



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 Section Suburb Unit No.

District

Street Number

Street Name

Postcode

Applicant/Certifier Details *Please Print*

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

Lessee (Property Owners) Details *Please Print*

1st 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
R12- SIDE SETBACK	ENCROACHMENT (01) ON PLANS. A 3M ENCROACHMENT OF UPPER FLOOR INTO RB2 FOR A 2m DISTANCE (WELL INSIDE BUILDING ENVELOPE AND NO LOSS OF AMPLITUDE OF APPROXIMATELY)
R11- FRONT SETBACK	ENCROACHMENT (02) ON PLANS - A 1156MM ANGLED GROUND FLOOR ENCROACHMENT
R2S- COURT WALLS	A 1.719m & A 1.256mm ANGLED ENCROACHMENT INTO FRONT SETBACK OF COURTYARD WALLS

**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?
 If YES – provide building approval project number BA _____ YES NO
- 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

12-11-15

Lessee 1 Signature

Date

12-11-15

Lessee 2 Signature

Date

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

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 Website: 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:

R11: Encroachment into front setback by 1154 mm (angular)

R12: Encroachment into side setback (upper level) by 3000 mm

R25 → Encroachment into front setback by the courtyard wall
by maximum 1706 mm.

Assessment: Note: The length of the courtyard wall shall be in accordance
with the rule 25.

PASS

FAIL

Is the non-compliance minor?

YES

NO

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

▪ adversely affect someone other than the applicant?

NO

YES

▪ increase the environmental impact of the dwelling more than minimally?

NO

YES

Plans provided adequately identify departures

YES


NO

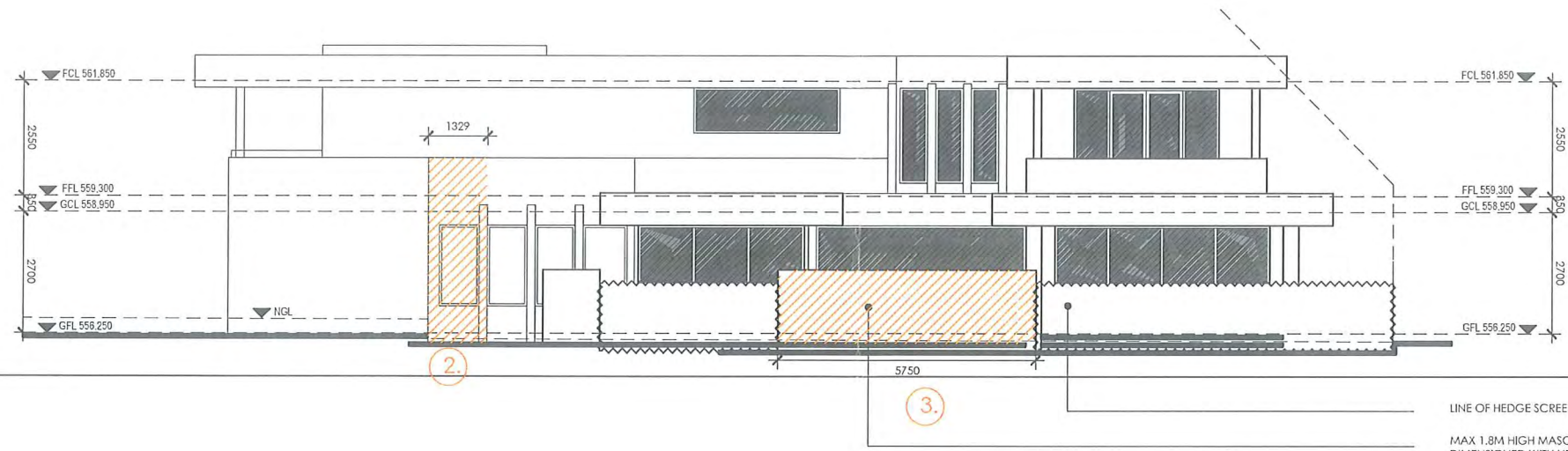
Comments:

Minor in the context. The departure sought regarding the
courtyard is for front setback only.

Approved / Refused

Plans Stamped

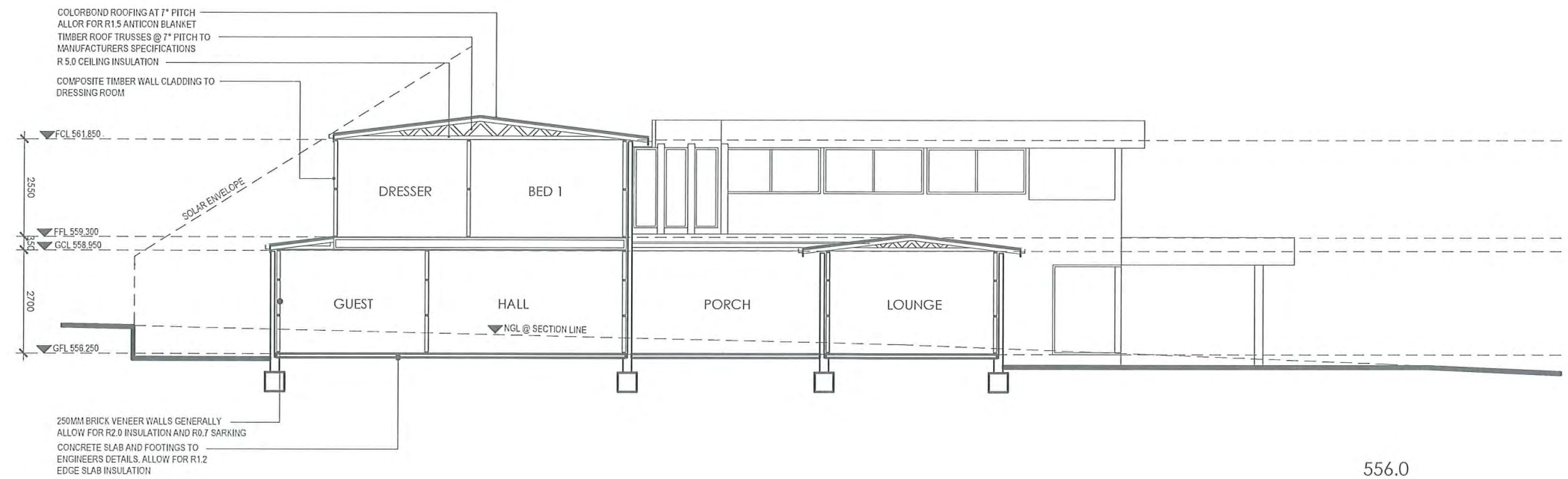
 23/11/15
Delegate of the
Planning and Land Authority



COURT WALL ELEVATION

Planning & Development Regulation 2008
Section 1.100A(2)
DECLARATION
of Extended Distance
R11 - Encroachment into front setbacks by 1154mm (angled)
R12 - Encroachment into side setbacks (upper) by 3300mm
R25 - Encroachment into front setbacks by the courtyard wall by a maximum 1706mm

GENERAL NOTES
ALL WORK TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITY REGULATIONS EXCEPT ALL WORK IN TRADESPERSON LIFE SPAN USE AND TO THE SATISFACTION OF THE SUPERINTENDANT. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
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SECTION AA

- 1M ENCROACHMENTS:**
- 1 A 3M ENCROACHMENT INTO THE FBZ SIDE SETBACK (UPPER FLOOR EXTENDS PAST THE FBZ BY 2.058M)
 - 2 A 1.154M ENCROACHMENT INTO THE FRONT SETBACK TO GROUND FLOOR FOOTPRINT (ANGLED ENCROACHMENTS)
 - 3 A 1.706M ENCROACHMENT TO COURTYARD WALLS INTO FRONT SETBACK (ANGLED ENCROACHMENT)

DATE	REV	AMENDMENTS
-	A	DEVELOPER APPROVAL DRAWING



PROJECT: NEW RESIDENCE		
CLIENT / CONTRACTOR:		
BLOCK: 9	SECTION: 26	
SUBURB: COOMBS		
DRAWING: ELEVATIONS / SECTION		
SCALE: 1:100	DWG NO: A05	JOB NO: 14XX
DATE: SEP.14	DRAWN:	A

Planning & Development Regulation 2008
Section 1.100A
APPROVED
Delegate of the ACT Planning and Land Authority
23/11/15

Planning & Development Regulation 2008
 Section 1.100A
APPROVED
 Delegate of the ACT Planning and Land Authority
 23.11.15

