroachments for 9/78 Moncrieff.

Pergola from side removed so it no longer encroaches on that side also alfresco has been cut back so the encroachment is just on the corner of the family room. Front articulated wall dimensions shown and areas of encroachment also shown.

More detail also provided for the very minor gutter encroachment on the garage wall side & building envelopes shown around the entire block.

Please let me know if you require any further information.

Regards

[REDACTED]

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**From:** Exemptdec [<mailto:Exemptdec@act.gov.au>]  
**Sent:** Friday, 30 September 2016 10:28 AM  
**To:** [REDACTED]  
**Subject:** FW: 9-78 Moncrieff 1N - Exemption Declaration Form + Plans [SEC=UNCLASSIFIED]

Good morning,

Could you please show the length of the solar encroachment on the southern elevation? Could you please clearly identify the area of departure for rule 11 on the floor plan? Can you please check the dimension of the side setback departure for the garage as it looks like it doesn't match up.

Kind Regards

Trent Varlow

Assessment Officer | Gateway Team  
Development Assessment | Planning Delivery Division  
Environment and Planning | ACT Government

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**From:** Petterson, Jolene **On Behalf Of** EPD, Customer Services  
**Sent:** Friday, 30 September 2016 9:05 AM  
**To:** Exemptdec  
**Subject:** FW: 9-78 Moncrieff 1N - Exemption Declaration Form + Plans

Good Morning,

Can you please check plans for sufficiency.

Kind Regards

**Jolene Petterson** | Customer Service Officer

Phone 02 6207 1923

Customer Services | Access Canberra

Environment, Planning and Land

Building Services

16 Challis Street, Dickson | 8 Darling Street, Mitchell

GPO Box 158 Canberra ACT 2601

*Access Canberra brings together customer and regulatory services*

[www.planning.act.gov.au](http://www.planning.act.gov.au) | [EPDcustomerservices@act.gov.au](mailto:EPDcustomerservices@act.gov.au)



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**From:** [Redacted]  
**Sent:** Friday, 30 September 2016 8:43 AM  
**To:** EPD, Customer Services  
**Subject:** 9-78 Moncrieff 1N - Exemption Declaration Form + Plans

Hi,

Please find attached submission for minor departures for 9-78 Moncrieff.

If you require any further information please let me know.

Please confirm you have received this email.

Regards



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

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**From:** Petterson, Jolene  
**Sent:** Thursday, 20 October 2016 10:52 AM  
**To:** [REDACTED]  
**Subject:** Fee Advice - Exemption Declaration - MONCRIEFF 9/78

Good morning,

We have received and completed our initial check of the Exemption Declaration Application for Block 9 Section 78 MONCRIEFF and, is ready to proceed to assessment once payment is recieved.

Please click the link and complete the online form for payment of \$294.00.

<https://form.act.gov.au/smartforms/landing.htm?formCode=1215>

Alternatively, payment can be made via cash or cheque at the ACT Government shopfront, 16 Challis Street Dickson.

Kind regards

**Jolene Petterson**

Customer Services

Phone 02 6207 1923

**ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | GPO Box 158 Canberra ACT 2601

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

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**From:** Exemptdec  
**Sent:** Thursday, 20 October 2016 3:55 PM  
**To:** Exemptdec  
**Subject:** ApprovedFW: Ready for Assesment - Exemption Declaration - MONCRIEFF 9/78  
[SEC=UNCLASSIFIED]  
**Attachments:** Exemption Declaration.obr

Approved

Lisa Van Vucht  
Phone 02 6205 5187  
Manager  
Gateway Team | Development Assessment  
Planning Delivery Division | Environment and Planning | ACT Government Dame Pattie Menzies House, Challis Street,  
Dickson | GPO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

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

From: Petterson, Jolene  
Sent: Thursday, 20 October 2016 1:03 PM  
To: Exemptdec  
Subject: Ready for Assesment - Exemption Declaration - MONCRIEFF 9/78

Jolene Petterson has sent you a link to "Exemption Declaration" (fA7316832) from Objective.

Open in Navigator  
Double click on the attachment

Open in Executive  
<https://objective.act.gov.au:8443/executive/#query=id:fA7316832>

Open in Your Browser  
<https://objective.act.gov.au/id:fA7316832>

## Fee advice payments - Environment and Planning - Tax receipt

This transaction will appear on your credit card statement as ACCESS CANB INTERNET.

| Date and time           | Reference number | Payment receipt number | Total amount paid |
|-------------------------|------------------|------------------------|-------------------|
| 20 Oct 2016 12:37:00 PM | T4Q3HK           | 1820162428             | \$294.00          |

Environment and planning  
ABN

GPO Box 158  
Canberra ACT 2601

Phone: 6207 1923

## Fee advice payments - Environment and Planning

This payment is for: \*

Exempt declaration

Suburb/District \*

MONCRIEFF

Section \*

78

Block \*

9

Unit

If you require help with suburb/district, section or block details, visit [ACTMAPI](#).

Reference



**I declare that the payment is being made in accordance with the fee advice I have received by Environment and Planning Directorate. \***

Payee name \*

Phone number \*

Payment amount

\$294.00

## APPLICATION FOR EXEMPTION DECLARATION - FORM 1N

Block: 9 Section: 78 Suburb: MONCRIEFF

Application received via:  E-MAIL  COUNTER

Have all parts of the application form been filled out  NO  YES

Does the block and section match the street address  NO  YES

Are the Lessee/s details correct  NO  YES

- If the LDA is the land custodian, an authorisation letter must be provided, made attention to the applicant and give authority to lodge an Exemption Declaration Application

Is this in a Heritage area (if yes, do not accept application)  NO  YES

Is there Compliance action on the block?  NO  YES

Has a C of O been issued for this particular develop  NO  YES

Application/plans shown to Technical Officer to ensure that the rule departures including dimensions/ exemption are clearly identified  YES

Save e-mail to objective under Development Application B/S/S Exemption Declaration  YES

Is this the first Exempt Declaration for this particular block and section  NO  YES

Comments: PASS

Check completed by: Jolene Date processed: 20/10/2016

Fee Advice Sent by: Jolene Date Sent: 20/10/2016

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### PAYMENT

Receipt attached:  Payment Date: 20/10/2016

Payment completed by: Smartforms Date Due (10 working days) : 03/11/2016

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### ASSESSMENT

Name:

Decision:  Approved  Refused Date:

Details of application entered into spreadsheet  YES  NO

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### DISPATCH

All documents saved into objective  YES  NO

Dispatch method:  E-Mail  Counter

Date: Dispatched by:

## EXEMPTION DECLARATION FORM

Form 1N

### APPLICATION FOR APPROVAL OF MINOR DEPARTURE/S FROM THE SINGLE RESIDENTIAL HOUSING DEVELOPMENT CODE

Departures from the numerical controls in the Rules of the Single Residential Housing Development Code will only be considered in relation to building envelope controls, the minimum dimension for private open space and setbacks for proposed development on residential land. The Planning and Land Authority may only approve a minor departure/s where no-one other than the applicant will be adversely affected by the departure and the environmental impact caused by the approval of the departure will do no more than minimally increase the environmental impact of the development.