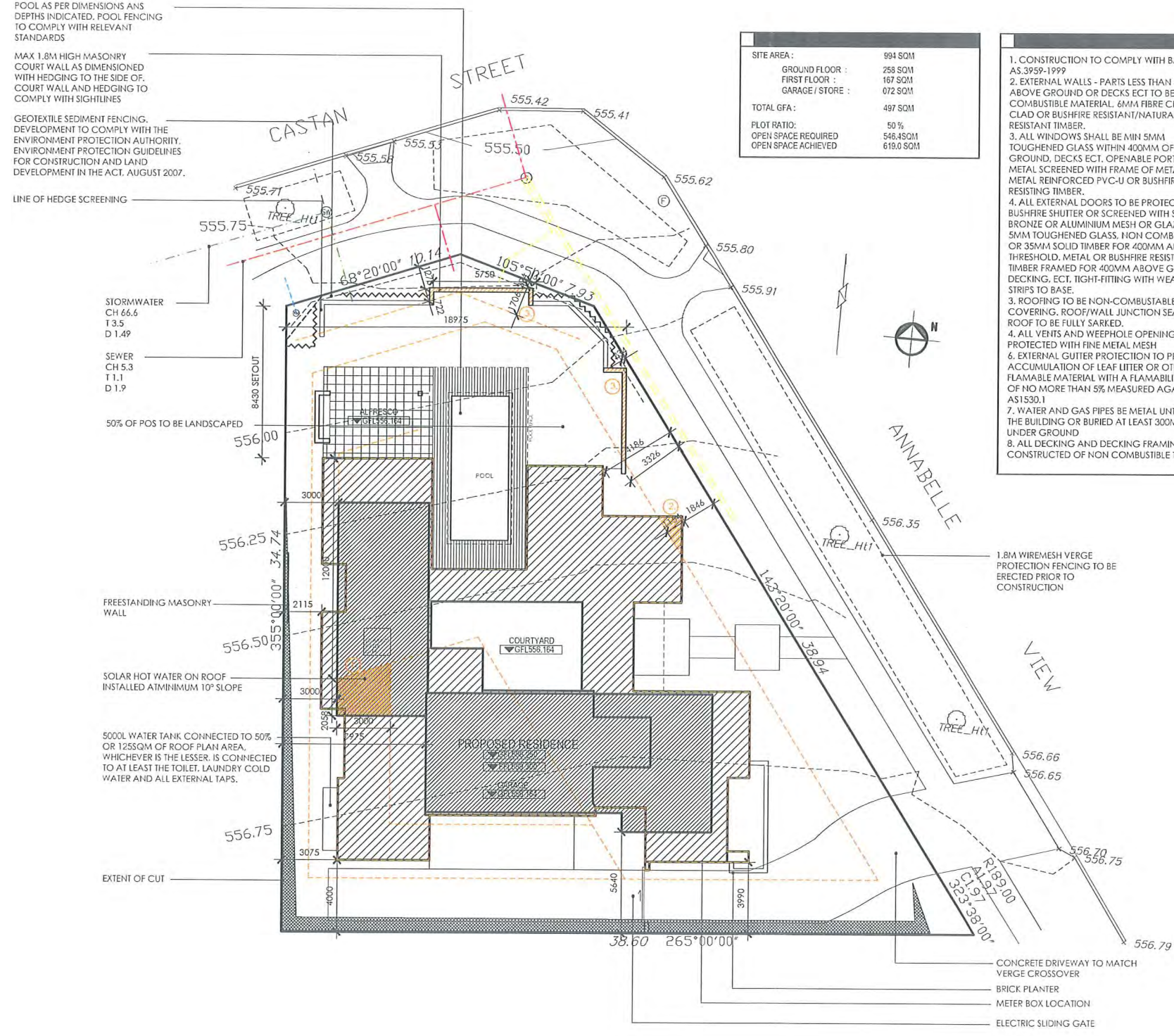
POOL AS PER DIMENSIONS AND DEPTHS INDICATED. POOL FENCING TO COMPLY WITH RELEVANT STANDARDS
 MAX 1.8M HIGH MASONRY COURT WALL AS DIMENSIONED WITH HEDGING TO THE SIDE OF COURT WALL AND HEDGING TO COMPLY WITH SIGHTLINES
 GEOTEXTILE SEDIMENT FENCING DEVELOPMENT TO COMPLY WITH THE ENVIRONMENT PROTECTION AUTHORITY ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

SITE AREA:	994 SQM
GROUND FLOOR:	258 SQM
FIRST FLOOR:	167 SQM
GARAGE / STORE:	072 SQM
TOTAL GFA:	497 SQM
PLOT RATIO:	50 %
OPEN SPACE REQUIRED:	546.45 SQM
OPEN SPACE ACHIEVED:	619.0 SQM

- CONSTRUCTION TO COMPLY WITH BAL-19 AS 3959-1999
- EXTERNAL WALLS - PARTS LESS THAN 400MM ABOVE GROUND OR DECKS ECT TO BE OF NON COMBUSTIBLE MATERIAL. 6MM FIBRE CEMENT CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE RESISTANT TIMBER.
- ALL WINDOWS SHALL BE MIN 5MM TOUGHENED GLASS WITHIN 400MM OF GROUND, DECKS ECT. OPENABLE PORTION METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING TIMBER.
- ALL EXTERNAL DOORS TO BE PROTECTED BY BUSHFIRE SHUTTER OR SCREENED WITH STEEL BRONZE OR ALUMINIUM MESH OR GLAZED WITH 5MM TOUGHENED GLASS. NON COMBUSTABLE OR 35MM SOLID TIMBER FOR 400MM ABOVE THRESHOLD. METAL OR BUSHFIRE RESISTING TIMBER FRAMED FOR 400MM ABOVE GROUND, DECKING, ECT. TIGHT-FITTING WITH WEATHER STRIPS TO BASE.
- ROOFING TO BE NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. ROOF TO BE FULLY SARKED.
- ALL VENTS AND WEEPHOLE OPENINGS TO BE PROTECTED WITH FINE METAL MESH
- EXTERNAL GUTTER PROTECTION TO PREVENT ACCUMULATION OF LEAF LITTER OR OTHER FLAMMABLE MATERIAL WITH A FLAMMABILITY INDEX OF NO MORE THAN 5% MEASURED AGAINST AS1530.1
- WATER AND GAS PIPES BE METAL UNTIL INTO THE BUILDING OR BURIED AT LEAST 300MM UNDER GROUND
- ALL DECKING AND DECKING FRAMING TO BE CONSTRUCTED OF NON COMBUSTIBLE TIMBERS

- 1M ENCROACHMENTS:**
- A 3M ENCROACHMENT INTO THE 6M SIDE SETBACK (UPPER FLOOR EXTENDS PAST THE PSZ BY 2.058M)
 - A 1.558M ENCROACHMENT INTO THE FRONT SETBACK TO GROUND FLOOR FOOTPRINT (ANGLED ENCROACHMENT)
 - A 1.706M ENCROACHMENT TO COURTYARD WALLS INTO FRONT SETBACK (ANGLED ENCROACHMENT)

GENERAL NOTES
 ALL WORK TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITY REGULATIONS. ALL WORK BY TRADESPERSONS IN A MANNER AND TO THE SATISFACTION OF THE SUPERVISOR. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
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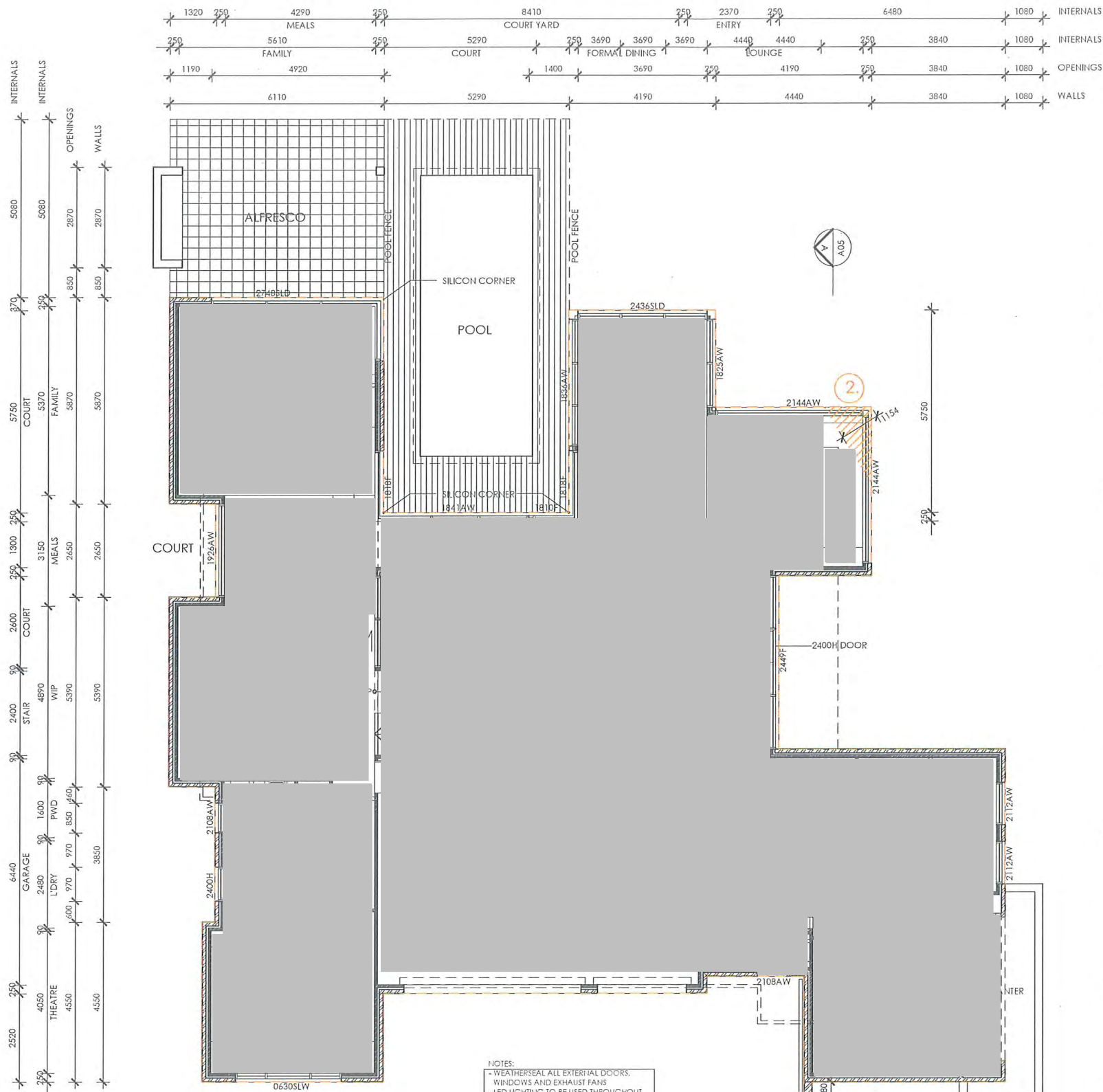


Planning & Development Regulation 2008
 Section 1.100A(2)
DECLARATION
 of Extended Distance
 R11 - encroachment into front setback by 11.54m m (angular)
 R12 - encroachment into side setback (upper) by 3000 mm
 R25 - encroachment into front setback by the courtyard wall by a maximum of 17.04m m

DATE	REV	AMENDMENTS
-	A	DEVELOPER APPROVAL DRAWING

t m.