#### Lease/Site Details *Please Print*

If more than one lease/site, attach the following details for each lease/site

|         |                                |               |   |        |  |          |                      |
|---------|--------------------------------|---------------|---|--------|--|----------|----------------------|
| Block/s | <input type="text" value="9"/> | Section       | <input type="text" value="78"/>         | Suburb | <input type="text" value="MONCRIEFF"/> | Unit No. | <input type="text"/> |
|         |                                | District      | <input type="text" value="GUNG AHLIN"/> |        |  |          |                      |
|         |                                | Street Number | <input type="text" value="6"/>          |        |  |          |                      |
|         |                                | Street Name   | <input type="text" value="FRETWELL"/>   |        |  |          |                      |
|         |                                | Postcode      | <input type="text" value="2914"/>       |        |  |          |                      |

#### Applicant/Certifier Details *Please Print*

|                             |                      |  |                      |          |                      |
|-----------------------------|----------------------|--|----------------------|----------|----------------------|
| Surname                     | <input type="text"/> | First Name                                   | <input type="text"/> |          |                      |
| Company Name                | <input type="text"/> |  |                      |          |                      |
| Position held in company    | <input type="text"/> | Australian Company/Business Number (ACN/ABN) | <input type="text"/> |          |                      |
| Postal Address              | <input type="text"/> |  |                      |          |                      |
| Suburb                      | <input type="text"/> | State  | <input type="text"/> | Postcode | <input type="text"/> |
| Phone Number Business Hours | <input type="text"/> | Mobile                                       | <input type="text"/> |          |                      |
| EMAIL ADDRESS               | <input type="text"/> |  |                      |          |                      |

**Lessee (Property Owners) Details** *Please Print*

**1<sup>st</sup> Lessee's Details**

Surname

First Name

Company Name

Position held in company

Australian  
Company/Business  
Number (ACN/ABN)

Postal Address

Suburb

State

Postcode

Phone Number Business  
Hours

Mobile

EMAIL ADDRESS

**2nd Lessee's Details**

Surname

First Name

Company Name

Position held in company

Australian  
Company/Business  
Number (ACN/ABN)

Postal Address

Suburb

State

Postcode

Phone Number Business  
Hours

Mobile

EMAIL ADDRESS

*All lessees **must** sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.*

**Decision and Plans**

Unless otherwise specified your decision and plans will be returned via email please ensure your email address is provided.

**Rule Departure/s – Residential Land ONLY**

**NOTE: An application for a departure from the requirements of a mandatory rule will not be approved**

This application seeks approval for the following minor departure/s from the Single Residential Housing Development Code

| Rule Number | Description of Departure   |
|-------------|--|
| R7          | MINOR ENCROACHMENT OF PARAPETS ONLY INTO THE BUILDING ENVELOPE AT THE REAR OF THE PRIMARY BUILDING ZONE GARAGE SIDE  |
| R11         | MINOR ENCROACHMENT OF NON STRUCTURAL ARTICULATION ELEMENT INTO THE FRONT SETBACK 900 MM, BECAUSE BLOCK IS GREATER THAN 500SQM NO ADDITIONAL SPACE ALLOWED FOR ARTICULATION. ENCROACHMENT IS NON-GFA AND NON HABITABLE ONLY ARTICULATION. |
| R12         | MINOR ENCROACHMENT INTO 3M SIDE SETBACK OF 260MM TOTAL AREA 1.09 SQM, LESS THAN 10%. MOST OF SIDE SETBACK COMPLIES, BLOCK IS AN IRREGULAR SHAPE AND HAS QUITE A FALL ON IT, EASEMENT ACCESS REQUIREMENTS STILL MAINTAINED.               |

*\*Relevant plans and supporting documentation that clearly identify the rule departure/s must be provided at the time of lodgement*

- Is the work detailed in this application currently under construction?  YES  NO
- Is this application for an existing structure?  YES  NO
- Is the application being considered subject to a current Building Approval?  YES  NO  
**If YES – provide building approval project number BA \_\_\_\_\_**
- Is the application subject to a completed Building Approval?  YES  NO
- Is this application currently subject to compliance action?  YES  NO

**NOTE: There are penalties for deliberately giving false and misleading information.**

The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

**Applicant Declaration** *If there are more than two lessees please ensure that the details and authorisation are attached to the application.*

I/we declare that this application is accompanied by all of the required information or documents

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

|                         |   |      |   |
|-------------------------|---|------|---|
| Applicant Signature (s) |  | Date | <input type="text" value="07-09-2016"/> |
| Lessee 1 Signature      |  | Date | <input type="text" value="7/9/16"/>     |
| Lessee 2 Signature      |  | Date | <input type="text" value="7/9/16"/>     |

**Privacy Notice**

The personal information on this form is provided to the Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected EPD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at [www.environment@act.gov.au](http://www.environment@act.gov.au)

**Contact Details:**

Environment and Planning Directorate  
 Customer Service Centres  
 GPO Box 158, Canberra City 2601  
 8 Darling Street Mitchell, ACT 2911  
 16 Challis Street Dickson ACT 2602  
 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)  
 Phone: (02) 6207 1923 TTY: (02) 6207 2622  
 Email: [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au) Website: [www.environment@act.gov.au](http://www.environment@act.gov.au)

**OFFICE USE ONLY**

**ASSESSMENT OF PROPOSAL  
DETERMINATION UNDER SECTION 1.100A OF THE  
PLANNING AND DEVELOPMENT REGULATION 2008**

**Description of Extended Distance:**

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**Assessment:**

|                              | <u>PASS</u>                  | <u>FAIL</u>                 |
|------------------------------|------------------------------|-----------------------------|
| Is the non-compliance minor? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

**Will building the dwelling other than in accordance with the relevant rules:**

- |   |                             |                              |
|---|-----------------------------|------------------------------|
| <input type="checkbox"/> adversely affect someone other than the applicant?                     | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| <input type="checkbox"/> increase the environmental impact of the dwelling more than minimally? | <input type="checkbox"/> NO | <input type="checkbox"/> YES |

|   |                              |                             |
|---|------------------------------|-----------------------------|
| Plans provided adequately identify departures | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
|---|------------------------------|-----------------------------|

**Comments:**

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**Approved / Refused**

Plans Stamped

.....  
Delegate of the  
Planning and Land Authority

THE FFL'S ARE SUBJECT TO CHANGE AND ARE UP TO BUILDERS DISCRETION TO BE VERIFIED ON SITE, MAXIMUM CHANGE TO BE UNDER 340 MM

LOCATION OF CUTS ARE INDICATIVE ONLY AND TO BE VERIFIED ON SITE

CONFIRM ALL LEVELS AND CONTOURS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUILDER IS RESPONSIBLE TO ENSURE ALL INFORMATION SHOWN HERE REGARDING LEVELS IS ACCURATE AND REPRESENTS EXISTING ON SITE LEVELS

BLOCK BOUNDARIES, CONTOURS, SERVICES AND EASEMENTS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

RETAINING WALL HEIGHTS AND ALL LEVELS TO SUIT SITE CONDITIONS. FINAL HEIGHTS TO BE CONFIRMED BY BUILDER ON SITE

BUILDER TO PROVIDE ALL LABOUR, MATERIALS, FITTINGS, PAINT, TOOLS, PERMITS, INSURANCES ETC NECESSARY FOR THE PROPER COMPLETION OF THE WORKS AND ENSURE THAT ALL LABOUR AND MATERIALS IN ALL TRADES ARE THE BEST OF THE RESPECTIVE KINDS. SEE INCLUSIONS LIST FOR EXCLUSIONS

ALL CONTRACTORS TO INFORM THEMSELVES OF THE SCOPE OF WORK PRIOR TO COMMENCING THEIR RELEVANT DUTIES

FOLLOW FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS BEFORE STARTING AND REPORT ANY DISCREPANCIES TO THE DESIGNER

BUILDING SETBACKS, EASEMENTS AND DIMENSIONS TO BE VERIFIED BY SURVEYOR AND CERTIFIER PRIOR TO COMMENCEMENT OF ANY WORK

MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AND ALL OTHER RELEVANT CODES AND AUSTRALIAN STANDARDS.

## APPROVED

PURSUANT TO SECTION 1.100A/1.100AB OF THE  
PLANNING AND DEVELOPMENT REGULATION 2008

Delegate name **LISA VAN VUCHT**

Date **21/10/2016**

### DECLARATION OF EXTENDED DISTANCE

Rule 7 - Solar departure of a maximum 61mm for a length of 490mm.....

Rule 11 - Front boundary setback departure of a maximum... 900mm for a length of 600mm.....

Rule 12 - Rear boundary setback departure of a maximum 259mm for a length of 8347mm