PROJECT: NEW RESIDENCE
 CLIENT / CONTRACTOR: [REDACTED]
 BLOCK: 9 SECTION: 26
 SUBURB: COOMBS
 DRAWING: SITE PLAN
 SEDIMENT AND EROSION CONTROL PLAN, VERGE MANAGEMENT PLAN MATERIALS SCHEDULE
 SCALE: 1:200 DWG NO: A01 JOB NO: 14XX
 DATE: JUL.15 DRAWN: [REDACTED] A



1320	250	4290	250	8410	250	2370	250	6480	1080	INTERNALS		
250	5610	250	5290	250	3690	3690	3690	4440	4440	3840	1080	INTERNALS
1190	4920	1400	3690	250	4190	250	3840	1080	1080	OPENINGS		
6110	5290	4190	4440	3840	1080	WALLS						

5080	370	5750	1300	250	2600	90	2400	90	6440	250	4050	250	4550
5080	250	5370	3150	26450	4890	5390	5390	3850	2480	1600	850	850	2870
2870	850	5870	26450	5390	5390	3850	2480	1600	850	850	2870	2870	WALLS

WALLS	960	5150	9240	2770	4550	1200	1080									
OPENINGS	960	950	3010	1190	600	5050	870	2530	590	1440	850	580	4550	1200	1080	
INTERNALS	960	250	4650	90	9150	90	3090	90	4050	250	1200	1080				
INTERNALS	1320	250	2010	90	900	90	1200	90	9150	90	600	3780	90	3960	250	1080

NOTES:
 - WEATHERSEAL ALL EXTERNAL DOORS, WINDOWS AND EXHAUST FANS
 - LED LIGHTING TO BE USED THROUGHOUT
 - SMOKE DETECTORS
 - DOWNPIPES
 - STAIR NOSINGS STRIP SLIP RESISTANCE P3 INDOOR AND P4 OUTDOORS CLASSIFICATION

TM ENCROACHMENTS:

- 1 A 3M ENCROACHMENT INTO THE EREZ SIDE SETBACK (UPPER FLOOR EXTENDS PAST THE FSR BY 2.05M)
- 2 A 1.15M ENCROACHMENT INTO THE FRONT SETBACK TO GROUND FLOOR FOOTPRINT (ANGLED ENCROACHMENT)
- 3 A 1.70M ENCROACHMENT TO COURTYARD WALLS INTO FRONT SETBACK (ANGLED ENCROACHMENT)

GENERAL NOTES

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Planning & Development Regulation 2008
 Section 1.100A
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 Delegate of the ACT Planning and Land Authority
 23/11/15

WALLS	2590	4090	4790	4950	2760	3720	3720	3720	3720	3720	3720	3720	3720
OPENINGS	2590	4090	4790	4950	2760	3720	3720	3720	3720	3720	3720	3720	3720
INTERNALS	2590	4090	4790	4950	2760	3720	3720	3720	3720	3720	3720	3720	3720
INTERNALS	3400	3010	3400	3010	3400	3010	3400	3010	3400	3010	3400	3010	3400

Planning & Development Regulation 2008
 Section 1.100A(2)
DECLARATION of Extended Distance
 R11 - encroachment into front setback of 11.4m (max) regular
 R12 - encroachment into side setback (upper) by 3.0m
 R13 - encroachment in front setback by design wall... by maximum... 1.70m

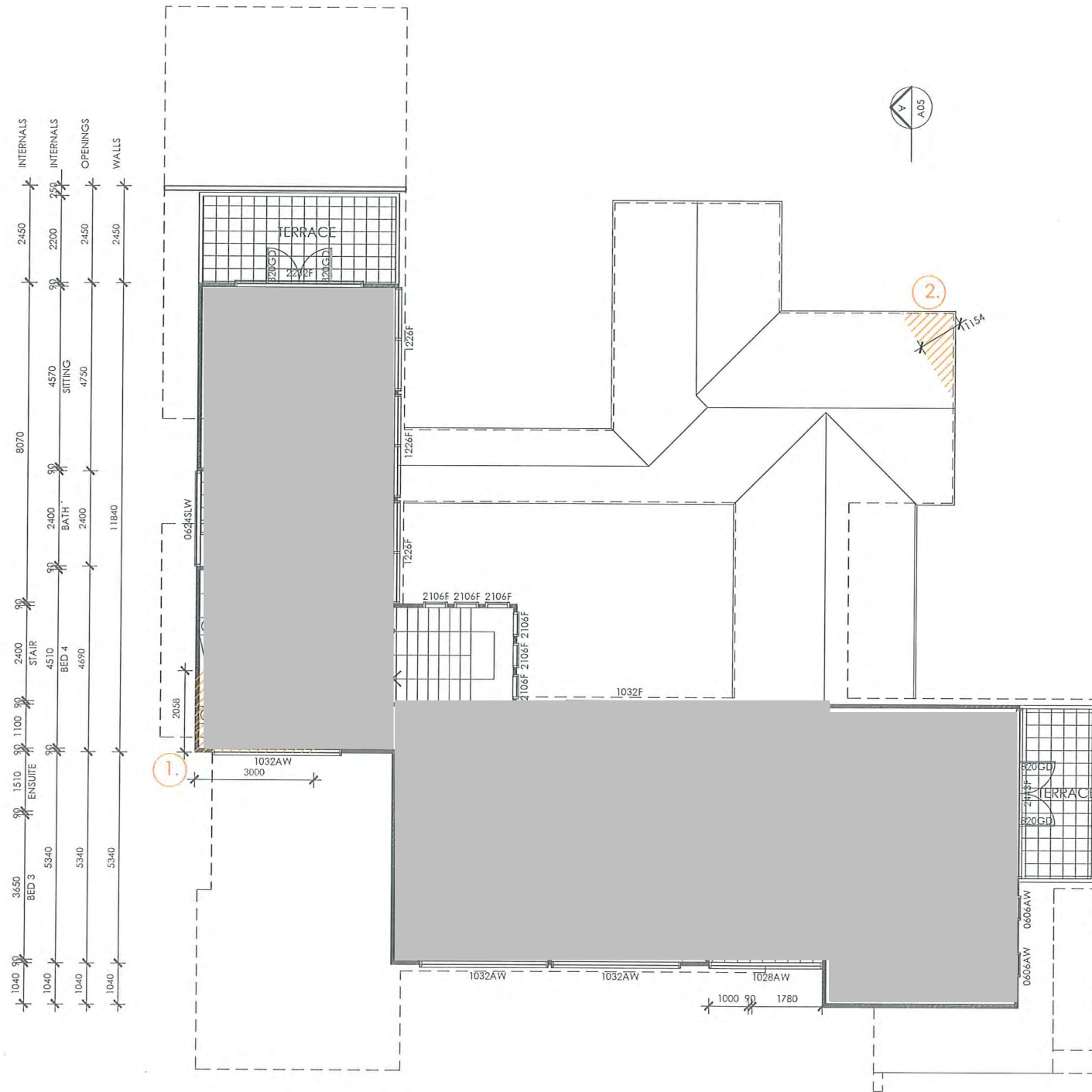
DATE	REV	AMENDMENTS
-	A	DEVELOPER'S APPROVAL DRAWING



PROJECT: NEW RESIDENCE
 CLIENT / CONTRACTOR: [REDACTED]
 BLOCK: 9 SECTION: 26
 SUBURB: COOMBS
 DRAWING: PLAN

SCALE: 1:100	DWG NO: A02	JOB NO: 14XX
DATE: SEP. 14	DRAWN: [REDACTED]	A

3600	1201	3059	12770	2090	INTERNALS							
BATH		STAIR										
4890			15830	2090	INTERNALS							
SITTING												
910	3250	910	675	610	180	180	195	1255	3250	8265	2090	OPENINGS
	5070		3060		12770						2090	WALLS



1040	3650	1510	1100	2400	8070	2450	INTERNALS
	BED 3	ENSUITE	STAIR	BED 4			
1040	5340	4510	2400	4570		2200	INTERNALS
			BATH	SITTING			
1040	5340	4690	2400	4750		2450	OPENINGS
1040	5340		11840			2450	WALLS

WALLS	4980		10940		4980	2090								
OPENINGS	3250	1290	740	3250	740	2870	4980	2090						
INTERNALS	4980	90	600	3300	90	3300	600	90	2870	90	4800	90	2090	
			PWD	PWD	PWD	PWD								
INTERNALS	4980	90	600	1150	3270	90	900	90	1100	2070	90	1400	90	2090
				ENSUITE	WC	LINEN	BED 1							

WALLS	3190	4470	2490	8070	2450	2450	2450	2450
OPENINGS	790	610	610	195	2600	2600	2600	2600
INTERNALS	3000	2840	450	90	8070	8070	8070	8070
		DRESSING	BED 1					
INTERNALS	1040	4650	1100	90	8070	8070	8070	8070
		ENSUITE						