**PLEASE NOTE:**

DIMENSIONS TAKE PREFERENCE OVER SCALE, DIMENSIONS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF BUILDING

ALL DIMENSIONS, ASPECTS AREAS ETC, TO BE CONFIRMED BY PERMIT HOLDER PRIOR TO COMMENCEMENT OF BUILDING

ANY DISCREPANCIES FOUND IN DIMENSIONS, AREAS, ETC TO BE RECTIFIED PRIOR TO COMMENCEMENT OF BUILDING

ALL BUILDING WORK TO BE PERFORMED IN ACCORDANCE WITH 'BUILDING CODE OF AUSTRALIA' AND ANY OTHER RELEVANT BUILDING CODES

**DESIGNER DETAILS:**



**BUILDER:**



**CLIENT:**



**PROJECT'S DETAILS:**

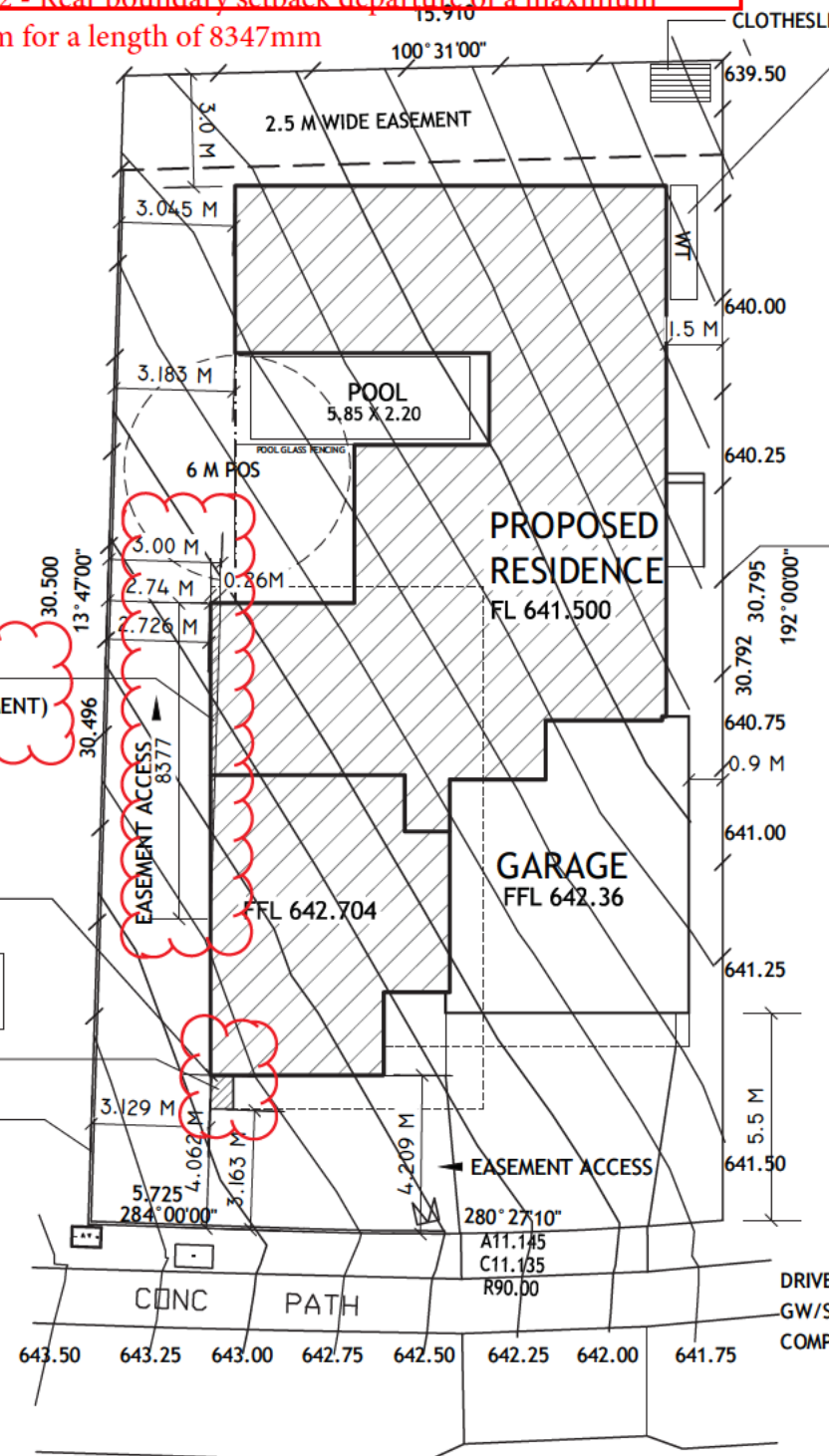
**PROPOSED RESIDENCE**

**BLOCK: 9 SECTION 78**

**SUBURB: MONCRIEFF**

**DRAWING TYPE : SITE PLAN SCALE: 1:200**

|                 |                         |                     |
|-----------------|-------------------------|---------------------|
| <b>SHEET: 1</b> | <b>DATE: 19-10-2016</b> | <b>JOB NO: 0100</b> |
|-----------------|-------------------------|---------------------|



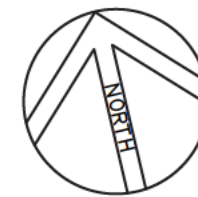
**4000 L RAINWATER TANK**  
50% OR 100 SQM OF ROOF AREA WHICHEVER IS THE LESSER, IS CONNECTED TO THE TANK & THE TANK IS CONNECTED TO AT LEAST THE TOILET, LAUNDRY COLD WATER & ALL EXTERNAL TAPS.

**LANDSCAPING NOTE**  
MINIMUM 50% OF POS TO BE RETAINED AS PLANTING AREA

**SOIL EROSION & SEDIMENT CONTROL**  
THE DEVELOPMENT WILL COMPLY WITH ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2011

**BLOCK REQUIRES EASEMENT ACCESS**

**ALL FENCE TO COMPLY WITH TERRITORY PLAN**  
1.8 M HIGH STANDARD PALING FENCE



**NON GFA AREA:**  
PORCH 3.61 SQM  
ALFRESCO 13.54 SQM  
**17.15 SQM**

**GFA AREA:**  
RESIDENCE 194.59 SQM  
GARAGE 45.47 SQM  
**240.06 SQM**

**AREA : 504 SQM**  
**PLOT RATIO : 257 SQM**  
**P.O.S 60% -50.0 SQM = 252.4 SQM**  
**ALLOWABLE BUILD 251.6 SQM (GROUND LEVEL)**

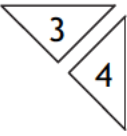
**R12 AREA OF ENCROACHMENT**  
1.09 SQM (MAX 0.26M ENCROACHMENT)

**R11 NON STRUCTURAL ARTICULATION ELEMENT**  
0.54 SQM

**0.5 M CUT & RETAINER**  
CONTOURS BASED ON DEVELOPER'S CONTOURS  
**ALL CUTS & FFL TO BE VERIFIED ON SITE BY A CERTIFIED SURVEYOR**

**75MM THICK RETAINING WALL**

**6 FRETWELL STREET**



PLEASE NOTE:  
 DIMENSIONS TAKE PREFERENCE OVER SCALE. DIMENSIONS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF BUILDING  
 ALL DIMENSIONS, ASPECTS AREAS ETC, TO BE CONFIRMED BY PERMIT HOLDER PRIOR TO COMMENCEMENT OF BUILDING  
 ANY DISCREPANCIES FOUND IN DIMENSIONS, AREAS, ETC TO BE RECTIFIED PRIOR TO COMMENCEMENT OF BUILDING  
 ALL BUILDING WORK TO BE PERFORMED IN ACCORDANCE WITH 'BUILDING CODE OF AUSTRALIA' AND ANY OTHER RELEVANT BUILDING CODES

DESIGNER DETAILS:  
 [Redacted]

BUILDER:  
 [Redacted]

CLIENT:  
 [Redacted]

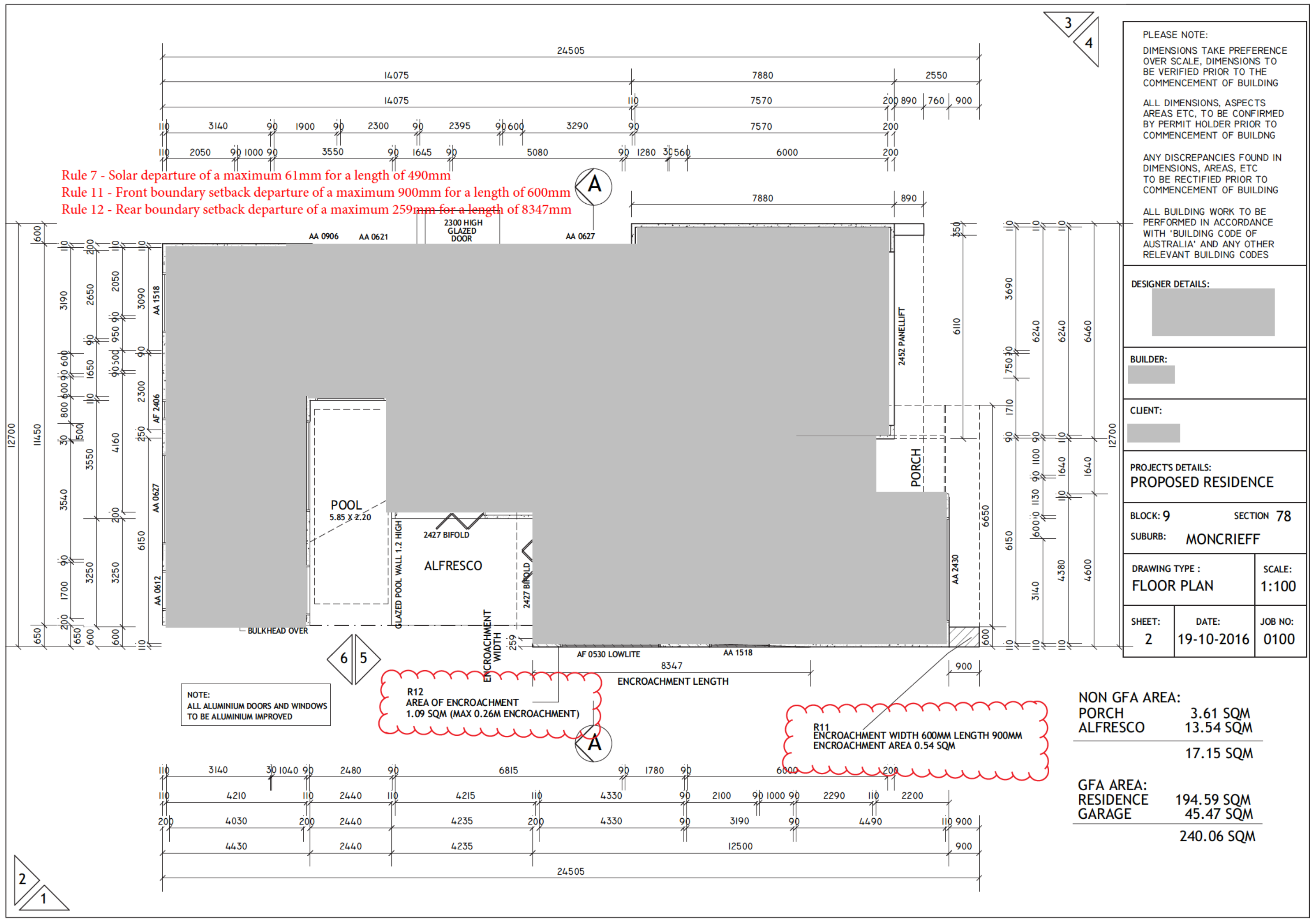
PROJECT'S DETAILS:  
**PROPOSED RESIDENCE**

BLOCK: **9** SECTION **78**  
 SUBURB: **MONCRIEFF**

DRAWING TYPE : **FLOOR PLAN** SCALE: **1:100**

SHEET: **2** DATE: **19-10-2016** JOB NO: **0100**

Rule 7 - Solar departure of a maximum 61mm for a length of 490mm  
 Rule 11 - Front boundary setback departure of a maximum 900mm for a length of 600mm  
 Rule 12 - Rear boundary setback departure of a maximum 259mm for a length of 8347mm



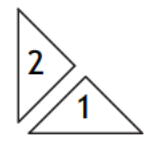
NOTE:  
 ALL ALUMINIUM DOORS AND WINDOWS TO BE ALUMINIUM IMPROVED

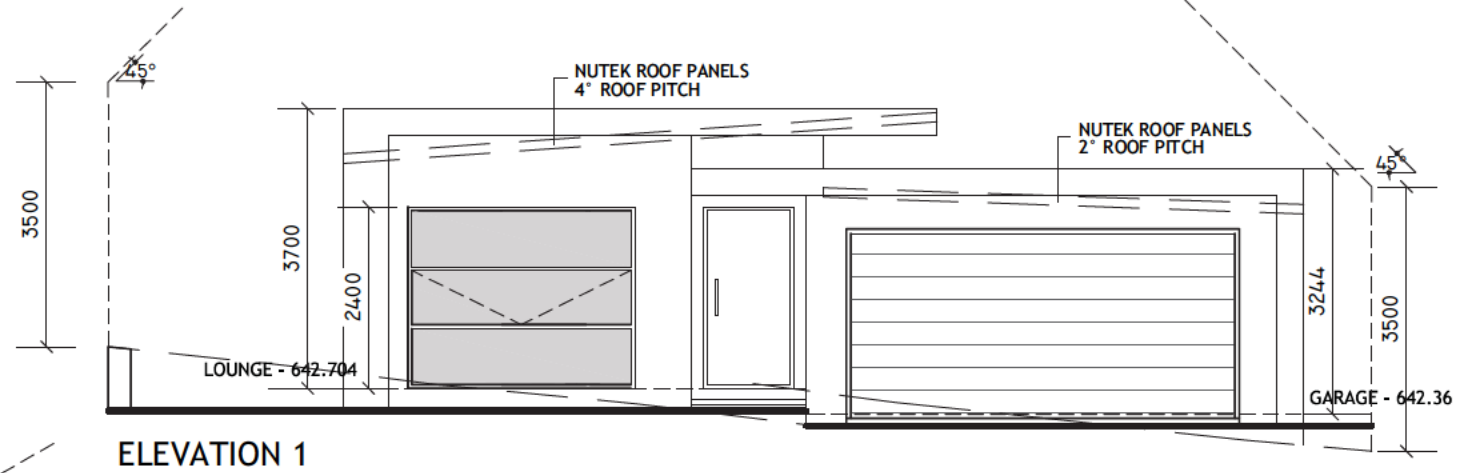
R12  
 AREA OF ENCROACHMENT  
 1.09 SQM (MAX 0.26M ENCROACHMENT)

R11  
 ENCROACHMENT WIDTH 600MM LENGTH 900MM  
 ENCROACHMENT AREA 0.54 SQM

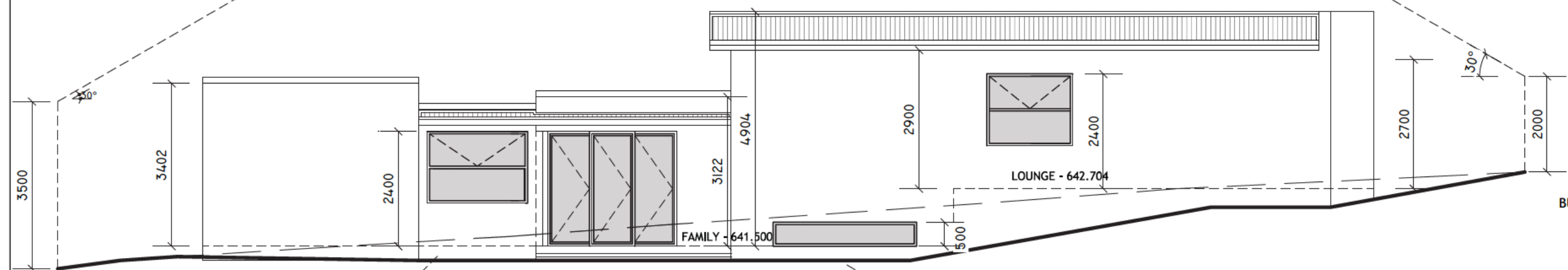
NON GFA AREA:  
 PORCH 3.61 SQM  
 ALFRESCO 13.54 SQM  
 17.15 SQM