- IN ENCROACHMENTS:**
1. A 3M ENCROACHMENT INTO THE RBZ SIDE SETBACK (UPPER FLOOR EXTENDS PAST THE PBZ BY 2.058M)
 2. A 1.154M ENCROACHMENT INTO THE FRONT SETBACK TO GROUND FLOOR FOOTPRINT (ANGLED ENCROACHMENTS)
 3. A 1.706M ENCROACHMENT TO COURTYARD WALLS INTO FRONT SETBACK (ANGLED ENCROACHMENT)

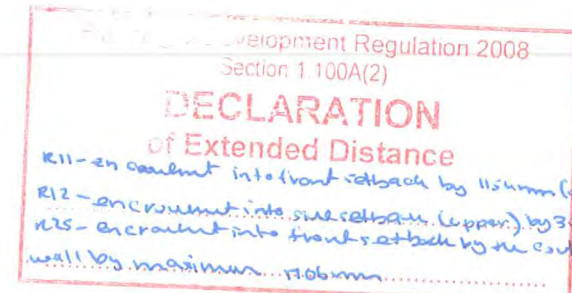
GENERAL NOTES

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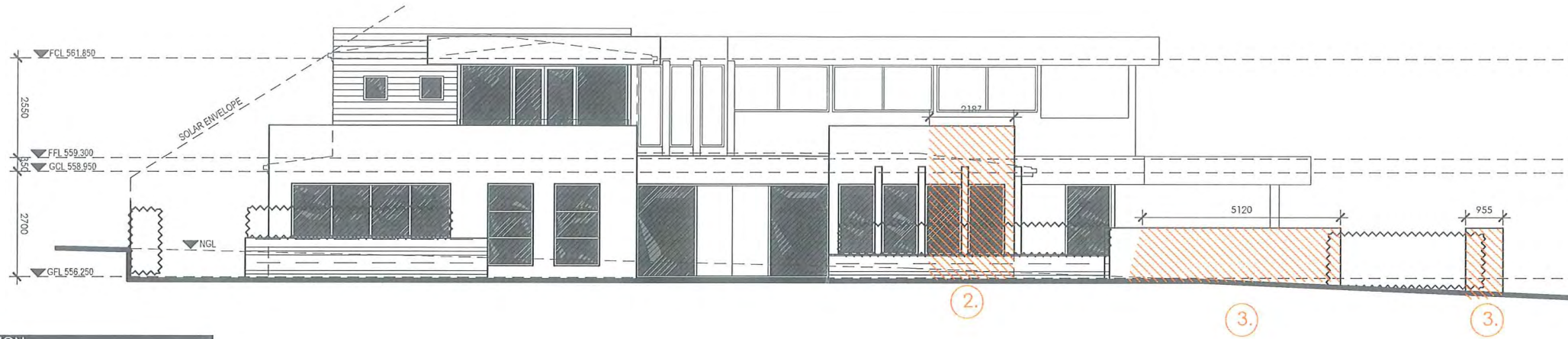


DATE	REV	AMENDMENTS
-	A	DEVELOPMENT APPROVAL DRAWING

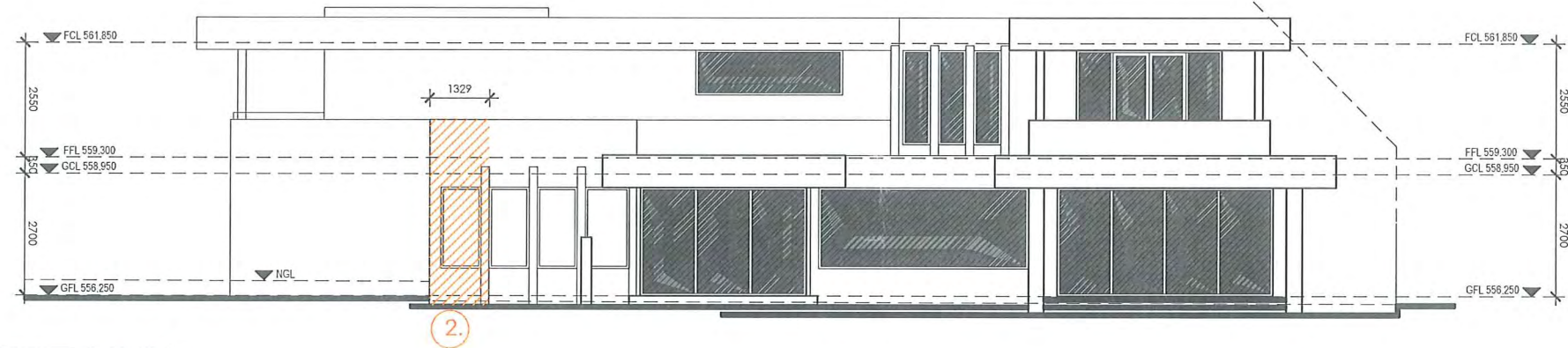


PROJECT: NEW RESIDENCE
 CLIENT / CONTRACTOR:
 BLOCK: 9 SECTION: 26
 SUBURB: COOMBS
 DRAWING: PLAN

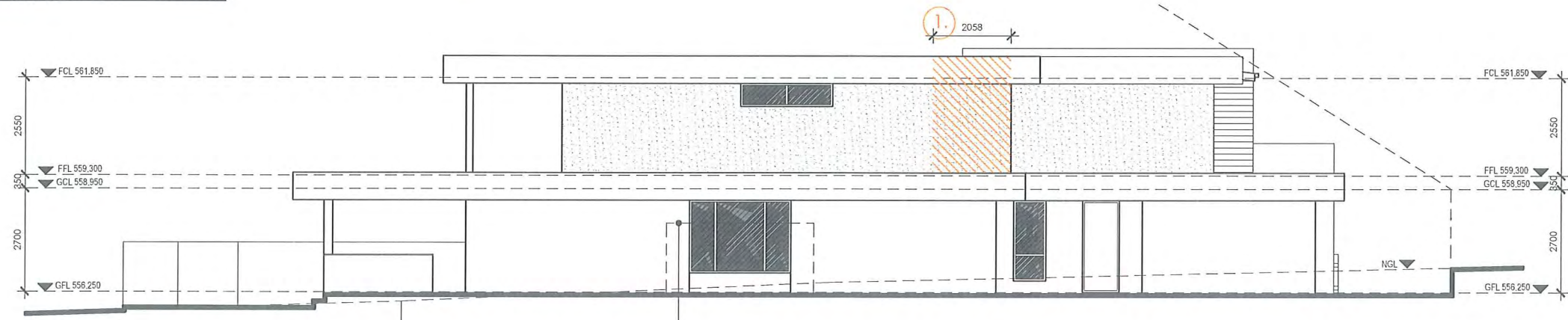
SCALE: 1:100	DWG NO: A03	JOB NO: 14XX
DATE: SEP.14	DRAWN: [Signature]	APP: A



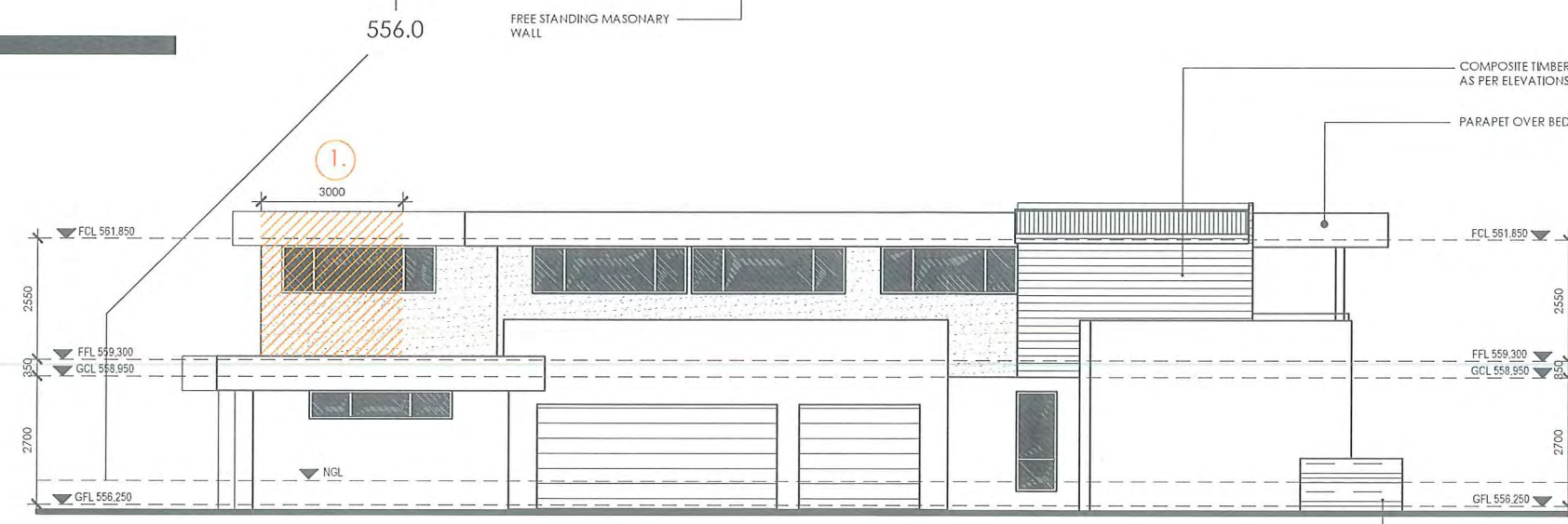
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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FINISHES SCHEDULE	
	COLORBOND ROOF
	RENDERED AND PAINTED BRICKWORK
	STONE
	RENDERED PAINTED FOAM CLADDING
	COMPOSITE TIMBER CLADDING