GFA AREA:  
 RESIDENCE 194.59 SQM  
 GARAGE 45.47 SQM  
 240.06 SQM



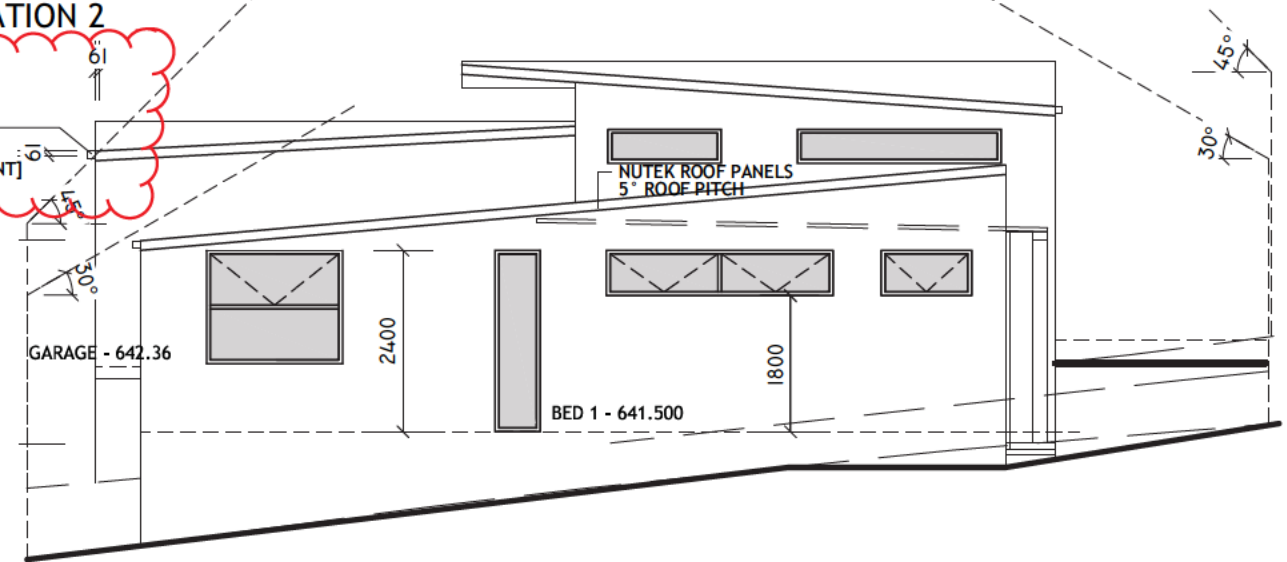


ELEVATION 1



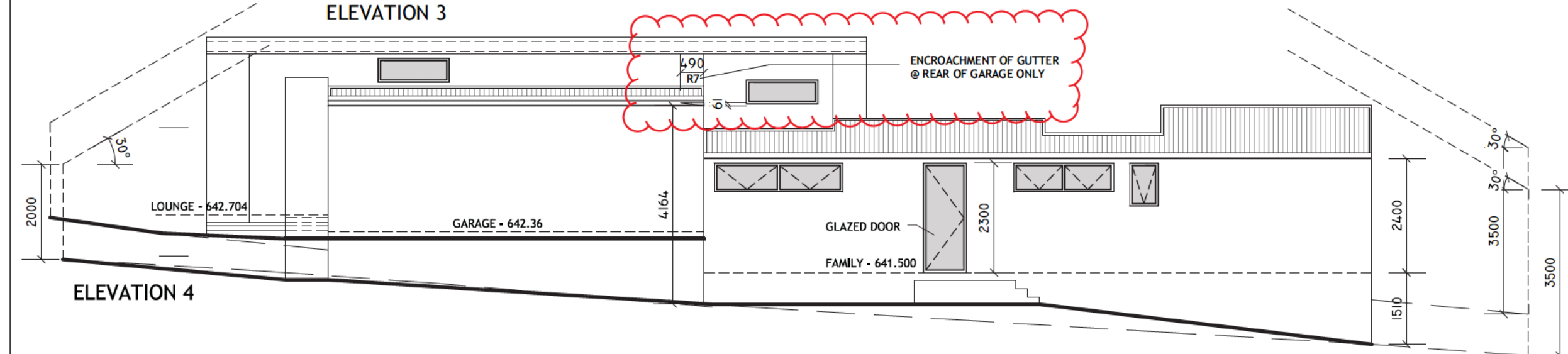
ELEVATION 2

R7 ENCROACHMENT OF GUTTER @ REAR OF GARAGE ONLY PARAPET @ FRONT ONLY [NO ENCROACHMENT]



ELEVATION 3

Rule 7 - Solar departure of a maximum 61mm for a length of 490mm  
 Rule 11 - Front boundary setback departure of a maximum 900mm for a length of 600mm  
 Rule 12 - Rear boundary setback departure of a maximum 259mm for a length of 8347mm



ELEVATION 4

PLEASE NOTE:  
 DIMENSIONS TAKE PREFERENCE OVER SCALE, DIMENSIONS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF BUILDING  
 ALL DIMENSIONS, ASPECTS AREAS ETC, TO BE CONFIRMED BY PERMIT HOLDER PRIOR TO COMMENCEMENT OF BUILDING  
 ANY DISCREPANCIES FOUND IN DIMENSIONS, AREAS, ETC TO BE RECTIFIED PRIOR TO COMMENCEMENT OF BUILDING  
 ALL BUILDING WORK TO BE PERFORMED IN ACCORDANCE WITH 'BUILDING CODE OF AUSTRALIA' AND ANY OTHER RELEVANT BUILDING CODES

DESIGNER DETAILS:  
 [Redacted]

BUILDER:  
 [Redacted]

CLIENT:  
 [Redacted]

PROJECTS DETAILS:  
**PROPOSED RESIDENCE**

BLOCK: 9 SECTION 78  
 SUBURB: MONCRIEFF

DRAWING TYPE : SCALE:  
**ELEVATIONS 1:100**

|             |                     |                 |
|-------------|---------------------|-----------------|
| SHEET:<br>3 | DATE:<br>19-10-2016 | JOB NO:<br>0100 |
|-------------|---------------------|-----------------|

PLEASE NOTE:  
 DIMENSIONS TAKE PREFERENCE OVER SCALE, DIMENSIONS TO BE VERIFIED PRIOR TO THE COMMENCEMENT OF BUILDING  
 ALL DIMENSIONS, ASPECTS AREAS ETC, TO BE CONFIRMED BY PERMIT HOLDER PRIOR TO COMMENCEMENT OF BUILDING  
 ANY DISCREPANCIES FOUND IN DIMENSIONS, AREAS, ETC TO BE RECTIFIED PRIOR TO COMMENCEMENT OF BUILDING  
 ALL BUILDING WORK TO BE PERFORMED IN ACCORDANCE WITH 'BUILDING CODE OF AUSTRALIA' AND ANY OTHER RELEVANT BUILDING CODES

DESIGNER DETAILS:  
 [Redacted]

BUILDER:  
 [Redacted]

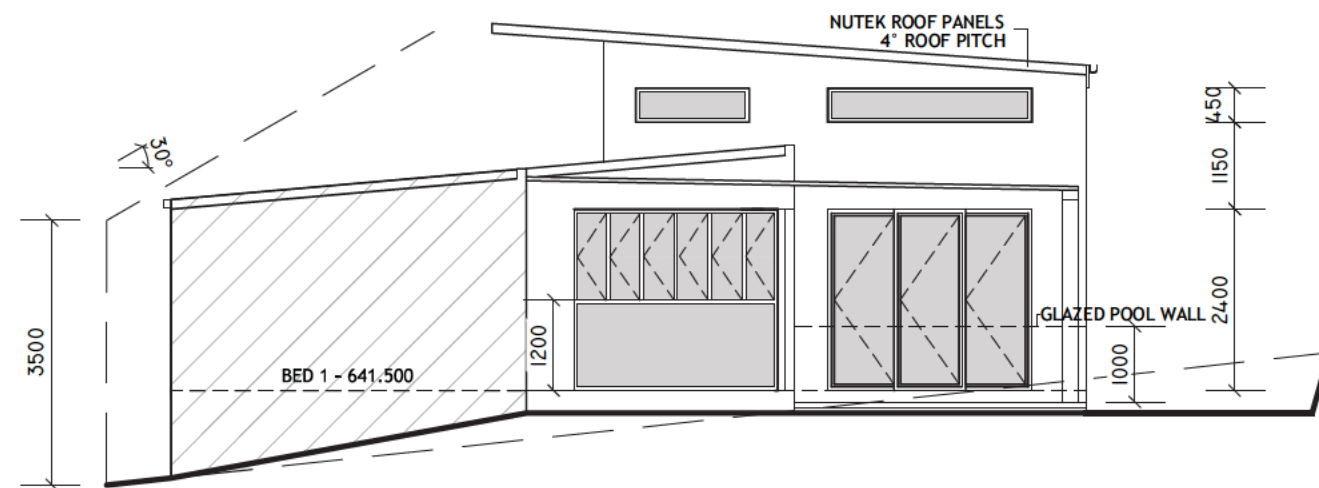
CLIENT:  
 [Redacted]

PROJECTS DETAILS:  
**PROPOSED RESIDENCE**

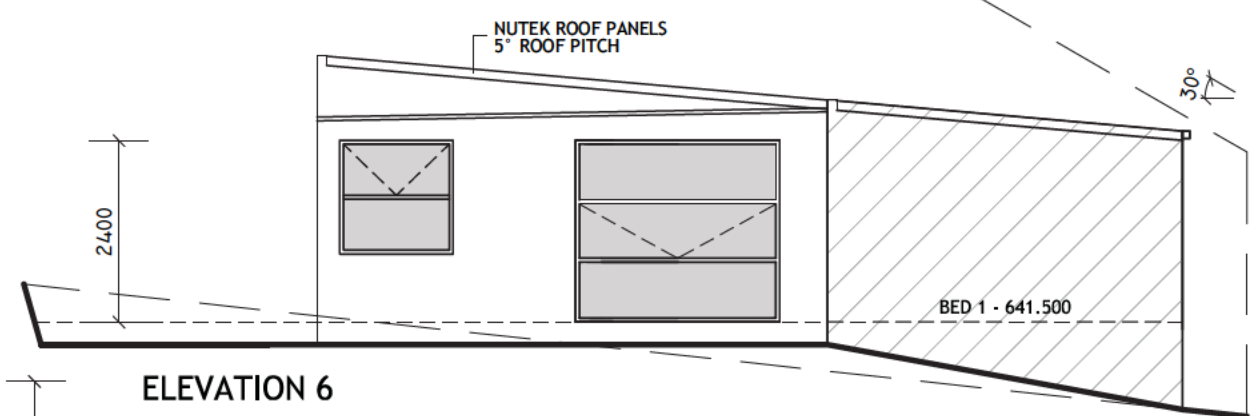
BLOCK: 9 SECTION 78  
 SUBURB: MONCRIEFF