- IN ENCROACHMENTS:**
1. A 3M ENCROACHMENT INTO THE RBZ SIDE SETBACK (UPPER FLOOR EXTENDS PAST THE PBZ BY 2.058M)
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 3. A 1.706M ENCROACHMENT TO COURTYARD WALLS INTO FRONT SETBACK (ANGLED ENCROACHMENT)

Planning & Development Regulation 2008
 Section 1.100A
APPROVED
 Delegate of the ACT Planning and Land Authority
 23/11/15

DATE	REV	AMENDMENTS
-	A	DEVELOPMENT APPROVAL DRAWING

Planning & Development Regulation 2008
 Section 1.100A(2)
DECLARATION of Extended Distance
E11 - Encroachment into front setback by 1154mm (angled)
E12 - Encroachment into side setback (upper) by 3000mm
E23 - Encroachment into front setback by the courtyard wall by maximum 1706mm

PROJECT:	NEW RESIDENCE
CLIENT / CONTRACTOR:	
BLOCK:	9
SECTION:	26
SUBURB:	COOMBS
DRAWING:	ELEVATIONS
SCALE:	1:100
DWG NO:	A04
JOB NO:	14XX
DATE:	SEP.14
DRAWN:	
	A

Exempt Declaration Form 1N - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

29 Jun 2018 10:32:51 AM

Reference code

YYQ3T4

Environment, Planning and Sustainable
Development Directorate

GPO Box 158
Canberra City ACT 2601

Telephone: (02) 6207 1923

Lease/site details

Suburb/District *

COOMBS

Section *

26

Block *

9

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

Address line 1 *

31 ANNABELLE VIEW

Address line 2

Suburb *

COOMBS

State

ACT

Postcode *

2611

Applicant/certifier details

Is the applicant a *



Company



Individual

Contact details

Title

Given name *

Family name *

Please enter at least one phone number: *

Home phone number

Work phone number

Mobile number

Email address *

Decision and Plans - Your decision and plans will be returned via email. Please ensure your email address provided is correct.

Lessee (Property owners) details

All lessees must be included in this form and **must** sign the Letter of Authority 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.

Item Number 1

Same as applicant

Lessee

Is this lessee a *

Company

Individual

Contact details

Title

Given name *

Family name *

Please enter at least one phone number: *

Home phone number

Work phone number

Mobile number

Email address *

Please attach a letter of authority signed by all lessee's. *

File: 1N APPLICATION FORM 2.pdf

Rule departure/s

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

Item Number 1

Rule number *

Description of departure *

- AN ANGLED ENVELOPE ENCROACHMENT - 570MM MAX TAPERING TO ZERO OVER 14M LENGTH
- BEST VIEWED ON WESTERN ELEVATION AND INDICATED ON NORTHERN ELEVATION
- HOUSE AS BUILTS WITH SLAB RAISED 240MM INDICATED ON THIS 1N APPLICATION

Relevant plans and supporting documentation that clearly identify the rule departure/s must be uploaded as a single PDF. *

File: 1N PLANS 2.pdf

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

Is the application subject to a completed Building Approval? *

- Yes No

Is this application currently subject to compliance action? *

- Yes No

Applicant declaration

I,

- declare that all the information given on this form and its attachments is true and complete. *
 - declare that the attached plans clearly show the departure (for example, through using colour), and any other relevant information. *
 - I understand an assessment is only conducted once an application is lodged, and incorrect documentation may result in a refusal. *
-

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

Description of extended distance:

Rule 6 - Building envelope departure of a maximum 570mm for a length of 14000mm

Assessment:

PASS

FAIL

Is the non-compliance minor?

Yes

No

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

- Adversely affect someone other than the applicant?

No

Yes

- Increase the environmental impact of the dwelling more than minimally?

No

Yes

Plans provided adequately identify departures?

Yes

No

Comments:

Considered to be minor in context

Plans stamped:

Approved

Refused

Delegate of

Environment, Planning and Sustainable Development Directorate: Craig Weller 03/07/18

From: Exemptdec
Sent: Tuesday, 3 July 2018 3:55 PM
To: Exemptdec
Subject: APPROVED BY DELEGATE - READY FOR ASSESSMENT-EXEMPTION DECLARATION 2-9/26 COOMBS [SEC=UNCLASSIFIED]
Attachments: EXEMPTION DECLARATION 2.obr
Categories: Approved

Approved with the consent of the delegate (Mr Craig Weller).

Kind Regards,

Therese Tran

Phone: 02 6207 3361

Gateway Team | Environment, Planning and Sustainable Development Directorate | ACT Government Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au |

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

From: EPD, Customer Services

Sent: Monday, 2 July 2018 2:17 PM

To: Exemptdec <Exemptdec@act.gov.au>

Subject: READY FOR ASSESSMENT-EXEMPTION DECLARATION 2-9/26 COOMBS [SEC=UNCLASSIFIED]

Kind Regards

Karen | Team leader DA lodgements

Phone 02 6207 1923

Access Canberra | ACT Government

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

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

POOL AS PER DIMENSIONS AND DEPTHS INDICATED. POOL FENCING TO COMPLY WITH RELEVANT STANDARDS

MAX 1.8M HIGH MASONRY COURT WALL AS DIMENSIONED WITH HEDGING TO THE SIDE OF COURT WALL AND HEDGING TO COMPLY WITH SIGHTLINES

GEOTEXTILE SEDIMENT FENCING DEVELOPMENT TO COMPLY WITH THE ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

LINE OF HEDGE SCREENING

STORMWATER
CH 66.6
T 3.5
D 1.49

SEWER
CH 5.3
T 1.1
D 1.9

50% OF POS TO BE LANDSCAPED

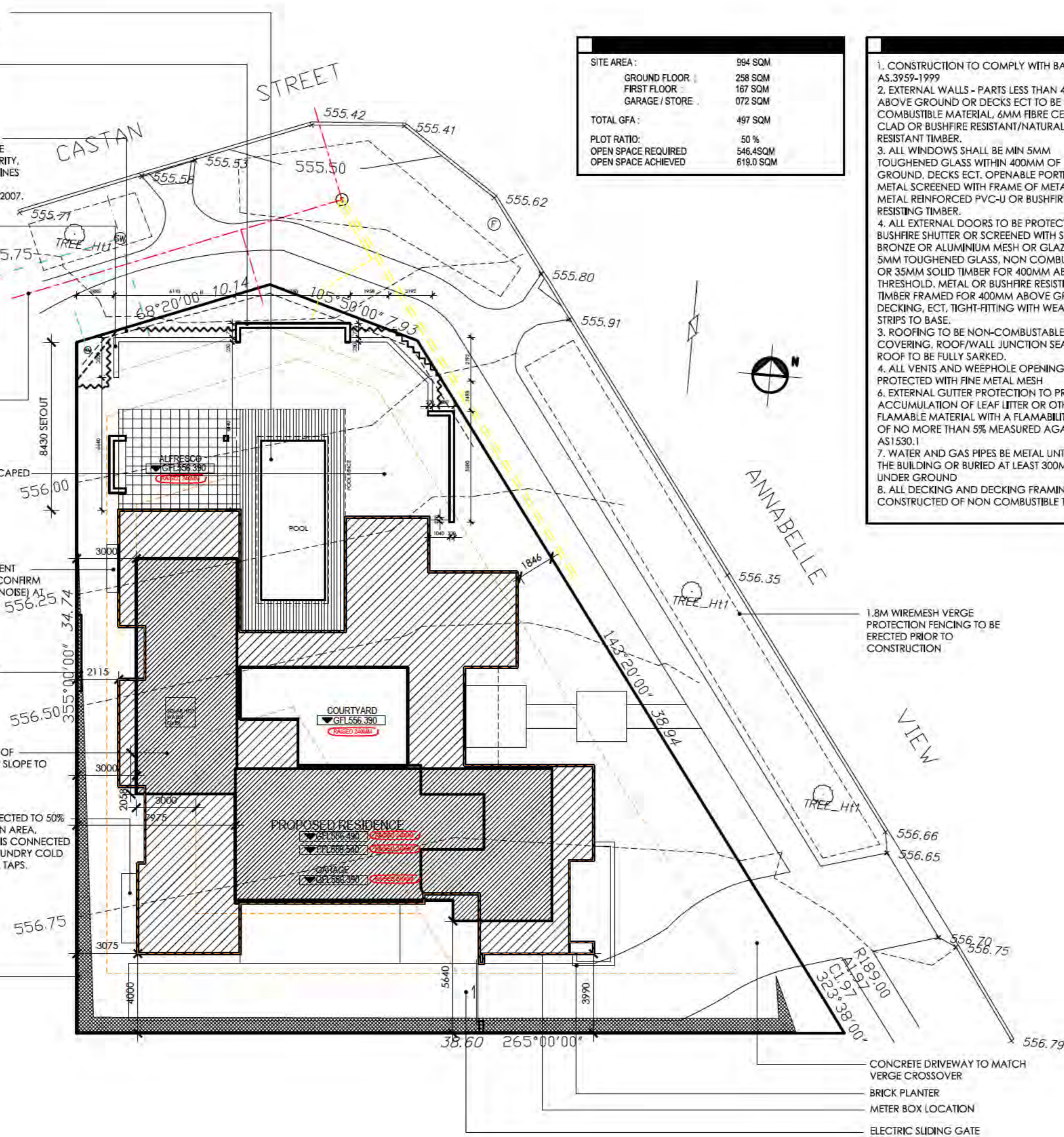
PROPOSED POOL EQUIPMENT LOCATION (SUPPLIER TO CONFIRM COMPLIANCE WITH EPA (NOISE) AT BOUNDARY LINE PRIOR TO INSTALLATION)

FREESTANDING MASONRY WALL

SOLAR HOT WATER ON ROOF INSTALLED AT MINIMUM 10° SLOPE TO NORTH

5000L WATER TANK CONNECTED TO 50% OR 125SQM OF ROOF PLAN AREA, WHICHEVER IS THE LESSER, IS CONNECTED TO AT LEAST THE TOILET, LAUNDRY COLD WATER AND ALL EXTERNAL TAPS.

EXTENT OF CUT



SITE AREA:	994 SQM
GROUND FLOOR:	258 SQM
FIRST FLOOR:	167 SQM
GARAGE / STORE:	072 SQM
TOTAL GFA:	497 SQM
PLOT RATIO:	50 %
OPEN SPACE REQUIRED:	546.4SQM
OPEN SPACE ACHIEVED:	619.0 SQM

1. CONSTRUCTION TO COMPLY WITH BAL-19 AS.3959-1999
2. EXTERNAL WALLS - PARTS LESS THAN 400MM ABOVE GROUND OR DECKS ECT TO BE OF NON COMBUSTIBLE MATERIAL, 6MM FBRE CEMENT CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE RESISTANT TIMBER.
3. ALL WINDOWS SHALL BE MIN 5MM TOUGHENED GLASS WITHIN 400MM OF GROUND, DECKS ECT. OPENABLE PORTION METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING TIMBER.
4. ALL EXTERNAL DOORS TO BE PROTECTED BY BUSHFIRE SHUTTER OR SCREENED WITH STEEL BRONZE OR ALUMINIUM MESH OR GLAZED WITH 5MM TOUGHENED GLASS, NON COMBUSTABLE OR 35MM SOLID TIMBER FOR 400MM ABOVE THRESHOLD. METAL OR BUSHFIRE RESISTING TIMBER FRAMED FOR 400MM ABOVE GROUND, DECKING, ECT. TIGHT-FITTING WITH WEATHER STRIPS TO BASE.
3. ROOFING TO BE NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. ROOF TO BE FULLY SARKED.
4. ALL VENTS AND WEEPHOLE OPENINGS TO BE PROTECTED WITH FINE METAL MESH
6. EXTERNAL GUTTER PROTECTION TO PREVENT ACCUMULATION OF LEAF LITTER OR OTHER FLAMABLE MATERIAL WITH A FLAMABILITY INDEX OF NO MORE THAN 5% MEASURED AGAINST AS1530.1
7. WATER AND GAS PIPES BE METAL UNTIL INTO THE BUILDING OR BURIED AT LEAST 300MM UNDER GROUND
8. ALL DECKING AND DECKING FRAMING TO BE CONSTRUCTED OF NON COMBUSTIBLE TIMBERS

GENERAL NOTES

ALL WORK TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITY REGULATIONS. EXECUTE ALL WORK IN TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDANT. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS OR SHOP DRAWINGS. DO NOT SCALE DRAWINGS

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DATE	REV	AMENDMENTS
01.02	A	DEVELOPMENT APPROVAL DRAWING
01.02	B	BUILDING APPROVAL

tm.

PROJECT: NEW RESIDENCE

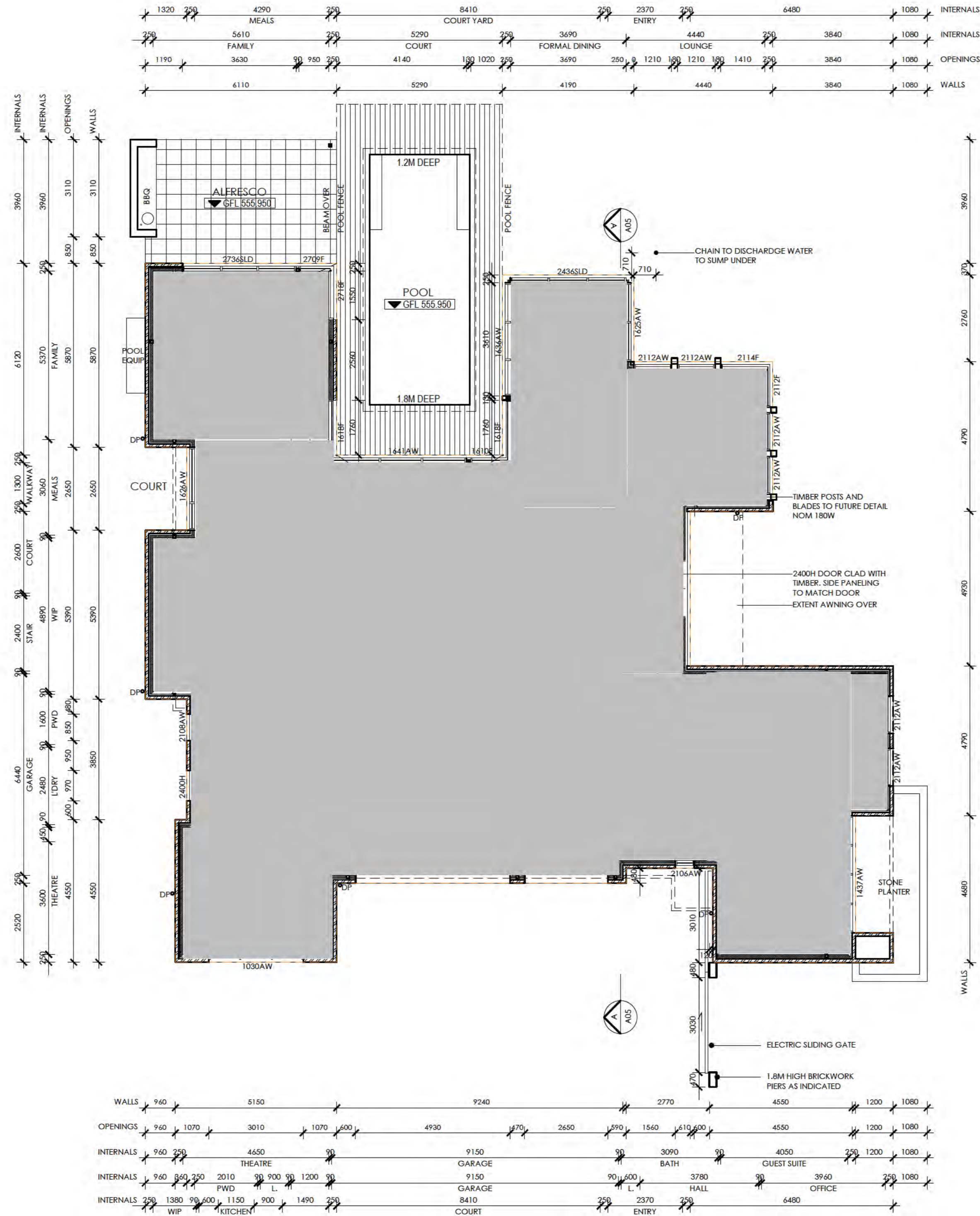
CLIENT / CONTRACTOR: [REDACTED]

BLOCK: 9 SECTION: 26

SUBURB: COOMBS

DRAWING: SITE PLAN
SEDIMENT AND EROSION CONTROL PLAN, VERGE MANAGEMENT PLAN, MATERIALS SCHEDULE

SCALE: 1:200@A2	DWG NO: A01	JOB NO: 14XX
DATE: FEB.16	DRAWN: [REDACTED]	B



GENERAL NOTES

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- GENERAL NOTES:**
1. WEATHERSEAL ALL EXTERNAL DOORS, WINDOWS AND EXHAUST FANS
 2. SEALED LED LIGHTING TO BE USED THROUGHOUT
 3. (smoke detector symbol) SMOKE DETECTORS
 4. (downpipe symbol) DOWNPIPES
 5. P3 SLIP RESISTANCE TO INTERNAL STAIRS
 6. P4 SLIP RESISTANCE TO ANY EXTERNAL STEP
- DRAWINGS NOTES: GROUND**
1. ALL INTERNAL / EXTERNAL DOORS 2400H
 2. GENERAL WINDOW HEAD HEIGHTS TO BE INSTALLED AT 2.4M ABOVE FFL UNLESS NOTED OTHERWISE
 3. REFER TO WINDOW DIMENSIONS FOR WINDOW WIDTHS AS SCHEDULED- CORNER WINDOWS CONFIRM ON SITE PRIOR TO FABRICATION
 4. A/C LOCATION AND POSSIBLE BULKHEADS TO BE CONFIRMED WITH A/C CONTRACTOR
 5. ENSURE BLOCKING ALLOWED FOR TO ALLOW FOR FIXING OF FUTURE PELMETS TO CEILING WHERE PELMETS INDICATED
- ENERGY RATING NOTES:**
1. ALLOW FOR R4 CEILING INSULATION AND R1.5 ANTICON BLANKET
 2. WALLS WITH R2 INSULATION PLUS SARKING THROUGHOUT
 4. ALLOW FOR R4 INSULATION TO UNDERSIDE OF TIMBER FLOORS TO UPPER FLOOR
 5. ALL WINDOWS TO BE DOUBLE GLAZED EXCEPT SILICON CORNER WINDOWS TO BE SINGLE GLAZED COMFORT PLUS
 6. R1.2 UNDERSLAB INSULATION TO ENTIRE GROUND FLOOR SLAB