DRAWING TYPE : ELEVATIONS SECTION  
 SCALE: 1:100

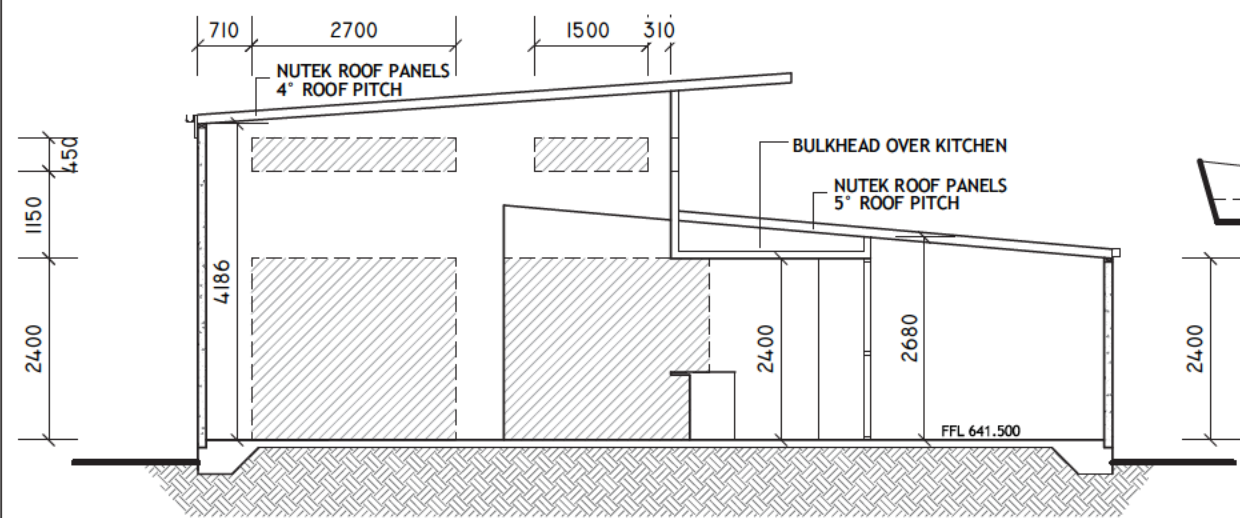
SHEET: 4 DATE: 19-10-2016 JOB NO: 0100



ELEVATION 5



ELEVATION 6



SECTION A

**ROOF:**  
 TRUSSES AT 900MM CENTERS. FIXED TO MANUFACTURERS SPECIFICATIONS  
 LINTEL SIZE TO TRUSS MANUFACTURERS CHART METAL FASCIA & GUTTER AS SELECTED  
 PLASTER INTERNAL LININGS WALL FRAMING TO ALL ROOMS TO BE COVERED JOINTS BEING BACKED WITH EITHER NOGGINGS OR STUDS AS REQUIRED BY MANUFACTURER  
 ALL THINGS SHALL BE SECURELY FIXED PLASTER BOARD ( MIN 10MM THICK) WALL & CEILING LINING.  
 FIBROUS CEMENT SHEET WALL LINING TO WET AREAS  
 PROVIDE CORNICE OR AS SELECTED SHALL BE FIXED AT INTERSECTION OF ALL BEAMS AND WALL JUNCTIONS WITH CEILINGS.  
 PROVIDE ROOF LIGHTS & VENTILATION TO COMPLY WITH THE BCA

**ROOF PLUMBING , FLASHING & THE LIKE AS NECESSITIES BY THE WORK TO COMPLY WITH AUSTRALIAN STANDARD**

**TIMBER STUD WORK :**  
 ALL TIMBER WORK TO COMPLY WITH THE REQUIREMENTS OF AS 1684.2 - 1999 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION"  
 90X35MM PINE PLATE & NOGGING PROVIDE SECOND 90X45 MM TOP PLATE TO ALL LOAD -BEARING WALLS.  
 90X35MM PINE STUDS AT 450 MM CENTERS TO ALL LOAD-BEARING WALLS & AT 600 MM CENTERS TO NON LOAD-BEARING WALLS  
 PROVIDE 90X45 F8 STUDS TO BOTH SIDES OF OPENING CARRYING LINTELS F8 TIMBER TO WALLS SUPPORTING TRUSSES WITH SPANS GREATER THAN 6.0 M 50X38 MM CEILING BATTENS AT 450 MM CANTERS. 10 MM PLASTER BOARD INTERNAL WALL & CEILING LINING FIBROUS CEMENT SHEET LINING TO EAVES.

**FOOTINGS :**  
 ALL CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH S.A.A. CODE 2870.1 & ENGINEER'S SPECIFICATION PROVIDE CONTINUOUS DAMP PROOF MEMBRANE UNDER SLAB.  
 PROVIDE DAMP PROOF COURSE AT BEARER SEATING LEVELS, PROVIDE STEPPED CAVITY FLASHING WITH WEEP HOLES AT 1200MM CENTERS TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL , UNDER WINDOW SILLS AND BRICKWORK ABOVE WINDOWS.

**BRICKWORK :**  
 BRICKWORK AS SELECTED, GENERALLY 230 X 110 X76 MM BRICKS BONDED IN STRETCHER BOND. MORTAR TO COMPLY WITH THE REQUIREMENTS OF RELEVANT CODES & AUSTRALIAN STANDARDS. COLOUR TO NOT BE WHITE OR OFF WHITE

**LINTELS FOR BRICKWORK:**  
 ALL BEAMS & LINTELS WORK AS PER ENGINEER'S SPECIFICATION & MANUFACTURER'S TABLE.

**ASSESSMENT OF PROPOSAL  
DETERMINATION UNDER SECTION 1.100A OF THE  
PLANNING AND DEVELOPMENT REGULATION**

Description of extended distance:

Rule 7 - Solar departure of a maximum 61mm for a length of 490mm

Rule 11 - Front boundary setback departure of a maximum 900mm for a length of 600mm

Rule 12 - Rear boundary setback departure of a maximum 259mm for a length of 8347mm

**Assessment:**

|                              | <u>PASS</u>                             | <u>FAIL</u>                 |
|------------------------------|---|-----------------------------|
| Is the non-compliance minor? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

**Will building the dwelling other than in accordance with the relevant rules:**

- |  |  |                              |
|--|--|------------------------------|
| • Adversely affect someone other than the applicant?                     | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| • Increase the environmental impact of the dwelling more than minimally? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

|  |   |                             |
|--|---|-----------------------------|
| Plans provided adequately identify departures? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|--|---|-----------------------------|

**Comments:**

Considered to be minor in context

Plans stamped:

Approved       Refused

Delegate of  
Environment and Planning: Lisa Van Vucht 21/10/16

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**From:** EPD, Customer Services  
**Sent:** Tuesday, 25 October 2016 9:07 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** EXEMPTION DECLARATION & APPROVED PLANS - 9/78 MONCRIEFF [SEC=UNCLASSIFIED]

Good Afternoon,

Please see attached Exemption Declaration Application & Approved Plans for 9/78 MONCRIEFF

Kind regards,

Customer Services

**Phone 02 6207 1923** | [epdcustomerservices@act.gov.au](mailto:epdcustomerservices@act.gov.au)

**Access Canberra** | **ACT Government** | **Environment, Planning and Land Building Services**

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