DATE	REV	AMENDMENTS
-	A	DEVELOPMENT APPROVAL DRAWING
01.02	B	BUILDING APPROVAL



PROJECT: NEW RESIDENCE
 CLIENT / CONTRACTOR:
 BLOCK: 9 SECTION: 26
 SUBURB: COOMBS
 DRAWING: PLAN

SCALE: 1:100	DWG NO: A02	JOB NO: 14XX
DATE: FEB.16	DRAWN: 	B

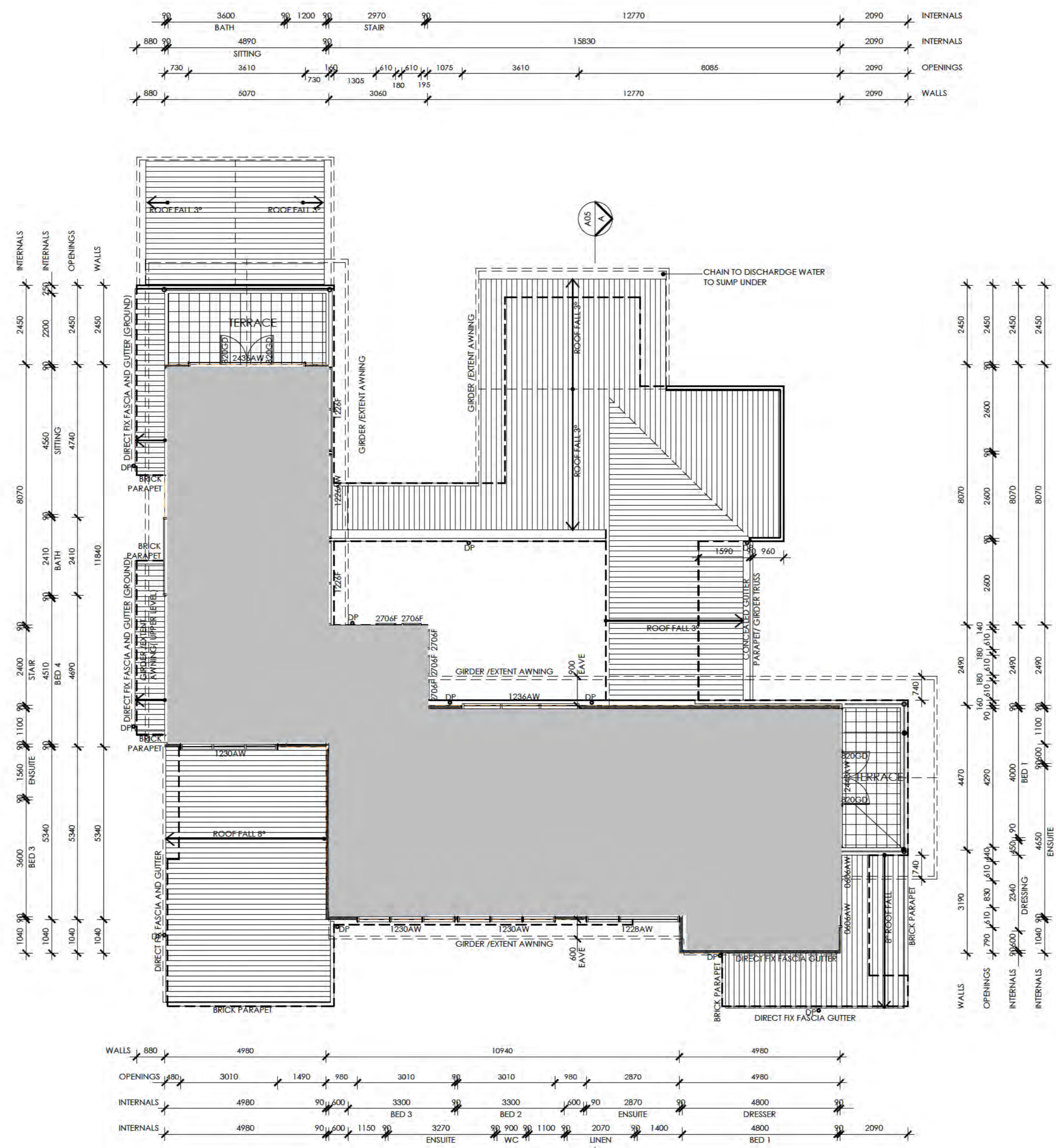
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DATE	REV	AMENDMENTS
01.02	B	BUILDING APPROVAL
	A	DEVELOPMENT APPROVAL DRAWING



PROJECT: NEW RESIDENCE
 CLIENT / CONTRACTOR: [REDACTED]
 BLOCK: 9 SECTION: 26
 SUBURB: COOMBS
 DRAWING: PLAN

SCALE: 1:100	DWG NO: A03	JOB NO: 14XX
DATE: FEB.16	DRAWN: [REDACTED]	B

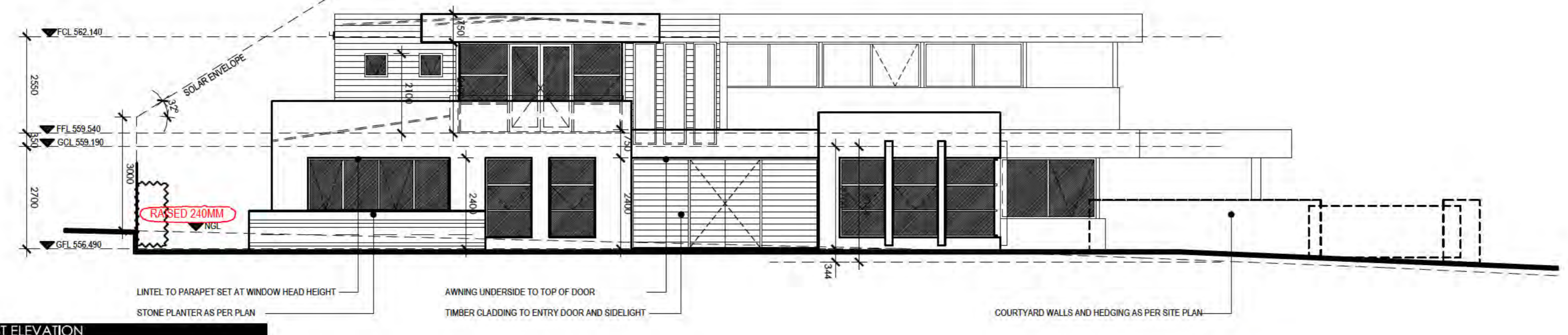
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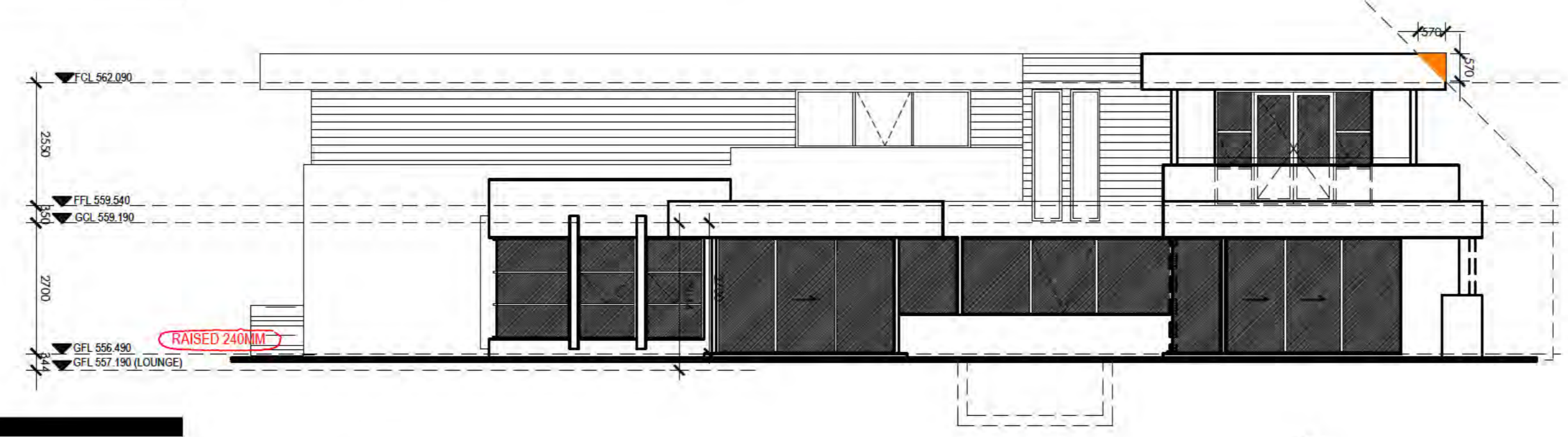
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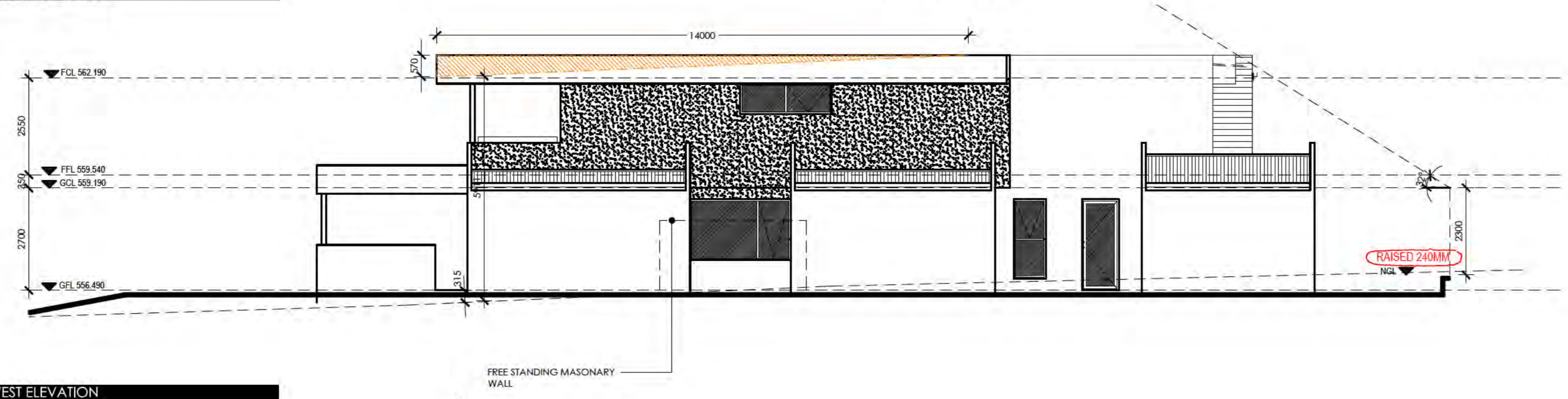
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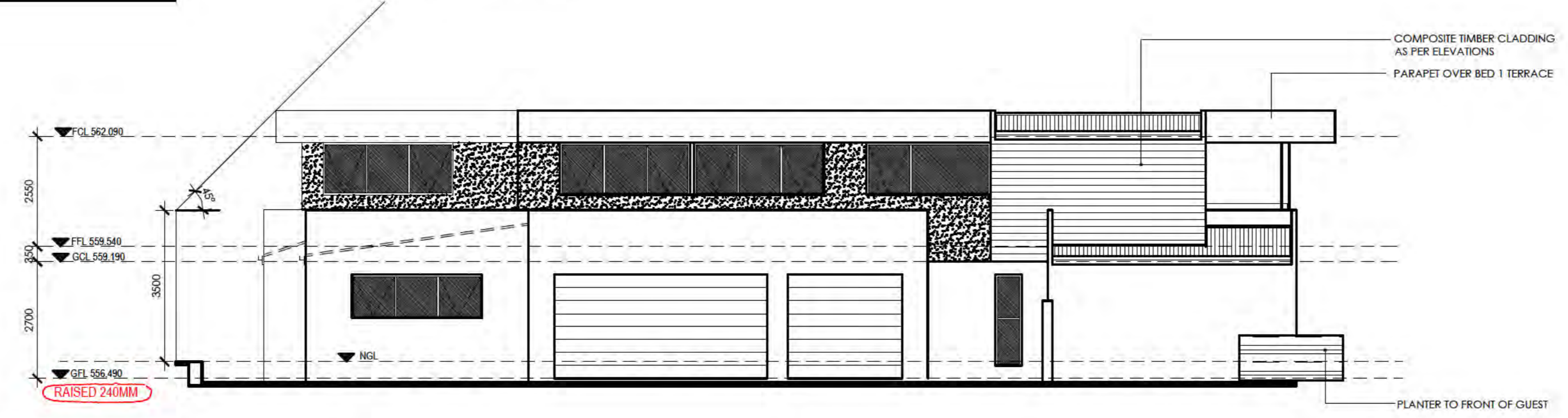
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

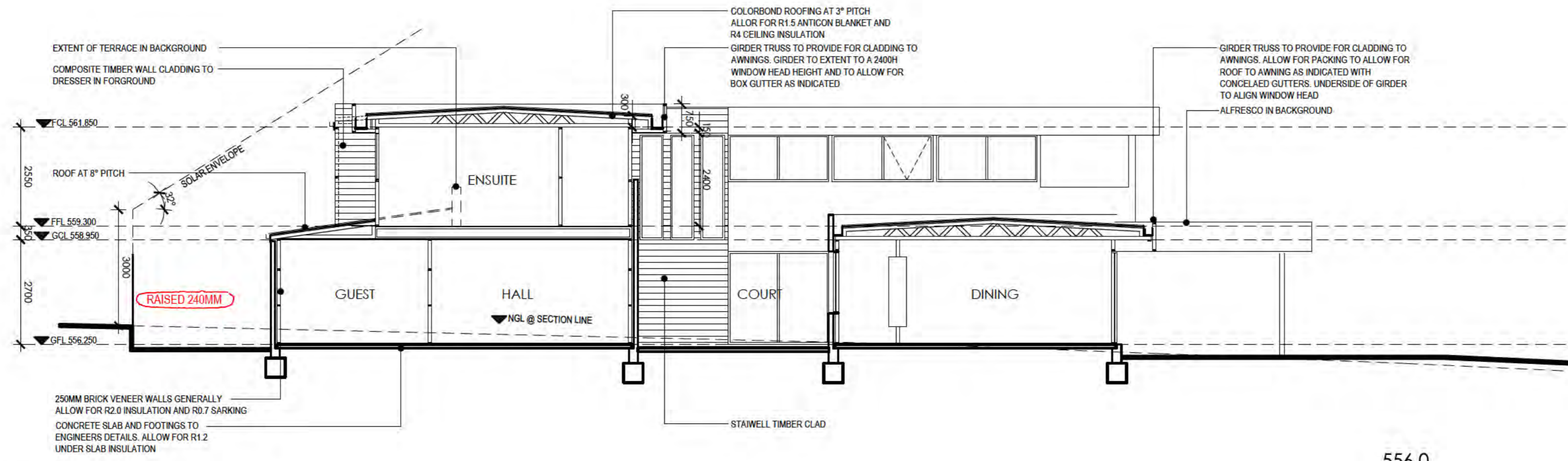
FINISHES SCHEDULE	
	COLORBOND ROOF
	RENDERED AND PAINTED BRICKWORK
	STONE
	RENDERED PAINTED FOAM CLADDING
	COMPOSITE TIMBER CLADDING

DATE	REV	AMENDMENTS
-	A	DEVELOPMENT APPROVAL DRAWING
01.02	B	BUILDING APPROVAL



PROJECT: NEW RESIDENCE
 CLIENT / CONTRACTOR: [REDACTED]
 BLOCK: 9 SECTION: 26
 SUBURB: COOMBS
 DRAWING: ELEVATIONS

SCALE: 1:100	DWG NO: A04	JOB NO: 14XX
DATE: FEB.16	DRAWN: [REDACTED]	B



SECTION AA

556.0

GENERAL NOTES

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FINISHES SCHEDULE

	COLORBOND ROOF
	RENDERED AND PAINTED BRICKWORK
	STONE
	RENDERED PAINTED FOAM CLADDING
	COMPOSITE TIMBER CLADDING

DATE	REV	AMENDMENTS
-	A	DEVELOPMENT APPROVAL DRAWING
01.02	B	BUILDING APPROVAL



PROJECT: NEW RESIDENCE		
CLIENT / CONTRACTOR: [REDACTED]		
BLOCK: 9	SECTION: 26	
SUBURB: COOMBS		
DRAWING: ELEVATIONS / SECTION		
SCALE: 1:100	DWG NO: A05	JOB NO: 14XX
DATE: FEB.16	DRAWN: [REDACTED]	B



ACT
Government

Environment, Planning and
Sustainable Development

Objective File No

Rec'd Minister's Office .../.../...

RECORD OF CONVERSATION

TIME / DATE OF CONVERSATION

10:13 am on 26 September 2018

CONVERSATION WITH

[REDACTED]

CONTACT PHONE

[REDACTED]

SUBJECT DISCUSSED

Complaint regarding Block 9, Section 26 Coombs

Advice provided

I attempted to call [REDACTED] at 10:04am on 26 September 2018, following his request to Access Canberra. [REDACTED] returned my call at 10:13 am.

[REDACTED] discussed concerns he had regarding the building height on Block 9, Section 26 Coombs, and the impact on solar access to his property.

[REDACTED] and advised him that there were no compliance issues, and that an exemption declaration had been provided for the parapet encroachment into the building envelope.

[REDACTED] queried the exemption declaration provided for the parapet encroachment. I discussed the exemption declaration process with [REDACTED]. I detailed the exemption declaration provided by the planning and land authority on 4 July 2018, and advised that the encroachment was for a height of 570mm and a length of 14000mm and that the maximum height of 570mm applied to the front face of the parapet and tapered back to zero. I advised [REDACTED] that no encroachment into the solar building envelope was approved as part of this application, and that any additional overshadowing as a result of the encroachment was considered as part of the exemption declaration process and determined to be minor.

[REDACTED] queried the merit of the decision. He advised he was aware of other similar development applications that had been refused. I advised that I did not have any knowledge of those matters on hand. I discussed the Single Dwelling Housing Development Code in particular rule 6 and the criteria that applies to the building envelope if the matter had been considered under a development application i.e. desired character and reasonable levels of privacy on adjoining blocks.

[REDACTED] continued to express his frustration regarding his perceived reduction of sunlight to his property. He also believed the building height may still be incorrect, and plans the ACT Government was relying on may not be accurate. [REDACTED]



ACT
Government

Environment, Planning and
Sustainable Development

Objective File No
Rec'd Minister's Office .../.../...

█ continued to express his frustration and advised he may continue his own investigation into the matter. He advised he would likely raise with his local representative. He also requested I provide a response in writing.

Craig Weller
26/9/18

From: Weller, Craig
Sent: Friday, 28 September 2018 1:22 PM
To: [REDACTED]
Subject: Block 9, Section 26 Coombs [SEC=UNCLASSIFIED]
Attachments: [REDACTED]

Dear [REDACTED]

As per our phone conversation on 26 September 2018 and your request for a written response.

I have reviewed the exemption declarations provided by the planning and land authority (the authority) for Block 9, Section 26 Coombs.

With regard to your query about the exemption declaration for the parapet encroachment issued by the planning and land authority on 4 July 2018, I confirm the encroachment you enquired about was for a height of 570mm and a length of 14000mm. The maximum height of 570mm applied to the front face of the parapet and tapered back to zero. No encroachment into the solar building envelope was approved as part of this application.

In making the decision, the authority formed the view that the encroachments applied for could be approved in accordance with section 1.100AB of the *Planning and Development Regulation 2008*.

I can be contacted on the number below if you have any further questions regarding the exemption declarations.

Kind Regards,

Craig Weller | Manager, Gateway Services

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

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

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